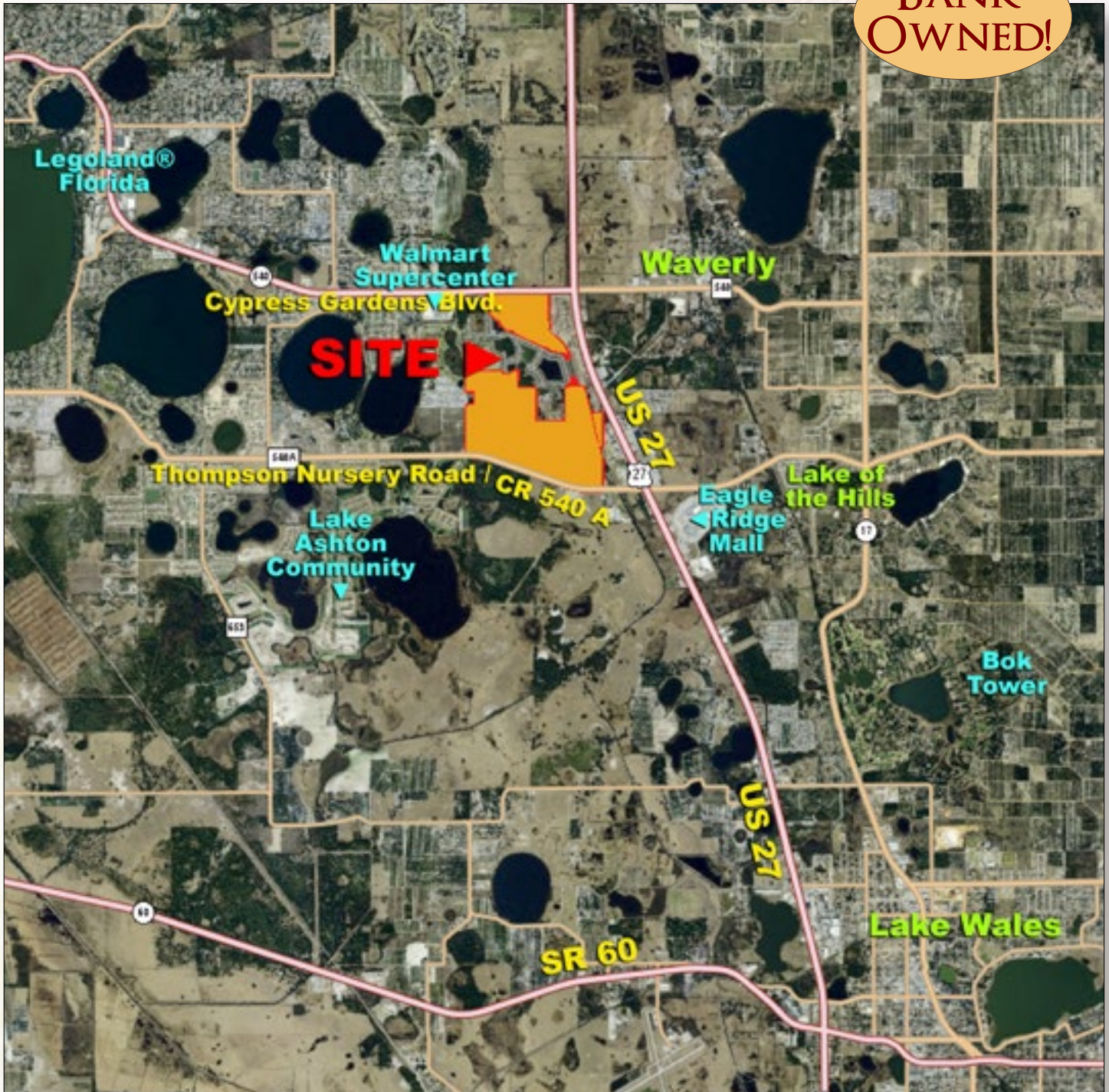


WINTER HAVEN MIXED USE DEVELOPMENT

Winter Haven, FL • Polk County

BANK OWNED!



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

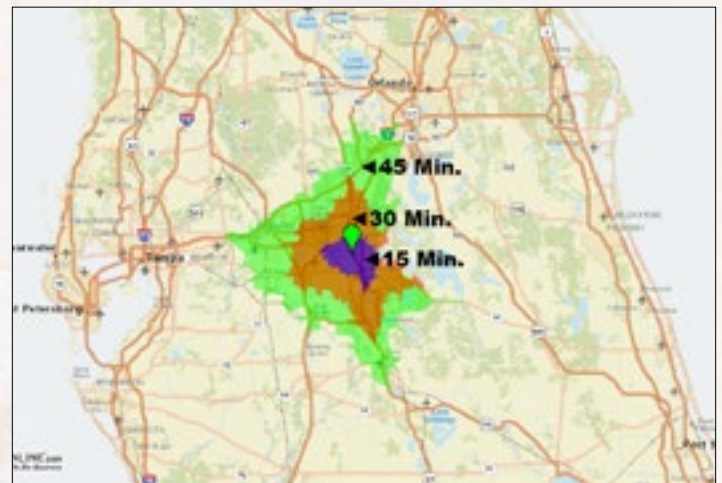
Driving Directions:

- 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



15-30-45 Minute Drive Times



2013	10 Miles	20 Miles	30 Miles
Population	151,432	438,479	914,599
Households	58,598	160,598	332,395
Median Income	\$38,197	\$41,441	\$41,678

Showing Instructions:
 Call Listing Agent before showing

WINTER HAVEN MIXED USE DEVELOPMENT

Winter Haven, FL • Polk County

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:

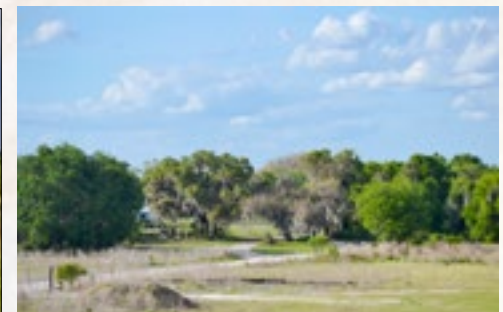
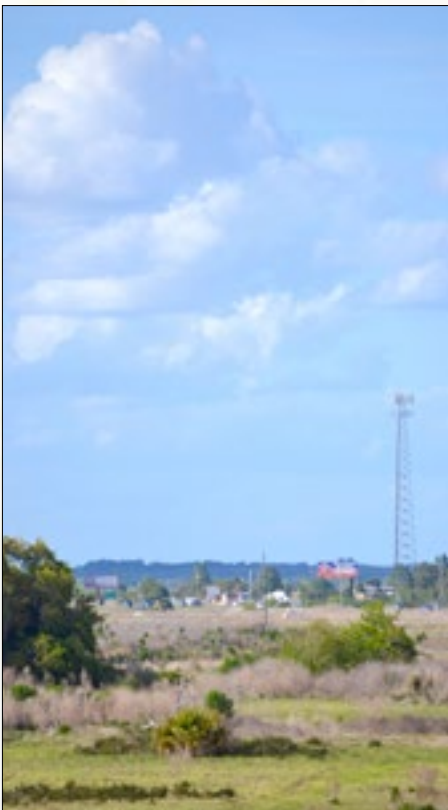
- Ag-1 with Land Use R-3
- Can apply for zoning that is compatible with residential development

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

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

Quick Access to US 27 and SR 60



For additional maps and details, go to:
www.SaundersRealEstate.com/WHMixedUse



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863.648.1528

114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

Office Commercial & Residential Development in Central Florida
468 +/- Acres - Great Location Close to Eagle Ridge Mall, Legoland® Florida, and Bok Tower!

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