

AUBURNDALE WATERFRONT DEVELOPMENT SITE

1701 42ND ST
AUBURNDALE, FL 33823

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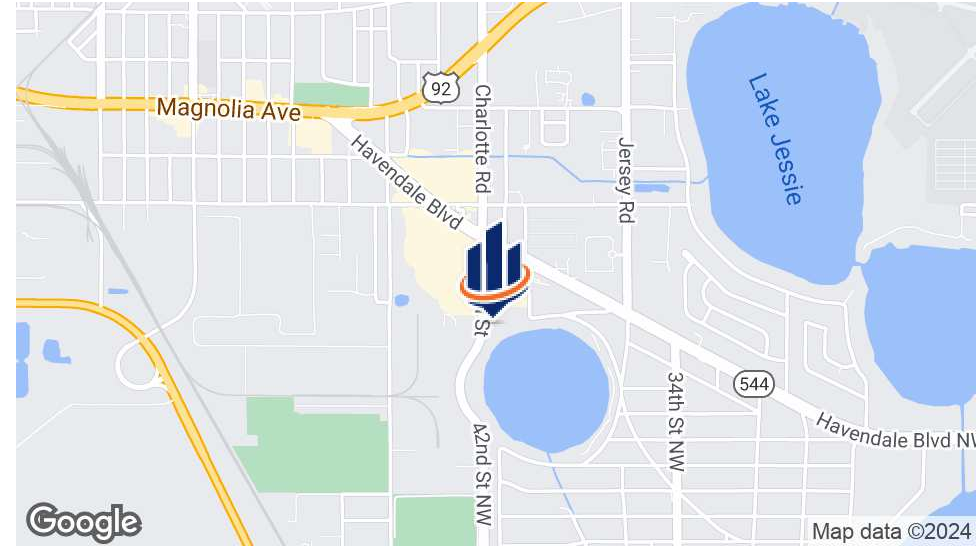
Lake Blue

15,500 ±
Cars/Day

42nd St NW



Property Summary



OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	6.8 ± Acres
Price / Acre:	\$191,176
Zoning:	Residential Medium Land Use
APN:	252813344000008701, 252813344000008702, 252813344000008750, 252813340500000129
Traffic Count:	15,500 ± Vehicles/Day (42nd ST NW)

PROPERTY OVERVIEW

This property consists of 6.8 +/- acres located south of Havendale Boulevard [State Road 544] - adjacent to the city limits of Auburndale, FL. The property has roughly 900 ± FT of frontage on Lake Blue and 540 ± FT of frontage on 42nd Street NW. The current Future Land Use is Residential Medium, which allows up to 10 units per acre. Another potential use could be as a commercial or industrial development site. These uses would require a land use change [or annexation and re-zoning into Auburndale].

PROPERTY HIGHLIGHTS

- Residential Medium Future Land Use
- Commercial or Industrial Development site with land use change
- 540 FT of frontage on 42nd St NW & 900 FT of frontage on Lake Blue
- 15,500 ± Vehicles per Day on 42nd ST NW
- Close proximity to U.S Hwy 92 & Polk Parkway

Location Description



LOCATION DESCRIPTION

This property is located just south of Havendale Boulevard (State Road 544) and along Lake Blue in Auburndale, Florida. It has approximately 540 FT of road frontage on 42nd Street NW, which sees around 15,500 vehicles per day. It is in close proximity to U.S Hwy 92 W, which sits just 0.8 miles north from the property. To the west you can find the Polk Parkway which sits approximately 3.6 ± miles away. Downtown Winter Haven is located to the east, approximately 4.8 ± miles away.

Surrounding retailers include Publix, Walmart, Wawa, Winn Dixie, McDonalds, Subway, and many more.

SUBJECT



15,500 ±
Cars/Day

27,000 ±
Cars/Day

42nd St NW

Havendale Blvd



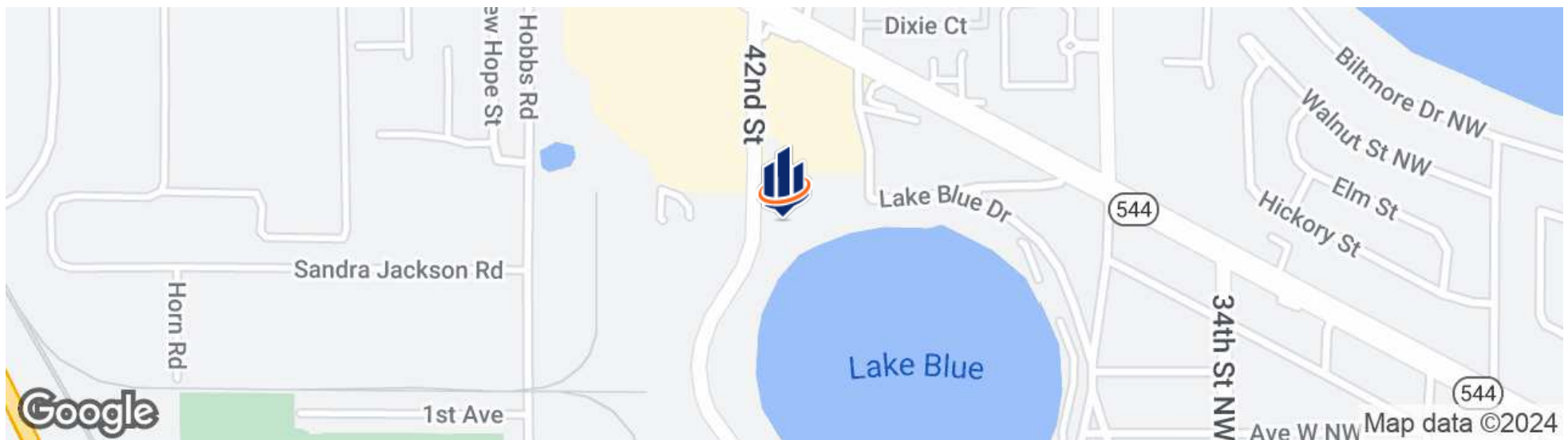
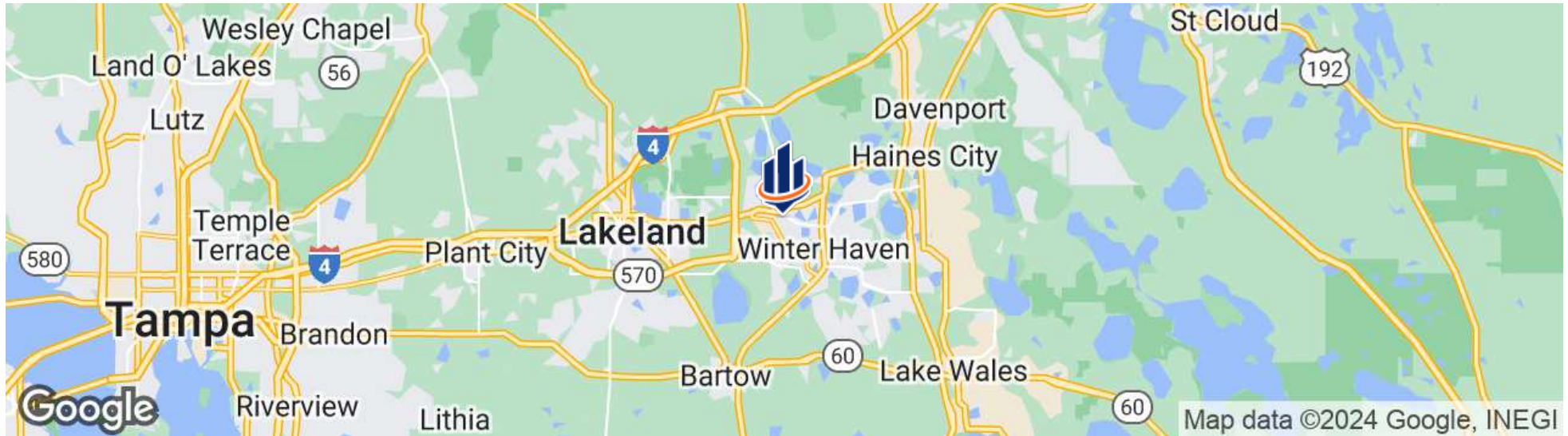


Lake Blue

PCA

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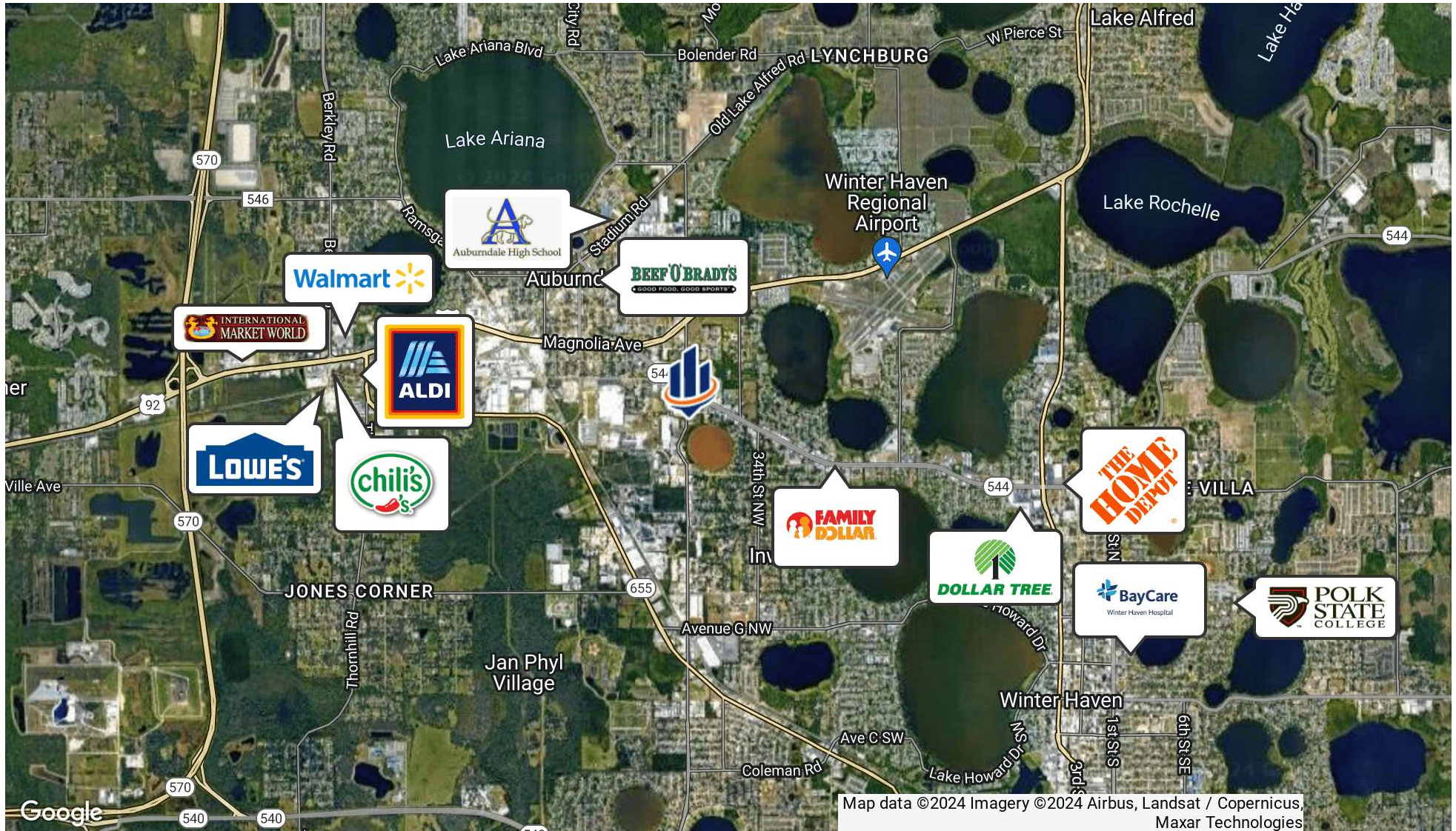
Regional & Location Map

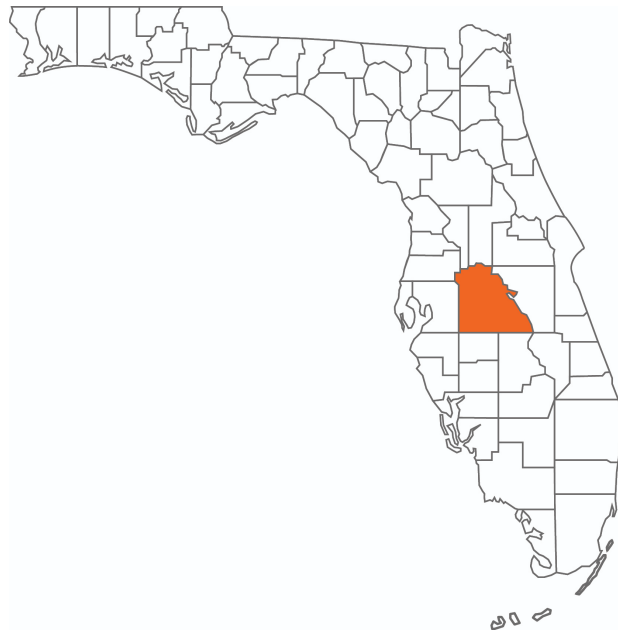


Neighborhood Map



Market Area Map





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.

Demographics Map & Report

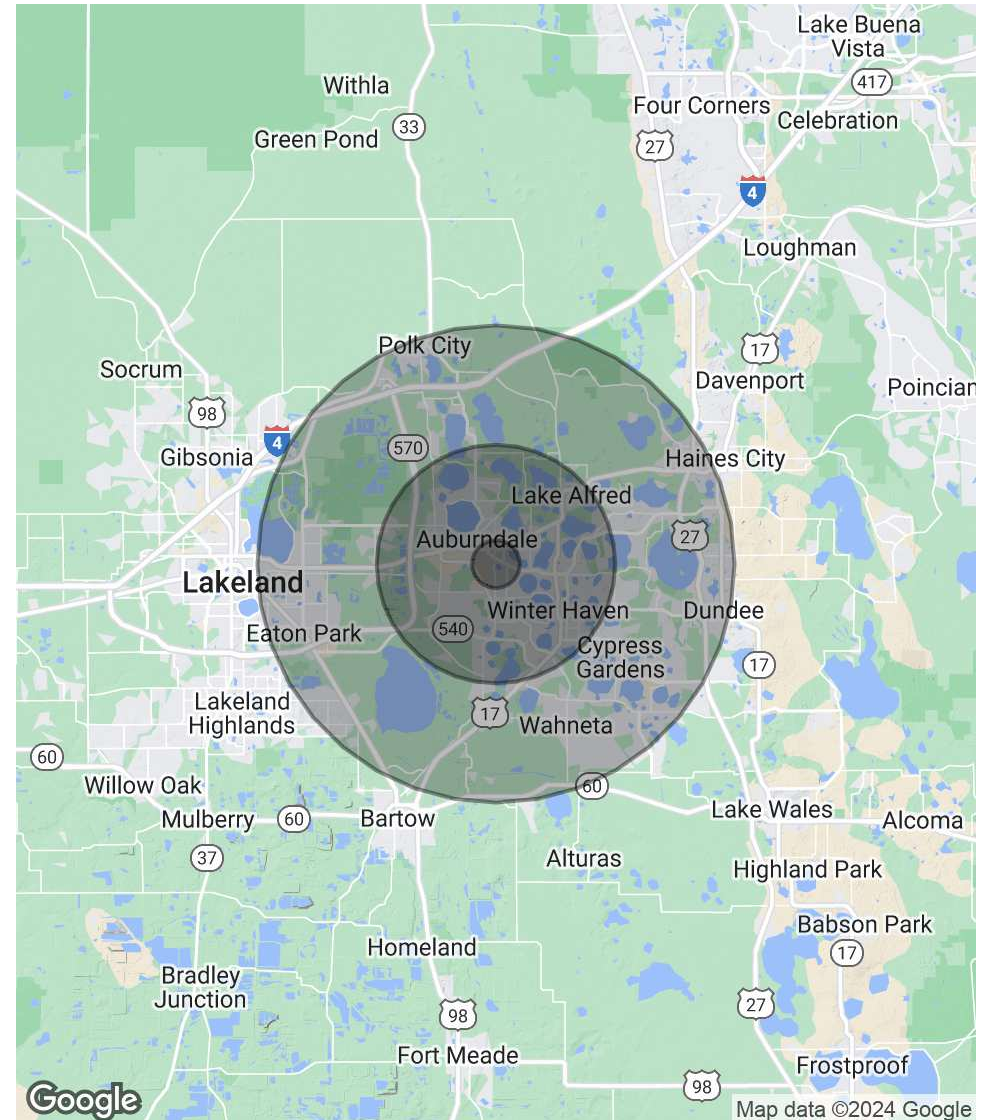
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average 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

2020 American Community Survey (ACS)





TYLER DAVIS, ALC

CFO/ Advisor

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FL #SL3444746

PROFESSIONAL BACKGROUND

Tyler Davis is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private companies in the country.

Tyler joined SVN Saunders Ralston Dantzler in May of 2019, where he specializes in development land brokerage and investments. Tyler was named an SVN Partner's Circle award recipient in 2022, which goes to the top 50 global advisors at SVN. Additionally, Tyler was an RLI APEX award recipient for 2022.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC.

Tyler resides in Lakeland with his wife Caroline and daughter Mary Caroline. Tyler became an Accredited Land Consultant (ALC) in 2022. In addition, Tyler serves as Vice President of the Florida Chapter of the Realtors Land Institute, is a member of The Lakeland Rotary Club, and is on the Board of Directors for the Friends of Bonnet Springs Park.



BRIAN BEASLEY, CCA, CNLM

Senior Advisor

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PROFESSIONAL BACKGROUND

Brian Beasley, CNLM, is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Brian contributes to the management and real estate brokerage of citrus groves, agricultural crop, timberland, commercial property, and natural areas in Central and South Florida.

He is a licensed real estate broker and is highly qualified through experience and accreditation for land management activities. Beasley holds certificates in the University of Florida/IFAS/FDEP Natural Areas Land Management (CNLM) and is a Certified Burner, Florida Division of Forestry.

In addition, Brian is the general manager of land management efforts for Saunders Property Management, LLC, a sister company to SVN Saunders Ralston Dantzler. He currently oversees 27,000 acres of citrus, cattle, sod, native land, and timber. He managed over 42,000 acres of citrus, row crops, timber, native land, and transition land in both Florida and Georgia for a decade.

Brian grew up with a family citrus farming operation in Central Florida and earned a Bachelor of Science degree in agriculture from the University of Florida. For 11 years, he served as executive manager and regional vice president for a nationwide farm management and real estate brokerage firm, providing services to individuals, corporate clients, and institutional investors.

Brian specializes in:

- Citrus Groves
- Agricultural Crop
- Timberland
- Commercial Property
- Natural Areas in Central and South Florida
- Land and Resource Management
- Greenhouse Operations

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