

HIDDEN LAKE PHASE 3 & 4

HAINES CITY, FL | POLK COUNTY

44.7 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 44.7 ± acres

Sale Price: \$1,500,000

Price per Acre: \$33,557.08

Site Address: Powerline Road, E. Johnson Ave. and E. Hinson Ave., Haines City, FL 33844

County: Polk

Permitted Lots: Approximately 155

Price per Lot: \$9,677.42

Road Frontage: 670 +/- feet on Johnson, 350 +/- feet on Powerline, 670 +/- feet on Hinson

Uplands/Wetlands: 1.6 ± acres of wetlands

Utilities: Water and sewer

Structures: None

Zoning/FLU: R-1 zoning with City of Haines City

Planning/Permits: Old PUD - Phase 3 & 4. Phase 1 is developed and Phase 2 was rezoned Commercial

Property Features: Part of a Planned Unit Development. Needs to get permits and site plan approval

Nearest Intersection: E. Hinson Ave and Powerline Rd & E. Johnson Ave and Powerline Rd.

Nearest Points of Interest: I-4 is 11 miles, Disney World is 30 minutes, Orlando is 35 miles

Hidden Lake Phase 3 & 4 includes 44.7 ± acres ready to develop into 155 homesites. The previous phase 1 is developed and Phase 2 was rezoned as commercial development. These properties are part of a planned unit and needs permits and approval on the site plan. Located in a developing area only 30 minutes away from Disney World.

Approximately 155
Permitted Lots

LOCATION & DRIVING DIRECTIONS

Parcel IDs: 27-27-26-000000-034010

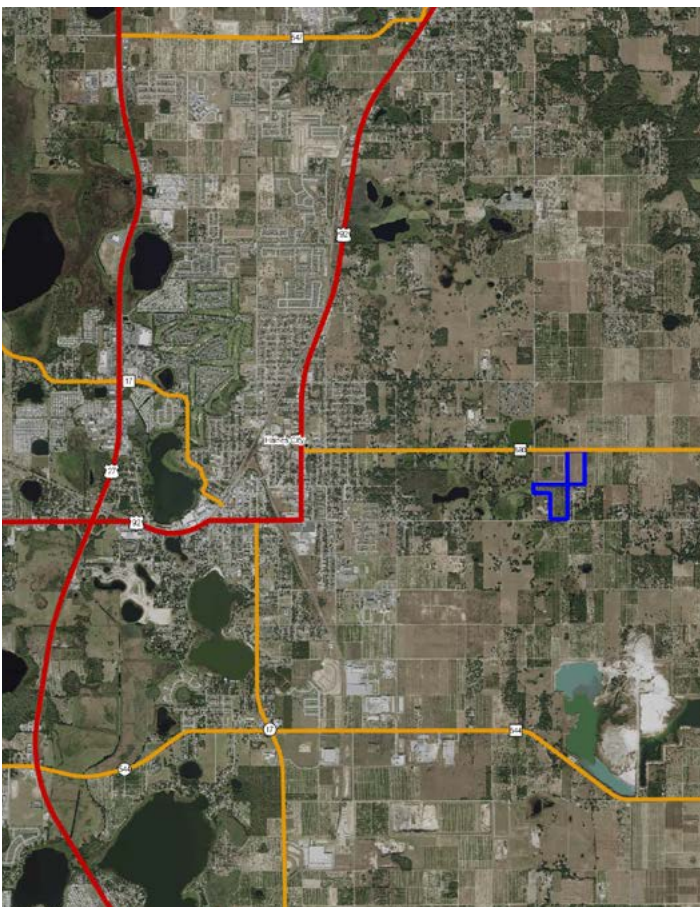
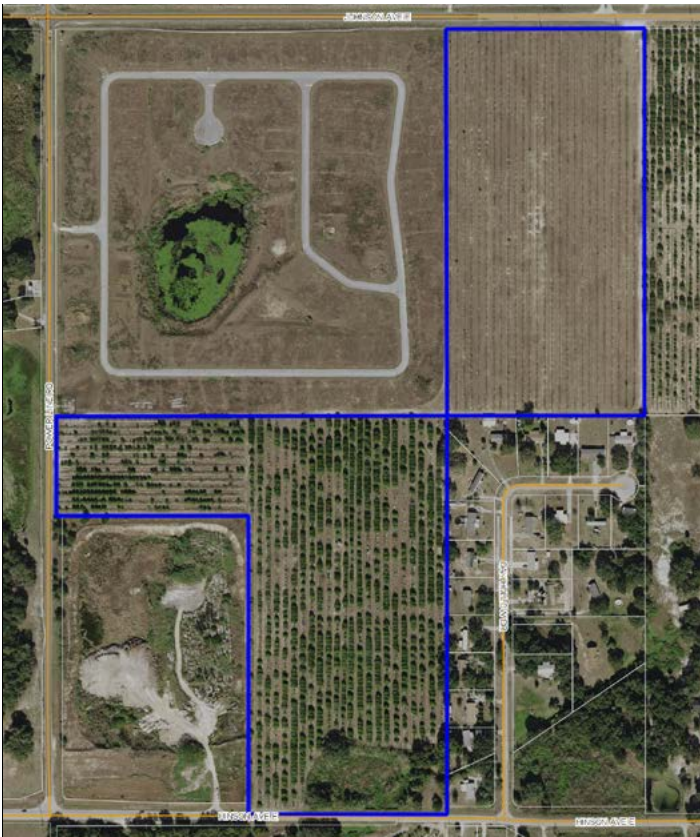
GPS Location: 28.1141108, -81.59040649999997

Driving Direction From Haines City:

- Go East on E. Hinson Ave for about 2 miles
- The property will be on the left
- Also turn left (north) on Powerline Rd and about 3/10 mile the property is on the right or continue on Powerline then turn right (east) on E. Johnson Ave and go about 1/4 mile and property is on the right.

Showing Instructions: Drive by the property or call the listing agents

30 Minutes Away
From Disney World





Saunders

REAL ESTATE

863.648.1528
114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

44.7 ± Acres • Approximately 155 lots ready to develop
30 Minutes away from Disney World

SREland.com/HiddenLake3&4

Clay Taylor, ALC, 863.774.3532 | Clay@SREland.com
David Hitchcock, ALC, CCIM, 863.272.7155 | DavidH@SREland.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

HIGH SPRINGS OFFICE:
P.O. Box 809 (32655)
18622 NW US 441
High Springs, FL 32643

©2018 Coldwell Banker Commercial Saunders Real Estate. All rights Reserved, Worldwide. Every attempt is made to provide accurate information on this property, however, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.
©2018 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



080118-A