

Coldwell Banker Commercial NRT Outparcels - New Center on 6-Lane US Hwy 27



**Great Flexibility
to Fit Your
Needs!**

**Out-parcels Available
for Long Term Ground
Lease!**

Retail Shopping Center Site

**Fronts Along US 27, East Polk
County's Busiest North-South
Connector with 47,000 vehicles
per day !**

**25 acres of this 39 acre site are
available for development as
retail and/or office center. The
northern portion (14 acres) will be
developed as new
TOYOTA DEALERSHIP.**

**Beautiful peninsula-shaped prop-
erty with high visibility.
Great access will be available.
Across the Street from
Super Wal-Mart
Lowe's Across Highway 27 at
Bates Road!
HAINES CITY, FL**

Mike Nolen Sr., Gloria J. Spanjers
Realtor
Coldwell Banker Commercial NRT
290 Cypress Gardens Blvd.,
Winter Haven, FL 33880
863-294-7541 Office
863-206-4749 Cell Gloria
863-508-1736 Direct line
Gloria@myfloridarealtors.com



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COMMERCIAL**

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Florida's Commercial Real Estate Company

Out-Parcels Available for Long-Term Ground Lease in New Power Center Located in the Heart of the US27 Growth Corridor!

Haines City, Florida

| | |
|------------------------------|---|
| DESCRIPTION: | Planned retail shopping center, just south of Interstate 4. Tremendous traffic counts (47,000 vehicles/day). |
| LOCATION: | U.S. Highway 27, just north of center of Haines City. This section of highway has been recently widened and beautifully landscaped. |
| SITE: | 39 usable acres, of which 25 acres will be developed as retail center. Numerous high visibility outparcels available. Beautiful peninsular shaped parcel of land, surrounded by water on three sides. |
| INGRESS & EGRESS: | Excellent access from Bates Road entrance, which now has a traffic signal. |
| UTILITIES: | Water, sewer, telephone, electric, and gas available. |
| ZONING: | City of Haines City (Highway Commercial). |
| EMERGENCY: | Fire, Police, and ambulance service available to the site. |
| PRICE: | \$4,000-\$6,000/month/acre for triple net long term lease. Pricing is dependent on location and other factors. |

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Realtor— 863-294-7541



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**2005
Aerial
(taken prior to
six-laning
of US Hwy 27)**



For More Information, go to
mycommercialteam.com/US27-NewShoppingCenter.htm



Site Data
Zoning: NR-CAC
Total Site Area: 113.77 ac.
Upland Area: 39.46 ac.

Toyota - Winter Haven

Schematic Site Sketch
Toyota Dealership with Power Center



**Site Plan
Showing Pro-
posed Location
of Car Dealer-
ship, with pos-
sible layout of
retail and office
buildings, and
out-parcels.
Will discuss
JV.**

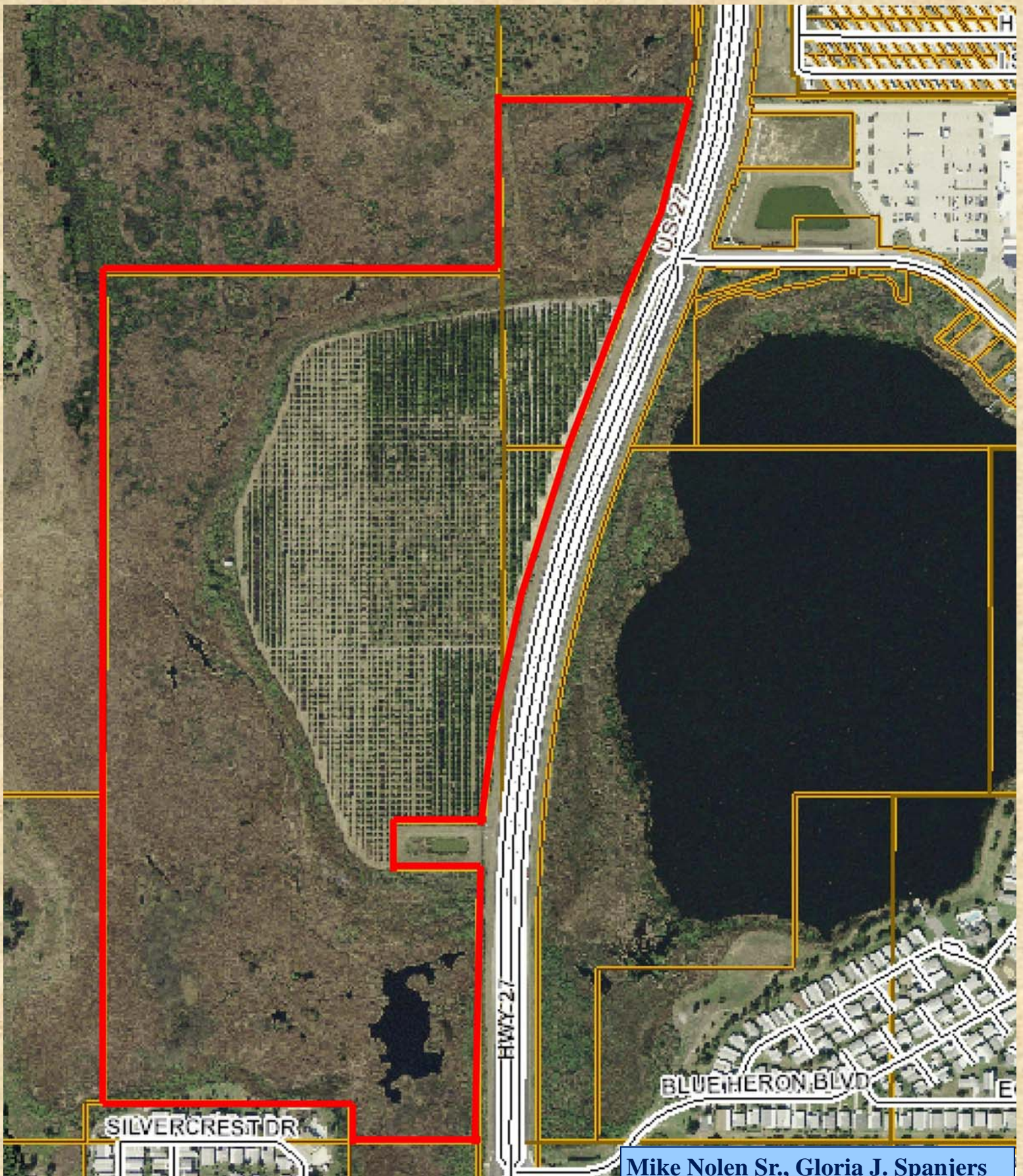
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**Subject
Property**



LOWE'S

Walmart

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