



# Haines City Recreational/Transitional Land

8100 Watkins Rd, Haines City, Florida 33844

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## PROPERTY OVERVIEW



### Sale Price

**\$3,420,000**

### Offering Summary

Acreage:	114 Acres
Price / Acre:	\$30,000
State:	Florida
City:	Haines City
County:	Polk
Property Type:	Hunting and Recreational Land
Property Subtype	Residential Development Site Acreage and Estates

### Property Overview

Introducing a prime investment opportunity located at 8100 Watkins Rd, Haines City, FL, 33844. This property features a charming residential house with 1,800 SF of living space, nestled within a sprawling 114-acre tract that holds immense potential as a recreational haven and future development site. The property also boasts exceptional deer and turkey hunting opportunities, further enhancing its appeal to nature enthusiasts. The house, constructed in 1975, offers a unique blend of character and potential for customization, making it an ideal retreat for outdoor enthusiasts. With zoning designated as RL-1, this strategic location presents a lucrative prospect for astute investors seeking to transform this remarkable property into a sought-after development tract while maintaining its allure as a recreational paradise. Don't miss the chance to secure this exceptional property with endless possibilities.



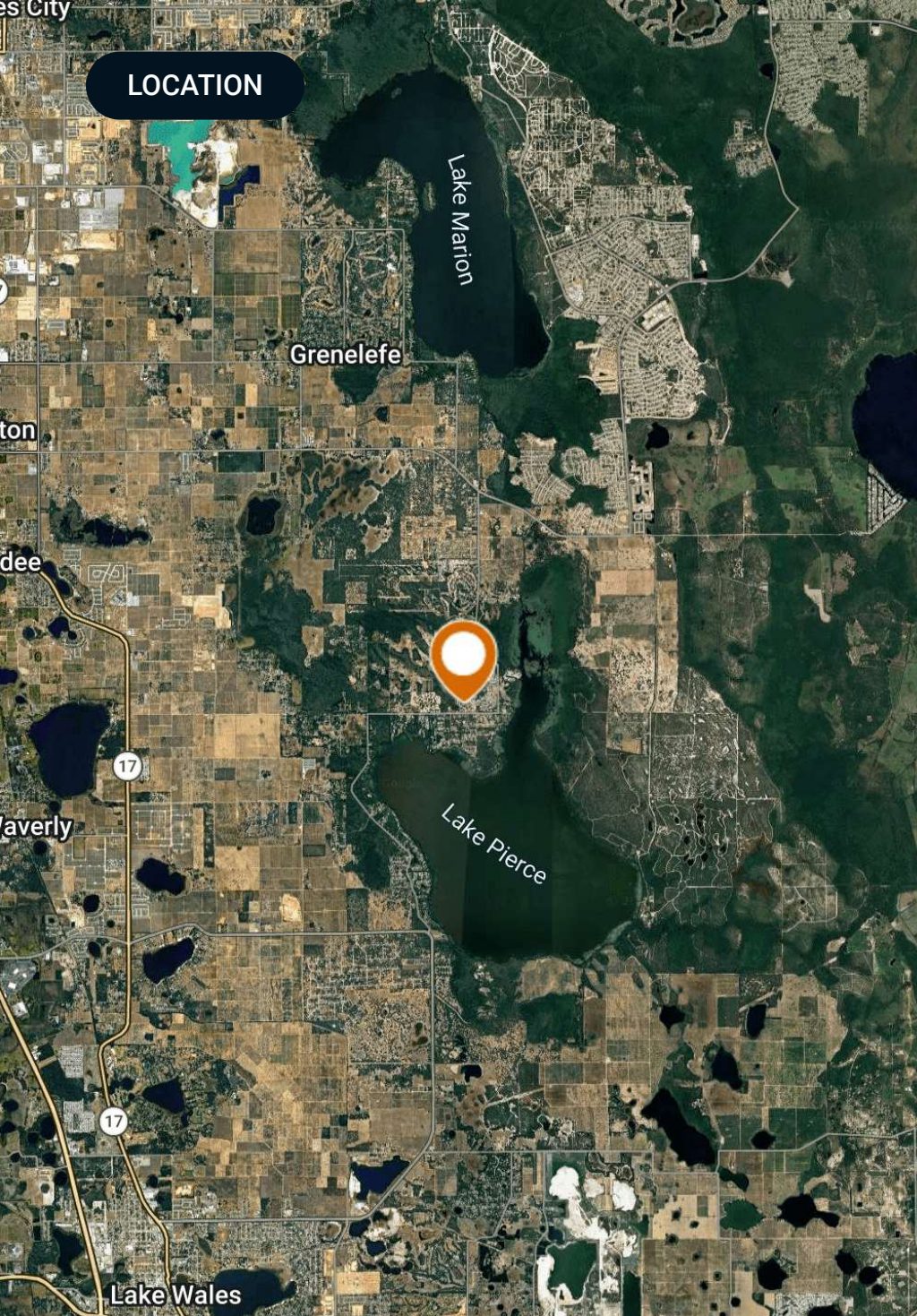
## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Uplands / Wetlands:</b>	78.93/35.79
<b>Taxes &amp; Tax Year:</b>	\$9,299.18 (2025)
<b>Zoning / FLU:</b>	FLU: RL-1 (40,000 Sq Ft minimum lot size)
<b>Lake Frontage / Water Features:</b>	N/A
<b>Water Source &amp; Utilities:</b>	Water and Sewer are located on Watkins Rd (Capacity will need to be checked)
<b>Nearest Point of Interest:</b>	Haines City Dundee Lake Wales
<b>Fencing:</b>	Perimeter and Cross-fenced
<b>Current Use:</b>	Homesite/ Vacant Land
<b>Land Cover:</b>	Shrub and Brushland Cypress Cropland and Pastureland Palmetto Prairies
<b>Structures &amp; Year Built:</b>	1800 Sq Ft 3 Bed 2 Bath House Built in 1975 2400 ± Sq Ft Barn Built in 1974





## Location & Driving Directions

Parcel: 282832000000012010  
282833000000034010  
282832000000014000

GPS: 28.00621, -81.531999

### Driving Directions:

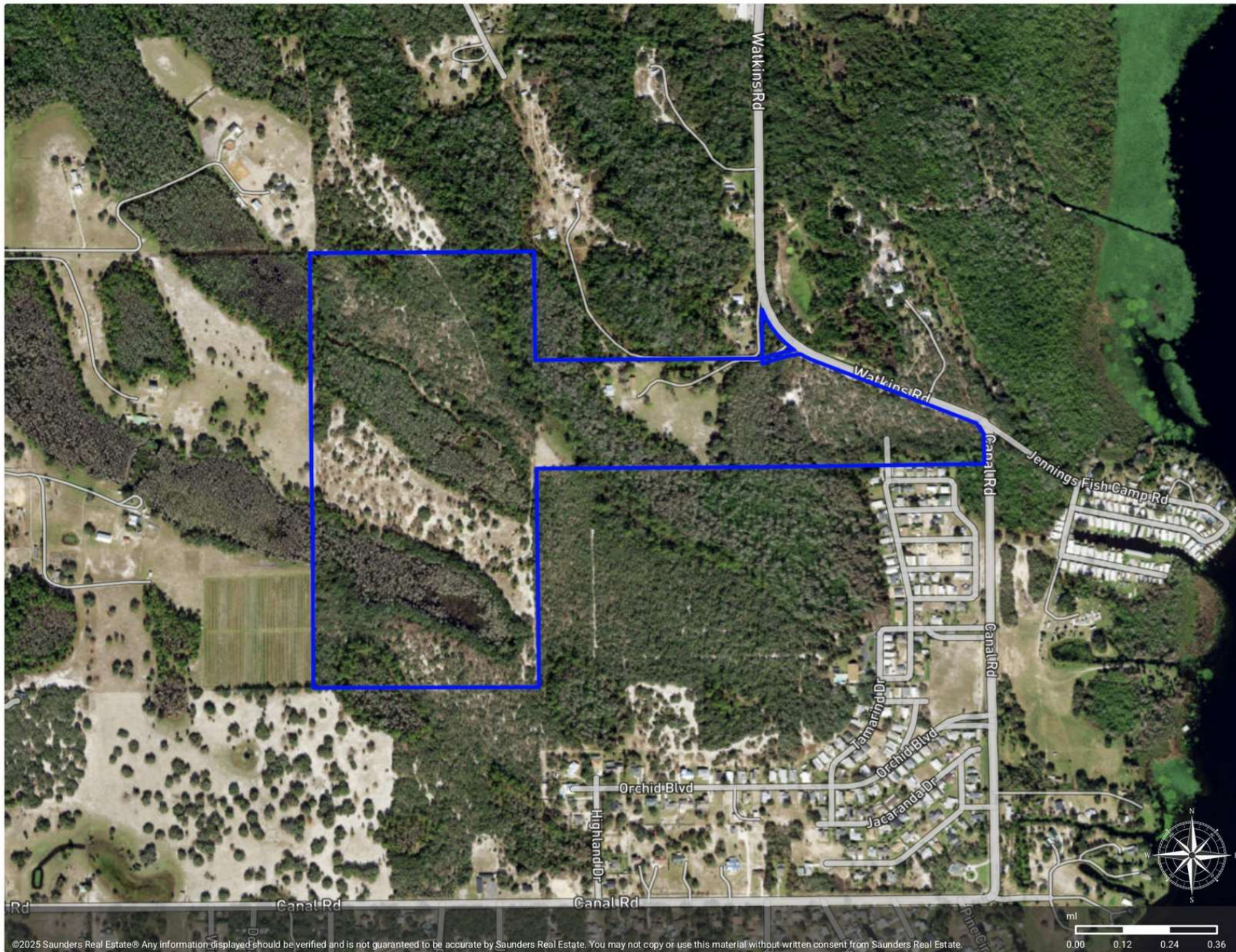
- From Haines City head south on Highway 17
- Turn onto Lake Hatchineha Rd and head east for about 5.75 Miles
- Turn south onto Watkins Rd
- Follow Watkins Rd South for about 1.9 Miles and the property will be on the west side of the road

### Showing Instructions:

Contact Agent



## PROPERTY OUTLINE



Haines City Rec/Transitional Land

□ Polygon



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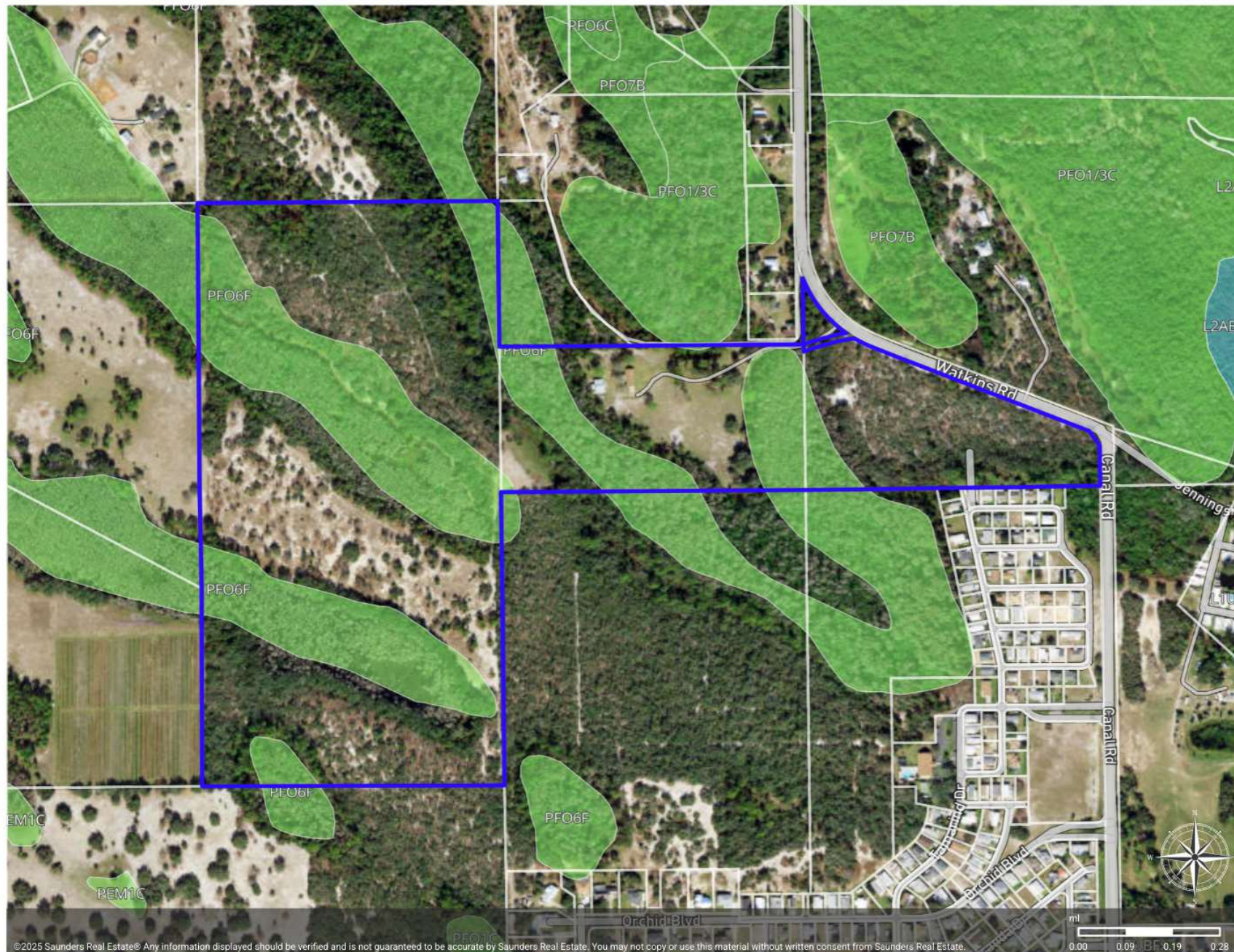
# WETLANDS



## Wetlands NWI

- Polygon
- Parcel
- Wetlands NWI: Palustrine

CODE	DESCRIPTION	ACRES
PFO6F	Freshwater Forested/Shrub Wetland	35.74
PFO1/3C	Freshwater Forested/Shrub Wetland	0.05
<b>TOTAL UPLAND</b>		78.93
<b>TOTAL WETLAND</b>		35.79
<b>TOTAL</b>		114.72

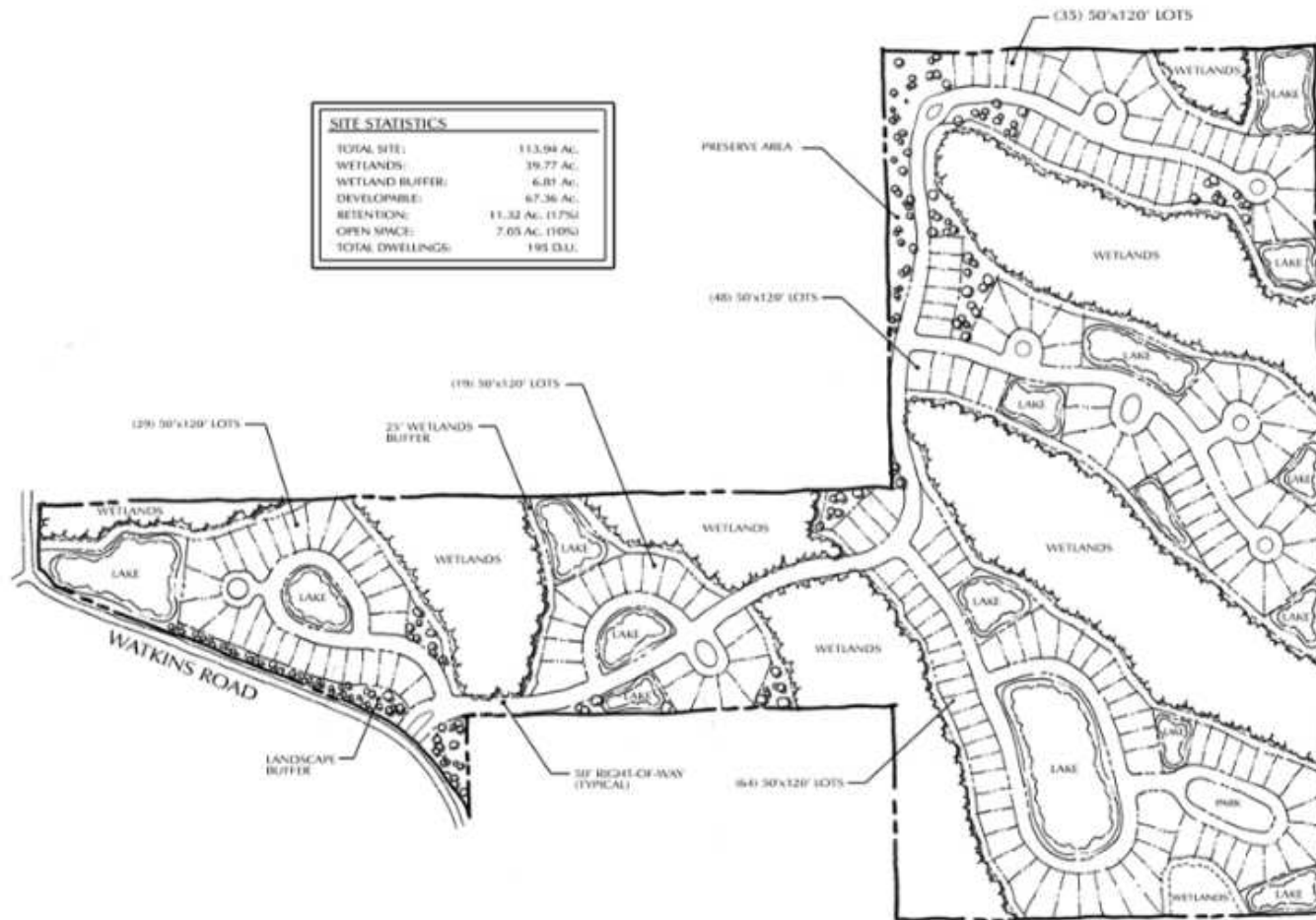


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0.00 0.09 0.19 0.28



# CONCEPTUAL SITE PLAN - 195 SF UNITS

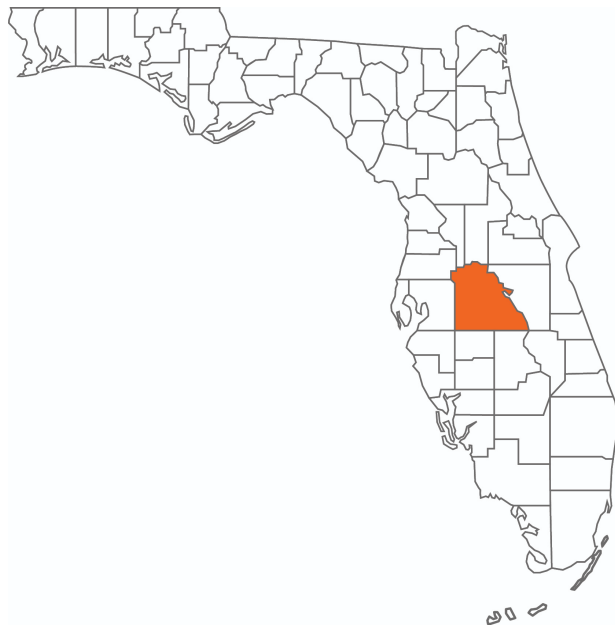




ADDITIONAL PHOTOS







## Polk County

### FLORIDA

<b>Founded</b>	1861	<b>Density</b>	386.5 (2019)
<b>County Seat</b>	Bartow	<b>Population</b>	775,084 (2023)
<b>Area</b>	1,875 sq. mi.	<b>Website</b>	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.





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