

**HWY 27  
COMMERCIAL LOT  
2.12 +/- Acres  
Polk County, FL  
\$299,900**

**NATIONAL  
LAND  
REALTY®**



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**OVERVIEW:**

2.12 acre commercial lot located on US 27 1.5 miles north of Dundee. 200 feet on US 27. Traffic count of 39,500 vehicles per day. Electricity, telephone, internet are located near the site.

**PARCEL #/ID:** 272820000000031030

**TAXES:** \$2,330/year (2019)

**ADDRESS:**

US HIGHWAY 27  
Haines City, FL 33844

**LOCATION:**

From Dundee Road and US 27 drive north 1.5 miles on US 27 to property on the west side of highway

**ACREAGE BREAKDOWN:**

2.12 +/- upland acres





## PROPERTY HIGHLIGHTS:

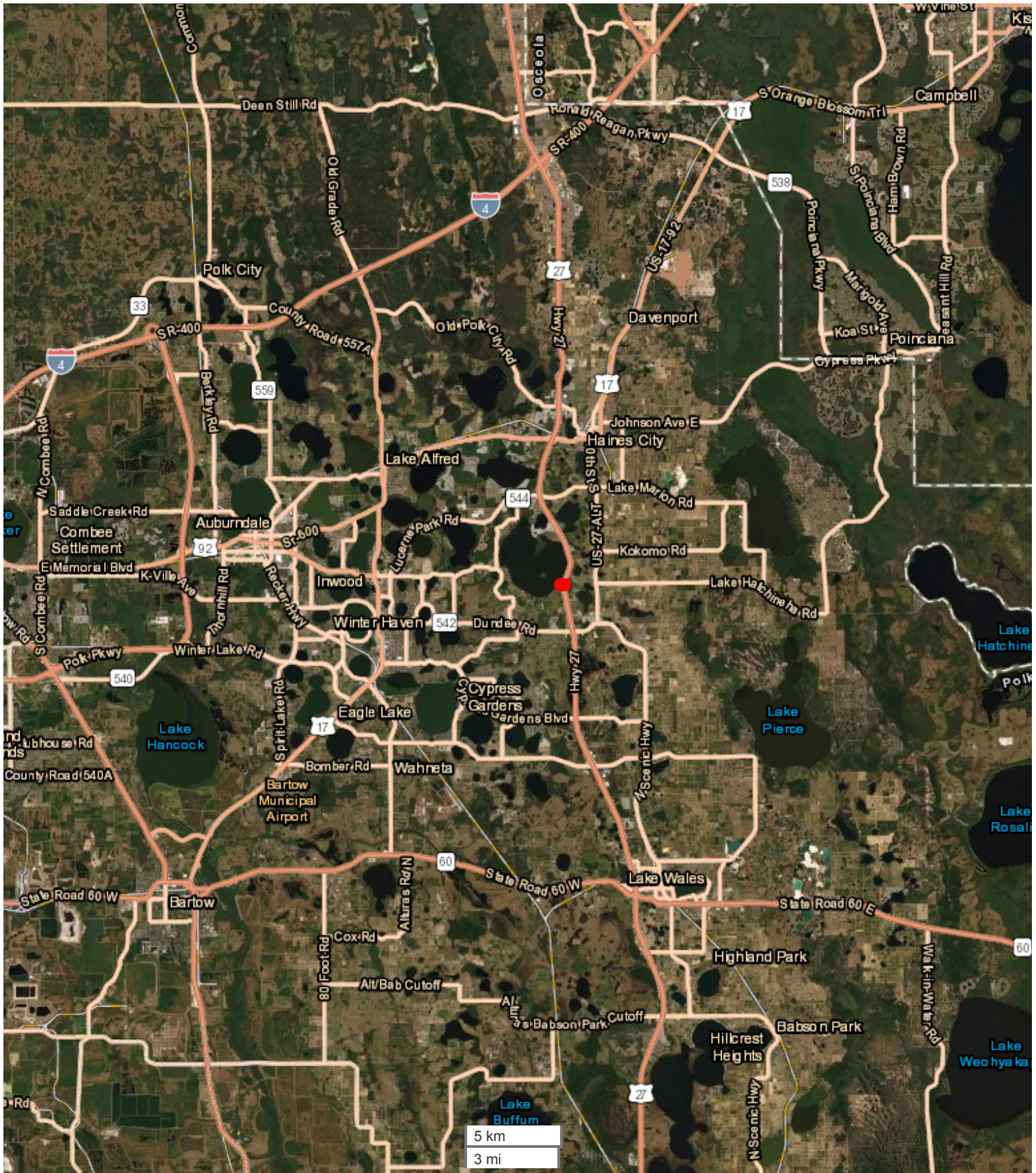
- Perfect for mini storage, office space, medical offices, retail stores, car lot.
- Close to restaurants and shopping
- Traffic Count: 39,500 vehicles per day
- 2 minutes to Dundee
- 5 minutes to Haines City
- 15 minutes to Downtown Winter Haven
- 22 Minutes to Interstate 4

## VIEW FULL LISTING:

[www.nationalland.com/viewlisting.php?listingid=1943880](http://www.nationalland.com/viewlisting.php?listingid=1943880)







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



# FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Chip Fortenberry



Lat/Lon: 28.0404/-81.6376

RF1

## HWY 27 COMMERCIAL LOT

Listing: #1943880

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2020 Estimated Population	739	16,868	65,379
	2025 Projected Population	869	19,614	75,639
	2010 Census Population	662	12,304	52,735
	2000 Census Population	640	9,413	40,485
	Projected Annual Growth 2020 to 2025	3.5%	3.3%	3.1%
	Historical Annual Growth 2000 to 2020	0.8%	4.0%	3.1%
<b>HOUSEHOLDS</b>	2020 Estimated Households	284	6,747	26,049
	2025 Projected Households	300	7,055	27,112
	2010 Census Households	257	4,972	21,282
	2000 Census Households	263	3,810	16,751
	Projected Annual Growth 2020 to 2025	1.1%	0.9%	0.8%
	Historical Annual Growth 2000 to 2020	0.4%	3.9%	2.8%
<b>AGE</b>	2020 Est. Population Under 10 Years	9.7%	10.3%	10.7%
	2020 Est. Population 10 to 19 Years	11.3%	11.5%	11.4%
	2020 Est. Population 20 to 29 Years	10.6%	10.9%	11.4%
	2020 Est. Population 30 to 44 Years	12.1%	16.4%	16.7%
	2020 Est. Population 45 to 59 Years	16.3%	17.6%	16.9%
	2020 Est. Population 60 to 74 Years	23.8%	20.8%	20.6%
	2020 Est. Population 75 Years or Over	16.2%	12.4%	12.4%
	2020 Est. Median Age	50.2	45.5	44.5
<b>MARITAL STATUS &amp; GENDER</b>	2020 Est. Male Population	47.3%	48.4%	47.7%
	2020 Est. Female Population	52.7%	51.6%	52.3%
	2020 Est. Never Married	26.5%	29.0%	28.1%
	2020 Est. Now Married	49.4%	42.1%	44.4%
	2020 Est. Separated or Divorced	16.6%	19.7%	17.6%
	2020 Est. Widowed	7.5%	9.1%	10.0%
<b>INCOME</b>	2020 Est. HH Income \$200,000 or More	3.6%	3.9%	3.5%
	2020 Est. HH Income \$150,000 to \$199,999	3.5%	3.7%	3.8%
	2020 Est. HH Income \$100,000 to \$149,999	10.5%	10.0%	11.1%
	2020 Est. HH Income \$75,000 to \$99,999	9.3%	11.1%	11.5%
	2020 Est. HH Income \$50,000 to \$74,999	26.2%	21.2%	21.5%
	2020 Est. HH Income \$35,000 to \$49,999	16.3%	17.0%	16.3%
	2020 Est. HH Income \$25,000 to \$34,999	12.8%	10.1%	10.5%
	2020 Est. HH Income \$15,000 to \$24,999	12.7%	14.2%	12.6%
	2020 Est. HH Income Under \$15,000	5.1%	8.8%	9.2%
	2020 Est. Average Household Income	\$60,051	\$55,067	\$60,541
	2020 Est. Median Household Income	\$56,959	\$52,318	\$53,222
	2020 Est. Per Capita Income	\$23,124	\$22,037	\$24,162
	2020 Est. Total Businesses	64	469	1,687
2020 Est. Total Employees	662	4,918	15,882	

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<b>RACE</b>			
2020 Est. White	64.6%	71.5%	70.9%
2020 Est. Black	22.5%	17.2%	16.7%
2020 Est. Asian or Pacific Islander	1.5%	2.5%	2.6%
2020 Est. American Indian or Alaska Native	0.4%	0.5%	0.4%
2020 Est. Other Races	10.9%	8.4%	9.3%
<b>HISPANIC</b>			
2020 Est. Hispanic Population	119	3,495	14,678
2020 Est. Hispanic Population	16.1%	20.7%	22.4%
2025 Proj. Hispanic Population	15.5%	21.3%	23.0%
2010 Hispanic Population	13.9%	13.8%	15.6%
<b>EDUCATION (Adults 25 or Older)</b>			
2020 Est. Adult Population (25 Years or Over)	548	12,366	47,579
2020 Est. Elementary (Grade Level 0 to 8)	3.5%	4.7%	5.1%
2020 Est. Some High School (Grade Level 9 to 11)	6.1%	9.2%	7.2%
2020 Est. High School Graduate	49.7%	36.3%	34.4%
2020 Est. Some College	16.7%	20.5%	22.8%
2020 Est. Associate Degree Only	10.1%	8.1%	9.5%
2020 Est. Bachelor Degree Only	11.3%	13.0%	13.5%
2020 Est. Graduate Degree	2.7%	8.3%	7.5%
<b>HOUSING</b>			
2020 Est. Total Housing Units	318	7,469	28,816
2020 Est. Owner-Occupied	74.8%	75.0%	70.4%
2020 Est. Renter-Occupied	14.6%	15.3%	20.0%
2020 Est. Vacant Housing	10.6%	9.7%	9.6%
<b>HOMES BUILT BY YEAR</b>			
2020 Homes Built 2010 or later	2.8%	8.0%	6.2%
2020 Homes Built 2000 to 2009	20.9%	22.8%	20.7%
2020 Homes Built 1990 to 1999	4.5%	12.9%	15.8%
2020 Homes Built 1980 to 1989	16.2%	15.9%	19.3%
2020 Homes Built 1970 to 1979	17.4%	16.6%	13.7%
2020 Homes Built 1960 to 1969	13.0%	5.5%	6.0%
2020 Homes Built 1950 to 1959	4.6%	4.0%	4.2%
2020 Homes Built Before 1949	10.1%	4.6%	4.4%
<b>HOME VALUES</b>			
2020 Home Value \$1,000,000 or More	-	0.5%	0.4%
2020 Home Value \$500,000 to \$999,999	0.5%	1.7%	2.0%
2020 Home Value \$400,000 to \$499,999	5.6%	2.4%	2.3%
2020 Home Value \$300,000 to \$399,999	2.4%	7.7%	6.6%
2020 Home Value \$200,000 to \$299,999	26.0%	20.8%	20.7%
2020 Home Value \$150,000 to \$199,999	23.5%	19.4%	19.8%
2020 Home Value \$100,000 to \$149,999	18.3%	21.2%	18.3%
2020 Home Value \$50,000 to \$99,999	17.7%	15.9%	15.1%
2020 Home Value \$25,000 to \$49,999	3.4%	5.4%	6.8%
2020 Home Value Under \$25,000	2.4%	4.6%	7.1%
2020 Median Home Value	\$169,077	\$153,696	\$150,922
2020 Median Rent	\$907	\$792	\$825

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<b>LABOR FORCE</b>	2020 Est. Labor Population Age 16 Years or Over	619	13,960	53,868
	2020 Est. Civilian Employed	54.1%	51.0%	50.5%
	2020 Est. Civilian Unemployed	2.5%	1.1%	1.4%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	43.4%	47.9%	48.1%
	2020 Labor Force Males	46.1%	47.9%	47.1%
	2020 Labor Force Females	53.9%	52.1%	52.9%
<b>OCCUPATION</b>	2020 Occupation: Population Age 16 Years or Over	335	7,117	27,226
	2020 Mgmt, Business, & Financial Operations	14.2%	9.6%	11.5%
	2020 Professional, Related	22.5%	17.2%	18.9%
	2020 Service	20.9%	23.7%	21.5%
	2020 Sales, Office	19.8%	25.5%	23.4%
	2020 Farming, Fishing, Forestry	1.0%	0.3%	0.3%
	2020 Construction, Extraction, Maintenance	10.2%	8.2%	9.2%
	2020 Production, Transport, Material Moving	11.4%	15.6%	15.2%
	2020 White Collar Workers	56.6%	52.3%	53.8%
	2020 Blue Collar Workers	43.4%	47.7%	46.2%
<b>TRANSPORTATION TO WORK</b>	2020 Drive to Work Alone	91.3%	85.5%	84.0%
	2020 Drive to Work in Carpool	3.8%	7.4%	8.1%
	2020 Travel to Work by Public Transportation	-	0.5%	0.4%
	2020 Drive to Work on Motorcycle	-	0.4%	0.4%
	2020 Walk or Bicycle to Work	0.5%	1.1%	1.3%
	2020 Other Means	0.3%	1.1%	0.7%
	2020 Work at Home	3.9%	3.9%	5.0%
<b>TRAVEL TIME</b>	2020 Travel to Work in 14 Minutes or Less	13.9%	14.0%	19.1%
	2020 Travel to Work in 15 to 29 Minutes	46.8%	41.4%	33.7%
	2020 Travel to Work in 30 to 59 Minutes	40.3%	33.8%	33.8%
	2020 Travel to Work in 60 Minutes or More	4.8%	8.7%	10.1%
	2020 Average Travel Time to Work	24.1	25.9	25.7
<b>CONSUMER EXPENDITURE</b>	2020 Est. Total Household Expenditure	\$14.07 M	\$314.17 M	\$1.29 B
	2020 Est. Apparel	\$482.11 K	\$10.82 M	\$44.54 M
	2020 Est. Contributions, Gifts	\$785.32 K	\$17.49 M	\$71.79 M
	2020 Est. Education, Reading	\$402.82 K	\$9.22 M	\$37.9 M
	2020 Est. Entertainment	\$784.12 K	\$17.52 M	\$72 M
	2020 Est. Food, Beverages, Tobacco	\$2.17 M	\$48.6 M	\$199.99 M
	2020 Est. Furnishings, Equipment	\$488.86 K	\$10.9 M	\$44.86 M
	2020 Est. Health Care, Insurance	\$1.35 M	\$29.87 M	\$122.62 M
	2020 Est. Household Operations, Shelter, Utilities	\$4.57 M	\$102.24 M	\$420.31 M
	2020 Est. Miscellaneous Expenses	\$267.08 K	\$5.95 M	\$24.45 M
	2020 Est. Personal Care	\$188.57 K	\$4.21 M	\$17.34 M
	2020 Est. Transportation	\$2.58 M	\$57.37 M	\$235.98 M

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# Retail Map



## Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	739	16,868	65,379
Households	284	6,747	26,049
Population Median Age	50.2	45.5	44.5
5 Yr Pop Growth (Total%)	17.6%	16.3%	15.7%

## 5 Mile Information

