



FOR SALE
COMMERCIAL LOT
\$250,000

COMMERCIAL LOT ON DUNDEE ROAD, POLK COUNTY!

DUNDEE ROAD, WINTER HAVEN, FL 33881



CHIP@CROSBYDIRT.COM
CHIP FORTENBERRY MBA, ALC
863.673.9368



CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



OFFERING SUMMARY

Listing Price	\$250,000
Acres	0.79 Acres
Price Per Acre	\$316,456
County	Polk
Zoning	Vacant Commercial
Utilities	Electricity and telephone nearby
Taxes	\$1,525
Parcel IDs	262827000000014100
Coordinates	28.022196, -81.6996391
Frontage	143 ft
Real Estate Taxes	\$1,525.13

PROPERTY OVERVIEW

More than 3/4-acre zoned C3 lot on Dundee Rd Hwy 542 with approx. 143 feet of road frontage. Ideally positioned in front of the 16th St intersection. The Department of Transportation has completed the Dundee Rd expansion improvements further to the East. This project has given this lot multiple possibilities to serve the 4,400 homes, and many businesses in a 1-mile radius around this property. The owner already has drafted plans for a 5,000 sq./ft. building with paved parking, and water retention on this site. Over 80% of the property beginning at road frontage is located in flood zone (X). The rest of the property is flood zone (AE). C3 Zoning includes the following: Fast Food with drive up, Medical Office, Professional Office, retail shop, special needs center, and multi family. Owner is open to a "building to suit" opportunity. Also, owner can offer financing if needed. Possible JV situation for right opportunity.

PROPERTY HIGHLIGHTS

- More than 3/4-acre zoned C3 lot on Dundee Rd with 143 feet of road frontage
- Ideally positioned in front of the 16th St intersection
- FDOT completed the Dundee Rd expansion improvements further to the East
- 4,400 homes within a one mile radius
- Owner has drafted plans for a 5,000 sq./ft. building with paved parking, and water retention on this site
- Over 80% of the property beginning at road frontage is located in flood zone (X)
- The rest of the property is flood zone (AE).
- C3 Zoning includes: Fast Food with drive up, Medical Office, Professional Office, retail shop, special needs center, and multi family
- Owner is open to a "building to suit" & can offer financing. Possible JV with right opportunity.

ID#: 1191307



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Boundary  0.8 ac						
CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP ?
35	Hontoon muck, frequently ponded, 0 to 1 percent slopes	0.72	91.14%	-	5	7w ?
50	Candler-Urban land complex, 0 to 5 percent slopes	0.08	10.13%	-	11	4s ?
Totals		0 CPI	5.67 NCCPI	6.7 Cap.		
0.8 ac ?		Average	Average	Average		



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COMMERCIAL LOT ON DUNDEE ROAD, POLK COUNTY!

Dundee Road, Winter Haven, FL 33881

Location Maps 2

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DRIVE TIMES

4 minutes to Downtown Winter Haven
7 minutes to HWY 27
60 minutes to Orlando
70 minutes to Tampa

DRIVING DIRECTIONS

From US HWY 27 and State Rd 542, turn (WEST) onto State 542 and continue approx. 2.5 miles until you see Dollar General on the (LEFT) about another .1 mile on the (LEFT) is the property across from 16th St NE.

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	68	17,400	48,552
Median age	58.9	41.4	46.1
Median age (male)	63.4	40.3	45.4
Median age (Female)	58.7	43.6	46.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	38	7,432	22,257
# of persons per HH	1.8	2.3	2.2
Average HH income	\$38,430	\$43,136	\$44,682
Average house value	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 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, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.

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