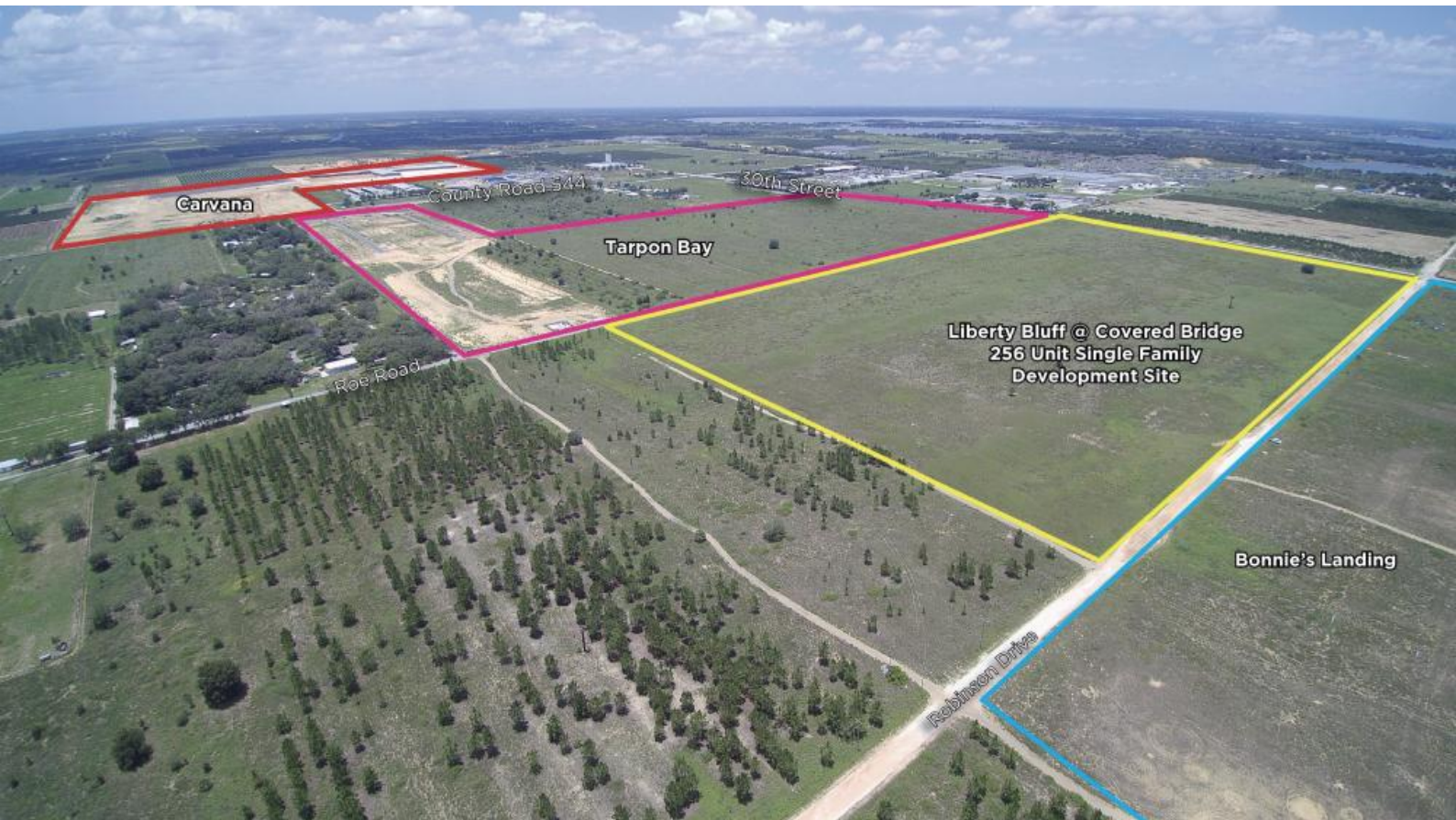


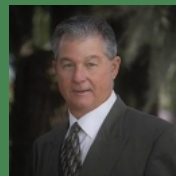
**COVERED BRIDGE @  
LIBERTY BLUFF A 256  
UNIT SINGLE FAMILY  
DEVELOPMENT SITE  
68.7 +/- Acres  
Polk County, FL  
\$5,120,000**

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The information herein is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.



**OVERVIEW:**

256 unit Single Family development site in Northeast Polk County Florida. Conveniently located within minutes of Down town Haines City. Major retailers such as Publix, Winn-Dixie, Walmart are within 5 minutes of the site and Haines City High and Boone Middle school are within walking distance. This site is fully entitled with much of the environmental work already completed. The RPUD is in place with a preliminary site plan binding the 256 units. All that is needed to move forward with site construction is completion of the permitting with the regulatory agencies and final site plan approval.

**PARCEL #/ID:** 272734000000034020, 272734000000034010, 272734000000032030, 272734000000032020

**TAXES:** \$212/year (2019)

**ADDRESS:**

0 Robinson Drive East  
Haines City, FL 33844

**LOCATION:**

Located on 30th Street between Hinson Avenue and CR 544 in Haines City, FL

**ACREAGE BREAKDOWN:**

68.7 upland acres



## PROPERTY HIGHLIGHTS:

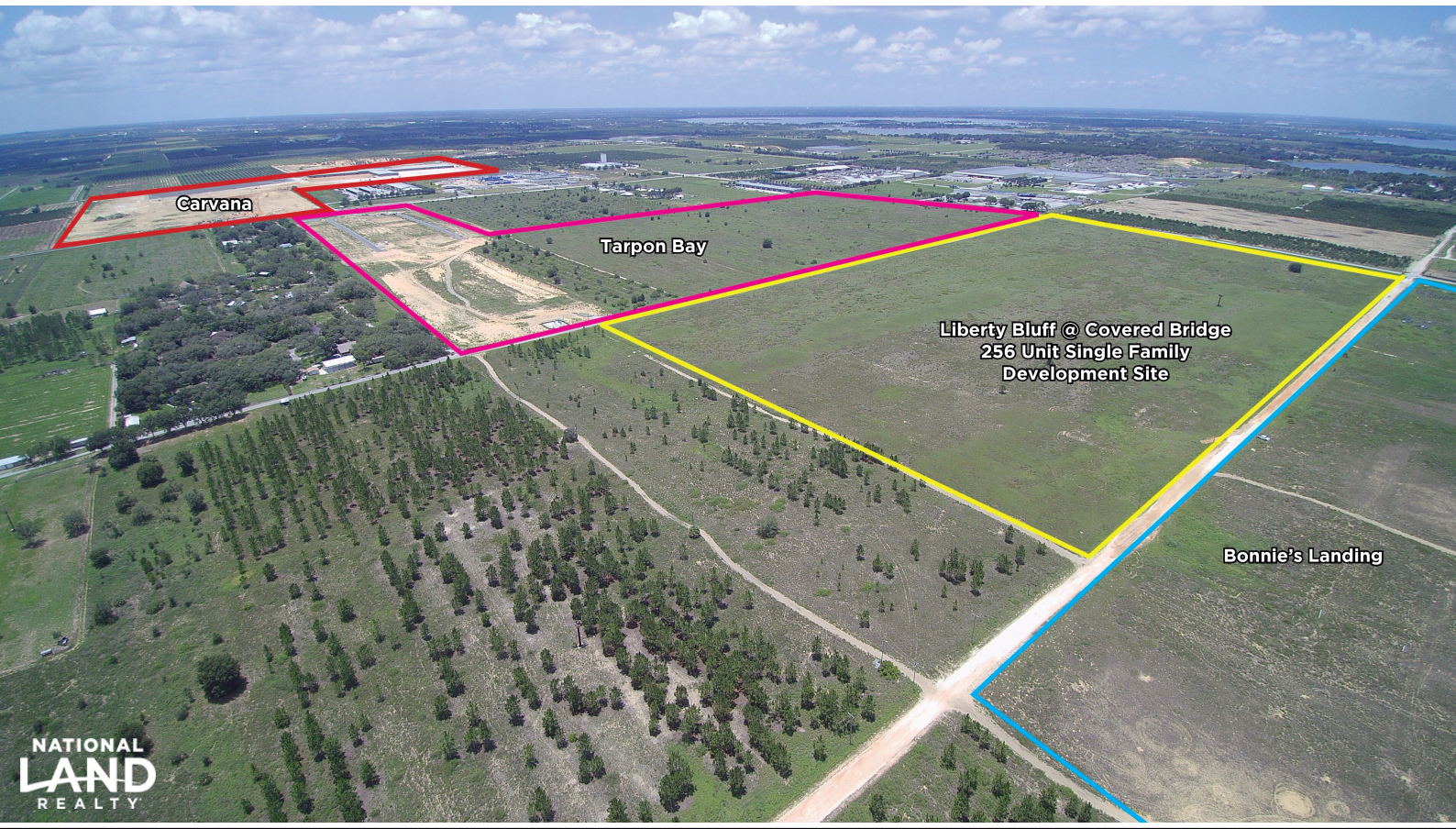
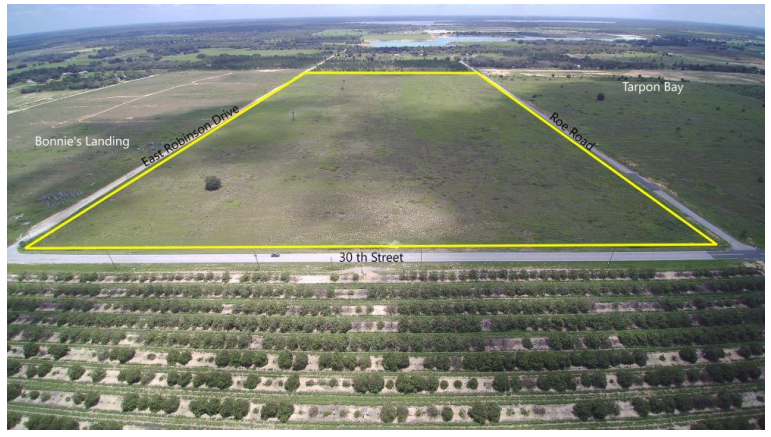
- Located within minutes of multiple manufacturing and distribution type employers such as Carvana, Aldi, McLane, Porex and Cellynne/Sofidel.
- RPUD Zoning in place with a Pre-approved 256 unit site plan.

Minimum Lot Size 52' x 110'

- Haines City Water and Sewer adjacent to the site
- A sand skink study was completed in the spring of 2020 showing no on site impacts.
- Site is entirely comprised of Candler Sands which offer superior drainage and are very favorable for site development.

## VIEW FULL LISTING:

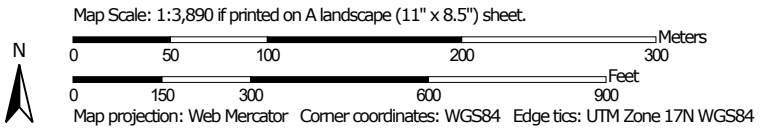
[www.nationalland.com/viewlisting.php?listingid=1432976](http://www.nationalland.com/viewlisting.php?listingid=1432976)



Soil Map—Polk County, Florida  
(Covered Bridge @ Liberty Bluff)




Soil Map may not be valid at this scale.



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Polk County, Florida  
Survey Area Data: Version 18, Jun 11, 2020

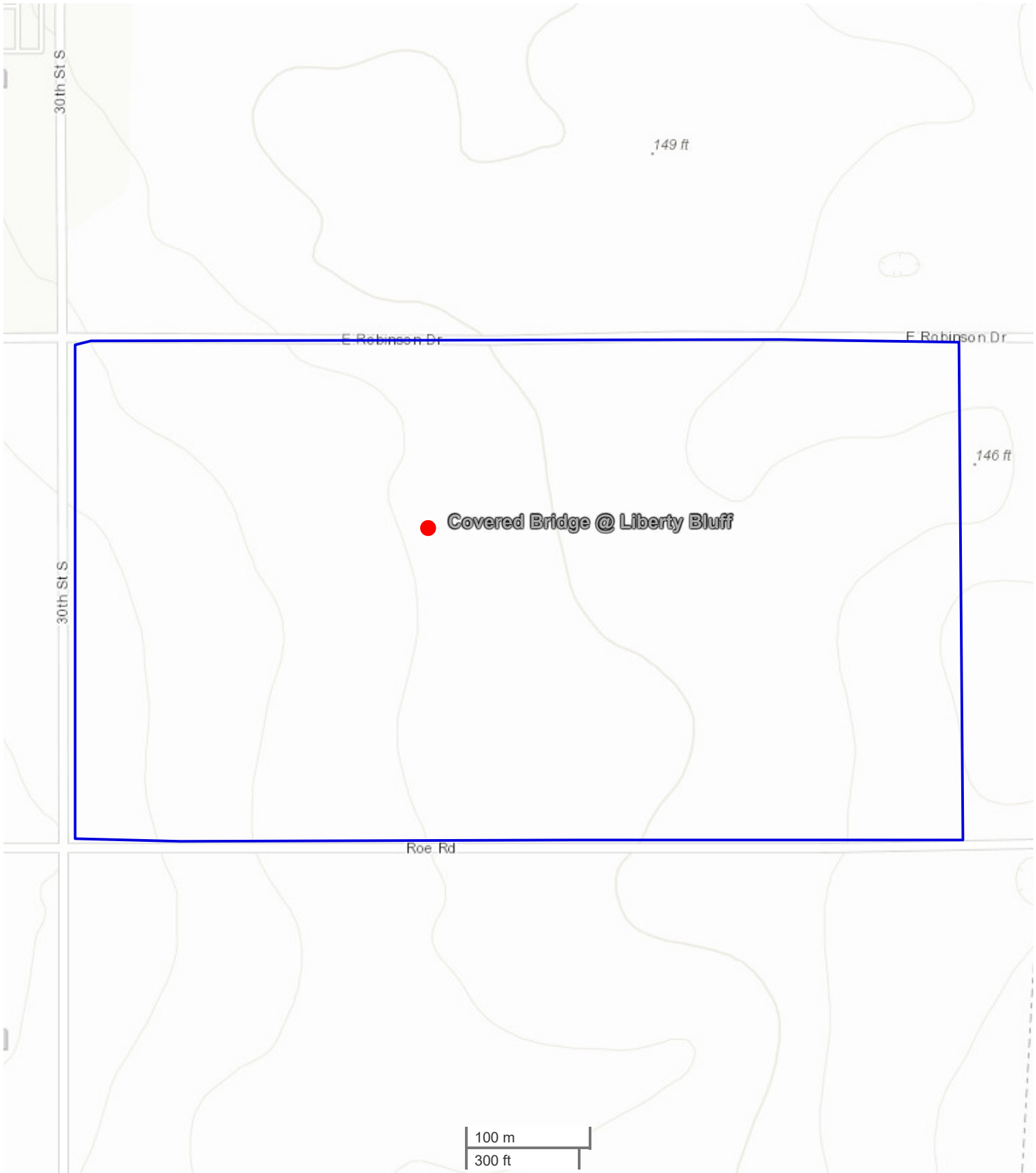
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 3, 2015—Feb 14, 2015

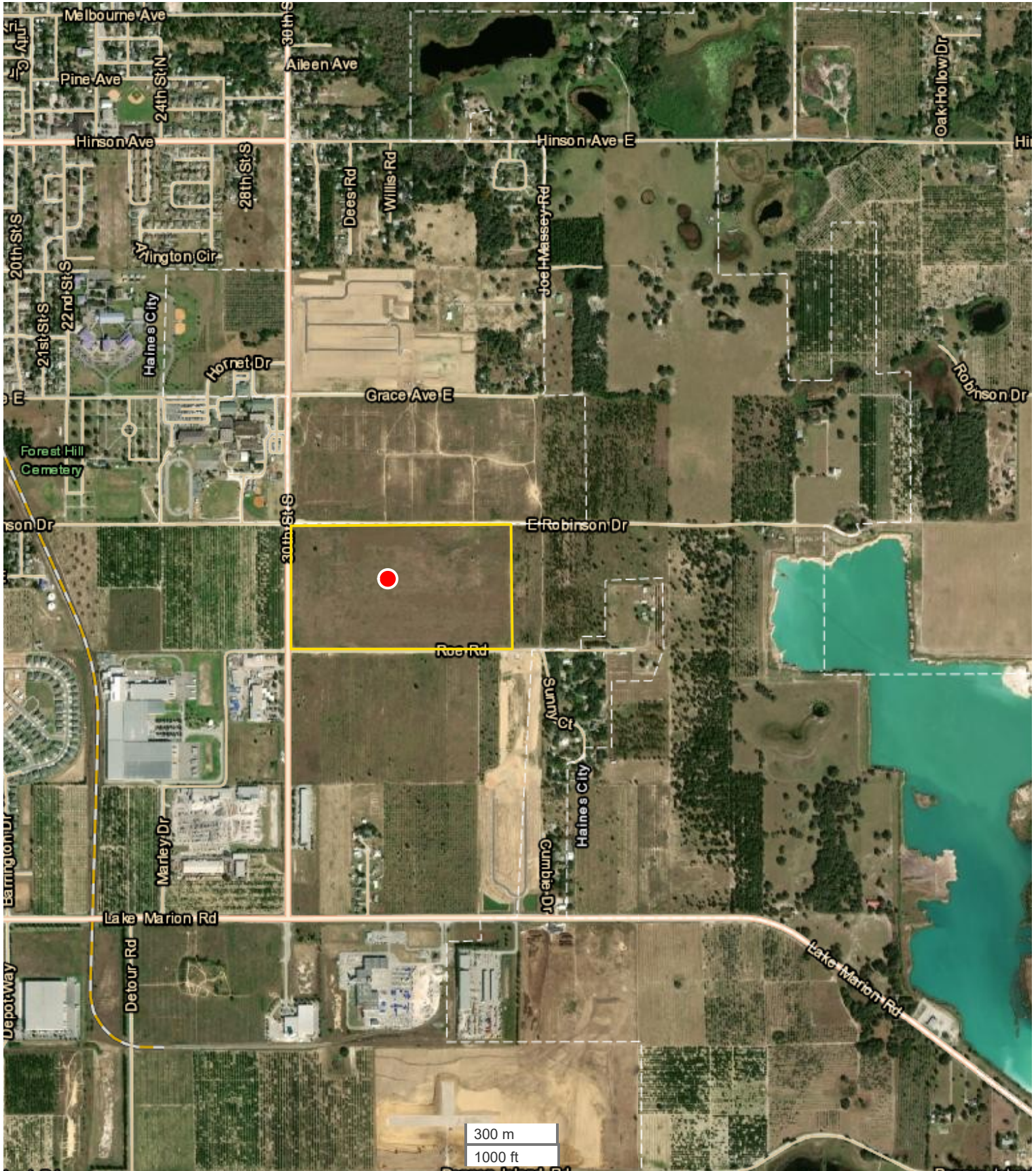
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Candler sand, 0 to 5 percent slopes	69.5	100.0%
<b>Totals for Area of Interest</b>		<b>69.5</b>	<b>100.0%</b>

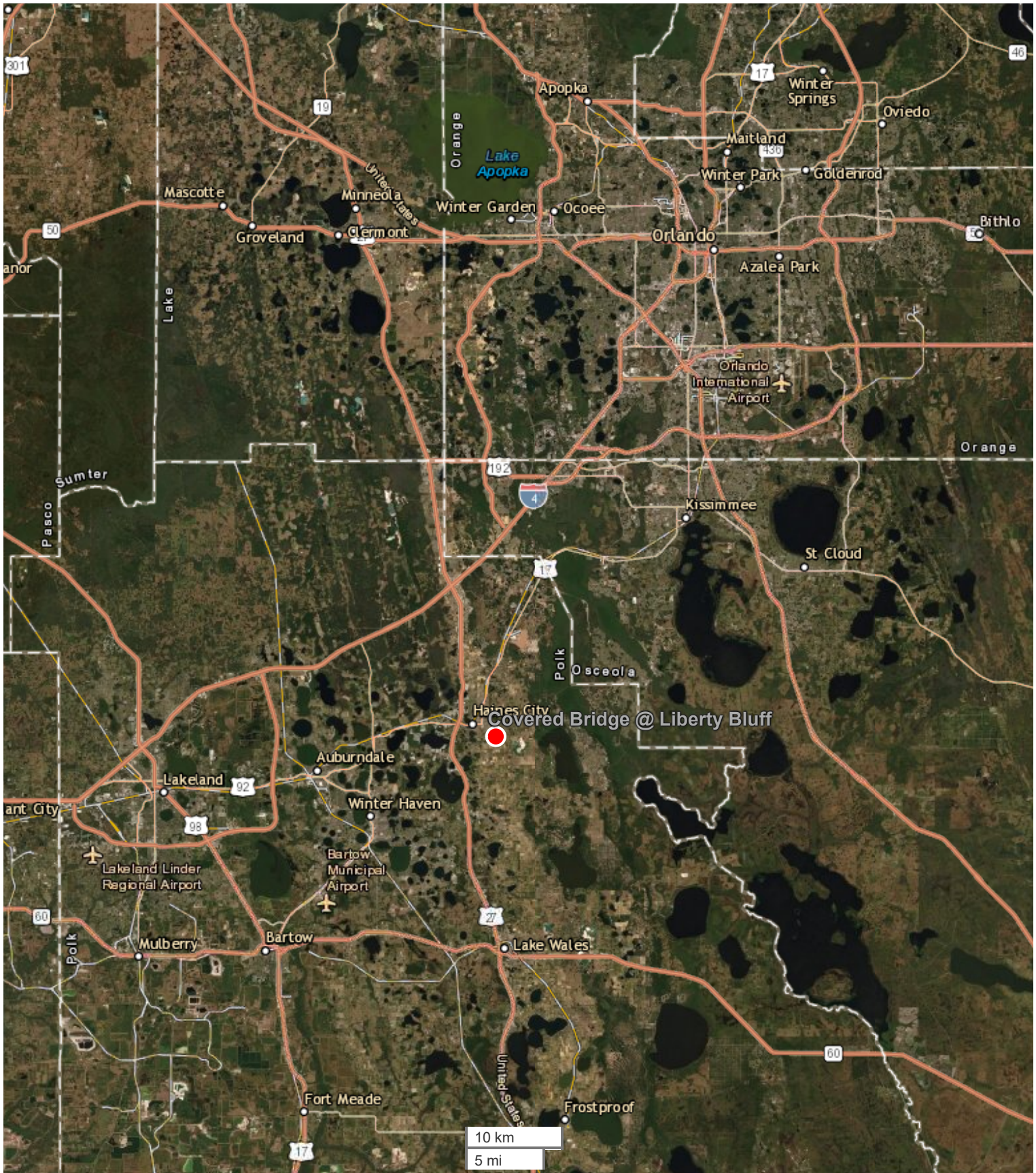


All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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