

LAND FOR SALE

BUCKEYE LOOP ROAD MULTI-FAMILY

0 BUCKEYE LOOP ROAD
Winter Haven, FL 33881

PRESENTED BY:

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TABLE OF CONTENTS

3

PROPERTY INFORMATION

Property Summary

4

5

LOCATION INFORMATION

Regional Map

6

Location Map

7

Polk County

8

Demographics Map & Report

9

10

MAPS AND PHOTOS

Market Area Map

11

Neighborhood Aerial

12

Site Aerial

13

Winter Haven's Development Growth

14

Soils_Report.pdf

15

16

AGENT AND COMPANY INFO

Advisor Bio

17

Advisor Bio

18

About SVN

19

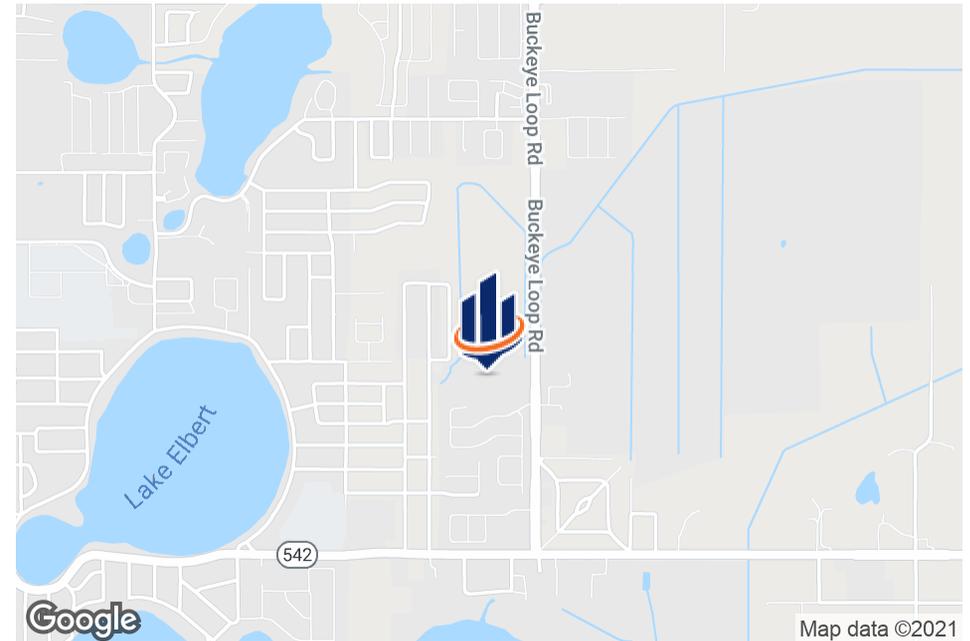
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20

SECTION 1

PROPERTY INFORMATION





SALE PRICE

\$799,000

OFFERING SUMMARY

LOT SIZE:	16.13 Acres
PRICE / ACRE:	\$49,535
ZONING:	R-3
COUNTY:	Polk
UTILITIES:	Water & Sewer
NUMBER OF UNITS:	10 Units/AC
APN:	262822-000000-22010

PROPERTY OVERVIEW

The subject is a 16.13-acre (702,710 sq. ft.) tract of vacant residential/multi-family zoned land located along the west side of Buckeye Loop Road, north of Buckeye Trace Boulevard in Winter Haven, Florida. The property has an R-3 Zoning, which allows up to 10 residential units per acre on upland acres. Public records indicate there are about 7 acres of uplands. However, a wetlands delineation has not been done. The property lies less than 10 minutes away from the fast-growing Downtown Winter Haven and its surrounding amenities.

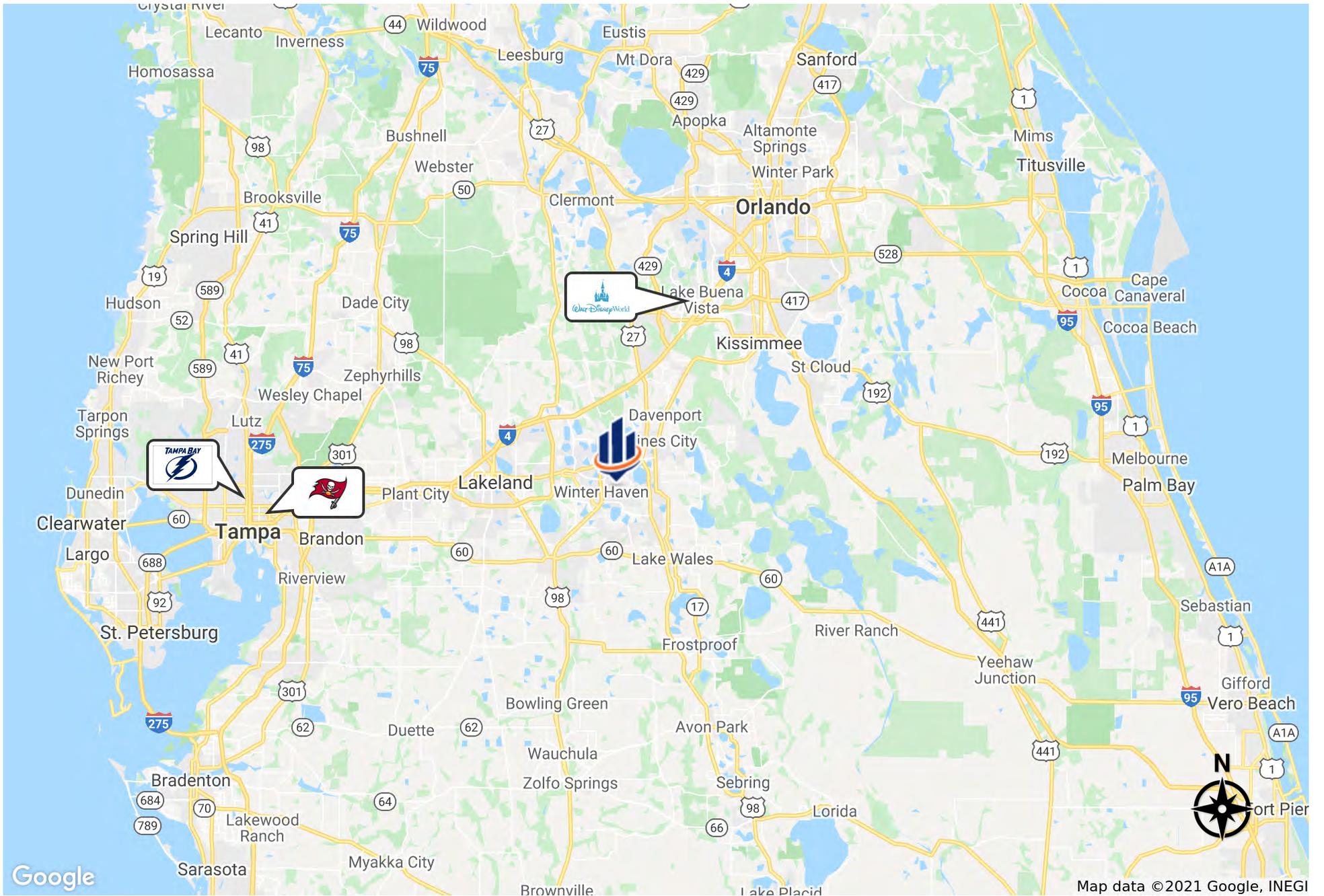
PROPERTY HIGHLIGHTS

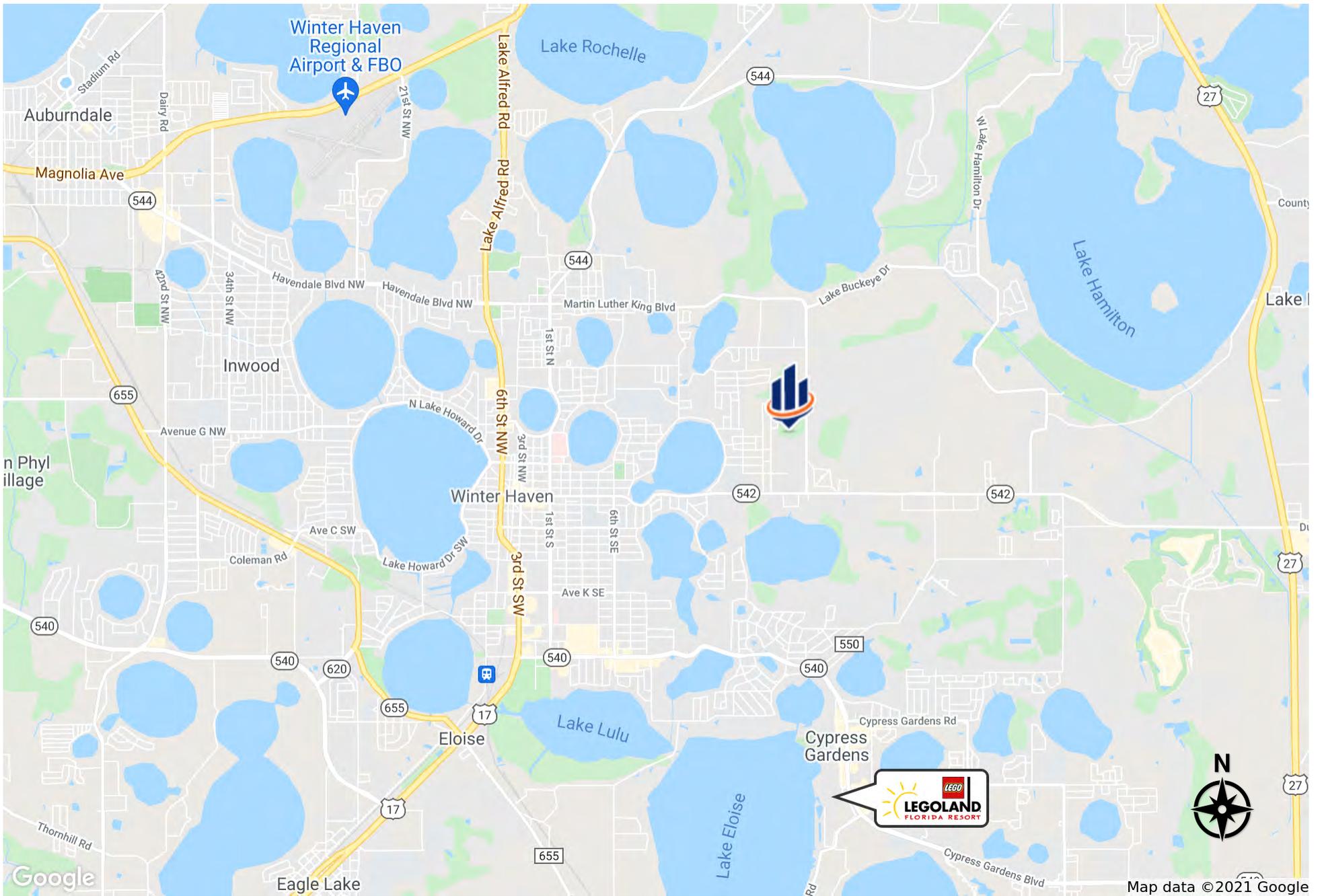
- Multi-Family Land
- Located in a nice area in Winter Haven
- Water & sewer adjacent to the property
- Close to US 27

SECTION 2

LOCATION
INFORMATION









POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	384.7 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	721,312 [2021]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.

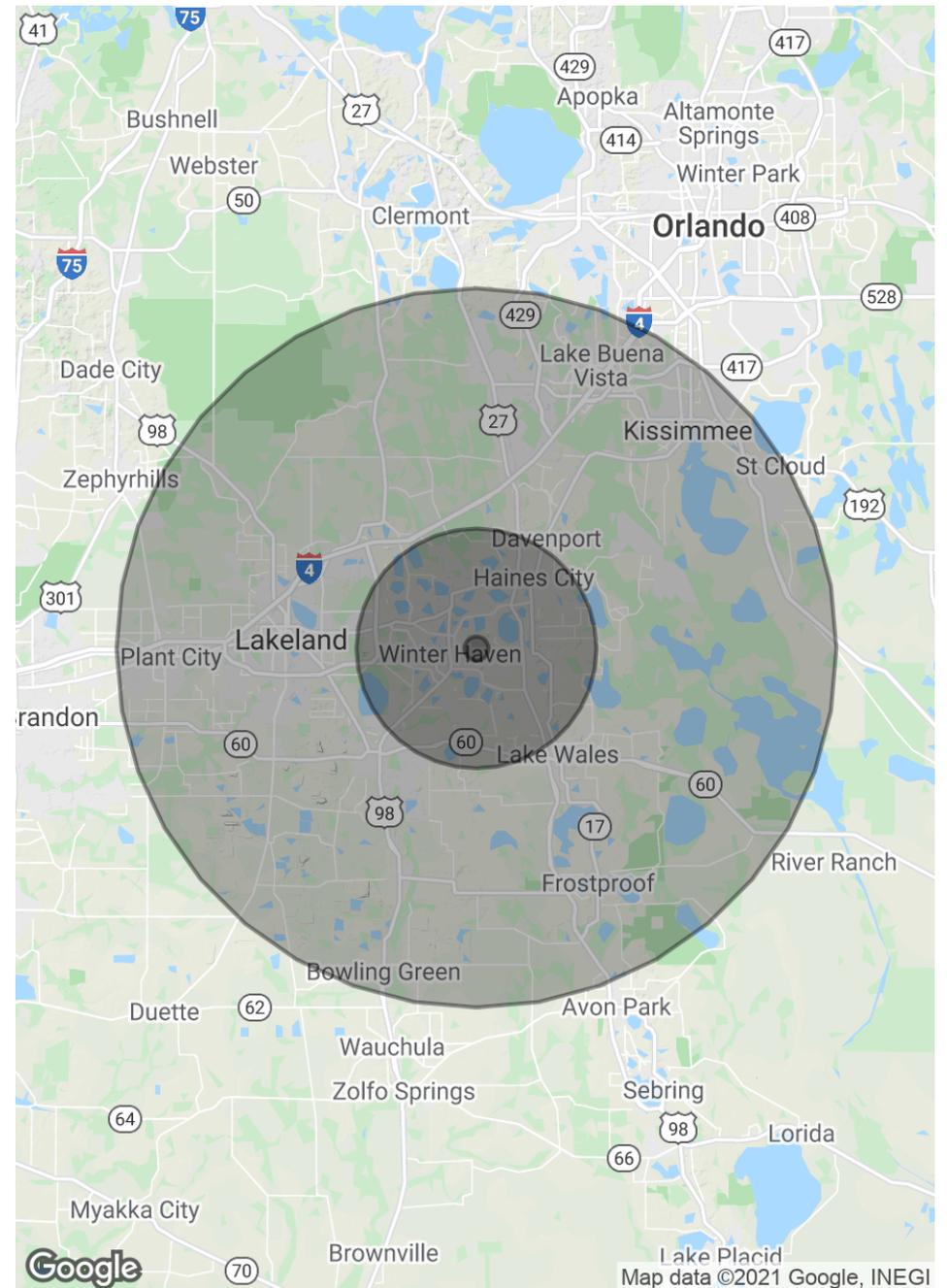
POPULATION

	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	66	48,627	328,138
AVERAGE AGE	43.9	47.4	43.1
AVERAGE AGE (MALE)	38.7	46.4	41.7
AVERAGE AGE (FEMALE)	51.1	48.6	44.5

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	19	17,809	125,338
# OF PERSONS PER HH	3.5	2.7	2.6
AVERAGE HH INCOME	\$54,441	\$45,580	\$50,983
AVERAGE HOUSE VALUE		\$146,224	\$164,903

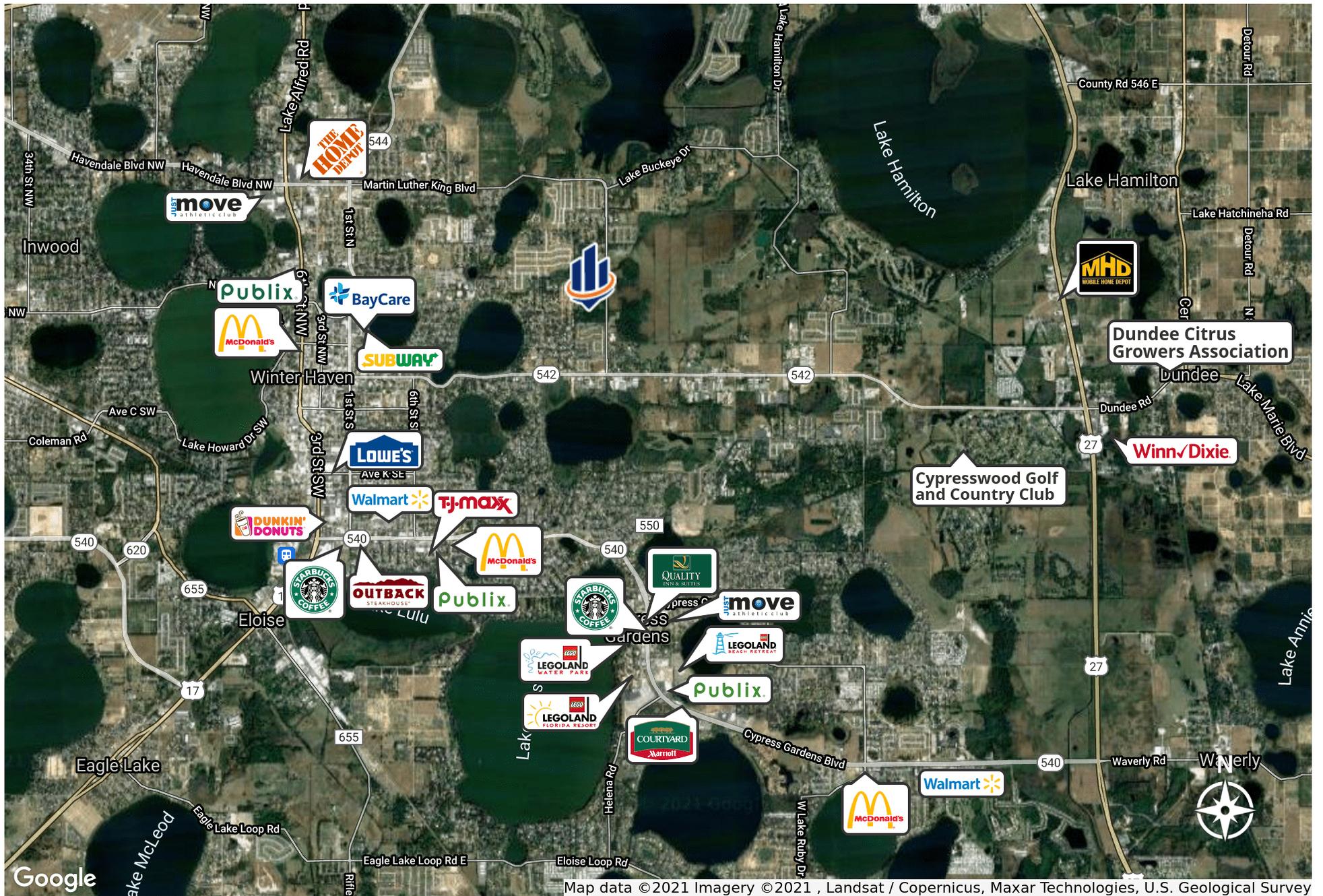
* Demographic data derived from 2010 US Census



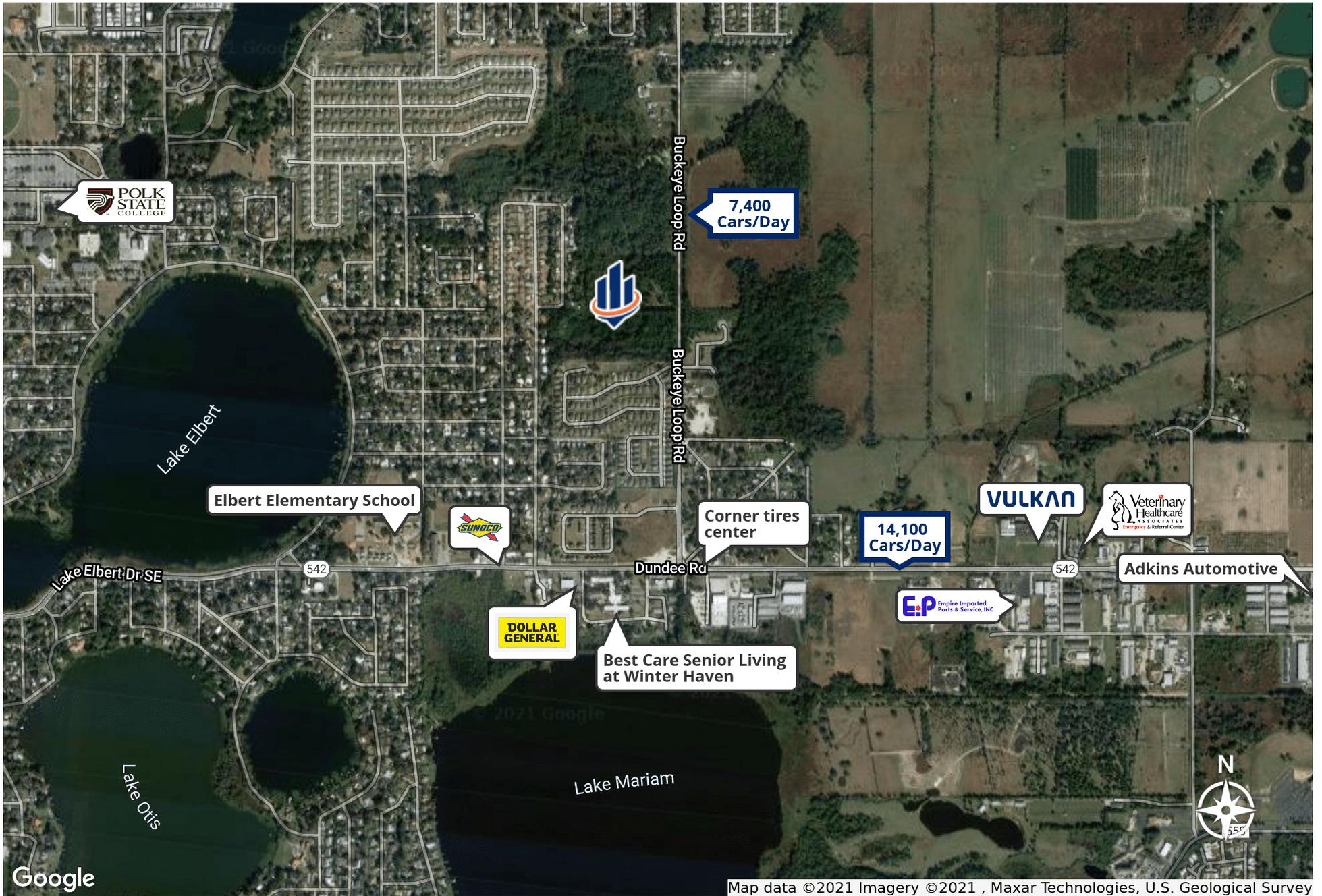
SECTION 3

MAPS AND
PHOTOS





Map data ©2021 Imagery ©2021, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey





WINTER HAVEN'S DEVELOPMENT GROWTH

Haven Square Development

Apopka-based V3 Commercial is prepping for construction of the 20-acre Haven Square development at a key Winter Haven intersection after redesigning the project to focus on medical offices.

The developer has submitted construction plans to Southwest Florida Water Management District for a mixed-use commercial subdivision composed of six lots. The largest, Lot A, would feature a trio of medical office buildings ranging in size from around 13,500 square feet to 18,500 square feet and 201 parking spaces. A fourth, smaller medical office building is planned on Lot F, at the northern tip of the project.

(GrowthSpotter.com)

RainDance Apartments (By DevMar Development)

A new housing development is starting to take shape right in downtown Winter Haven. The 80,724 sf, 105 Units, 6 Story Luxury Apartment Complex is expected to cost \$27 million dollars and is looking to open doors next year.

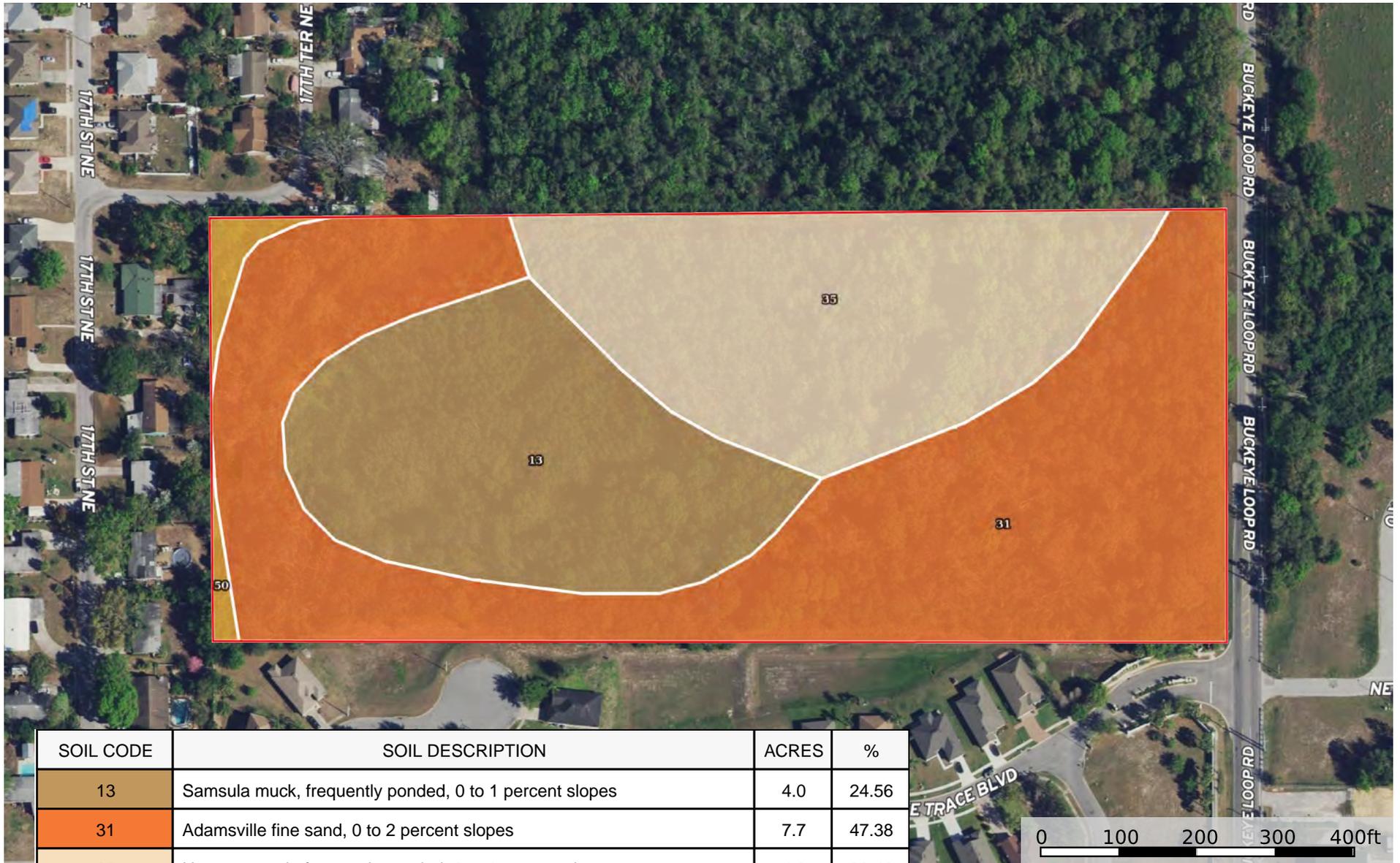
It's next to downtown's brewery, Grove Roots, and will have one and two-bedroom apartments.

"Polk County is the maybe the second fastest-growing county in the country. Projects like this are, especially in a great downtown like Winter Haven, so walkable is a dearth of that product type here. People crave the demand, we see a lot more demand to come even far beyond this project," explains Mark DeMaria, CEO of DeVmar Development.

(abcactionnews.com)



SOILS REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%
13	Samsula muck, frequently ponded, 0 to 1 percent slopes	4.0	24.56
31	Adamsville fine sand, 0 to 2 percent slopes	7.7	47.38
35	Hontoon muck, frequently ponded, 0 to 1 percent slopes	4.3	26.46
50	Candler-Urban land complex, 0 to 5 percent slopes	0.3	1.6

SECTION 4

AGENT AND
COMPANY





DAVID HITCHCOCK ALC, CCIM

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PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 40-year veteran of the Florida Agribusiness industry, David has an excellent background in citrus and agricultural businesses. David's previous management positions include Bob Paul Citrus, Alcoma Packaging, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a bachelor of science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and co-captain of the 1973 Gator Football Team.

DISCIPLINE

Central and South Florida agricultural properties
Agriculture transitional properties (transition-to-next-use)
Residential development properties

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PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRE for 15 years now. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years were at Lakeland High School as a teacher and football coach. He coached the defensive backs, the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts team to six State Championships six and the “mythical” National Championship twice.

He obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

He is a member of National RLI [Realtor’s Land Institute] and has served as treasurer of the Florida RLI Chapter since 2008, FAR [Florida Association of Realtors®], NAR [National Association of Realtors®], LAR [Lakeland Association of Realtors®], and CID [Commercial & Industrial Division of LAR].

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

DISCIP

Development Land [residentially zoned or entitled land and finished lot subdivisions]

Agricultural Land

Hunting & Recreational Tracts

Ranches & Pasture Land

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801



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