



- 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: ~~\$4,275,000.00~~ **PRICE REDUCTION \$3,800,000.00 (\$100,000.00/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: ~~\$4,275,000.00~~ **PRICE REDUCTION \$3,800,000.00** (\$100,000.00/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](http://www.mahoneygroupinc.com)**

Disclaimer - Information provided herein is from sources deemed reliable but not verified. This offering is made subject to errors, omissions, change of price, withdrawal from market, prior sale or other conditions. Prospective buyers/tenants are encouraged to verify independently, all pertinent information to their satisfaction prior to entering into a sale or lease transaction. The Mahoney Group, Inc., is the agent of and represents the Owner of this property.



**4715 RECKER HIGHWAY,  
WINTER HAVEN, FLORIDA 33880**

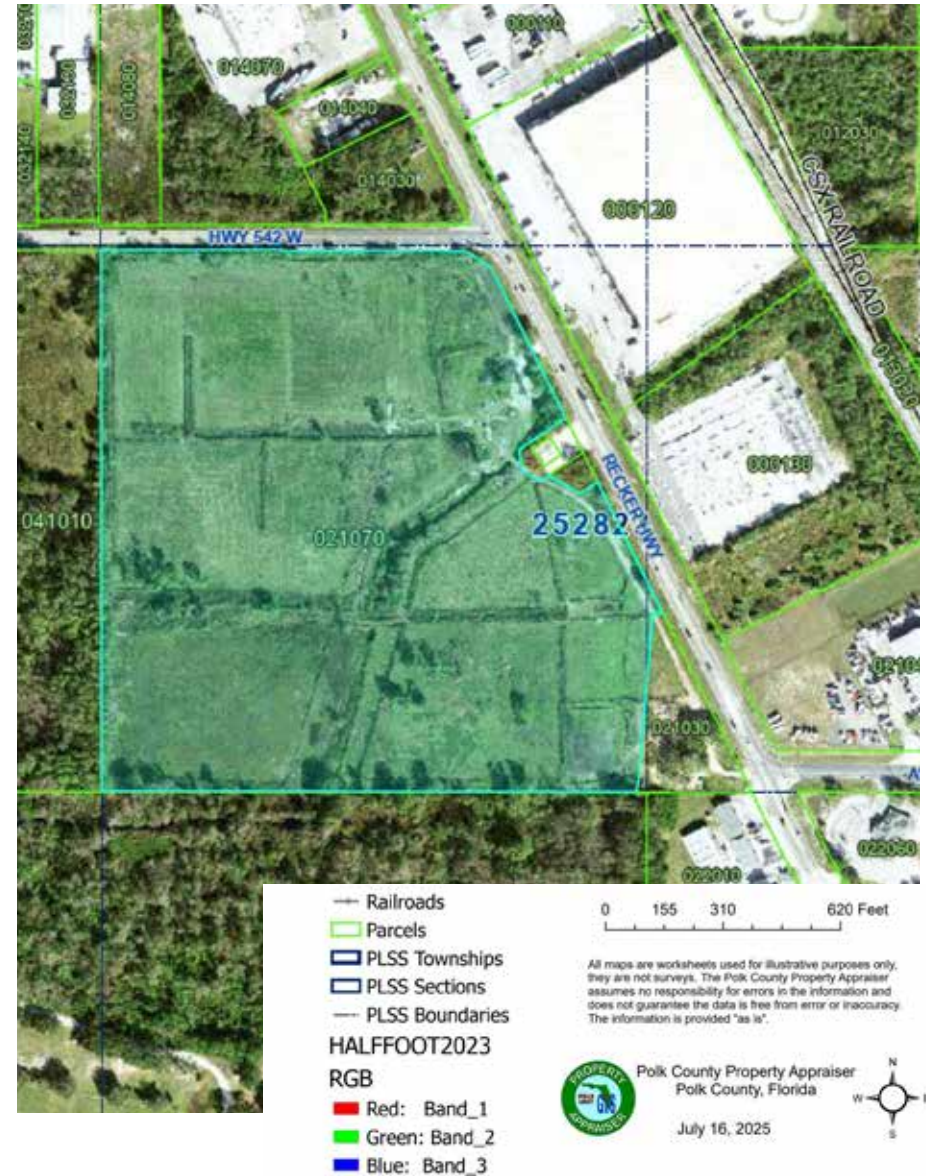
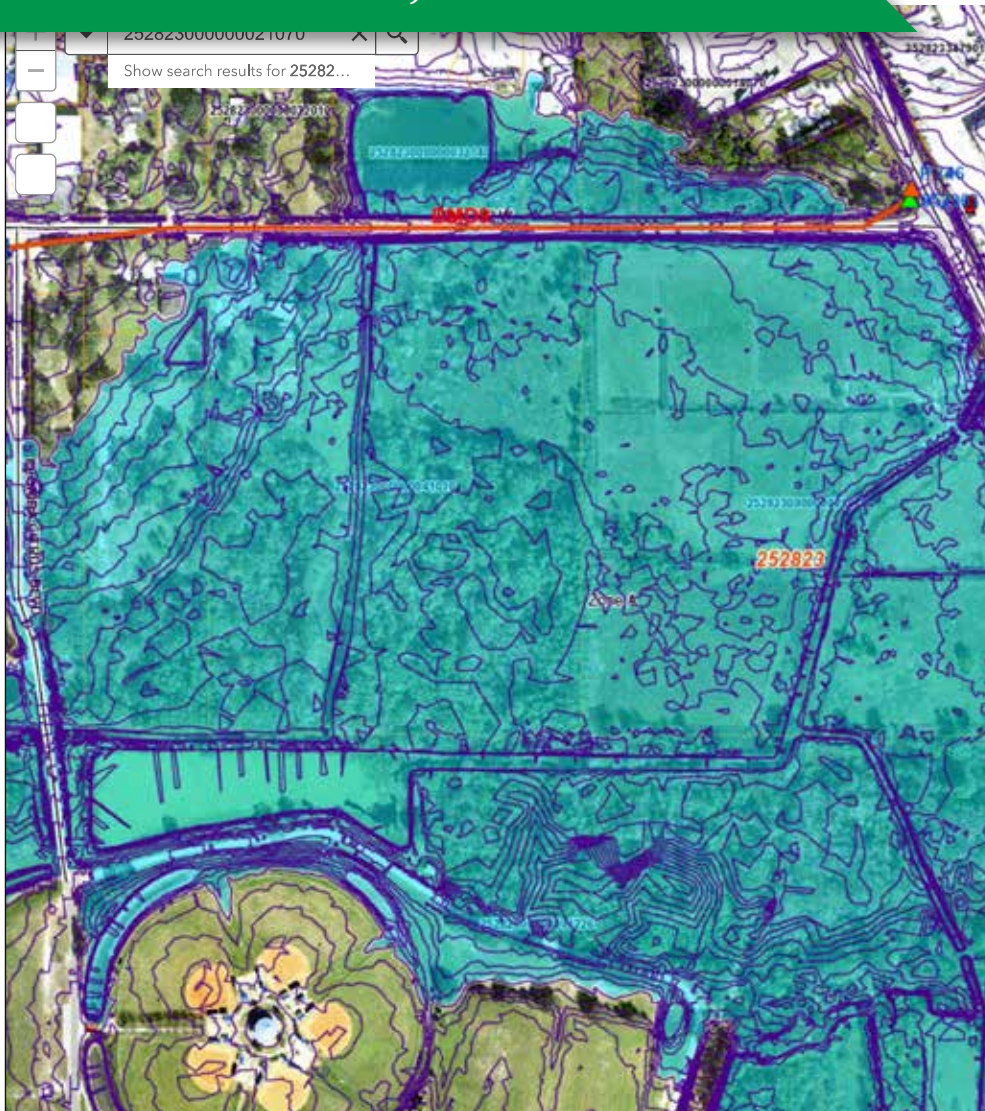


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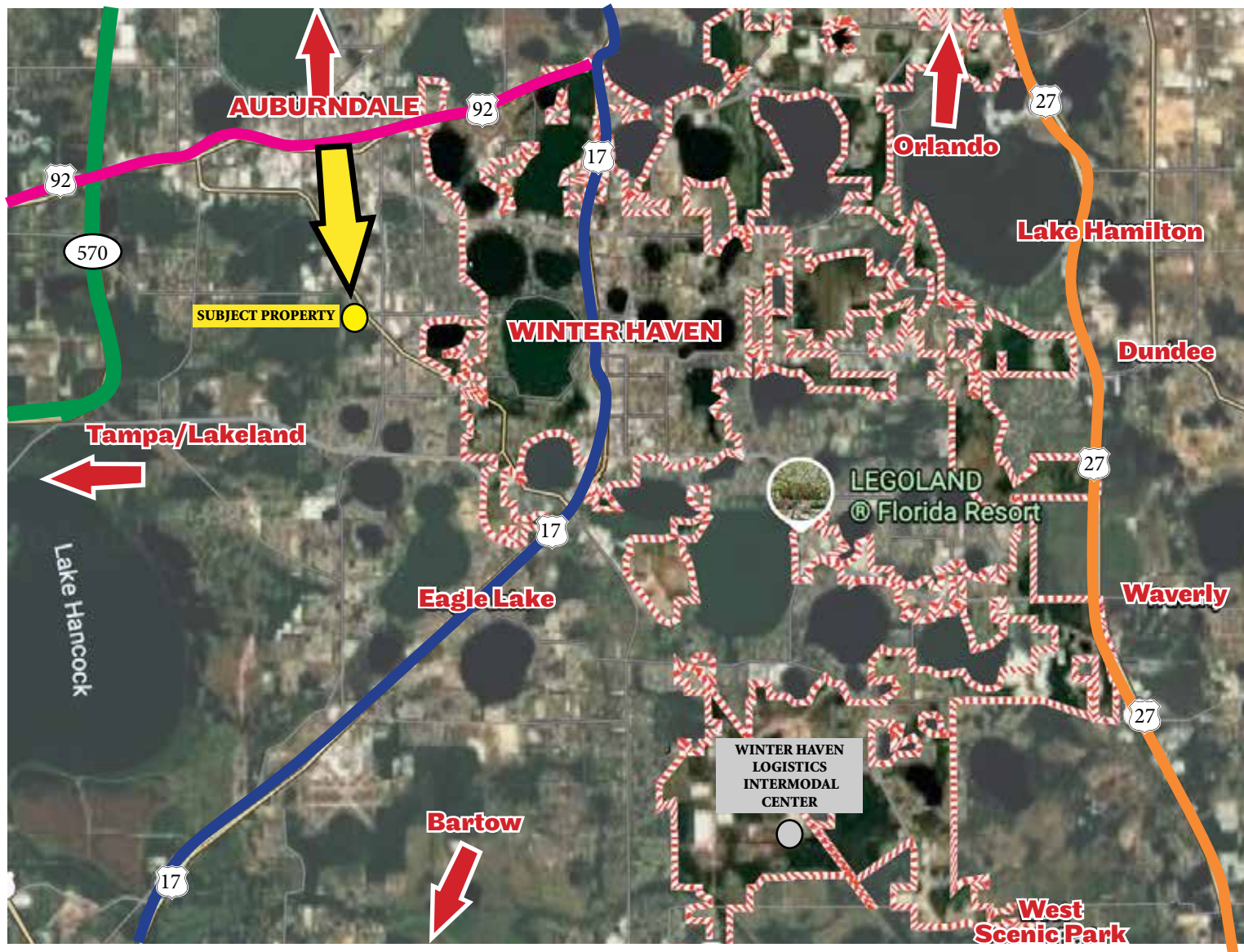


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# WINTER HAVEN MAP



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