

FOR SALE > LAND

\$455,000

13± ACRE GROVE WITH POTENTIAL RESIDENTIAL DEVELOPMENT USE
0 COUNTRY CLUB RD, WINTER HAVEN, FL 33881



Erin Carden, CCIM
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Executive Summary

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OFFERING SUMMARY

Listing Price	\$455,000
Acres	13 Acres
Price/Acre	\$35,000
County	Polk
Zoning	RL-1/DOR 6600
Utilities	Water, Electric
Soils	See soils maps in due diligene
Taxes	\$287
Parcel IDs	262814532500003080, 262814532500003090
Coordinates	28.0431847, -81.6870899
Frontage	400 ft

PROPERTY OVERVIEW

13± Acres Grove with Potential Residential Development with approx. 400 feet of access on Rankin Road. Polk County is a trustee of the right of way easement south of property to continue Rankin Road through to Buckeye Loop Road. Water from the City of Winter Haven is approximately 1800 feet from site. Country Estates Subdivision with RL-2 land use is across the street.

PROPERTY HIGHLIGHTS

- Current Density RL-1, minimum lots 40,000sf
- 400+- Feet Access on Rankin Road
- Possibility of City of Winter Haven annexation
- Zoning: 6600 Citrus

ID#: 299764



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Additional Photos

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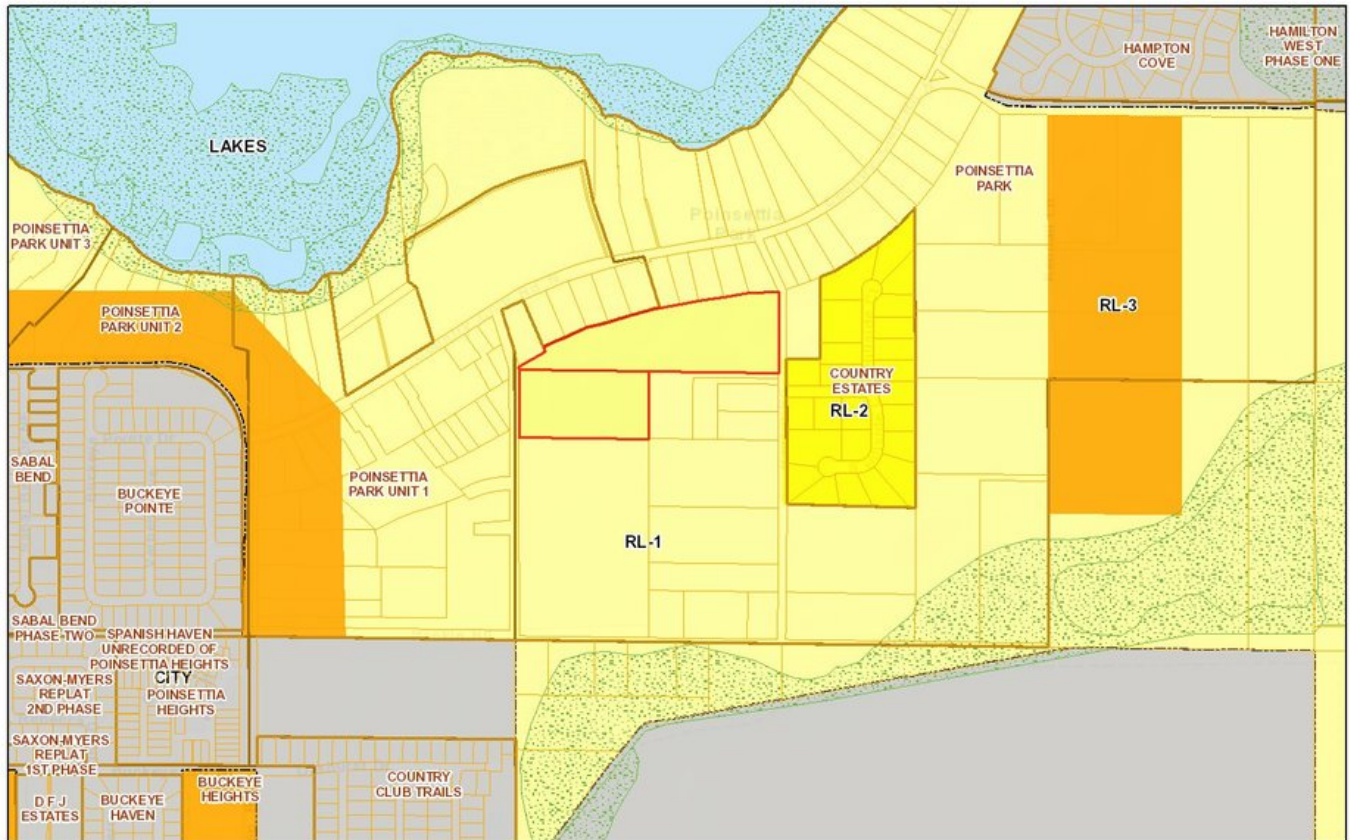
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FLU 2030

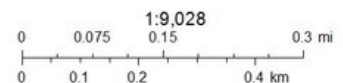
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FLU 2030



March 8, 2018

- Search Results: Find Parcel
- Parcels
- Parcel Labels
- Subdivision
- Development of Regional Impact (DRIs)
- Overlay Wetlands



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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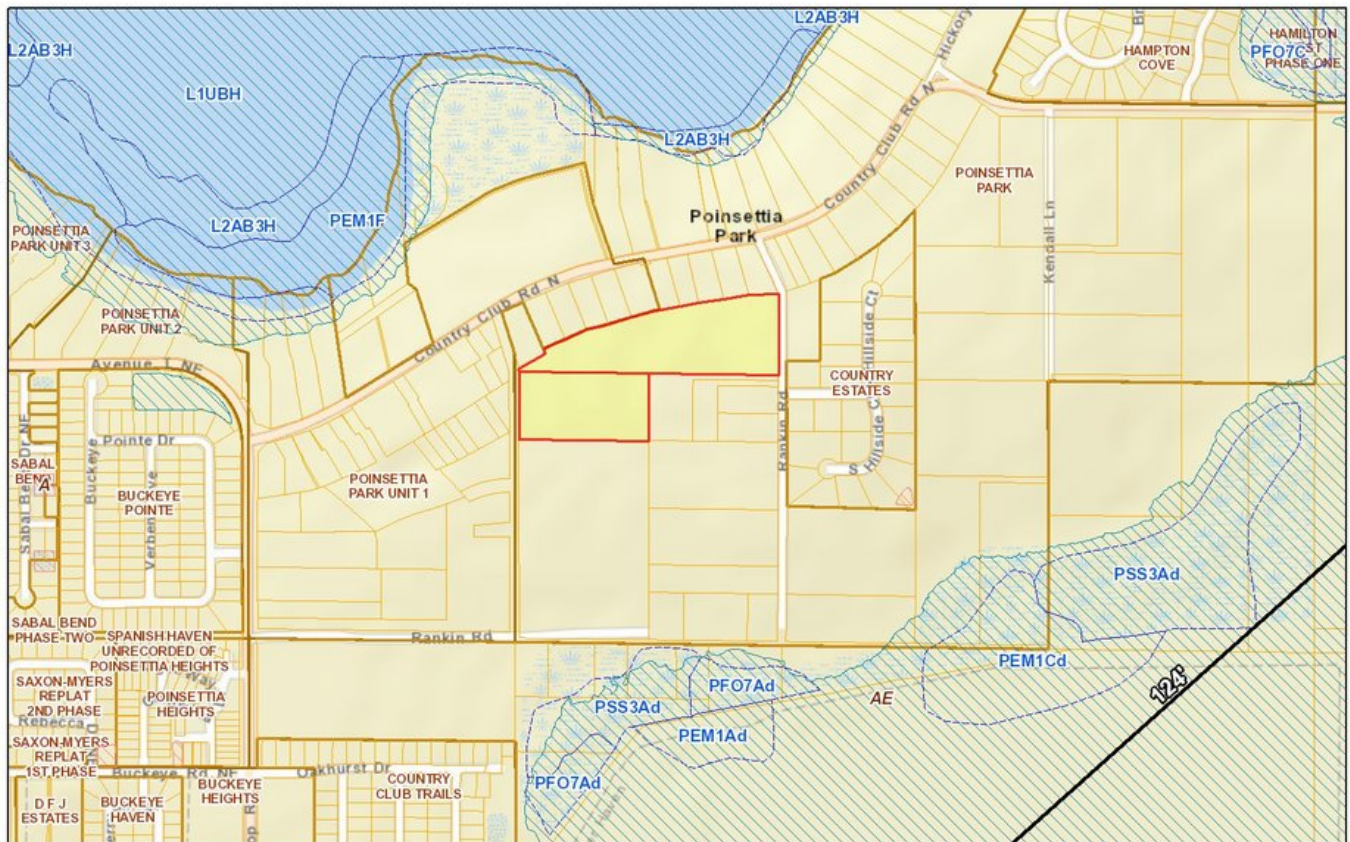
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Wetlands

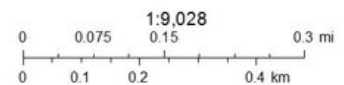
6

Wetlands



March 8, 2018

- Search Results: Find Parcel
- Base Flood Elevations (visible at 1:18,490)
- FEMA Floodways
- Flood Zone A
- Flood Zone AE
- Flood Zone AH
- Flood Zone X5
- Wetlands NWI (visible at 1:18,000)
- Parcels



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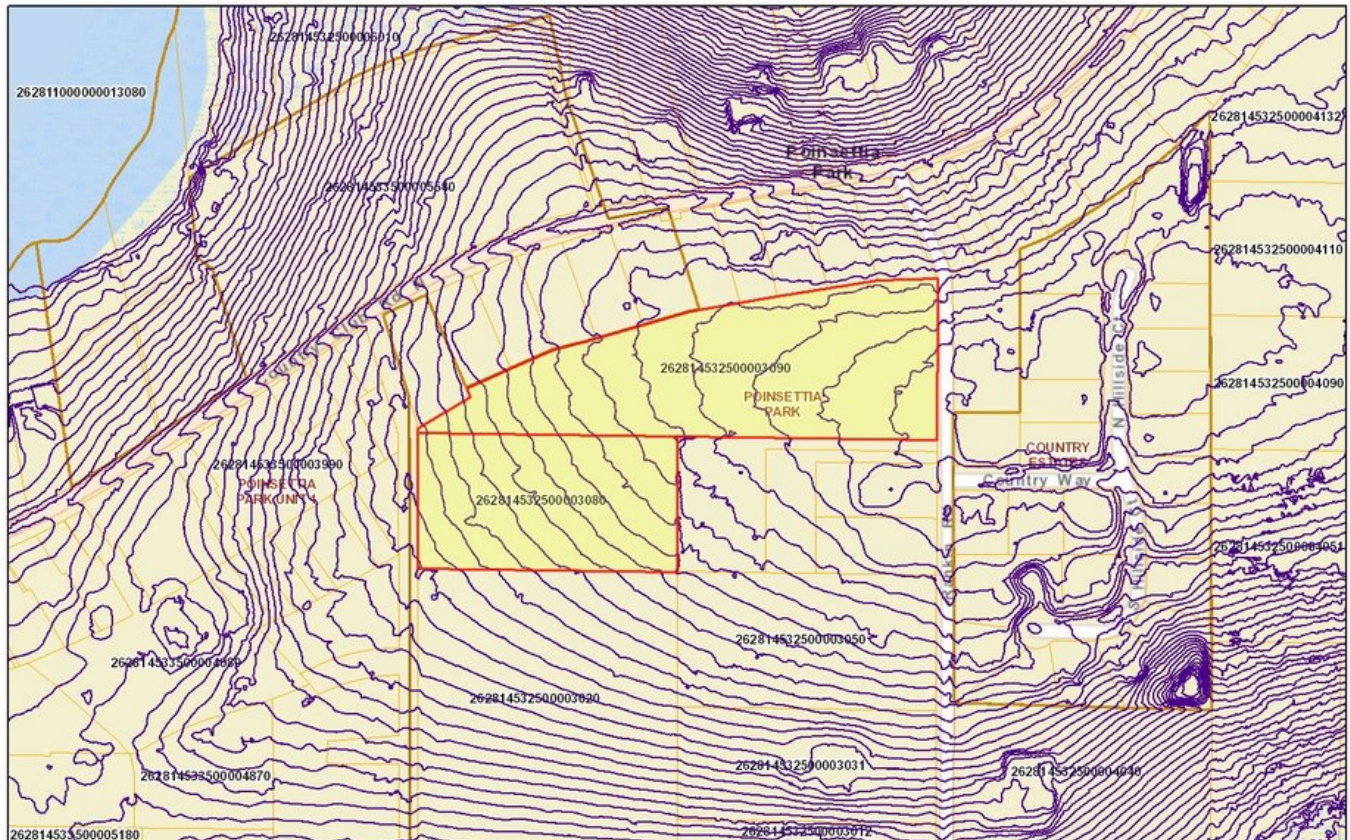
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Contour

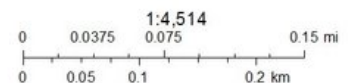
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Contour



March 8, 2018

- Search Results: Find Parcel
- Elevation Contours NAVD88 (visible at 1:9,028)
- Parcels
- Parcel Labels
- Subdivision



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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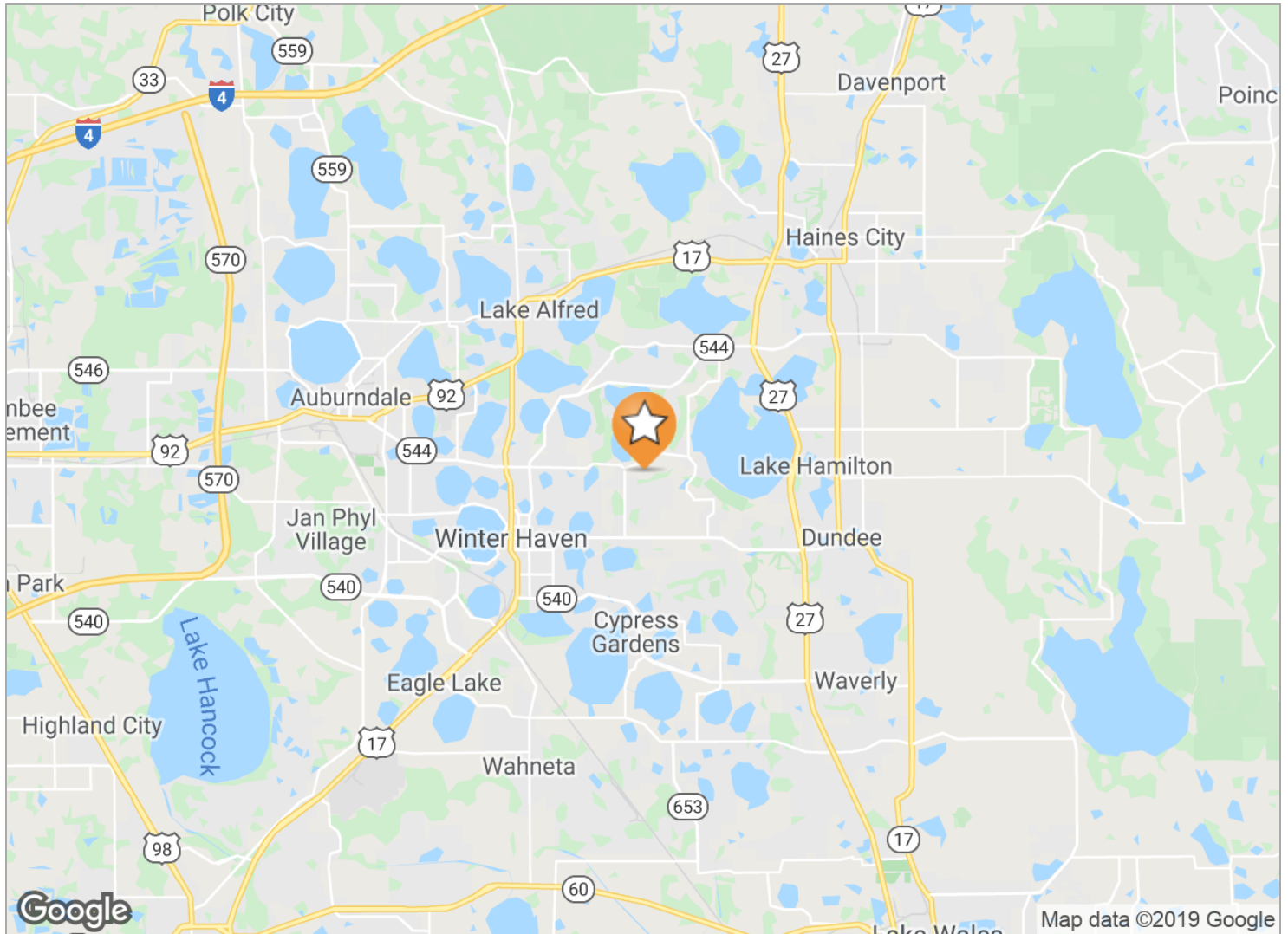
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Location Maps 2

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LOCATION DESCRIPTION

Located on Rankin Road just off Lake Buckeye Drive. The property sits north east of Winter Haven Christian School and Buckeye Point Subdivision.

DRIVE TIMES

11 min Downtown Winter Haven, 33 min to Downtown Lakeland, 33 min to Disney World, 56 min Downtown Orlando and Orlando International Airport, 1.13 hour to Tampa International Airport.

DRIVING DIRECTIONS

From I-4 Davenport, take exit 55 to merge onto US-27 S, Pass by 7-Eleven (on the right in 1.3 mi) 11.5 mi Turn right onto FL-544 W 0.7 mi, Turn left onto Lake Hamilton Dr W 2.8 mi, Turn right onto Country Club Rd N 1.0 mi, Turn left onto Rankin Rd, Destination will be on the left. Put 312 Rankin Rd. Winter Haven, FL 33881 in GPS and property is across the street.

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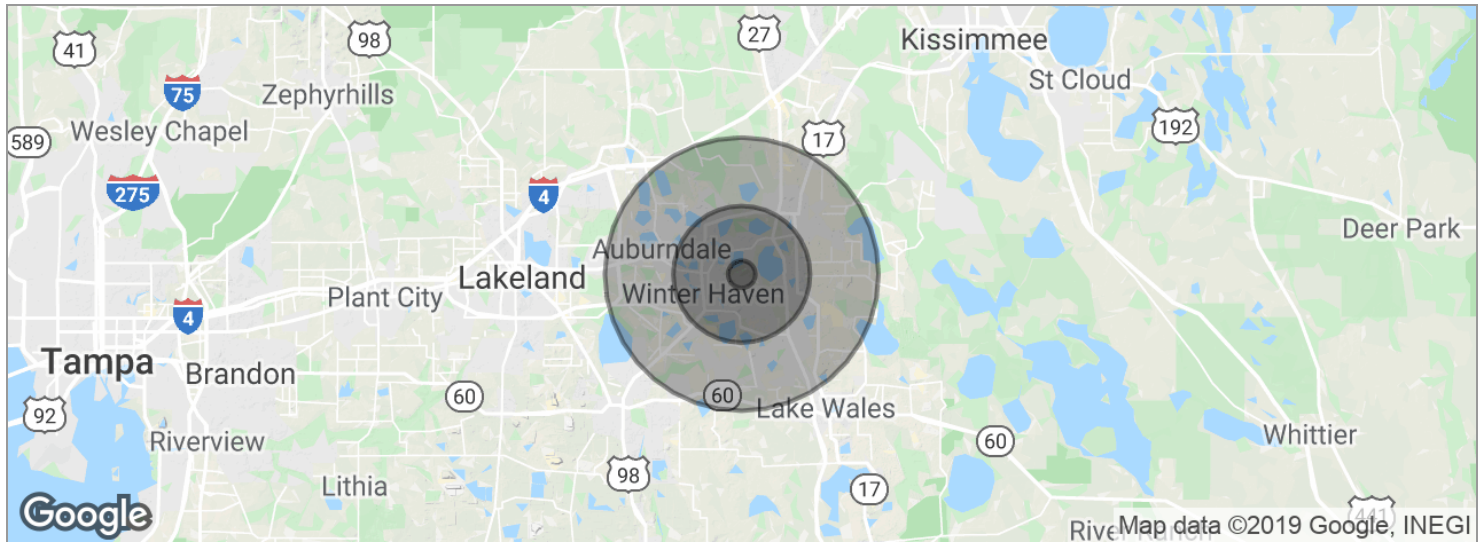
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Demographics Map

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,868	76,198	189,980
Median age	35.4	43.6	40.1
Median age (male)	34.9	43.5	39.5
Median age (Female)	35.1	44.2	40.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	673	31,895	73,733
# of persons per HH	2.8	2.4	2.6
Average HH income	\$65,751	\$54,408	\$52,102
Average house value	\$172,629	\$179,926	\$167,248

** 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 to Crosby & Associates, Inc. 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 18 years and two daughters.

EDUCATION

Bachelor of Arts, Florida Southern College, Lakeland, FL
Certified Commercial Investment Member (CCIM) Designation

MEMBERSHIPS & AFFILIATIONS

National Association of Realtors
Florida Association of Realtors
East Polk County Association of Realtors
Certified Commercial Investment Member (CCIM)
East Polk County Association of Realtors Assistant of the Year, 2008
Design Committee Member, Main Street Winter Haven, 2009

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