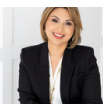




FOR SALE
88± ACRES | INDUSTRIAL & COMMERCIAL LAND OPPORTUNITY
(POLK COUNTY, FL)

US HWY 27, LAKE HAMILTON, FL 33837



LORENA@CROSBYDIRT.COM
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863.412.9288



CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



SALE PRICE **\$6,900,000**

OFFERING SUMMARY

Listing Price	\$6,900,000
Acres	88.45 Acres
County	Polk
Utilities	Water & sewer available from the Town of Dundee. Water only is available from Lake Hamilton
Parcel IDs	272820000000032060, 272820000000041140, 272820000000032050 & 272820000000031190
Coordinates	28.0346, -81.6392

PROPERTY OVERVIEW

Offered for sale is an 88.45± acre tract positioned along the Hwy 27 corridor near Dundee, Florida well suited for industrial and commercial users seeking scale, visibility, and long-term flexibility. The property is currently under a sod land lease, providing interim holding income while a buyer completes due diligence, design, and entitlement work. A lease summary (term, rent, renewal options, and termination provisions) is available upon request.

A key development advantage is utility proximity: water is approximately 700 LF from the site along Hwy 27 (buyer to verify capacity, pressure, and exact point of connection with the utility provider). The acreage supports a wide range of concepts including industrial flex/warehouse, phased industrial park development, contractor and service uses, distribution-support uses, and commercial frontage opportunities, subject to zoning and approvals.

The surrounding corridor continues to strengthen with new and evolving retail and service amenities, including the nearby Winn-Dixie conversion to Aldi anticipated in summer 2026, reinforcing ongoing investment and daily-needs convenience for the local workforce.

PROPERTY HIGHLIGHTS

- High visibility fronting US 27
- Traffic Counts: 43,500

Additional Photos

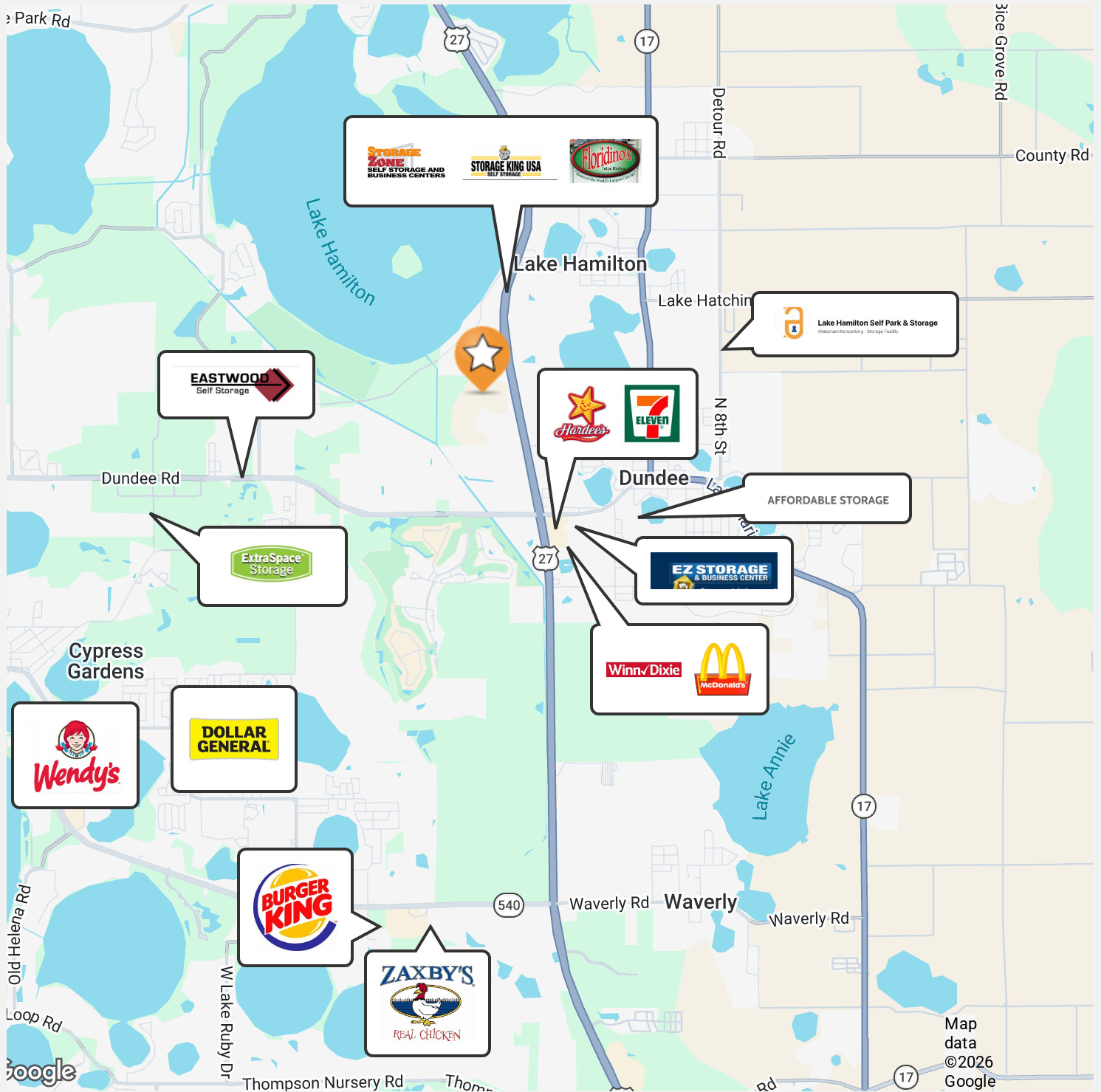


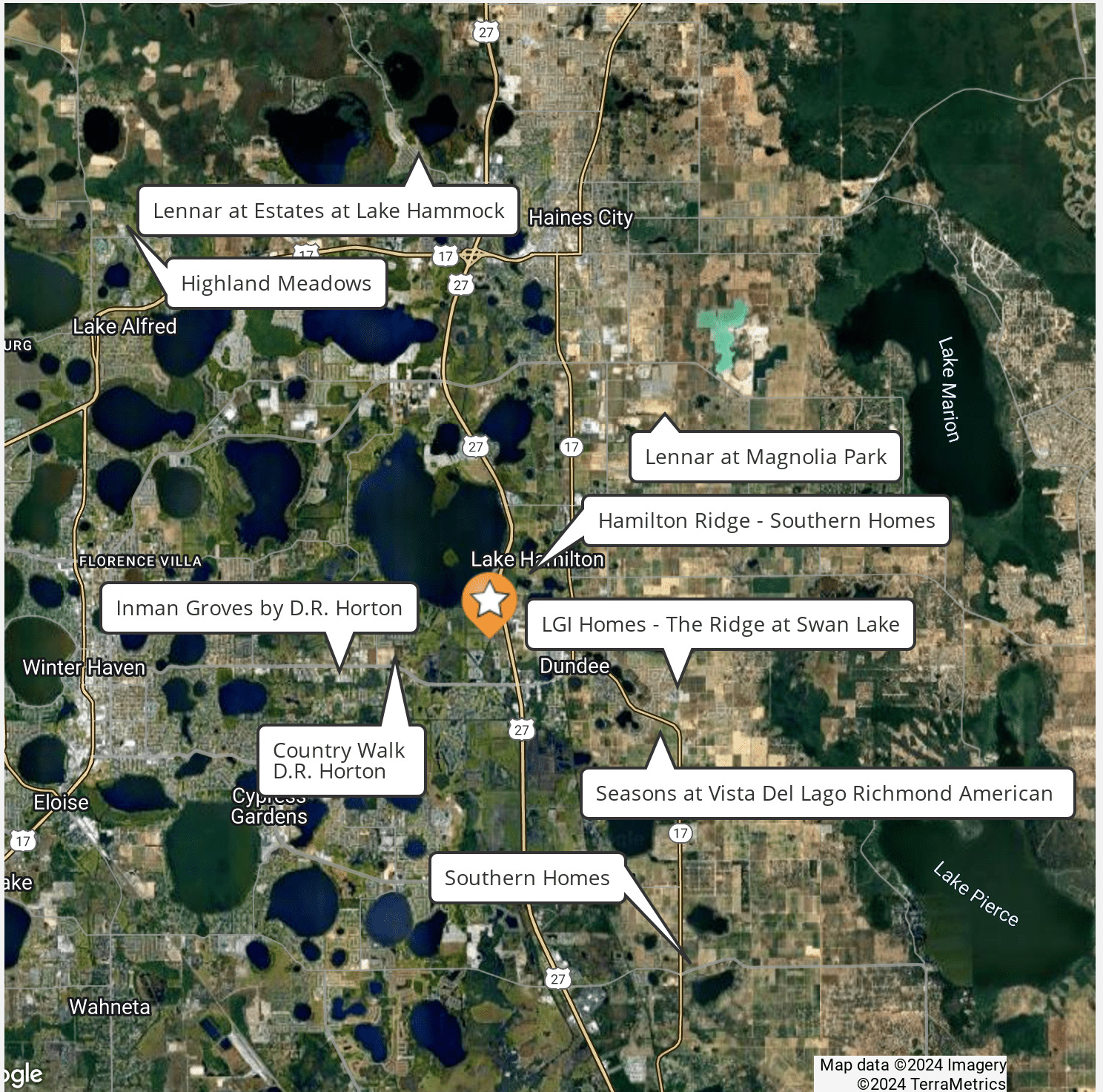
CONCEPTUAL SITE PLAN ONLY

All details, dimensions, and layout are conceptual and subject to final design and municipal approval.



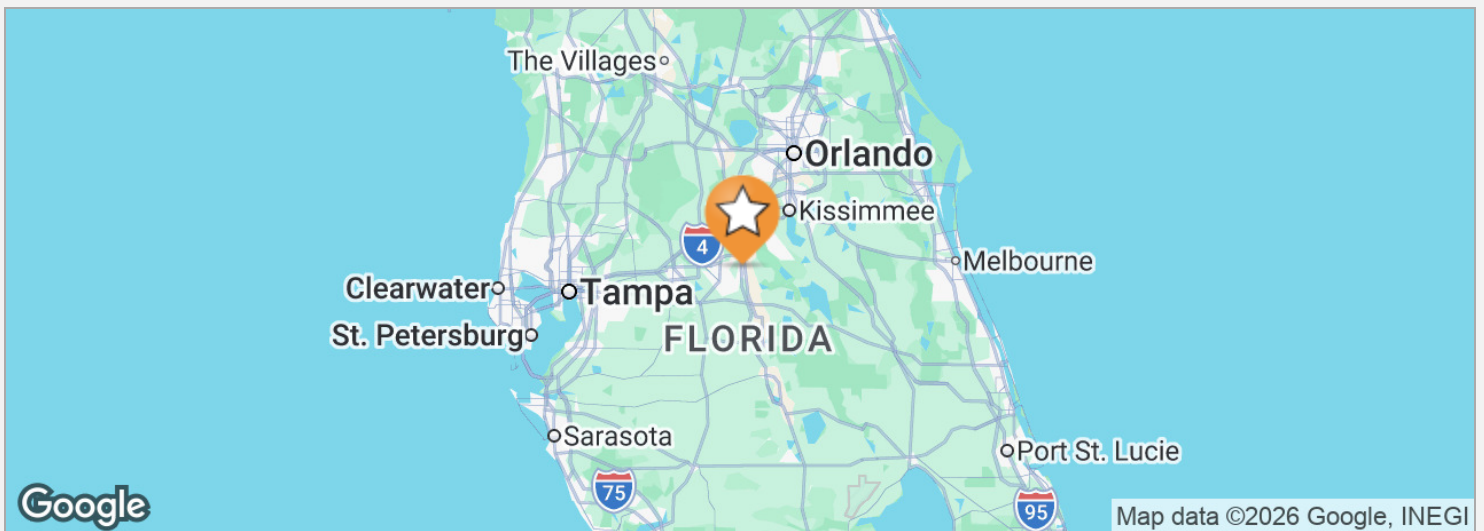
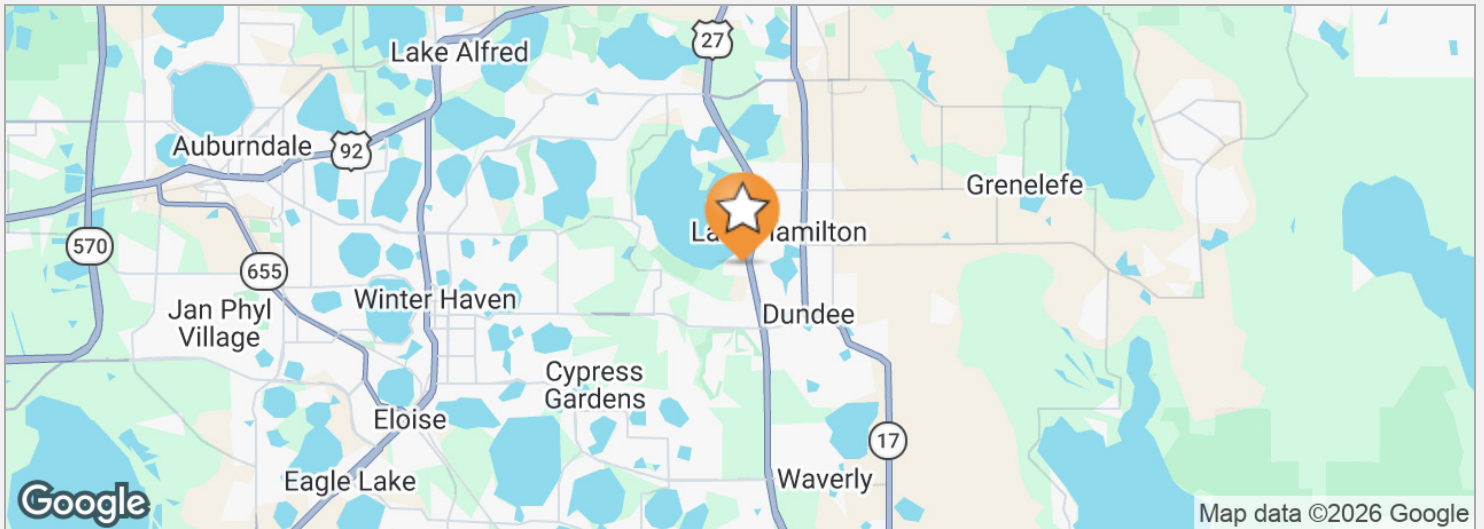






Additional Pictures





LOCATION DESCRIPTION

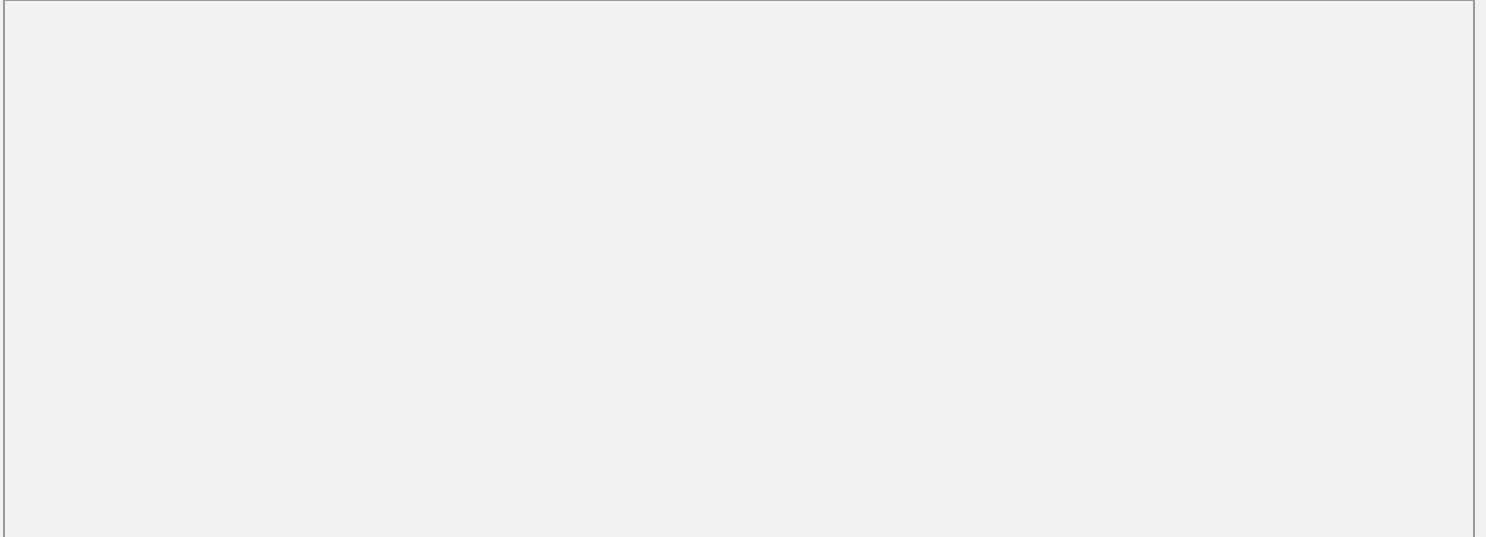
High visibility US 27 location zoned and approved PUD for 310 residential units. Site does have single family residential, retail, office, distribution and light industrial around it. Site has 4 acres of commercial zoned land on US 27 and a billboard on the 4 acres.

DRIVE TIMES

Grocery and other retail shopping 2 minutes/Interstate 4 is 15- 20 minutes
Walt Disney World 30 minutes/Orlando downtown 45 minutes
Tampa downtown 1 hour

DRIVING DIRECTIONS

From I-4 & US 27, proceed south 15 miles to Lake Hamilton. See sign on right (west side of street). From US 27 & SR 542 (Dundee Road), proceed north approximately 1 mile and see sign on left.



POPULATION	3 MILES	5 MILES	10 MILES
Total population	18,913	69,418	240,404
Median age	44	44	43
Median age (male)	44	43	42
Median age (Female)	45	45	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	7,362	27,055	91,615
# of persons per HH	2.6	2.6	2.6
Average HH income	\$76,078	\$81,653	\$75,949
Average house value	\$301,416	\$299,233	\$276,843

* Demographic data derived from 2020 ACS - US Census