

Coldwell Banker Commercial NRT

US 27 Site - Near HFRMC - Davenport/Haines City

450 Feet of Frontage on Six-Lane US Highway
27!

Priced at:
\$1,385,000

5.3 acres

- 47,500 vehicles/day (2007 FDOT Traffic Count - Node 165210)
- Located at the intersection of US Highway 27 and Forest Lake Drive
- Frontage on US Highway 27 & Forest Lake Drive
- Additional Access from Office Complex to South

Mike Nolen Sr., Gloria J. Spanjers
Realtor

**Coldwell Banker Commercial
NRT**

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For More Information, go to:
www.mycommercialteam.com/US27-ForestLakeDrive.htm



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Florida's Commercial Real Estate Company

5.3 Acre Professional/Commercial Site on US 27 Just South of Heart of Florida Regional Medical Center

Haines City, Florida

DESCRIPTION:	Vacant parcel with high visibility on US Highway 27 near the Heart of Florida Regional Medical Center. High traffic counts (47,500 vehicles/day).
LOCATION:	U.S. Highway 27, Haines City. This property is just south of Heart of Florida Regional Medical Center. Interstate 4 is approximately 7 miles to north and downtown Haines City is only 3 miles to south.
SITE:	Approximately 5.3 acres of vacant land with lift station, water valve and retention already in place. Over 450 feet of frontage on US Highway 27.
INGRESS & EGRESS:	Property is in the southeast corner of the intersection of US Highway 27 and Forest Lake Drive. Excellent access in from northbound and southbound lanes of US 27. Egress is to north
UTILITIES:	Water, sewer, telephone, gas and electric available.
ZONING & FUTURE LAND USE:	City of Haines City - Professional Institutional Center - North Ridge (PIC-NR) Future Land Use/Zoning.
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PRICE:	\$1,385,000.00

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Realtor— 863-294-7541

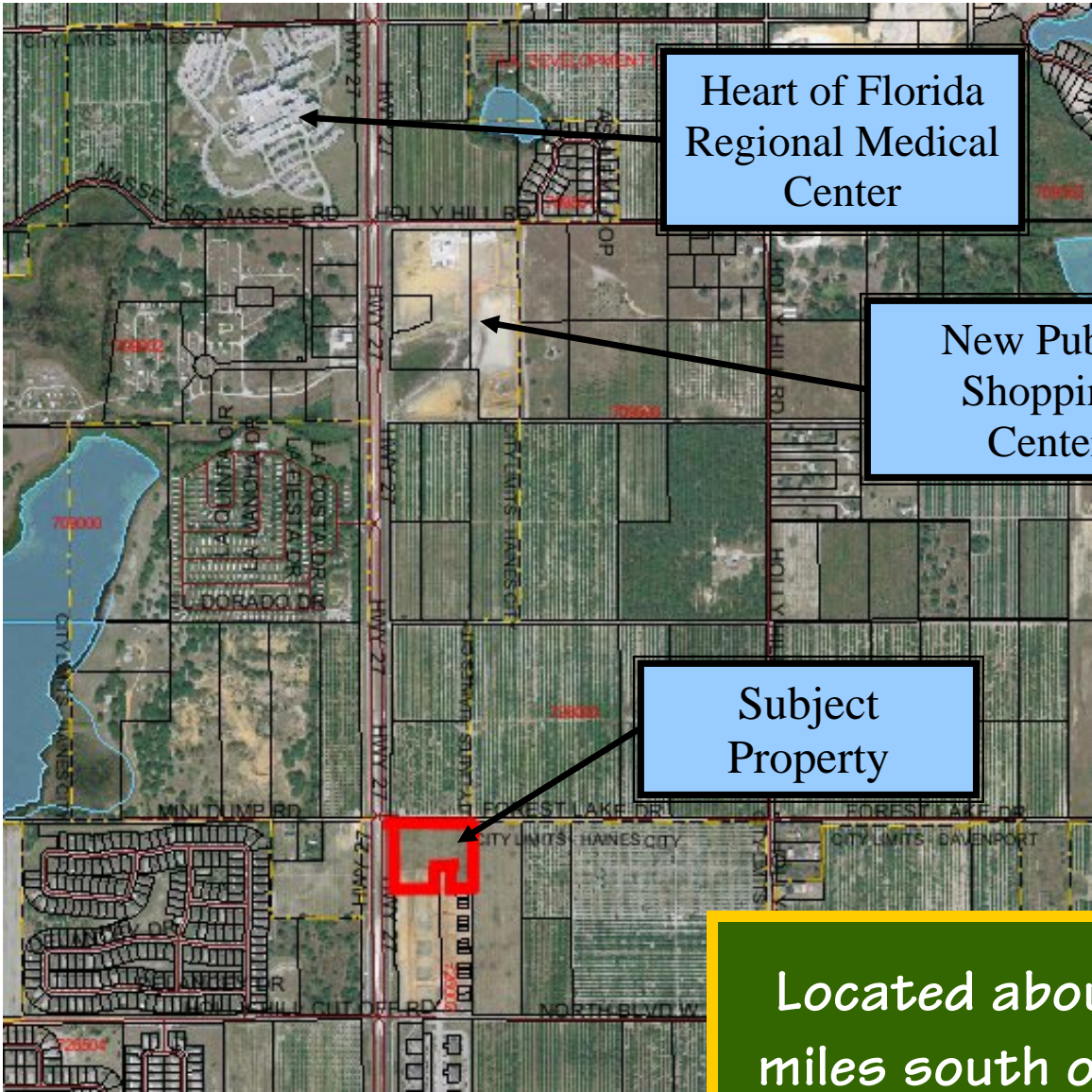


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Locator Map - Proximity to Heart of Florida Regional Medical Center, Shopping & Subdivisions



Heart of Florida Regional Medical Center

New Publix Shopping Center

Subject Property

Located about 7 miles south of I-4 and about 3 miles north of Haines City

All information contained herein has been obtained from sources deemed reliable. The property information herein is derived from various sources that may include, but not be limited to, county records, a Multiple Listing Service or other commercial listing service. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Coldwell Banker Commercial NRT, nor any agent thereof cannot guarantee this information. We are not responsible for errors, omissions, prior sale, change in price, easements, zoning changes or withdrawal of property from the market without notice.

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**Located Just South of Heart of
Florida Regional Medical Center.**



**Lift Station, Water Con-
nection and Storm Drain in Place.**



**Located on 6 Lane US Highway
27 - 47,500 vehicles/day!**



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