



LENNAR
NEW 185 SFR
LIBERTY RIDGE
\$300K - 375K

D.R. HORTON
America's Builder
357 SFR (NEW P-2)
SQUIRES GROVE
STARTS AT \$313K

BOMBER RD

PROPERTY DESCRIPTION

This 23.68 is located in Winter Haven between Tampa and Orlando, within 5 miles of Eagle Lake, Downtown Winter Haven and LEGOLAND, and within 10 miles from Bartow and Lake Wales. Currently agricultural but highest and best use will be a residential development.

This site has a RS (Residential Suburban) land use within Polk County, a potential SPD (Suburban Planned Development) level-3 will allow to increase the density between 2.3 and 2.9 units per acre accounting for septic, retention and roadway requirements and bring about 60± SFR lots, subject to county approval. Currently has 8" well and a 3" pump on site for current operations. Electric available through TECO, a 8" water line is on Bomber Rd and no sewer on site. The site has level topography at grade and no areas of wetlands.

Surrounding new subdivision and communities developed in the last few years includes D.R. Horton, Highland Homes, Lennar, Maronda Homes and Ryan Homes.

OFFERING SUMMARY

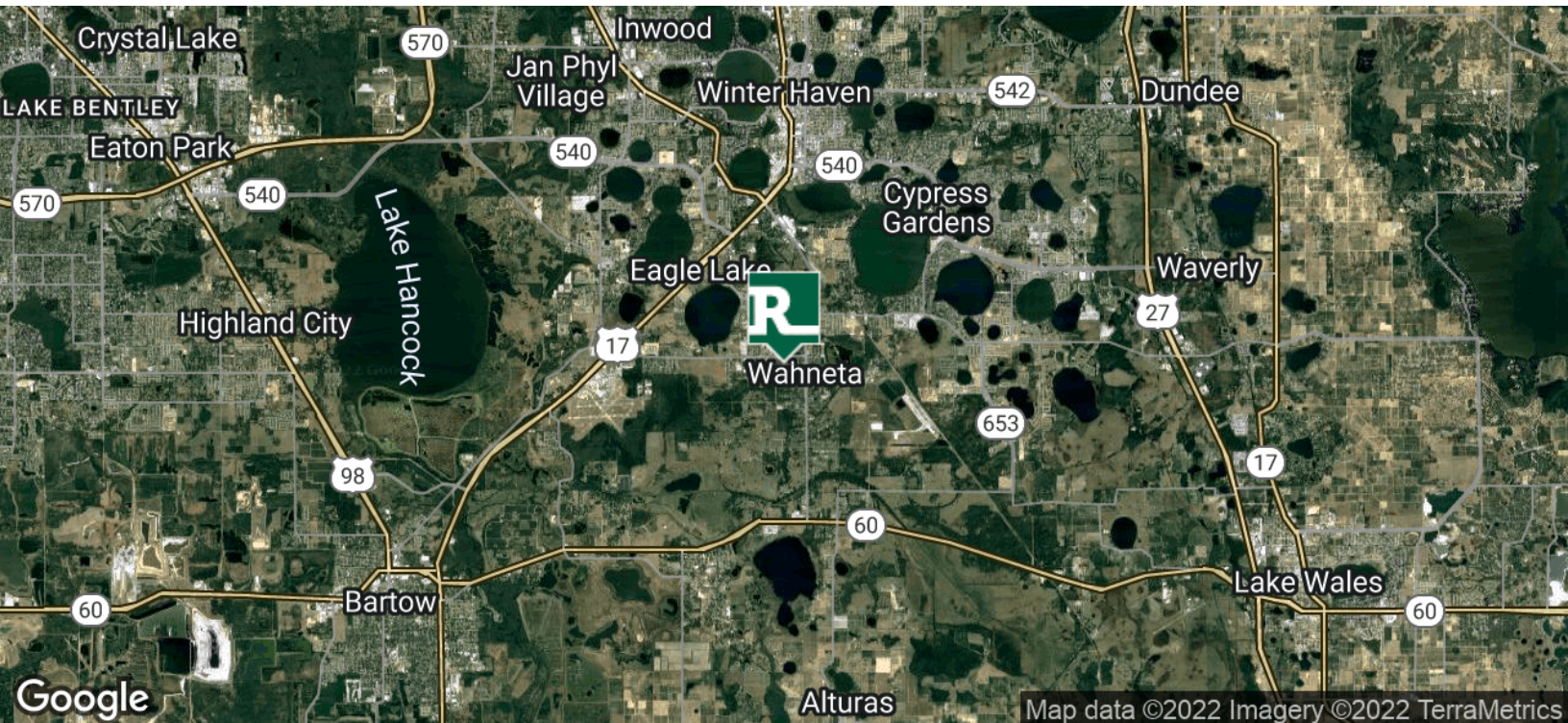
Sale Price:	Subject To Offer
Lot Size:	23.68 Acres
Land Use (Polk County):	RS (Residential Suburban)
Potential Units:	59± SFR (SPD Level-3)
Water:	8-inch on Bomber Rd
Sewer:	None on Site
Parcel ID #:	26-29-17-689500-018205
Market:	Tampa / St Petersburg
Submarket:	Lakeland / Winter Haven

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,532	6,432	25,648
Total Population	4,365	17,655	63,842
Average HH Income	\$34,863	\$59,165	\$59,852

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CITY OF WINTER HAVEN

Located between Tampa and Orlando is the up and coming city of Winter Haven who shines as an authentic gem in the heart of Florida's Super Region—the 9th-largest regional economy in the United States. Fueled by our unparalleled transportation and technology connectivity, diverse, well-prepared workforce and affordable lakeside lifestyle, Winter Haven has emerged as a choice destination for business and pleasure with enormous potential for growth.

Home to LEGOLAND Florida Resort, this is a dynamic city with incredible momentum, there is no shortage of places to play and explore. Be sure to hunt for antiques in Winter Haven, which is part of Florida's Antique Loop. The area features 554 fresh water lakes, providing for great fishing and water sports. Relax at one of the many parks and trails and enjoy Florida's natural beauty. Winter Haven is perfectly situated to Central Florida attractions and the beaches.

THINGS TO DO NEARBY

- Legoland Florida: The largest Legoland Resort in the world is right in your own backyard, 150 acres of theme park, shows, restaurant, botanical garden and water park.
- Bok Tower Gardens: This national historic landmark is one of Polk County's "must-see" attractions. Home to a 205-foot Singing Tower carillon tower, Bok Tower also features beautifully-landscaped botanical gardens.
- Streamsong Resort: One-of-a-kind destination resort built on 2,300 acres of pristine lands. In addition to two first-class golf courses created by world-class designers, the resort has 200 luxury rooms, a spa and restaurants.
- Nearby Orlando Attractions: From iconic theme parks to world-class beaches, there's even more fun in store less than an hour's drive away. Hop on the newly-opened Orlando Eye for a bird's-eye view of our most famous area attractions.
- Downtown: Evolved into a destination city with a vibrant restaurant scene, distinct retailers and events that draw visitors into the city's core.



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BOMBER RD

RIFLE RANGE RD

AVENUE A W



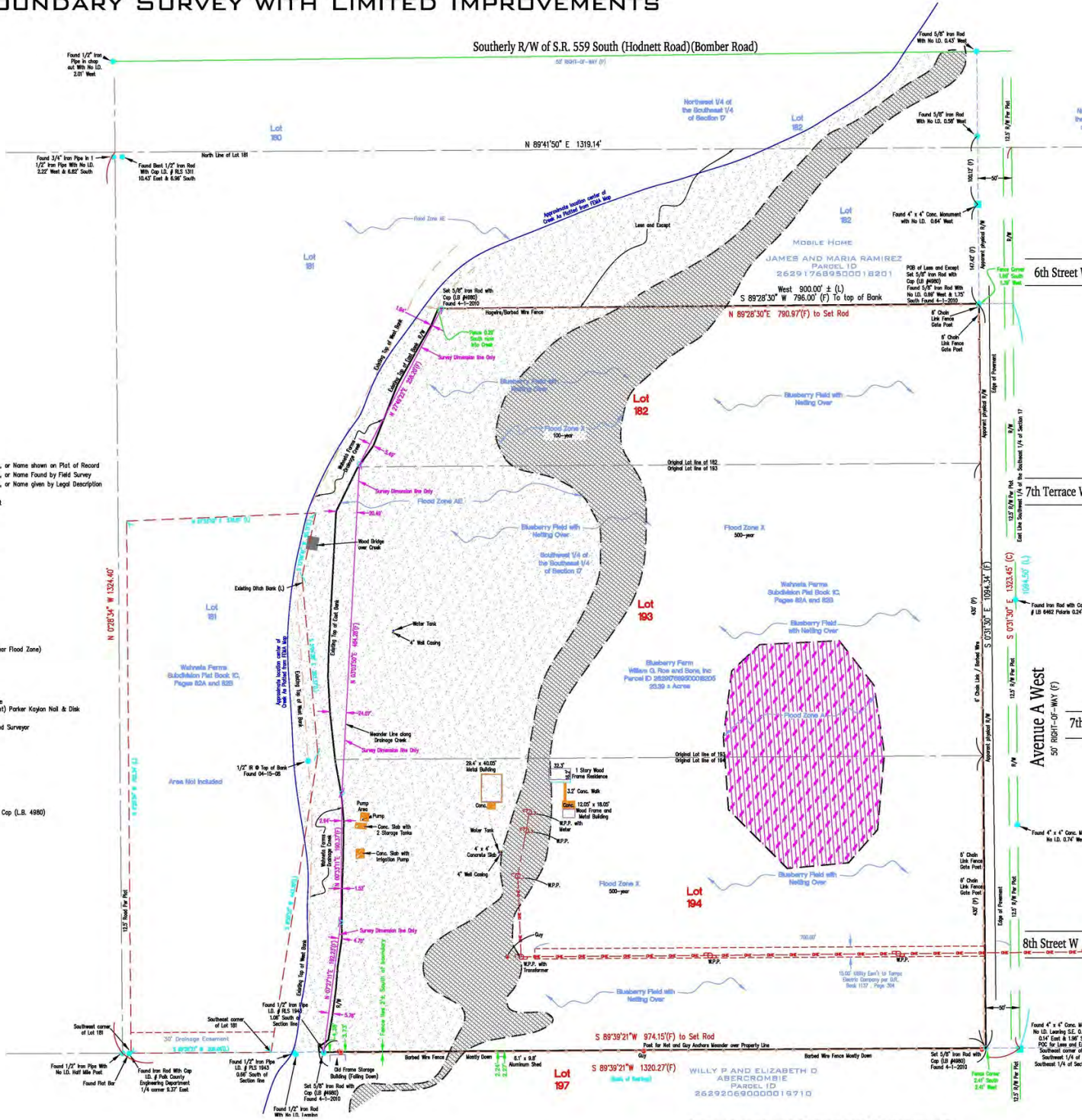
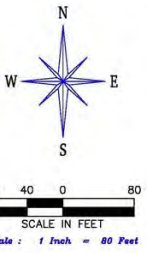
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BOUNDARY SURVEY WITH LIMITED IMPROVEMENTS



- LEGEND**
- (Plot) (P) = Bearing, Angle, Distance, or Name shown on Plot of Record
 - (Field) (F) = Bearing, Angle, Distance, or Name Found by Field Survey
 - (Legal) (L) = Bearing, Angle, Distance, or Name given by Legal Description
 - (Calc) (C) = Calculated position
 - P.O.C. = Point of Commencement
 - P.O.B. = Point of Beginning
 - B.M. = Bench Mark
 - I.R. = Iron Rod
 - I.D. = Identification
 - I.P. = Iron Pipe
 - C.M. = Concrete Monument
 - Fnd. = Found
 - N.T.S. = Not to Scale
 - R/W or ROW = Right of Way
 - Conc. = Concrete
 - Conc. = Concrete
 - Flood Zone "AE" = Flood Zone "AE"
 - Flood Zone "X" (100-Year Flood Zone) = Flood Zone "X" (100-Year Flood Zone)
 - Flood Zone "A" = Flood Zone "A"
 - O.H.E. = Overhead Electric
 - P.P. = Power Pole
 - R.C.P. = Reinforced Concrete Pipe
 - P.K. = (Permanant Control Point) Parker Kayton Nail & Disk
 - P.L.S. = Professional and Licensed Surveyor
 - E.S.M.T. = Easement
 - O.R.B. = Official Record Book
 - P.B./P.G. = Plot Book, Page
 - P.T. = Point
 - Ref. = Reference
 - G.V. = Gate Valve
 - ST = Storm Structure
 - M.E.S. = Mitered End Section
 - Set 5/8" iron rod with Cap (L.B. 4980)

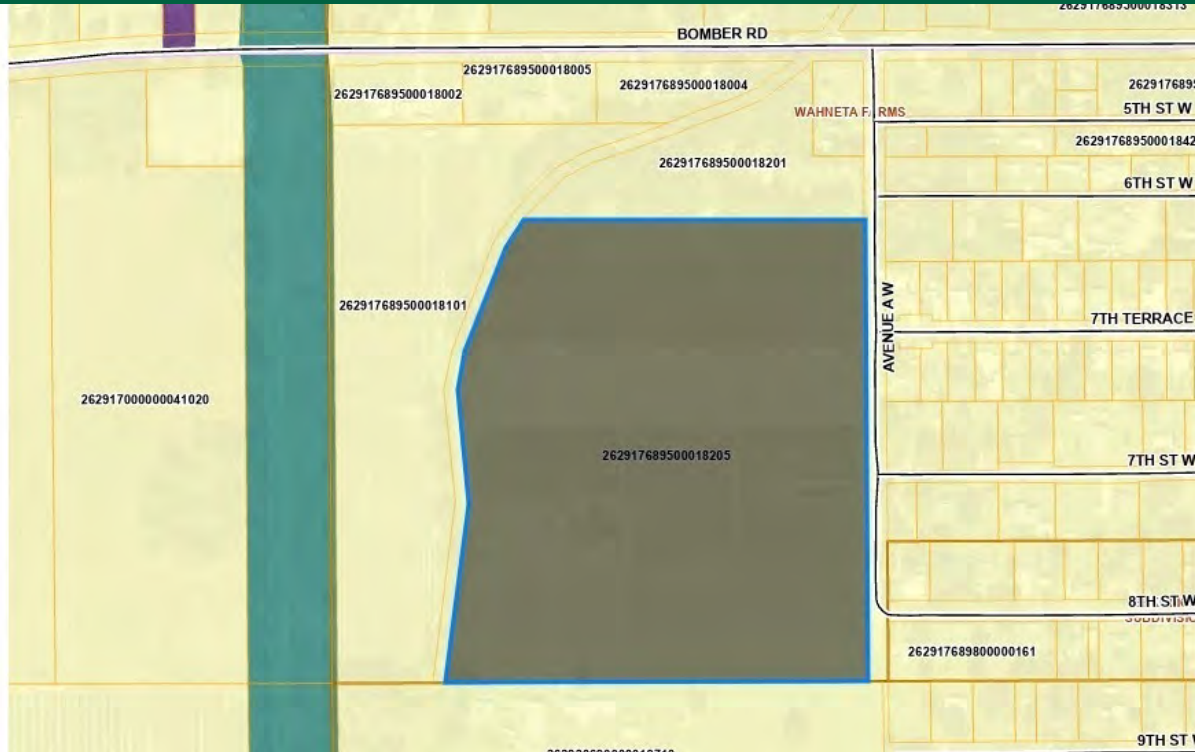
BH1-Roa4-2010.dwg
Date: 04 - 27 - 2010

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- EC - Employment Center
- BPC-1 - Business Park Center
- BPC-2 Business Park Center
- IND - Industrial
- PI - Professional Institutional
- PM - Phosphate Mining
- LR - Lesuire/Recreation
- INST-1 - Institutional
- INST-2 - Institutional
- ROS - Recreation Open Space
- PRESV - Preservation
- CORE - CARMP Core
- RCC - Rural Cluster Center (Non-Residential)
- RCC-R - Rural Cluster Center (Residential)
- RS - Residential Suburban**
- RL-1 - Residential Low
- RL-2 - Residential Low
- RL-3 - Residential Low
- RL-4 - Residential Low
- RM - Residential Medium
- RH - Residential High
- A/RR - Agriculture/Residential Rural
- DRI - Development of Regional Impact



Flood and Drainage

- Flood and Drainage
- Base Flood Elevations (visible at 1:18,490)
- FEMA Floodways
- FEMA Flood Zones 2016 (visible at 1:18,056)
 - Flood Zone A
 - Flood Zone AE
 - Flood Zone AH
 - Flood Zone X5
- Wetlands NWI (visible at 1:18,000)

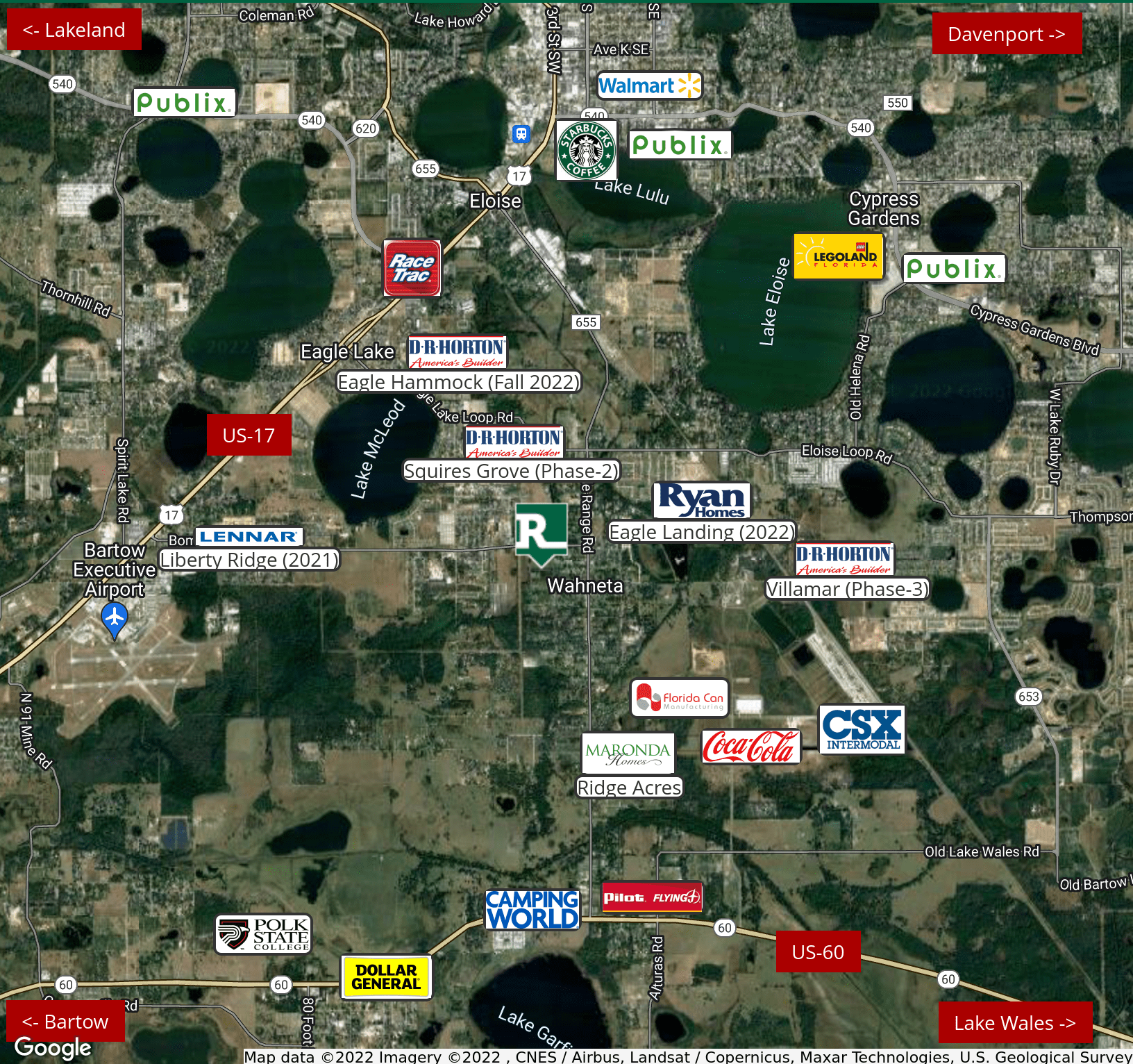
Property Appraiser

- Property Appraiser
- Parcels
- Parcel Labels
- Subdivision



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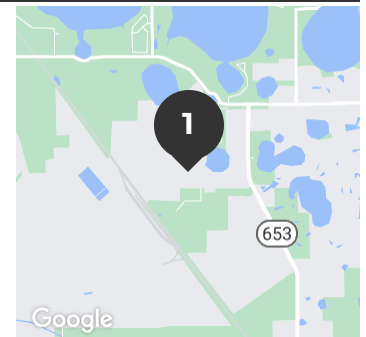


D.R. HORTON - VILLAMAR

308 Corso Loop, Winter Haven, FL 33884

On Market

Phase-3 of this development, starting at \$353,990, from 1,672 to 2,601 SF. <https://www.drhorton.com/florida/central-florida/winter-haven/villamar>



LENNAR - LIBERTY RIDGE

112 Pershing St, Bartow, FL 33830

On Market

Newer Community (185 SFR), starting at \$294,490, from 1,555 to 2,584 SF. <https://www.lennar.com/new-homes/florida/orlando/bartow/liberty-ridge>



D.R. HORTON - EAGLE HAMMOCK

Eagle Lake Loop Rd, Eagle Lake, FL 33839

On Market

Coming Soon, pre-construction sales. <https://www.drhorton.com/florida/central-florida/eagle-lake/eagle-hammock>

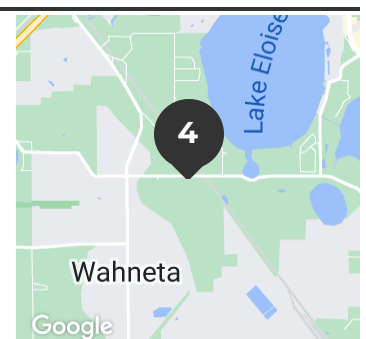


RYAN HOMES - EAGLE LANDING

510 Eagle Landing Boulevard, Winter Haven, FL 33880

On Market

New Community, starting at \$291,900, from 1,302 to 2,240 SF. <https://www.ryanhomes.com/new-homes/communities/10222120151577/florida/winter-haven/eagle-landing>



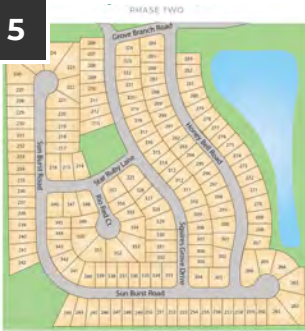
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5



D.R. HORTON - SQUIRE'S GROVE

422 Squires Grove Dr, Winter Haven, FL 33880

On Market

Phase-2 (357 SFR), starting at \$312,990, from 1,498 to 2,601 SF. <https://www.drhorton.com/florida/central-florida/winter-haven/express-squires-grove>



6



MARONDA HOMES - RIDGE ACRES

452 Adriel Ave, Winter Haven, FL 33880

Sold

Sold-out former community with last constructions finished in 2021, latest construction up to \$292,965 and from 1,443 to 2,692 SF. <https://www.newhomesource.com/community/fl/winter-haven/ridge-acres-by-maronda-homes/148073>



7



HIGHLAND HOMES - LANDINGS AT EAGLE LAKE

1105 Second Drive, Eagle Lake, FL 33839

Sold

Sold Out Community as of October 2021 (78 SFR), starting at \$277,990, from 1,545 to 1,819 SF. <https://www.highlandhomes.org/new-homes/florida/east-polk-county/eagle-lake/landings-at-eagle-lake>

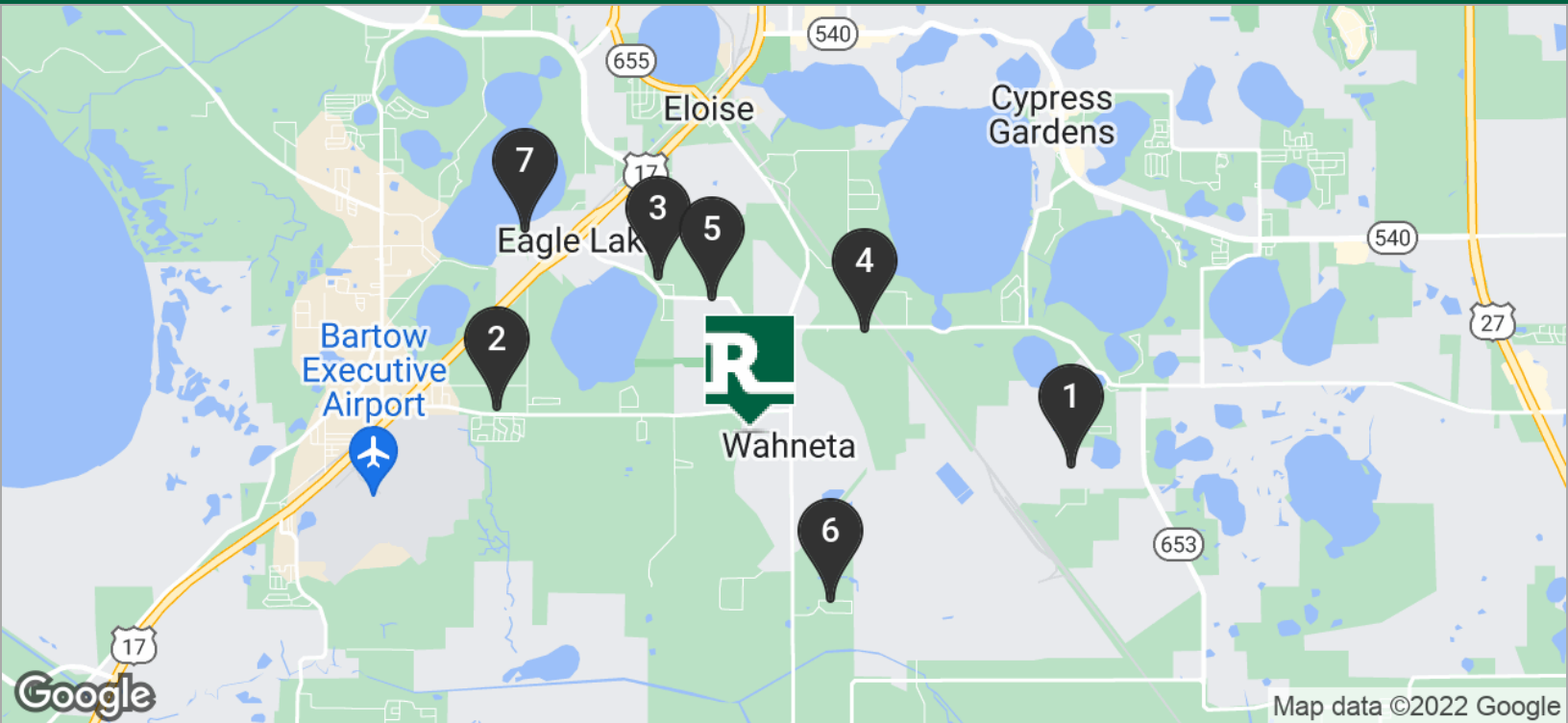


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★ RESIDENTIAL DEVELOPMENT SITE

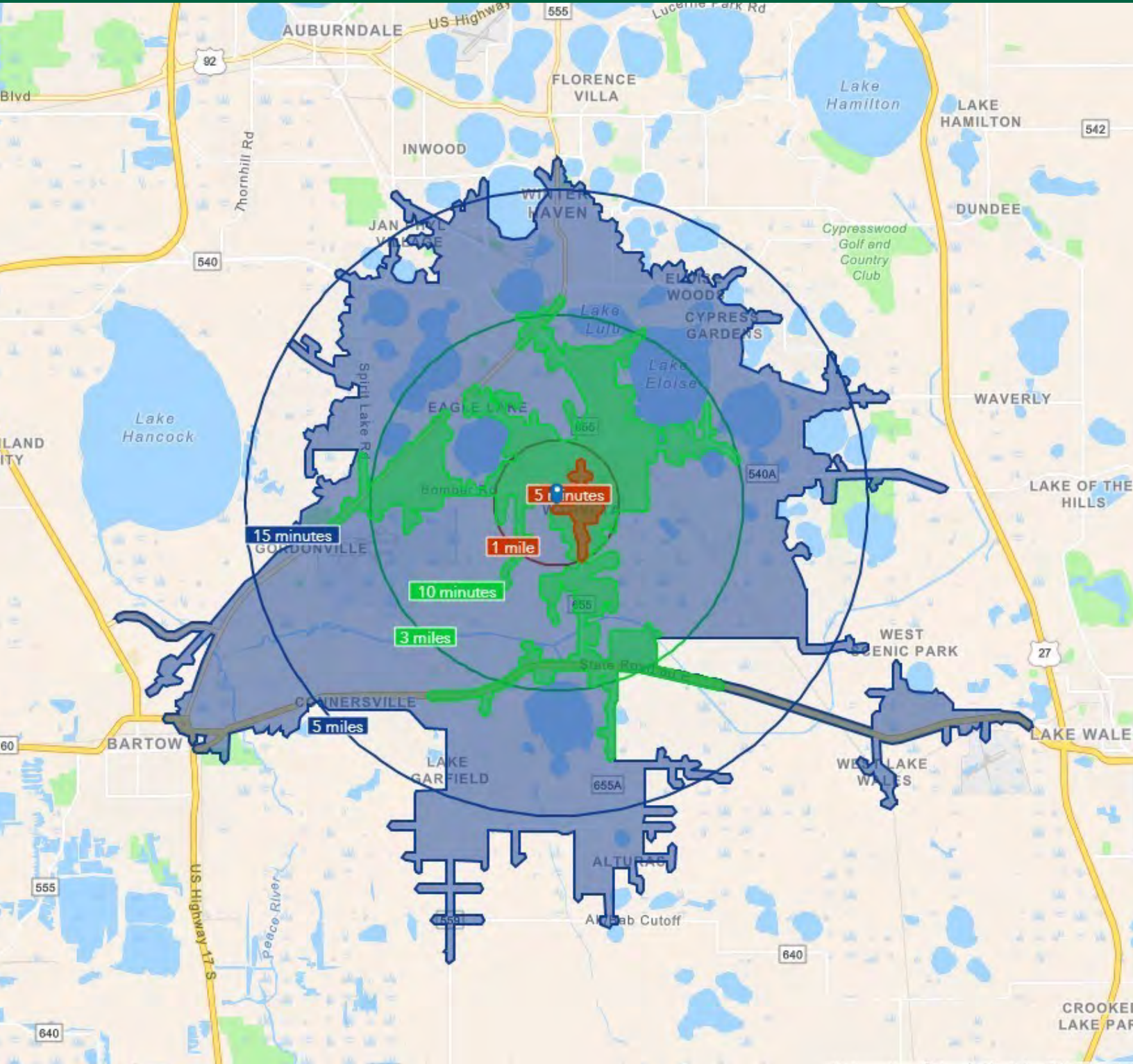
750 Avenue A W
Winter Haven, FL

- | | | | | | |
|----------|---|----------|---|----------|--|
| 1 | D.R. HORTON - VILLAMAR
308 Corso Loop
Winter Haven, FL 33884 | 2 | LENNAR - LIBERTY RIDGE
112 Pershing St
Bartow, FL 33830 | 3 | D.R. HORTON - EAGLE HAMMOCK
Eagle Lake Loop Rd
Eagle Lake, FL 33839 |
| 4 | RYAN HOMES - EAGLE LANDING
510 Eagle Landing Boulevard
Winter Haven, FL 33880 | 5 | D.R. HORTON - SQUIRE'S GROVE
422 Squires Grove Dr
Winter Haven, FL 33880 | 6 | MARONDA HOMES - RIDGE ACRES
452 Adriel Ave
Winter Haven, FL 33880 |
| 7 | HIGHLAND HOMES - LANDINGS AT EAGLE LAKE
1105 Second Drive
Eagle Lake, FL 33839 | | | | |

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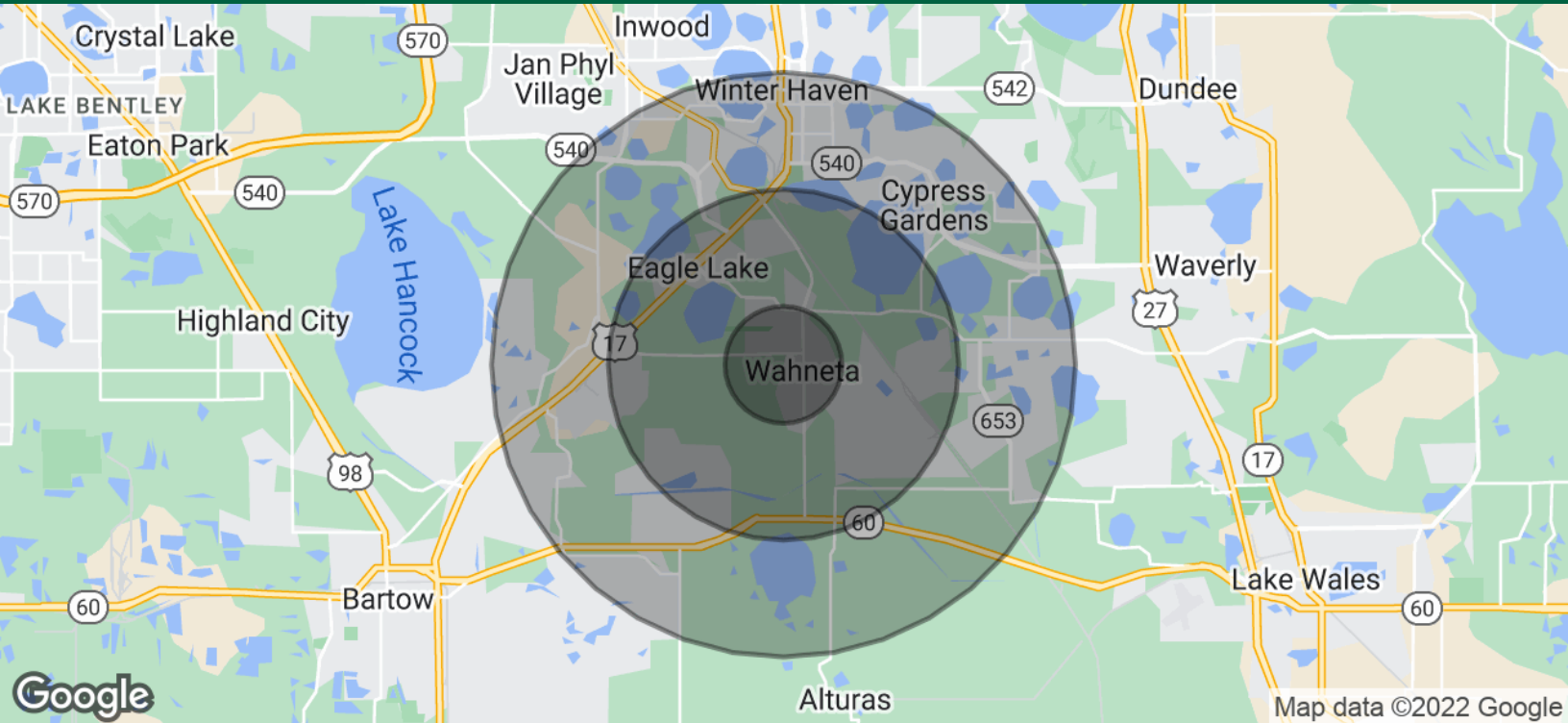


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,365	17,655	63,842
Average Age	35.4	38.8	41.4
Average Age (Male)	34.6	37.4	39.4
Average Age (Female)	35.8	40.4	42.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,532	6,432	25,648
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$34,863	\$59,165	\$59,852
Average House Value	\$351,534	\$212,225	\$186,963

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	64.1%	35.1%	24.3%

* Demographic data derived from 2020 ACS - US Census

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Vice President of Brokerage

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PROFESSIONAL BACKGROUND

Alex Delannoy was born and raised in Toulouse, France, with a strong drive and burning desire to discover new experiences and knowledge. His travels through Europe and throughout the world have created a great passion for the diversity and culture he experienced.

Alex became a professional paintball player and came to the United States in 2010 when he joined one of the top teams in the league in the Tampa, FL area. After spending a few years with the team, his entrepreneurial spirit drove him to start his own business in Winter Haven, FL called Action Paintball & Laser Tag. The facility included a retail pro-shop, more than 30 trained employees, room for five different onsite activities, and became a thriving business with more than 35,000 players over the years. The business was purchased by an investor in early 2017.

He joined The Ruthvens in 2022 and leads the charge on our brokerage properties and services. He made a successful name for himself as a senior advisor at KW Commercial, where he built a book of commercial real estate business and managed brokerage assets in the Central Florida area for five years. Alex is known for providing results by creating opportunities through analyzing a problem and finding a durable solution by using all resources available. Alex is always looking at new ways to add value and skills, and his experience in his craft and in the community is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.

EDUCATION

FGCAR Commercial Real Estate University Courses
Lipsey School of Real Estate - Commercial MICP Designation

MEMBERSHIPS

Certified Commercial Investment Member Institute (CCIM), Candidate
Society of Industrial and Office REALTORS (SIOR), Member Associate
Manufacturing & Supply Chain of Mid Florida
NAIOP Member of Central Florida
National Realtor Association
Lakeland Realtor Association

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