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CENTRAL FLORIDA 20.38 ACRE OPPORTUNITY ZONE LAND - FOR SALE



*3200 Old Lucerne Park Road
Winter Haven, Florida, 33881*

- Qualified Opportunity Zone within Winter Haven city limits
- Mixed Use Commercial PUD - Future Land Use - Neighborhood Activity Center (NAC)
- City of Winter Haven water and sewer on Old Lucerne Park Road and SR 544
- 15 miles to Interstate -4, Davenport Florida
- Equidistant between 2 international airports (45 miles to Orlando (MCO) Tampa (TPA)).
- Sale/Purchase Price \$2,900,000.00 Cash to Seller
- Land Size 20.38 Acres MOL



OPPORTUNITY-ZONE LAND AVAILABLE FOR SALE
CITY OF WINTER HAVEN, CENTRAL FLORIDA

Property Address: 3200 OLD LUCERNE PARK ROAD, WINTER HAVEN, FL 33881

Property Location: 4 miles North of Downtown Winter Haven, 4 miles West of US Highway 27 via SR 544, 12 miles South of Davenport and the Interstate-4/US Highway 27 intersection.

Property Type: Vacant land

Land Size: 20.38 ± acres

Dimensions: 1,110' frontage on SR 544 (Lucerne Park Road)
590' West boundary,
1,470' on Old Lucerne Park Road
1,170' on East boundary

Description: Rare Opportunity-Zone land within the city limits of Winter Haven. The property was rezoned to a Commercial PUD to include Multi-Family, Regional shopping and retail out-parcels. The PUD plans include a road to cut through the site, connecting Lucerne Park Road to Old Lucerne Park Road with signalized intersections and a dedicated turn lane.

Land Use/Zoning: City of Winter Haven – PUD Commercial
Future land use: neighborhood Activity Center (NAC)

Utilities: Tampa Electric Co. (TECO) electric available.
Municipal water and sewer lines on both Old Lucerne Park Road and SR 544 (North and South of subject property).

Ad Valorem Taxes: \$1,812.67/Year 2019. Subject to change upon sale of property.

Sale/Purchase Price: \$2,900,000.00 (\$3.33/SF)

Property Folio: 26-28-10-530500 parcels 002601 and 002602 and
26-28-03-522500 parcel 002453, Polk County, Florida

Comments: Great Opportunity-Zone land within the City of Winter Haven (home of Legoland) with added incentives for developers and investors while creating economic growth. Great exposure, access and future signage.

Contact: Will Daniel, Commercial Realtor, 813 695-7371

Disclaimer – Information contained herein is from sources deemed reliable but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers or tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813 is the agent of and represents the Owner/Landlord.

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PROPOSED PUD



LUCERNE PARK
COMMERCE CENTER
OF WINTER PARK

Demographic Summary Report



3200 Old Lucerene Park Rd, Winter Haven, FL 33881

Building Type: Land
 Class: -
 RBA: -
 Typical Floor: -

Total Available: 0 SF
 % Leased: 0%
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	1,980	34,839	95,660
2020 Estimate	1,728	30,981	85,159
2010 Census	1,176	25,205	69,944
Growth 2020 - 2025	14.58%	12.45%	12.33%
Growth 2010 - 2020	46.94%	22.92%	21.75%
2020 Population by Hispanic Origin	216	4,037	13,886
2020 Population	1,728	30,981	85,159
White	1,315 76.10%	20,945 67.61%	61,892 72.68%
Black	354 20.49%	8,916 28.78%	19,804 23.26%
Am. Indian & Alaskan	5 0.29%	105 0.34%	464 0.54%
Asian	29 1.68%	426 1.38%	1,309 1.54%
Hawaiian & Pacific Island	2 0.12%	28 0.09%	84 0.10%
Other	23 1.33%	561 1.81%	1,606 1.89%
U.S. Armed Forces	0	0	15
Households			
2025 Projection	838	14,598	38,365
2020 Estimate	737	13,069	34,363
2010 Census	520	10,863	28,719
Growth 2020 - 2025	13.70%	11.70%	11.65%
Growth 2010 - 2020	41.73%	20.31%	19.65%
Owner Occupied	604 81.95%	9,544 73.03%	24,106 70.15%
Renter Occupied	133 18.05%	3,525 26.97%	10,257 29.85%
2020 Households by HH Income	737	13,069	34,361
Income: <\$25,000	117 15.88%	3,244 24.82%	8,805 25.62%
Income: \$25,000 - \$50,000	160 21.71%	4,125 31.56%	10,005 29.12%
Income: \$50,000 - \$75,000	173 23.47%	2,518 19.27%	7,061 20.55%
Income: \$75,000 - \$100,000	89 12.08%	1,343 10.28%	3,406 9.91%
Income: \$100,000 - \$125,000	100 13.57%	757 5.79%	2,069 6.02%
Income: \$125,000 - \$150,000	29 3.93%	290 2.22%	716 2.08%
Income: \$150,000 - \$200,000	25 3.39%	441 3.37%	1,141 3.32%
Income: \$200,000+	44 5.97%	351 2.69%	1,158 3.37%
2020 Avg Household Income	\$81,418	\$59,786	\$61,476
2020 Med Household Income	\$63,245	\$44,318	\$45,170

4/24/2020

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WINTER HAVEN
The Chain of Lakes City

A Gem in the Heart of Florida's Super Region

Prime Location:

- Strategically located in the heart of Florida - the 9th largest regional economy in the United States.
- More than 9 million residents and 4.1 million jobs within a 100-mile radius and \$300 billion in economic activity generated a year.
- Ideally located between two major metro areas, Tampa and Orlando.
- Convenient access to I-4, I-75, US 27 and SR 60 and the Florida Turnpike System.
- Easy access to Tampa International Airport, Orlando International Airport.



Key Industries:

- **Logistics and Distribution:** Unparalleled Transportation and technology connectivity with the newest and most advanced rail terminal in the world. Primed to receive, produce and distribute goods both regionally and globally.
- Other booming industries include agriculture, tourism, technology, medical and professional services.
- **Home to the largest LEGOLAND park in the world.**
- Polk State College, State Farm Insurance, CSX Transportation and Tampa Electric are just a few of the big businesses thriving in Winter Haven.



Talented Workforce:

- Polk County boasts six colleges/universities and seven technical schools educating a skilled and diverse workforce.
- Florida Polytechnic University, Southeastern University, Webber International University, Warner University, Keiser University, Polk State College & Florida Southern College.



Attractive Incentives:

- No State personal income tax
- 10.5% lower cost of living than the national average
- Business-friendly legislation
- Incentive & exemptions for qualifying companies

Lakefront Paradise:

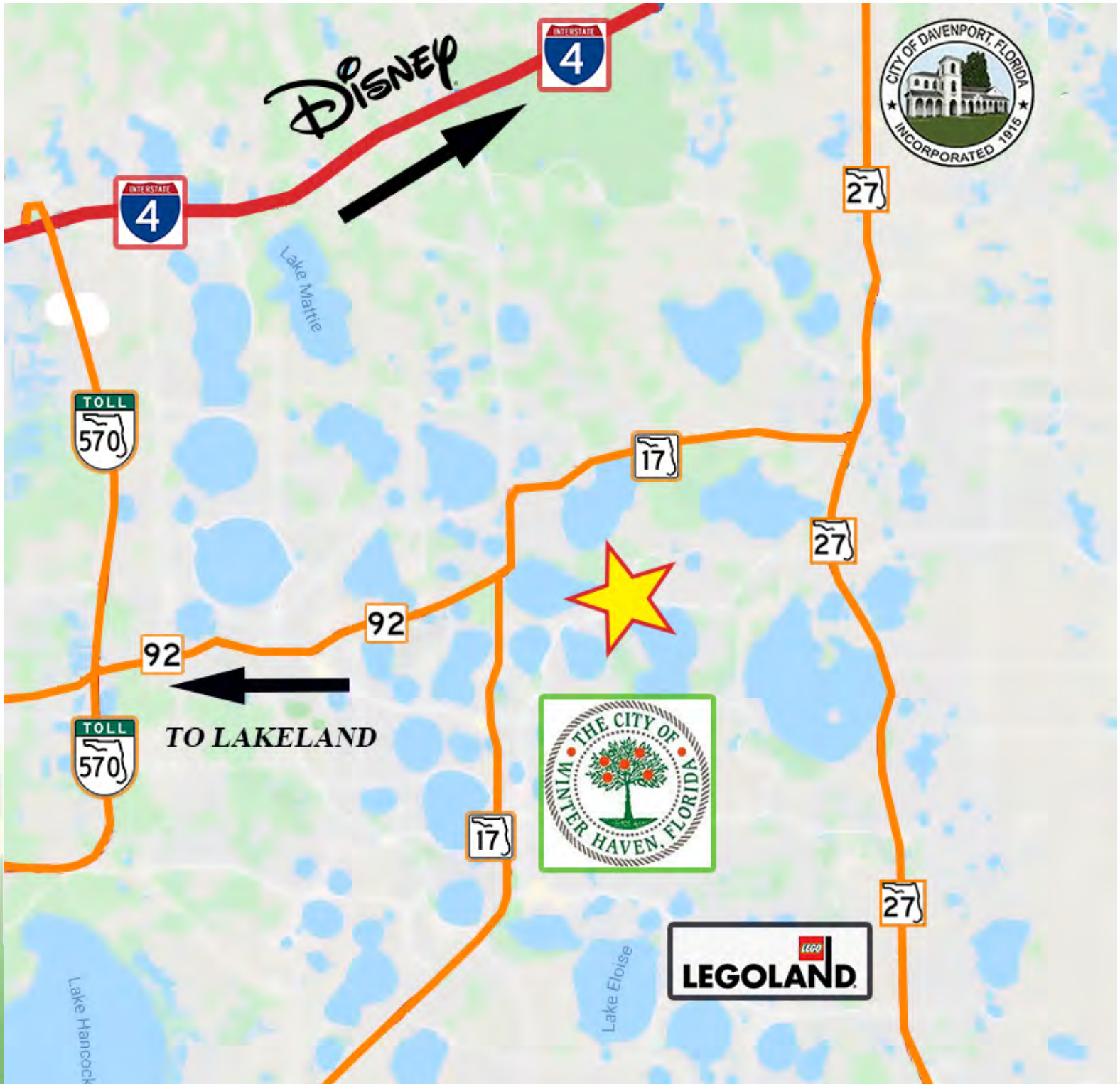
- Known as the "Chain of Lakes City" for its 50 lakes within the city limits, 25 of them connected by navigable canals. Boat, fish, water ski, paddleboard, kayak or swim!
- Several public boating ramps, parks and restaurants line the shores of the lakes allowing all residents to enjoy the fabulous lakefront lifestyle



Exceptional Lifestyle:

- Uniquely wonderful place with rich character, a historic downtown, friendly faces and walkable neighborhoods.
- Beautiful beaches, Disney World, Sea World, Universal and Numerous other vacation destinations are only a short drive away

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