

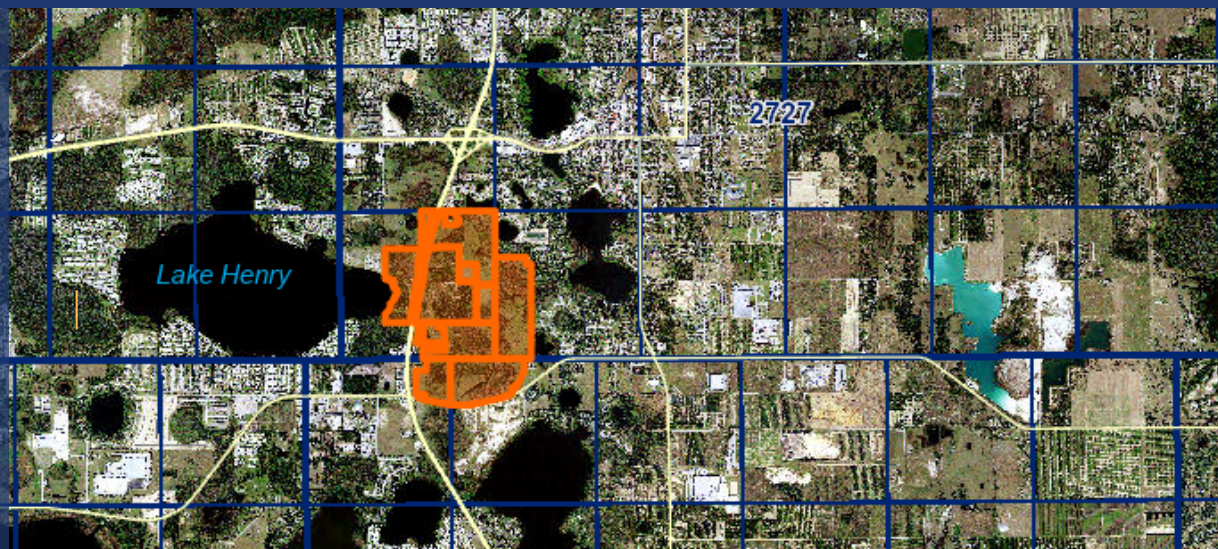
631 Acre Assemblage (Divisible) | Haines City | Polk County, FL

FOR SALE MIXED USE COMMERCIAL/RESIDENTIAL

Great Regional Access | Close to I-4 Corridor

- Hotels
- Medical
- Professional
- Offices
- Retail
- Restaurants
- Fast Food
- Flex Office
- Warehouse up to 2 FAR
- Residential MF & SF up to 24 Units Per Acre

Offering Memorandum & Pricing
Available Upon Request
Sections May Be Purchased



POLK BY THE NUMBERS

#4

fastest growing
MSA in the U.S.
by % growth

Source: U.S. Census Bureau

#1

state for income
migration

Source: Florida Chamber, Feb. 2024

**Best
state**

for business
startups

Source: Florida Chamber, Feb. 2024

16.8%
growth since 2020

Source: JBRQ, October 2024

Total Employment within the County
283,027
+11.9% growth since 2020

Source: JBRQ, October 2024

Commercial & Industrial Taxable Value
\$11.2B
+39.6% since 2020

Source: Polk County Property Appraiser, July 2024

Commercial & Industrial Taxes Collected
\$78.2M
+38% since 2020

Source: Polk County Property Appraiser, July 2024

11.1M
people within 100
miles of Polk County

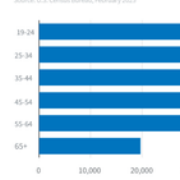
Source: U.S. Census Bureau, April 2025

2024 Population
852,878

Source: U.S. Census Bureau, April 2025

County Labor Force by Age

Source: U.S. Census Bureau, February 2025



4TH

fastest growing
county in the state
by population

Source: U.S. Census Bureau

80

people moving to the
county per day

Source: U.S. Census Bureau

9TH

best county
for talent attraction

Source: Lightcast 2023 Talent Attraction Scorecard

**Average annual
wage increased \$53,249** +10% since 2021

Source: Florida Department of Commerce, January 2025

**6.1% GDP
GROWTH**
over the last 10 years

Source: JBRQ, October 2024

+18% growth in manufac-
turing companies in Polk
over the last 5 years

Source: JBRQ, October 2024

Working Age
3-Year Percentage Change
+7.9%
in ages 25-64

Source: U.S. Census Bureau, February 2025

County GDP Growth by Industry

3-Year Percentage Change

+79.1% Arts, Entertainment & Recreation

+54.7% Transportation & Warehousing

+33.0% Management

+30.9% Manufacturing

+30.7% Health Services

+28.5% Real Estate

+27.9% Information Technology

+26.4% Construction

+13.5% Financial Activities



**MILOFF/AUBUCHON
COMMERCIAL**

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TRAFFIC US 27

48,000 - 65,000
AADT
Freight Corridor
3,200-3,700 Trucks
Daily

TRAFFIC SR 544

13,900 AADT

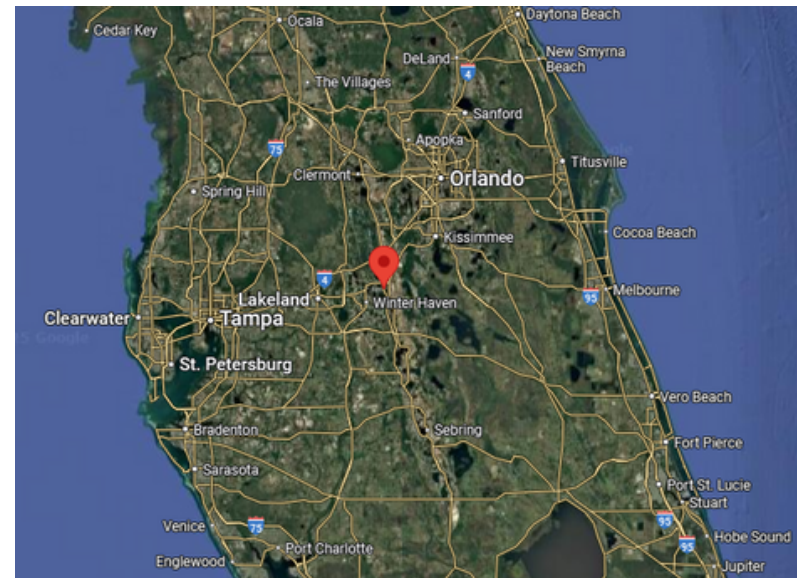
2024 Demographics
5 Mile Radius

POPULATION
65,029

HOUSEHOLD
24,213

AVG. HH Income
\$65,428

Annexed Into
Haines City - top 10
fastest growing
cities in the US. In
2023, population
grew by 10.8%.



Property #	Acreage	Description
1	7.162	Vacant Land Frontage US 27 W
2	68.344	Vacant Land Frontage US 27 W
3	92.92	Vacant Land Frontage US 27 E
4	105.31	Vacant Land Frontage US 27 E
5	9.94	Vacant Land Part of Eastside Assemblage
6	20.59	Vacant Land Part of Eastside Assemblage
7	113	Vacant Land Part of Eastside Assemblage
8	3.03	Vacant Land Part of Eastside Assemblage
9	0.95	Vacant Land Frontage US 27 E
10	13.37	SF Home (Vacant) 9,528 sf Built 1961
11	4.83	Land w/ Barn/Storage Sheds
12	1	SF Home (Occupied-Rental) 4,598 sf Built 1989
13	62.49	Vacant Land Part of Eastside Assemblage
14	40.33	Vacant Land Frontage SR 544
15	0.42	Vacant Land Frontage SR 544
16	87.72	Vacant Land Frontage SR 544



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