

Marcus & Millichap
TURCHI VAUGHAN TEAM

DUKE ENERGY COPY

71.188 ACRES INDUSTRIAL LAND
US HIGHWAY 544 E | HAINES CITY, FLORIDA 33844

OFFERING MEMORANDUM

71.188AC INDUSTRIAL LAND
US HIGHWAY 544 E | HAINES CITY, FLORIDA 33844

THE OFFERING

Price	\$9,245,000
Price Per Acre	\$129,867
Acres	71.188 AC
Zoning	Light Industrial
Jurisdiction	Polk County
Parcel ID (29.76 Acres)	272-802-000-000-032-010
Parcel ID (25.24 Acres)	272-802-000-000-031-030
Parcel ID (16.18 Acres)	272-802-000-000-033-020

INVESTMENT HIGHLIGHTS

- 71.188 Acres in Haines City, Florida
- Ideal Site for Warehouse/Distribution in Thriving Polk County
- Ideal Location for Statewide Distribution
- Duke Energy has approved this site
- See Agent for Details re the Duke Energy Site Readiness Program



PENNONI ASSOCIATES INC.
 5755 Rio Vista Drive
 Clearwater, FL 3772
 Florida COA: 7819

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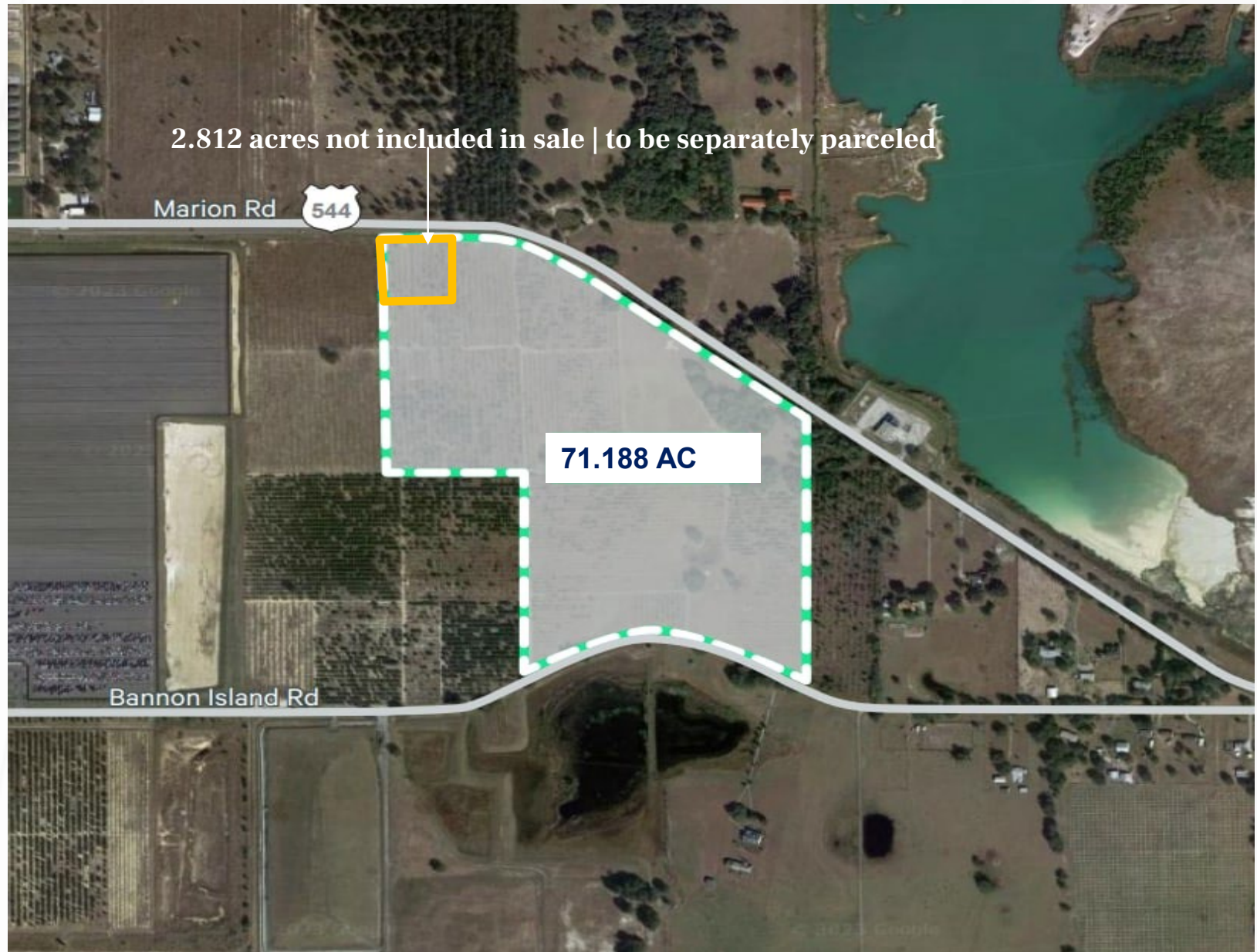
HAINES CITY INDUSTRIAL PARK
 STATE ROAD 544 / BANNON ISLAND ROAD
 HAINES CITY, FLORIDA

SITE PLAN

PROJECT	JSCHI23001
DATE	2023-03-30
DRAWING SCALE	1"=500'
DRAWN BY	AP
APPROVED BY	JS

SK-1

SHEET 1 OF 1



LOCAL MAP



Baker Dairy Rd



E Hinson Ave



HINSON AVE / US 17/92 | AADT 37,000



BALMORAL RESORT FLORIDA by Fehrn Group



Lake Eva



Sea Board Coast Line Railroad



MARION RD | 13,990 AADT



Moeller Trucking, Inc.

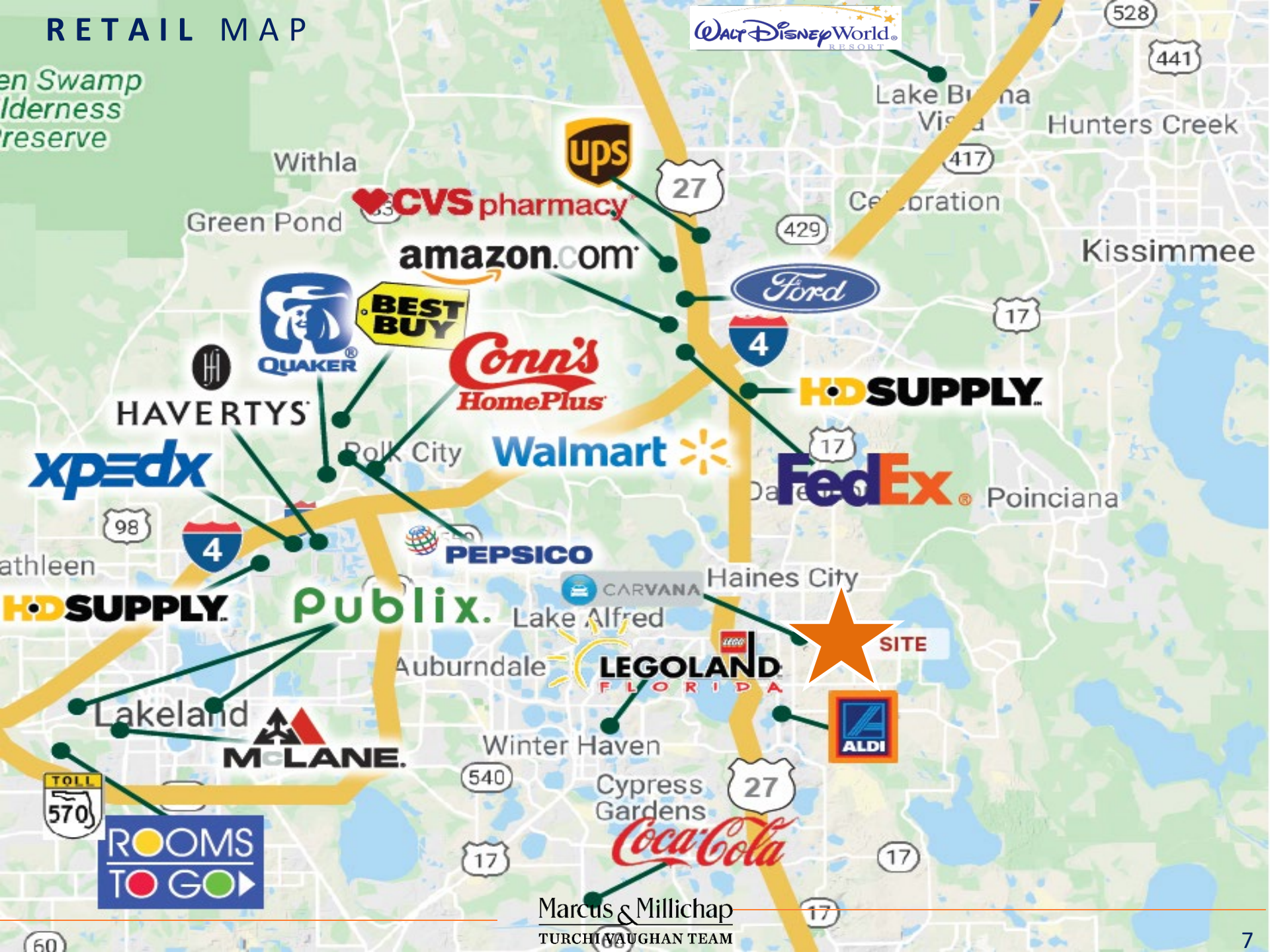
Detour Rd



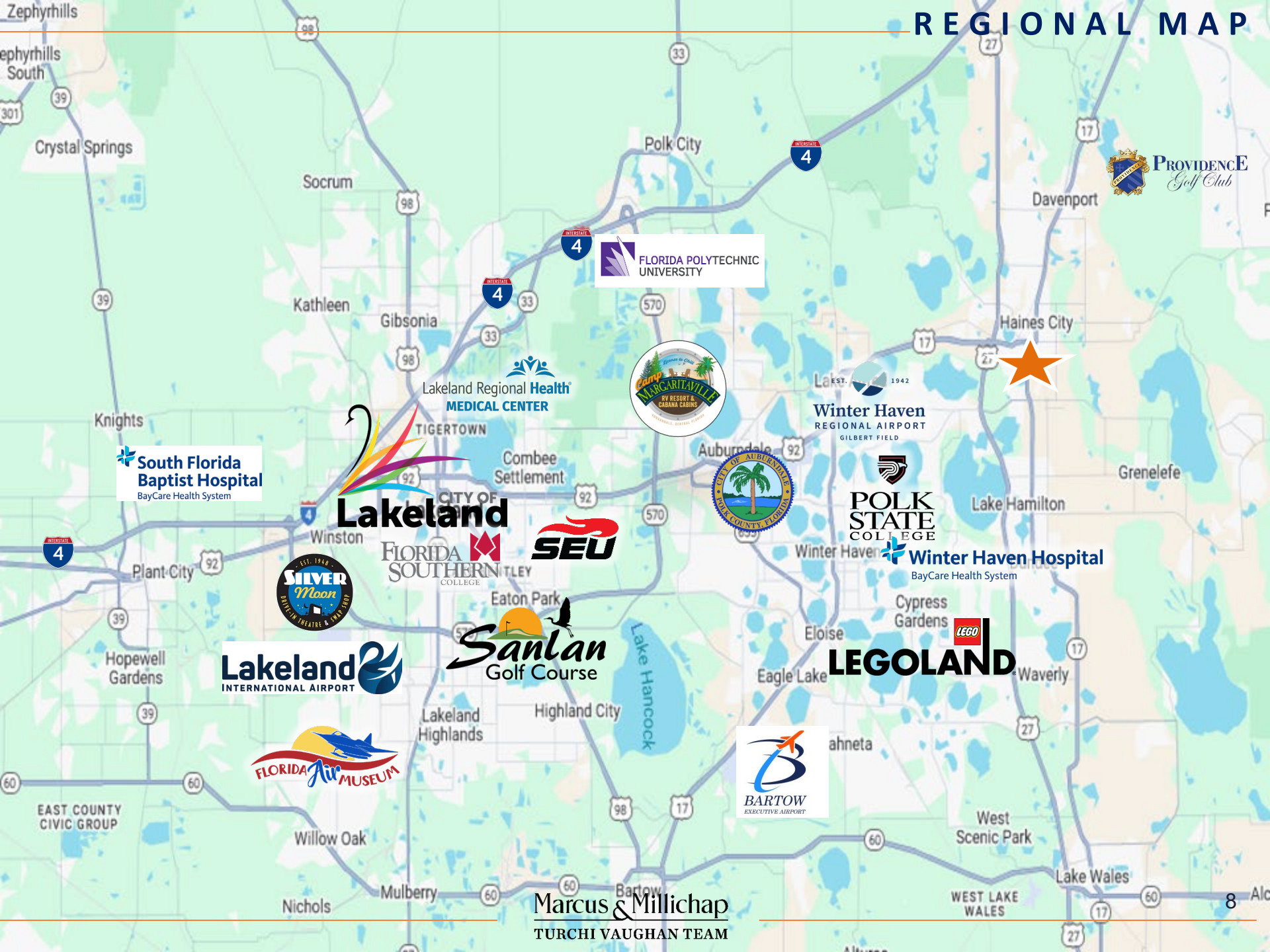
Little Lake Hamilton

Marcus & Millichamp
TURCH VAUGHAN TEAM

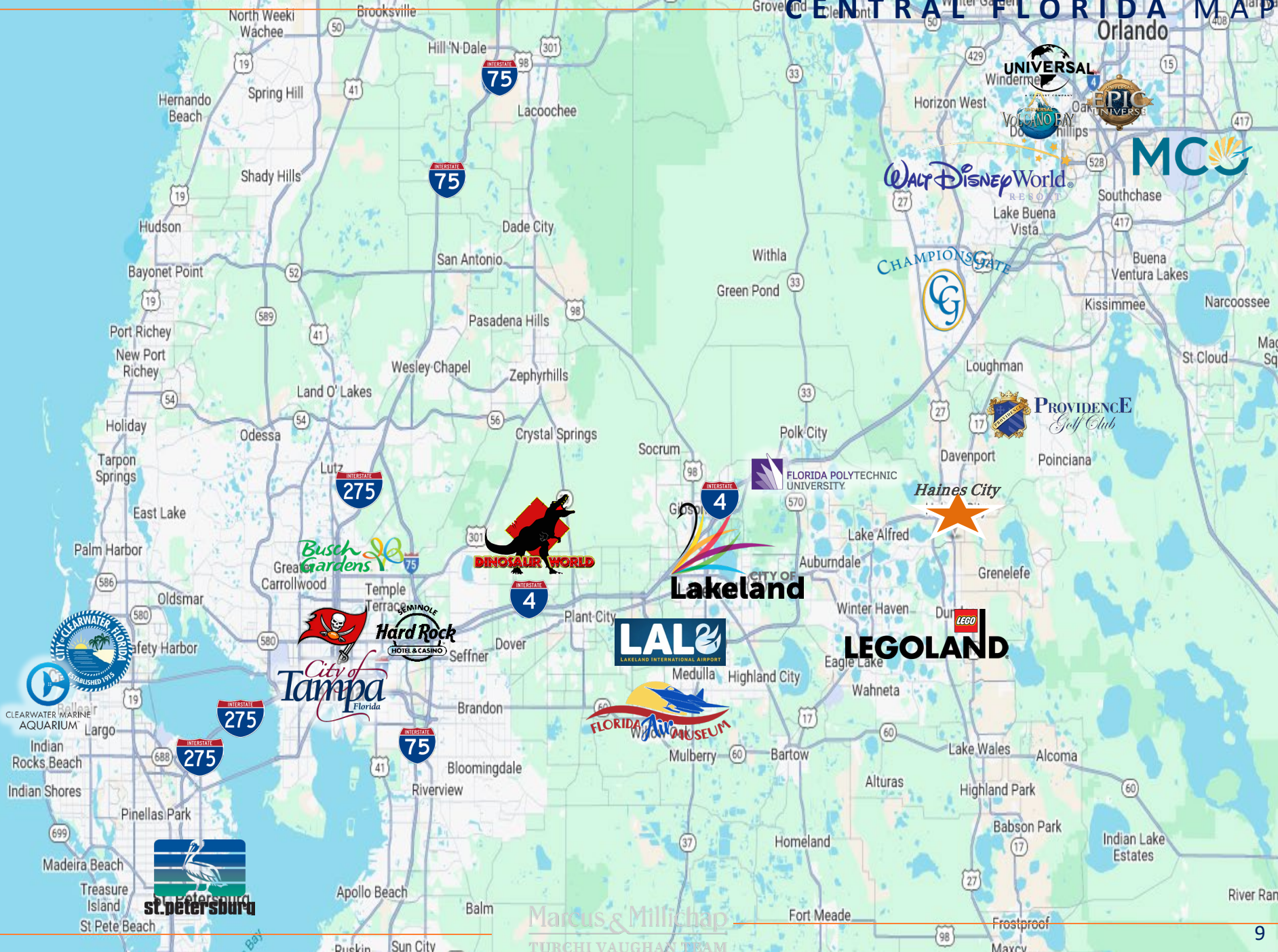
RETAIL MAP



REGIONAL MAP



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TURCHI VAUGHAN TEAM

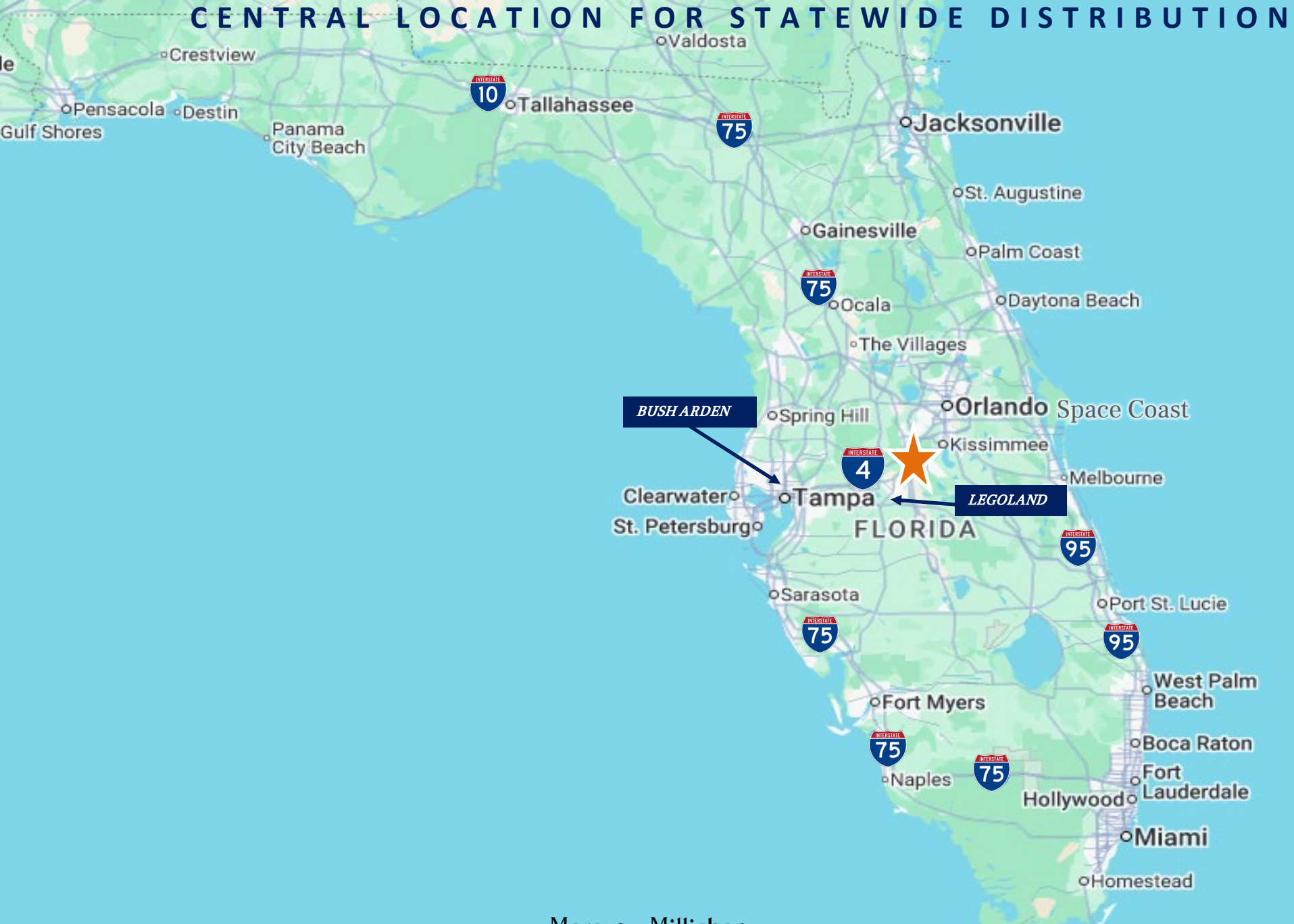


Lakeland

Haines City



CENTRAL LOCATION FOR STATEWIDE DISTRIBUTION



AREA DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	8,639	40,672	85,985
2024 Estimate			
Total Population	7,720	36,211	76,084
2020 Census			
Total Population	6,219	29,354	61,094
2010 Census			
Total Population	5,700	22,385	42,326
Daytime Population			
2024 Estimate	10,407	27,728	54,331
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	2,669	13,943	30,364
2024 Estimate			
Total Households	2,360	12,366	26,855
Average (Mean) Household Size	3.1	2.9	2.8
2020 Census			
Total Households	1,936	10,208	22,049
2010 Census			
Total Households	1,626	7,711	15,826

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$250,000 or More	3.1%	2.6%	2.6%
\$200,000-\$249,999	1.5%	1.2%	1.2%
\$150,000-\$199,999	2.8%	3.8%	5.2%
\$125,000-\$149,999	1.6%	4.6%	5.6%
\$100,000-\$124,999	6.3%	6.7%	8.1%
\$75,000-\$99,999	13.6%	15.7%	15.6%
\$50,000-\$74,999	25.7%	22.5%	21.6%
\$35,000-\$49,999	15.7%	13.7%	13.2%
\$25,000-\$34,999	6.9%	10.5%	10.1%
\$15,000-\$24,999	8.9%	8.0%	7.8%
Under \$15,000	13.9%	10.9%	9.1%
Average Household Income	\$67,675	\$72,118	\$76,873
Median Household Income	\$60,756	\$60,455	\$64,278
Per Capita Income	\$21,442	\$24,518	\$27,202



POPULATION

In 2024, the population in your selected geography is 76,084. The population has changed by 79.76 percent since 2010. It is estimated that the population in your area will be 85,985 five years from now, which represents a change of 13.0 percent from the current year. The current population is 50.7 percent male and 49.3 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 39.0. The population density in your area is 970 people per square mile.



HOUSEHOLDS

There are currently 26,855 households in your selected geography. The number of households has changed by 69.69 percent since 2010. It is estimated that the number of households in your area will be 30,364 five years from now, which represents a change of 13.1 percent from the current year. The average household size in your area is 2.8 people.



INCOME

In 2024, the median household income for your selected geography is \$64,278, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 76.62 percent since 2010. It is estimated that the median household income in your area will be \$71,559 five years from now, which represents a change of 11.3 percent from the current year.

The current year per capita income in your area is \$27,202, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$76,873, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 31,214 people in your selected area were employed. The 2010 Census revealed that 44.9 percent of employees are in white-collar occupations in this geography, and 20.5 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



HOUSING

The median housing value in your area was \$262,116 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 11,584.00 owner-occupied housing units and 4,245.00 renter-occupied housing units in your area.

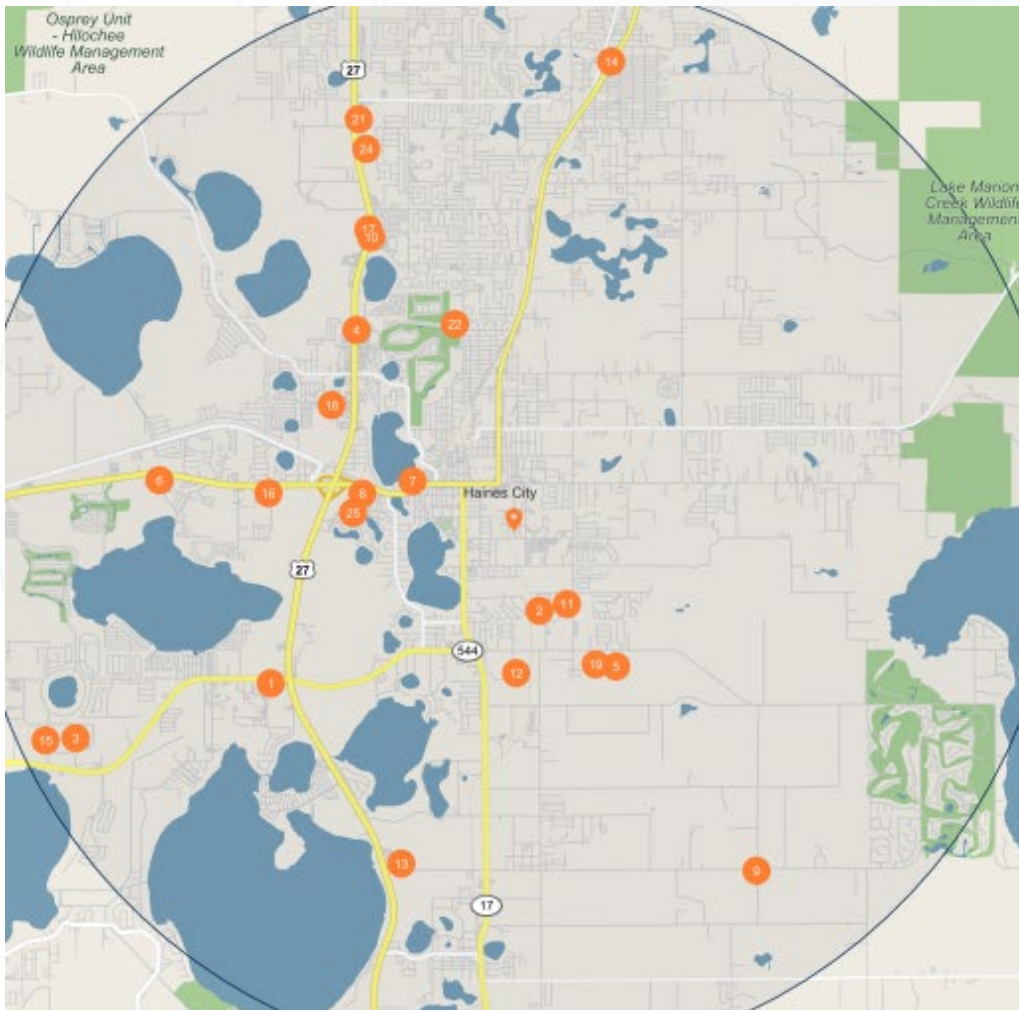


EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 17.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.3 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 16.5 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.1 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 42.8 percent in the selected area compared with the 19.7 percent in the U.S.



Major Employers		Employees
1	First Nat Bnk Polk Cnty Inc-First National Bank	843
2	Sofidel America Corp-Paper Mill and Converting	507
3	Walmart Inc-Walmart	477
4	Walmart Inc-Walmart	285
5	Jain Irrigation Holdings Corp	260
6	American Nursing Care Inc	257
7	Lineage Logistics Services LLC	221
8	Publix Super Markets Inc-Publix 13	201
9	Central Fla Investments Inc-Grenelefe Golf & Tennis Resort	126
10	Lowe's Home Centers LLC-Lowe's	117
11	Sun Orchard LLC	100
12	McLane Foodservice Dist Inc-McLane Haines City	90
13	Pinnacle Express Inc-Pinnacle Sales Group	90
14	Holly Hill Fruit Pdts Co Inc	85
15	Forterra Pipe & Precast LLC	78
16	Transsystems Inc-Transsystems	75
17	Murphy Auto Group Inc-Toyota of Winter Haven	70
18	Florida Department Military-National Guard	66
19	Aercon Florida LLC	66
20	BL Smith Electric Inc	65
21	Vitas Healthcare Corporation	63
22	Southern Dunes Golf &-Southern Dunes	62
23	Miracle Toyota	52
24	Global Med Bhavioral Hlth Corp	50
25	Prince Land Services Inc	50

FLORIDA IS THRIVING



Very
PRO-Business
Environment



NO State
Income Tax in
Florida

#1

Best State For
Business
Business Observer 2024

#4

Best Business
Tax Climate
Tax Foundation 2024

#1

Best State For
Higher Education
*Florida Department of
Education May, 2024*

TOURISM



143+MM

Florida had 143MM+ visitors in 2024
-flgov.com, May 2025



74.8+MM

The **74.8 million** visitors during 1Q24 was an **1.4 percent increase from the first half of 2023.**

-Orlando Weekly, May 2024



Tourism in Florida during the first half of 2024 An estimated **40.6 million people traveled to Florida** during the first three months of the year, a 1.2 percent increase from the same period in 2023

-Orlando Weekly

POPULATION & JOBS



Florida Is No. 1

Wealthy Americans are moving to FL at
Net migration: 29,771
-Nasdaq, August 2024



Florida saw an **86%** net gain of corporations that moved their headquarters, the highest net gain of any state.

-Forbes, June 2024



TOP 10

Best Large Cities to Start a Business.
Orlando (#1), Tampa (#2), Jacksonville (#4), and Miami. (#5), St. Petersburg (#10)

-Wallethub, June 2024

FLORIDA IS THE #1 STATE

for Net In-Migration 2022-2023

- Orlando Business Journal



738K PEOPLE MOVED

to the Sunshine State 2023-2024

- Forbes, June 2024

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