



BRIGHAM ROAD DEVELOPMENT

0 BRIGHAM ROAD
33881, FL WINTER HAVEN

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Property Overview



Sale Price **\$1,145,000**

OFFERING SUMMARY

Acreage: 8.8 Acres
Price / Acre: \$130,114
City: 33881
County: Polk
Property Type: Residential Development

PROPERTY OVERVIEW

The property has Zoning of C-3 & R-3 and Future Land Use of Commercial & Residential Low Density. Approximately 6.1 acres are residential and 2.7 acres are commercial. In the R-3 zoning district, the maximum density shall not exceed 10 dwelling units per gross acre. For parcels located within 1,320 feet of a transit route or the area mapped as the Central Urban Core by the Comprehensive Plan's Future Land Use Map, the maximum permitted density may be increased up to 12 dwelling units per gross acre.

Brigham Road Development lies within the Central Urban Core so 72 residential units are allowed in the residential area.

In the C-3 Commercial area up to 7 residential units are allowed as long as there is a commercial component. This could allow an additional 17 residential units, for a total of 89 Residential units.

The Commercial Land has the following permitted uses:

- Assisted Living Facility
- Hospice Residential Unit
- Hotel/Motel
- Office-Business & Professional
- Medical/Health
- Convenience Store
- Restaurant
- Retail Shops
- Shopping Center
- Church

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Land Investment
- Residential Development
- Transitional

Uplands / Wetlands:

6.6 ± Upland Acres / 2.2 ± Wetland Acres

Taxes & Tax Year:

\$1,714.41 for 2021

Zoning / FLU:

R-3 & C-3

Water Source & Utilities:

Public Water and Sewer, provided by the City of Winter Haven, are adjacent to the property.

Road Frontage:

425 FT on US 17 & 1025 FT on Brigham Road

Nearest Point of Interest:

Winter Haven Municipal Airport

Fencing:

None

Current Use:

Vacant Land

Utilities & Water Source:

Public Water & Sewer provided by the City of Winter Haven and are adjacent to the property

Price Per Lot:

\$14,494 per entitled lot

Location



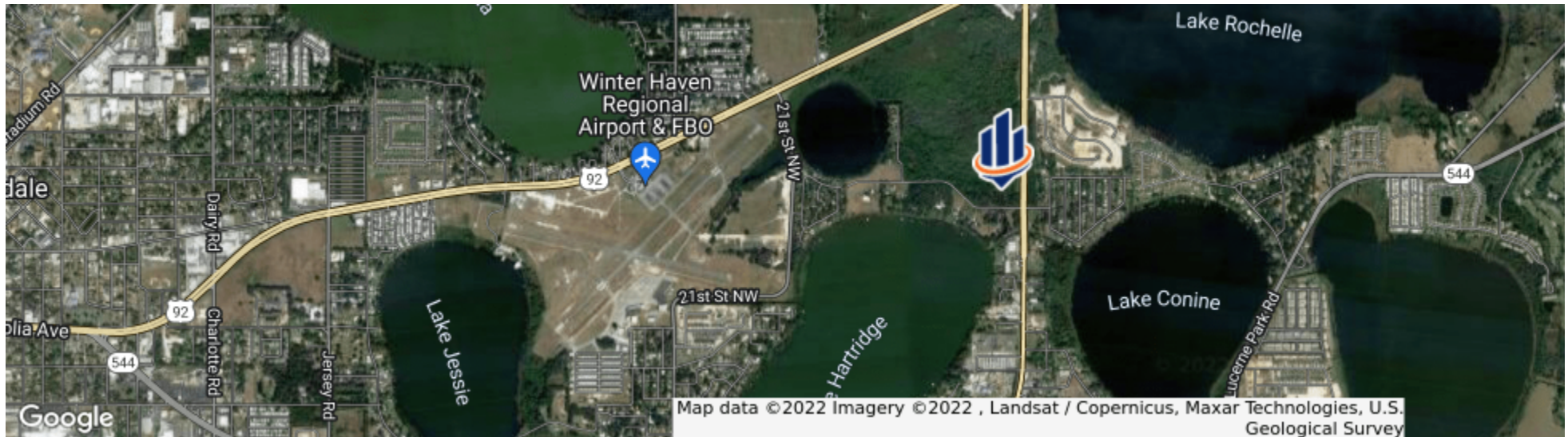
LOCATION & DRIVING DIRECTIONS

Parcel: 262808 000000 014010

GPS: 28.0649733, -81.733826

Driving Directions: From Havendale Boulevard in Winter Haven; Take US 17 north for 1.5 miles; The property will be on the left

Showing Instructions: Call Listing Agents



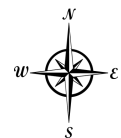
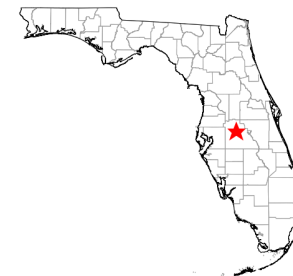
Additional Photos





Aerial

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
-  Streets MapWise
-  Managed Lands FNAI
-  Water Labels
-  Water Labels
-  Water Labels

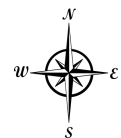
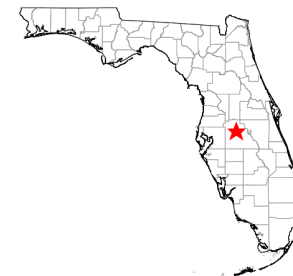


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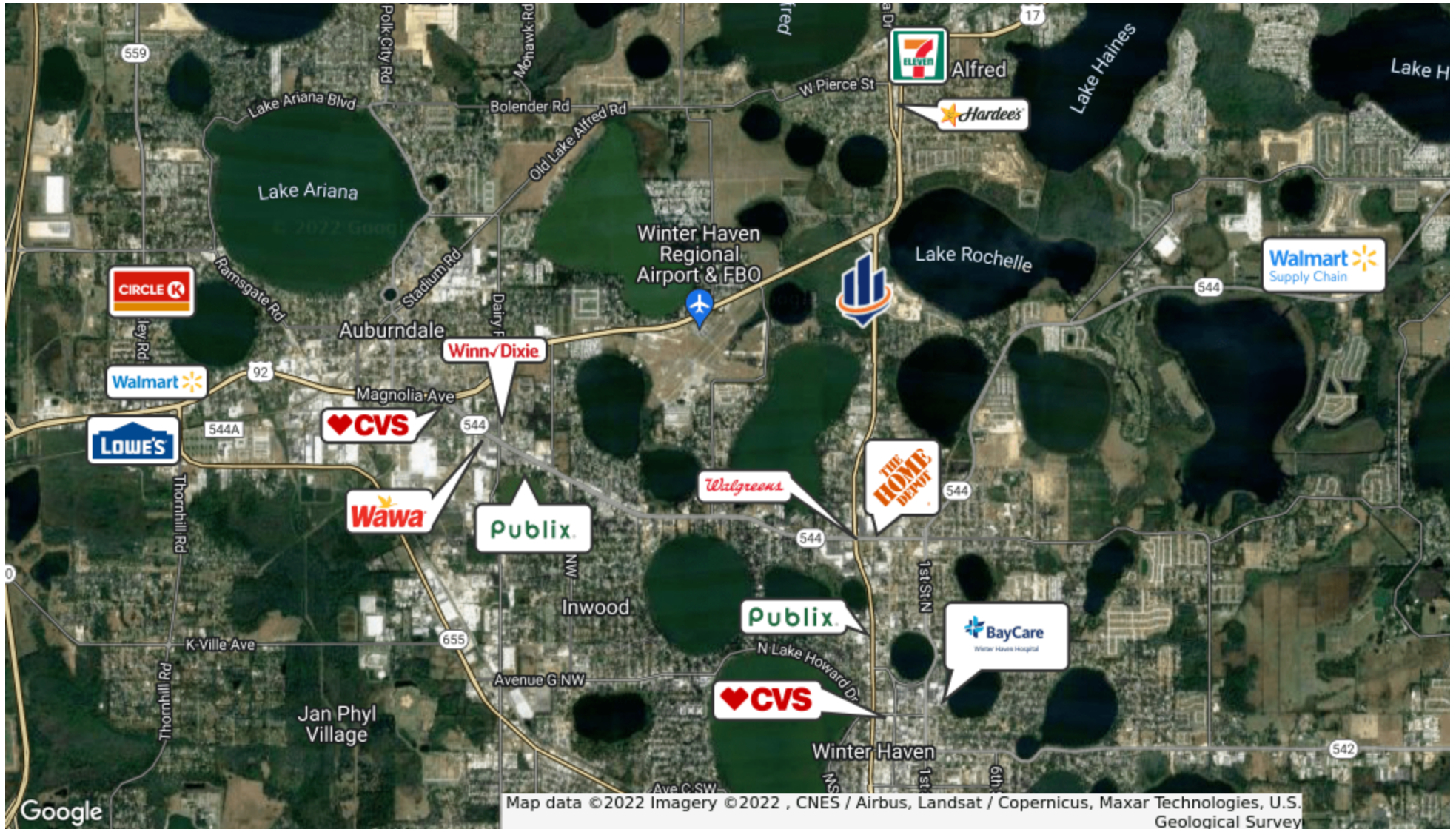
Wetlands

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
-  Streets MapWise
-  Managed Lands FNAI
-  Water Labels
-  Water Labels
-  Water Labels
-  Estuarine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine

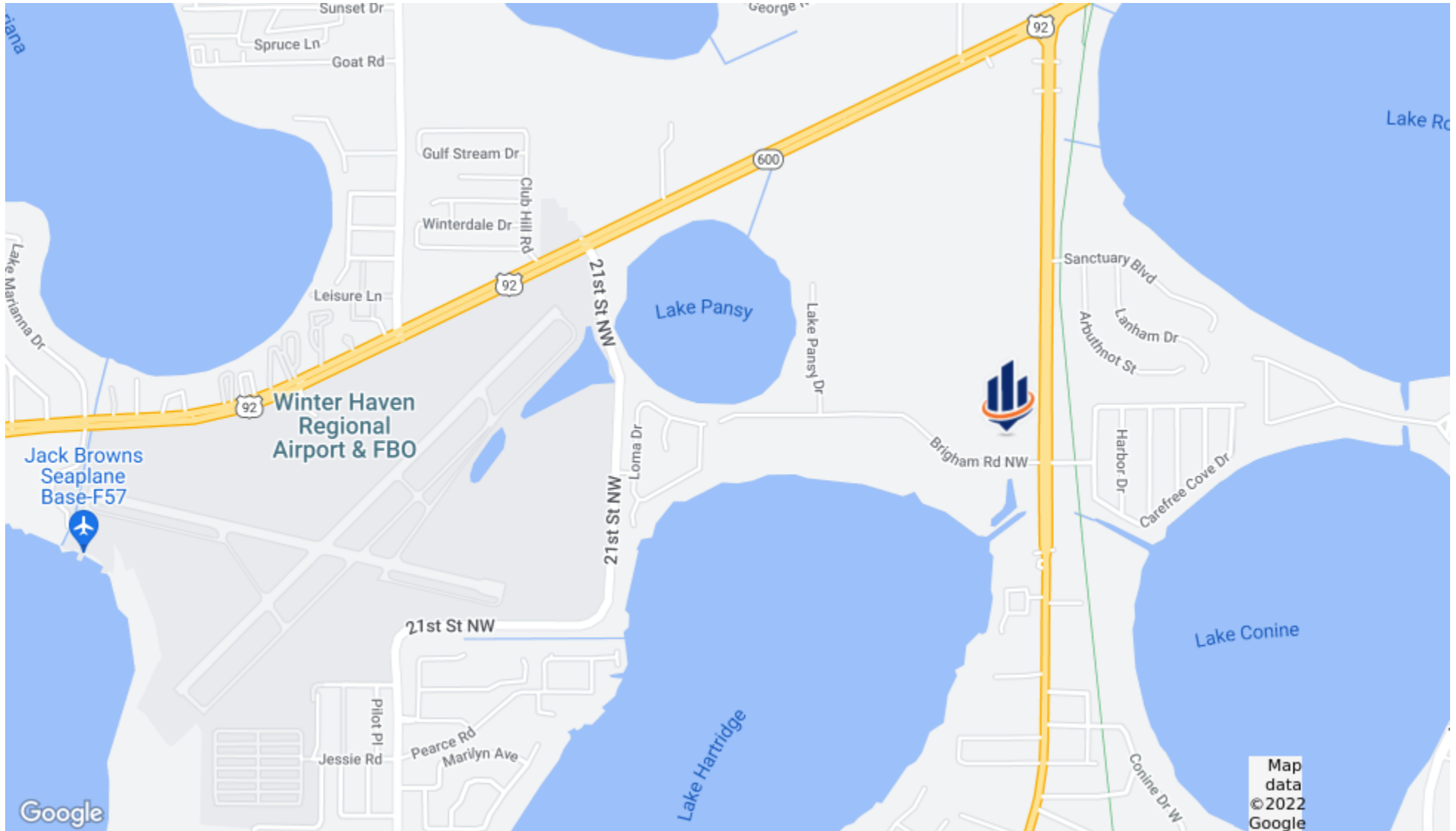


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Retailer Map



Road Map





DAVID HITCHCOCK ALC, CCIM

Senior Advisor

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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 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, 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.

David is also an active bicyclist, both in road and mountain biking. He is married, a father of two daughters, and a grandfather of six.

David specializes in:

- Central and South Florida Agricultural Properties
- Agriculture Transitional Properties [Transition-To-Next-Use]
- Residential Development Properties

EDUCATION

Advisor Biography



CLAY TAYLOR, ALC

Senior Advisor

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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 being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was 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 and the “mythical” National Championship twice.

Clay 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.

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

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land



For more information visit SVNsaunders.com

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