



- Vacant land – consisting of 2 contiguous parcels totaling 38 + acres
- Major acreage with prime location in the midst of general Industrial sector and cities of Auburndale, Winter Haven and Lakeland with excellent access to all of Central Florida roads.
- Sale/Purchase Price: ~~\$3,800,000.00~~ **PRICE REDUCTION \$3,300,000.00 (\$86,842.10/acre)**



FOR SALE
38 ± ACRES PRIME INDUSTRIAL LAND
WINTER HAVEN, FLORIDA

Property Address: 4235-4715-4801 RECKER HIGHWAY, WINTER HAVEN, FLORIDA 33880

Property Location: NEC of East Main Street (CR 542/K-Ville) and Recker Highway in the unincorporated area of Winter Haven, across Avenue "G" NW. ¼ mile from Spirit Lake Road and gateway to Winter Haven and Lakeland.

Type Property: Vacant land – consisting of 2 contiguous parcels totaling 38 ± acres

Size Property: Parcel 1: 35.97 ± acres (1,566,853.20 square feet)
Parcel 2: 1.51 ± acres (65,775.60 square feet).

Frontage: 940 LF on Highway 542 x 1,445 + LF Recker Highway less approx. 173 LF at the center of Recker Highway

Land use: BPC-1 (office Park Centers) and BPC-2 Light Industrial District. Current use: Agriculture, Polk County.

Utilities/Other: City of Auburndale 10" water main on opposite side of Recker Highway.
Two wells: ---2" 2-HP pump (80' depth with well-house) and ---2" 2-HP pump at 145' depth.
Easements: TECO People Gas for existing transmission line located on Recker Highway that overlaps a 70' County drainage system easement.

Ad Valorem taxes: \$464.12 Year 2025. Subject to updated assessment and increased taxes after sale and development.

Property Folio: 25-28-23-000000 parcels 021070 and 021030, Polk County.

Comments: Major acreage with prime location in the midst of general Industrial sector and cities of Auburndale, Winter Haven and Lakeland with excellent access to all of Central Florida roads.

Sale/Purchase Price: \$3,800,000.00 **PRICE REDUCTION \$3,300,000.00** (\$86,842.10/acre)

Exclusive Contact: Maria Mahoney, Florida Licensed Real Estate Broker: 863 619-6740



The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813
PHONE: 863 619-6740 – FAX: 863 619-6750 – www.mahoneygroupinc.com

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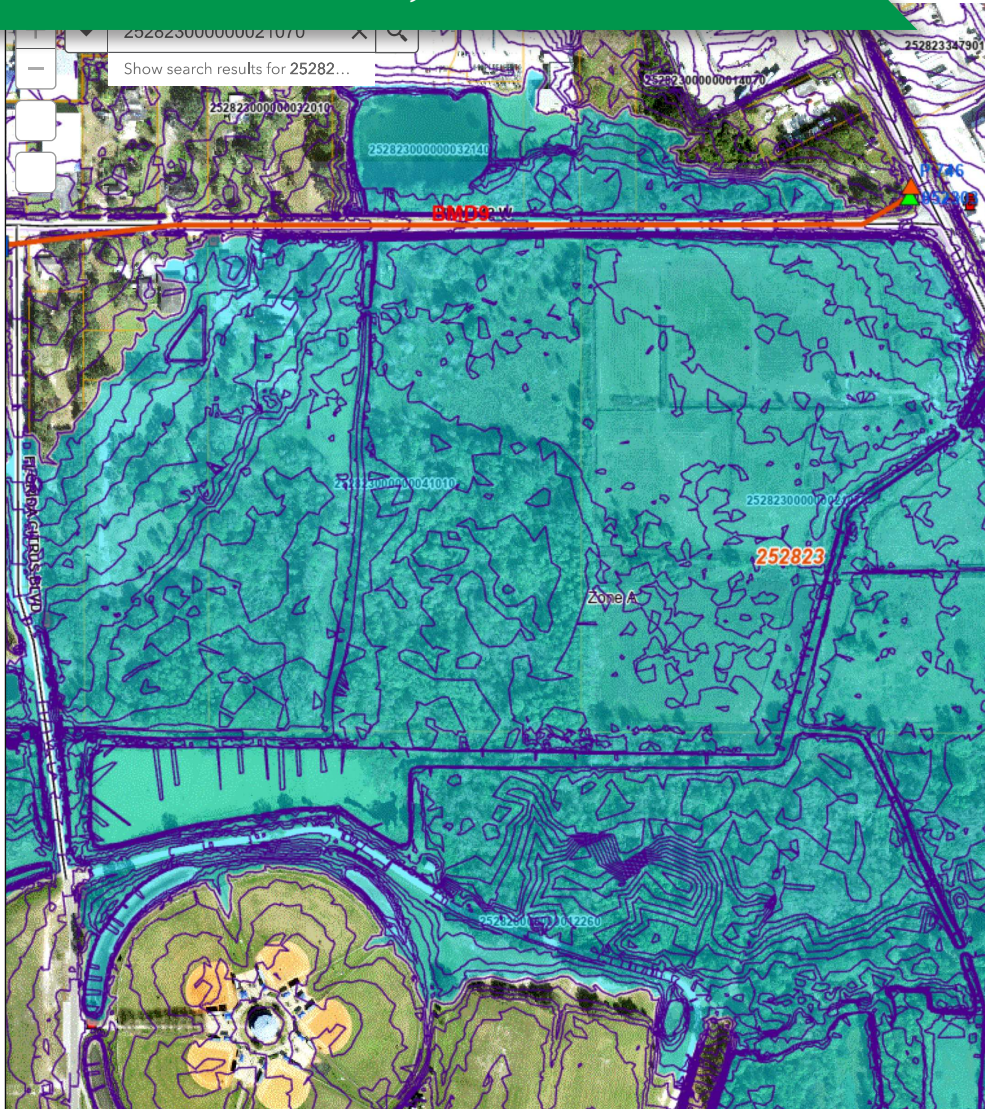
**4715 RECKER HIGHWAY,
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- Railroads
- Parcels
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- HALFOOT2023
- RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3

0 155 310 620 Feet

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Polk County Property Appraiser
Polk County, Florida

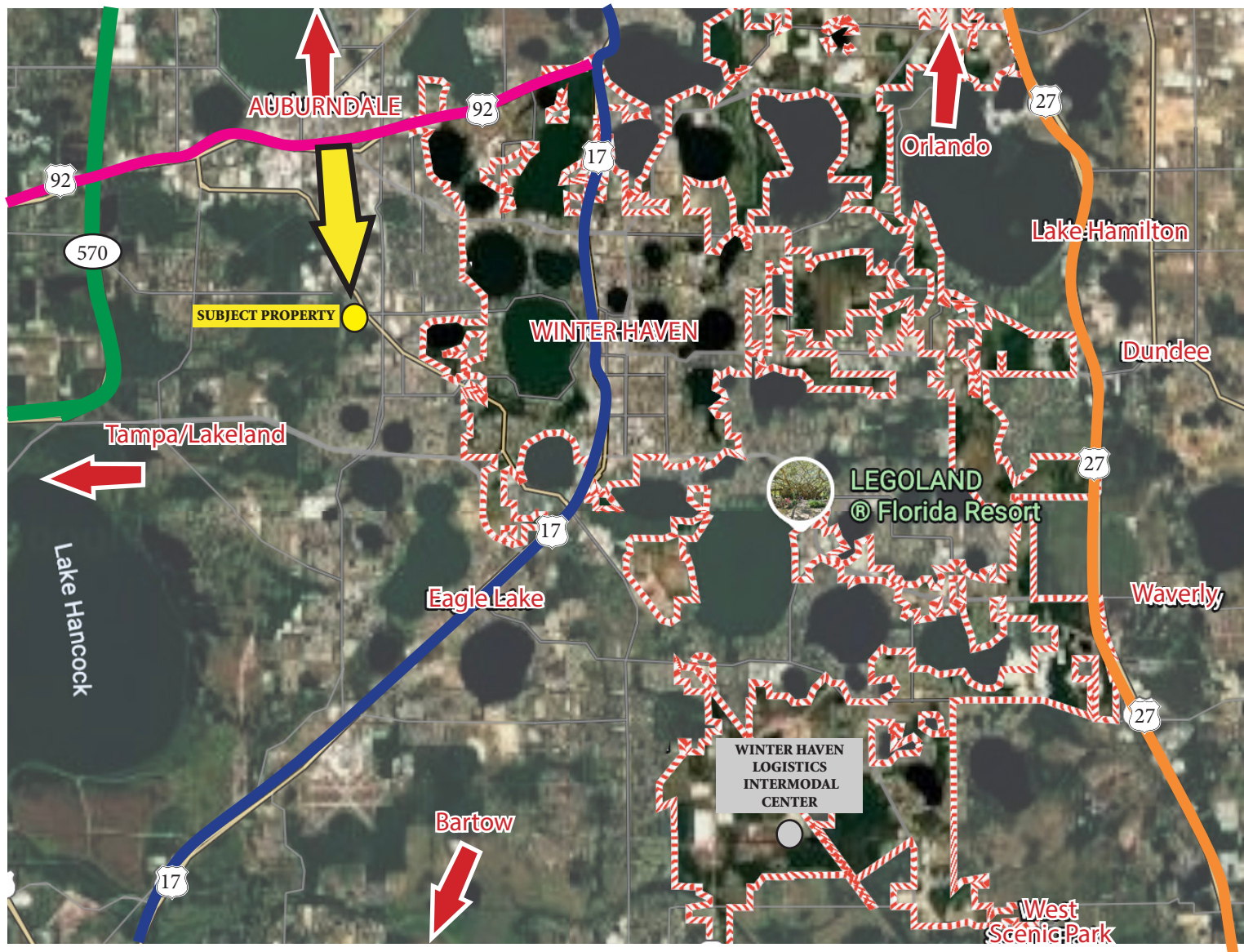
July 16, 2025



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WINTER HAVEN MAP



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KEY FACTS:

STRATEGIC CENTRAL FLORIDA LOGISTICS POSITION

Winter Haven sits in the geographic center of the Florida peninsula, making it highly attractive for industrial users needing statewide distribution access. Companies can efficiently reach Tampa, Orlando, Jacksonville, South Florida, and major ports from a single hub location.

● PROXIMITY TO THE CSX INTERMODAL LOGISTICS CENTER

One of the most important industrial catalysts in the region is the CSX Intermodal Logistics Center near Winter Haven. The facility was designed as a major freight and distribution hub serving Central and South Florida.

● RECKER HIGHWAY IS EMERGING AS AN INDUSTRIAL CORRIDOR

Recker Highway (SR 655/SR 620) has increasingly become associated with industrial and business park development.

● CENTRAL POLK PARKWAY LONG-TERM IMPACT

The proposed Central Polk Parkway is a major long-term infrastructure initiative expected to improve truck mobility and industrial access throughout the region.

● STRONG POPULATION AND WORKFORCE GROWTH IN POLK COUNTY

Polk County has been one of Florida's faster-growing counties, benefiting from migration from both Tampa Bay and Orlando

FLEXIBLE INDUSTRIAL DEVELOPMENT POTENTIAL

Industrial-zoned acreage along Recker Highway may appeal to multiple user types, including:

- Warehouse/distribution
- Flex industrial
- Contractor yards
- Manufacturing
- Cold storage
- Truck terminals
- Outdoor storage
- Business park campuses
- Industrial condos
- Service industrial users

LARGE CONTIGUOUS ACREAGE ALSO CREATES OPTIONALITY FOR:

- Phased development
- Multi-tenant industrial parks
- Build-to-suit projects
- Investor parcelization strategies



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