



FOR SALE
LAND
\$875,000

8.87 ACRE LAKEFRONT MIXED USE DEVELOPMENT SITE

2000 DUNDEE RD., WINTER HAVEN, FL 33884





OFFERING SUMMARY

Sale Price:	\$875,000
Lot Size:	8.87 Acres

PROPERTY OVERVIEW

Nearly 9 acres on beautiful Lake Mariam in Winter Haven. Property has frontage on Dundee Rd. which provides easy access to US HWY 27 to the east and Downtown Winter Haven to the west. Approx. 500 feet of frontage on Lake Mariam with a dock and boathouse already in place. Mixed Use and Commercial zoning is in place from the City of Winter Haven that allows for a variety of uses including multifamily housing.

PROPERTY HIGHLIGHTS

- Lakefront Development Site with +500' on Lake Mariam
- Mixed Use Zoning allows Commercial and Multifamily uses
- Potential Assisted Living Facility site
- Signalized Entry Point on Dundee Road
- Water & Sewer available
- Easy access to Downtown Winter Haven and US Hwy 27
- 6+ Acres outside of wetlands
- Dock and boathouse in place with seawall

ID#: 1049039



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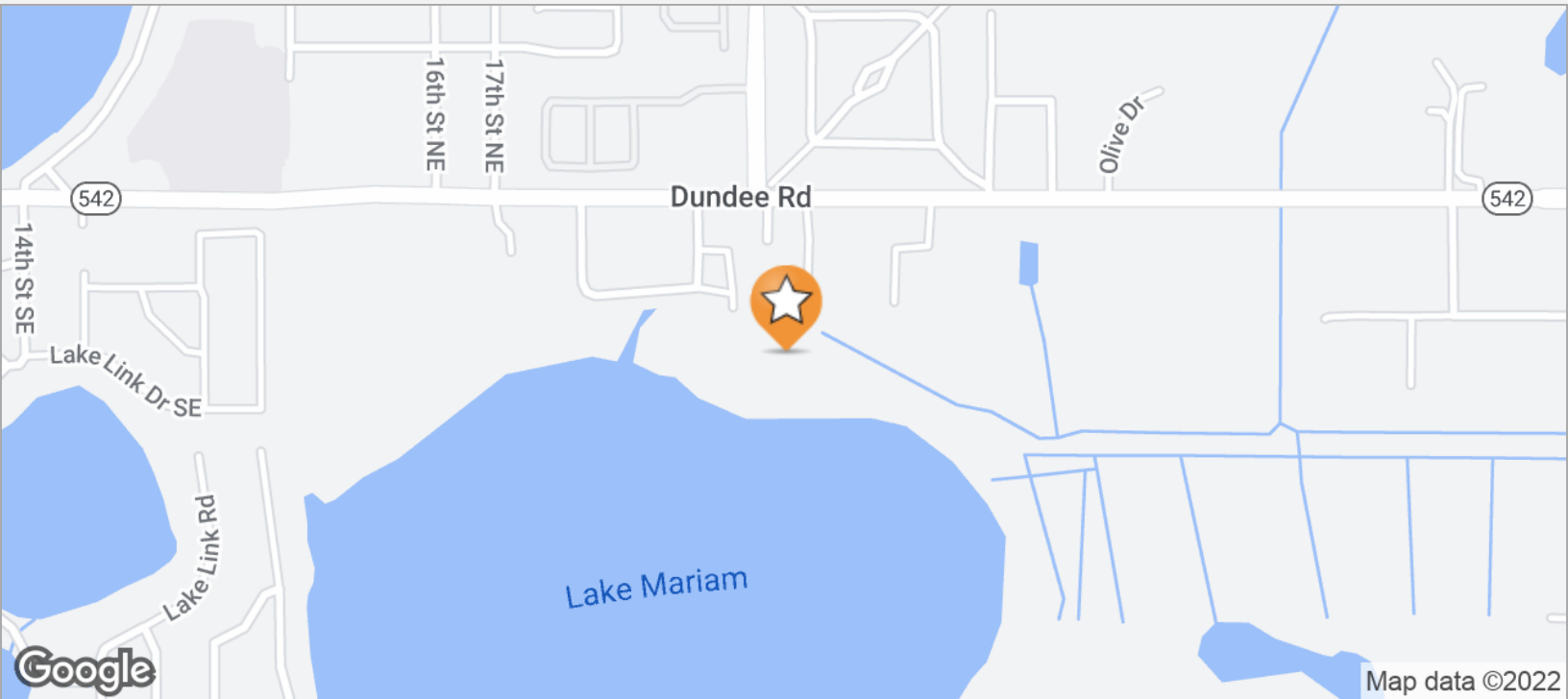
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Location Maps

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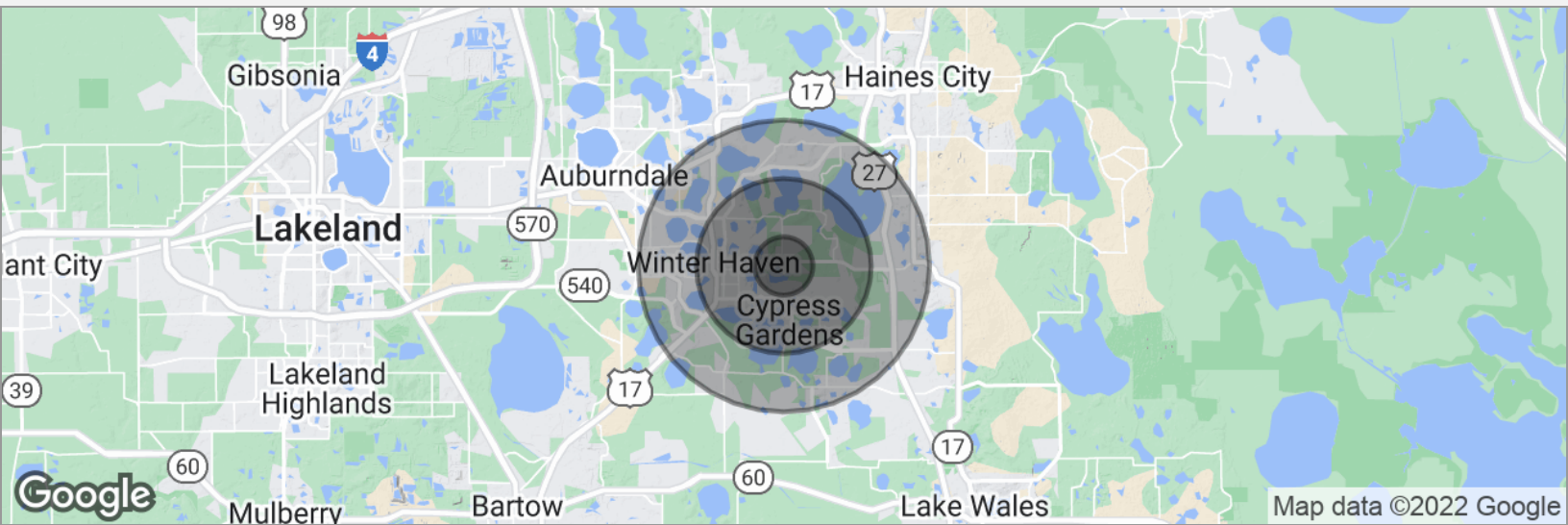


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POPULATION

1 MILE

3 MILES

5 MILES

Total population	4,445	36,743	77,983
Median age	44.2	41.0	41.6
Median age (male)	43.6	41.1	41.6
Median age (Female)	44.9	41.8	42.2

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	1,685	14,694	31,665
# of persons per HH	2.6	2.5	2.5
Average HH income	\$79,498	\$61,344	\$55,973
Average house value	\$218,953	\$200,125	\$174,326

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

After graduating from Florida Southern College in Lakeland, FL, Erin became a licensed real estate agent in 2002. She promptly purchased her first investment property and started working for Crosby & Associates, Inc. For seven years she gained experience in commercial sales and leasing, market research, land development and financial analysis under the mentorship of Benjamin Crosby. Here she learned the importance of market timing, trends and independent research and analysis. She built a personal portfolio of investment properties that included residential and commercial renovations. These projects honed her skills in landlord-tenant negotiations and property management. She furthered her education at the CCIM Institute and in 2008 obtained the prestigious CCIM Designation.

After a leave of absence to start her family, she returns with extensive commercial property management experience and a passion for community redevelopment in Polk County, FL. Erin resides in Winter Haven with her husband of 20 years and two daughters.

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