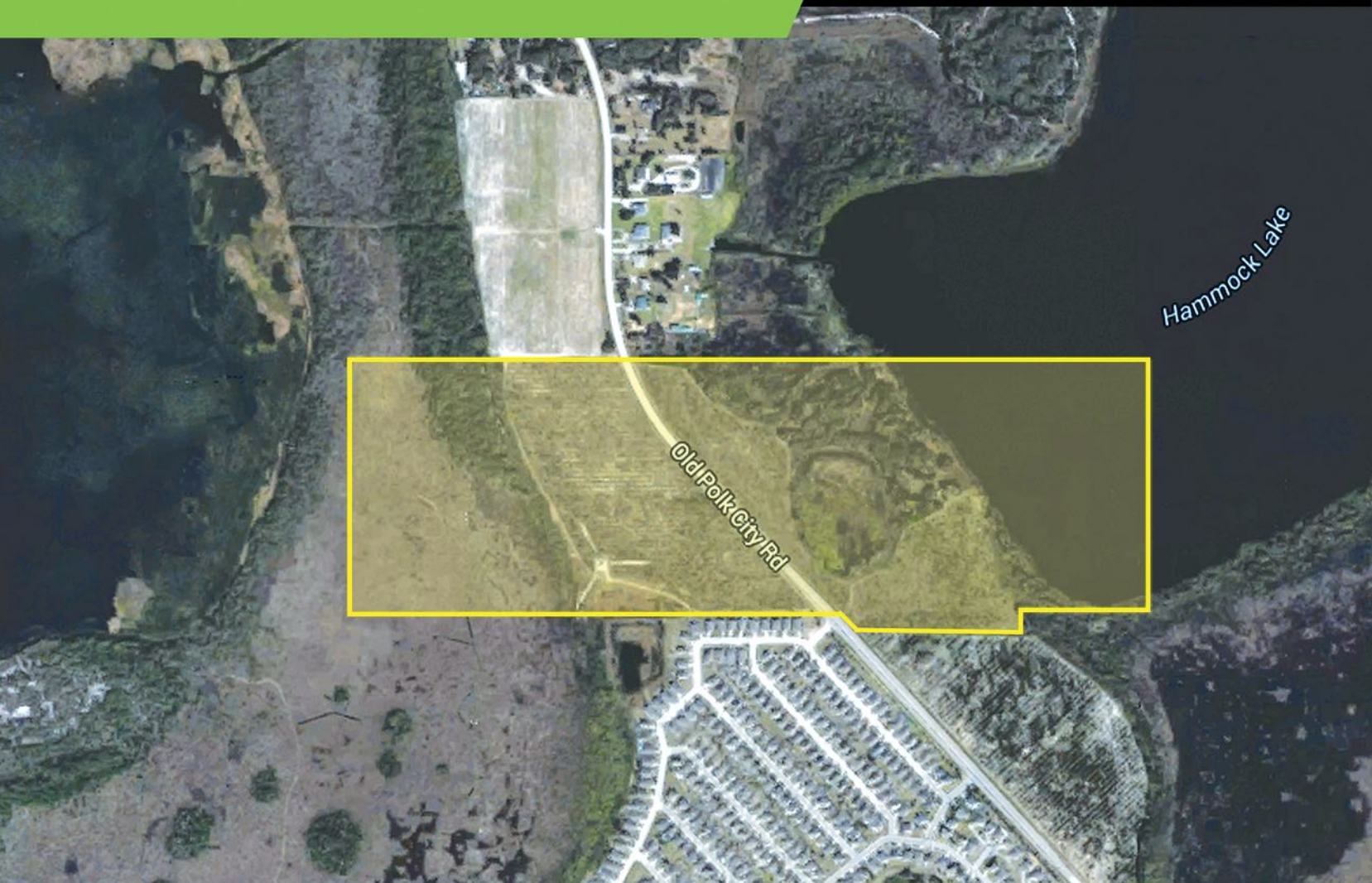


FOR SALE  
126 ± ACRES  
POLK COUNTY RD HAINES CITY, FL 33844



The Estates at Lake Hammock is a 126 ± acres parcel of which approximately 70 ± acres is uplands with plans to build 154 single family lots on the property. The planned lots sizes are 70' by 110' feet deep with 7' side yard setbacks. Agreements are in place with the city allocating water and server for this project.

- **Location:** Located 1.5 miles west of US Hwy 27 adjoining the Randa Ridge subdivision on Polk City Road in Haines City, FL.
- **Zoning:** The property is zoned R-1 which requires a minimum lot size of 8,000 SF and a minimum home size of 1,700 SF with a 400 SF garage. The property received preliminary plat approval for 154 lots in September of 2006.
- **Engineer:** Neal Hiler of Neal Hiler Engineering was the engineer of record for the submission of the plans to the city.
- **Utilities:** Water and server are believed to be available to the property, but may not be at the property line and would need to be run to the property as needed.

#### PROPERTY HIGHLIGHTS

**SIZE:**  
126.20 Acres

**ZONING:**  
R-1 - Residential

**ADDRESS:**  
0 Polk County Rd.  
Haines City, FL 33844

**COUNTY:**  
Polk County

**PRICE:**  
Please Call

# PROPOSED SITE PLAN

