

HARDEE COUNTY MIXED USE DEVELOPMENT

Wauchula, FL • Hardee County
33.8 +/- ACRES



Zoning Allows a Wide Range of Industrial and Retail Uses

*Property is Currently Used as a Vegetable Packing House Operation
17,038 SF Operational Packing House Structure in Place*

Located Near the Hardee County Commerce Center



3.5 +/- Miles to Wauchula

30 +/- Miles to Sebring

30 +/- Miles to Polk Parkway

40 +/- Miles to I-4

44 +/- Miles to I-75

17,038 SF Operational Packing House

Packing House Equipment List

- 3,000 SF cooler, will take temperatures down to 32 degrees. Coolers contain (2) ten ton units
- 3,500 SF outside dock-high loading dock.
- 440 Volt, 3 phase power

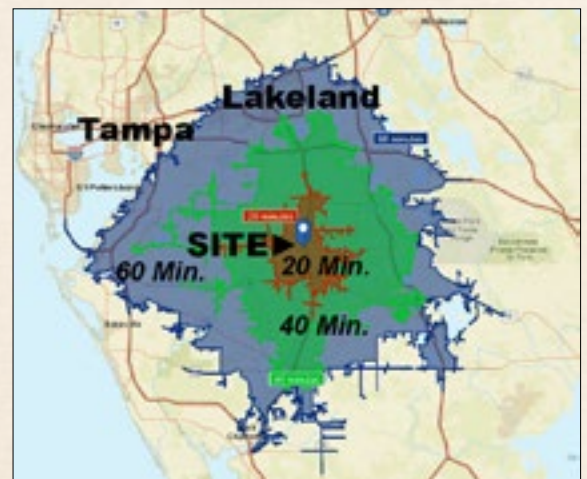
Vegetable Packing Unit

- 25' x 52" water dump
- 15' variable speed elevator, with pre-grade area
- 16' brush washer & brush waxer
- 24' secondary grade unit
- 4 drop sizer made by Southern Machinery
- Can run up to 1,500 bushels per hour

Packing House Building

- Ceiling is insulated
- 25' x 75' mezzanine deck over packing line
- Shipping office located inside packing house

20-40-60 Min. Drive Times



Parcel IDs:

- 2033250000090300000
- 2032500000090400000
- 2033250000090200000
- 21332500000250300000
- 2133250000025200000

GPS: 27.594682, -81.827453

Driving Directions:

- From Wauchula, go 3.5 miles north to SR 62
- Go west on SR 62 for 2/10 mile
- Property will be on the left.

For more information and details, please go to:

www.SaundersRealEstate.com/HardeeMixedUse

HARDEE COUNTY MIXED USE DEVELOPMENT

Wauchula, FL • Hardee County

This property can be used for a vegetable packing house operation with a 17,038 SF packing house structure in place. In addition, with the I-2 Zoning, it can be used for a wide range of industrial and retail uses. The property lies near the Hardee County Commerce Center.

Acreage: 33.80 +/- acres

Sale Price: \$1,800,000

Price per Acre: \$53,254

County: Hardee

Site Address: 205 SR 62, Wauchula, FL 33873

Road Frontage: 1,480 +/- FT on SR 62

Uplands/Wetlands:

- 29.4 +/- acres uplands
- 4.4 +/- acres wetlands

Water on Site: 2 Acre Pond

Wells: (1) 8-inch well

Water Source & Utilities:

- 8-inch well serves packing house
- Property lies adjacent to Municipal Water and Sewer Services providing adequate capacity.

Zoning: I-2 (Heavy Industrial) & F-R (Farm Residential)

Future Land Use:

- HMU (Highway Mixed Use)
- Permitted uses for I-2: clinic, office, hotel/motel, general retail, mini warehouse, recycling, restaurant, contractor storage yard, sale/repair of heavy equipment, warehouse, wholesale distributor, auto parts retail sales, auto & boat sales
- I-2 floor coverage ratio 1

Structures:

- Packing House - 17,038 SF
- Office - 864 SF
- Building 1 - 6,456 SF
- Building 2 - 8,700 SF

Taxes: \$9,520 (2015)



***Mixed Use
Development Opportunities!***

***Or, Retain as Successful
Vegetable Packing Operation***

HARDEE COUNTY MIXED USE DEVELOPMENT
Wauchula, FL • Hardee County
33.8 +/- ACRES

Zoning Allows a Wide Range of Industrial and Retail Uses

Property is Currently Used as a Vegetable Packing House Operation
17,038 SF Operational Packing House Structure in Place



For more information and details, please go to:
www.SaundersRealEstate.com/HardeeMixedUse



114 N. Tennessee Ave., 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office
18622 NW US 441
High Springs, FL 32643
www.SaundersRealEstate.com

David Hitchcock, ALC, CCIM
863.272.7155

DavidH@SaundersRealEstate.com

Clay Taylor, ALC
863.774.3532

Clay@SaundersRealEstate.com

