



Hacklake

Central Florida area ▪ Polk County, FL

General Information

- **Size:** 143 acres (An adjacent 60 acre tract is available under the same ownership)
- **Price:** \$5,570,000 (\$39,033 per acre)
- **Address:** 1907 U.S. Highway 17 North, Fort Meade, FL 33841
- **Ownership:** Hacklake Forests, LLP
- **Zoning:** Agriculture

Utilities

- **Electric:** Duke Energy. 69-kV transmission line (Fort Meade-Homeland) adjacent to the site. Pembroke substation 0.55 mile NE from site/North Fort Meade substation SW less than .1 mile from site
- **Water:** City of Fort Meade. Available south of the site via the U.S. 17 corridor. A 10-inch water main extends along the eastern side of U.S. 17 and is located about 3,700 feet south of the site
- **Wastewater:** City of Fort Meade. A 12-inch sewer main exists on the western side of U.S. 17 approximately 5,700 feet south of the site at 14th Street

Transportation

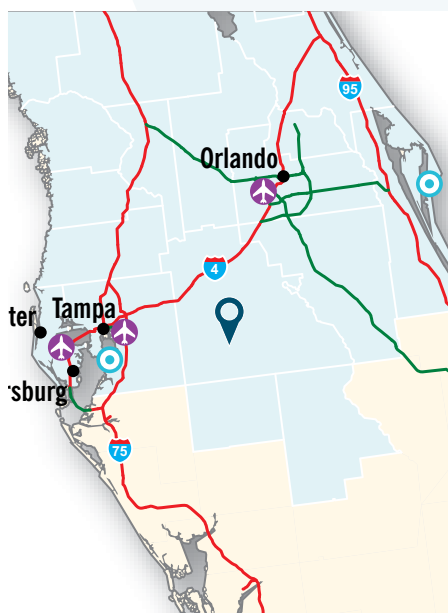
- **Highway:** Highway 17 along the entire eastern boundary of the site. U.S. Highway 17 is a four-lane divided highway, part of FDOT's Strategic Intermodal System (SIS) roadway network. Interstate 4 – 26 miles
- **Airport:** Tampa International Airport – 63 miles, Orlando International Airport – 70 miles
- **Rail:** CSX Transportation owns and maintains the rail line traversing along the western property boundary, between CSX milepost AX 873 and AX 874 with approximately 3,840 feet of frontage. CSX Intermodal Logistics Center (ILC) – 23 miles
- **Port:** Port Tampa Bay – 56 miles, Port Manatee – 53 miles

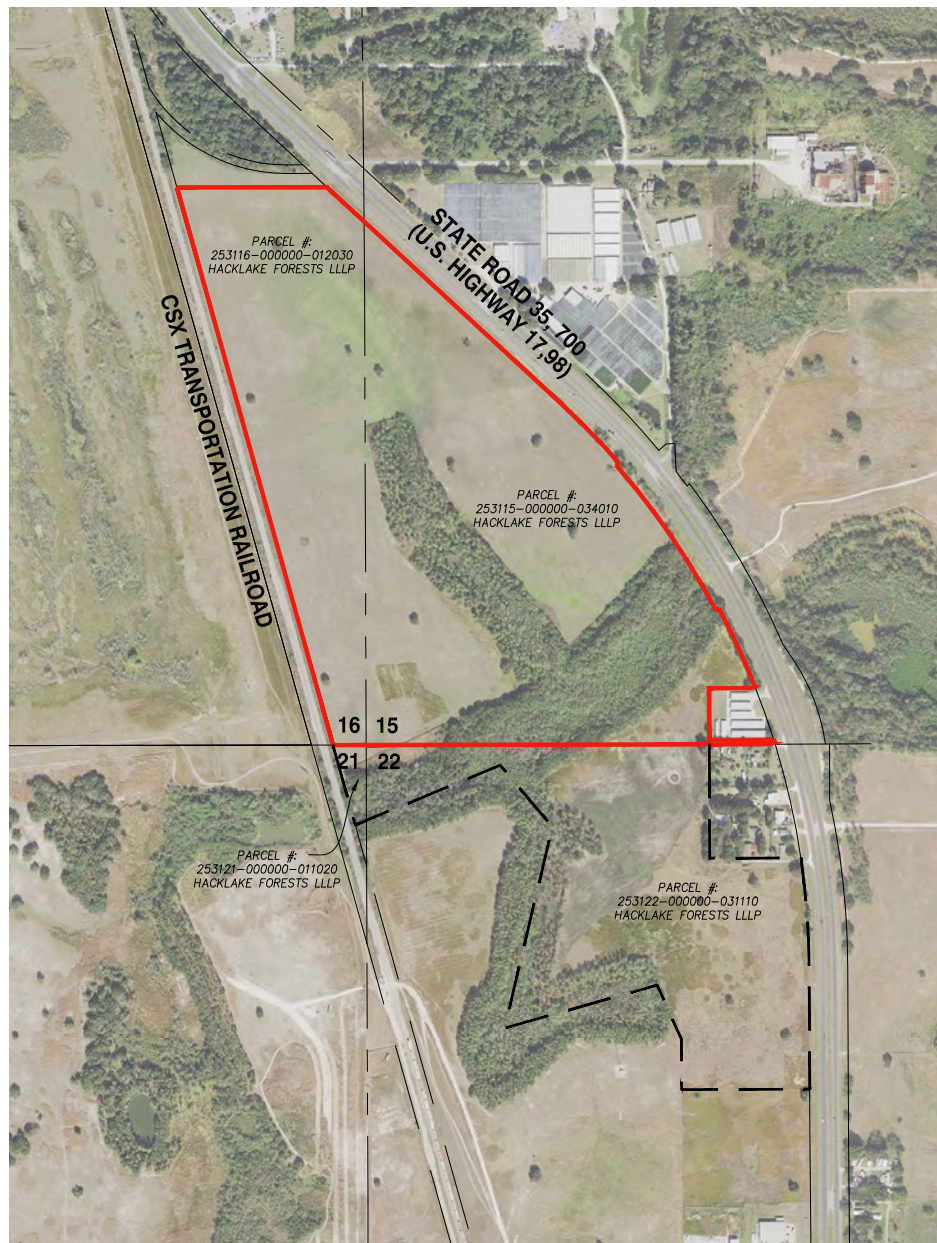
Contact

Danielle Ruiz
(727) 222-9869
Danielle.Ruiz@Duke-Energy.com

Additional Information

- Phase I Environmental Analysis
- Foreign trade zone designation: FTZ 193
- Existing industries nearby: Agribusiness/agritechnology, logistics/distribution, energy, manufacturing
- Link to a Google map of the site: <https://goo.gl/maps/cTrAb322FCY7A118A>
- Detailed site report, performed by Leotta Location & Design, available upon request

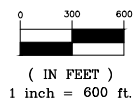




NOTES

Parcel in red contains 142.7± acres

- 1.) North shown hereon is referenced to Grid North, West Zone of the Florida State Plane Coordinate System, North American Datum of 1983 (NAD83) 2007 adjustment.
- 2.) This Parcel Sketch was prepared for the purpose of showing lands owned by Hacklake Forests LLLP in the area specified by client. The property lines and owner information shown hereon are based on prior surveys prepared by Pickett & Associates, Inc. and the public records of the Polk County Property Appraiser's Office. THIS IS NOT A BOUNDARY SURVEY.
- 3.) The imagery shown hereon was obtained from the Florida Department of Transportation and is based on photography taken in 2017. The image is shown as a visual reference only and may not reflect current ground conditions.



GRAPHIC & INTENDED DISPLAY SCALE

5/8/18

PARCEL SKETCH
OF HACKLAKE FORESTS LLLP PARCEL
LOCATED IN SECTIONS 15 & 16,
TOWNSHIP 31 SOUTH, RANGE 25 EAST,
POLK COUNTY, FL



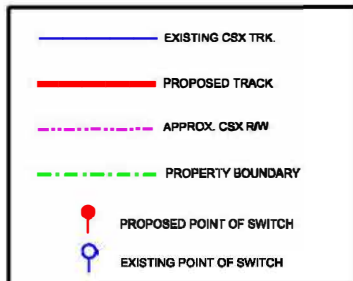
PICKETT
SURVEYING • ENGINEERING

PICKETT AND ASSOCIATES, INC.
475 SOUTH FIRST AVENUE
BARTON, FLORIDA 33505
PHONE: (863)-533-9098
FAX: (863)-533-1444
LICENSED BUSINESS NO. LB364

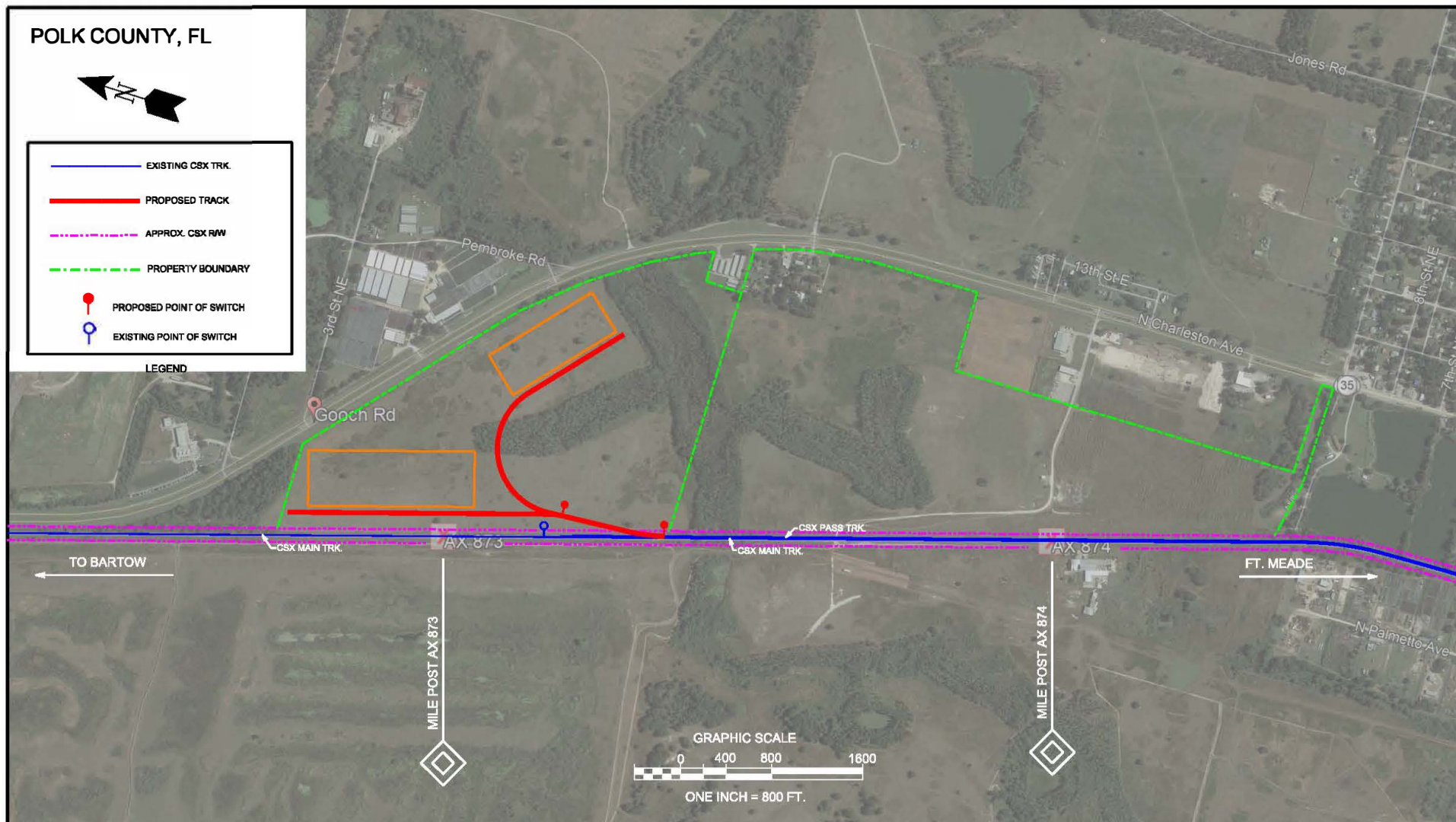
Sheet No. 1 of 1	Project No.: 15856-5	Horiz. Scale: 1" = 600'	Drawing Name: 15856-5 SKETCH
Drawn by: EMP	Drawing No.: SD 4529	Field Book N/A	

FOR INFORMATION
AND/OR
DISPLAY PURPOSES
NOT A VALID SURVEY

POLK COUNTY, FL



LEGEND



SRL SKEEN RAILROAD CONSULTING
 3326 Canyon Creek Drive, Kansas, Georgia 30152
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 sksenrr@gmail.com

REVISIONS:	DRAWN BY:
	DATE: 05/18/20
	SCALE: 1"=400'

CONCEPTUAL RAIL SYSTEM LAYOUT
 FOR SITE NEAR FT. MEADE, FLORIDA

DWG. NO.
 20-0520
 SHEET 1 OF 1