

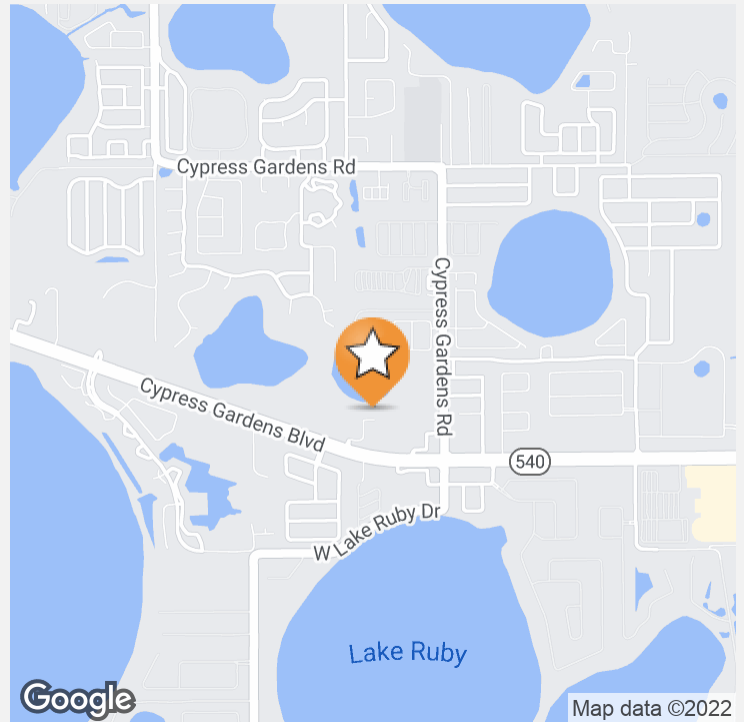


**FOR SALE
LAND
\$2,700,000**

CYPRESS GARDENS BLVD COMMERCIAL PROPERTY

**6955 CYPRESS GARDENS BLVD, WINTER HAVEN, FL
33884**





OFFERING SUMMARY

Listing Price	\$2,700,000
Acres	5.8 Acres
Price Per Acre	\$465,517
County	Polk
Parcel IDs	262912000000011040
Coordinates	27.9801643, -81.6638193

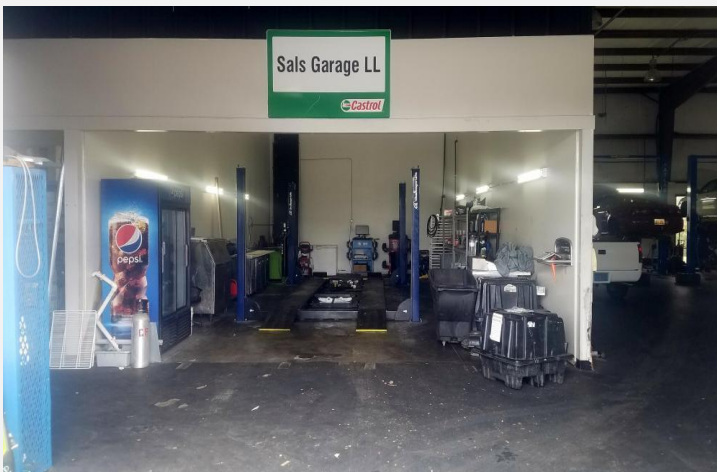
PROPERTY OVERVIEW

5.3 acres commercial site. 2.65 acres consists of 7,200 Sq./Ft retail plaza and a 10,000 Sq./Ft commercial building currently leased by an auto repair shop. Of the 7,200 Ft, 2,400 Ft is a restaurant, 3,600 ft. church with multiple rooms and a 1,200 Ft. office unit. There are 2.65 acres of adjacent vacant buildable land zoned commercial highway C-3 with a future land use of Neighborhood activity center. Permitted principle uses and structures include: various special needs facilities, bed and breakfast, hotel/motel, various office types, antique shop, convenience stores w/wo gas, restaurants, public buildings and grounds, church/religious meeting place, retail shops, shopping center, schools, recreational vehicle sales and accessory servicing, automotive, retail motor scooter, motorcycles, vehicle dealership except RVs, vehicle sales. Water, sewer, electric and internet at site. The property is in Flood Zone X which is not prone to flooding. Traffic count of 24,500 vehicles per day.

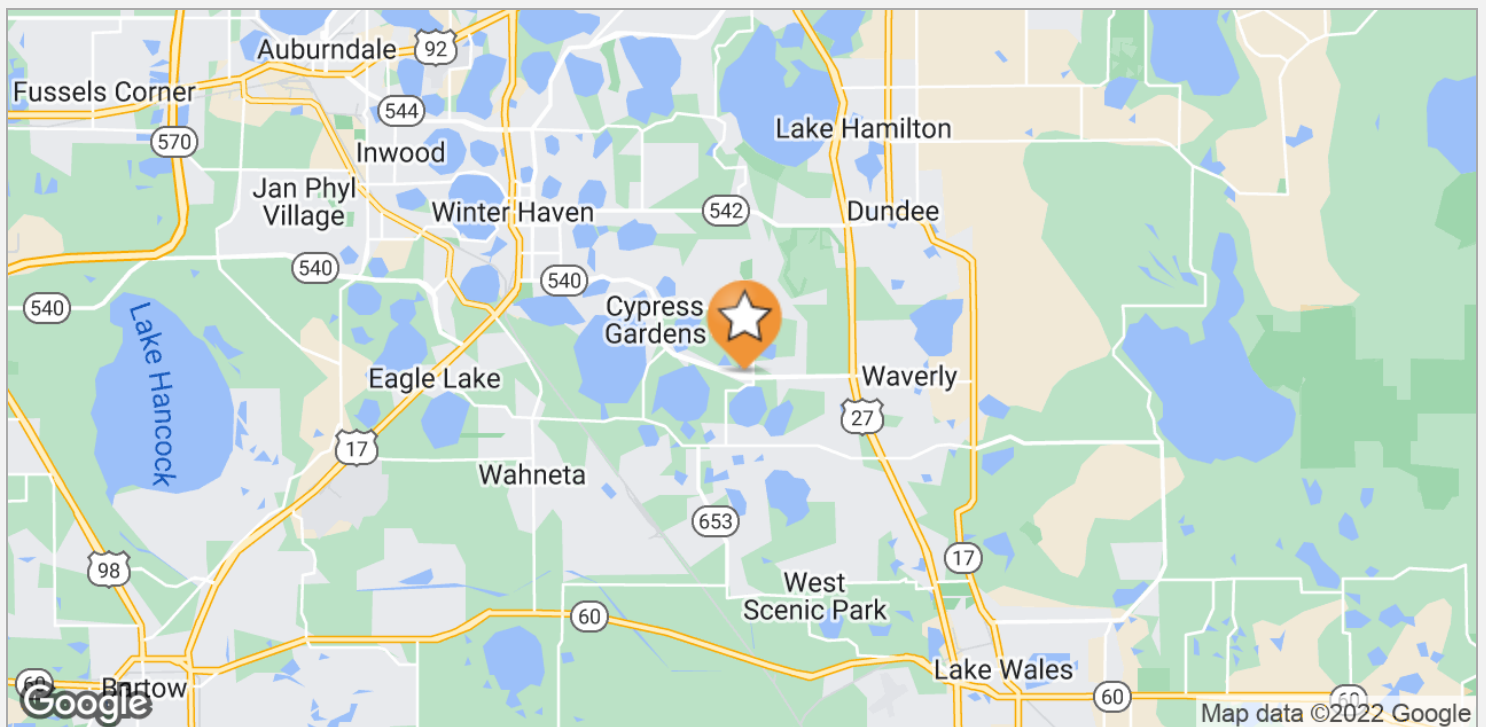
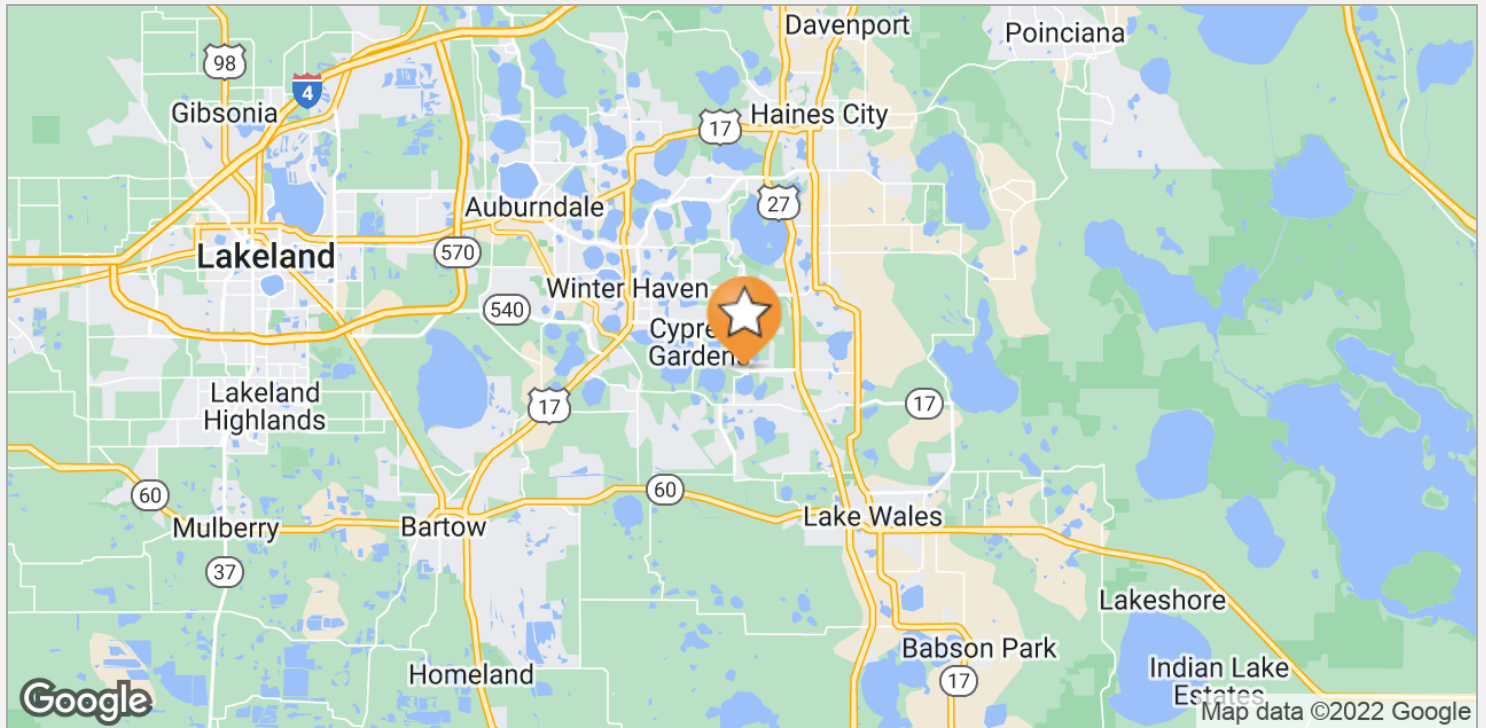
PROPERTY HIGHLIGHTS

- Located on Cypress Gardens Blvd
- Traffic count of 24,500 vehicles per day.
- Population 0-1 mile: 8,312
- Population 0-3 miles: 33,850

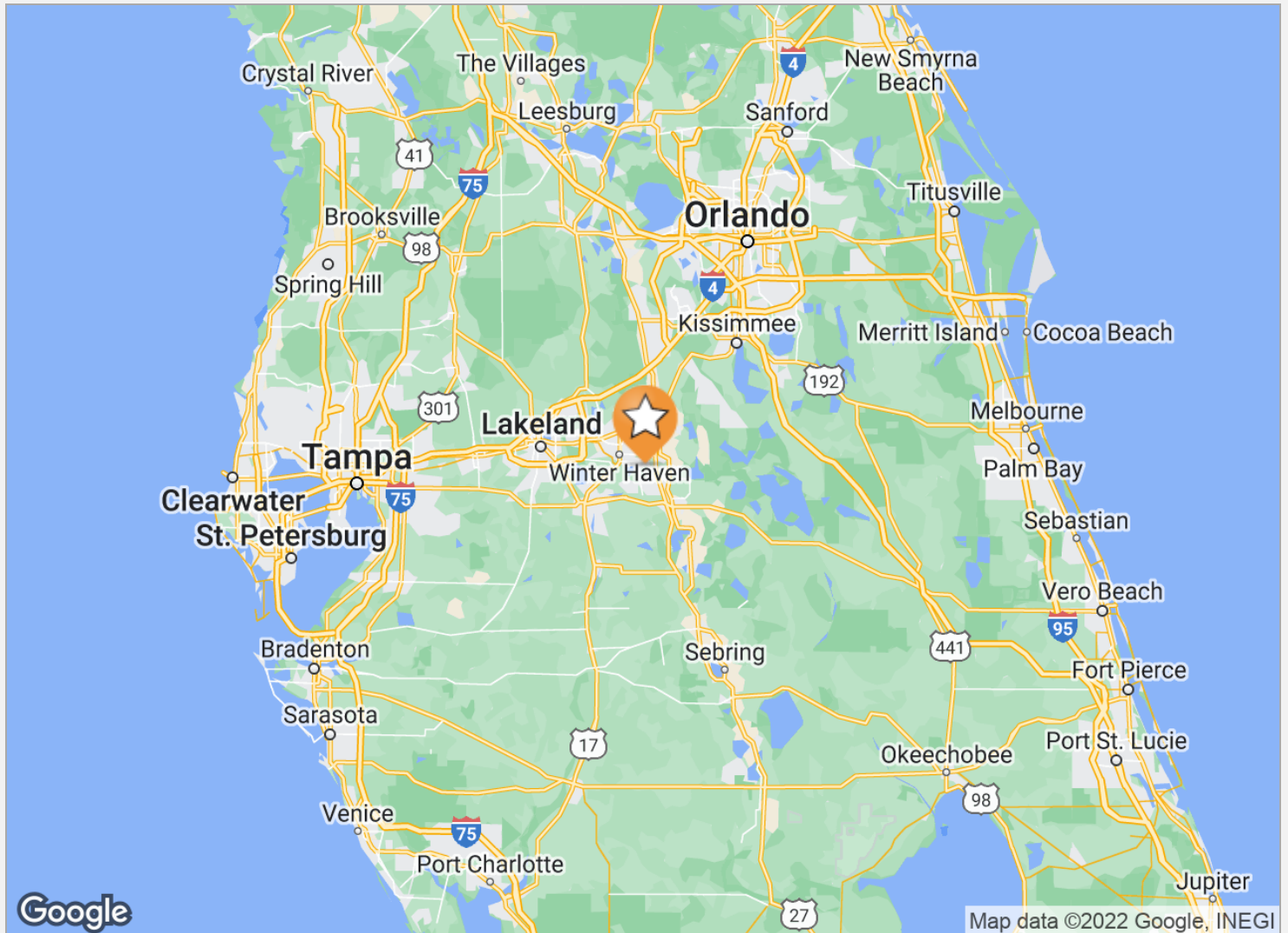
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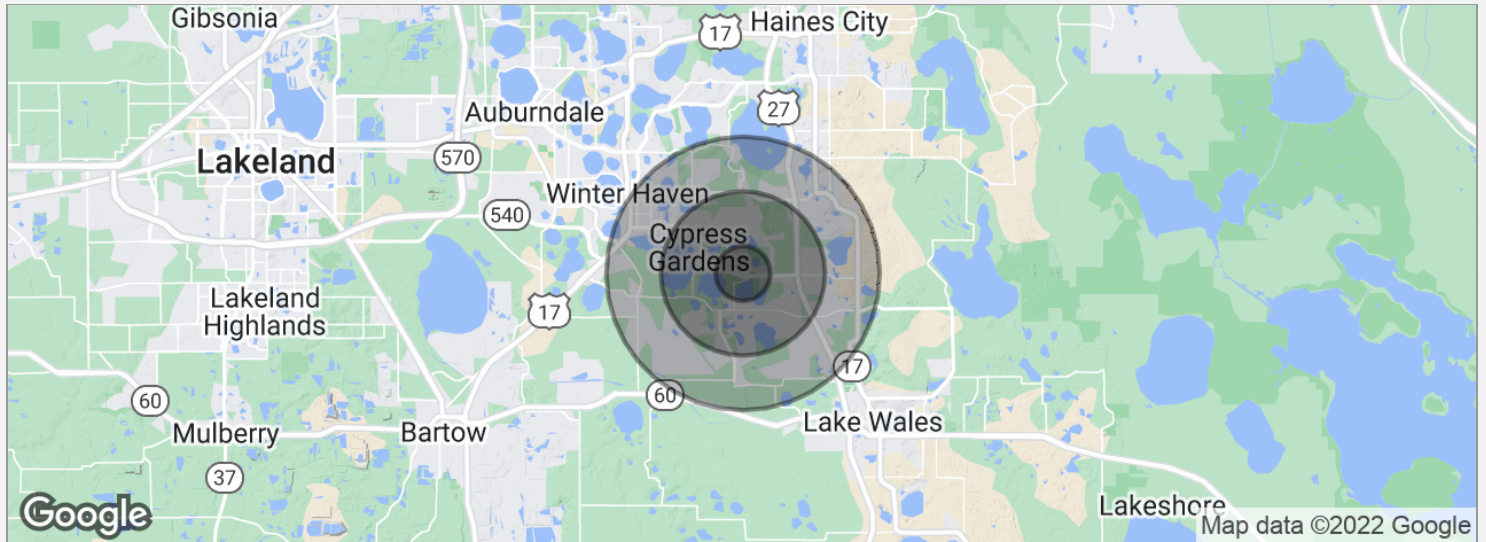


LOCATION DESCRIPTION

5.3 acres commercial site. 2.65 acres consists of 7,200 Sq./Ft retail plaza and a 10,000 Sq./Ft commercial building currently leased by an auto repair shop. Of the 7,200 Ft, 2,400 Ft is a restaurant, 3,600 ft. church with multiple rooms and a 1,200 Ft. office unit. There are 2.65 acres of adjacent vacant buildable land zoned commercial highway C-3 with a future land use of Neighborhood activity center. Permitted principle uses and structures include: various special needs facilities, bed and breakfast, hotel/motel, various office types, antique shop, convenience stores w/wo gas, restaurants, public buildings and grounds, church/religious meeting place, retail shops, shopping center, schools, recreational vehicle sales and accessory servicing, automotive, retail motor scooter, motorcycles, vehicle dealership except RVs, vehicle sales. Water, sewer, electric and internet at site. The property is in Flood Zone X which is not prone to flooding. Traffic count of 24,500 vehicles per day.

DRIVE TIMES

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POPULATION

1 MILE

3 MILES

5 MILES

Total population	3,584	24,081	54,694
Median age	44.5	44.8	41.8
Median age (male)	42.7	44.5	41.7
Median age (Female)	45.4	45.4	42.2

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	1,483	9,722	21,302
# of persons per HH	2.4	2.5	2.6
Average HH income	\$66,877	\$69,384	\$62,657
Average house value	\$205,967	\$214,348	\$186,916

* Demographic data derived from 2010 US Census

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CHIP FORTENBERRY MBA, ALC

Broker Associate



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PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 30 years of experience managing citrus groves and farms and offered real estate services for the past 22 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.

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