

**FOR SALE**  
**RESIDENTIAL DEVELOPMENT SITE**  
**111 SINGLE FAMILY LOTS**  
**HAINES CITY, POLK COUNTY, FL**

**PRESENTED BY:**

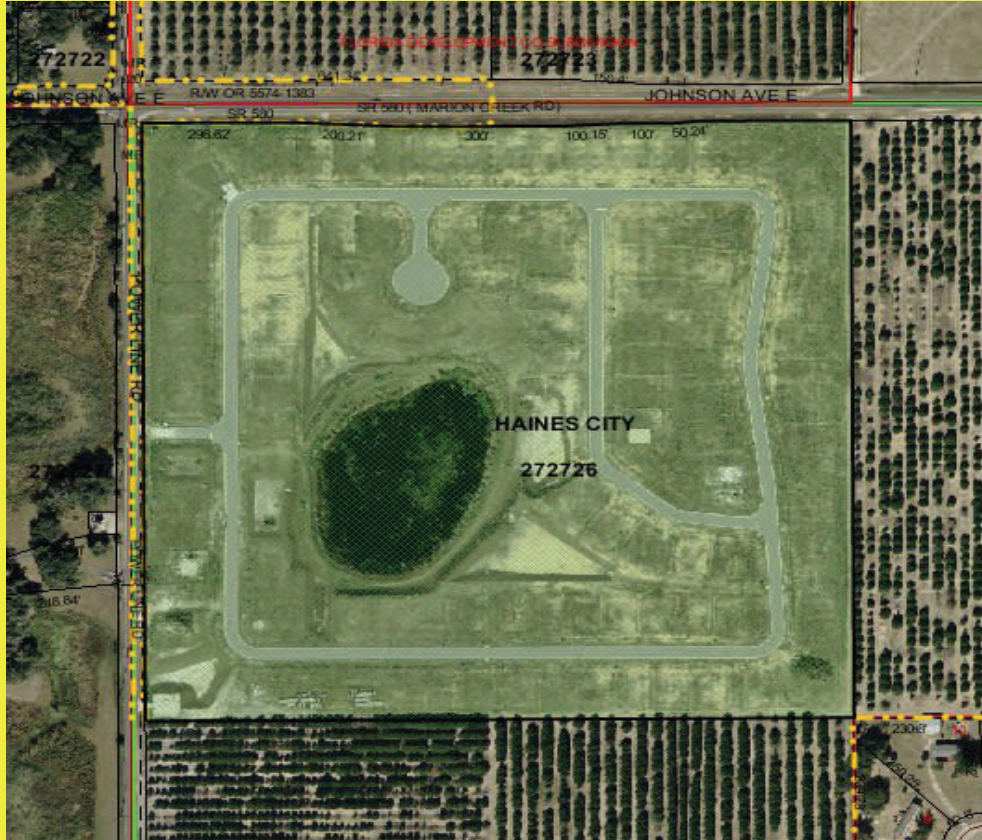
**James J. Steinbauer, SIOR, V.P.**  
**and**  
**Angela Lester, Realtor**  
**Steinbauer Associates, Inc.**  
**6700 S. Florida Ave. Suite 35**  
**Lakeland, Florida 33813**  
**(863) 647-1661**

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# HAINES CITY, POLK COUNTY, FLORIDA

## Fully Developed 111 Single Family Lots—38.49 Acres

FOR  
SALE



**Powerline Rd. & Johnson Ave., Haines City, Florida**

## **FEATURES**

HIDDEN LAKE ESTATES - Development

111 developed Single Family Lots

Zoning: R-1 Land Use: LDR (Low Density Residential)

Roads and Utilities in place

**SALES PRICE: \$960,000 - Call Today for a Tour!**

**CALL STEINBAUER ASSOCIATES, INC.**

**COMMERCIAL - INDUSTRIAL - INVESTMENT: SALES, LEASING, PROPERTY MANAGEMENT**

**(863) 647-1661 LAKELAND, FLORIDA**

## **PROPERTY OVERVIEW**

### **Hidden Lake Estates – Phase 1.**

Thank you for your inquiry regarding the project known as Hidden Lake Estates – Phase 1. As you will see most if not all of the infrastructure is in place. That includes roads and utilities.

The zoning for this property is R-1 and the land use is LDR (Low Density Residential). The project consists of 111 lots approved and still available, the minimum home size is 1,700 sq. ft. plus 400 sq. ft. garage and minimum lot size is 8,000 sq. ft.

This project has a preliminary plat approval, but does not have final plat. It was approved on November 2005 and expired May 2006. Therefore Buyer will have to get permits updated.

According to Mike Stripling at Haines City water and sewer are available and approved for the property. There are connections for each lot as long as there is no change to the original lot lines. Progress Energy is the electric provider and Brighthouse is the cable provider. We believe both of those lines are in place. Interested buyers should call the City of Haines City and verify all the above details prior to signing a Sales and Purchase Contract.

#### **Haines City Contact Info:**

Mike Stripling: email: [mstripling@ci.haines-city.fl.us](mailto:mstripling@ci.haines-city.fl.us)

Mark Bennett, Planning Manager:

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April Brown, Planner: email: [ABrown@ci.haines-city.fl.us](mailto:ABrown@ci.haines-city.fl.us)

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# SITE PLAN

