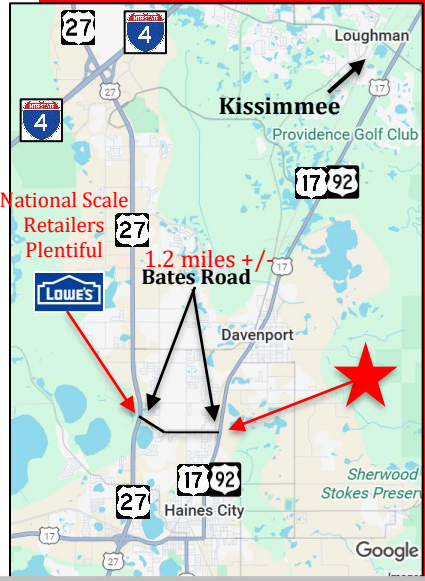
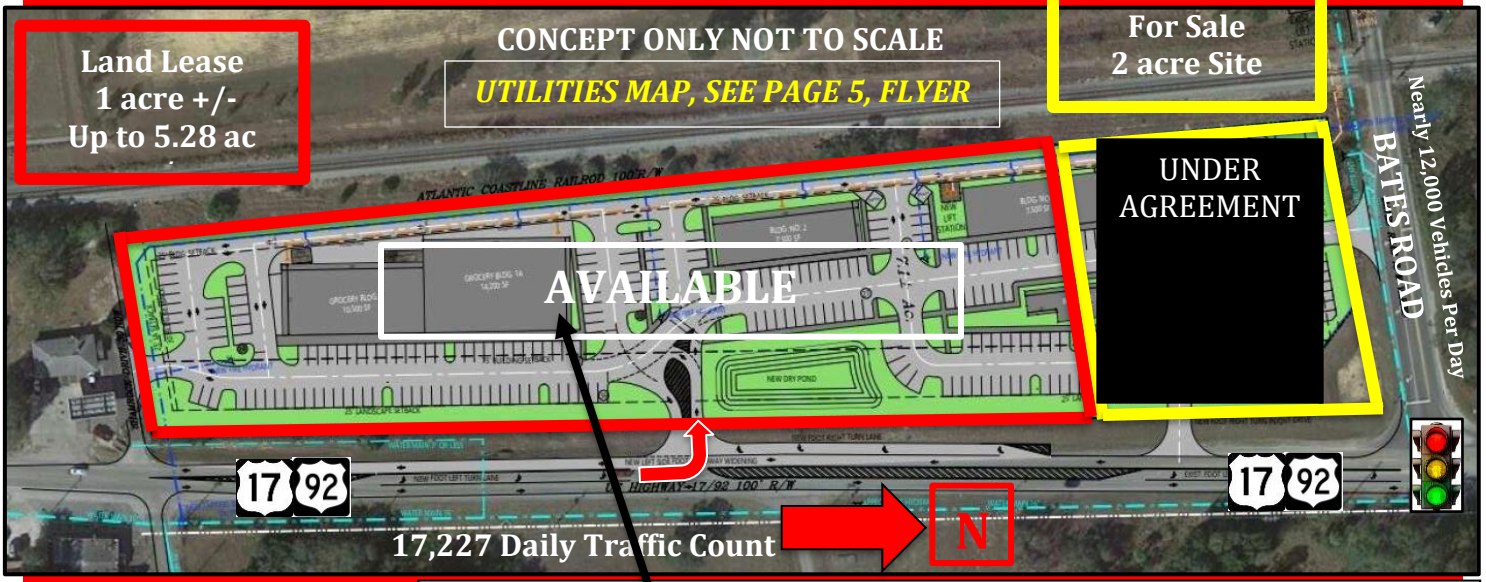


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**RETAIL DEVELOPMENT SITE, 7.28 ACRES, 110,990 SF, BY RIGHT**  
**SWC US HIGHWAY 17/92 @ BATES ROAD, HAINES CITY, FL, 33844**



## PROPERTY HIGHLIGHTS

- **Land Size:** 7.28 acres +/- **Total FAR: 110,990 SF** *Max FAR (Floor Area) for Site/By Right*
- **Muni:** Haines City **Zoning:** NAC-NR *Neighborhood Activity Center - North Ridge*
- **Situated at a Signalized Intersection - Hard Corner**
- **Frontage US Hwy 17/92:** 1,213 Linear Foot **(Nearly 1/4 Mile)** *Plus or Minus*
- **Parcel Width:** 301 FT on N, 262 FT middle, 206 FT on S
- **Demographics:** *Population Growth since 2020 = 40%*
- **Avg HH Inc:** \$73,000 **Nearly 50% Hispanic Med Age: 39**
- **Close to:** I-4 @ US 27/Davenport, US Hwy 27 via the Bates Road Connector, Poinciana, Kissimmee

**Land Lease Per Ac (1 - 5.28 ac +/-) \$79,500 NNN**

**2 Acre, Hard Corner, Signalized Intersection:**  
**\$3,900,000**

**2 ac Under Agreement**

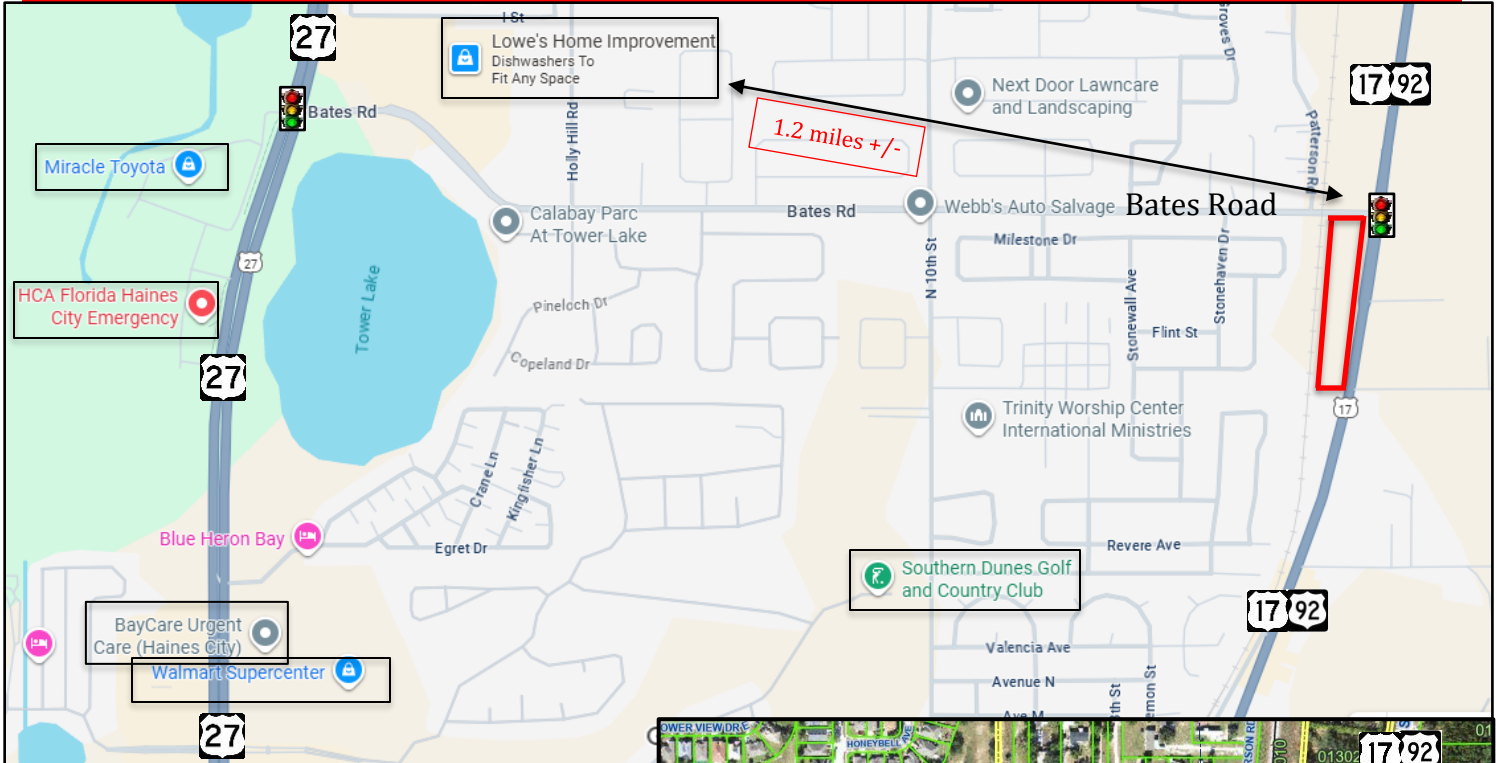
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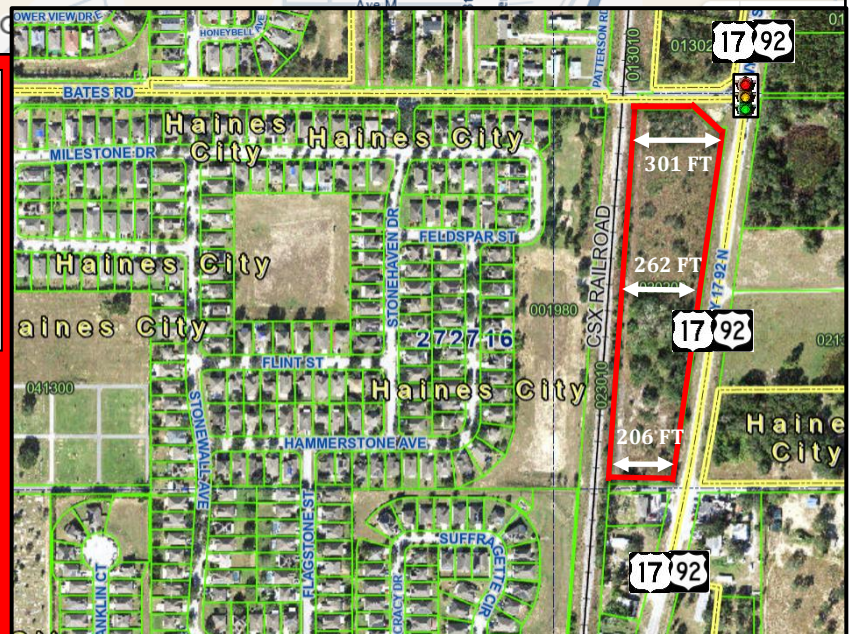
## IMMEDIATE AREA MAP OVERVIEW



### TRAFFIC COUNTS

US Hwy 17/92 @ Mystery House Rd 17,227

	1 mile	3 mile	5 mile
Population:	9,421	57,910	83,049
Households:	3,175	19,958	29,388
Avg Income:	\$75,290	\$73,146	\$72,297



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From Bates Rd to I-4, 6.4 mi



## RETAIL AERIAL OVERVIEW

KISSIMMEE

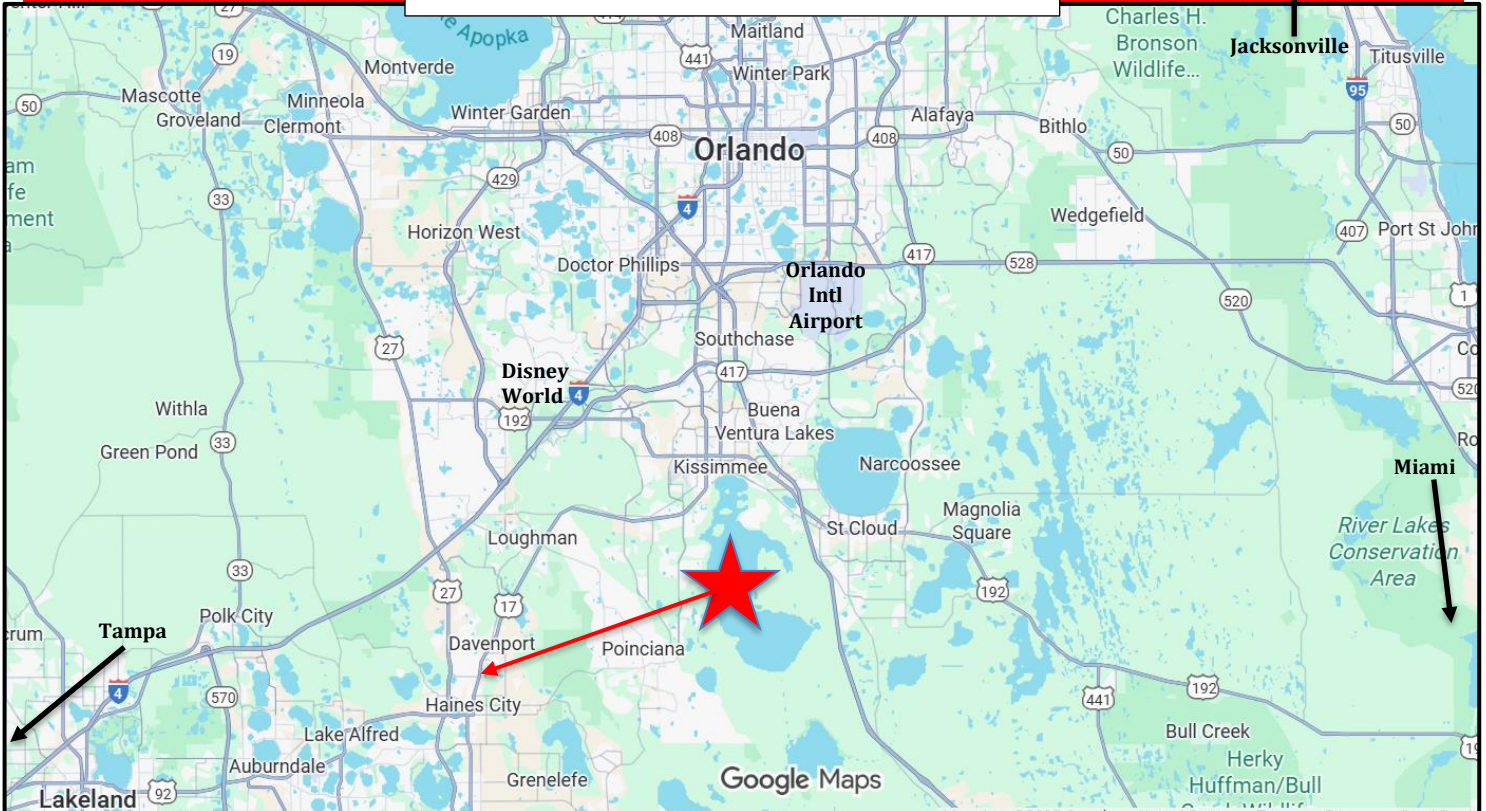


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## CENTRAL FLORIDA MAP OVERVIEW



**Links below to City of Haines City Development Activity: Commercial & Residential**

Haines City **Commercial** Development Activity, Link:  
<https://ln5.sync.com/dl/8c5177e90/329g2vv3-i8g5i6fz-r62fp7wd-brghky4n>

Haines City **Residential** Development Activity, Link:  
<https://ln5.sync.com/dl/91a67e490/f58jyzfb-247sh3t7-zyxme7su-dudpw3ez>

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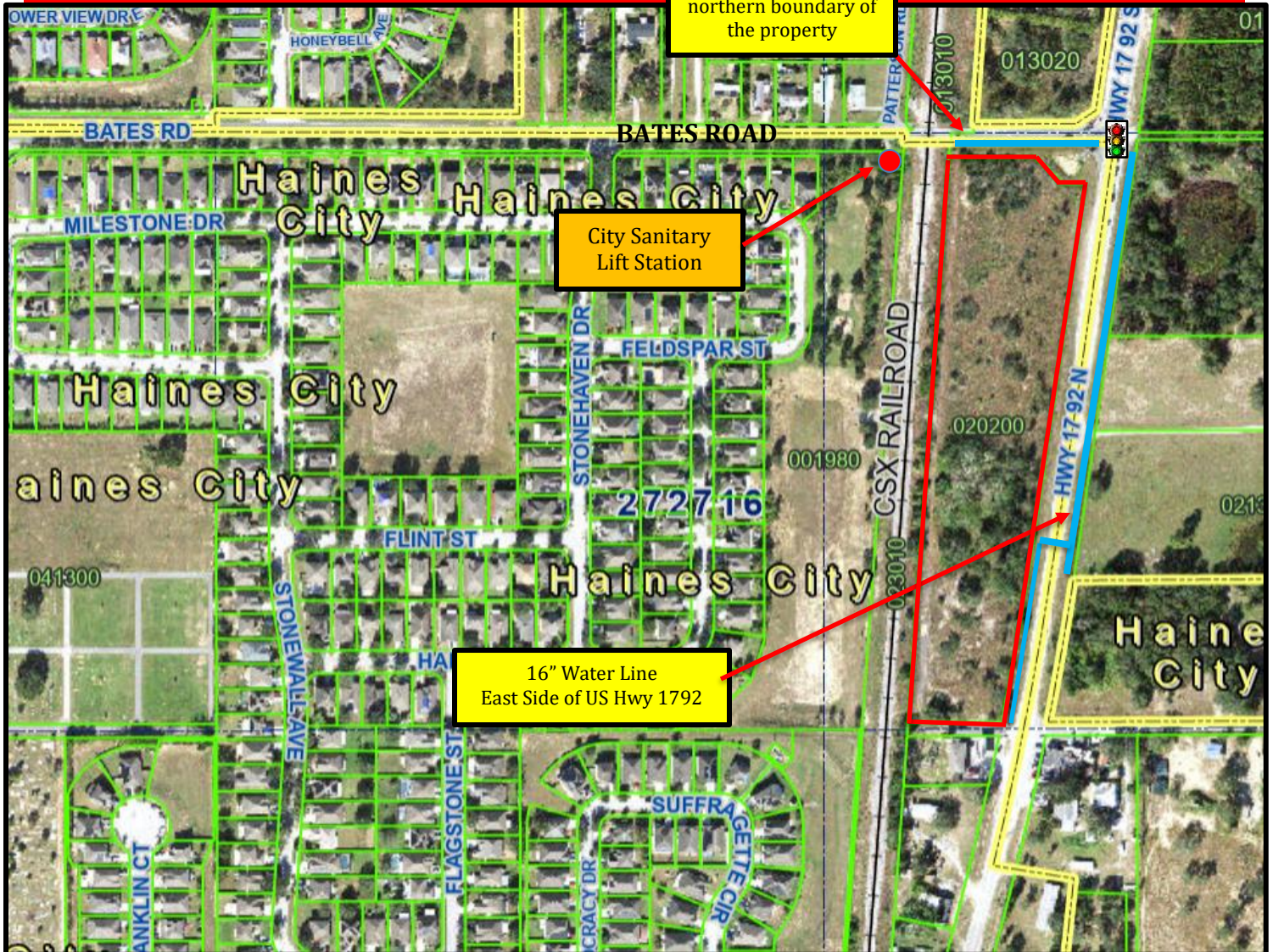
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## UTILITIES NEAR THE SITE

16" Water Line  
South Side of Bates  
Road along the  
northern boundary of  
the property

City of Haines City Utilities  
16" Diameter Water Line



City Sanitary  
Lift Station

16" Water Line  
East Side of US Hwy 1792

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## PERMITTED USE TABLE, PAGES 1 & 2 OF 5 PAGES

TABLE 6.5.4(A): PERMITTED AND CONDITIONAL USES BY DISTRICT								TABLE 6.5.4(A): PERMITTED AND CONDITIONAL USES BY DISTRICT							
USES	R-1A-NR	R-3-NR	NAC-NR	CAC-NR	BP-NR and IND-NR	PIC-NR	CONV-NR	USES	R-1A-NR	R-3-NR	NAC-NR	CAC-NR	BP-NR and IND-NR	PIC-NR	CONV-NR
<b>RESIDENTIAL USES</b>								<b>RESIDENTIAL USES</b>							
Duplex, two-family attached	C	P						Bar			C	C	C		
Group living facility, family care home	P	P						Bed and breakfast			C	C			
Group living facility, group home		P				C		Childcare center	C	C	P	P		C	
Group living facility, congregate	C	C				C		Clinics and medical offices			P	P		P	
Multifamily	PUD		PUD	PUD		PUD		Communication tower, monopole					C	C	
Short-term rental unit	C	C						Community center	C	C	P	P			
Single family dwelling	P	P						Convenience store			C	P	C	C	
<b>MIXED USES</b>								<b>MIXED USES</b>							
Mixed use development			PUD	PUD		PUD		Cultural facility			P	P		P	C
<b>NONRESIDENTIAL USES</b>								<b>NONRESIDENTIAL USES</b>							
Alcohol packaged sales			P	P	P	P		Family daycare	P	P					
Agricultural uses	C	C						Financial institution			P	P	P	P	
Assembly, light					P			Funeral home and related facilities				P		P	
								Gas station			C	P	P		
								Government facility	C	C	P	P	P	C	
								Heliports				C	C	C	

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## PERMITTED USE TABLE, PAGES 3 & 4 OF 5 PAGES

USES	R-1A-NR	R-3-NR	NAC-NR	CAC-NR	BP-NR and IND-NR	PIC-NR	CON-NR
Hellstops				C	C	C	
Hospitals						P	
Hotels and motels				P	C	P	
Kennels, boarding			C	C		C	
Lodge/resort						C	
Manufacturing, light					P-BP-NR- P-IND-NR		
Manufacturing					P-IND-NR		
Medical Marijuana Dispensing Facilities			P	P		P	
Nursing home				P		P	
Office			P	P	P	P	
Outdoor operations					C-IND-NR		
Outdoor storage				P	C-IND-NR		
Pain management clinic (see 5.6.7.E.6 for requirements)						C	
Performing arts school	C	C					

USES	R-1A-NR	R-3-NR	NAC-NR	CAC-NR	BP-NR and IND-NR	PIC-NR	CONSV-NR
Personal service			P	P	P	C	
Pharmacy			P	P		P	
Printing and publishing					P		
Religious institution	C	C	P	P		C	
Research and development					P	P	
Residential treatment facility						C	
Restaurant, drive-thru/drive-in			P	P	C	P	
Restaurant, sit-down/take-out			P	P	P	P	
Retail, less than 4,900 square feet			P	P	C	C	
Retail, 5,000 to 50,000 square feet			P	P	C	C	
Retail, more than 50,000 square feet			C	P	C		
School, public	C	C		C		C	

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## PERMITTED USE TABLE, PAGE 5 OF 5 PAGES

TABLE 6.5.4(A): PERMITTED AND CONDITIONAL USES BY DISTRICT

USES	R-1A-NR	R-3-NR	NAC-NR	CAC-NR	BP-NR and IND-NR	PIC-NR	CONSV-NR
School, technical/vocational trade			C	C	C	C	
School, university/college			C	C	C	C	
Self-storage facility					C		
Studio, production					P		
Transit, facility			P	P	P	P	
Transitional uses by annexation agreement	C	C	C	C	C	C	C
Utilities, class I	P	P	P	P	P	P	P
Utilities, class II	C	C	P	P	P	P	
Utilities, class III	C	C	C	C	C	C	
Vehicle service, mechanical			P	P			
Vehicle sales, leasing				P			
Veterinary service			P	P		C	
Warehousing					P		
Wholesale, enclosed				P	P		

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