



*Lake
Haines
Frontage*



Neighboring Properties

*Platted and
Unplatted
Subdivision*



SAUNDERS
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Land • Commercial • Conservation • Property Management
5120 S. Lakeland Drive
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Lakes at Lucerne Park

Winter Haven, Florida



**Owner
financing to
qualified
buyers**

Platted & Unplatted Subdivision



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Acreage:
190 +/- acres
Phase 1 has 6 finished lots remaining
Phase 2 has 77 finished lots on 24 acres
Three planned phases of 221 lots on 160 acres

Pricing:
Phase 1 - 6 finished lots at \$15,000 per lot.
Total \$90,000
Phase 2 - 77 primarily finished lots, at \$20,000 per lot.
Total \$1,540,000 (owner will complete paving)

Three additional partially completed phases with 221 planned lots including frontage on Lake Haines
\$3,540,000

Total \$5,170,000

Owner will sell individual lots or a block of finished lots. Owner financing to qualified buyers

Location:
4001 Old Lucerne Park Road; Winter Haven, FL 33881

Nearest Intersection:
SR 544 & Old Lucerne Park Road

Lake Frontage:
2,100 +/- ft. total
1,250 +/- ft with lots

Land Use:
RA-1 Residential

Natural Water on Site:
Lake Haines

Utilities Provide By:
TECO; City of Winter Haven

Water:
City of Winter Haven

Improvements:
Partially completed subdivision

S.T.R.:
3-28S-26E

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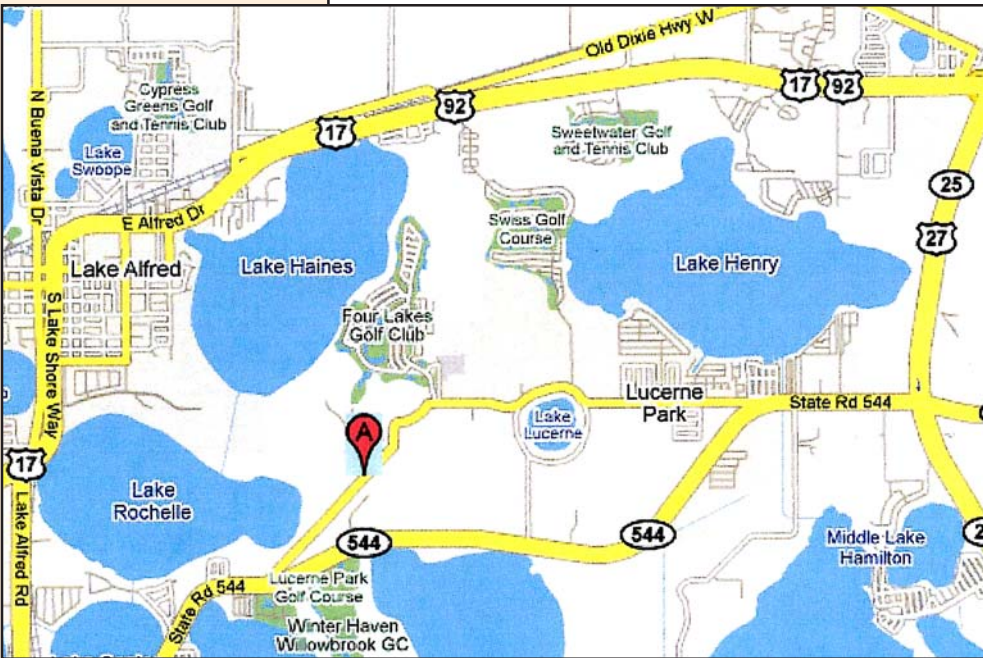
COMPLETION STATUS

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 5	Marina / Commercial Raw Land	TOTAL
COMPLETION STATUS	Streets In	Streets In	Curb In	Curb In	Lake Lots Grading	Grading		
# OF SF LOTS	29	77	76	42	20	83		327
# OF MF LOTS								0
# OF RELEASED LOTS	(23)	0						(23)
# OF LOTS REMAINING	6	77	76	42	20	83		304

Note: Typical Lot Size:
+/- 50' X +/- 100' - 110'
Front Setback: 20'
Side Setback: 5.0'
Rear Setback: Varies

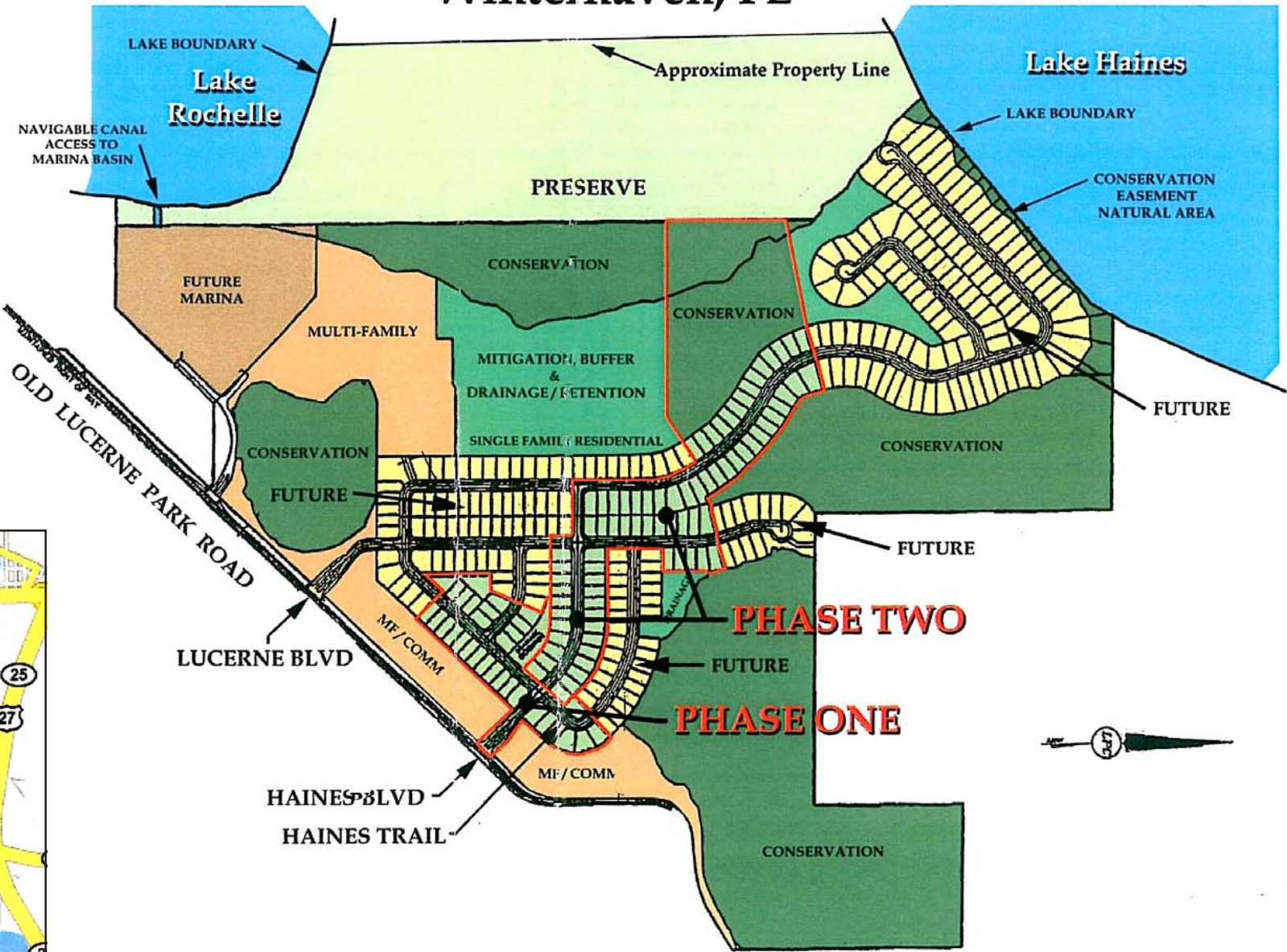
Directions:

- From Winter Haven go north on 1st Street N.
- At Ave T, NW, 1st Street becomes SR 544/ Lucerne Park Road
- Go north 2 miles to intersection with Old Lucerne Park Road
- Take a left on Old Lucerne Park Road
- Go NE 8/10 mile to entrance on left.



Lakes at Lucerne Park

Winterhaven, FL



Short drive to I-4 & US 27



*Excellent
Development Opportunity*

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