



Old Eagle Lake Rd

OLD EAGLE LAKE ROAD RESIDENTIAL DEVELOPMENT

3257 OLD EAGLE LAKE ROAD
WINTER HAVEN, FL 33880

R. Todd Dantzler, CCIM
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Property Overview



Sale Price

\$1,500,000

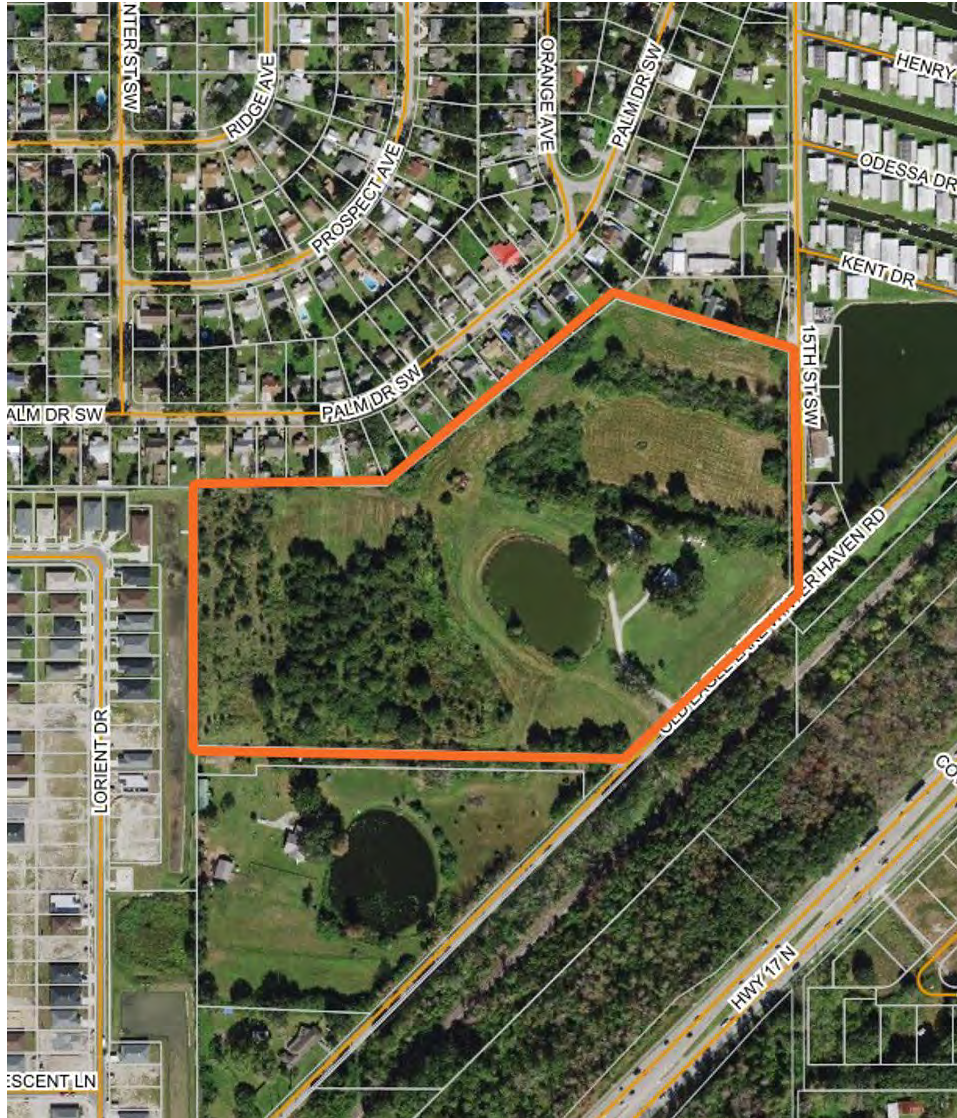
PROPERTY OVERVIEW

Old Eagle Lake Road Residential Development is 21.7 acres in Winter Haven, Florida. The property has 515 ± FT paved road frontage on Old Eagle Lake Road and allows for easy access. The infill parcel is in an area with neighboring developments, and the future land use allows for five units per acre. Located between Eagle Lake and downtown Winter Haven, this property is in a growing area with LEGOLAND Theme park less than 20 minutes away. This site is perfect for Residential Development.

OFFERING SUMMARY

Acreage:	21.7 Acres
Price / Acre:	\$69,124
City:	Winter Haven
County:	Polk
Property Type:	Residential Development

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Land Investment
- Residential Development

Uplands / Wetlands:

20.55 ± Upland Acres / 1.14 ± Wetland Acres

Taxes & Tax Year:

\$6,240 for 2022

Zoning / FLU:

R-2 City of Winter Haven/ Residential Low Density

Lake Frontage / Water Features:

Small pond on the property

Water Source & Utilities:

City of Winter Haven

Road Frontage:

515 ± FT paved road frontage on Old Eagle Lake Road

Nearest Point of Interest:

LEGOLAND
Downtown Winter Haven
Advent Field House
Bartow - the County seat

Current Use:

Residential

Potential Recreational / Alt Uses:

Residential Development

Utilities & Water Source:

City of Winter Haven

Permitted Lots:

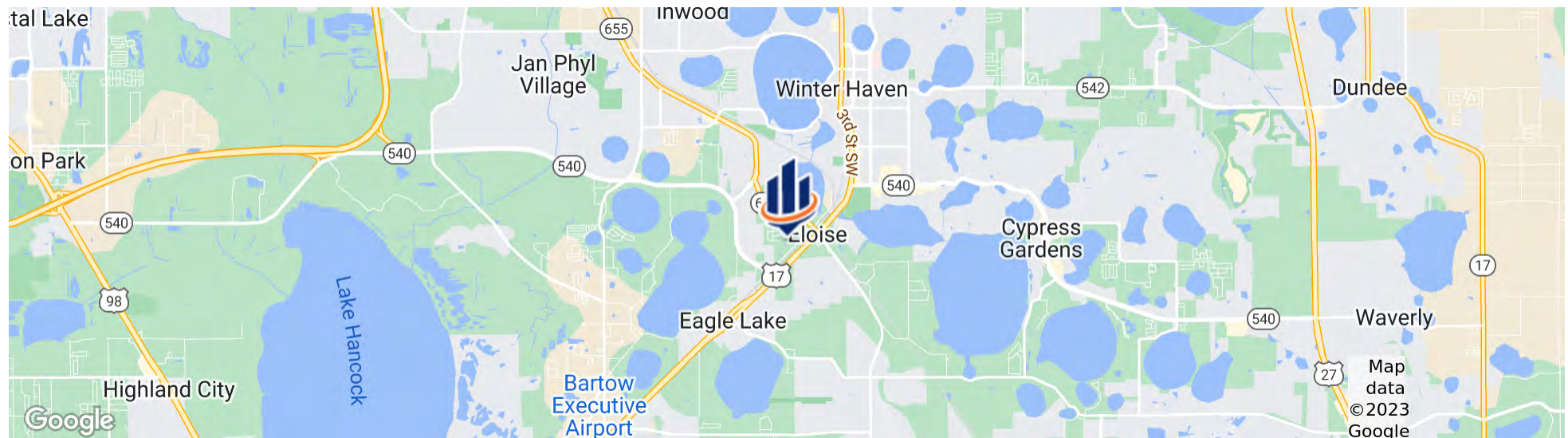
Up to 5 per acre

Location



LOCATION & DRIVING DIRECTIONS

Parcel:	26-29-06-000000-012080
GPS:	27.9929359, -81.744156
Driving Directions:	South on US 17 out of Winter Haven; Turn west on SR 540 at the Racetrack gas station; Turn right immediately as you go over the railroad tracks
Showing Instructions:	Drive by the property or call Listing Agent



Demographics Map & Report

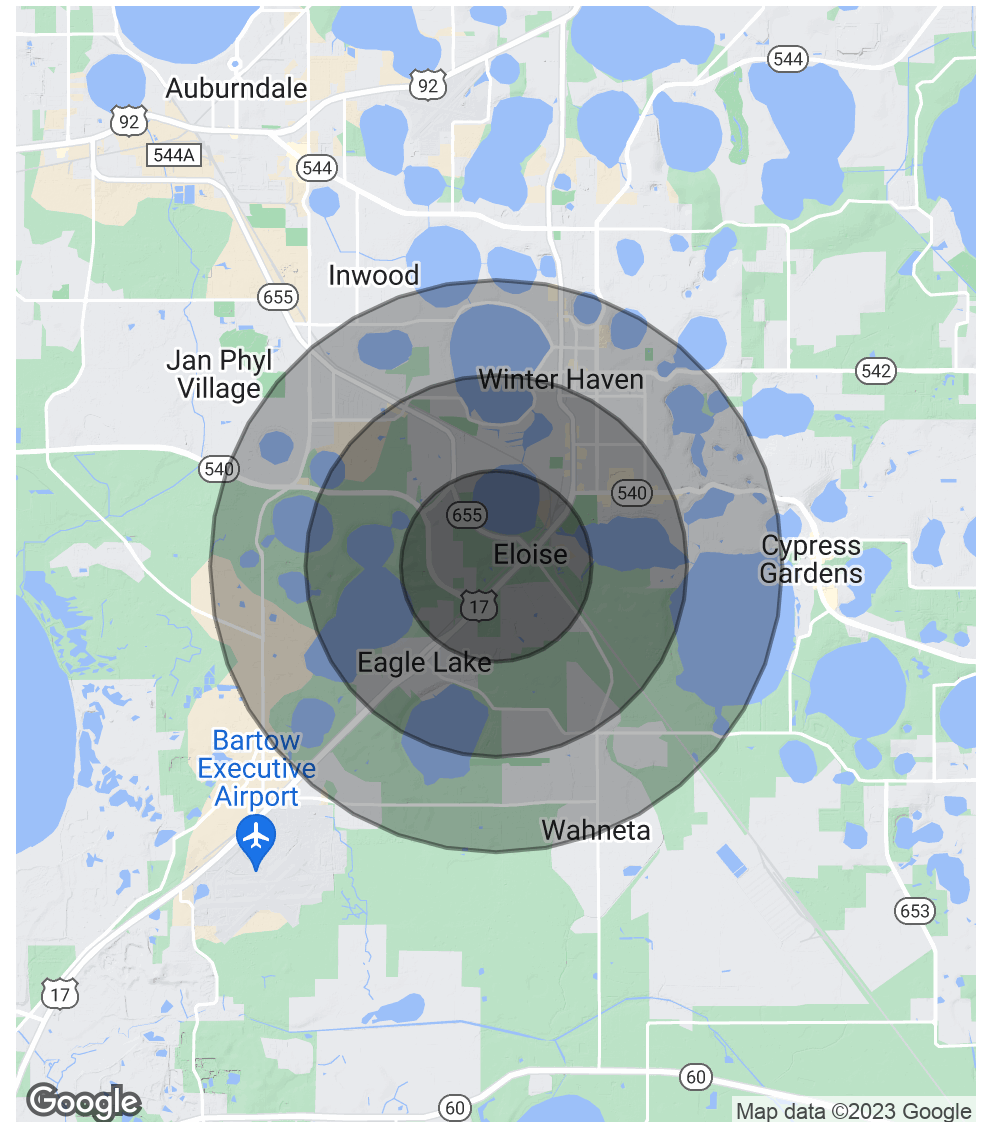
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,245	12,456	37,327
Average Age	38.9	38.6	38.8
Average Age (Male)	36.0	36.7	36.0
Average Age (Female)	41.1	38.3	40.5

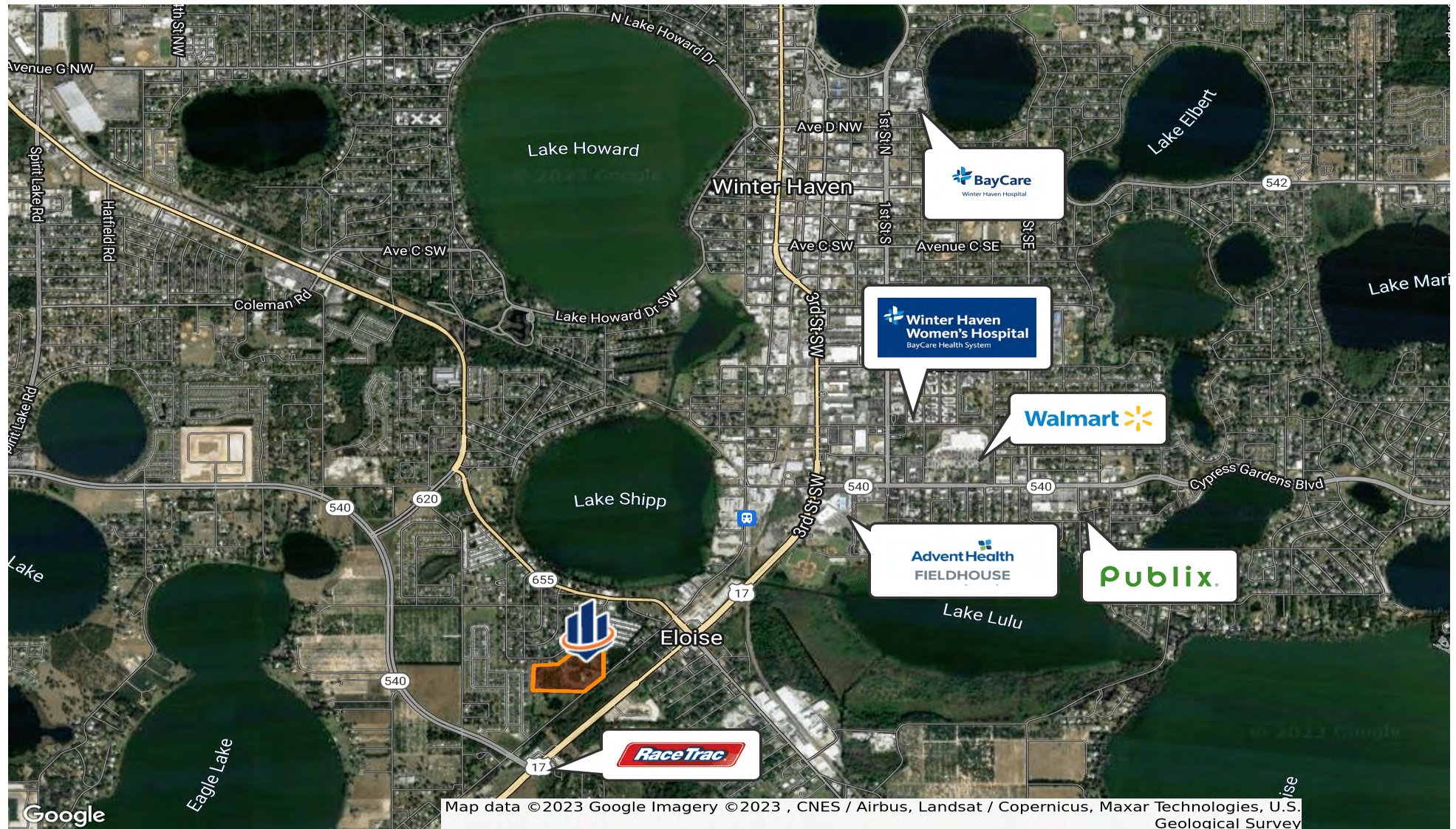
HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	918	5,013	14,896
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$50,597	\$51,596	\$54,406
Average House Value	\$156,185	\$151,808	\$148,460

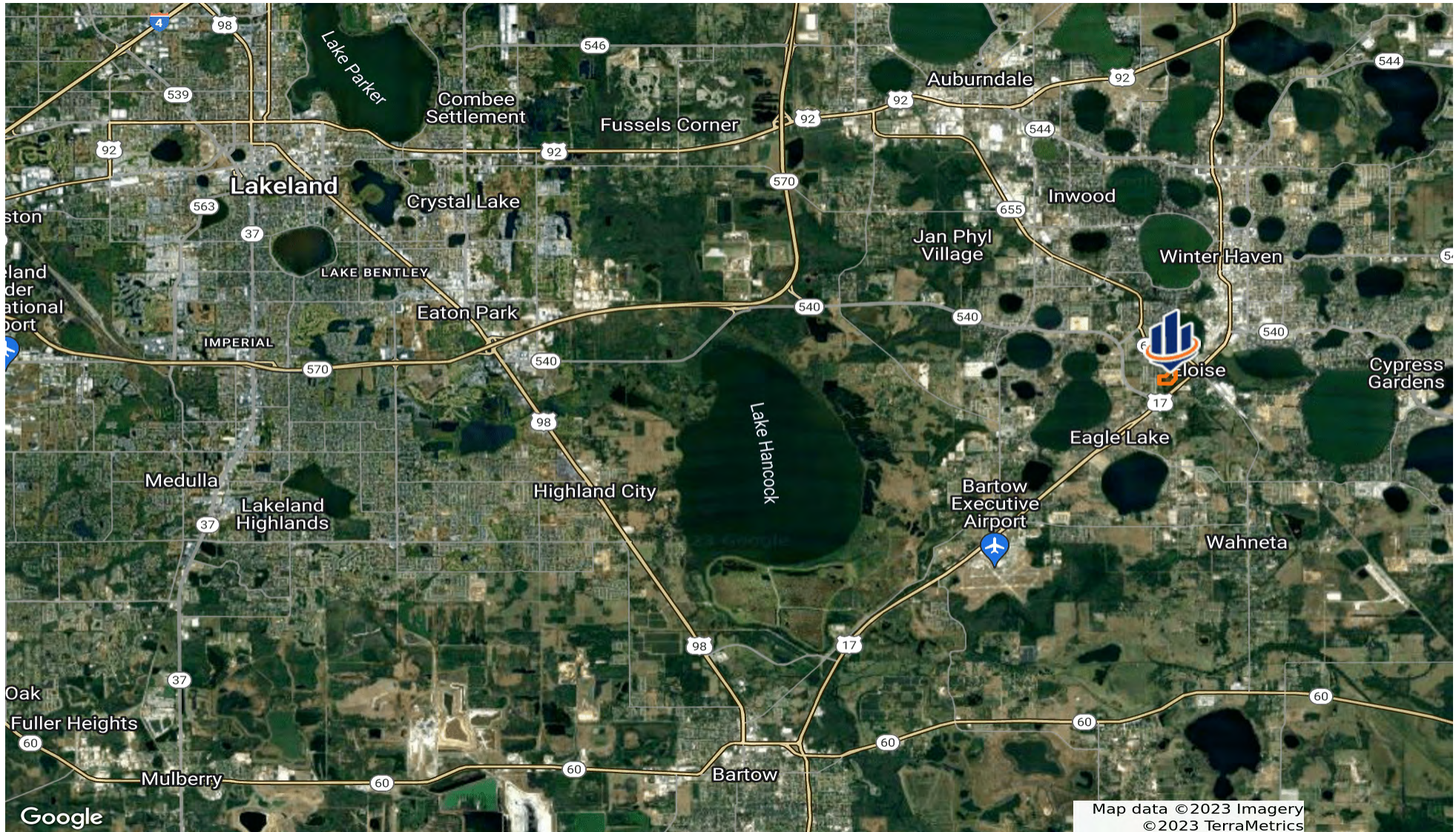
* Demographic data derived from 2020 ACS - US Census

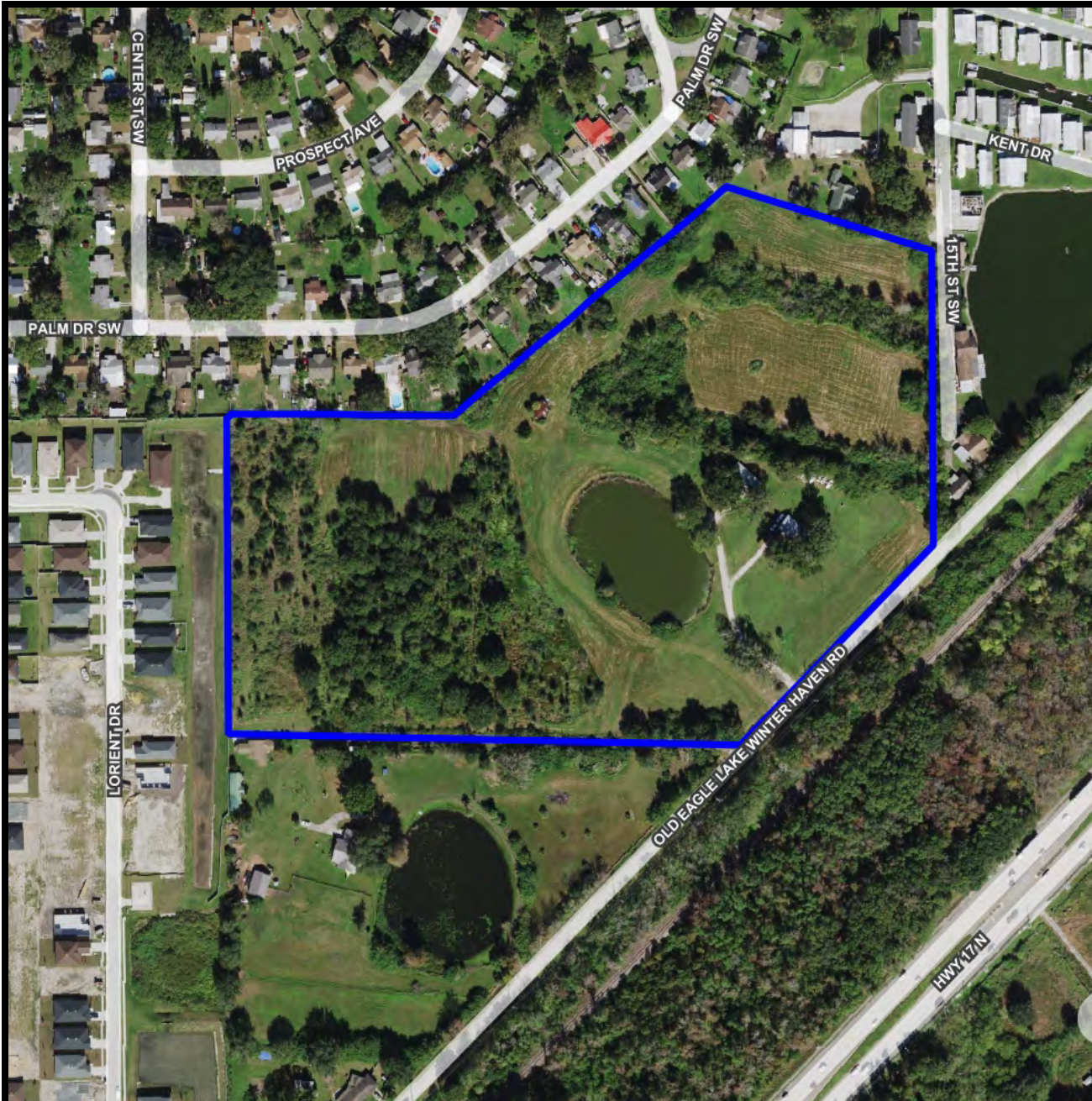


Retailer Map










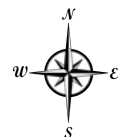
Location Map





Aerial

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Managed Lands FNAI



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Aerial Photo





R. TODD DANTZLER, CCIM

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PROFESSIONAL BACKGROUND

R. Todd Dantzler, CCIM is a Managing Director and Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. He specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing and land development.

Todd has been active in Polk County real estate for over 40 years and is a second-generation real estate leader - his father served as a member and Chairman of the Florida Real Estate Commission [FREC] in the early '80s.

Todd was recognized as the 2012 Florida Realtor® of the Year and in 2000 he was elected president of the Florida Realtors®. This would make him the youngest president in the history of Florida Realtors®. He is a current member of the board of directors, past treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, and the Polk Transportation Planning Organization. Todd was the Commission liaison to the Central Florida Development Council [CFDC], the economic development arm of the county, and past chairman of the CFDC.

In addition, Todd is currently the Chairman of the Winter Haven Hospital/BayCare Board of Trustees. The Winter Haven Hospital is a 529-bed, major medical center serving the east Polk and Highlands counties and is the largest private employer in East Polk County.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He was the president of his fraternity, Alpha Tau Omega where he won the Morton Wolfson Award for the Best Fraternity President at UF in 1981 and the Harry L. Bird Award for best Public Relations Officer.

In addition to real estate, Todd serves as a Senior Consultant with Two Blue Aces, an executive leadership and management development company led by six retired United States Air Force [USAF] General Officers. Todd advises on political and real estate land use issues.

Advisor & Office **LOCATIONS**

Our company includes over 70 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 11 Certified Commercial Investment Member (CCIM) designees and 9 Accredited Land Consultant (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.



★ HEADQUARTERS

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★ NORTH FLORIDA

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Lake City, Florida 32055
386.438.5896

★ GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600



For more information visit SVNsaunders.com

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