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

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

Contact
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NOTES

1) North shown herein is referenced to Old North, West Zone of the Florida State Plane Coordinate System, North America Datum of 1983 (NAD83) 2007 adjustment.

2) This Parcel Sketch was prepared for the purpose of showing lands owned by Hacklake Forests LLP in the area operated by client. The property lines and corner information shown herein 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 herein was obtained from the Florida Department of Transportation and is based on photography taken in 2017. This imagery is shown as a visual reference only and may not reflect current ground conditions.

Parcel in red contains 142.7± acres

Parcels Sketch

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

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