



CENTRAL FLORIDA LAKESIDE RETREAT AND CONFERENCE CENTER

5000 FIRETOWER ROAD
HAINES CITY, FL 33844

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PROPERTY INFORMATION

- Property Overview
- Location Description
- Specifications & Features
- Full Bleed Photo
- Full Bleed Photo

LOCATION INFORMATION

- Regional & Location Map
- Demographics Map & Report
- County

MAPS AND PHOTOS

- Local Retailer Map
- Regional Map
- The Lodge at Catfish Creek
- The Lodge at Catfish Creek
- The Villas
- The Villas
- The Conference Center
- The Conference Center
- The Guesthouse
- Recreation
- Water and Wildlife

1

AGENT AND COMPANY INFO

4

- Advisor Biography
- Advisor Biography
- About SVN
- Disclaimer

2

3

1 PROPERTY INFORMATION

5000 Firetower Road
Haines City, FL 33844

Property Overview



OFFERING SUMMARY

Sale Price:	Request for Proposals
Lot Size:	114 ± Acres
City:	Haines
County:	Polk
Property Type:	Special Purpose
Zoning:	FLU Leisure/Recreation

PROPERTY OVERVIEW

Introducing the Central Florida Lakeside Retreat and Conference Center, an exceptional property nestled in the heart of Central Florida's burgeoning landscape. Boasting an array of amenities and a picturesque setting, this retreat is a recreational haven ideal for various ventures, including non-profit organizations seeking a grand location, RV resorts, or government agencies looking for an inspiring venue.

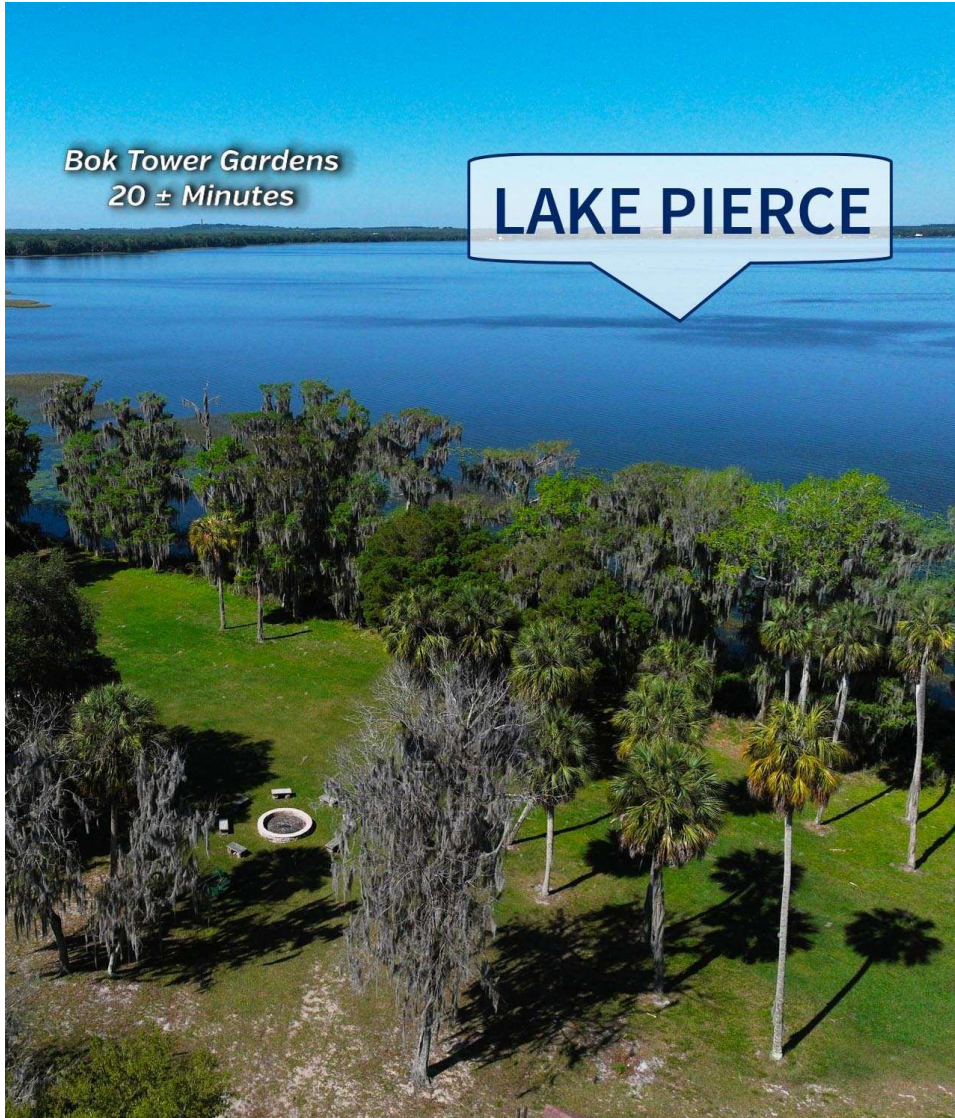
Situated amidst the tranquil beauty of Central Florida's countryside, this property offers a serene escape for guests and visitors alike. The main lodge boasts hotel-style accommodations and breathtaking views of Lake Pierce. Seven luxurious villas, featuring two distinct layouts, provide an intimate retreat for those seeking a private getaway. Each villa is thoughtfully designed to offer areas for rest and to gather.

The outdoor pavilion and dock with storage on Lake Pierce offer endless opportunities for outdoor recreation, from lakeside picnics to boating adventures. For those seeking entertainment and team-building activities, the conference center and clay shooting course provide the perfect backdrop for memorable experiences.

Surrounded by charming lakes and parks, the property offers a tranquil environment conducive to a variety of specialized uses. Nearby attractions such as the historic Bok Tower Gardens and the thrilling LEGOLAND Florida Resort add to the appeal, providing guests with ample opportunities for recreation and exploration.

Whether you're an investor seeking a unique and alluring space for specialized endeavors or a non-profit organization looking for a grand location to host events, the Central Florida Lakeside Retreat and Conference Center offers endless possibilities. With its proximity to local attractions and the area's natural beauty, this property is poised to become a premier destination for discerning travelers and organizations alike.

Location Description



LOCATION DESCRIPTION

Discover the endless possibilities at Central Florida Lakeside Retreat and Conference Center in Haines City, FL. Situated near numerous attractions, this investment opportunity is surrounded by the magic of Central Florida. Just a short drive from popular destinations such as Legoland, Bok Tower Gardens, and several serene lakes such as Lake Hatchineha and Lake Rosalie, the area offers a perfect blend of tranquility and adventure. The property also enjoys the close proximity of U.S Hwy 27, which sits approximately 7 ± miles away.

Local retailers nearby include Publix, Aldi's, McDonald's, Walmart, Lowe's, and many others. The Regal Eagle Ridge Mall is also within close proximity, situated just 25 ± minutes away.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"> • Land Investment • Land Other 	Building Measurements are Approximates:
Uplands / Wetlands:	Uplands: 55.2 Wetlands 59.3	Main Lodge: 15284 SqFt [1992]
Soil Types:	Bassinger Fine Sand Tavares Fine Sand Satellite Sand Placid Fine Sand Duette Fine Sand Astatula Sand Various Muck	Conference Center: 15676 SqFt [2004]
Zoning / FLU:	FLU Leisure/Recreation	Pavilion: 30'X60' [1990]
Lake Frontage / Water Features:	Over a mile of frontage on Lake Pierce	Bathhouse: 408 SqFt [1990]
Road Frontage:	Access to the property off of Firetower Road	Villa 1: 2389 SqFt [1992]
Nearest Point of Interest:	Orlando: 55 ± miles Lakeland: 37 ± miles Winter Haven: 21 ± miles	Villa 2: 2389 SqFt [1992]
Current Use:	The property is currently referred to as the Florida FFA Leadership and Training Center. It welcomes FFA members and other groups to the property for education, recreation, and leadership development opportunities. The property also generates income from renting out various lodging rooms, hosting weddings, corporate retreats, and more. The property also features an approximate 35 acre clay shooting course.	Villa 3: 2389 SqFt [1996]
Potential Recreational / Alt Uses:	RV Campground, corporate retreat, government use.	Villa 4: 2026 SqFt [1996]

Structures & Year Built:

- Villa 5: 2026 SqFt [1997]
- Villa 6: 2026 SqFt [1997]
- Villa 7: 2026 SqFt [2009]
- Guest House: 1640 SqFt [1992]
- Maintenance Building: 2500 SqFt
- Clay Shooting Clubhouse 1344 SqFt
- Clay Shooting Pavilion: 30'X60"
- Manufactured Home: 910 SqFt

LEGOLAND Florida Resort
21 ± Miles



LAKE PIERCE

Firetower Road





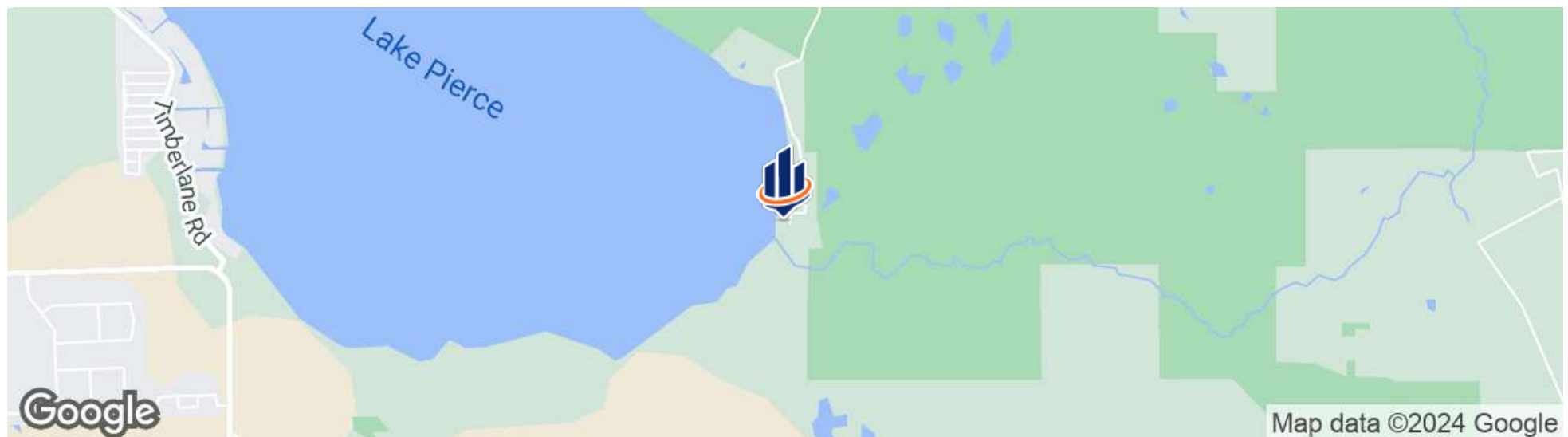
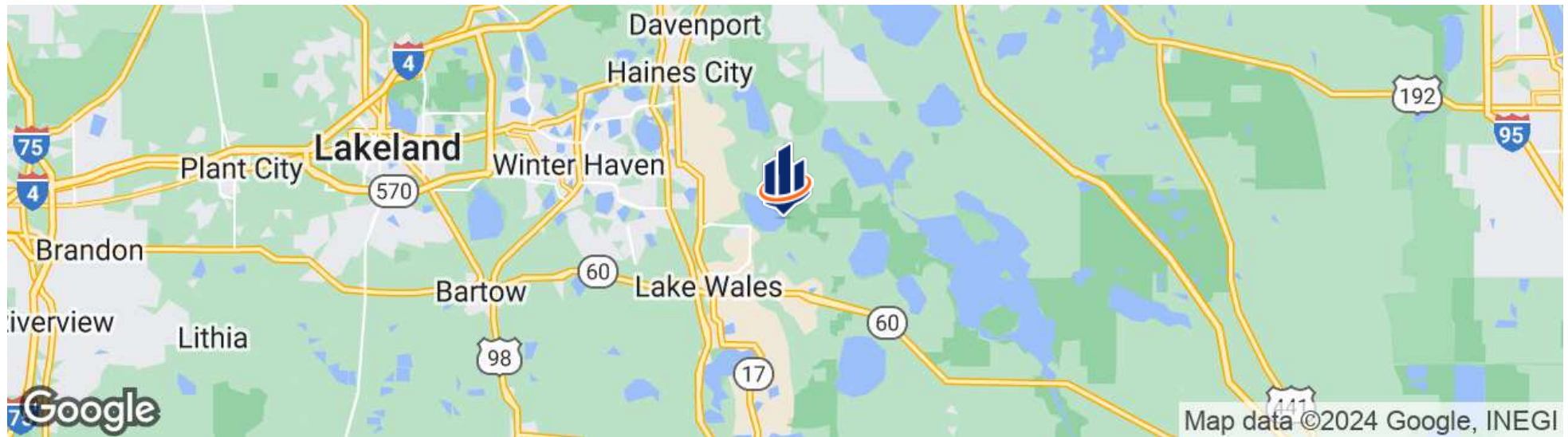
Main Lodge

Firetower Road

2 LOCATION INFORMATION

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Haines City, FL 33844

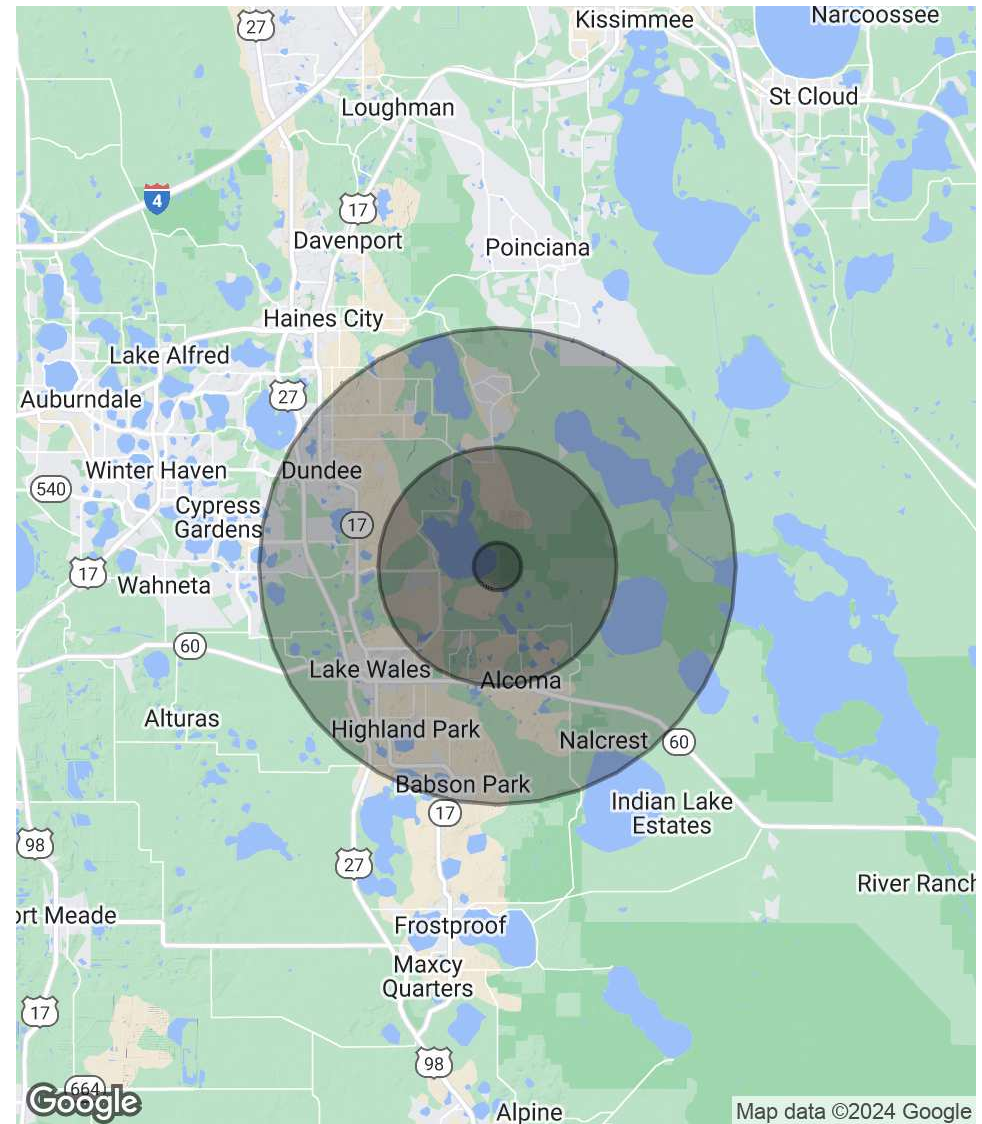
Regional & Location Map

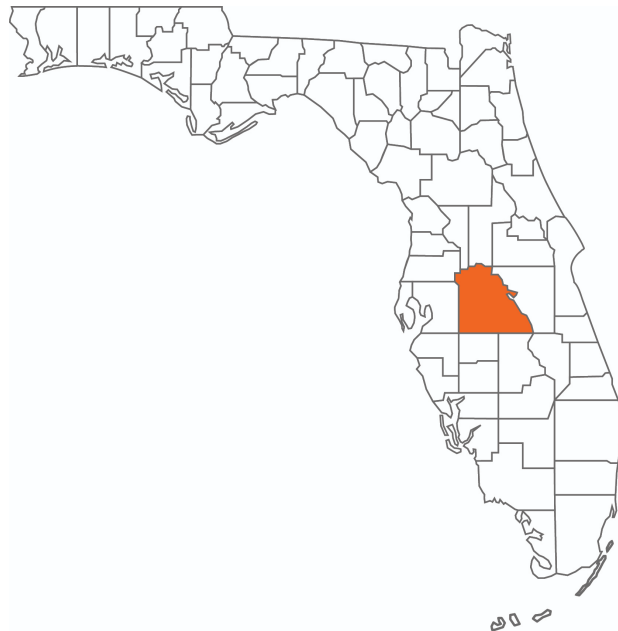


Demographics Map & Report

	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	160	10,383	75,608
Average Age	51.2	41.9	41.7
Average Age (Male)	54.4	43.7	41.6
Average Age (Female)	48.9	40.4	42.8
HOUSEHOLDS & INCOME			
Total Households	96	4,637	35,022
# of Persons per HH	1.7	2.2	2.2
Average HH Income	\$37,183	\$54,142	\$46,098
Average House Value	\$241,984	\$171,272	\$156,519

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.

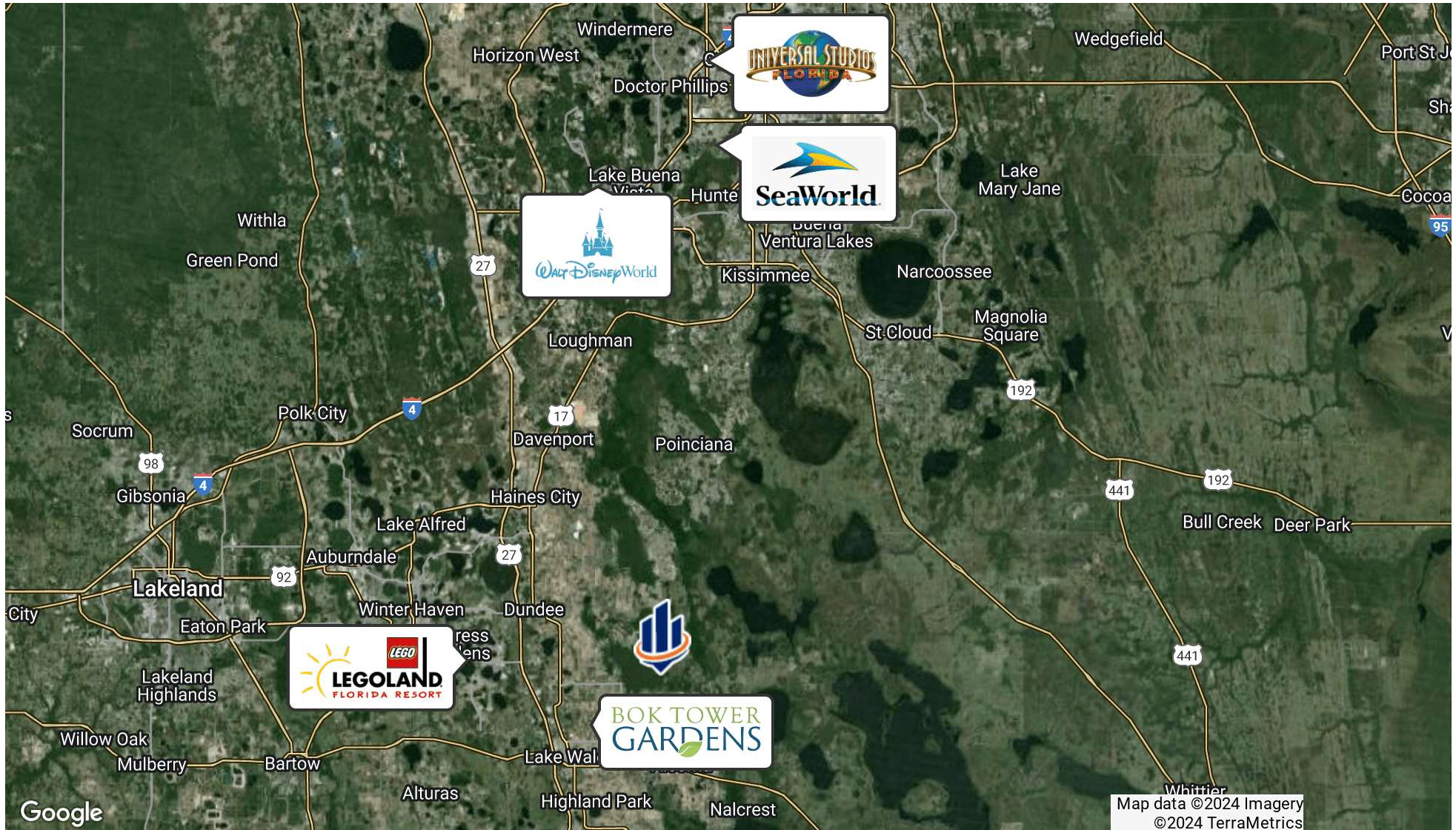
3 MAPS AND PHOTOS

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Local Retailer Map



Regional Map



The Lodge At Catfish Creek



The Lodge At Catfish Creek



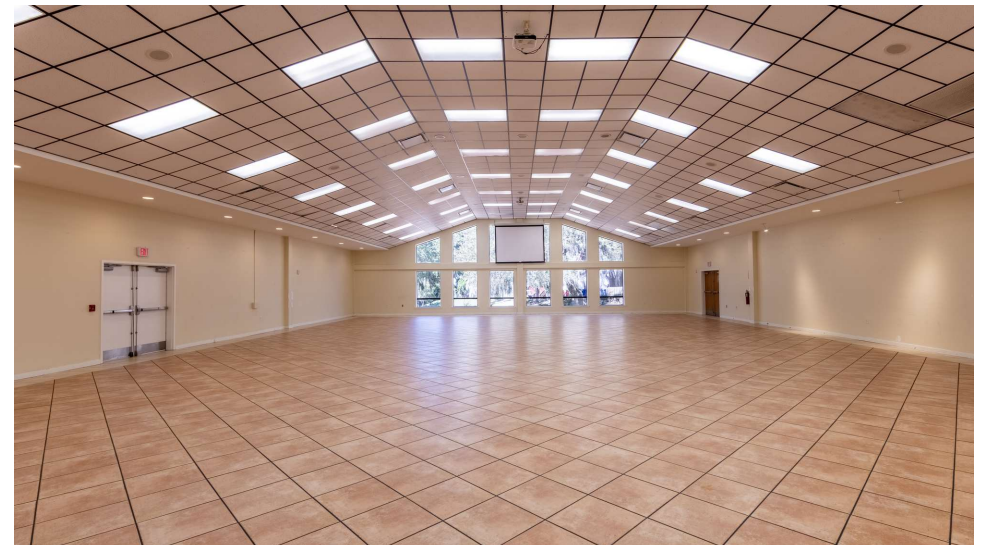
The Villas



The Villas



The Conference Center



The Conference Center



The Guesthouse





Water And Wildlife





4 AGENT AND COMPANY INFO

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DEAN SAUNDERS, ALC, CCIM

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PROFESSIONAL BACKGROUND

Dean Saunders, ALC, CCIM is Founder, Managing Director, & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Since 1985, Dean has specialized in Florida land and conservation easements. He served in the US Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to US Senator Lawton Chiles, then Governor Chiles [D-FL].

From 1992 to 1996 he served in the Florida House of Representatives. Combining a passion for supporting landowner property rights while also conserving natural land in Florida, Dean wrote the legislation to establish the Green Swamp Land Authority, the first state entity to purchase development rights (PDR) from landowners. The concept of state-owned conservation easements was truly revolutionary 30 years ago and has since rebranded to the purchase of conservation easements. The concept has become widely accepted and adopted by landowners. It has proven to be an effective tool to preserve land by local, state, and federal agencies.

He comes from an eighth-generation Florida agricultural family, earned a BSA from the University of Florida in Fruit Crops, Food and Resource Economics, and is a recognized Florida land and conservation easement authority.

In 1996, Dean formed the real estate brokerage firm, Saunders Real Estate, LLC, and was affiliated with the Coldwell Banker Commercial brand in early 2006. This affiliation brought a national and global presence to the firm.

In 2019, Saunders Real Estate affiliated with the SVN Shared Value Network®, a globally recognized commercial real estate brand united by a shared vision of creating value with clients, colleagues, and communities. The brokerage was also more fully integrated with its sister company, Saunders Ralston Dantzler Realty, a comprehensive commercial real estate brokerage, to become SVN | Saunders Ralston Dantzler Real Estate.

As an industry authority, Dean is published and quoted in a variety of respected journals, such as The Land Report, Florida Investor, Florida Trend, and Florida Forests. He produces a real estate Florida land conference based upon his innovative work through the Lay of the Land Market Report. The report is the only source for verified Florida land sales and values for specific land property types.

Dean resides in Lakeland, FL, with his wife, Gina, and enjoys spending quality time with their children and grandchildren. He is an avid hunter with numerous trophy mounts. Each year, the Saunders family commissions an original painting to add to The Saunders Collection: Natural Lands of Florida and Agricultural Heritage from well-known Florida wildlife artists.



SHEA R. BOOSTER

Associate Advisor

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PROFESSIONAL BACKGROUND

Shea Booster is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Shea believes that the quality of a deal is directly related to the quality of relationships he can build with his clients. Plainly speaking, he puts “People First.”

Shea holds a Bachelor of Science degree in Agricultural Education and Communication with minors in Leadership and International Studies from the University of Florida. During his time in the “Swamp,” Shea was extremely involved on campus. He was President of the University of Florida’s Collegiate Farm Bureau Chapter, sat on multiple advisory boards, held various leadership roles in his professional agriculture fraternity, Alpha Gamma Rho, and is a member of Florida Blue Key.

Prior to his time in Florida, Shea served as a National FFA Officer for the National FFA Organization. As the 2018-2019 Western Region National Vice President, Shea traveled over 100,000 miles across the country and internationally, advocating for ranchers, farmers, and agriculturalists at conventions, in boardrooms, and the U.S. Capitol. His time in this role led him to Florida.

In addition to his work at SVN, Shea also owns and operates a leadership development company, People First Leadership Solutions LLC, that provides leadership development training and programming for various companies and universities across the country.

Shea was born and raised in the High Desert region of Central Oregon. Although he is an Oregonian by birth, he is a Floridian by choice. He has a deep passion for agriculture, native landscapes, and people. In his free time, Shea enjoys hunting, traveling, and going to the movie theater with his fiancé, Kourtney.

Shea specializes in:

- Agriculture and Ranch Land
- Conservation Easements
- Hunting and Recreation tracts
- 1031 Tax-Free Exchanges

About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

Disclaimer



The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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

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