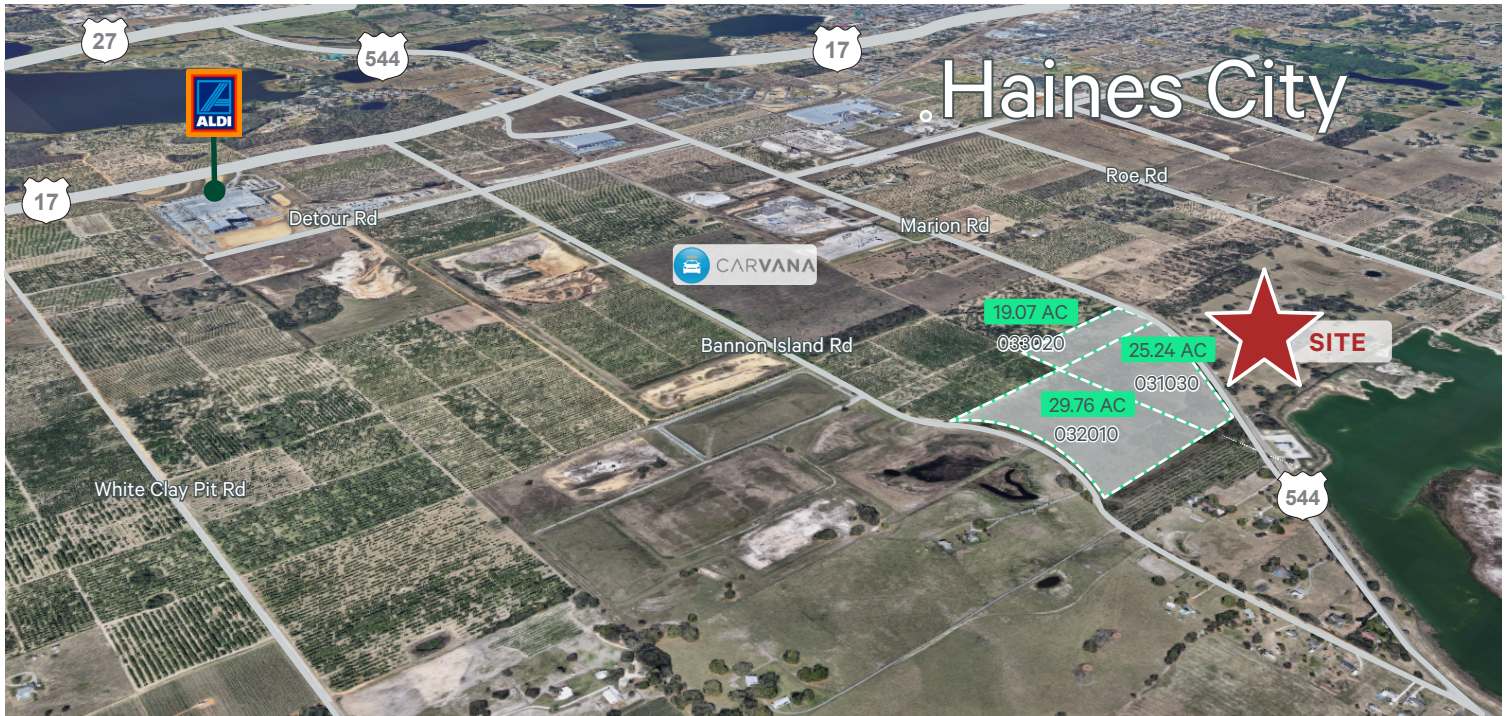


±74 Acres in Haines City, FL

Ideal Site for Warehouse/Distribution in Polk County, FL

US Highway 544 E
Haines City, Florida 33844
[Google Maps](#)





Property Highlights

Site Location	US Hwy 544 E, Haines City, FL 33844
Parcels	272802000000032010 272802000000031030 272802000000033020
Land Area	±74 Acres
Total SF	3,223,440 SF
County	Polk
Zoning	RC - Industrial Zoning Pending (April 2023)
Utilities	County
Taxes	\$3,204.20 (2022)



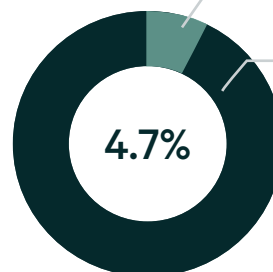
Demographics

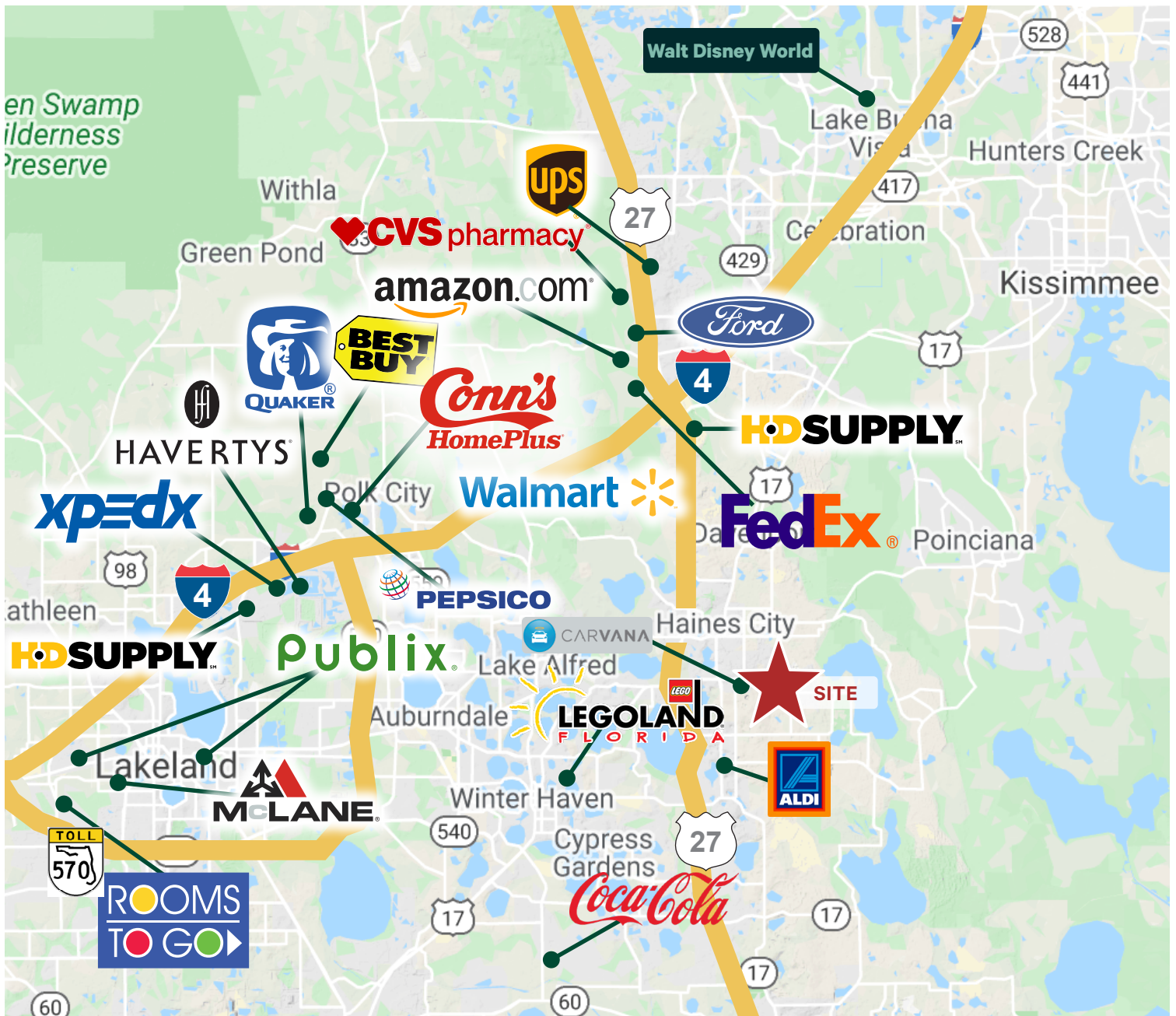
Population



Labor Force

Within 15 Miles





Polk County Industrial Market

Q4 2022

▼ 3.6%

Vacancy Rate

▲ 754K

SF Net Absorption

▲ 3.5M

SF Under Construction

▲ 353K

SF Deliveries

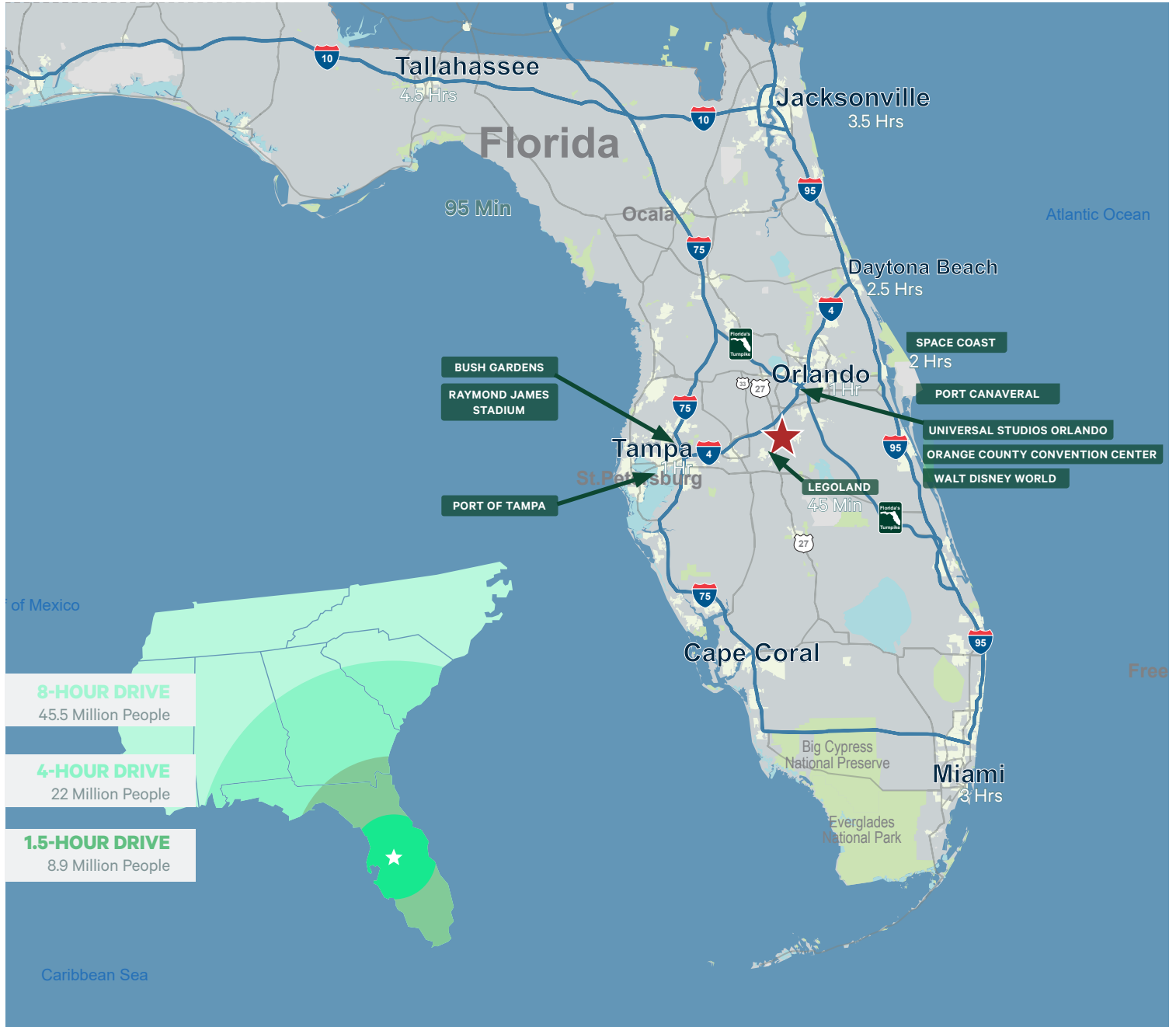
▲ \$6.23

Triple Net/Lease Rate

Overview:

- + Total vacancy fell another 80 basis points over the fourth quarter, now at a record low 3.6% after nearly halving over the last 12 months.
- + While 2022 deliveries of 793,600 square feet were a seven-year low and just 1/4th the level of additions we saw during our 2020 peak, 3.5 million square feet of additional speculative product is underway and fully available.
- + Average asking rents rose another 2.7%, the biggest quarterly increase since Q2 2021. This brings year over year growth to 6.1% overall and 7.3% for warehouse/distribution space.

Prime Location For Statewide Distribution



Contact Us

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