ELOISE LOOP ROAD
LAKESIDE VACANT LAND

Winter Haven, FL ● 10.32 +/- Acres

Small Residential Development with up to 10 Dwelling Units
Close to the New Florida LEGOLAND®!
Great Lakeside Homesite with Acreage!
Close to the new Florida LEGOLAND®, this vacant property nestles up to Lake Eloise across the road at the tip of the property boundary. It is ready for a great homesite with acreage or a small residential development with up to 10 dwelling units. Located east of Eagle Lake, the property is close to Winter Haven and Little Lake Estates is adjacent on east side of property.

**Total Acreage:** 10.32 +/- acres  
**Sale Price:** $198,000  
**Price per Acre:** $12,500  
**Property Address:** 0 Eloise Loop Road  
Winter Haven FL 33884, Polk County  
**Nearest Intersection:**  
Eloise Loop Road and Little Lake Court  
**Lake Frontage:** 25 +/- ft  
**Soil Types:** Sparr Sand, 0-5% slopes, Immokalee Sand  
**Grasses:** Ragweed, dogfennel, johnson grass  
**Land Cover:** Grassy, scattered young pines and oaks  
**Uplands/Wetlands:** all uplands  
**Water on Site:**  
NW corner of property touches Lake Eloise  
**Current Use:** Vacant land; had agricultural classification through 2012 for forestry  
**Taxes:** Proposed 2013: $388.86  
**Road Frontage:** 275 +/- ft  
**Fencing:** Along north, west, and east boundaries  
**Zoning or FLU:** RL-1 - up to 10 dwelling units  

**GPS Coordinates:**  
Lat. 27°, 59', 02.49"; Long. 81°, 42'14.13"  
**Parcel ID:** 26-29-15-000000-031010  

**Driving Directions:**  
• In Eagle Lake, take US 17 to Eagle Avenue  
• Go east on Eagle Avenue (It becomes Eloise Loop Road)  
• Cross Rifle Range Road, cross railroad tracks, and the property is on right