

2.08 ± ACRES PRIME DEVELOPMENT LAND

1383 Havendale Blvd, Winter Haven NW, Florida 33881



Prime 2.08 acre commercial parcel strategically located in the heart of Winter Haven on major highway. Central Florida's most active growth market. Accessible from all points of Polk County. Rare investment opportunity.

Sale/Purchase Price: \$1,800,000.00.



**2.08 ± ACRES PRIME DEVELOPMENT LAND
1383 HAVENDALE BOULEVARD, NW
WINTER HAVEN, FL 33884**

- Property Address: 1383 Havendale Boulevard, NW, Winter Haven, FL 33884
- Property Location: On Havendale Blvd. (SR 544), a major East-West corridor and a couple of blocks West of US Highway 17. Site is located in front of Spring Haven Senior Living and across Spring Lake Square shopping center.
- Type Property: Vacant land, level parcel.
- Size Property: Approximately 2.08 ± acres (90,604.80 SF).
- Frontage: 350 linear feet frontage on Havendale Boulevard x 254.29 LF East boundary.
Dual median cut located in front of the property with Eastbound deceleration/turn lane.
- Land Use/Zoning: Commercial within limits City of Winter Haven.
Zoning allows a broad range of commercial uses from office, medical, retail, restaurants, multi-family, etc.
- Utilities: Municipal water, sewer and electric.
- Traffic Count: 35,500 AADT
- Ad Valorem taxes: \$6,973.17 (Year 2025). Subject to increase after sale and development.
- Property Folio: 26-28-17-548533-000030, Polk County.
- Sale/Purchase Price: \$1,800,000.00, Net to Seller.
- Comments: This property was site-engineered for the development of a 14,400 ± SF commercial center plus an out-parcel for a 3,000 SF drive-thru restaurant. Prime visibility, signage and access are the hallmarks of this property that is surrounded by major commercial development including the Social Security Administration offices, Spring Haven Senior Living and Spring Lake Shopping Center.



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PROPERTY IMAGES

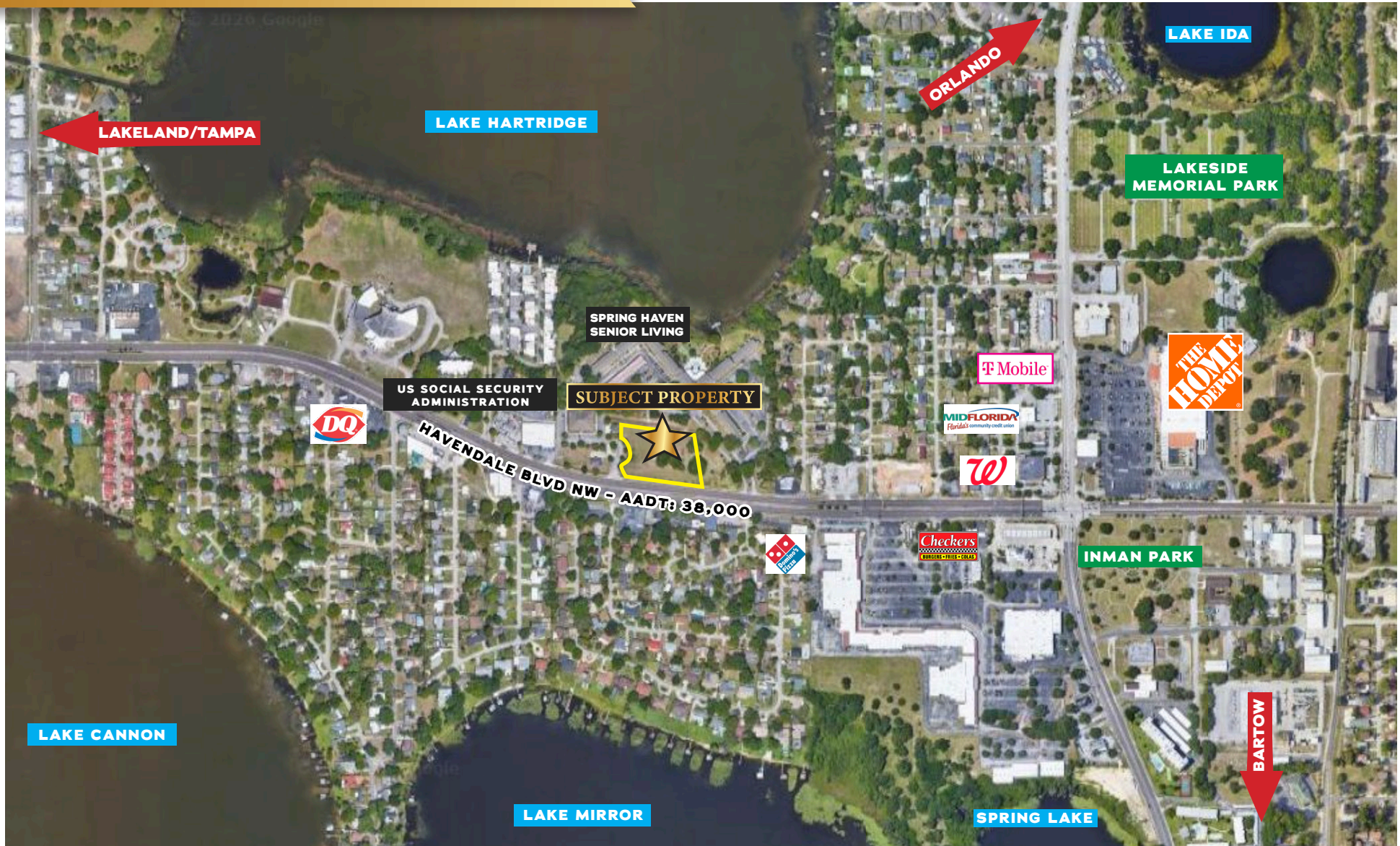


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LOCATION MAP

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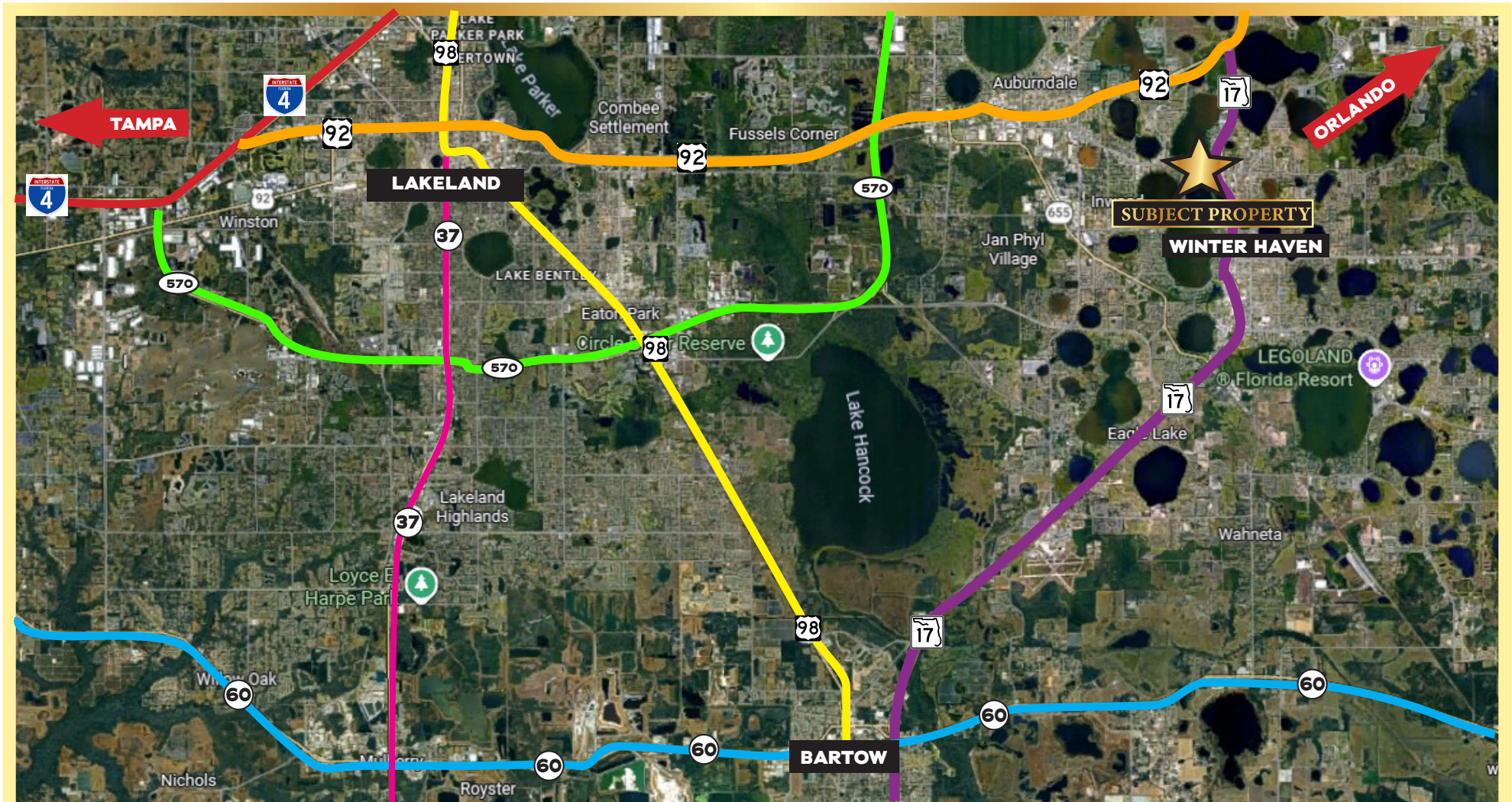
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MAP



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KEY FACTS:

1. LOCATION HIGHLIGHTS - 1383 Havendale Blvd NW, Winter Haven, FL

- Prime commercial corridor location on Havendale Blvd with strong visibility and accessibility
- Positioned between Winter Haven and Lakeland in one of Polk County's fastest-growing trade areas
- Excellent frontage along a heavily traveled thoroughfare with strong daily traffic counts
- Benefit from significant economic momentum in Winter Haven, including the recently announced new 5-story headquarters development by SouthState Bank in Downtown Winter Haven

1383 Havendale Blvd NW presents an outstanding opportunity to acquire a strategically positioned commercial property within one of Central Florida's most active growth markets. The site is surrounded by established residential neighborhoods, national retailers, healthcare providers, and expanding commercial development, making it well-suited for a variety of commercial uses. This location offers businesses and investors the ability to capitalize on the continued evolution of the Central Florida marketplace while benefiting from a business-friendly operating environment and long-term growth potential.



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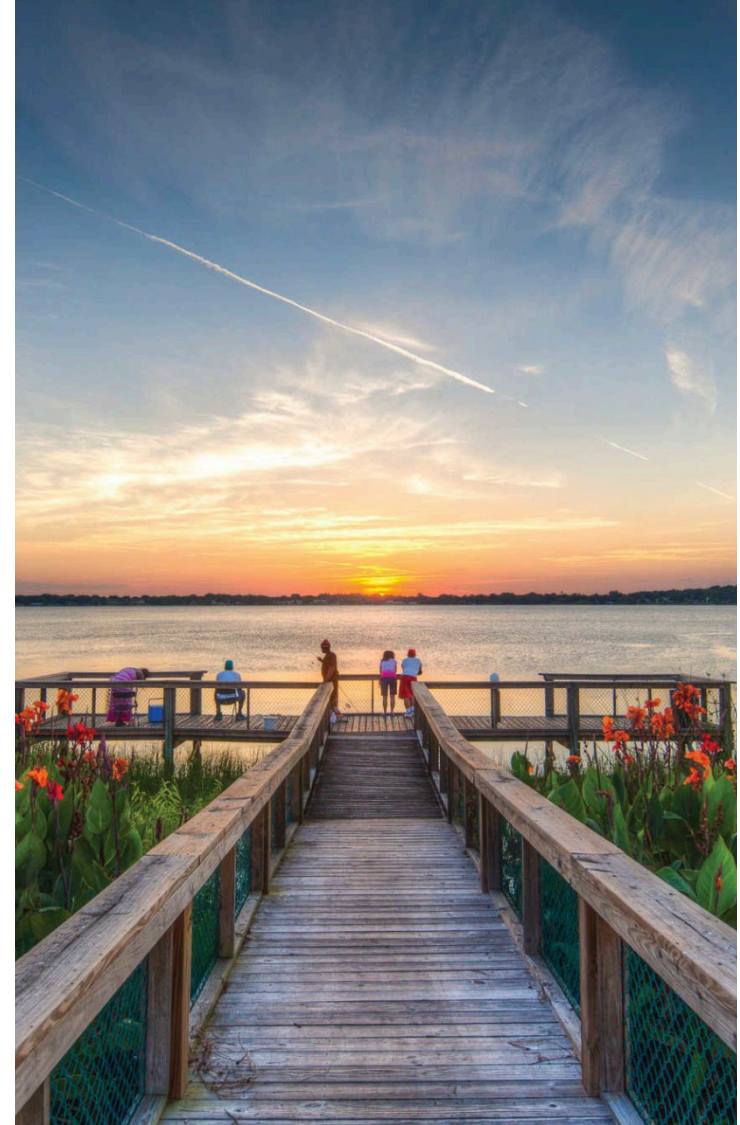
KEY FACTS:

2. DEMOGRAPHIC DATA FROM COSTAR:

- 2nd largest city in Polk County
- Total Polk County population - 852,878
- 59,975 - Population in Winter Haven city limits
- Winter Haven Population growth (2020): 45.3% (far outpacing Florida's average of 14.6%)
- 9 million: I-4 corridor population between Tampa and Orlando

3: AREA HIGHLIGHTS

- 14th on Forbes List of Fastest Growing Cities
- 50 Total Lakes with 17 lakes connected by canals (Chain of Lakes) creating a boating paradise
- Home to Legoland, FL
- Only 45 minutes to Tampa and Orlando
- Median Property Value \$121,600
- 4 municipal airports within a 35-minute drive
- 2 international airports within a 1-hour drive
- 6 colleges and universities within a 20-minute drive
- Target Industries: Manufacturing, Freight, Transportation and Logistics – Professional Services, Healthcare, Technology and Innovation – Tourism, Hospitality and Agribusiness.



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