

FOR SALE > LAND

\$600,000

14± ACRES ON LAKE DELL, DUNDEE FL  
OLD HIGHWAY 542, DUNDEE, WINTER HAVEN, FL 33838



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## OFFERING SUMMARY

<b>Listing Price</b>	\$600,000
<b>Acres</b>	14 Acres
<b>Price Per Acre</b>	\$42,857
<b>County</b>	Polk
<b>Zoning</b>	FLU Medium Density Residential
<b>Taxes</b>	\$9,642
<b>Parcel IDs</b>	272828846000000010
<b>Coordinates</b>	28.0193318, -81.625515
<b>Frontage</b>	612 ft
<b>Sewer</b>	200 Feet Away

## PROPERTY OVERVIEW

We are offering 14 acres of lakeside land for sale in Dundee, FL located on Lake Dell. This property has residential use development potential. The zoning is multi-family residential and future land use is medium density residential. Lake Dell is a public lake that provides a great source of entertainment for the surrounding area.

## PROPERTY HIGHLIGHTS

- City Water Available
- Sewer is 200 ft Away
- Zoning: Multi-Family Residential 12 units per acre
- Future Land Use: Medium Density Residential
- Lakeside Development Opportunity
- Conveniently Located to Winter Haven, Haines City, and I-4
- Wooded Property
- Previously Utilized as a Grove

**ID#: 150342**



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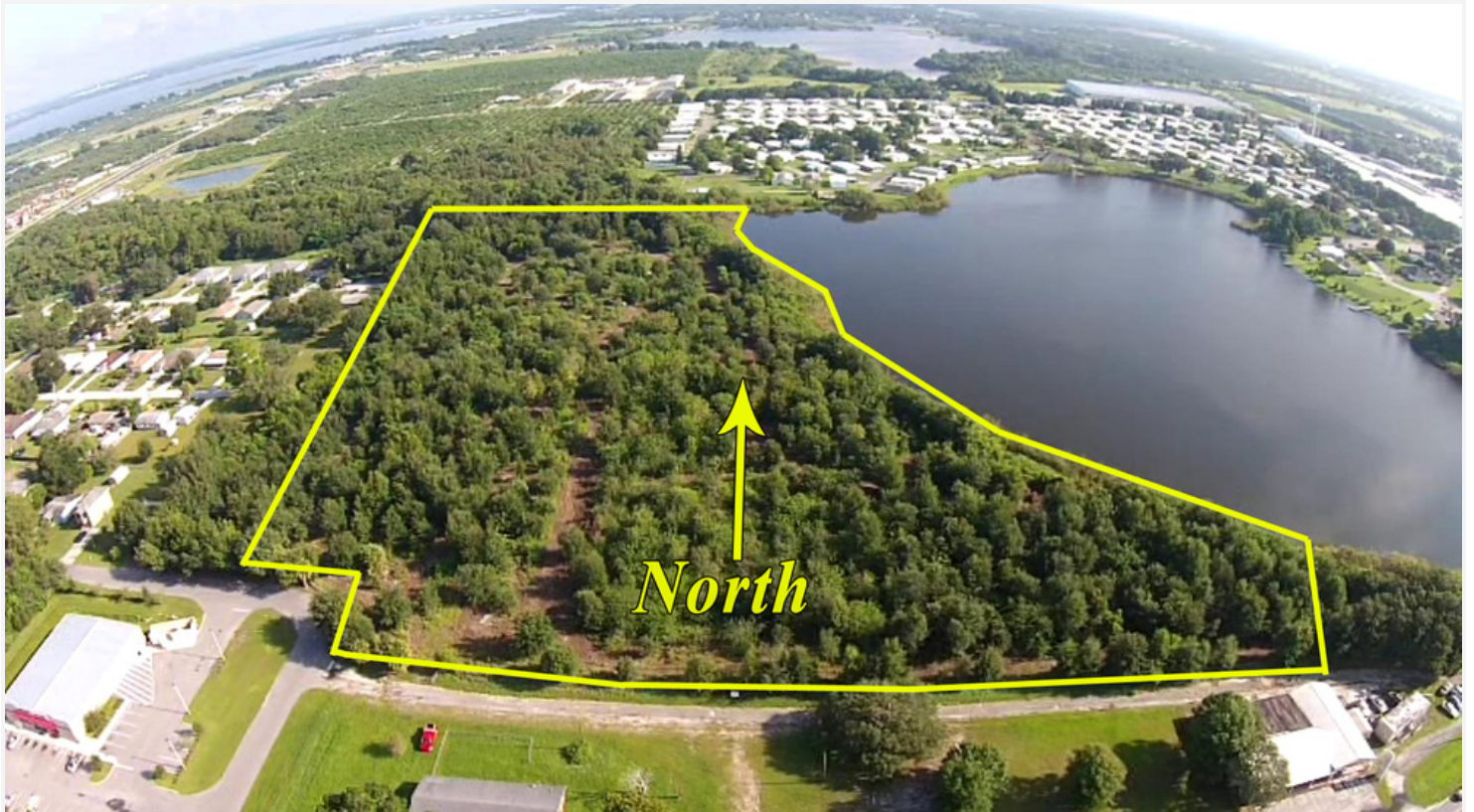


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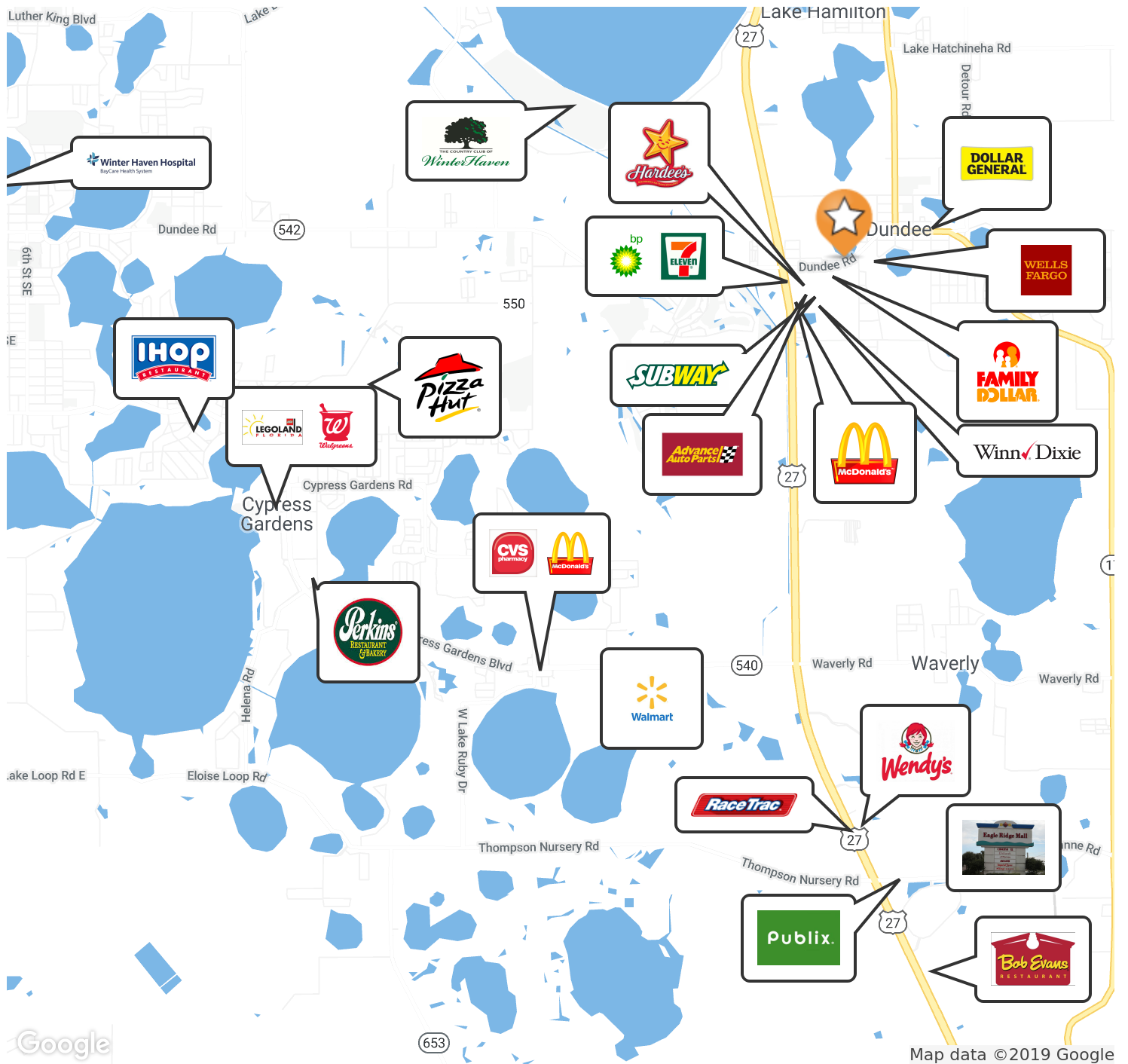
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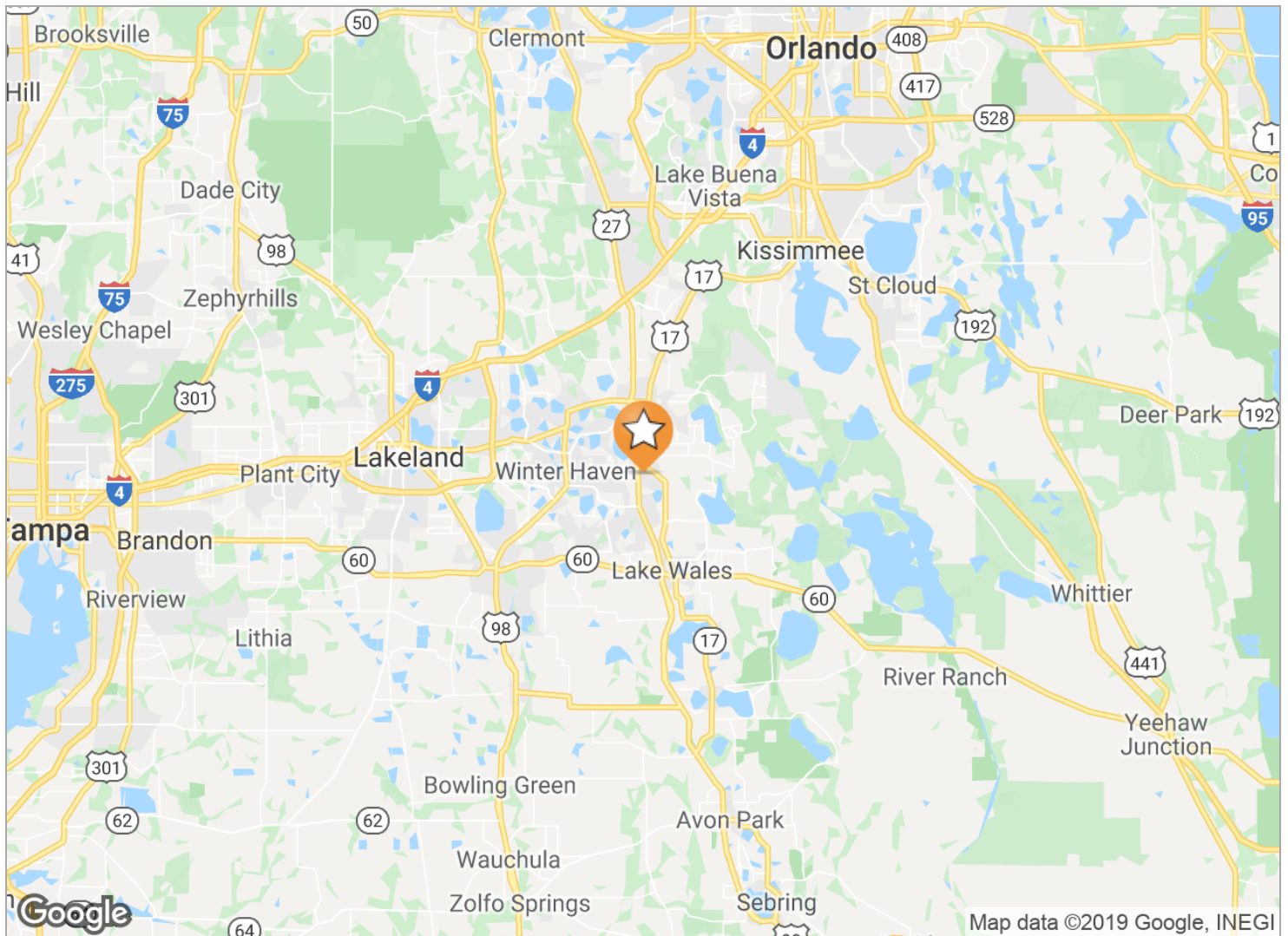


# 14± ACRES ON LAKE DELL, DUNDEE FL

Old Highway 542, Dundee, Winter Haven, FL 33838

Location Maps

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## LOCATION DESCRIPTION

Near the lake is a regional shopping mall, restaurants, Home Depot, Legoland, and the Chain of Lakes. Disney and other Orlando attractions are only 45 minutes away.

## DRIVE TIMES

1 min to US 27, 8 mins to Eagle Ridge Mall and Publix. 10 mins to Legoland, 12 mins to downtown Winter Haven, 20 mins to I-4, 53 mins to Orlando International Airport, 80 mins to Tampa International Airport

## DRIVING DIRECTIONS

From US Hwy 27 and Dundee Road, Dundee, FL, travel 0.25 miles east on Dundee Road to Lemon St. Go north 1 block to the property.

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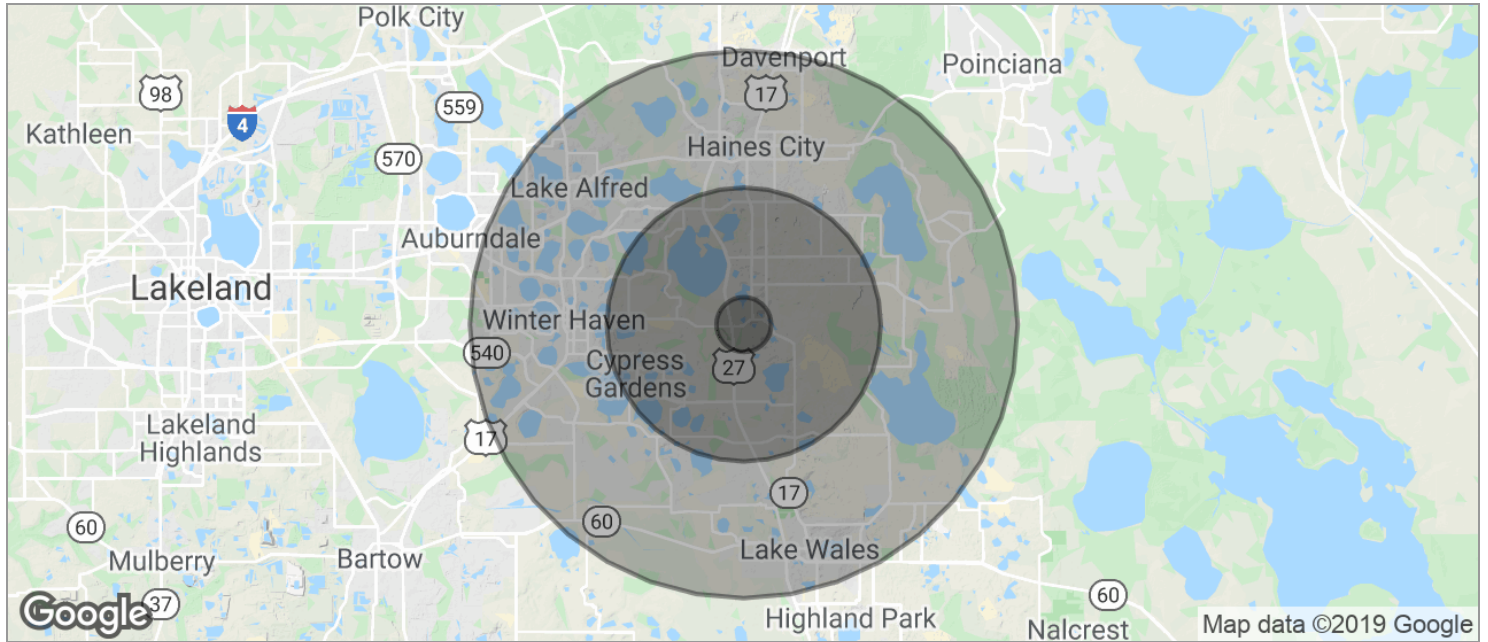
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Demographics Map

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,640	41,270	172,354
MEDIAN AGE	44.3	43.7	40.3
MEDIAN AGE (MALE)	44.8	43.1	39.4
MEDIAN AGE (FEMALE)	44.3	44.2	41.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	688	16,649	67,519
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$46,263	\$58,679	\$52,129
AVERAGE HOUSE VALUE	\$171,023	\$186,464	\$169,853

\* Demographic data derived from 2010 US Census

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## CHIP FORTENBERRY, MBA, ALC

**Broker Associate - Land Specialist, REALTOR®**



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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 properties for his clients.

### PROFESSIONAL EXPERIENCE:

- 10 years managing citrus groves for institutional and small growers
- Licensed Real Estate Agent since 1998
- Licensed Real Estate Broker
- Sold over \$50 million dollars of agricultural and commercial properties
- Citrus grove owner
- Past member of the Citrus advisory committee of Hardee, Desoto, Manatee, and Sarasota counties
- Past member of the Citrus advisory committee of Southwest Florida.

## Memberships & Affiliations

East Polk County Association of Realtors  
National Association of REALTORS®  
Realtors Land Institute. Accredited Land Consultant designation.  
Florida Citrus Production Managers Association  
Florida Farm Bureau Member  
Past member of the Citrus advisory committee of Hardee, Desoto, Manatee, and Sarasota counties  
Past member of the Citrus advisory committee of Southwest Florida.

## Education

BS Business/Citrus Florida Southern College 1990  
MBA University of Florida 2005

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## SQUIRE SMITH, ALC

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### Professional Background

Squire is a designated Accredited Land Consultant with the Realtor Land Institute. His experience includes more than 35 years in the citrus industry and served as the Florida Citrus Mutual President. His 12 years experience with Crosby & Associates, has yielded in depth knowledge of both commercial and agricultural real estate. His unique and comprehensive knowledge of Florida land and properties serves his real estate clients well.

### Memberships & Affiliations

National Association of Realtors  
Florida Association of Realtors  
Mid-Florida Regional Association of Realtors  
Florida Gulfcoast Commercial Association of Realtors  
Accredited Land Consultant designee with the Realtor Land Institute.

### Education

Winter Haven High School  
Polk State College  
1970 BS degree The University of Florida



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