



Feltrim Lakes Townhome Land

621 Scenic Hwy N, Haines City, Florida 33844

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Downtown Haines City
(15 ± Minutes)





Sale Price

\$4,200,000

Offering Summary

Acreage:	21 Acres
Price / Lot :	\$24,705
State:	Florida
City:	Haines City
County:	Polk
Property Type:	Development Land

Property Overview

Uncover an exceptional opportunity for developers in the thriving Haines City area with this strategically located, shovel-ready property. Boasting PD (Planned Development) zoning, approval for 170 townhome lots, and approved construction plans, this parcel of land presents a prime canvas for imaginative and innovative development projects.

With a rich history and a strategic location, this property offers developers the chance to bring new visions to life and create something truly distinctive. Whether it's a unique residential project or an innovative development, this property provides the perfect opportunity for developers to make their mark in this dynamic and growing area.

SPECIFICATIONS & FEATURES



Specifications & Features

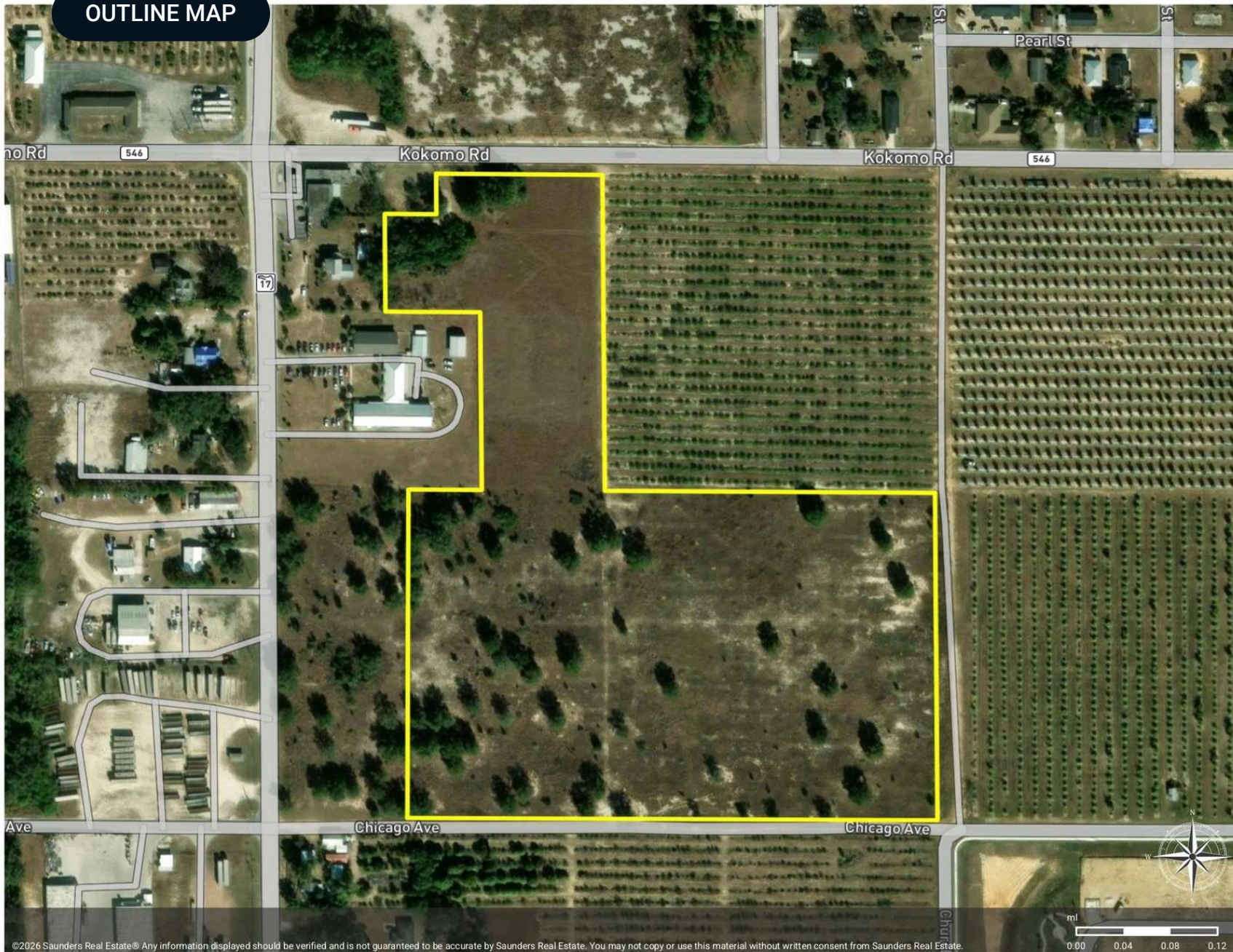
Uplands / Wetlands:	All uplands
Zoning / FLU:	Zoning: PD (Planned Development) This site is shovel ready for 170 TH lots. The lots are 20ft - 21ft wide.
Lake Frontage / Water Features:	N/A
Water Source & Utilities:	Water and sewer will be provided by the City of Lake Hamilton.
Road Frontage:	This site has road frontage on Chicago Ave and Kokomo Rd
Nearest Point of Interest:	Alta Vista Elementary School Winn Dixie: 2.5 Miles Haines City High School: 3 Miles Publix: 3.3 Miles Walmart Distribution Center #6071: 4 Miles
Current Use:	Vacant Land
Land Cover:	Vacant land.
Structures & Year Built:	N/A
Survey or Site Testing Reports:	Environmental Assessment Report by Stillwater Environmental, Inc. from August 2022. Approved Construction Plans & Approval Letter revised in January 2024. Appraisal report by JLL from October 2024. Rezoning Ordinance from AG Agricultural and Commercial C2 to Planned Unit Development PUD by Town of Lake Hamilton from November 2022. Revised Boundary Survey Certificate by Leading Edge Land Services Inc from September 2024. Zoning, Entitlements and Land Use Conformance verification letter by Fernandez Legal from November 2024. Site Plan by Dave Schmitt Engineering Inc from November 2023. Site Development Bid by Tucker and Paving Co revised in July 2026.

OUTLINE MAP



Feltrim Lakes Townhome Land

Polygon

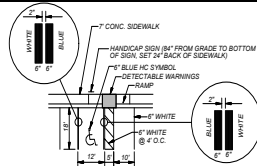


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SITE PLAN

LOCATION:
FRONT:
GARAGE:
REAR:
SIDE:
CORNER:

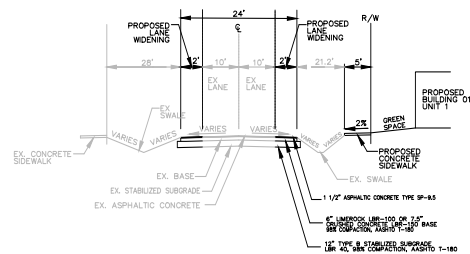
REQUIRED WIDTH:
15'
20'
15'
6'
15'



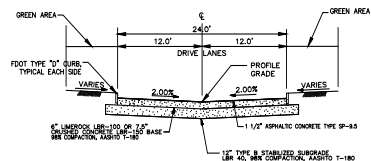
TYPICAL PARKING STRIPING PLAN

DEVELOPMENT PROGRAM

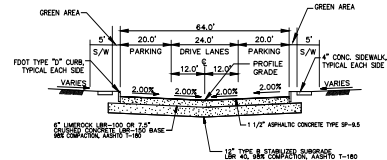
BUILDING TYPE	NUMBER OF BUILDINGS	NUMBER OF UNITS
5-UNIT	34	5
TOTAL	34	170



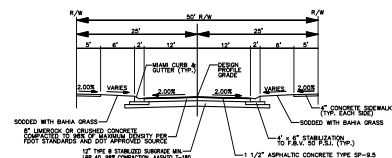
CROSS SECTION A-A



WEST CHICAGO AVENUE TYPICAL SECTION

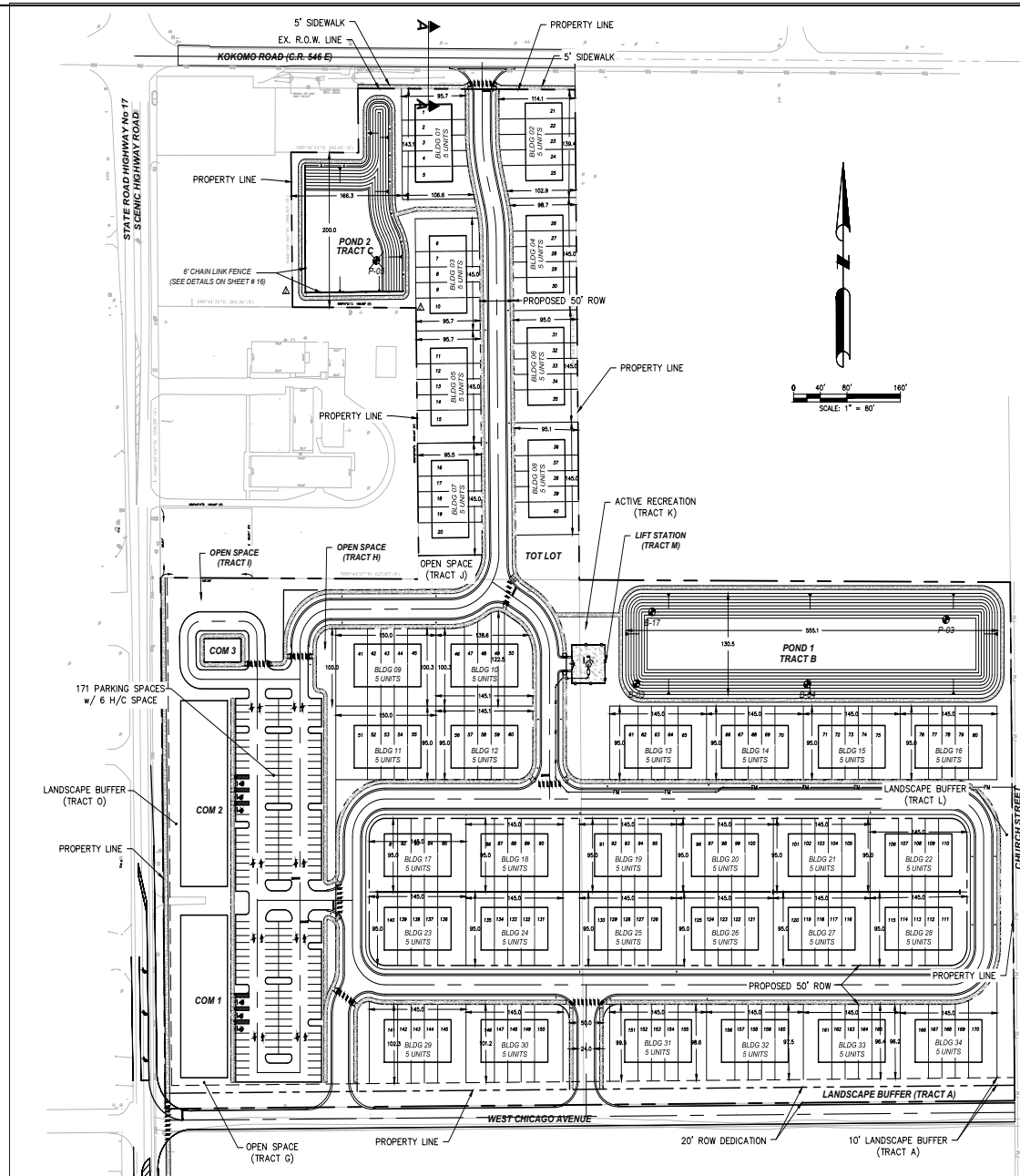


TYPICAL PARKING SECTION



TYPICAL 50' R/W CROSS - SECTION

NTS
PUBLIC STREET



DAVE SCHMITT
ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

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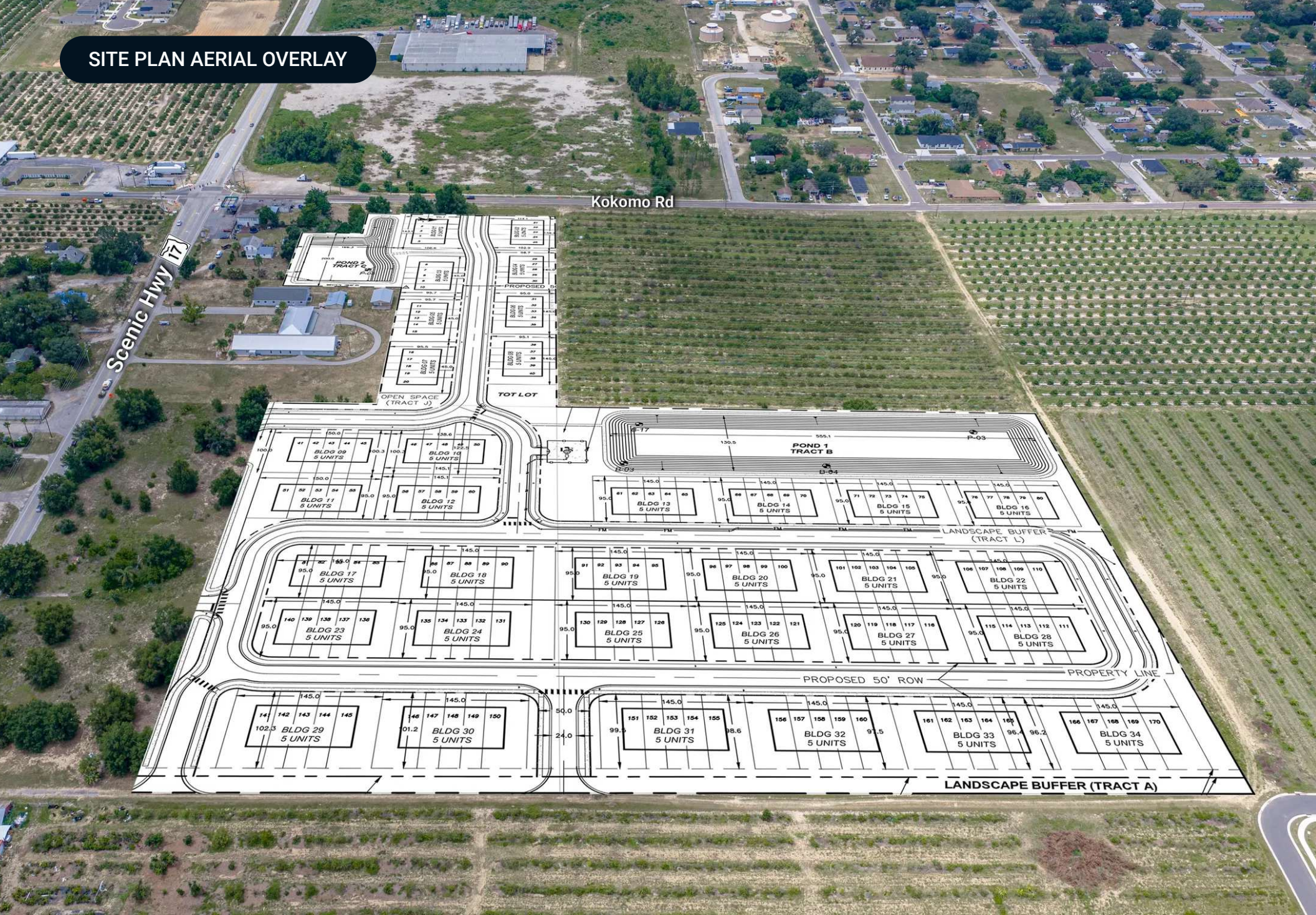
DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

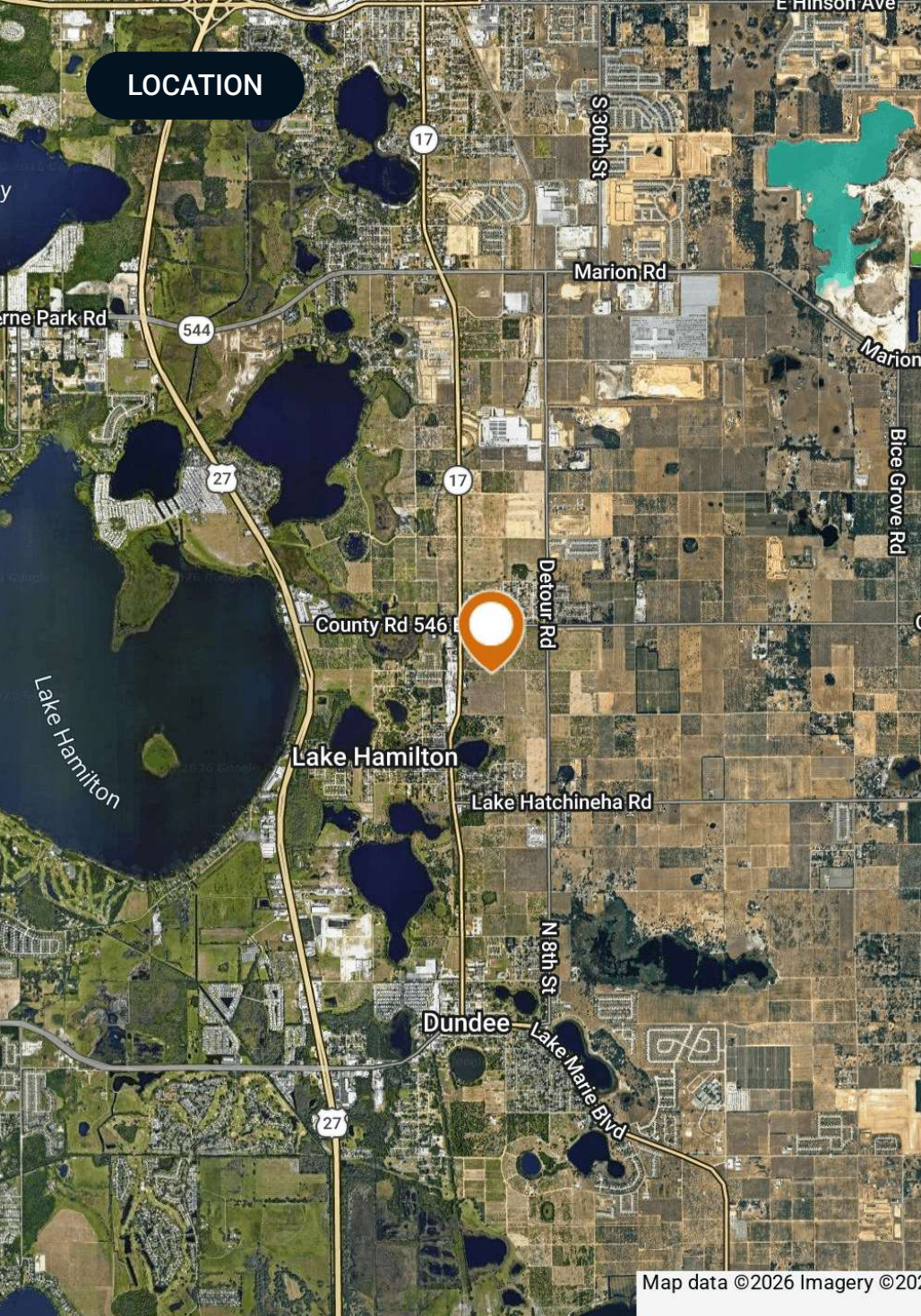
SITE PLAN

FELTRIM LAKES
LAKE HAMILTON, FLORIDA

DATE: FEBRUARY 2023
PROJECT NO.: FTD-34
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1"=80'
SHEET: 07 OF 23

SITE PLAN AERIAL OVERLAY

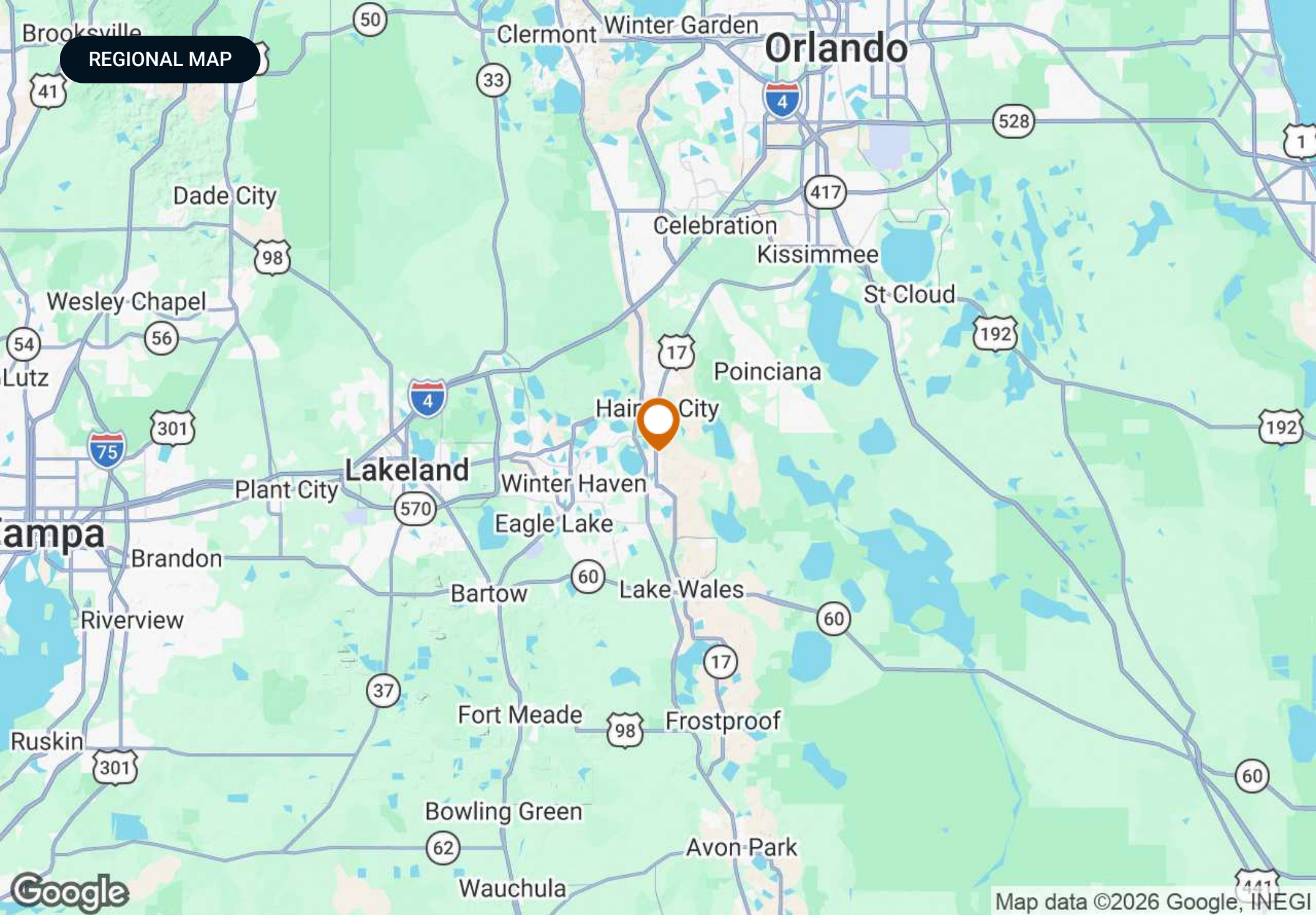




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Location & Driving Directions

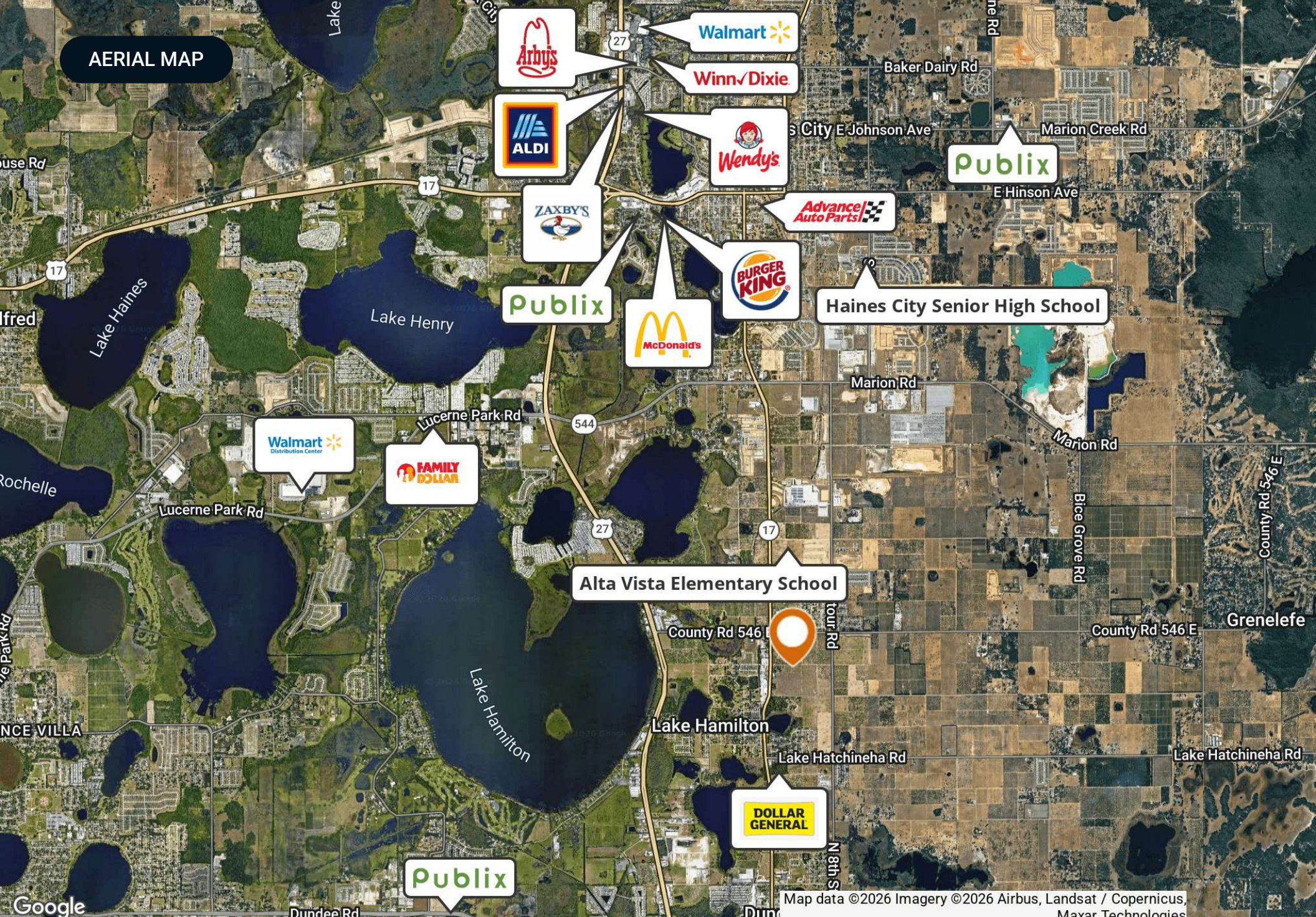
Parcel:	272816823000039031
	272816823000039040
	272816823000039026
GPS:	28.054789, -81.6170202
Driving Directions:	Contact Agent
Showing Instructions:	Contact Agent



SURROUNDING BUILDERS



AERIAL MAP

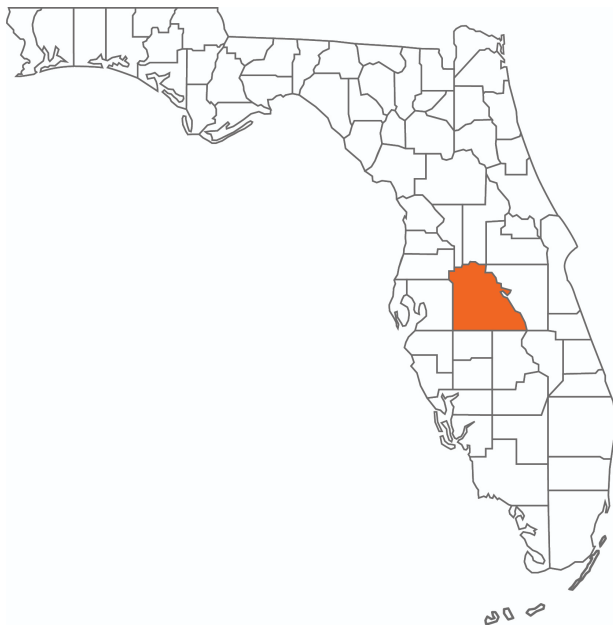


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COUNTY

Polk County FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

ADDITIONAL PHOTOS

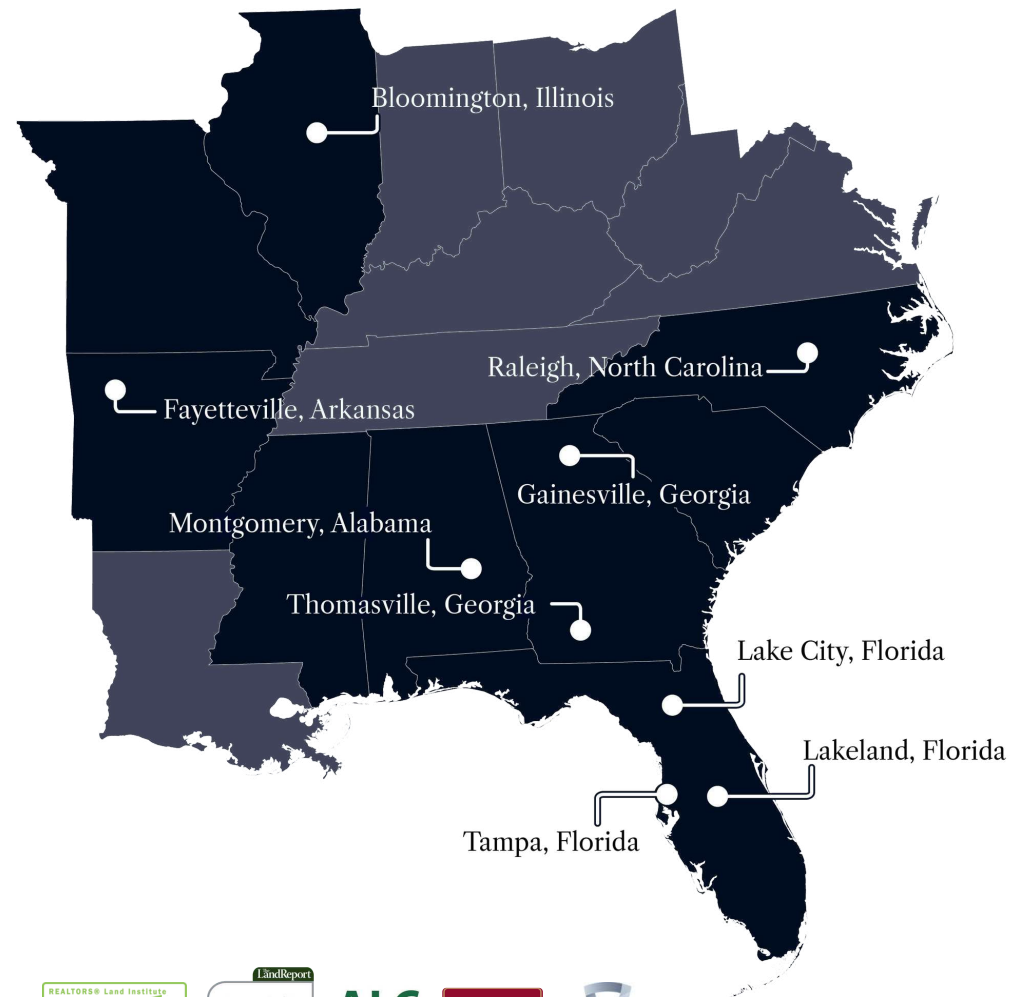




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