

# Premier Southeast Build to Suit Opportunity

## Designed for Maximum Flexibility & Efficiency

Strategically located industrial land offering multiple building configurations to serve regional, statewide, and southeast logistics/distribution users.

**CBRE**

**INLIGHT**  
REAL ESTATE PARTNERS

US Highway 544 E  
Haines City, FL 33844



# Layout Flexibility That Works for Logistics.

Purpose-driven site planning enables multiple development paths—from high-velocity cross dock facilities to hybrid configurations.

## Flexible Concepts. Scalable Solutions.

### At-a-Glance Building Options

#### Site Plan A

COMBINATION LAYOUT

648,960 SF Cross Dock & 318,240 SF Rear Load  
Off-Dock Trailer Parking

#### Site Plan B

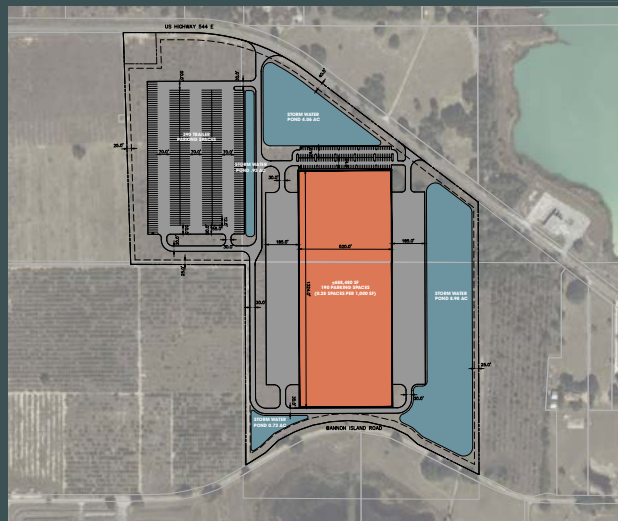
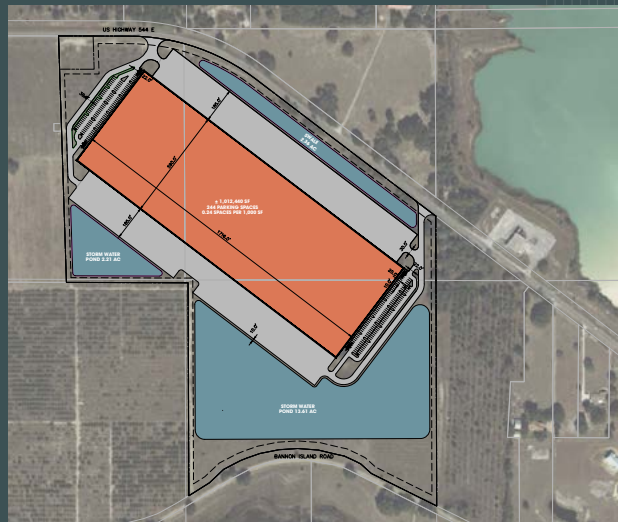
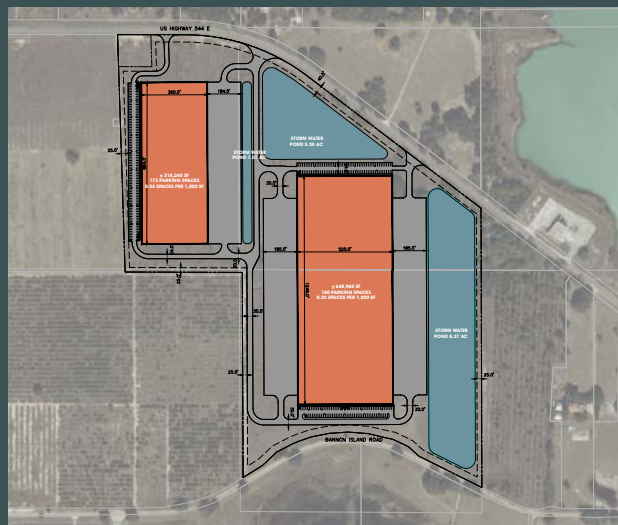
LARGE-SCALE CROSS DOCK

1,012,440 SF  
Off-Dock Trailer Parking

#### Site Plan C

CROSS DOCK WITH TRAILER LOT

688,480 SF  
390 Stall Trailer Lot



#### Site Plan A

### Combination Layout

Flexible solution for multi-use or diversified operations:

- 648,960 SF Cross Dock
- 318,240 SF Rear Load
- Off-Dock Trailer Parking

#### Site Plan B

### Large-Scale Cross Dock

Supports large-format users requiring scale and connectivity:

- 1,012,440 SF Cross Dock Facility
- Off-Dock Trailer Parking

#### Site Plan C

### Cross Dock Configuration

Designed for high-throughput distribution operations:

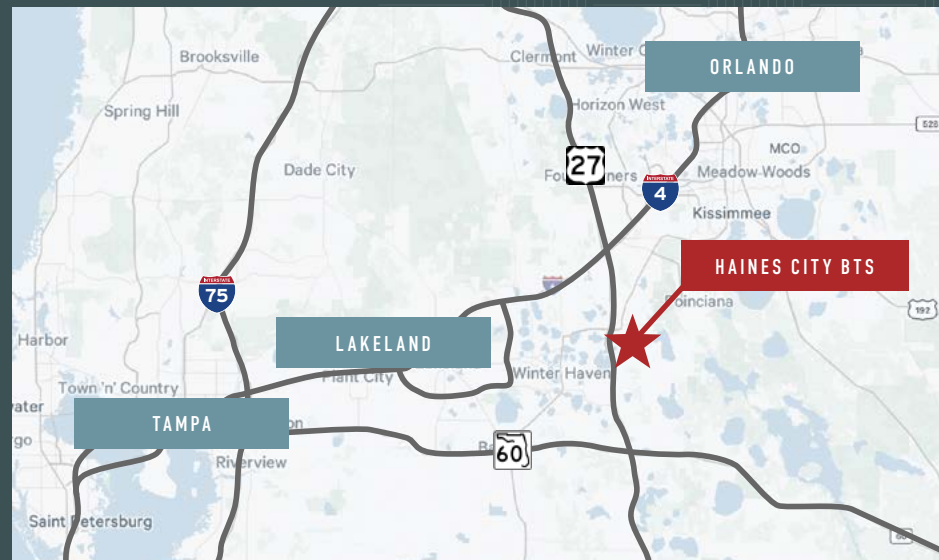
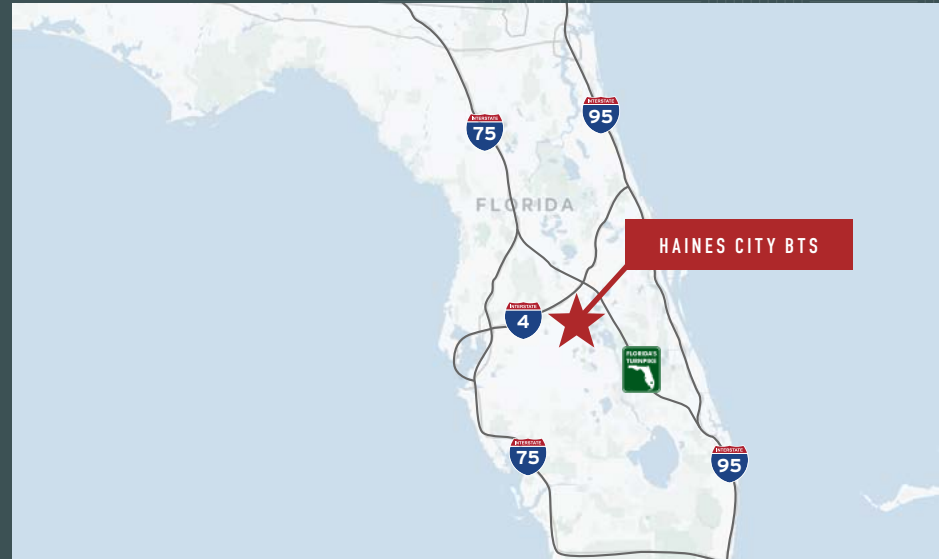
- 688,480 SF Total Building Area
- 390 Stall Trailer Lot

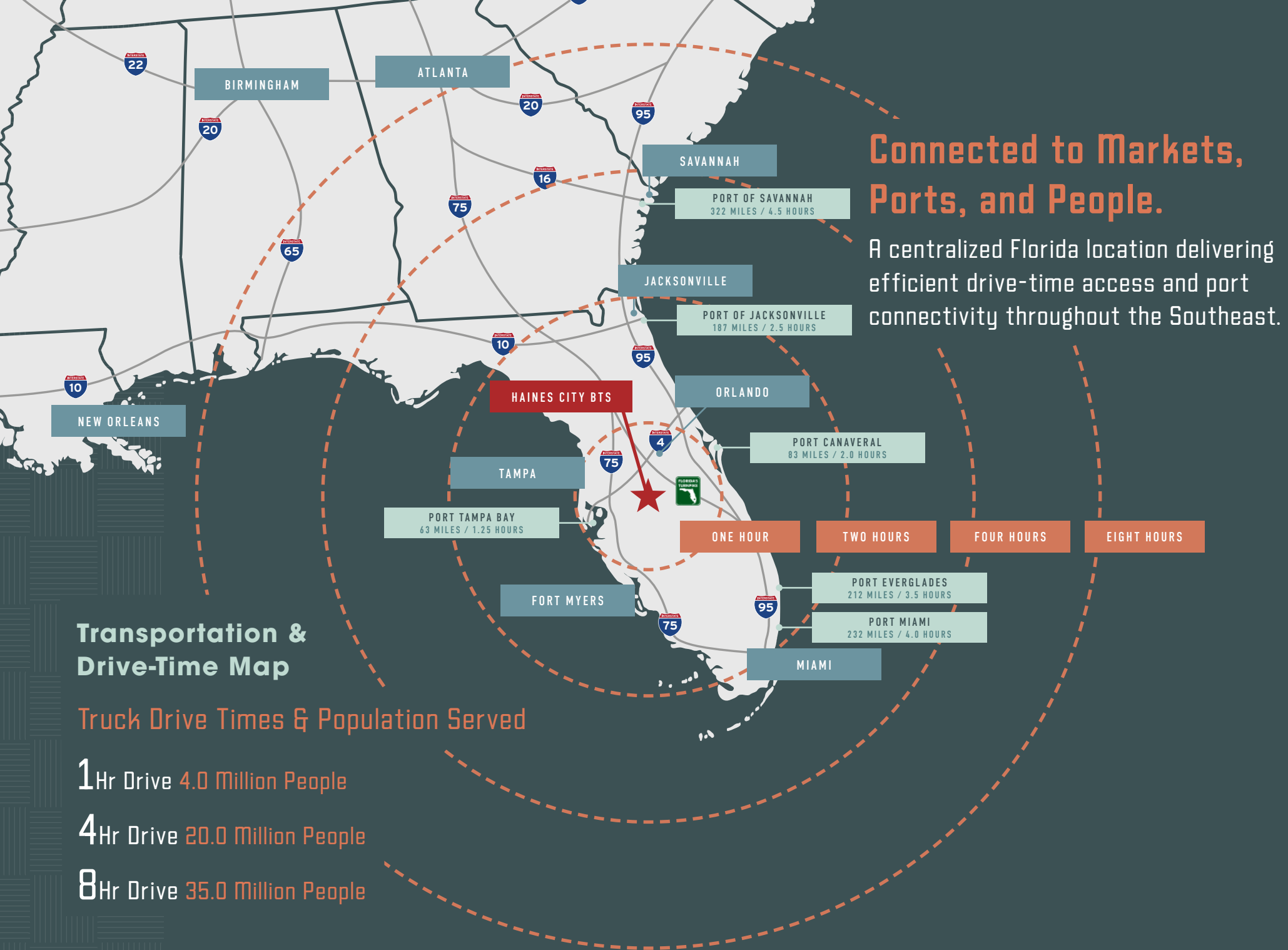
# Located in the Geographic Center of Florida.

Ease of access to Tampa and Orlando, numerous ports, and the Space Coast, all connected by recently improved highway infrastructure.

Discover the potential of our logistics/distribution Build-To-Suit site in Haines City, Florida. Strategically located in the "Heart of Florida's" I-4/Highway 27 Corridor, between Orlando and Tampa, this location offers unparalleled access to major transportation networks and a market of 8.9 million people within 100 miles. Benefit from robust infrastructure, making it an ideal hub for logistics, warehousing, and manufacturing. With a business-friendly environment and a focus on growth, Haines City is your gateway to efficient distribution and expansive opportunities.

## Ideal For Regional, Statewide, and Southeast Distribution.





# Connected to Markets, Ports, and People.

A centralized Florida location delivering efficient drive-time access and port connectivity throughout the Southeast.

## Transportation & Drive-Time Map

### Truck Drive Times & Population Served

- 1Hr Drive 4.0 Million People
- 4Hr Drive 20.0 Million People
- 8Hr Drive 35.0 Million People

HAINES CITY BTS

ONE HOUR TWO HOURS FOUR HOURS EIGHT HOURS

BIRMINGHAM

ATLANTA

SAVANNAH

JACKSONVILLE

ORLANDO

TAMPA

FORT MYERS

MIAMI

NEW ORLEANS

PORT OF SAVANNAH  
322 MILES / 4.5 HOURS

PORT OF JACKSONVILLE  
187 MILES / 2.5 HOURS

PORT CANAVERAL  
83 MILES / 2.0 HOURS

PORT TAMPA BAY  
63 MILES / 1.25 HOURS

PORT EVERGLADES  
212 MILES / 3.5 HOURS

PORT MIAMI  
232 MILES / 4.0 HOURS



# Strong Neighbors, Demographics, and Opportunities.

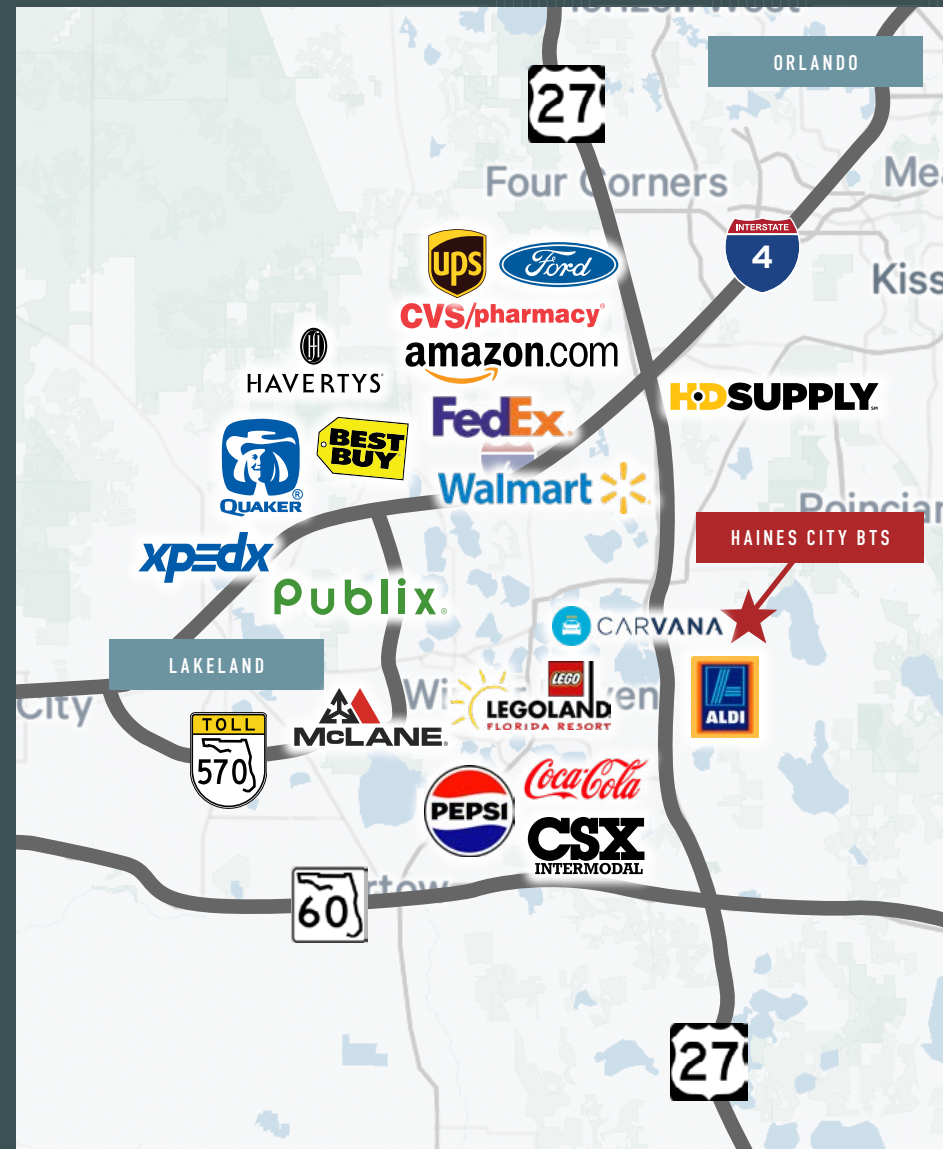
This region is home to some of the largest names that power business, with products found in every home.

## Demographics

	10 MILES	30 MILES	60 MILES
Population	293,913	1,879,392	6,457,885
Workforce	120,416	906,972	3,228,767
Income	\$89,491	\$105,128	\$108,725
Housing	106,978	701,777	2,538,443
Growth	4.4%	2.8%	1.9%

Polk County, Florida, is experiencing rapid growth, positioning it as one of the fastest-growing counties in both Florida and the United States. This expansion is driven by its strategic Central Florida location, affordability, and a diversifying economy that attracts new residents and businesses.

## In This Area You're in Excellent Distribution Company.



# Labor Strength and Financial Incentives.

A business-friendly environment designed to support growth, hiring, and operational savings.

## 350,000+ Labor Force

Deep and expanding Central Florida workforce

## Logistics-Driven Talent

16%+ of regional jobs in transportation and material handling

## Cost-Efficient Employment Base

Below-national-average wages with strong retention

## Economic Incentives

### Polk County Ad Valorem Tax Exemption Incentive



The Polk County Economic Development Ad Valorem Tax Exemption is an exemption of taxes to encourage quality job growth in targeted high-value added businesses.

The program was implemented to support economic growth and enhance the county's ability to be competitive. The exemption was designed to encourage new business development and retain local business with planned expansions.

### Duke Energy Incentives



#### ED-2 Rate Rider

Five-year reduction on Duke Energy electric bill, up to 30%, based on qualifying factors



#### Contribution in Aid of Construction (CIAC)

Duke Energy Florida will extend the most cost-effective overhead or underground electric service and cover costs up to four times the estimated annual non-fuel electric revenue of the customer (e.g., a \$100,000/year customer may qualify for up to \$400,000 in electrical infrastructure support), based on the most cost-effective design

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