

LAND FOR SALE

SOUTHEAST WINTERHAVEN PRIME DEVELOPMENT LAND

CALL FOR OFFERS

8800 COUNTY ROAD 653

Winter Haven, FL 33881

PRESENTED BY:

RICHARD DEMPSEY, ALC, CIPS

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PROPERTY DESCRIPTION

Situated in a high-growth area of Winter Haven, this 184-acre property is ready for immediate residential development. A high percentage of usable acreage and well-drained soils are desirable for development. Utilities are supplied by the City of Winter Haven and are currently being installed along the road frontage. The Future Land Use is RL - Residential Low - (2.01 - 10 du/ac), and the zoning is R-2 (Single-family - Small Lot).

Currently, the property is actively cultivated with fresh fruit varieties of citrus. Portions of the northern and eastern sides of the tract are pastures with large oak trees. The limited number of wetlands are in small pockets located around the tract, and Peace Creek is to the south.

This 184-acre residential development is located 15 minutes from LEGOLAND® Florida Resort, 20 minutes to the Chain of Lakes, and 25 minutes from Downtown Winter Haven. The City of Winter Haven is known for its Chain of Lakes with 50 lakes inside the City limits, 22 boat ramps, 14 public docks, and 30 waterfront parks. Due to the fun environment, more than 70,000 people call Winter Haven home, 39,500 live inside the City limits, taking advantage of its year-round recreation climate and central location.

OFFERING DETAILS

This property is being offered on a "Call for Offers" basis. Prospective buyers will have until 5 pm May 2, 2022, to submit their best and final offers. However, the sellers reserve the right to enter into an agreement for the sale of the property prior to or after this date. Any modification to this date, terms, and conditions are subject to change. Saunders Ralston Dantzler Real Estate, Richard Dempsey, ALC CIPS is the exclusive representative of the seller. Refer to the listing webpage for any modifications.

The seller will entertain offers with the following:

- an Inspection Period of no longer than 90 days
- closing to occur within 30 days of the end of the Inspection Period

Upon contract - the following will be provided:

- the soon to be completed survey;
- the preliminary sand skink inspection
- updated title work
- copies of the result of the pending litigation involving an easement along the south portion of the property.

In order to facilitate offer comparison, a partially completed Florida Realtors Vacant Land Contract will be provided and will serve as the basis for all offers.

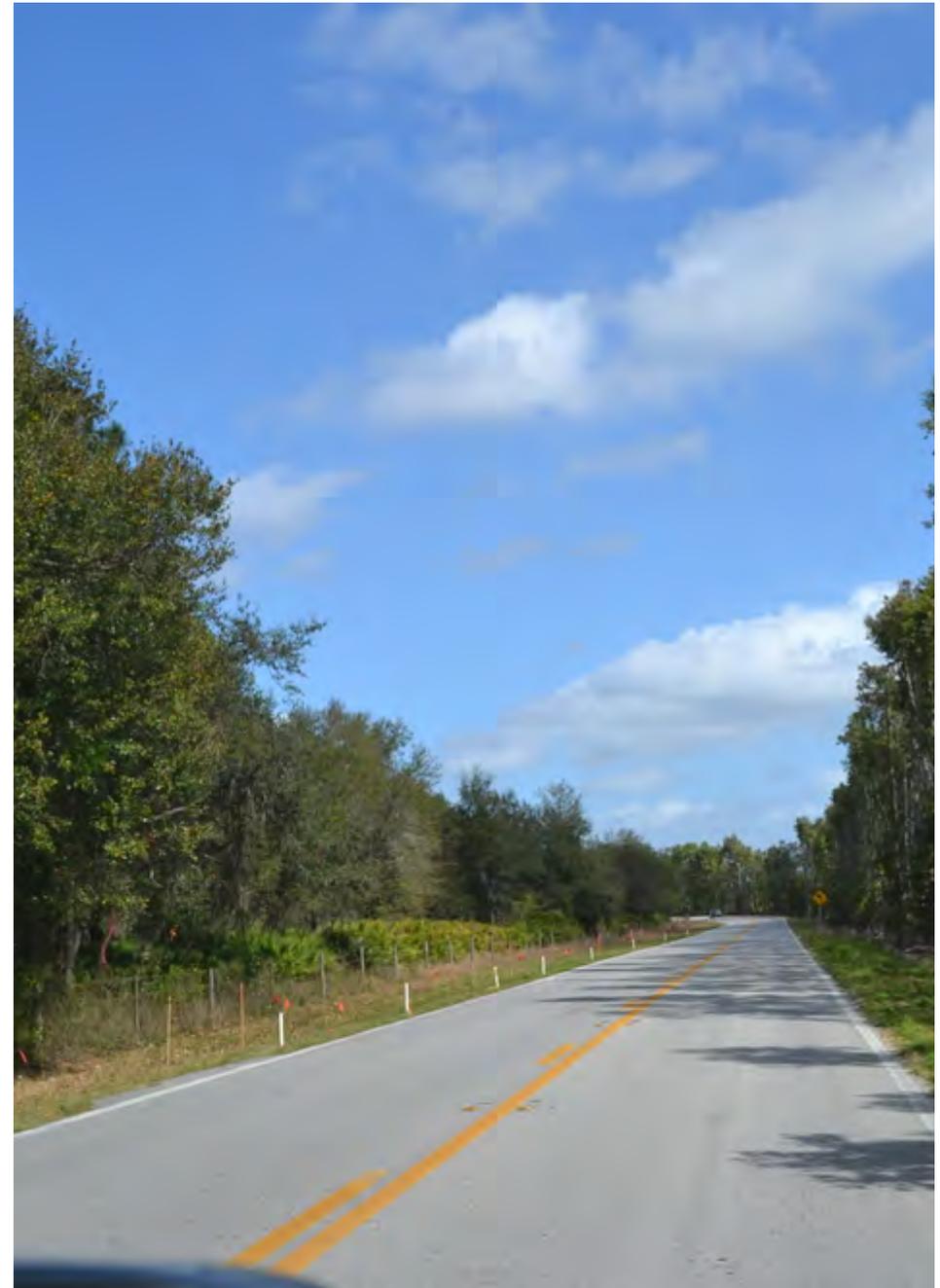
OFFERING SUMMARY

SALE PRICE:

Subject To Offer

LOT SIZE:

184 Acres





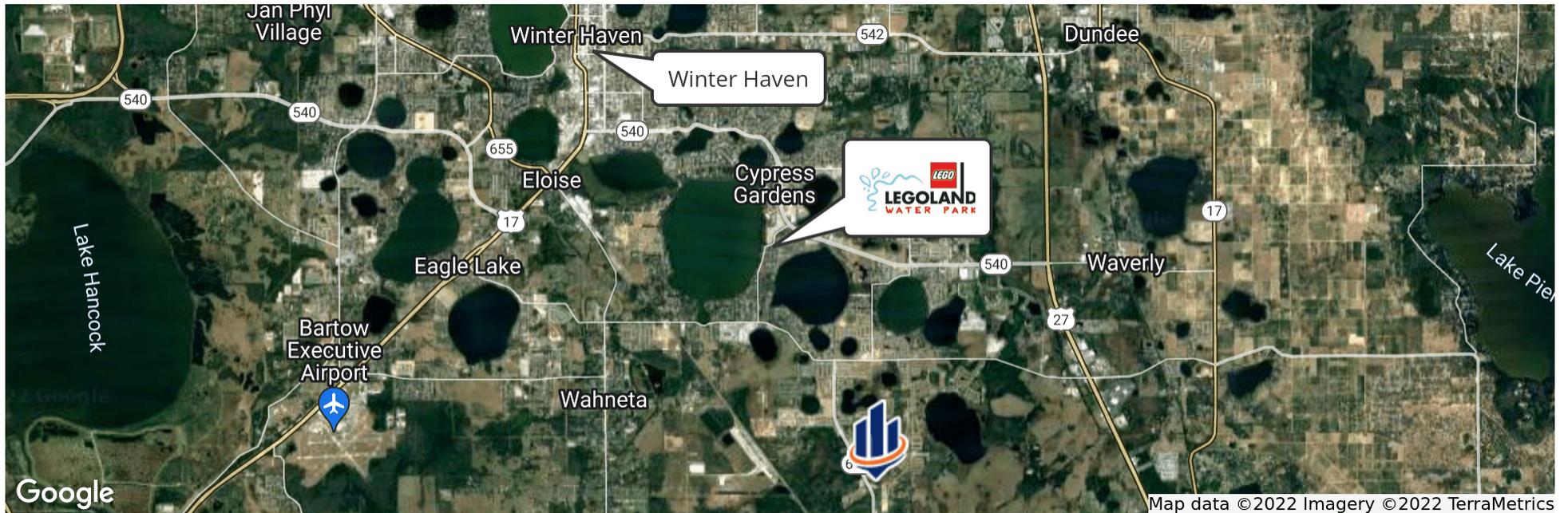
SPECIFICATIONS & FEATURES

LAND TYPES:	Residential Development
UPLANDS / WETLANDS:	High and Dry acres - 148.7 ± Wetlands acres - 34.8 ±
SOIL TYPES:	Adamsville Fine Sand Tavares Fine Sand Pomona Fine Sand Others
TAXES & TAX YEAR:	2021 - \$4,844
ZONING / FLU:	City of Winter Haven - RL Residential Low
WATER SOURCE & UTILITIES:	Winter Haven utilities are being installed along the frontage road
ROAD FRONTAGE:	2,500 ± FT along CR653
NEAREST POINT OF INTEREST:	Lake Ashton development is adjacent to the north. US 27 is to the east and Legoland is about three nautical miles to the north.
CURRENT USE:	Citrus Grove
POTENTIAL RECREATIONAL / ALT USES:	This property is prime residential development land. Properties adjacent to the east and south have either been purchased for residential development or are contracted for that use.
SURVEY OR SITE TESTING REPORTS:	A current survey will be completed very soon. A preliminary sand skink inspection was recently completed.
UTILITIES & WATER SOURCE:	City of Winter Haven
PLANNING AND / OR PERMITS:	TBD

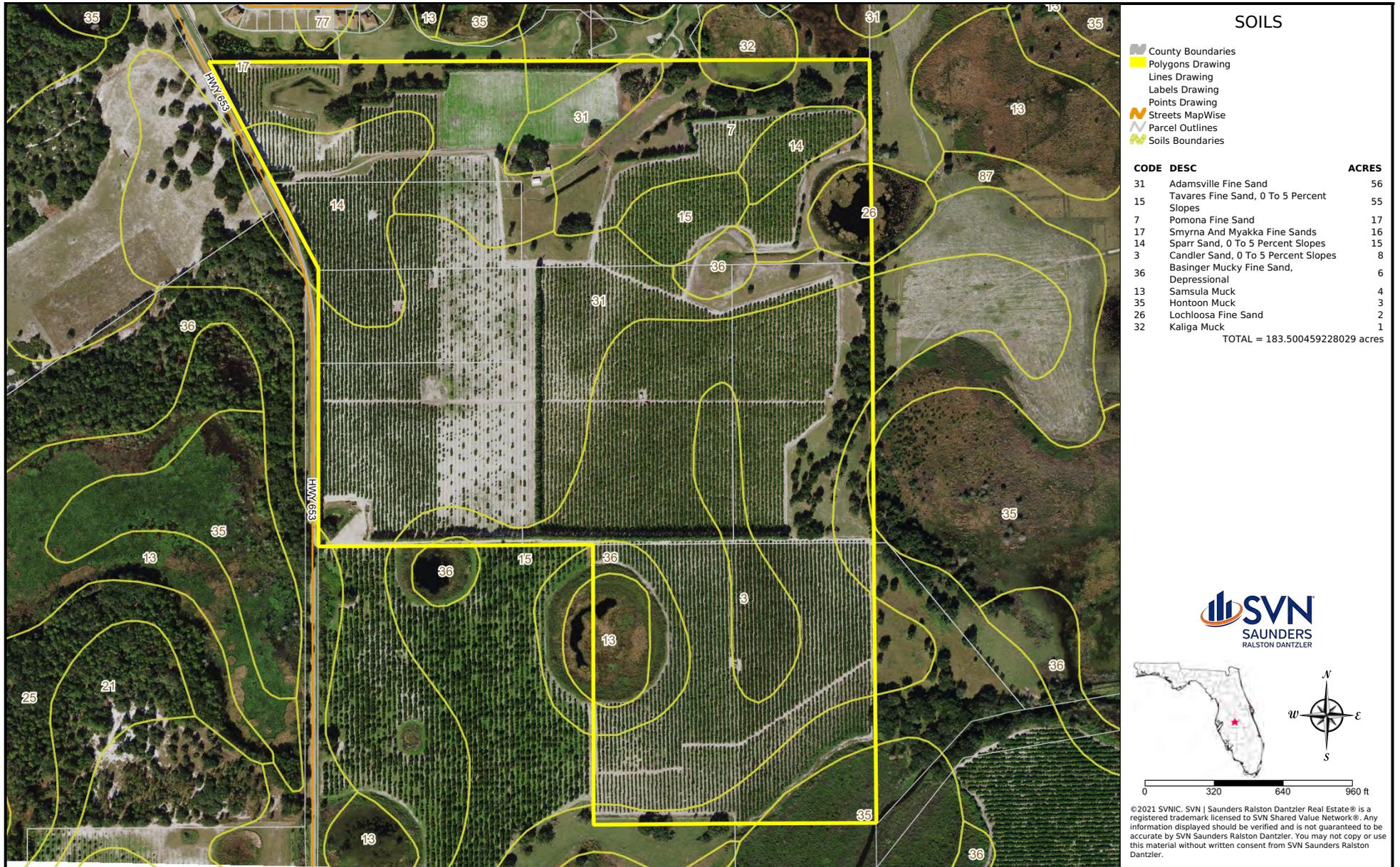


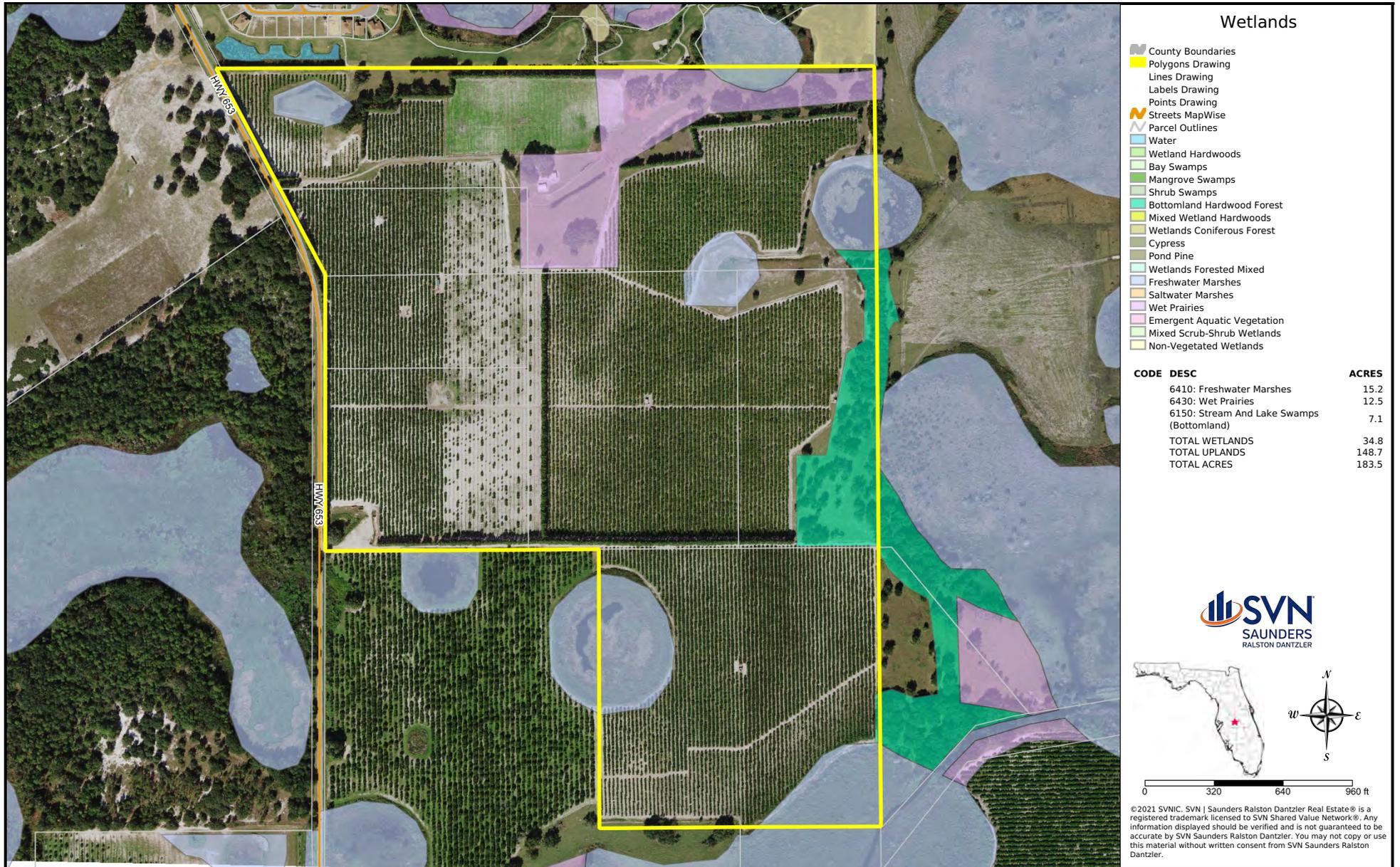
LOCATION & DRIVING DIRECTIONS

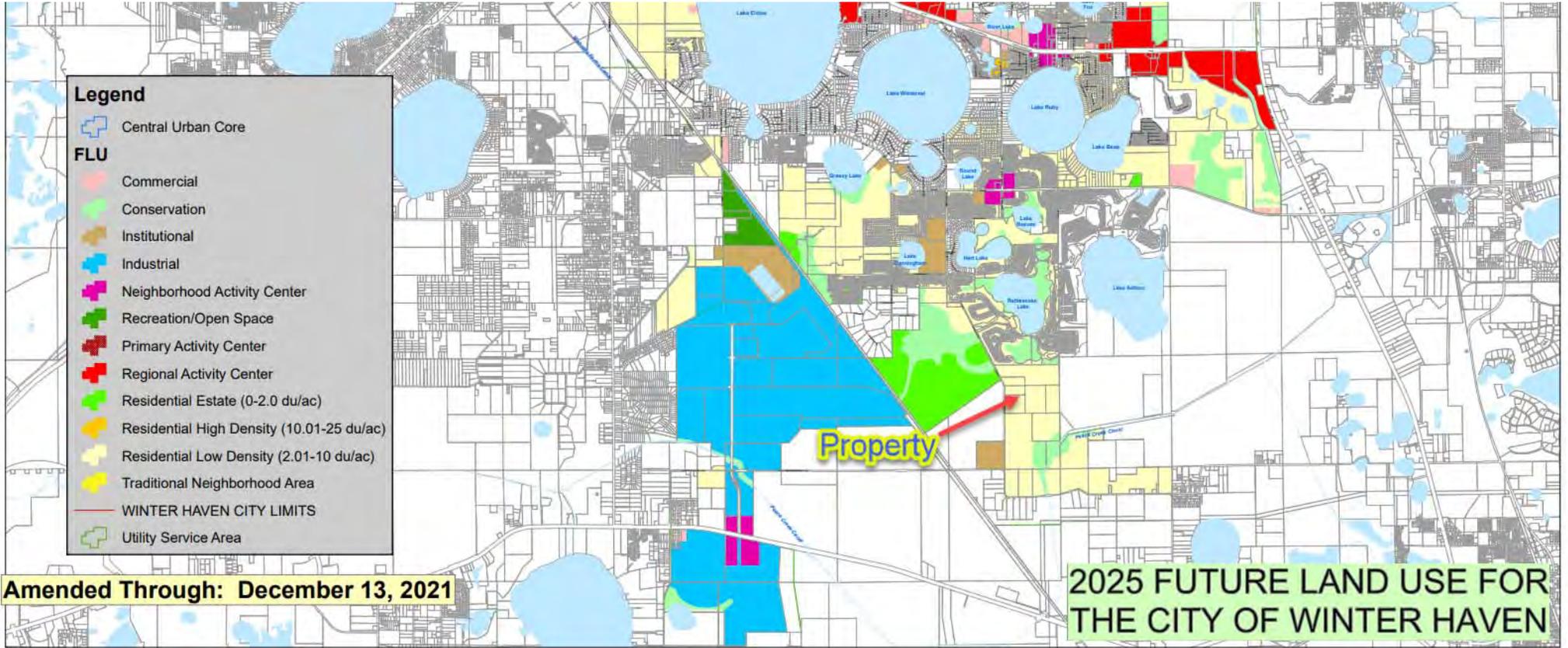
PARCEL:	26292500000011010 and others
GPS:	27.9361448, -81.667601
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> From US 27 & Cypress Gardens Blvd head south on US 27 - 1.5 miles to Thompson Nursery Road, turn right Head west 3 miles to CR 653 and turn left, head south - 1.5 miles to the property on the left.
SHOWING	

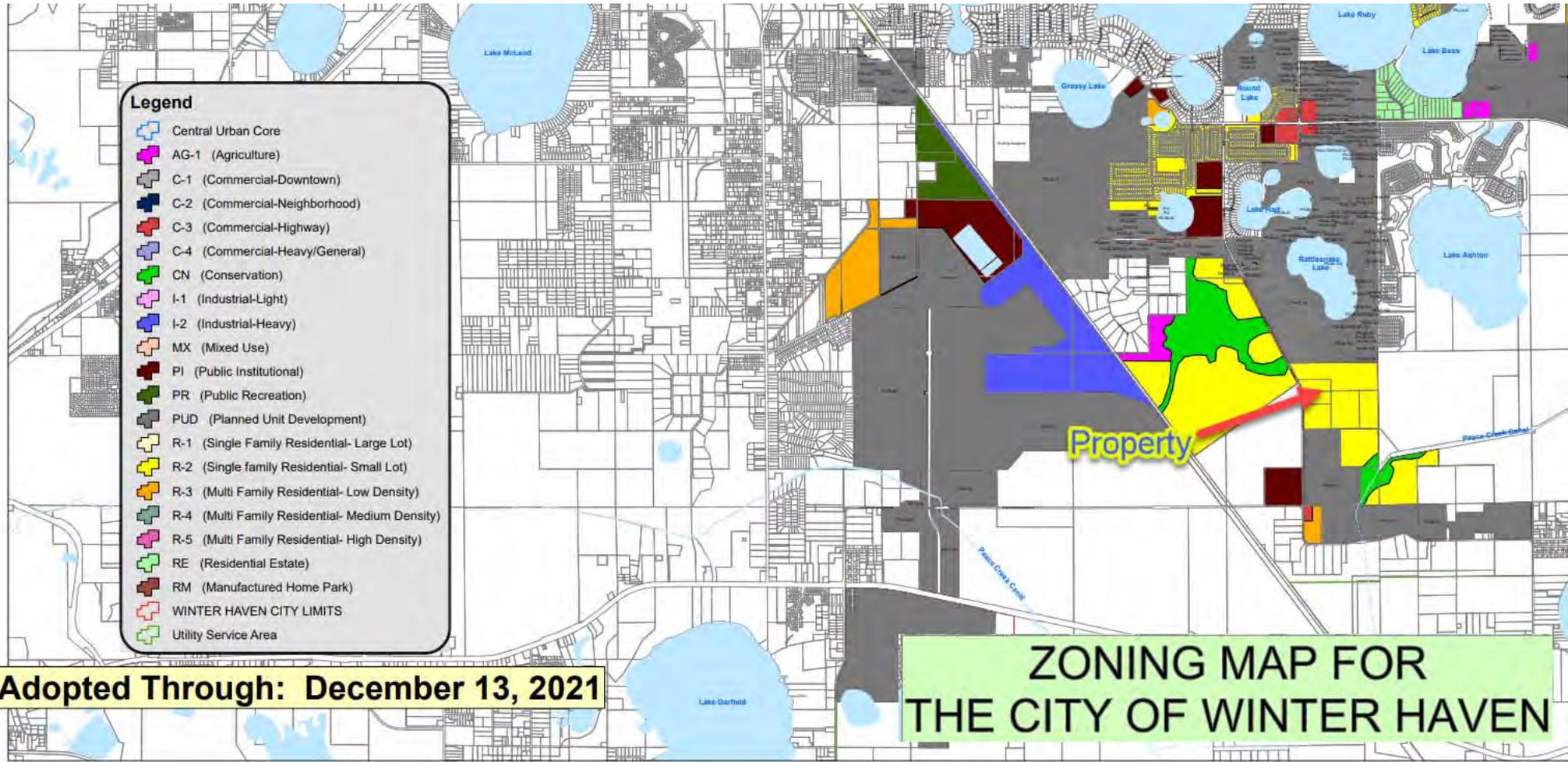












Adopted Through: December 13, 2021







POLK COUNTY

FLORIDA

FOUNDED	1861	DENSITY	326.06
COUNTY SEAT	Bartow	POPULATION	609,492 [2012]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.



RICHARD DEMPSEY, ALC, CIPS

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PROFESSIONAL BACKGROUND

ALC, Richard Dempsey is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Richard has over twenty years of Florida land sales experience. Richards's real estate career began in 1984 as an appraiser for the Polk County Property Appraiser's Office. For thirteen years, he was a state-certified general appraiser with an agricultural lender, appraising a wide variety of properties.

His experience includes small residential tracts up to 25,000-acre groves, along with various types of commercial properties all over the state. Having sales and appraisal experience throughout Florida, Richard is knowledgeable about the diverse aspects of today's real estate market.

Disciplines

- Agricultural land
- Ranchland
- Citrus groves
- Large-acreage tracts
- Hunting/recreational tracts
- Commercial/development land

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ADVISOR & OFFICE LOCATIONS

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SVN



HEADQUARTERS

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