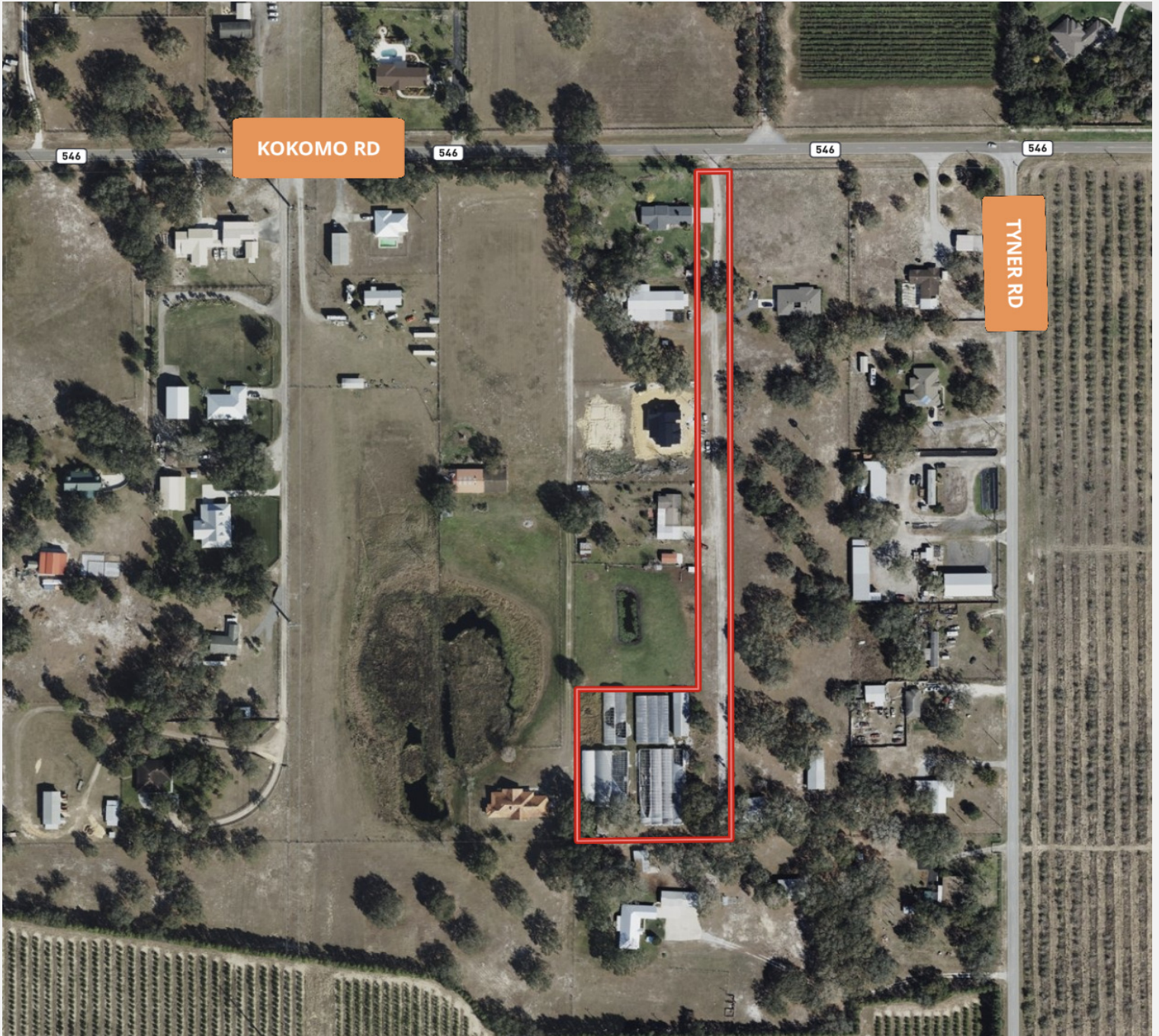




# FOR SALE GREENHOUSES \$549,000

3.25± ACRES WITH 29,000± SF GREENHOUSES + 2,000± SF STORAGE/OFFICE (WELL, 3-PHASE, NEAR US-27)

**3557 KOKOMO RD, HAINES CITY, FL 33844**



CHIP@CROSBYDIRT.COM  
CHIP FORTENBERRY MBA, ALC  
863.673.9368



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

## Executive Summary



### SALE PRICE

**\$549,000**

### OFFERING SUMMARY

<b>Listing Price</b>	\$549,000
<b>Acres</b>	3.25 Acres
<b>Price/Acre</b>	\$168,923
<b>County</b>	Polk
<b>Zoning</b>	A/RR
<b>Irrigation</b>	Well with electric motor and drip irrigation
<b>Utilities</b>	Electricity, telephone, internet, well, septic
<b>Soils</b>	Sandy
<b>Parcel IDs</b>	272813000000011010
<b>Coordinates</b>	28.0522588, -81.5645055
<b>Sewer</b>	Has Septic
<b>Taxes</b>	\$2,018

### PROPERTY OVERVIEW

This 3.25-acre property features four greenhouses with a combined area of over 29,000 square feet, along with a 2,000-square-foot storage building that includes a small office space. A well on the property supplies irrigation to the greenhouses, supporting a variety of agricultural uses such as growing vegetables, citrus trees, hemp, and more. While the structures have sustained some wind damage and require repairs, the overall integrity of the greenhouses remains intact, including the irrigation system. Conveniently located close to US 27 for easy transportation of goods, the property is equipped with 3 phase power, a well, telephone, and internet services on site. Property previously was used for growing vegetables, hemp, and procuring a cannabis license in the latest round.

### PROPERTY HIGHLIGHTS

- 3.25-acre agricultural property
- Four greenhouses totaling over 29,000 square feet
- 2,000-square-foot storage building with small office space
- Well on site providing irrigation to the greenhouses
- Suitable for growing vegetables, citrus trees, hemp, and more
- Some wind-related damage requiring repairs
- Overall greenhouse structure and irrigation system remain intact
- Conveniently located near US 27 for transportation of goods

## Additional Photos



Additional Photos



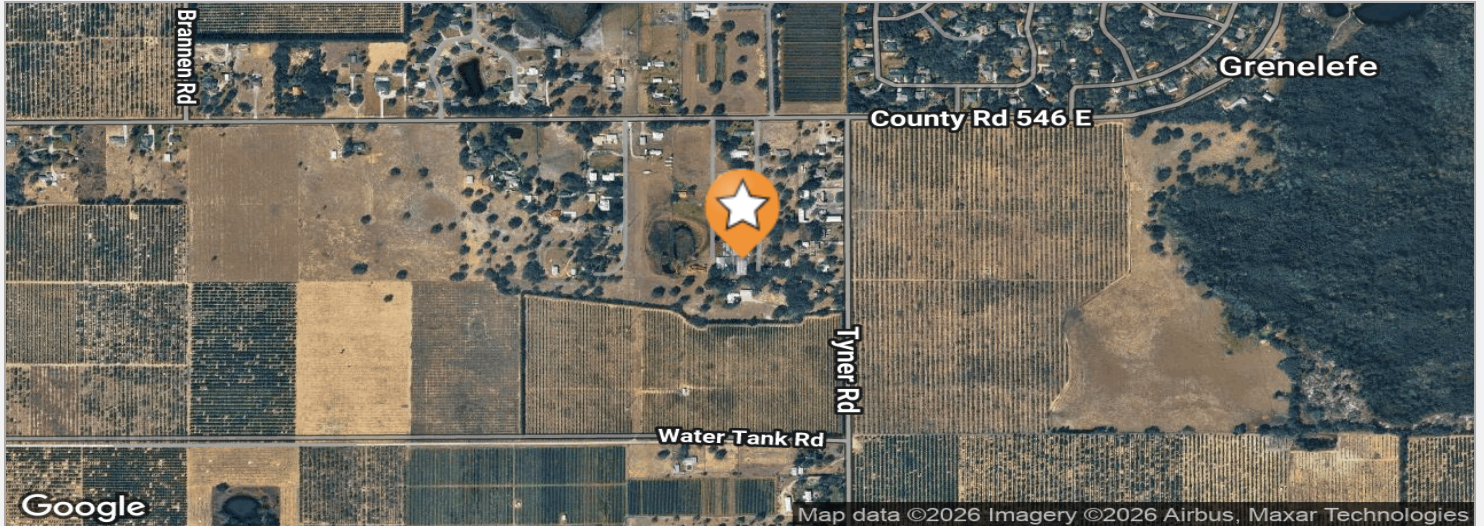
Additional Photos



Retailer Map



## Location Maps 2



### DRIVE TIMES

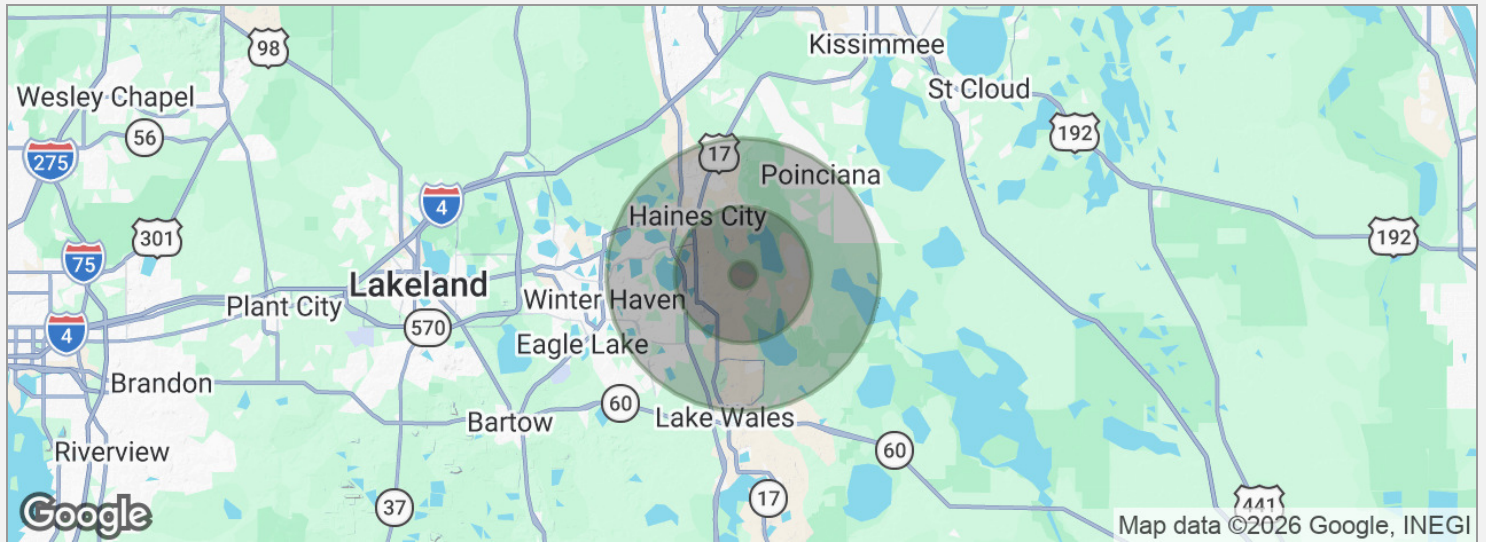
11 minutes to Dundee  
25 minutes to Winter Haven

67 minutes to Orlando  
104 minutes to Tampa

### DRIVING DIRECTIONS

From US 27 and Kokomo Rd. Lake Hamilton, Travel east 4.6 miles to property

## Demographics Map



### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,181	46,291	251,507
Median age	43	38	43
Median age (male)	43	38	42
Median age (Female)	43	39	44

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	462	15,542	91,653
# of persons per HH	2.6	3	2.7
Average HH income	\$90,075	\$73,530	\$77,338
Average house value	\$364,385	\$304,882	\$288,353

\* Demographic data derived from 2020 ACS - US Census

## Advisor Bio & Contact 1

### CHIP FORTENBERRY MBA, ALC

Broker Associate



141 5th St. NW, Suite 202  
Winter Haven, FL 33881  
T 863.673.9368  
chip@crosbydirt.com  
FL #BK662316

### PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.