FOR SALE

OFF-MARKET LAND DEVELOPMENT OPPORTUNITY!

20 Acres - 853,473 sq/ft

Haines City,

FL 33844

Property Highlights

Folio: 27-27-27-000000-042010 and 27-27-27-000000-042100

County: Polk

Lot size: 853,473 sq/ft

Due diligence items completed:

1. survey
2. environmental site assessment
3. preliminary site plan

Zoning: Currently being annexed into the City of Haines City, and rezoned and site plan approved for 78 single family lots ranging from 52', 60' and 70' lots.

Rezoned and site plan approved for 78 single family lots!

Goyal & DeCoster
A Real Estate Company

Asking Price: $1.95M

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767 Lake Baldwin Lane,
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PROPERTY DESCRIPTION

Rare 19.5+ acre residential land in Haines City, FL, on two adjacent parcels. Currently in the process of being rezoned and fully site plan approved for 78 single-family lots ranging from 52’ to 70’. This prime development site offers a unique chance to create a vibrant residential community in Polk County, one of Florida’s fastest-growing areas.Situated near major highways like US-27 and I-4, the property provides easy access to Orlando, Tampa, and surrounding areas. Its off-market status makes it a rare find with excellent growth potential, perfect for developers and investors looking to meet the area’s rising demand for residential housing. Don’t miss this exceptional opportunity to shape the future of Haines City’s real estate landscape.

- The site comprises two adjacent lots, totaling just under 20 acres.
- In the process of annexing the site, rezoning, and obtaining site plan approvals to allow the development of 78 home lots, ranging from 52', 60' and 70’ — approved expected by September.
- The site has a clean environmental assessment, is high & dry, generally cleared of trees, and with great soil leaving much less site work needed vs other sites.
- No issues with access, utilities are easily accessible.

CONTACT US

Managing Broker / Freddy De Coster / +1 (407) 693-7403

Creativity, Luxury & Integrity in Every Transaction

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GT Development CFL LLC
Scott Taylor
Principal | Partner

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PROPERTY PHOTOS

BUSINESS MAP

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SITE PLAN

PARK AREA =	32 AC.
LANDSCAPE BUFFER / OPEN SPACE =	0.63 AC.
DETENTION AREA =	1.58 AC.
TOTAL OPEN SPACE =	3.33 AC.
TOTAL LOTS =	78
DENSITY (78 LOTS/19.52 AC.) =	4.00 UNITS/ACRE

REQUIRED PARK AREA

REQUIRED = 510 SF/DWELLING UNIT
TOTAL LOTS = 78 LOTS
REQUIRED PARK AREA = 510 SF X 78 = 0.91 ACRES
PARK AREA PROVIDED = 92 ACRES

PROPOSED SETBACKS:

FRONT YARD =	15'
GARAGE =	20'
REAR =	15' (52' LOTS) / 20' (62' & 70' LOTS)
SIDE =	6' (52' LOTS) / 7' (62' & 70' LOTS)
SIDE STREET =	15'

15' PUBLIC UTILITY EASEMENT

- PROJECT IS A SINGLE FAMILY DEVELOPMENT WITH A MAXIMUM OF 2-STORIES.
- CURRENT LAND USE AND ZONING IS ARR - POLK COUNTY.
- PROPOSED LAND USE IS LDR AND PROPOSED ZONING IS RPUD.
- THERE ARE NO 100 YEAR FLOOD ZONES ON THE PROPERTY.
- ENDANGERED SPECIES REPORT SHALL BE PREPARED PRIOR TO SUBMISSION OF CONSTRUCTION PLANS.

DEVELOPMENT PLAN NOTES FOR UTILITIES

- WATER AND SEWER SHALL BE PROVIDED BY THE CITY OF HAINES CITY
- PROPOSED EXTENSIONS OF THE EXISTING POTABLE WATER AND SANITARY SEWER SYSTEM WILL BE THROUGH EXISTING PLATTED EASEMENTS OR R/W DEPICTED ON PLAN

MASSEY ROAD WIDENING NOTES

THE DEVELOPER SHALL BE REQUIRED TO RECONSTRUCT MASSEY ROAD AS TO MEET CITY STANDARDS FROM HINSON AVE TO THE SOUTHERN EXTENT OF THE PROPERTY.

LANDSCAPE NOTES

1. THE HOMEBUILDER IS RESPONSIBLE TO PLANT TWO (2) SHADE TREES FOR ALL LOTS 6,000 SF OR LESS AND THREE (3) SHADE TREES FOR LOTS GREATER THAN 6,000 SF. ONE OF THE TREES SHALL FUNCTION AS A STREET TREE AND BE PLACED BETWEEN THE SIDEWALK AND CURB OR IN A LOCATION APPROVED BY THE ADMINISTRATIVE OFFICIAL. ALL SHADE TREES SHALL BE FROM THE HAINES CITY APPROVED SPECIES LIST AND BE A MINIMUM OF 3-INCH CALIPER AND 8-FT HEIGHT AT TIME OF PLANTING.
2. A TYPE "A" LANDSCAPE BUFFER (MINIMUM 10' WIDTH) IS REQUIRED ALONG MASSEY ROAD FRONTAGE WITH 6-FT HIGH MASONRY WALL. THE WALL HEIGHT SHALL BE MEASURED FROM THE CROWN OF JOEL MASSEY ROAD

LOT DISTRIBUTION

LOTS =	46	59.0%
LOTS =	16	20.5%
70' LOTS =	16	20.5%
	78	100%

PARCEL INFORMATION

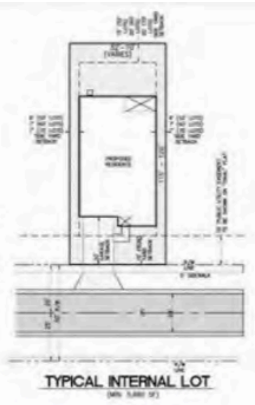
PARCEL #1 ID: 27/27/27-000000-042100 & 27/27/27-000000-042010

LEGAL DESCRIPTION: THE NORTH ½ OF TH SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA;

LESS: BEGIN AT THE SOUTHEAST CORNER OF THE NORTH ½ OF TH SOUTHEAST ¼ OF THE SOUTHWEST ¼, RUN NORTH 104.00 FEET, THENCE WEST 208.00 FEET, THENCE SOUTH 104.00 FEET, THENCE EAST 208.00 FEET TO THE POINT OF BEGINNING.

OWNER: FORD FAMILY TRUST

ADDRESS: 68 JOEL MASSEY RD HAINES CITY, FL 33844

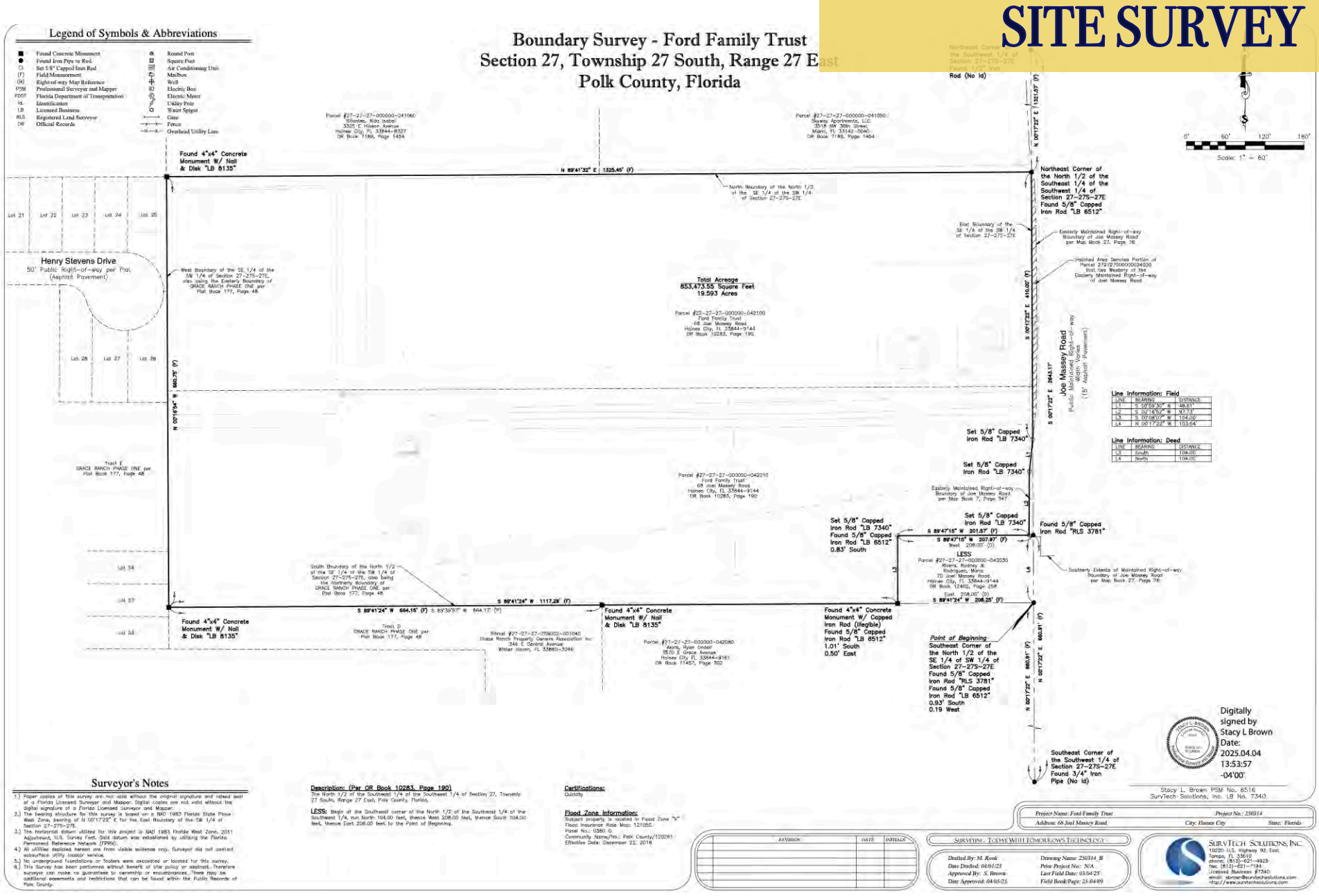


FORD FAMILY TRUST PROPERTY
WYNWOOD EQUITY PARTNERS
68 JOEL MASSEY ROAD
CITY OF HAINES CITY,
POLK COUNTY, STATE OF FLORIDA

RPUD PLAN

1

SITE SURVEY



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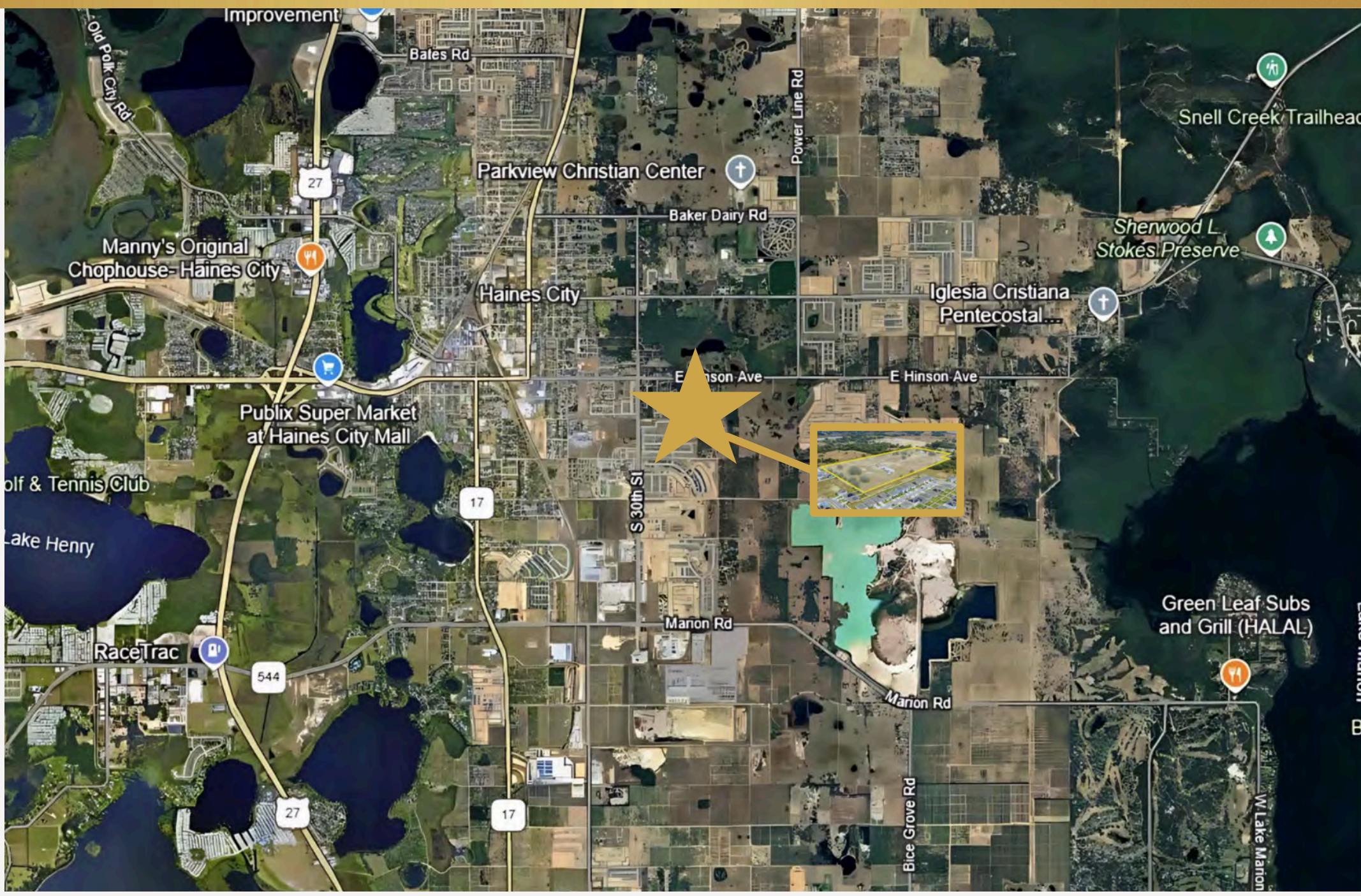
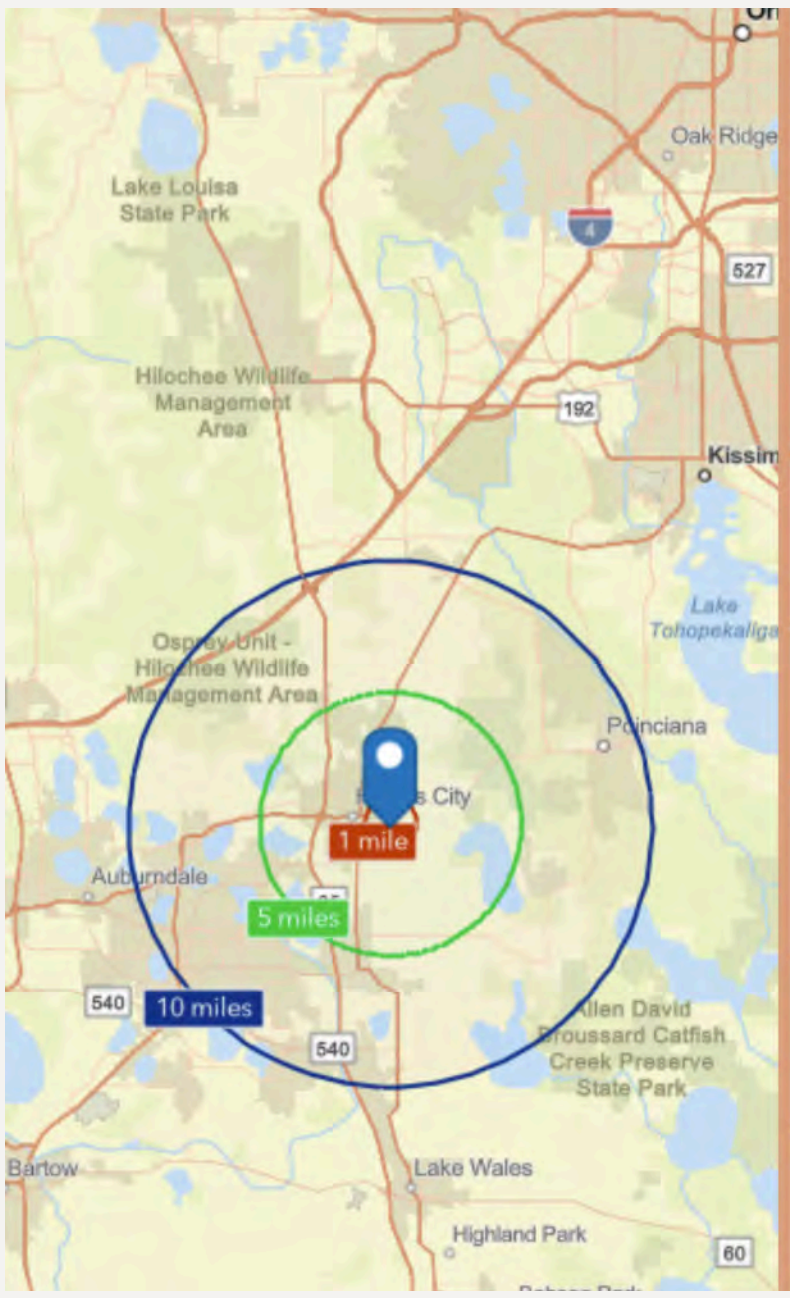
LOCATION





1 MILE	5 MILE	10 MILE	
4,619	70,775	281,049	**2024 Estimated** Population
5,598	79,653	317,660	**2029 Projected** Population
1,412	24,646	100,989	**2024 Estimated** Household
1,701	27,465	113,266	**2029 Projected** Household
1,627	30,296	119,383	**2024 Total** Housing Units
960	19,364	75,888	**2024 Estimated** Owner Occupied Housing
452	5,282	25,101	**2024 Estimated** Renter Occupied Housing

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