

FOR SALE

OFF-MARKET COMMERCIAL SITE IN HAINES CITY!

5 acres remaining! / Zero wetlands

1201 Hwy 544 E,
Haines City, FL

PROPERTY HIGHLIGHTS

Location:

1201 Hwy 544 E, Haines City, FL – signalized corner at SR-544 & Barrington Dr; ≈ 3 min to US-27 / 20 min to I-4.

Price:

Seller is targeting around \$1M/acre depending on parcel size. Larger parcels could provide flexibility in pricing.

Acreage:

The property is 7.39 acres in total, zero wetlands, and offers a clean development canvas in a high-growth corridor. Approximately 5 acres is available with some of the lots being pad-ready.

Disclaimer:

The owner will be building a gas station, on the property and in the corner, which will leave about 5 acres remaining. This is can sold in pieces as small as .5 areas or the whole 5 acres purchased at once.



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ASKING PRICE: \$1M/ACRE



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OVERVIEW

Total Size:

7.39 ac gross (\approx 5.7 ac usable after 1.7 ac gas station site).

Zoning:

General Commercial (C-3) within Haines City CRA District – broad retail/office/hospitality uses allowed.

Commercial – flexible use. The parcels are sub-dividable (0.5–5+ acres) and intended for commercial retail, medical, QSR, or service uses.

Allowed Uses:

Typical commercial uses are supported, including gas/convenience, retail strip, restaurants (including drive-thru), medical office, and professional office. We can confirm more granular zoning allowances with the city of Haines City/Polk County as needed.

Highest & Best Use:

QSR pads, medical office, or small-format retail users. Given traffic and growth in this corridor, multi-tenant retail strip with out-parcels is very strong.

Permits:

Construction plans are fully permitted and approved for site development, which adds significant value and shortens the development timeline.

Topography & Infrastructure:

High + dry, pad-ready with rough grading complete, utilities stubbed (water/sewer/power/fiber), and shared drive access in place (\approx \$200K+ in site value improvements).

CONTACT US

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

CREATIVITY, LUXURY & INTEGRITY IN EVERY TRANSACTION

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HIGHLIGHTS

High-visibility corner with turn lanes + utilities in place.

Fast-growing corridor serving 56K population within 5 mi.

Flexible sale / ground lease / build-to-suit options.

Market & Positioning:

Pad-Ready Premium:

Comparable shovel-ready sites in Polk Co. list \$800K–\$1M per ac; raw land averages ≈ \$75K–\$150K per ac.

QSR Pads (0.5–1 ac): Frontage sites ideal for fast-food or coffee drive-thru users with shared traffic from gas station.

Medical Office (1–5 ac): Build-to-suit potential for clinic/urgent care serving rapid residential growth.

Self-Storage (4–7 ac): Conditional use supported nearby – flat, cleared land suits multi-building layout.

Pricing Framework (Indicative):

Bulk 7.39 ac sale likely \$200K–\$300K per ac (≈ \$1.5–\$2.0 M range ask).

Front pad sites (subdivided 0.5–1 ac) justify \$500K–\$1 M per ac asks based on regional QSR comps.

[Click here for Construction Plans!](#)

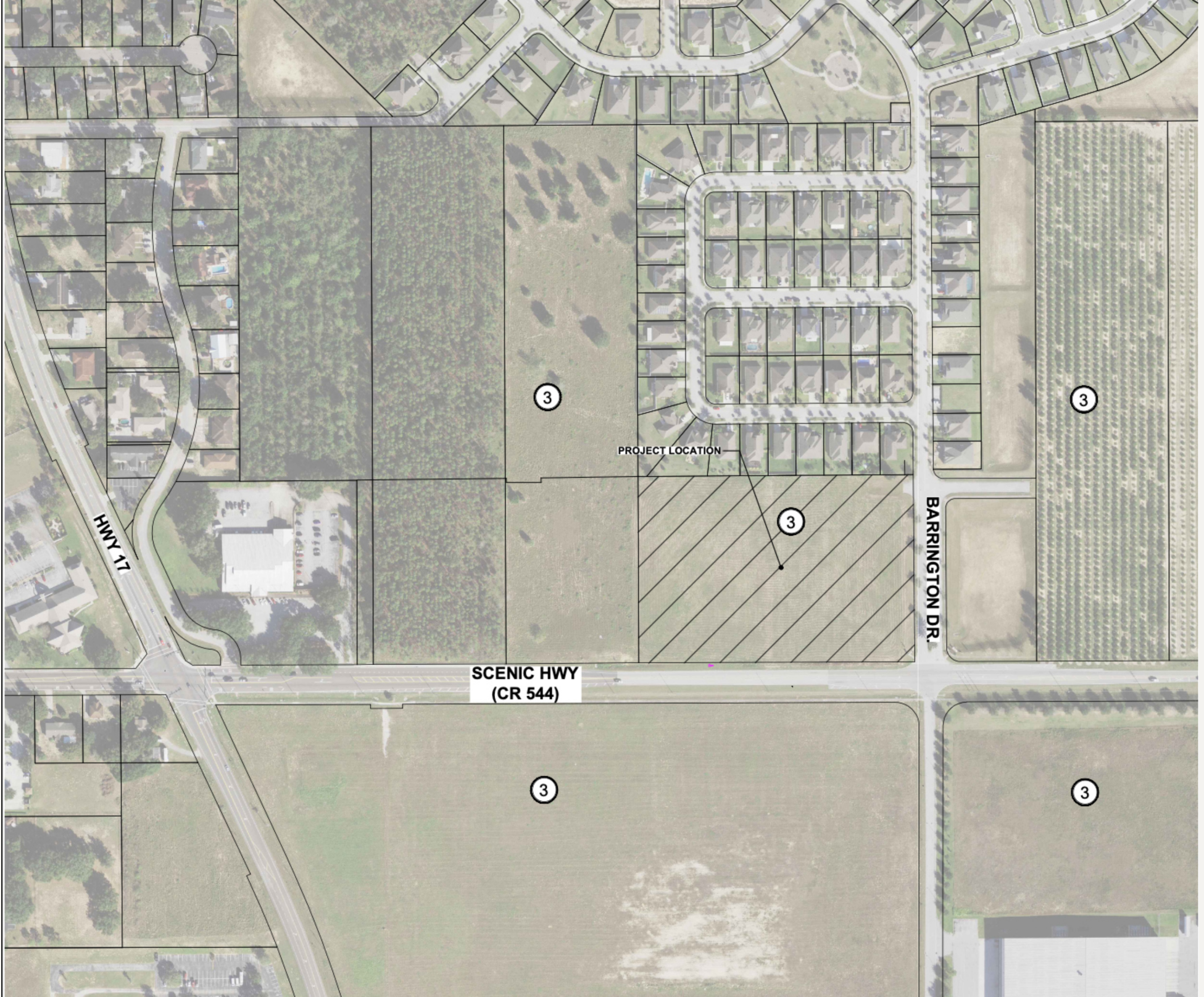
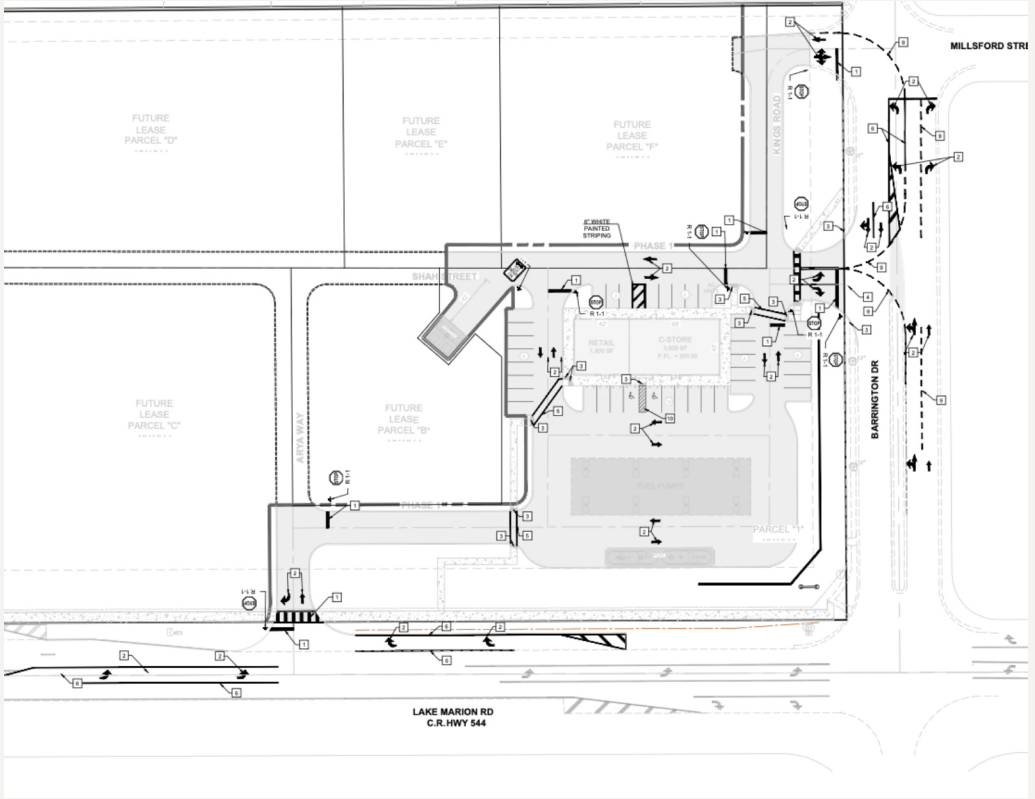
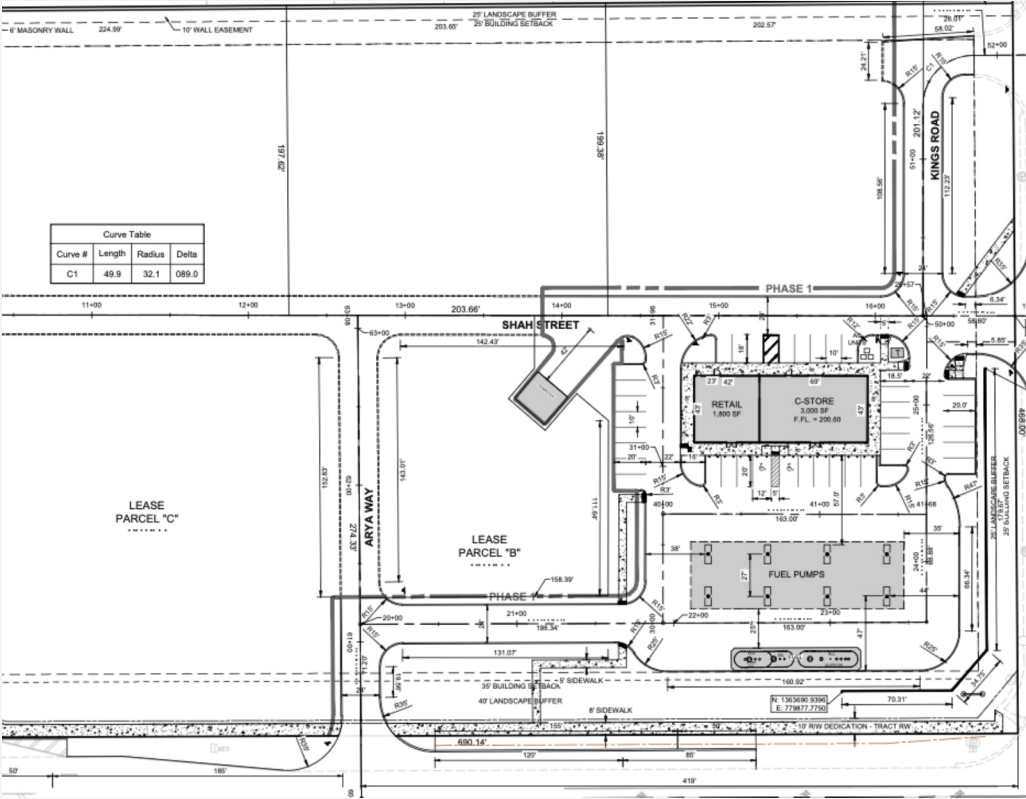
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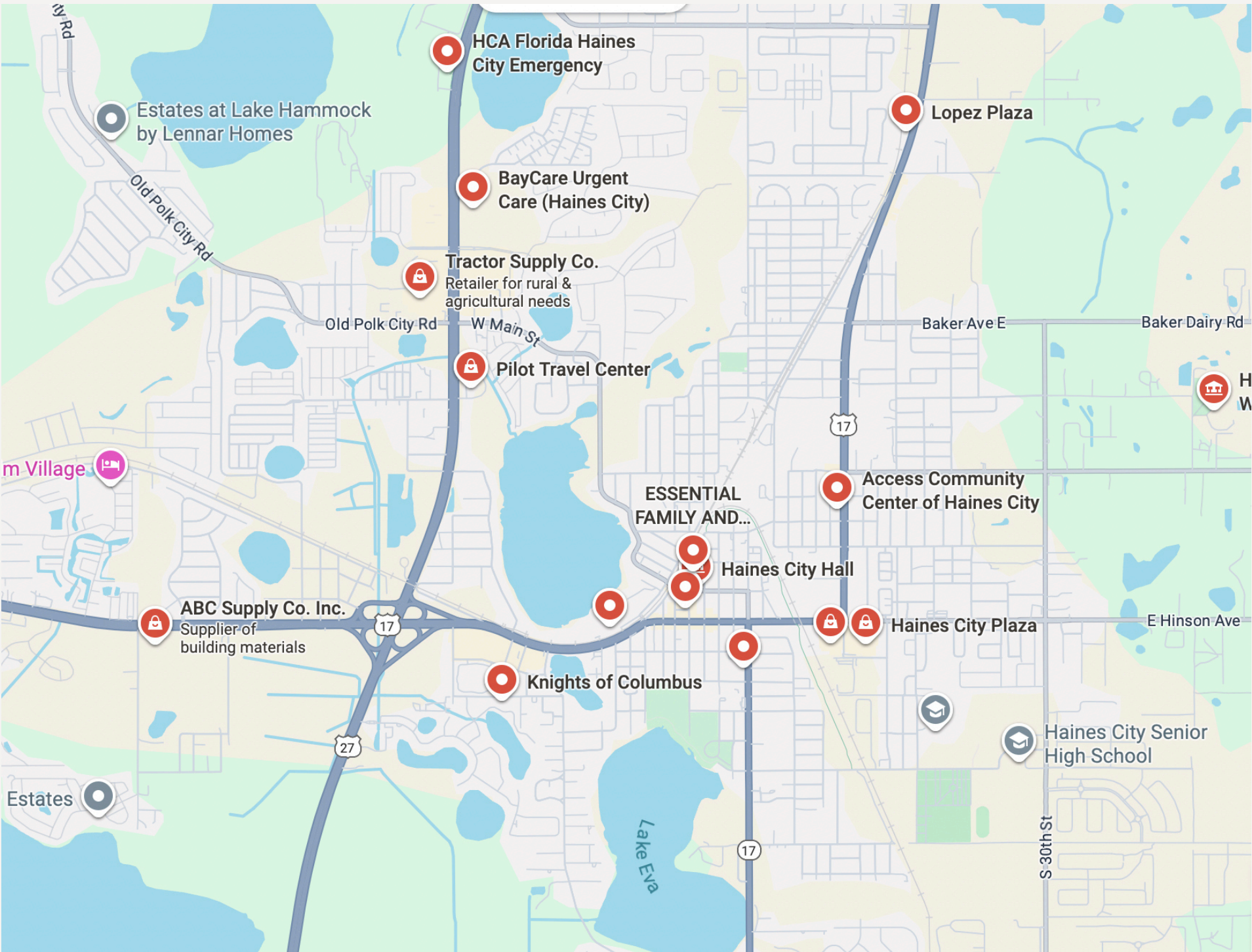
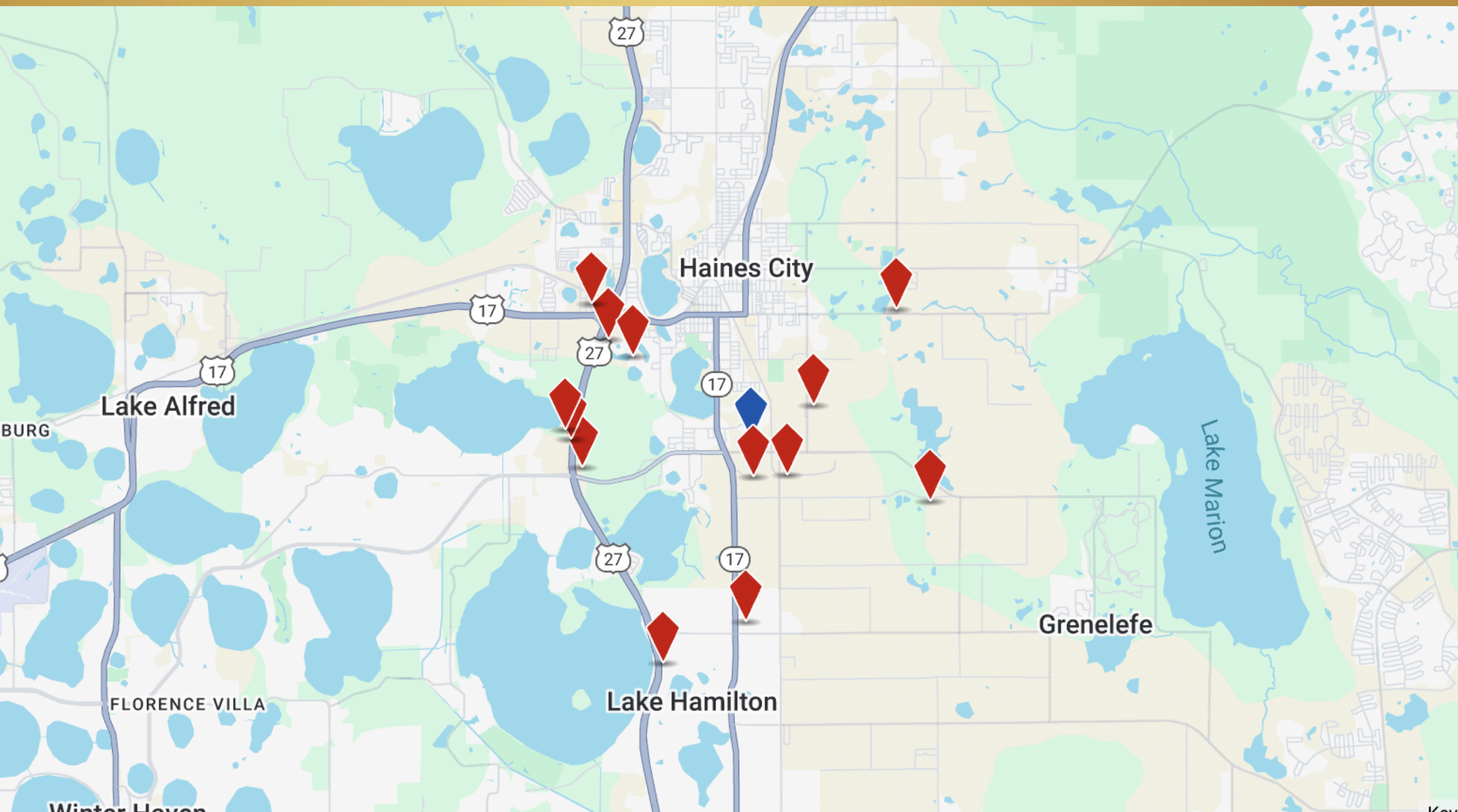
PROPERTY PHOTOS



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MAP OF LOCATION



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