Office Commercial & Residential Development

Great Location Close to Eagle Ridge Mall, Legoland® Florida, and Bok Tower!

- 468 +/- Acres Total with 226 +/- Acres Uplands
- 26 +/- Acres Office Commercial
- 200 +/- Acres Residential Units
Parcel IDs:
272908-000000-032010, 272908-000000-041010
272908-000000-042010, 272917-000000-014020
272917-000000-011010, 272917-000000-012010
272917-000000-014010, 272908-000000-014010
272908-000000-022050

GPS Coordinates: -81.63931, 27.98229

Driving Directions:
• From I-4, Exit 55, go about 20 miles south on US 27 to Thompson Nursery Road (CR 540A)
• Go west on Thompson Nursery Road 1/2 mile
• Property will be on the right

10-20-30 Mile Demographics

<table>
<thead>
<tr>
<th></th>
<th>10 Miles</th>
<th>20 Miles</th>
<th>30 Miles</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
<td>151,432</td>
<td>438,479</td>
<td>914,599</td>
</tr>
<tr>
<td>Households</td>
<td>58,598</td>
<td>160,598</td>
<td>332,395</td>
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<tr>
<td>Median Income</td>
<td>$38,197</td>
<td>$41,441</td>
<td>$41,678</td>
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</tbody>
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15-30-45 Minute Drive Times

Showing Instructions:
Call Listing Agent before showing
Property features 468 +/- acres total with 226 +/- acres uplands. There are 26 +/- acres designated as Office Commercial, which were originally planned for use as Assisted Living Facility (ALF) units. On this 26 acres there can be 25% coverage or a total of 282,945 SF of buildings. The remaining 200 acres of uplands can have residential units of 2 to 10 per acre, or 400 to 2,000 Residential Units.

The property has 18 +/- acres located in unincorporated Polk County. There is an area located along Cypress Gardens Blvd. that is considered wetlands and probably is not usable.

The subject property has not yet applied for zoning with the city of Winter Haven, but has been assigned the Residential Low Density Land Use.

**Total Acres:** 468.1 +/- acres  
**Sale Price:** $3,450,000  
**Price per Acre:** $7,533  
**Site Address:** Winter Haven, FL 33884  Polk County  
- Thompson Nursery Road (CR 540A)  
- Cypress Gardens Blvd.  
**Nearest Intersection:** Thompson Nursery Road and US 27  
**Permitted Lots:** Land use allows up to 2,000 residential units  
**Road Frontage:**  
- 4,150 +/- ft on Thomson Nursery Road (CR 540A)  
- 1,870 +/- ft on Cypress Gardens Blvd.  
**Uplands/Wetlands:**  
- 226 +/- acres uplands  
- 242.1 +/- acres wetlands  
**Utilities:**  
- Water and Sewer: The City of Winter Haven  
- Telephone Service: Verizon  
- Electricity: Tampa Electric.

**Zoning:**  
- Ag-1 with Land Use R-3  
- Can apply for zoning that is compatible with residential development  

**Planning and/or Permits:** The property needs to be rezoned, most likely to a Planned Unit Development (PUD)  
**Owner’s Associations:** No HOA or CDD

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**Quick Access to US 27 and SR 60**

For additional maps and details, go to:  
www.SaundersRealEstate.com/WHMixedUse
Office Commercial & Residential Development in Central Florida
468 +/- Acres - Great Location Close to Eagle Ridge Mall, Legoland® Florida, and Bok Tower!

Clay Taylor, ALC
863.774.3532
Clay@SaundersRealEstate.com

David Hitchcock, ALC, CCIM
863.272.7155
DavidH@SaundersRealEstate.com

Dean Saunders, ALC, CCIM
863.774.3522
Dean@SaundersRealEstate.com

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BANK OWNED!