

LAND FOR SALE

# LAKE HATCHINEHA ROAD RESIDENTIAL DEVELOPMENT

0 LAKE HATCHINEHA ROAD  
Haines City, FL 33844

PRESENTED BY:

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DOWNTOWN  
WINTER HAVEN  
12 ± Miles



**SALE PRICE**

**\$1,200,000**

**OFFERING SUMMARY**

<b>ACREAGE:</b>	24 Acres
<b>PRICE / ACRE:</b>	\$50,000
<b>CITY:</b>	Haines City
<b>COUNTY:</b>	Polk
<b>PROPERTY TYPE:</b>	Land: Residential Development
<b>VIDEO:</b>	<a href="#">View Here</a>

**PROPERTY OVERVIEW**

This offering is a unique property with an existing grape orchard. It is located on the south side of Lake Hatchineha Road and in the path of residential development. Sandhill Elementary is in close proximity to the property and the master planned Poinciana community Village 7 is just minutes away to the east. The FLU is Agricultural/Residential-Rural with Low Density Residential adjoining the property to west and south of it. Lake Hatchineha is also just 10 ± minutes away and provides great amenities to residents, which include all kinds of water activities such as world class fishing, air boating, and gator gazing. This property has great potential to become a residential development due to its great location, and as such, is priced accordingly.



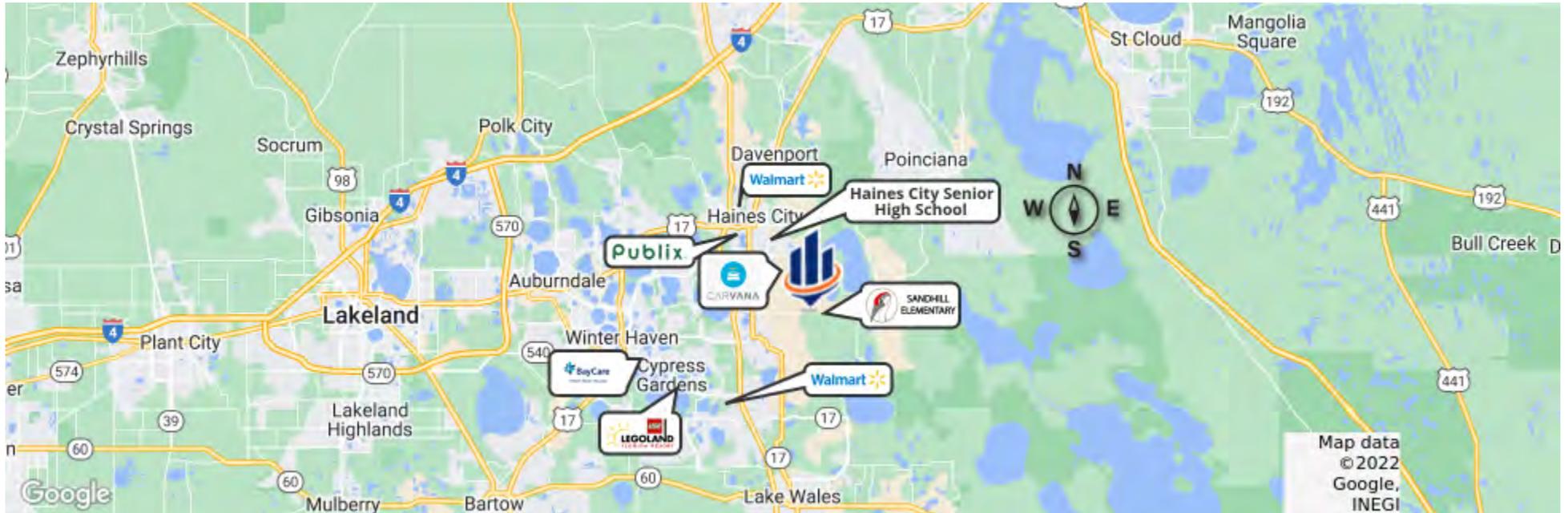
## SPECIFICATIONS & FEATURES

<b>LAND TYPES:</b>	Residential Development
<b>UPLANDS / WETLANDS:</b>	24 ± uplands
<b>SOIL TYPES:</b>	Canler Fine Sand
<b>TAXES &amp; TAX YEAR:</b>	\$6657 (2021)
<b>ZONING / FLU:</b>	A/RR - Agricultural/Residential-Rural
<b>WATER SOURCE &amp; UTILITIES:</b>	Water and sewer lines provided by town of Dundee, both 8 inches and located along Lake Hatchineha Rd [see page 7]
<b>ROAD FRONTAGE:</b>	830 ± FT on Lake Hatchineha Road and 1240 ± FT on Caldwell Road
<b>NEAREST POINT OF INTEREST:</b>	Port Hatchineha approximately 7 miles to the east. Florida FFA Foundation Training Center is approximately 8.4 miles to the southeast
<b>FENCING:</b>	Yes
<b>CURRENT USE:</b>	Grape orchard



## LOCATION & DRIVING DIRECTIONS

<b>PARCEL:</b>	27-28-24-000000-013010 and 27-28-24-000000-013020
<b>GPS:</b>	28.0393647, -81.5678813
<b>DRIVING DIRECTIONS:</b>	From the town of Lake Hamilton, go east on Lake Hatchineha Road for approximately 3.1 miles, property is to your right on the corner of Hatchineha Road & Caldwell Drive
<b>SHOWING INSTRUCTIONS:</b>	Call listing agent

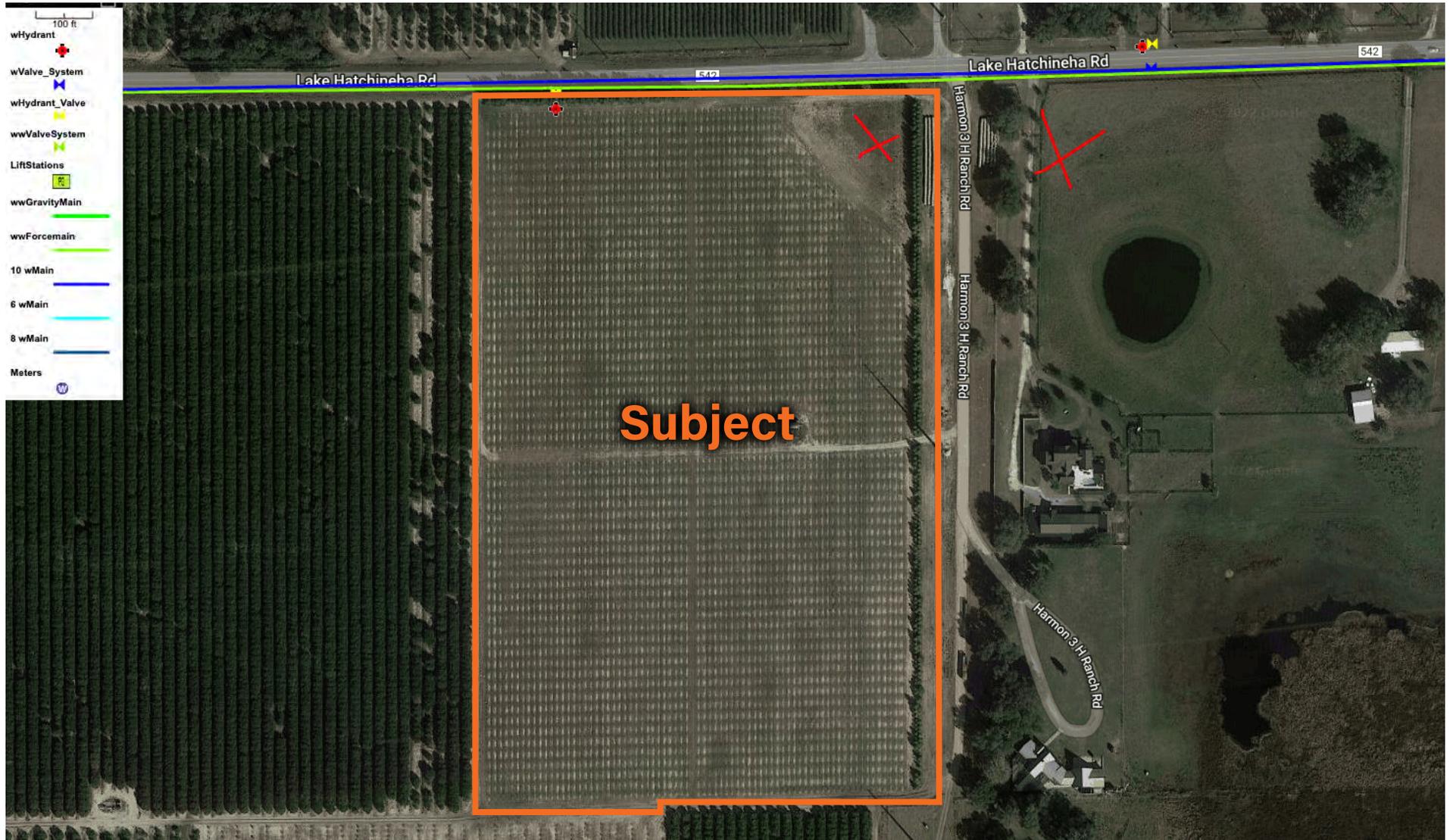






# UTILITES MAP

## WATER AND SEWER





## POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	384.7 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	721,312 [2021]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both 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 and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.



## R. TODD DANTZLER, CCIM

Managing Director/ Senior Advisor

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### PROFESSIONAL BACKGROUND

R. Todd Dantzler, CCIM is a Managing Director and Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. He specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing and land development.

Todd has been active in Polk County real estate for over 40 years and is a second-generation real estate leader - his father served as a member and Chairman of the Florida Real Estate Commission (FREC) in the early '80s.

Todd was recognized as the 2012 Florida Realtor® of the Year and in 2000 he was elected president of the Florida Realtors®. This would make him the youngest president in the history of Florida Realtors®. He is a current member of the board of directors, past treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, and the Polk Transportation Planning Organization. Todd was the Commission liaison to the Central Florida Development Council (CFDC), the economic development arm of the county, and past chairman of the CFDC.

In addition, Todd is currently the Chairman of the Winter Haven Hospital/BayCare Board of Trustees. The Winter Haven Hospital is a 529-bed, major medical center serving the east Polk and Highlands counties and is the largest private employer in East Polk County.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He was the president of his fraternity, Alpha Tau Omega where he won the Morton Wolfson Award for the Best Fraternity President at UF in 1981 and the Harry L. Bird Award for best Public Relations Officer.

In addition to real estate, Todd serves as a Senior Consultant with Two Blue Aces, an executive leadership and management development company led by six retired United States Air Force (USAF) General Officers. Todd advises on political and real estate land use issues.

Todd specializes in:

- Commercial Properties
- Industrial Properties
- Investment Properties
- Commercial Leasing
- Area: The Lakeland-Winter Haven Metro Area



For more information visit [SVNsaunders.com](http://SVNsaunders.com)

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