



**Excellent Commercial Location
in Winter Haven and Near Bartow!**



**SAUNDERS
REAL ESTATE**

Land • Commercial • Conservation • Property Management
5120 S. Lakeland Drive
Suite 3
Lakeland, FL 33813

**10.6 +/- Acres
Commercial
Winter Haven, Florida**

Toll Free: 1-877-518 LAND • www.saundersrealestate.com

**Land Lease
or Purchase!
Call for
Pricing!**

Lake Shipp Commercial

**10.6 +/- Acres
Winter Haven, Polk County, FL**

**980+/- Ft. Road Frontage on Lake Shipp Dr.
1,100 +/- Ft. Lake Frontage on Lake Shipp and Chain of Lakes Canal**

**Great Location between
Tampa and Orlando**

**Buyer can apply
for possible
annexation into
the City of
Winter Haven**

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**SAUNDERS
REAL ESTATE**

Acreage: 10.6 +/- acres

Price: Land Lease or Purchase!
Call for Pricing!

Buyer can apply for possible annexation into the City of Winter Haven

Location:

1320 & 1401 Lake Shipp Drive
(S.R. 655)
Winter Haven, FL, Polk County

Road Frontage:

980+/- ft. on Lake Shipp Drive

Lake Frontage:

1,100 +/- ft. on Lake Shipp and
Chain of Lakes Canal

Fencing:

Chain link

Current Use:

Plant Nursery

Future Land Use:

Commercial enclave

Possible Uses:

Restaurant, retail, financial,
office, hotel, motel

Uplands/Wetlands:

8.8 +/- acres uplands
1.8 +/- acres wetlands

Soil Types:

Urban, Pomona, Arents

Water provided by:

City (12" water mains)

Utilities provide by:

Tampa Electric

Improvements:

- 3 deep wells (sellers may keep)
- 1 lake well (sellers may keep)

Directions:

- From Hwy 60 go north on Hwy 17
- Turn left onto Lake Shipp Drive (SR 655)
- Property is on the left and right side of Lake Shipp Drive (SR 655)

Daily Traffic Count at US 17 & SR 655 is 39,300



Lake Shipp Commercial • Winter Haven, FL

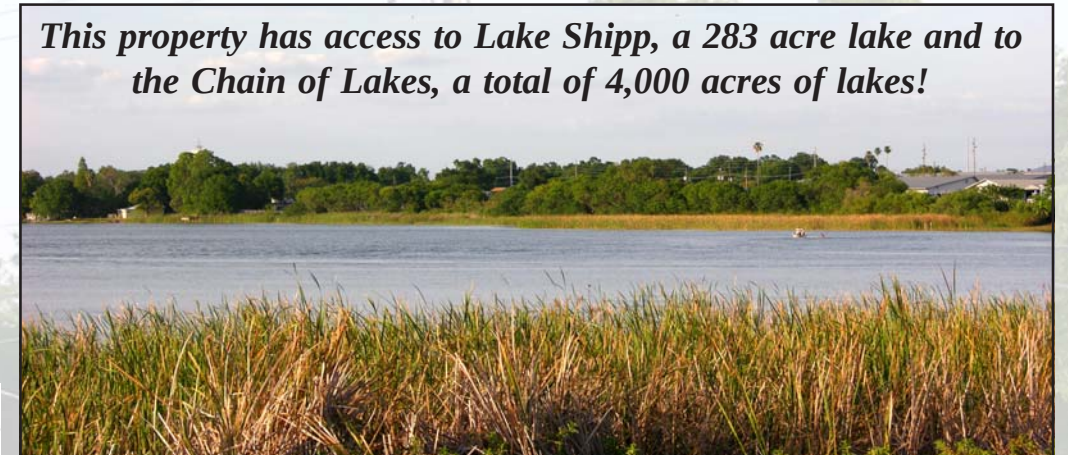
Visibility from US Hwy 17

Excellent Commercial Location between Tampa and Orlando

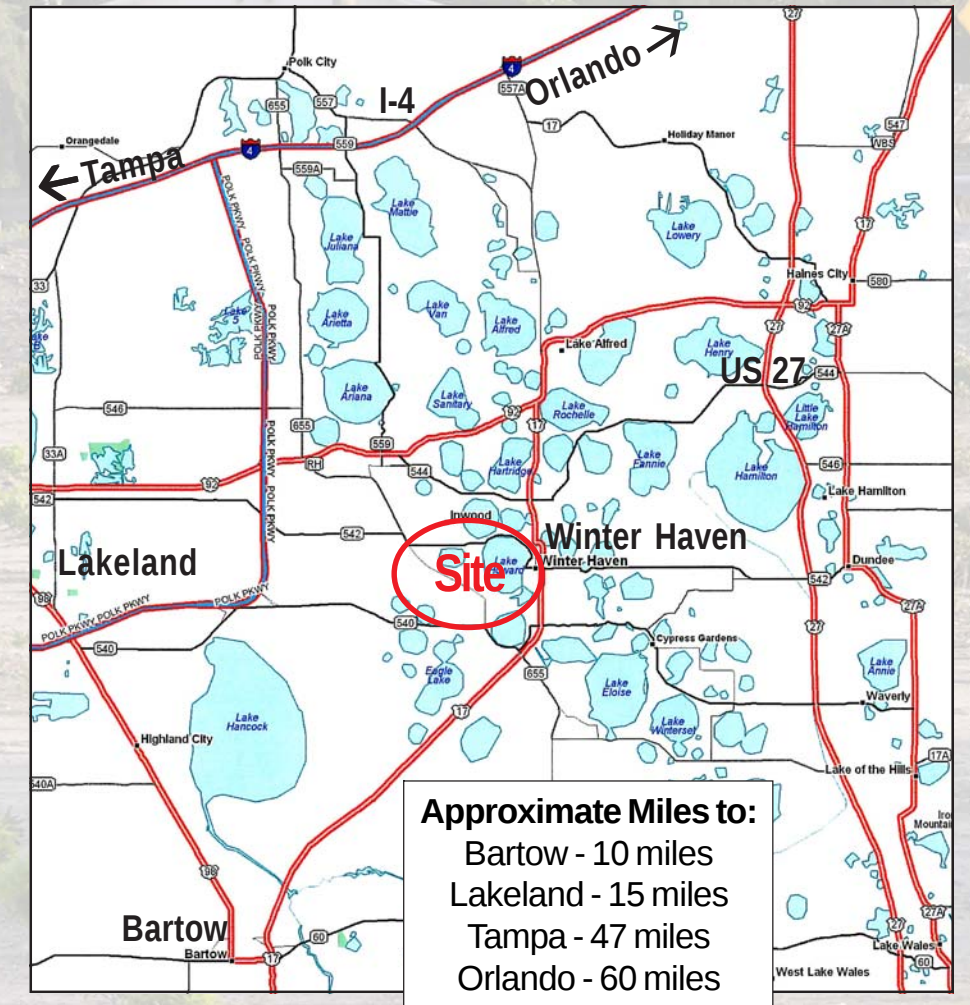


**Rapidly Growing Area
Ideally Located between Winter Haven, Eagle Lake, Eloise, & Bartow**

This property has access to Lake Shipp, a 283 acre lake and to the Chain of Lakes, a total of 4,000 acres of lakes!



Located less than 1 mile from Winter Haven train station



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