



**FOR SALE**  
**\$2,300,000**

71.73 ACRES LOCATED IN HAINES CITY, FL WITH FLU EO

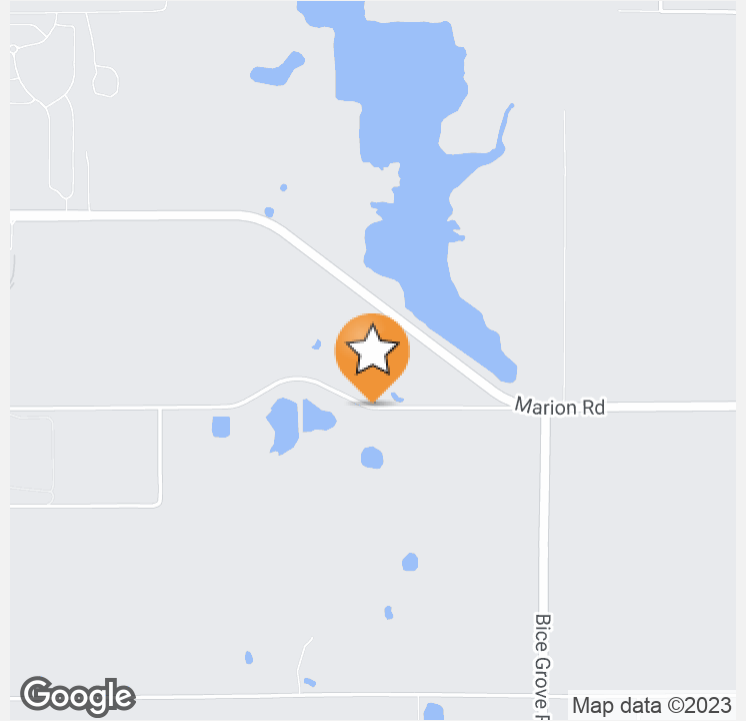
**4880 BANNON ISLAND RD, HAINES CITY, FL 33844**



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CROSBYDIRT.COM



## OFFERING SUMMARY

**Lot Size:** 71.73 Acres  
**Zoning:** Employment Office

## PROPERTY OVERVIEW

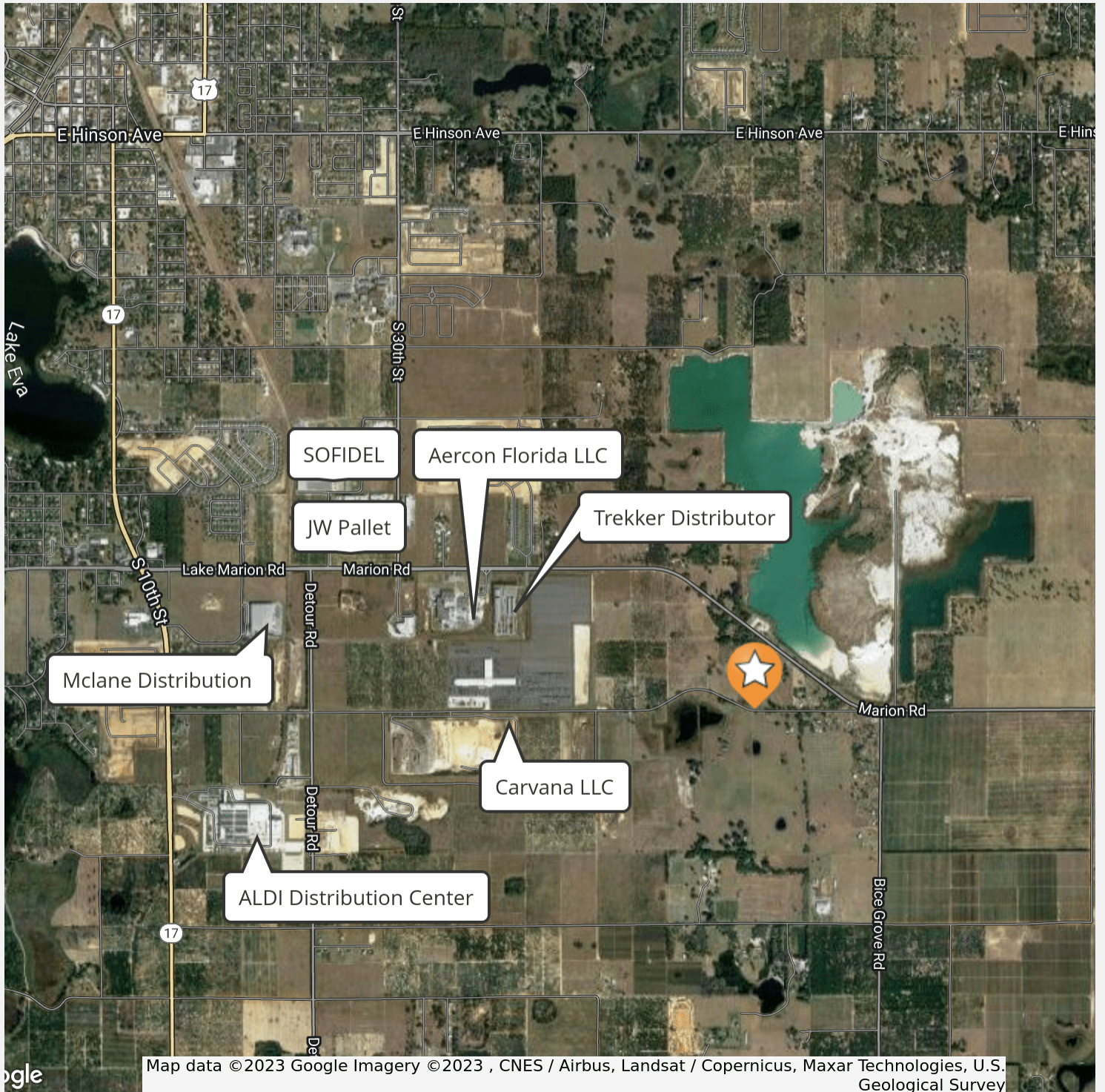
This desirable property in Haines City is the perfect spot to start or expand your business! With its EO- zoning, it can be used for a variety of commercial and light industrial purposes. Employment - Office (E/O) - The Employment Office Future Land Use Category is a transitional employment land use category that allows a variety of office and support uses adjacent to the Industrial Park (IP) Future Land Use Category. These uses may include multi-family and retail commercial uses as a transition. The general range of uses are predominantly designed to accommodate general office development, compatible light manufacturing, and processing.

This Home is 3br/2ba with wood burning fireplace and large kitchen. Cross fenced for livestock. Security gate for residence. Property is in the City limits of Haines City.

## PROPERTY HIGHLIGHTS

- Density: 8 dwelling units/ acre maximum
- Intensity: .5 FAR
- Mix: Office/Light Industrial: 70% maximum land area, Retail: 5% maximum land area, Multi-family Residential: 25% maximum land area

**ID#: 1131298**



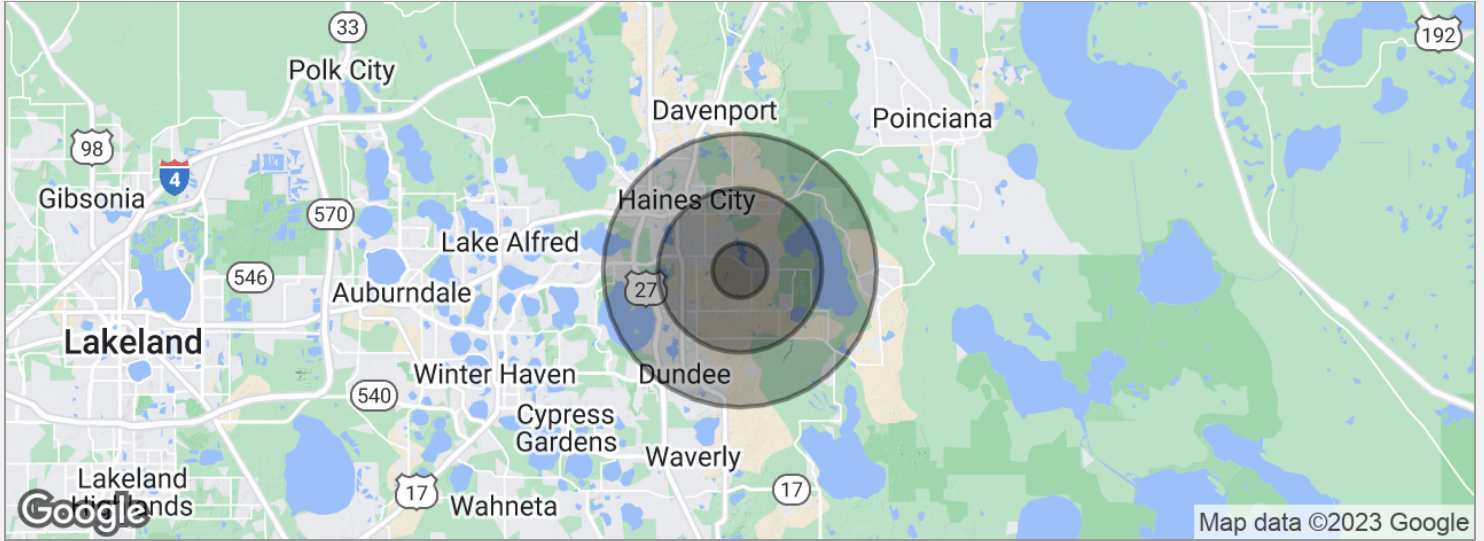
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	689	12,771	45,883
Median age	35.8	37.1	40.6
Median age (male)	34.7	35.3	38.6
Median age (Female)	37.0	38.5	41.5

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	241	4,958	20,147
# of persons per HH	2.9	2.6	2.3
Average HH income	\$48,802	\$52,065	\$44,576
Average house value	\$165,148	\$174,540	\$151,500

\* Demographic data derived from 2020 ACS - US Census

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