



**WINTER LAKE ROAD  
DEVELOPMENT LAND**

**Winter Lake Rd (Hwy 540 West)**

**2080 WINTER LAKE RD  
WINTER HAVEN, FL 33880**

David Hungerford, CCIM  
**Senior Advisor**

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Winter Lake Rd (Hwy 540 West)

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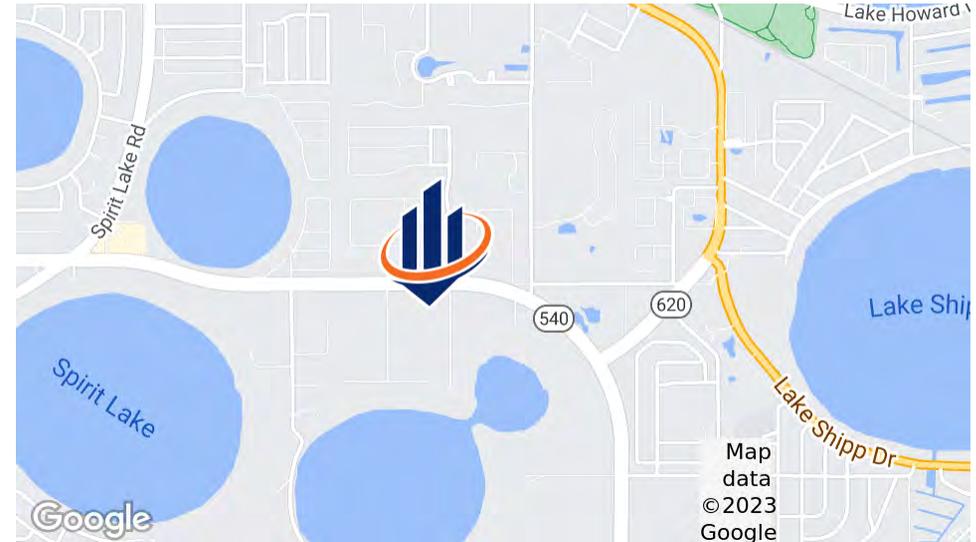
**Pinnacle Point  
New 160 SFR Units**

# 1 PROPERTY INFORMATION

Winter Lake Rd (Hwy 540 West)

2080 Winter Lake Rd  
Winter Haven, FL 33880

# Property Summary - County Road 540 W



## OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	5.93 ± Acres
Price/Acre:	\$143,339
Traffic Count:	24,500 Cars/Day
Utilities:	County Water. Sewer is Nearby
Zoning/FLU:	FLU: Residential-Low-2
PIN:	252836355250000010, 252836355250000020

## PROPERTY OVERVIEW

Exceptional 5.93-acre property with highway frontage on Winter Lake Rd. Boasting an ideal rectangular shape, this property offers endless possibilities for development.

With a high-traffic location that sees 24,500 cars passing by daily, this property offers unparalleled exposure. Additionally, its proximity to Publix, less than a mile west, provides convenient access to daily necessities. The brand-new Pinnacle Point residential development across the street also creates an attractive environment for new residents or customers. Highest and best uses include rezoning for medium density and or commercial uses.

Pinnacle Point has yielded an average selling price per unit since 2022 of \$354,268.



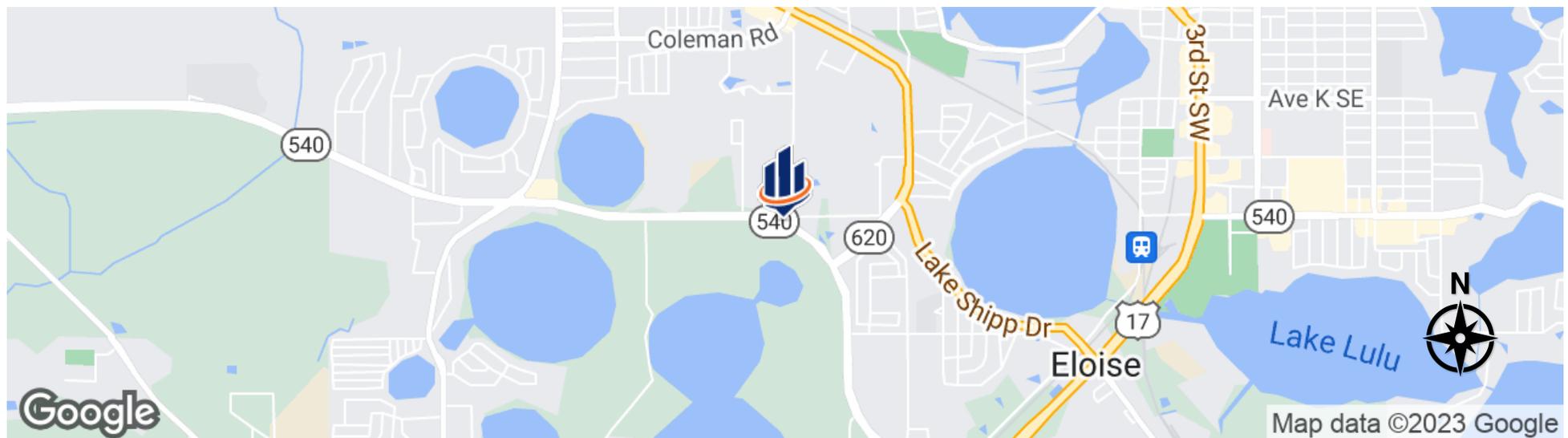
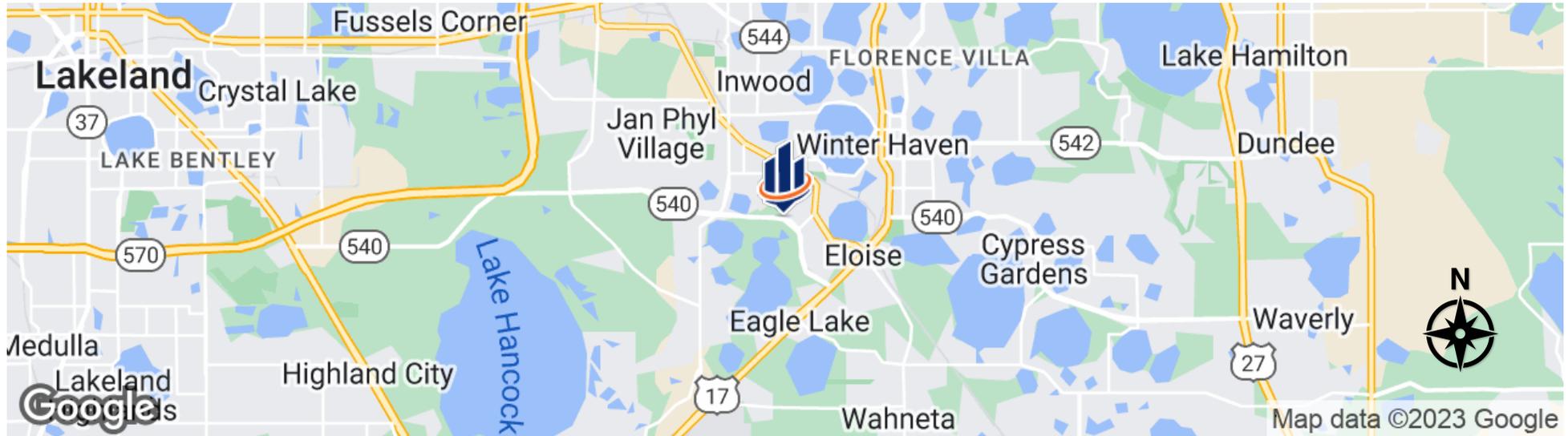
24,500  
Cars/Day

# 2 LOCATION INFORMATION

2080 Winter Lake Rd  
Winter Haven, FL 33880

Winter Lake Rd (Hwy 540 West)

# Location Maps





**POLK COUNTY**  
FLORIDA

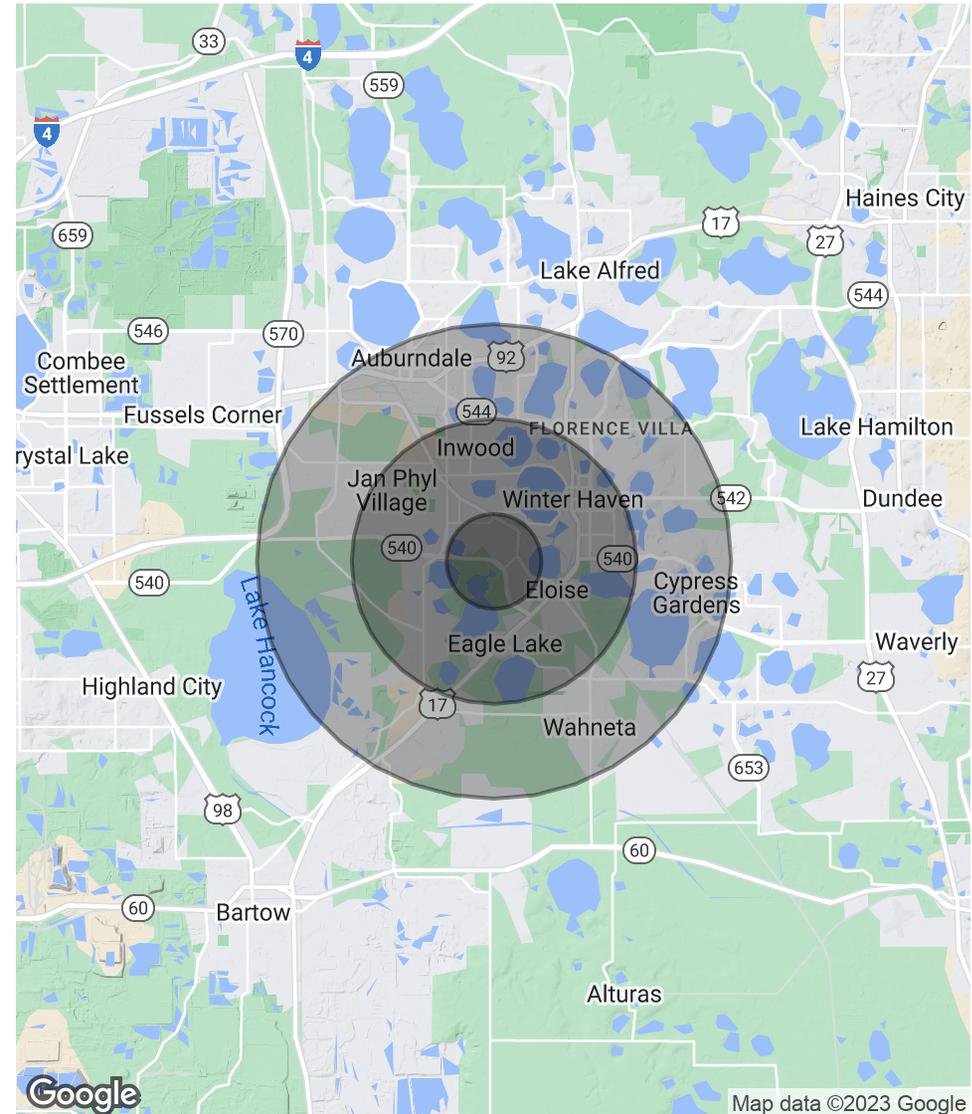
<b>Founded</b>	<b>1861</b>	<b>Density</b>	<b>326.06</b>
<b>County Seat</b>	<b>Bartow</b>	<b>Population</b>	<b>609,492 (2012)</b>
<b>Area</b>	<b>1,875 sq. mi.</b>	<b>Website</b>	<b>polk-county.net</b>

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.

# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	<b>5,198</b>	<b>42,076</b>	<b>87,977</b>
<b>Average Age</b>	<b>38.1</b>	<b>39.7</b>	<b>40.4</b>
<b>Average Age (Male)</b>	<b>37.4</b>	<b>36.7</b>	<b>38.2</b>
<b>Average Age (Female)</b>	<b>34.6</b>	<b>41.7</b>	<b>42.0</b>
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	<b>2,080</b>	<b>16,949</b>	<b>34,842</b>
<b># of Persons per HH</b>	<b>2.5</b>	<b>2.5</b>	<b>2.5</b>
<b>Average HH Income</b>	<b>\$51,043</b>	<b>\$51,169</b>	<b>\$54,892</b>
<b>Average House Value</b>	<b>\$126,499</b>	<b>\$137,609</b>	<b>\$140,097</b>

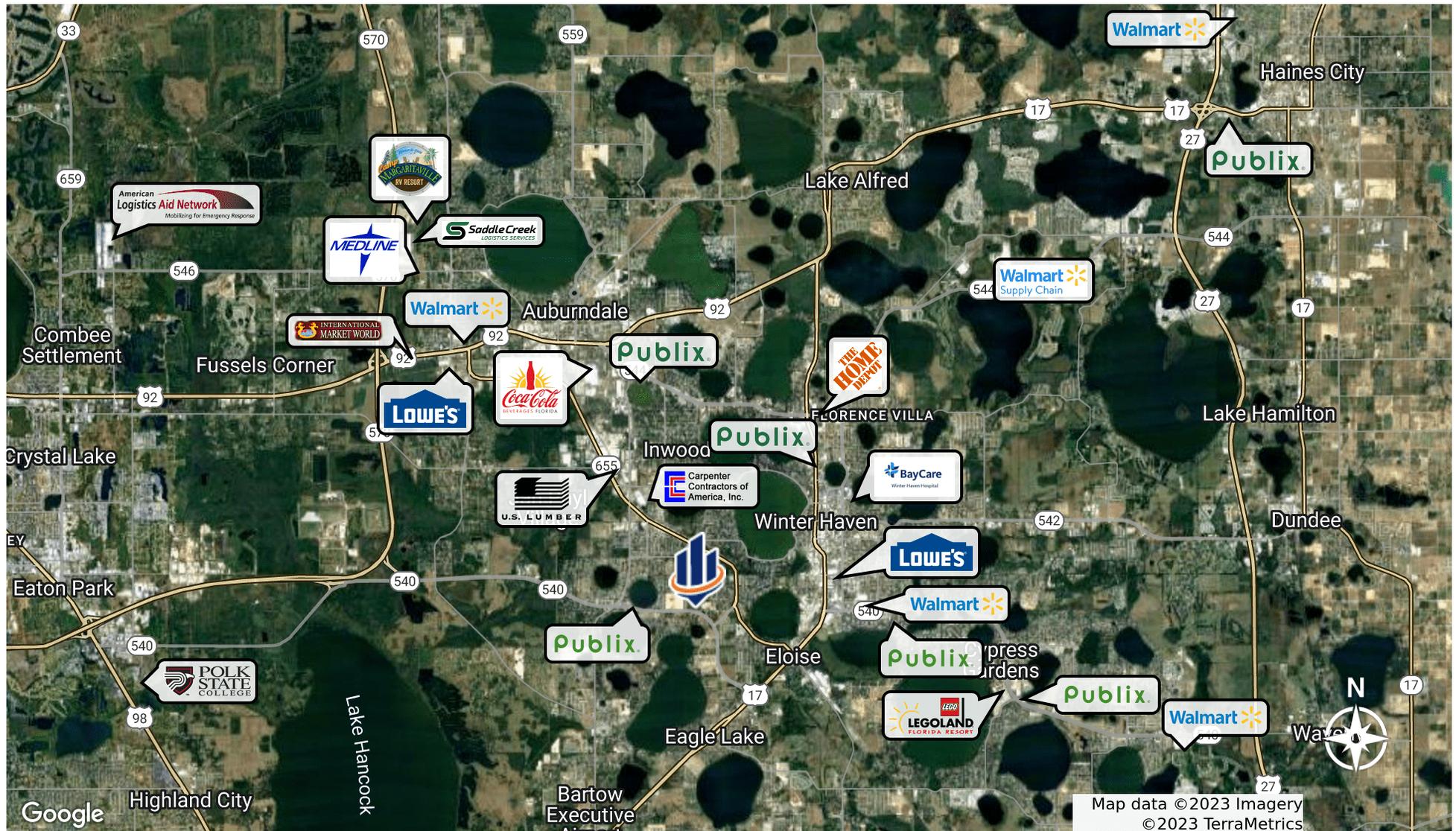
\* Demographic data derived from 2020 ACS - US Census



# Aerial Map



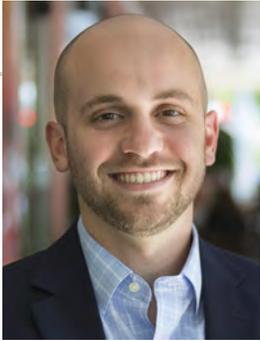
# Retailer & Workforce Map



# 3 AGENT AND COMPANY INFO

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Winter Haven, FL 33880

Winter Lake Rd (Hwy 540 West)



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## PROFESSIONAL BACKGROUND

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

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$170 million across nearly all types of commercial properties and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

David previously worked in his family-owned business, Hungerford & Associates, as a financial advisor. Prior to becoming a financial advisor, he served as the company's marketing director.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor. David is a CCIM [Certified Commercial Investment Member] designee and serves on the executive board for the CCIM Florida West Coast District. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana and Ezra on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Commercial Properties
- Site Selection
- Real Estate Analytics



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**Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.**



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