



Downtown Winter Haven



Deer Run Development

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Recker Hwy 655

PROPERTY OVERVIEW



Sale Price

\$13,680,000

Offering Summary

Acreage:	40 Acres
Lot Inventory:	304
Price / Lot:	\$45,000
State:	Florida
City:	Winter Haven
County:	Polk
Property Type:	Developed Land

Property Overview

Introducing an exceptional opportunity for builders in the city limits of Winter Haven, FL. This property, zoned R-3, boasts 304 town home lots (172 currently finished and remaining 132 will be finished prior to closing), offering a prime prospect for builders seeking a strategic venture. Its prime location close to amenities makes it an appealing choice for those looking to capitalize on the burgeoning real estate market. With an enticing return on investment, this property is primed for new construction, providing an ideal opportunity for builders looking to make their mark in the thriving Winter Haven area.

SPECIFICATIONS & FEATURES



Specifications & Features

Zoning / FLU:

Zoning: R-3 FLU: RL

Water Source & Utilities:

City of Winter Haven Water and Sewer

Nearest Point of Interest:

Westwood Elementary: 2/3 Mile

Downtown Winter Haven: 2 Miles

Walmart: 2.5 Miles

Lowes: 2 Miles

Winter Haven High School: 2.75 Miles

Publix: 3 Miles

This property currently has 172 fully developed Town Home lots. The other 132 are platted and graded and will be developed or have a development agreement in place before close.

Current Use:

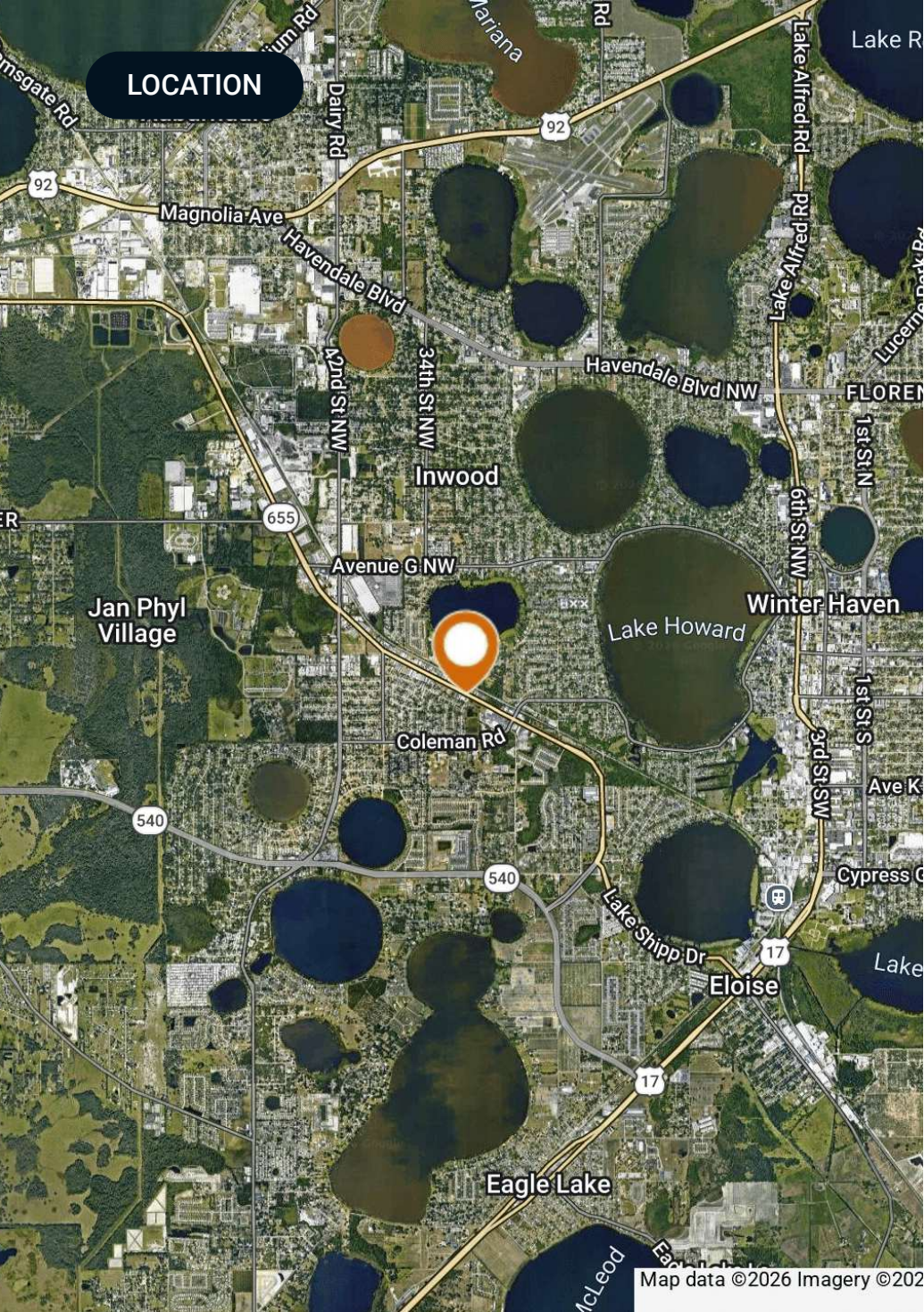
The lots vary in size. There are 224 20' lots, 76 27.5' lots, and four irregular shaped lots. Lots are 110' deep.

The 132 lots that are not fully developed have the potential to be converted into Single Family.

Seller is willing to allow a discount if a buyer is willing to develop the remaining lots themselves.

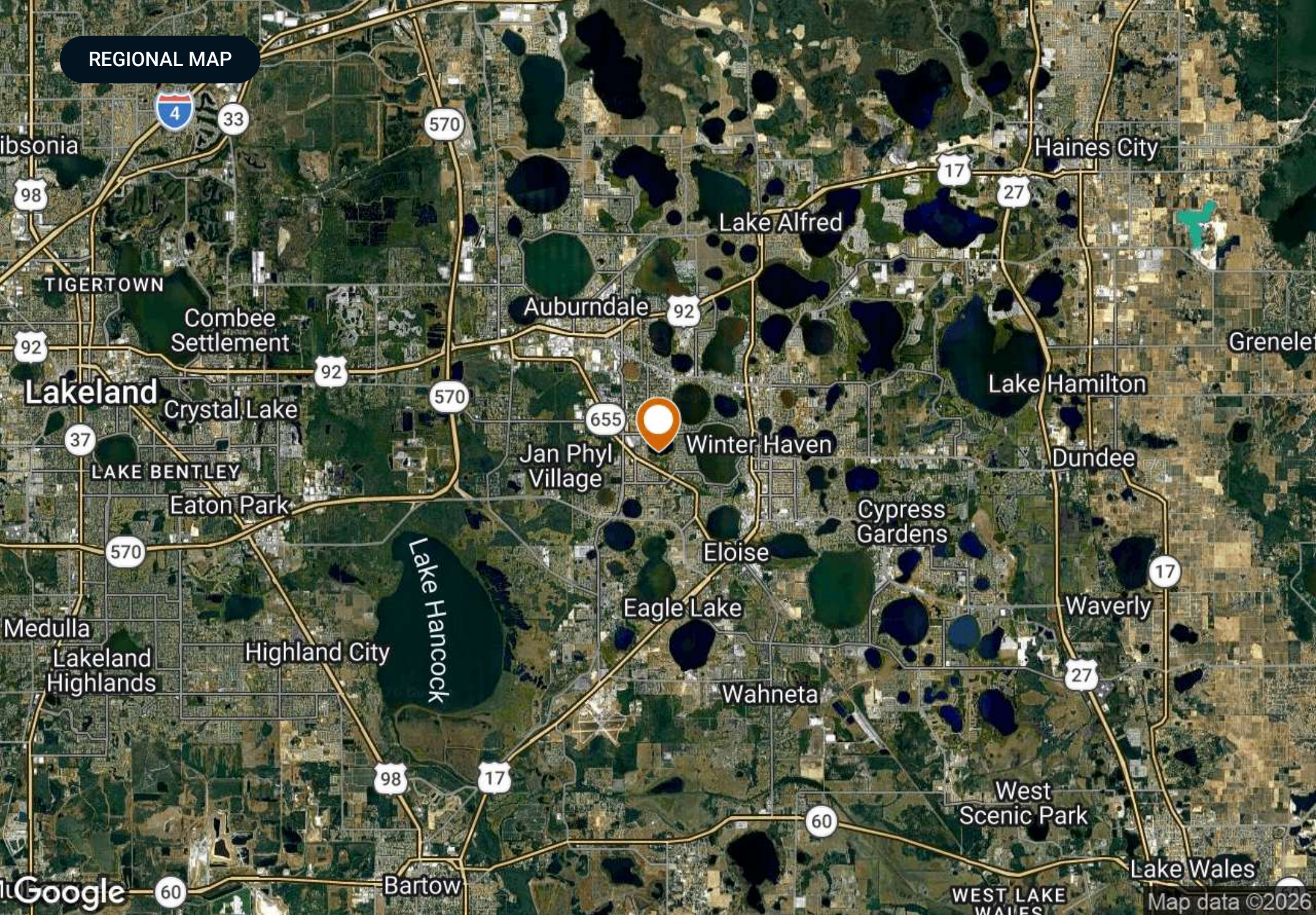
Survey or Site Testing Reports:

Additional DD available upon request.

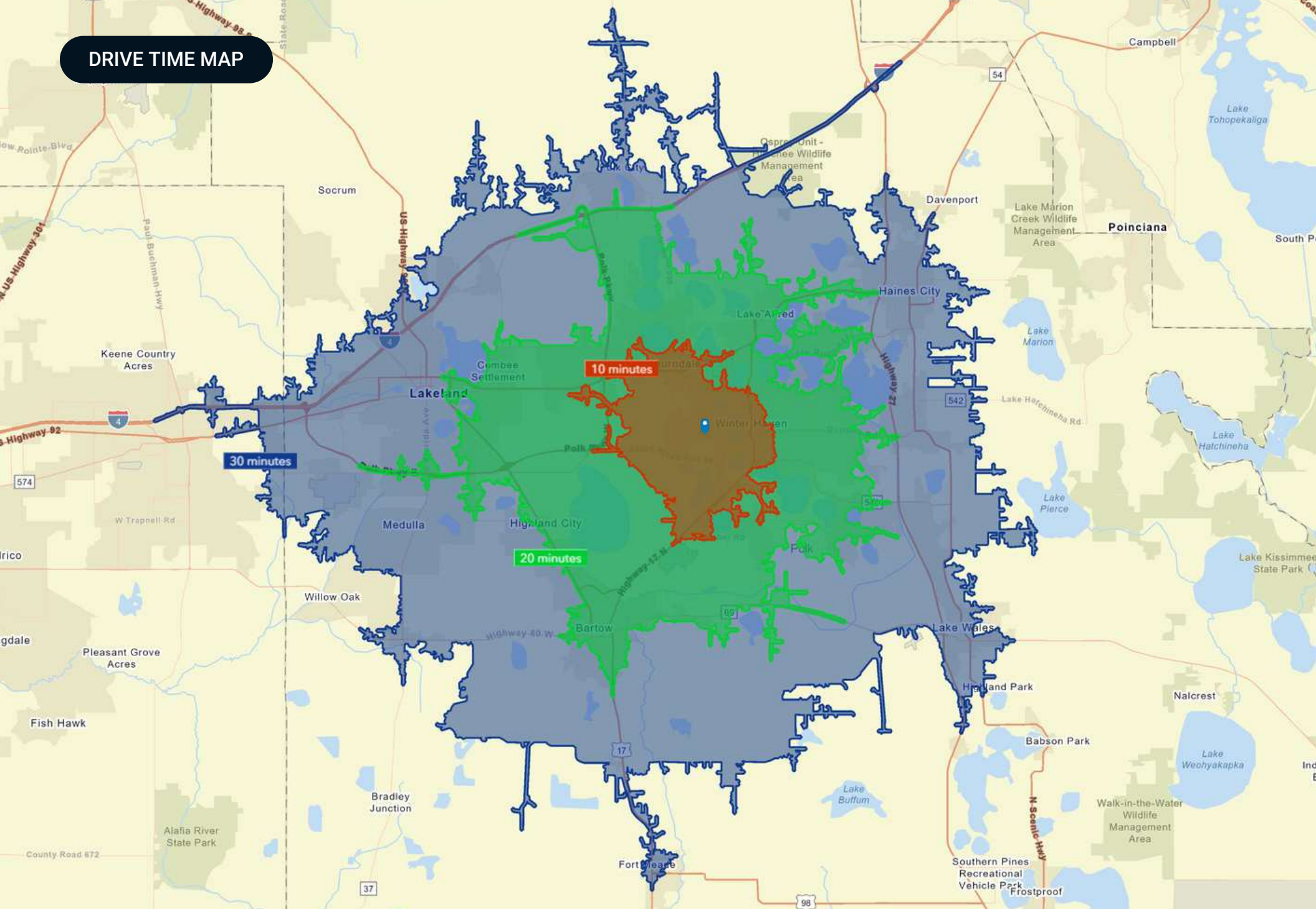


Location & Driving Directions

- Parcel: Multiple
- GPS: 28.0223483, -81.7643503
- Driving Directions: Contact Agent
- Showing Instructions: Contact Agent



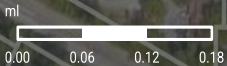
DRIVE TIME MAP



AERIAL

Deer Run

- Polygon
- Parcel



RETAILER MAP





Recker Hwy 655



ADDITIONAL PHOTOS

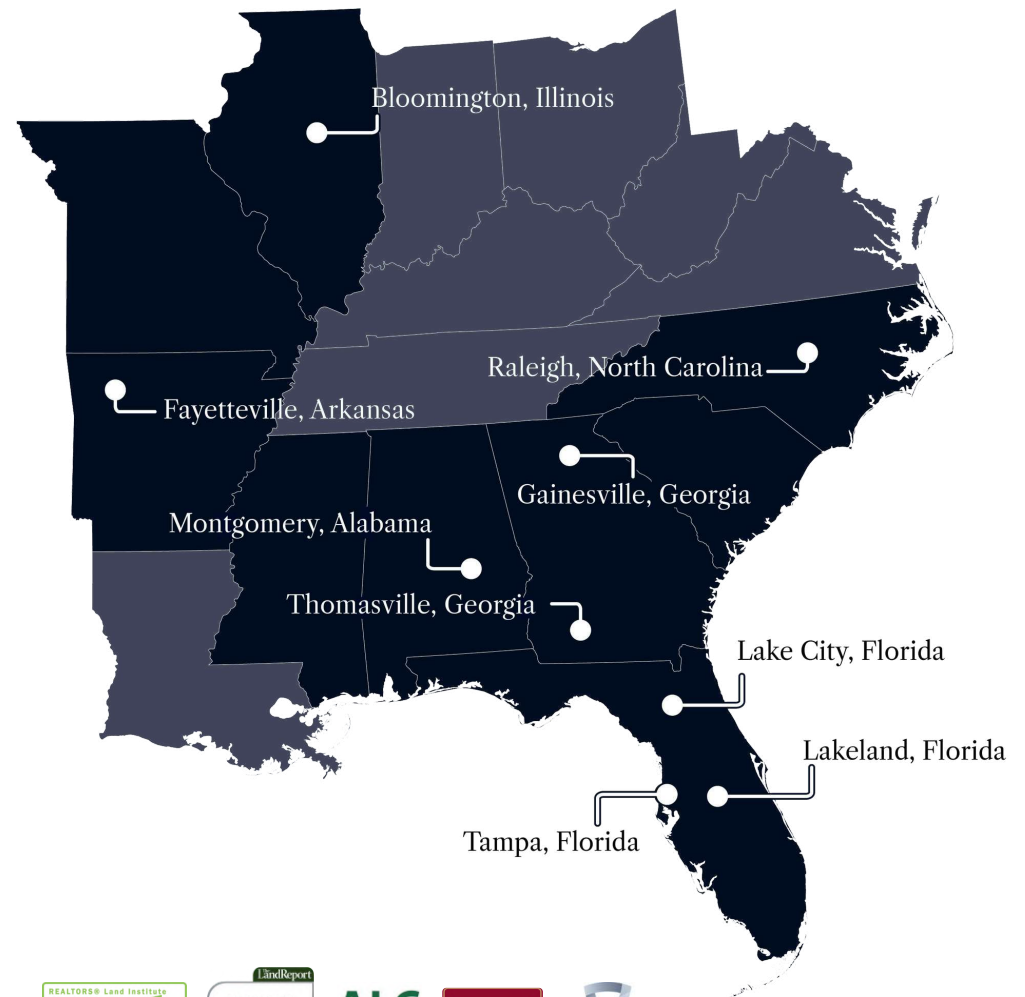




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