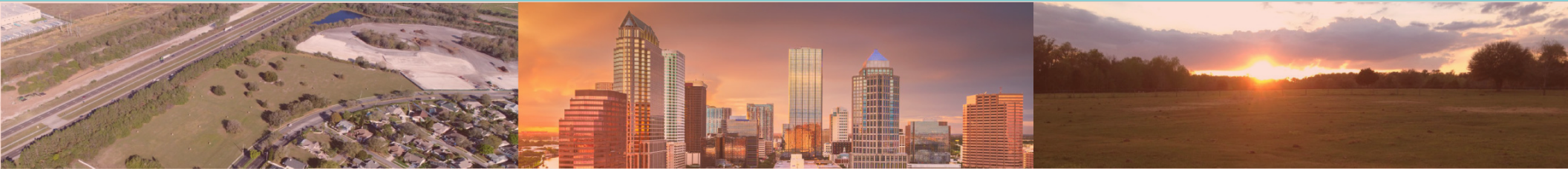


We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

Two contiguous commercial parcels totaling approximately 1.10 acres, both zoned C-3 (Commercial Highway) within the City of Winter Haven. The sites are vacant, level, and free of wetlands or flood zone, making them development-ready. The C-3 zoning allows for a wide range of uses including retail, office, restaurant, assisted living, and personal services. Located within the Florence Villa CRA, these properties offer excellent flexibility for future development or investment.

LOCATION DESCRIPTION

Located just west of US Highway 17 in northwest Winter Haven, these properties benefit from close proximity to downtown and major roadways. Situated in the Florence Villa Community Redevelopment Area (CRA), the surrounding area is experiencing revitalization and investment. The parcels are easily accessible, centrally located, and well-positioned to serve a growing customer base.

SIZE

1.10 acres

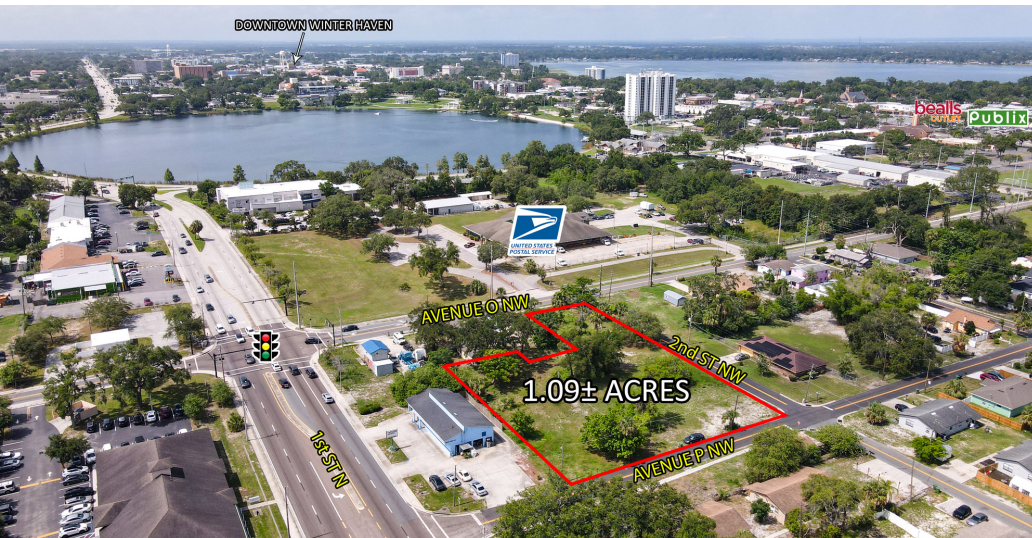
ZONING

C-3 (Commercial Highway)

PRICE

\$200,000

Aerials



Demographics Map & Report

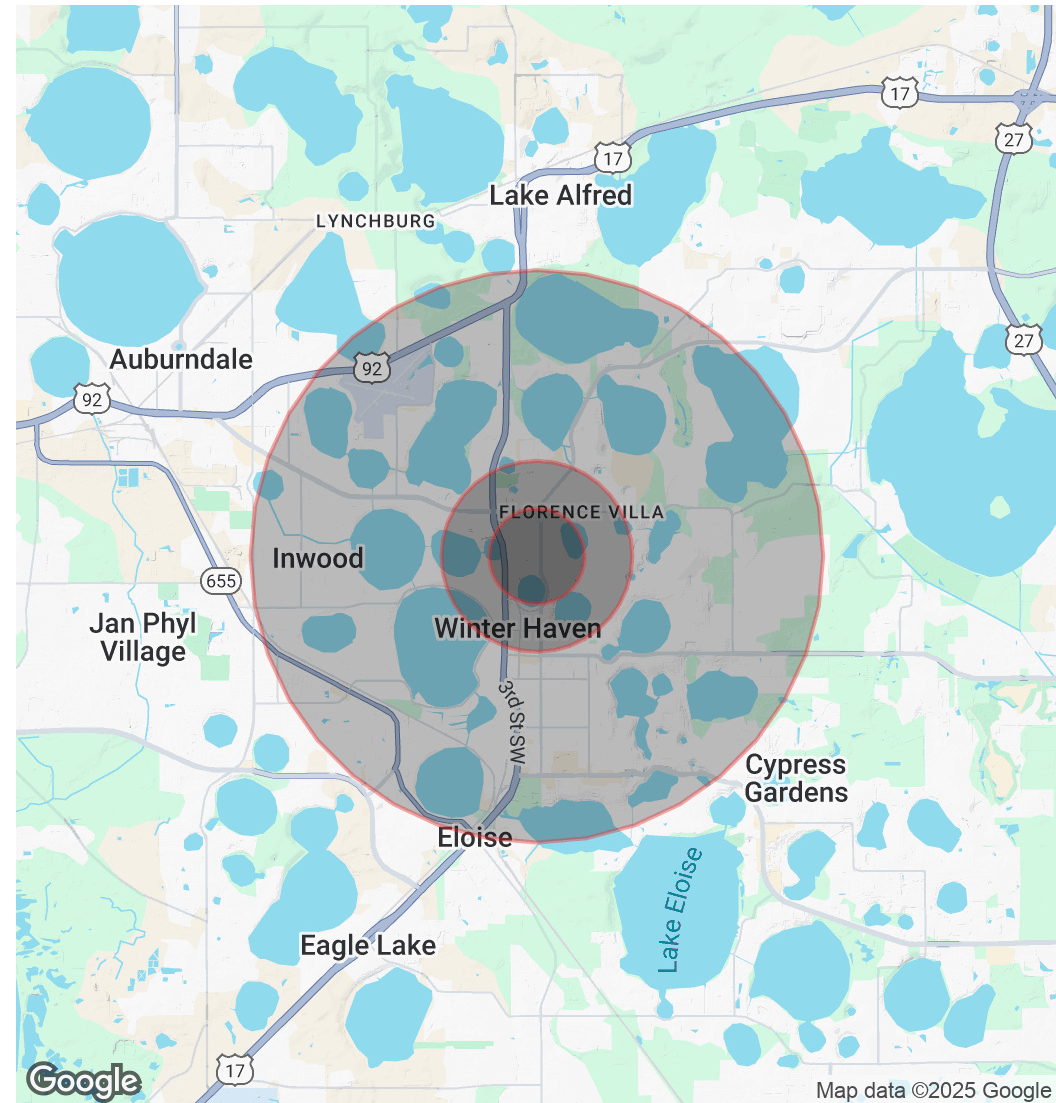
POPULATION

	0.5 MILES	1 MILE	3 MILES
Total Population	2,441	7,573	52,716
Average Age	44	45	42
Average Age (Male)	42	43	41
Average Age (Female)	46	46	43

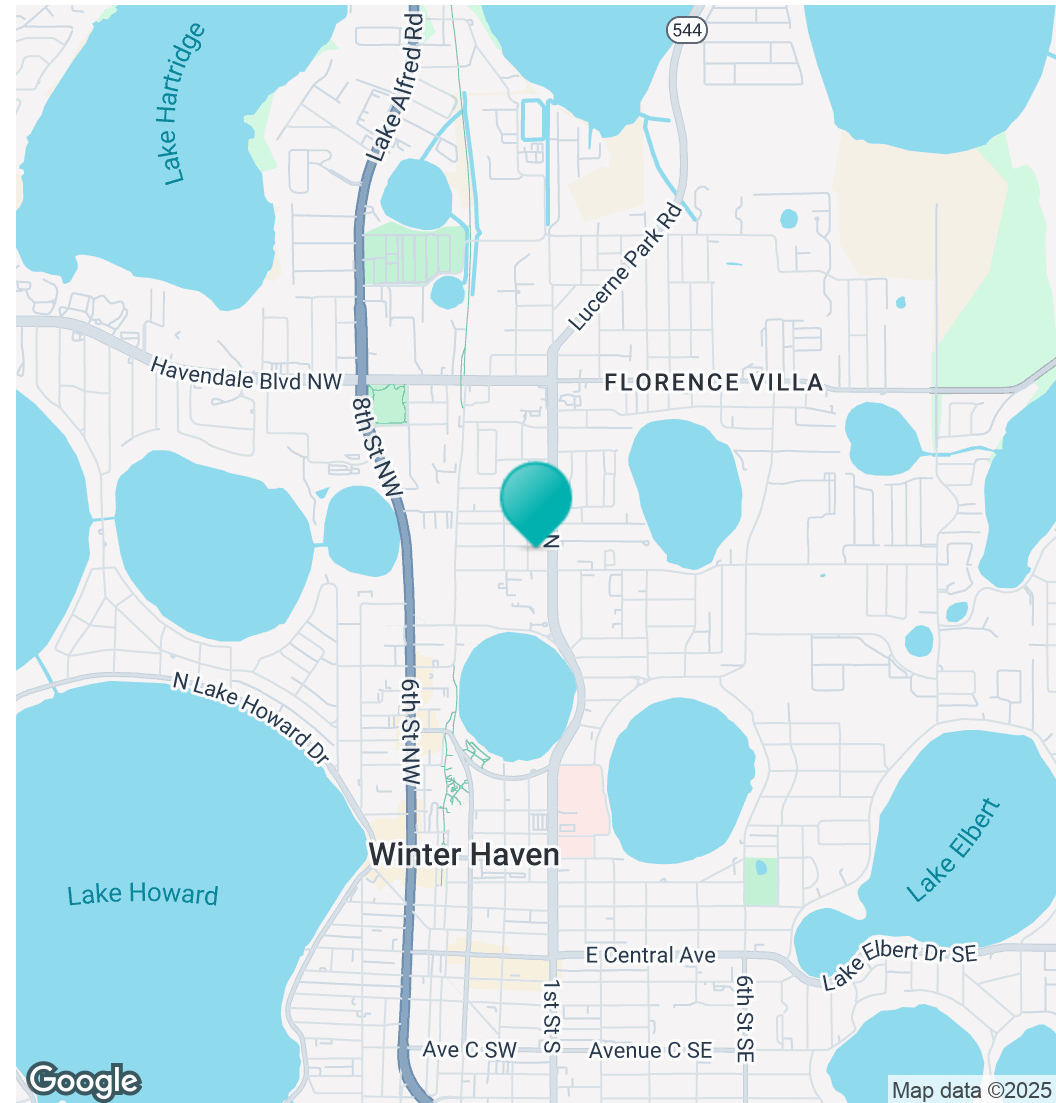
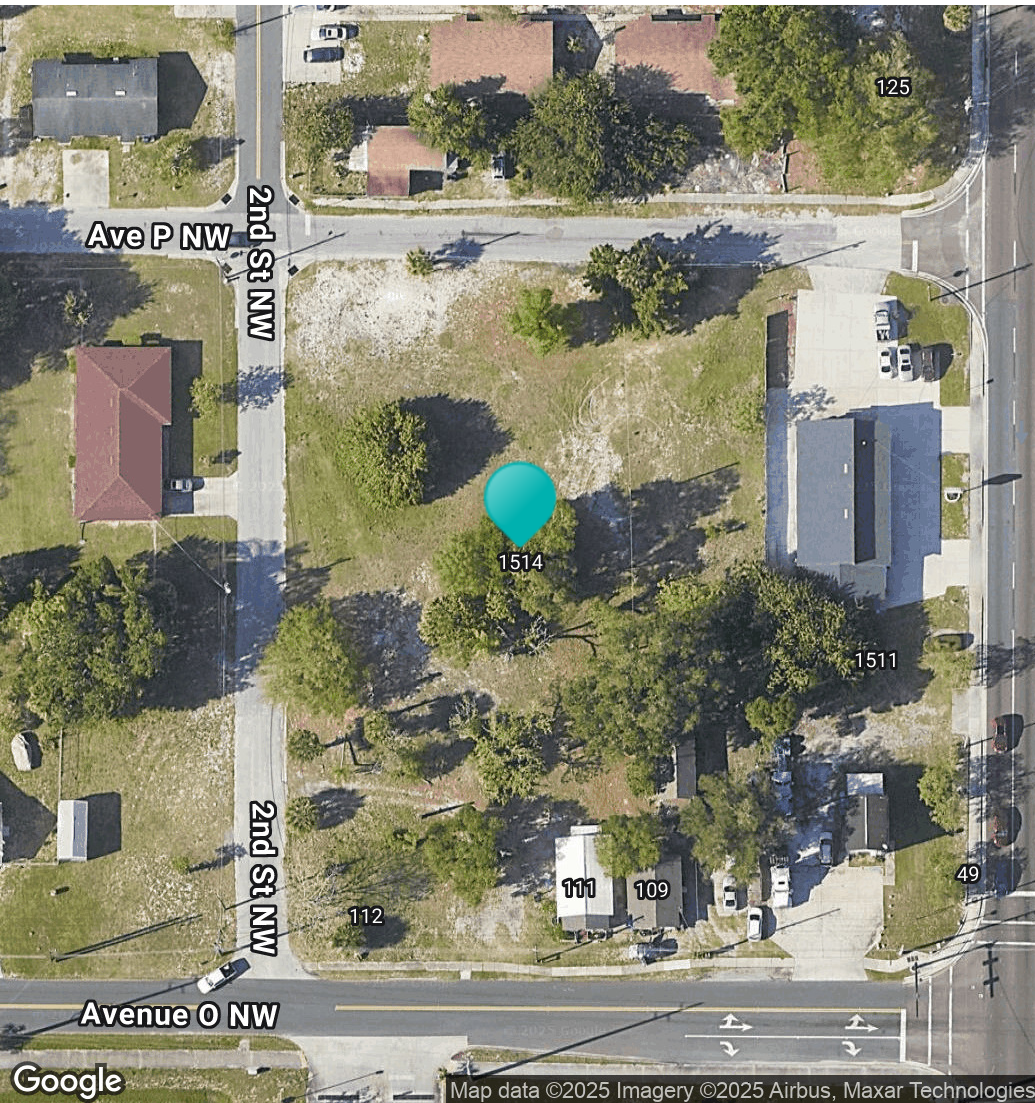
HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
Total Households	992	3,214	20,975
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$50,350	\$62,323	\$74,270
Average House Value	\$256,485	\$279,436	\$274,247

Demographics data derived from AlphaMap



Location Maps



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.