



**FOR SALE
LAND
\$675,000**

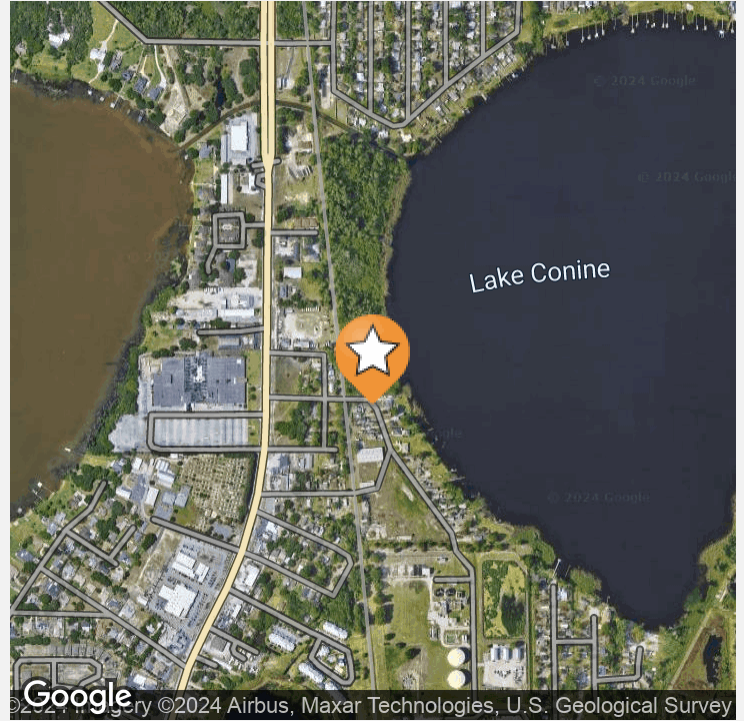
**9 AC LAKEFRONT SITE ON CHAIN OF LAKES
881 CONINE DR. W., WINTER HAVEN, FL 33881**



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CORPORATE OFFICE
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WINTER HAVEN, FL 33881**



OFFERING SUMMARY

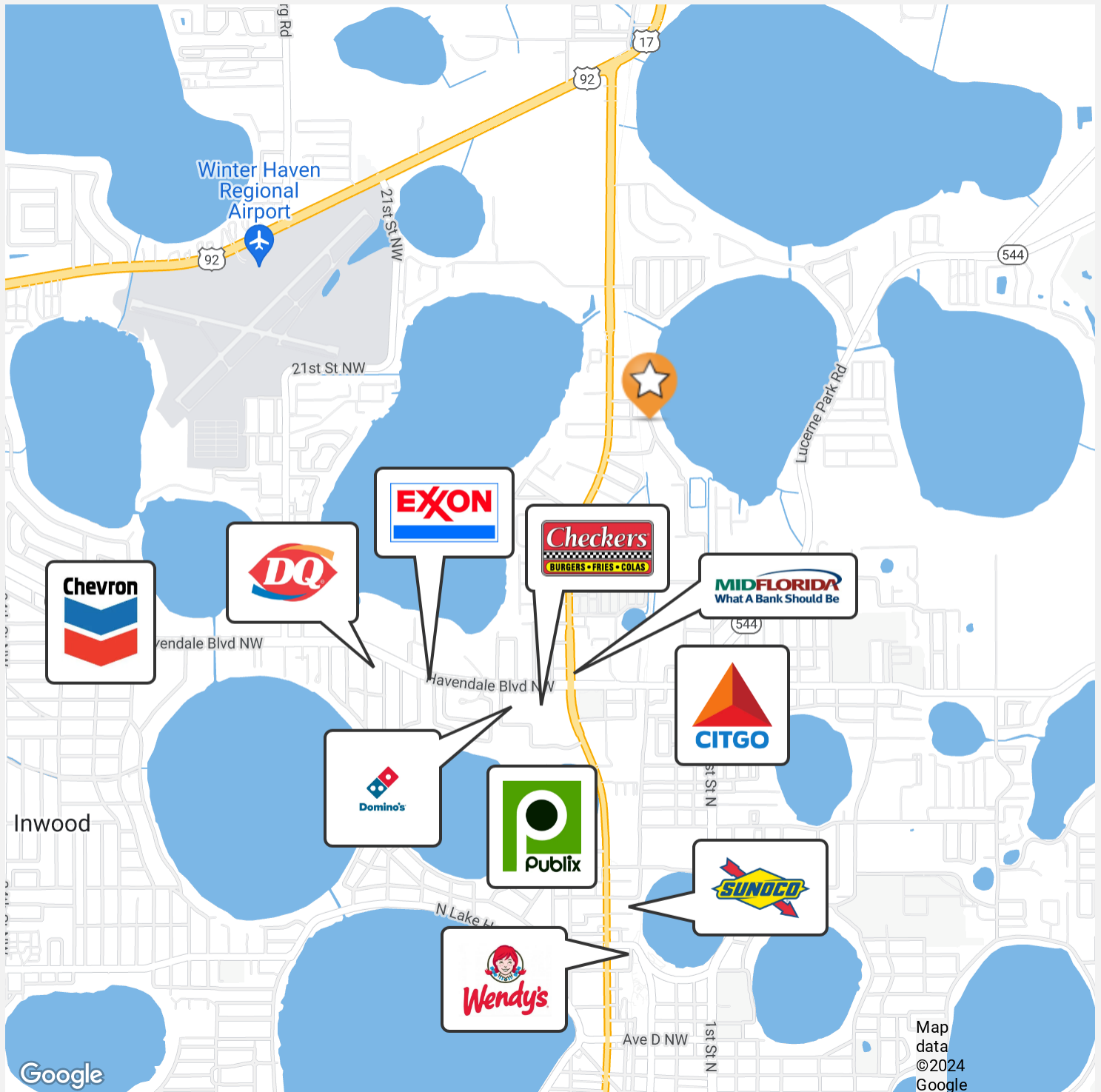
Acres	9.68 Acres
County	Polk
Zoning	R-3 MultiFamily Residential Low
Utilities	City of Winter Haven Water & Sewer Available.
Parcel IDs	26-28-08-000000-022130, 26-28-08-000000-021030, 26-28-08-000000-021020
Listing Price	\$675,000
\$/Acre	\$69,731
Coordinates	28.0573997, -81.73048399999999
Real Estate Taxes	\$2,308.29

PROPERTY OVERVIEW

This is an incredible opportunity to own 9.68 Acres on the Chain-of-Lakes! Located on Lake Conine in Winter Haven, with approximately 4.5 acres of uplands. It is currently zoned for low-density multi-family development. The zoning allows up to 12 multi-family units per acre. Bordered by Lake Conine to the East and the Chain of Lakes Trail to the West. The Trail extends from downtown Winter Haven at Trailhead Park north to Lake Alfred. It is a great trail for walking and biking and passes many scenic lakes and parks along the way. In the City limits of Winter Haven with water and sewer available. This property would make a great small multifamily project or even a large single-family or family compound site, just 2 miles north of downtown Winter Haven and only 12 minutes from I-4 for easy commutes. This is a great opportunity to experience all the Chain-of-Lakes-City has to offer!

PROPERTY HIGHLIGHTS

- Approximately 1300' Chain of Lake Frontage
- Multi Family Zoning
- Public Utilities Available
- Nearly 4.5 acres of uplands
- 1250' frontage on the Chain of Lakes Trail
- Convenient to shopping, downtown and transit
- 12 minutes to I-4



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Additional Photos

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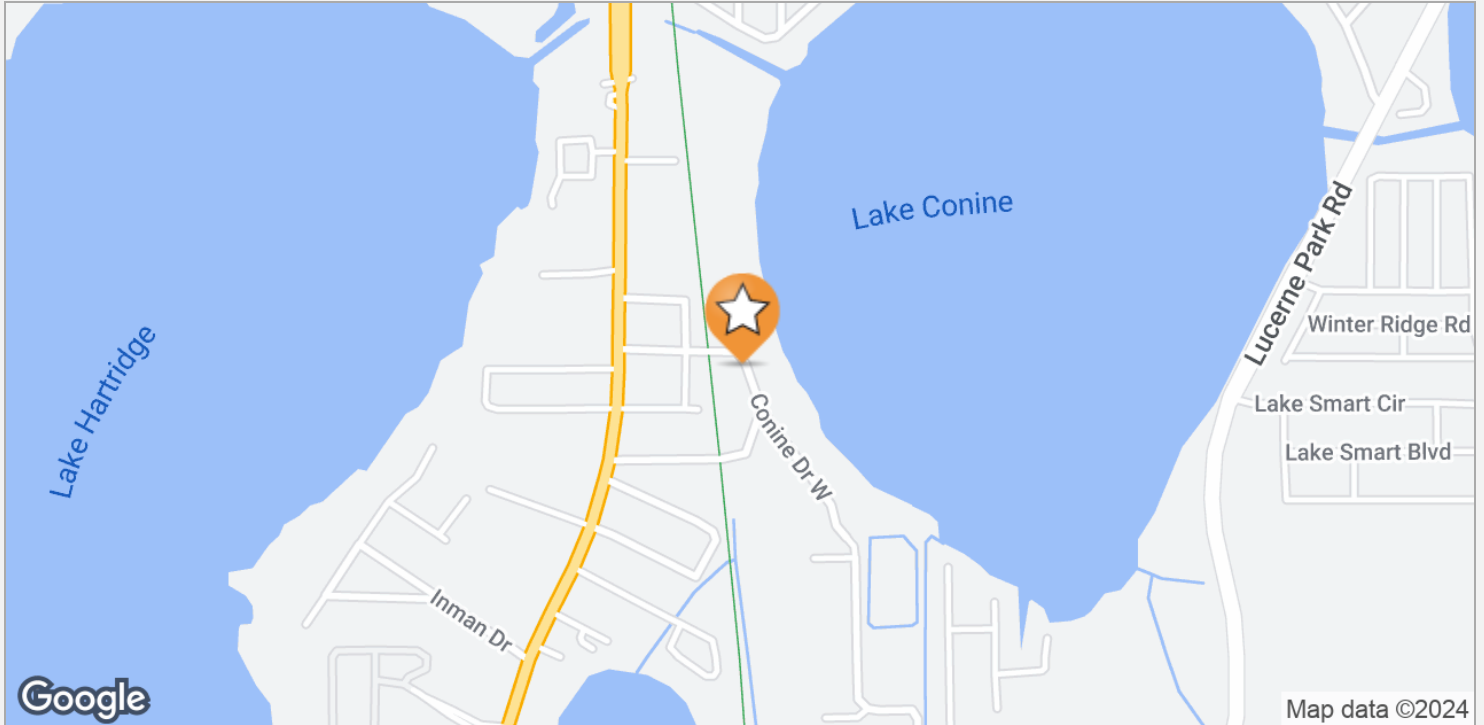


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Location Maps

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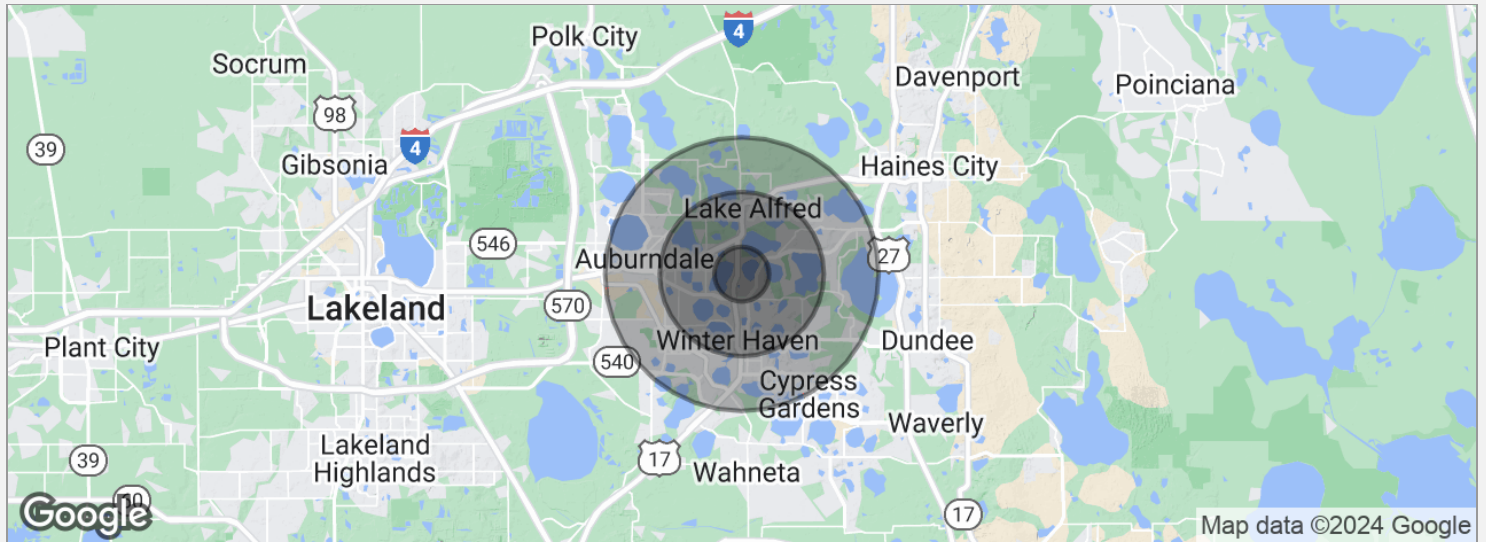


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Demographics Map

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,014	37,217	81,547
Median age	36.7	40.2	40.3
Median age (male)	40.0	39.9	39.8
Median age (Female)	36.0	41.1	41.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,007	15,440	32,664
# of persons per HH	2.5	2.4	2.5
Average HH income	\$36,710	\$44,227	\$49,324
Average house value		\$175,769	\$177,757

* Demographic data derived from 2020 ACS - US Census

ERIN CARDEN CCIM

Commercial REALTOR®



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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 returned to Crosby & Association in 2018 with extensive commercial property management experience and a passion for community redevelopment in Polk County, FL. She specializes in Land Development as well as Brick-and-Mortar Commercial Properties in Central Florida. Erin resides in Winter Haven with her husband of 20 years and two daughters.

EDUCATION

B.A. from Florida Southern College
CCIM Designation (Certified Commercial Investment Member)
Realtors Land Institute - Site Selection Course

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Members (CCIM) Institute
Member Florida CCIM Chapter
East Polk County Association of Realtors