

# LAKE SMART RESIDENTIAL DEVELOPMENT LAND

2400 11TH ST NE  
WINTER HAVEN, FL 33881

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# Property Overview



**Sale Price** **\$4,822,900**

## OFFERING SUMMARY

**Acreage:** **56.7 Acres**  
Price / Acre: \$85,060  
City: Winter Haven  
County: Polk  
Property Type: Land: Residential Development

## PROPERTY OVERVIEW

This is a lakefront property in Winter Haven, Florida (Polk County). There are 56.75 acres of old grove that is prime for residential development. With a fantastic view of Lake Smart and elevation change this has the potential to be a beautiful community.

The Future Land Use of RL-3 will allow for up to 4.35 residential dwelling units per acres. Water and sewer are adjacent to the property. Access for the development will have to be determined.

This is in an area of high demand for homes and in the path of growth.

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	Residential Development
Uplands / Wetlands:	53.5/3.3
Soil Types:	<ul style="list-style-type: none"><li>• Candler Sand</li><li>• Adamsville Fine Sand</li></ul>
Zoning / FLU:	Residential Low-3 [RL-3] allows up to 4.35 dwelling units per acre
Lake Frontage / Water Features:	1,400 feet of frontage on Lake Smart
Water Source & Utilities:	Water and sewer are adjacent to the property which falls inside the Winter Haven Service Area Boundary
Road Frontage:	About 650 feet of frontage on Ware Avenue NE
Nearest Point of Interest:	Less than 1 mile from Polk State College, about 2.5 miles to Publix and 1.7 miles to Home Depot
Current Use:	Vacant
Potential Recreational / Alt Uses:	Residential Development
Land Cover:	Citrus trees

# Location



## LOCATION & DRIVING DIRECTIONS

Parcel:

GPS: 28.0514513, -81.7113574

Driving Directions:

From Havendale Blvd and Eighth St NW in Winter Haven go east on Martin Luther King Blvd NW for 1 mile to 11th St NE, property is 500 yards to the north on 11th St [dirt road]

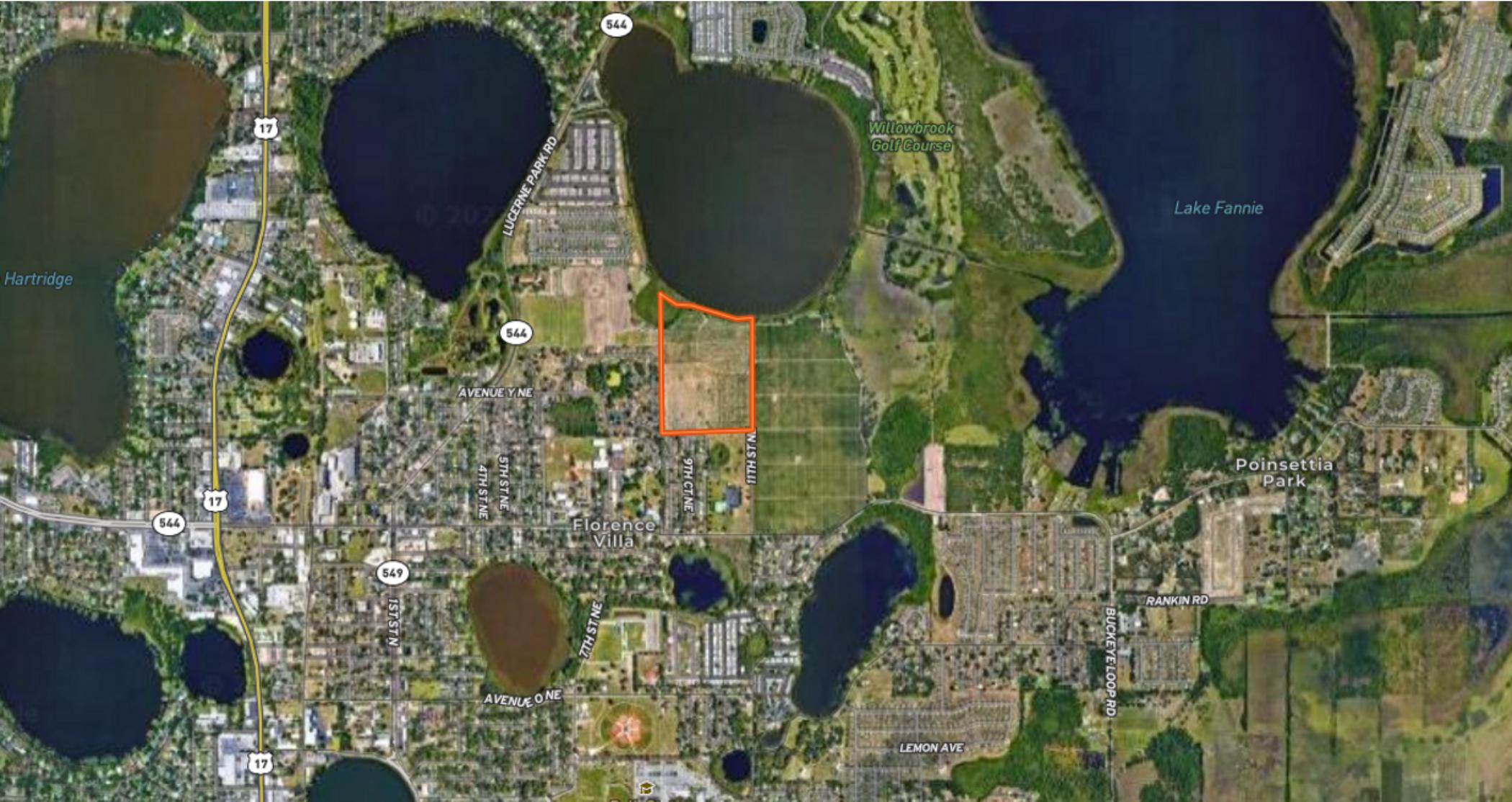
Showing Instructions:

Call listing agent

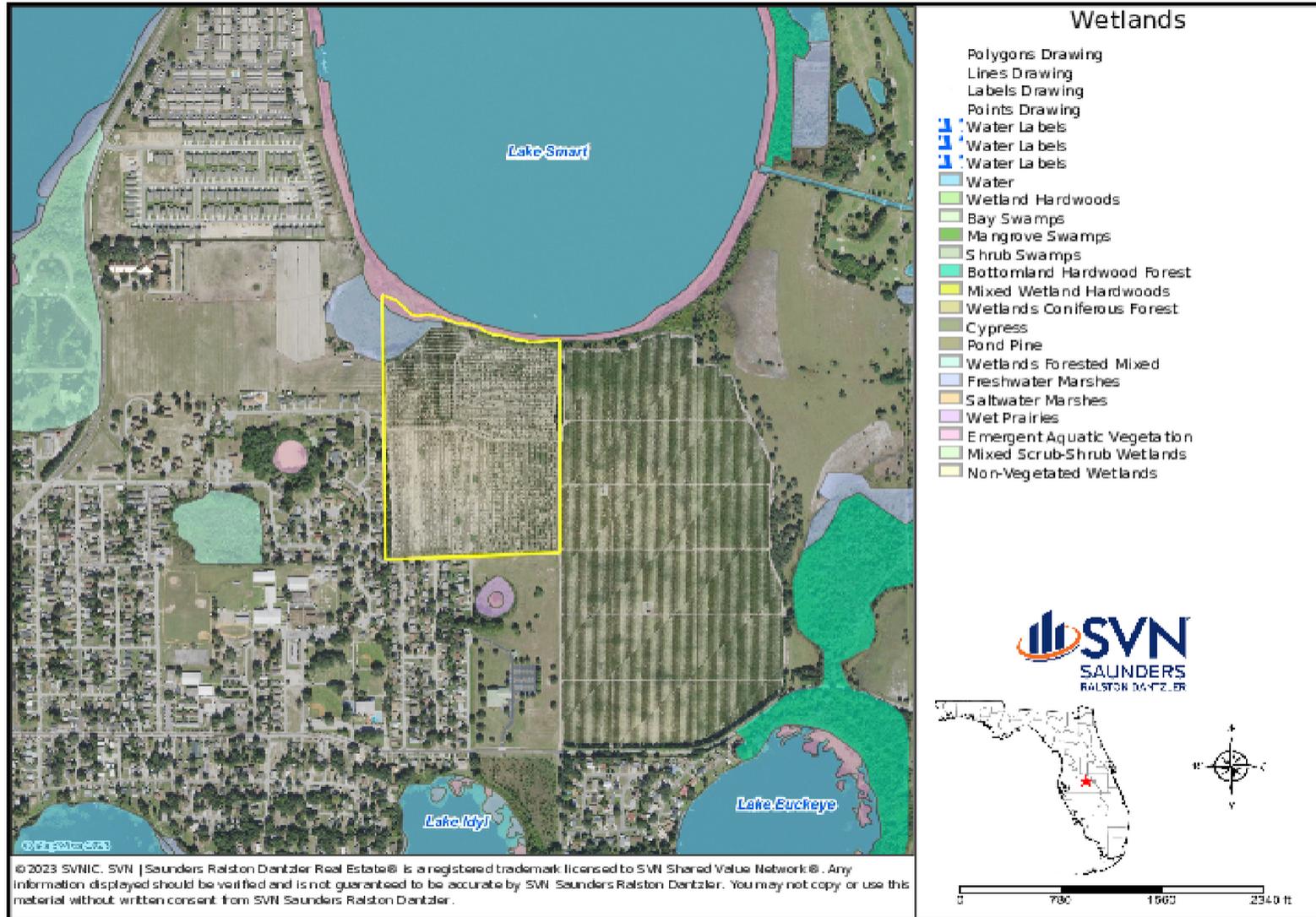


# Regional Map





# Wetlands Map



# Additional Photos





## POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	787,404 [2022]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between 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, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

# Advisor Biography



**CLAY TAYLOR, ALC**

Senior Advisor

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