



# RECENTLY RENOVATED WINTER HAVEN CHURCH

3900 LAKE BLUE DR  
WINTER HAVEN, FL 33881

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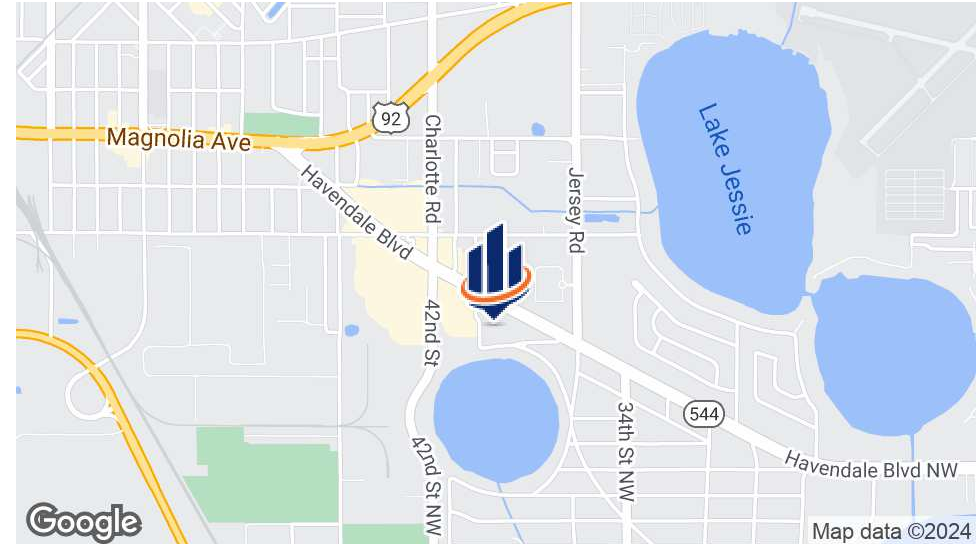
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# 1 PROPERTY INFORMATION

3900 Lake Blue Dr  
Winter Haven, FL 33881

# Property Summary



## OFFERING SUMMARY

Sale Price:	<b>\$1,495,000</b>
Building Size:	16,984 ± SF
Lot Size:	2.34 ± Acres
Year Built:	1990
Renovated:	2020
Zoning:	Commercial/Residential - Non conforming use as a Church/Religious facility
Traffic Count:	27,000 ± Cars/Day
APN:	252813340500000112

## PROPERTY OVERVIEW

Introducing a remarkable opportunity for Special Purpose / Church investors. Nestled in the heart of Winter Haven, this property at 3900 Lake Blue Dr boasts a 16,984 ± SF building with 2 units, offering ample space for congregations, events, and community gatherings. Built in 1990 and thoughtfully renovated in 2020, this property is tailored to meet the unique needs of a church or religious organization. With its zoning for Church/Religious purposes, this property provides a rare chance to create a meaningful space for spiritual enrichment and community engagement. Don't miss the chance to invest in a property designed to support your mission and vision.

## PROPERTY HIGHLIGHTS

- Built in 1990, renovated in 2020
- Zoned Commercial on front lot/Residential on rear lot; Church is currently approved as a non-conforming use
- Ideal for congregations, events, and gatherings
- Thoughtfully designed for spiritual enrichment
- Ample space for community engagement

# Property Description



## LOCATION DESCRIPTION

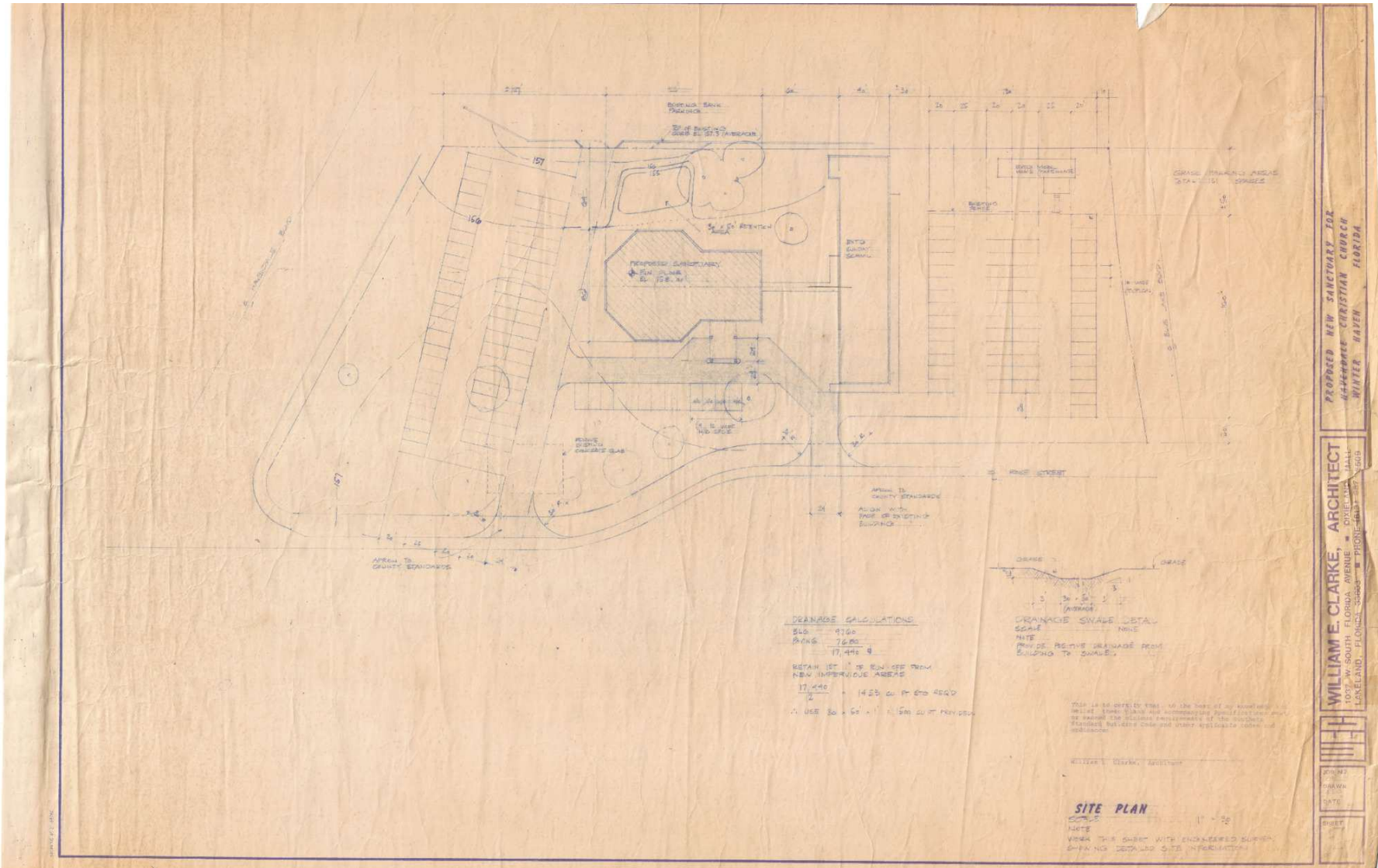
Located in Northwest Winter Haven, this property is located off of Havendale Blvd. It is behind the South State Bank and West of the Truist Bank and East of the current Publix shopping center.

## SITE DESCRIPTION

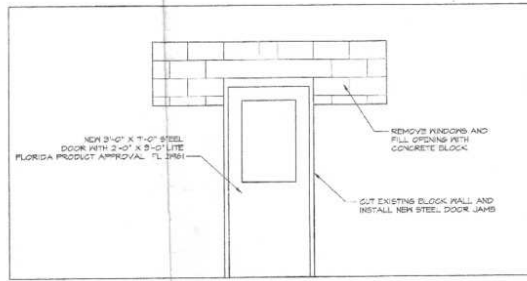
This Church property was built back in the 1980's and has received a multitude of updates [including a full remodel of their main auditorium in 2020/2021]. This property features a 7200 ± SF meeting space that offers 2 fully renovated bathrooms, a kitchen and coffee bar/dining space large enough for 5-6 round tables seating 4. The main worship center features massive vaulted ceilings with exposed wood beams and enough seating space for up to 350 guests. This area also has a fully operational stage with high end lighting, digital snake, and sound equipment that is operated by a sound booth in the rear of the room. With abundant storage behind the stage walls, this property is ideal for any church that is looking to expand their services to the next level.

In the educational building, there are a total of up to 6 office spaces, 1 currently being used as a nursery, 1 being used as a conference room, and two being used as a prayer room. This building also features 2 full bathrooms with showers and 2 half baths. There is also an additional worship space with enough seating for up to 75 people. The largest area in this building is being used as a food pantry that feeds over 4,000 people per month. Fully stocked with industrial freezers and some residential freezers, the possibilities are endless to further expand the food pantry efforts.

# Site Plans



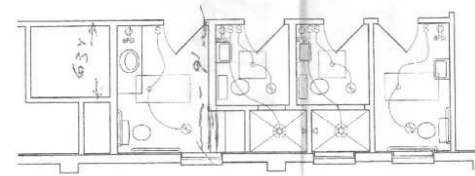
# Educational Building



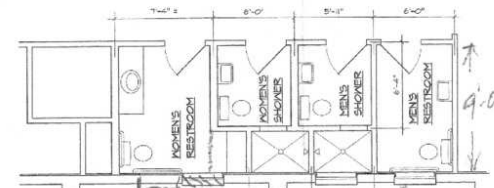
**NEW DOOR OPENING FOR CLASSROOM 1 & 2**  
SCALE: 1/2" = 1'-0"



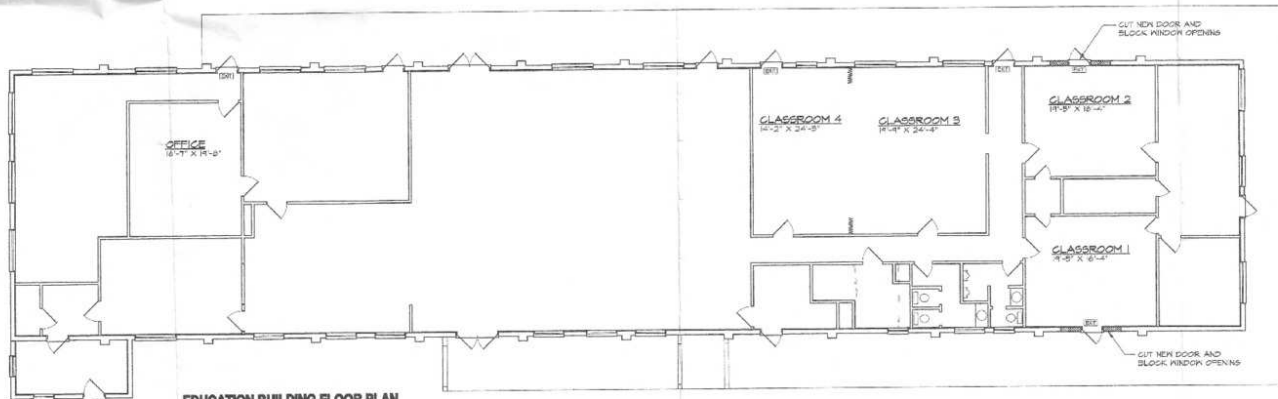
**DOOR JAMB DETAIL**  
SCALE: 1/2" = 1'-0"



**RESTROOM ELECTRICAL**  
SCALE: NONE



**REVISED RESTROOMS**  
SCALE: 1/4" = 1'-0"



**EDUCATION BUILDING FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

FIRE DEPARTMENT REVIEW BY  
*[Signature]*

CITY OF AUBURNDALE  
OFFICE COPY  
RETURNER FOR COMPLIANCE  
WITH THE FOLLOWING 2018  
FLORIDA BUILDING CODE  
AND APPLICABLE DISTRICTS  
DATE: 02/12/19

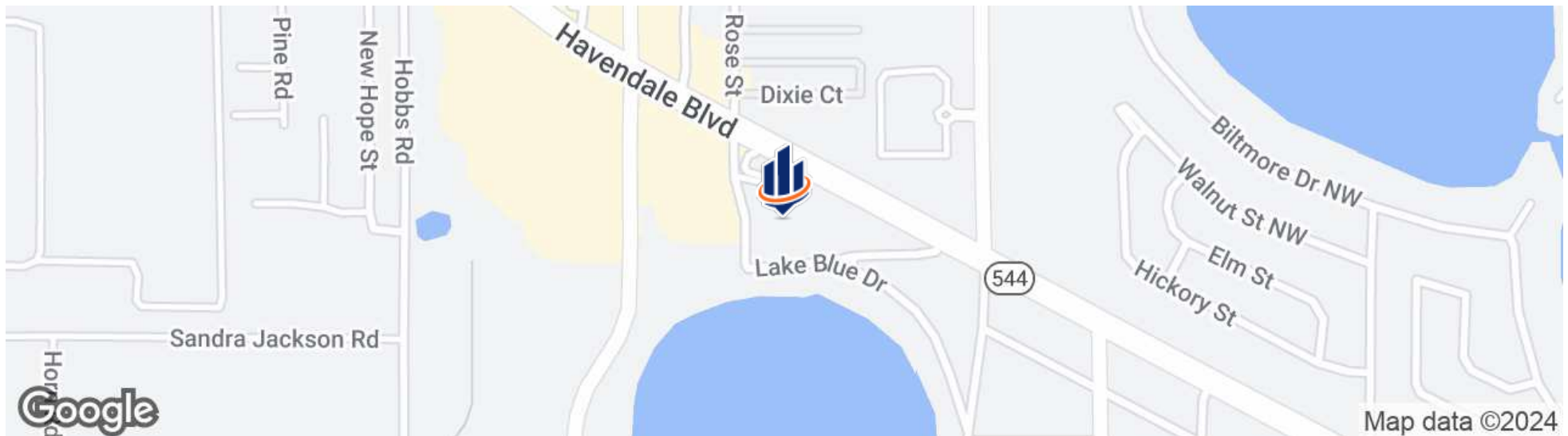
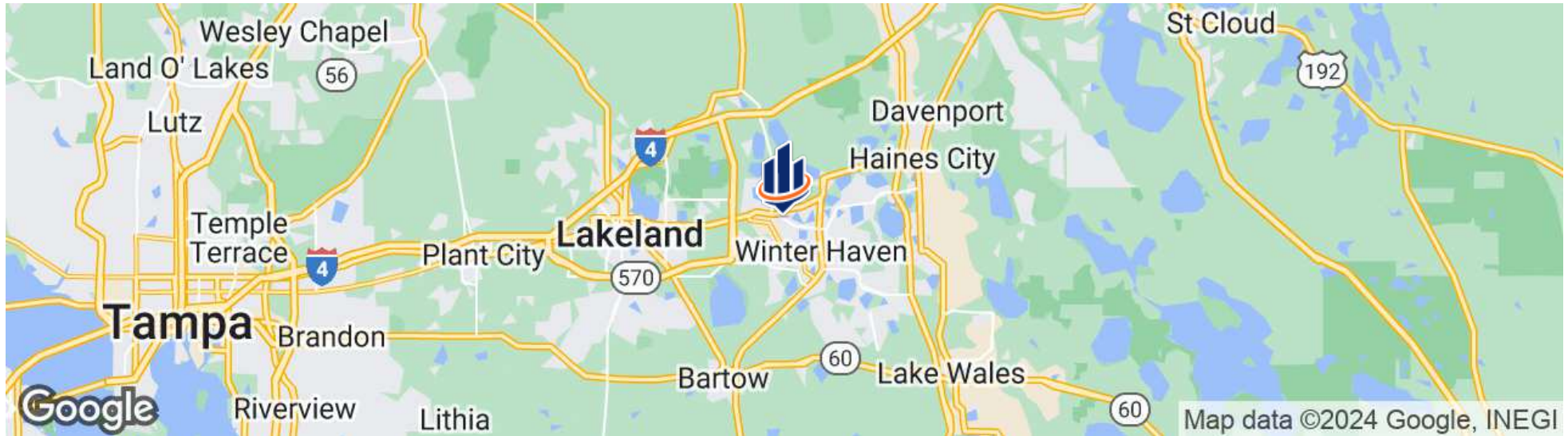
<b>FLOOR PLAN &amp; DETAILS</b> SCALE: AS NOTED	
SUBMITTAL FOR: <b>HAVENDALE CHRISTIAN CHURCH</b> 3900 LAKE BLUE DR WINTER HAVEN, FLORIDA 33881 (883) 957-0016	
DATE: 02-13-19	DATE: 02-13-19
SCALE: AS NOTED	SCALE: AS NOTED
NO. OF SHEETS: 12	NO. OF SHEETS: 12
SHEET NO. 7	SHEET NO. 7
PROJECT NO. 19-0016	PROJECT NO. 19-0016
DATE: 02/12/19	DATE: 02/12/19
BY: [Signature]	BY: [Signature]
CHECKED: [Signature]	CHECKED: [Signature]
DATE: 02/12/19	DATE: 02/12/19
PROJECT NO. 19-0016	PROJECT NO. 19-0016
SHEET NO. 7	SHEET NO. 7

# 2 LOCATION INFORMATION

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# Regional & Location Map



# Demographics Map & Report

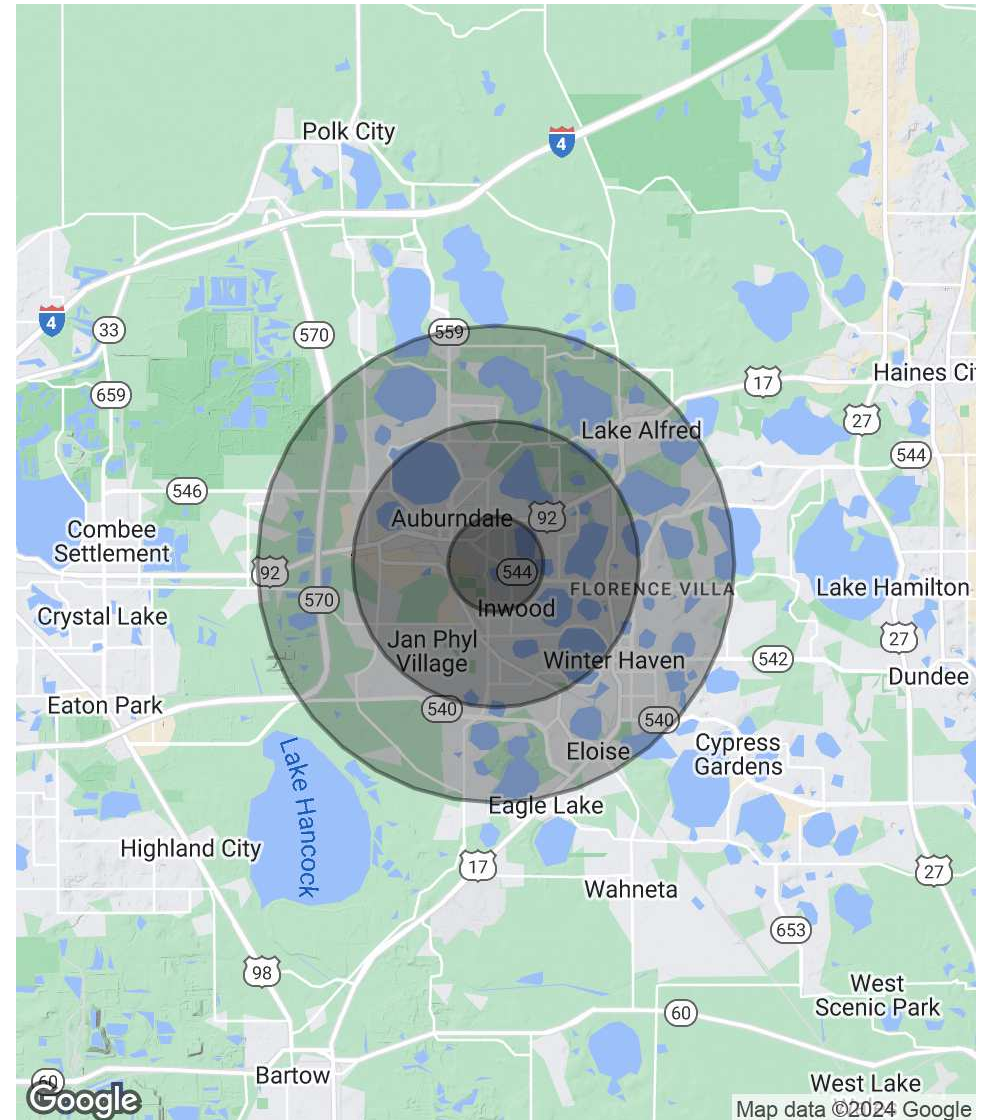
## POPULATION

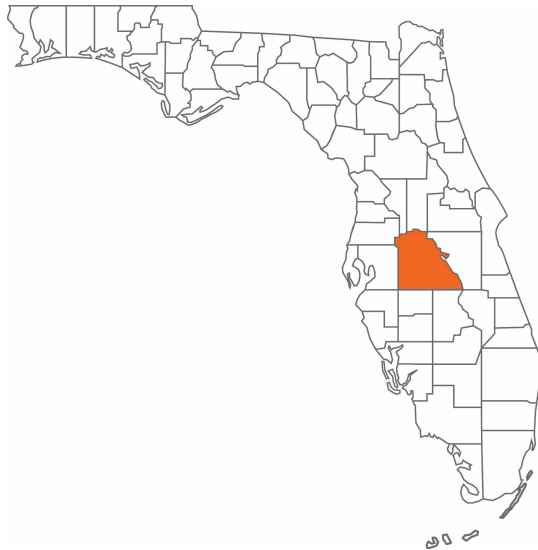
	1 MILE	3 MILES	5 MILES
Total Population	5,547	41,891	93,038
Average Age	38.4	39.2	41.2
Average Age (Male)	38.2	36.8	39.5
Average Age (Female)	38.2	41.0	42.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,322	16,748	37,760
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$40,342	\$49,586	\$53,294
Average House Value	\$87,131	\$124,844	\$130,198

2020 American Community Survey (ACS)





## POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

# 3 MAPS AND PHOTOS

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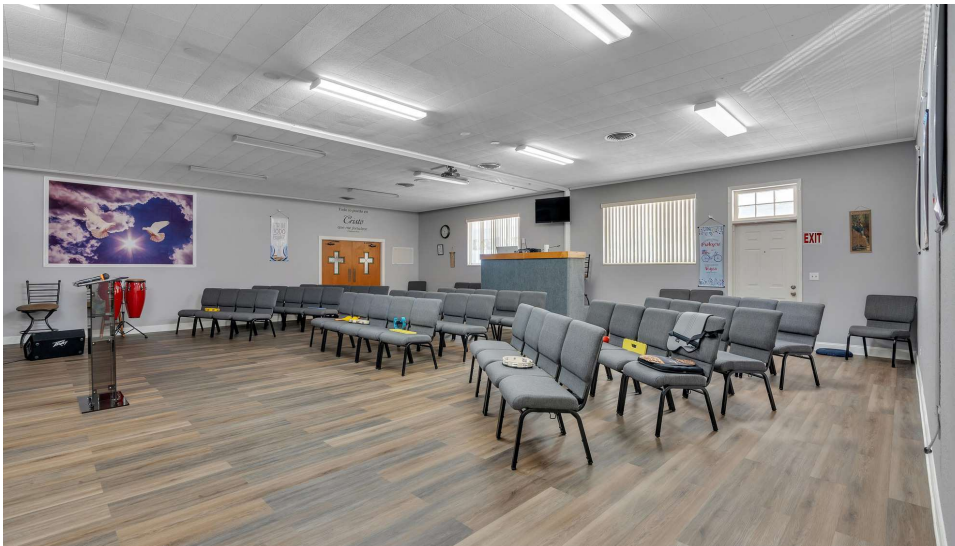
# Retailer Map



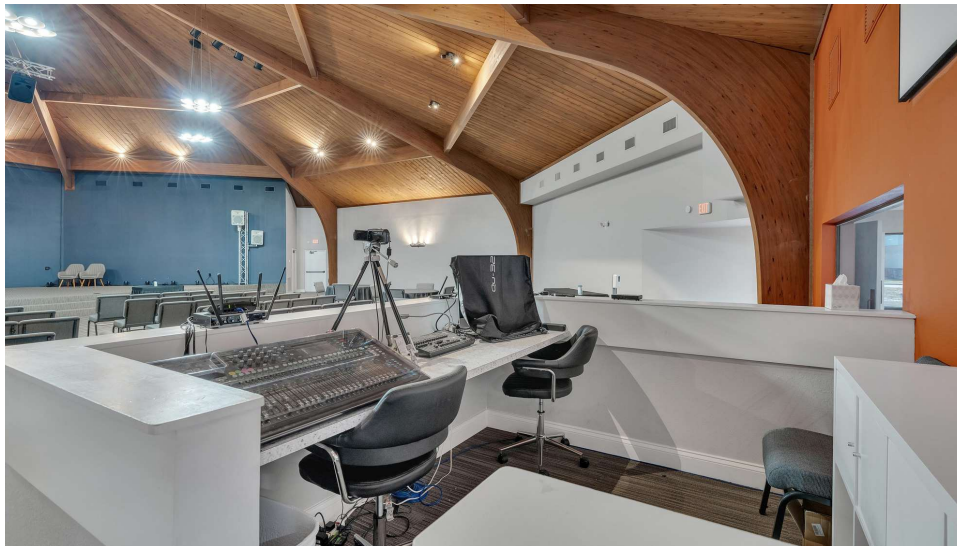
# Educational Building



# Educational Building Offices

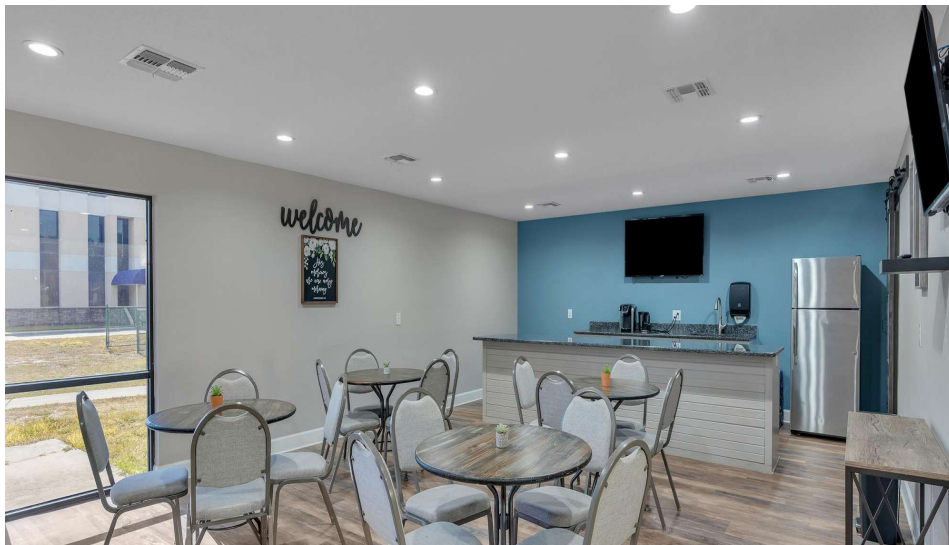
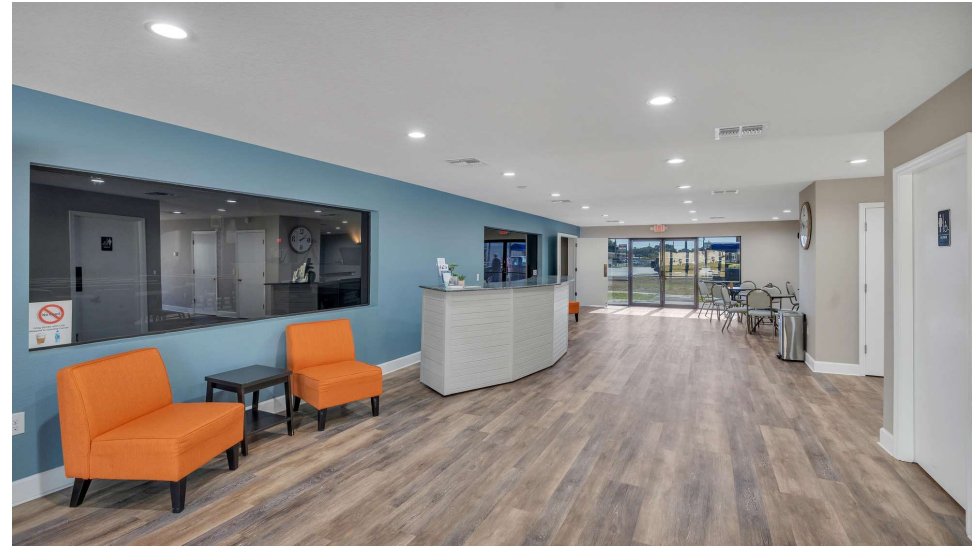
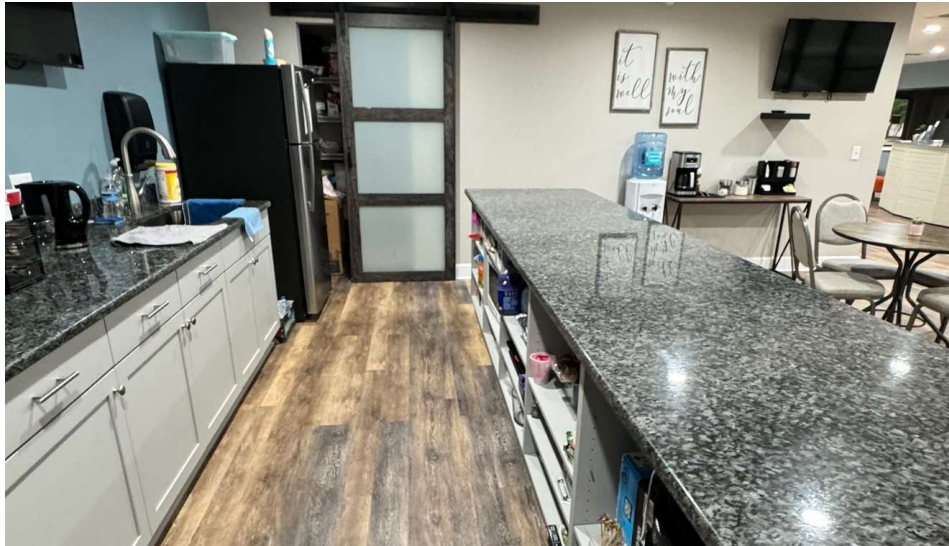


# Main Auditorium





# Main Auditorium



# 4 AGENT AND COMPANY INFO

3900 Lake Blue Dr  
Winter Haven, FL 33881



## STEPHEN BATMAN

Senior Advisor

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Direct: **863.608.1618** | Cell: **863.608.1618**

### PROFESSIONAL BACKGROUND

Stephen Batman is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Stephen, born and raised in Central Florida, is a visionary in the realm of real estate and is a dynamic and accomplished professional dedicated to guiding his clients towards unparalleled success. With an unwavering commitment to integrity and honesty, Stephen's genuine passion lies in helping his clients achieve their goals, forging enduring relationships built on trust and mutual respect.

Since the beginning (2014), Stephen's entrepreneurial spirit and innate understanding of the industry has set him apart. Armed with an extensive knowledge of market trends, financial analysis, and strategic planning, he consistently delivers exceptional results for his clients, regardless of the complexity or scale of their aspirations.

Stephen's journey in the world of real estate has been shaped by his unwavering belief in the transformative power of collaboration. He understands that true success is achieved when the client's vision is harmoniously blended with his expertise and industry insights. By fostering a deep understanding of his clients' unique needs, Stephen tailors comprehensive strategies that maximize their investment potential and propel them towards their desired outcomes.

What truly sets Stephen apart is his unwavering commitment to maintaining the highest ethical standards in every interaction. His reputation as a trusted advisor is built on a foundation of integrity, transparency, and a tireless dedication to putting his clients' interests first. Stephen understands that the path to success is not merely about closing deals but rather about nurturing long-term partnerships based on mutual growth and prosperity.

Beyond his remarkable professional achievements, Stephen is known for his exceptional communication skills and ability to connect on a personal level. He takes the time to understand his clients' unique aspirations, dreams, and challenges, allowing him to craft tailored solutions that go above and beyond expectations. Whether it's a first-time investor or an established corporation, Stephen treats each client with the utmost care and attention, ensuring a seamless and rewarding experience.

Stephen Batman's unwavering dedication to his clients, coupled with his unmatched industry expertise and commitment to integrity, make him the ultimate partner in commercial real estate. With Stephen by your side, you can rest assured that your goals will be achieved with meticulous attention to detail, strategic acumen, and a genuine passion for your success.

Stephen specializes in:

- Land
- Storage
- Retail
- Multifamily



## AUGIE SCHMIDT

Senior Advisor

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FL #SL3407527

### PROFESSIONAL BACKGROUND

Augie Schmidt is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

In 2022, Augie was ranked in the Top 20 out of 1,700+ Advisors Nationwide.

Augie specializes in industrial properties and tailoring custom strategic plans to advise his clients through the acquisition, disposition, and leasing of industrial commercial real estate. He formerly served as the firm's Director of Research and oversaw a team of research analysts that evaluated commercial assets and determined their value to maximize clients returns.

Augie is a Southeastern University Alumni where he received his MBA and was also a founding member of the University's football program. He was a three-year team captain, leading the team to win three conference championships in four years.

Augie lives in Lakeland with his wife Britney and three children AJ, Baylin, and Maverick. They are proud members of The King's church. He is also a member associate of SIOR and a member of the National Association of Realtors®, The International Council of Shopping Centers (ICSC), and The Lakeland Chamber of Commerce.

Augie specializes in:

- Industrial Properties
- Investment Properties
- 1031 Exchanges
- NNN Lease
- Real Estate Analytics

### EDUCATION

Master's in Business Administration - Southeastern University

### MEMBERSHIPS

- SIOR - Member Associate
- National Association of Realtors
- The International Council of Shopping Centers



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit [www.SVNsaunders.com](http://www.SVNsaunders.com)

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