

LAND FOR SALE

Recker Highway Commercial Land

RECKER HIGHWAY

Winter Haven, FL 33880

PRESENTED BY:

**DAVID HUNGERFORD, CCIM,
SIOR**

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**Normandy
Heights**

Highway 540-W

Recker Highway

Lake Shipp





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This Proposal 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 Proposal 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.

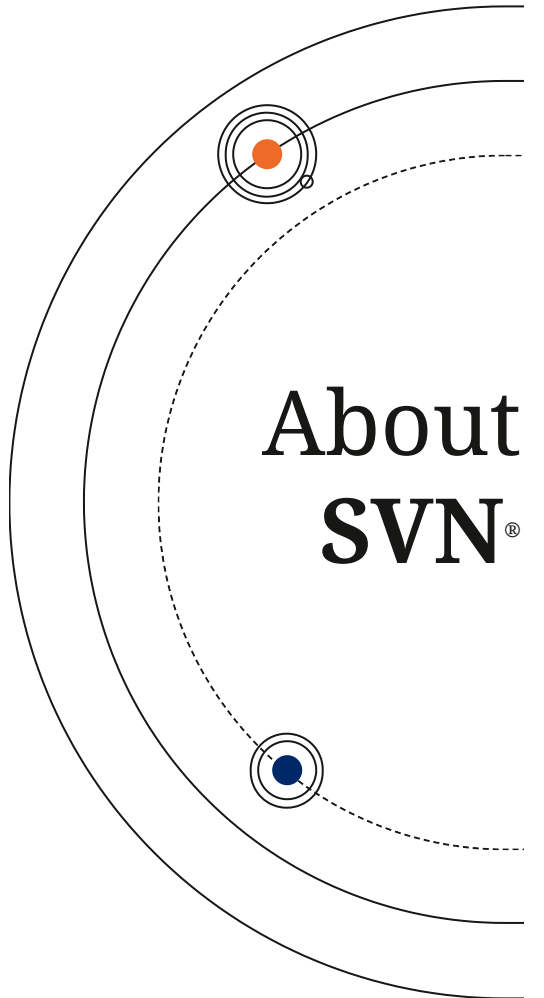
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds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

**Abbey Lane
Apartments**

**16,200
Cars per Day**

SECTION 1
About Svn

Recker Highway



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.

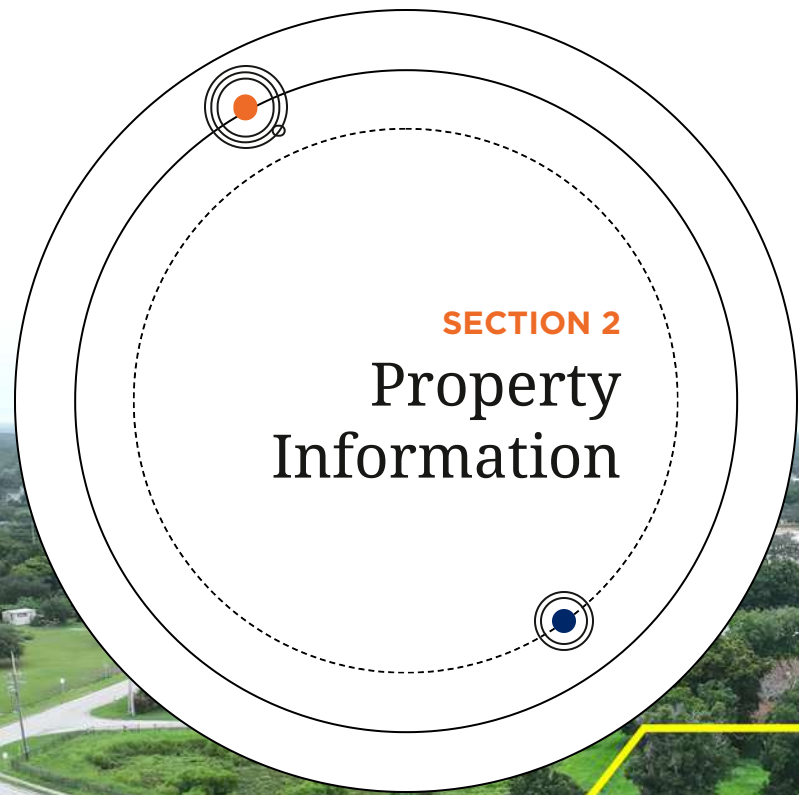
The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of 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 Network[®] 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.

This is the SVN Difference.

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SECTION 2

**Property
Information**

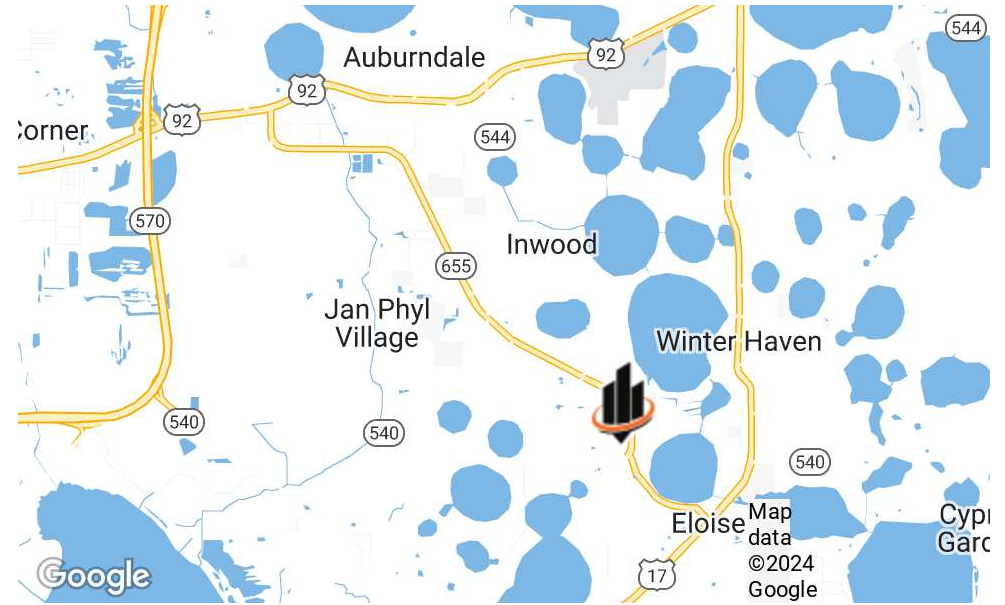
LAKELAND

**Abbey Lane
Apartments**

Full Median Cut

Recker Highway

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,250,000
LOT SIZE:	2.6 Acres
PRICE / ACRE:	\$480,769
ZONING:	<u>C-3 (Winter Haven)</u>
UTILITIES:	Water and Sewer (Winter Haven)
TAXES:	\$2,482.68 (2023)
APN:	262831000000032150, 262831000000032070, 262831000000032060, 262831000000032140

PROPERTY OVERVIEW

This 2.6 acre commercial land property benefits from good zoning, accessibility and topography. The C-3 zoning allows for a versatile range of retail and commercial uses, making it an ideal choice for a retail or office user or developer.

PROPERTY HIGHLIGHTS

- Zoned C-3 for versatile retail and commercial use
- Strong accessibility through full median cut
- Traffic count: 16,200 cars per day
- High visibility on Recker Highway
- Strategic location in the thriving Winter Haven area
- City utilities located on side road behind property

PROPERTY DESCRIPTION

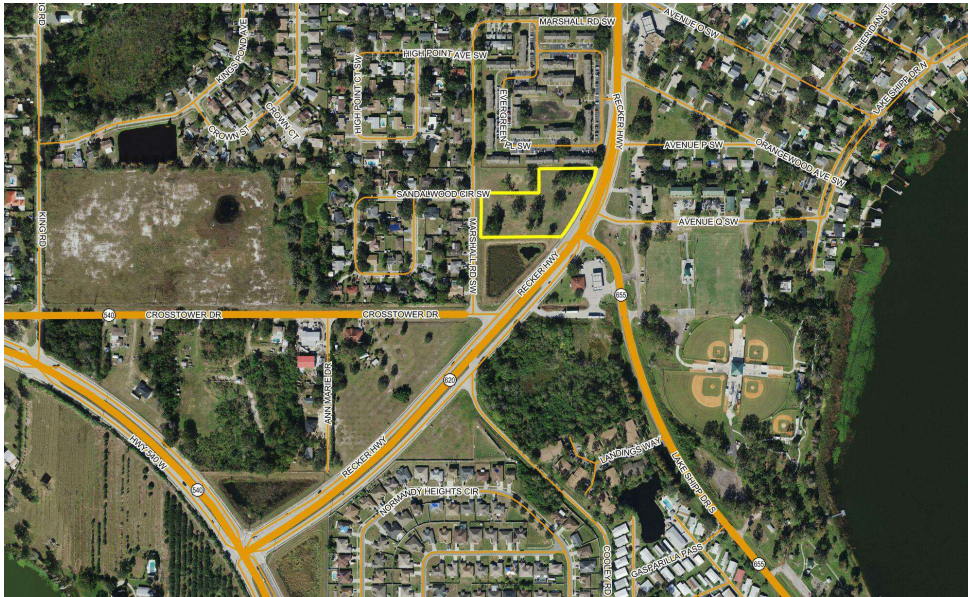


LOCATION DESCRIPTION

The area surrounding the property offers a blend of residential, retail, and commercial amenities. Nearby attractions such as LEGOLAND Florida Resort and the beautiful Chain of Lakes provide ample opportunities for entertainment and recreation, drawing visitors and residents alike. The Winter Haven area is known for its strong economic growth and investment potential, making it an appealing choice for land and retail investors.

C-3 PERMITTED USES:

- Multi Family - 35 Units per Acre
- Special (Group) Care Facilities
- Hotel/Motel
- Professional Office
- Medical Office
- Convenience Store
- Gas Station
- Antique Shop
- Bake Shop
- Dry Cleaner
- Laundromat
- Medical Marijuana Dispensary
- Pet Services Indoor/Outdoor
- Light Repair Shop
- Pharmacy
- Indoor Recreation
- Restaurant
- Cafeteria
- Fast Food
- Retail Sales/Shops
- Shopping Centers
- Boat Sales and Service
- Used Vehicle Sales
- Vehicle Dealership (No RVs)
- Small Scale Drinking Establishment
- Package Stores
- R&D
- Private School (Preschool - 12)
- Public School (K-12)
- University/College



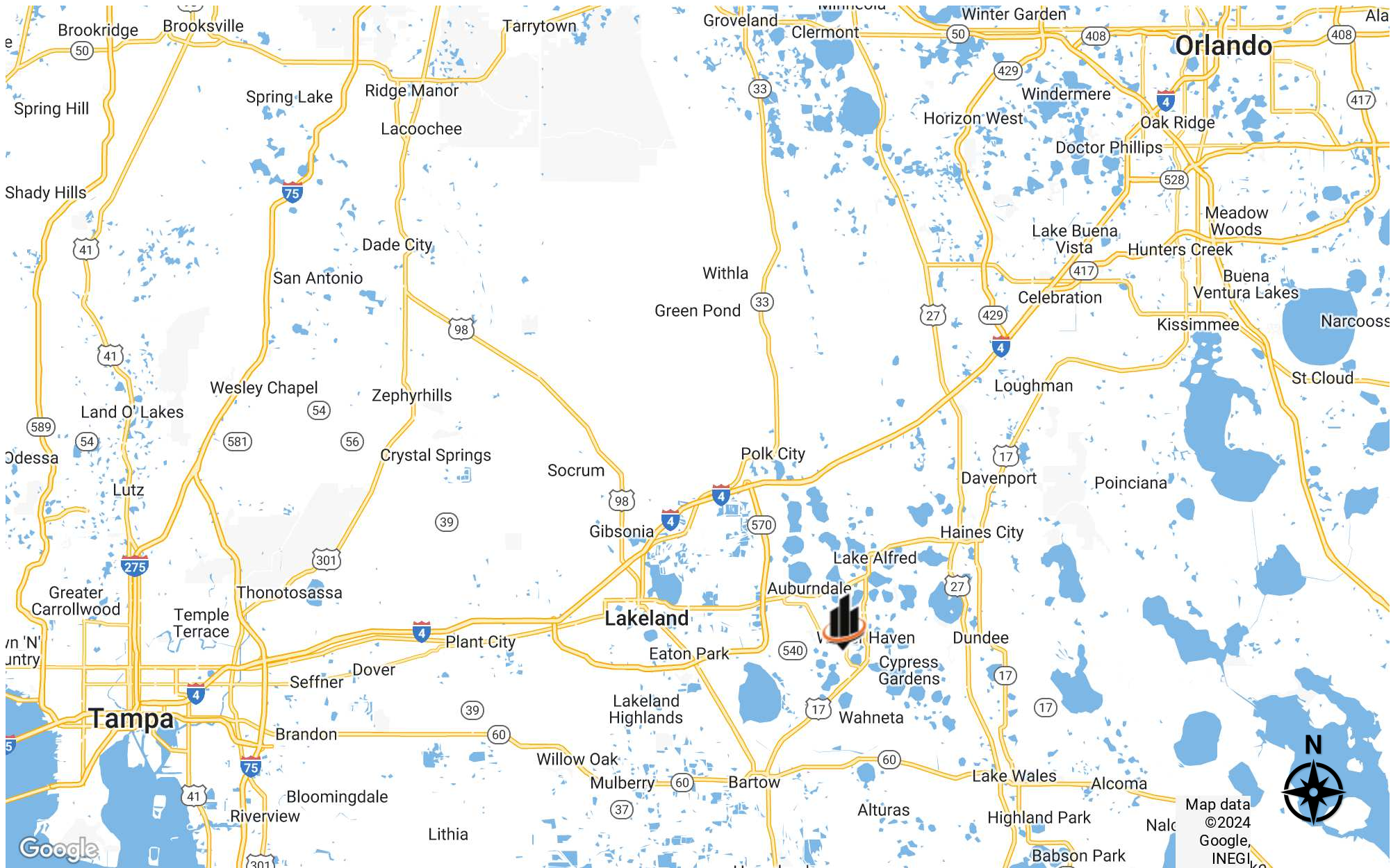


SECTION 3
**Location
Information**

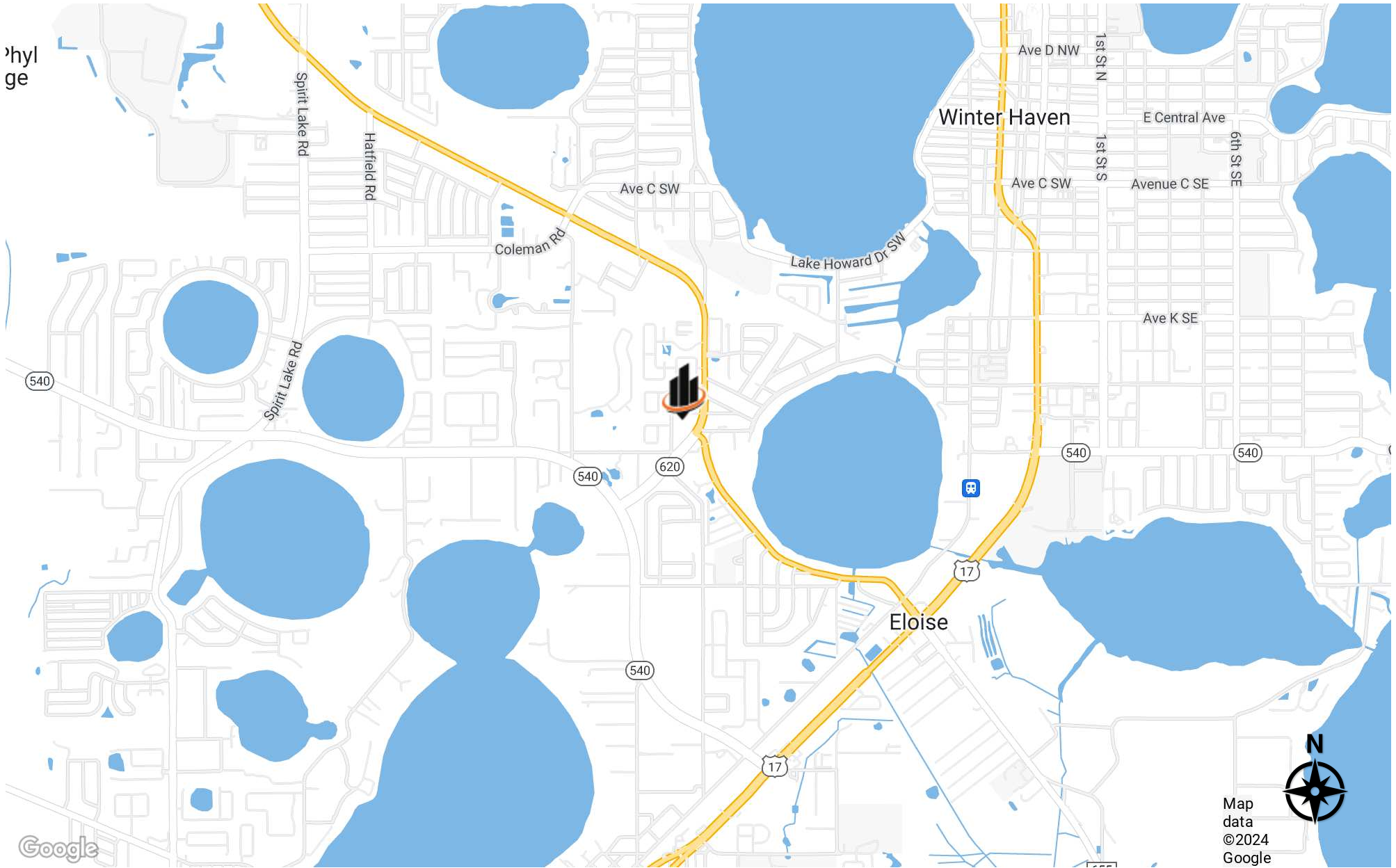
Recker Highway



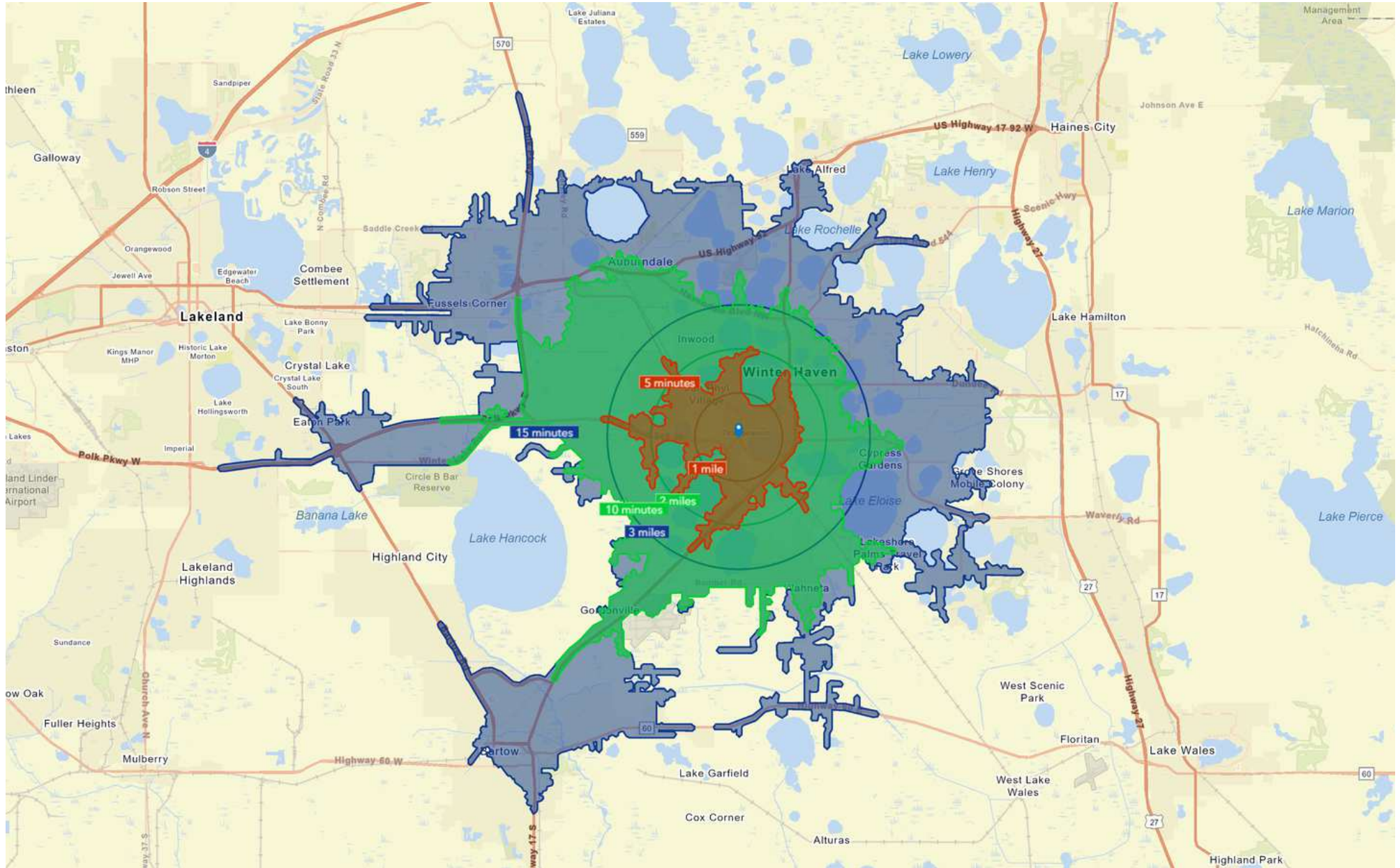
REGIONAL MAP



LOCATION MAP



DEMOGRAPHICS MAP



Benchmark Demographics

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
Population	6,610	25,862	50,189	19,451	67,253	133,447	775,084	22,381,338	337,470,185
Households	2,587	10,189	19,525	7,493	25,521	50,747	290,783	8,909,543	129,917,449
Families	1,665	6,276	12,233	4,768	16,304	33,155	201,187	5,732,103	83,890,180
Average Household Size	2.55	2.53	2.54	2.59	2.61	2.60	2.61	2.46	2.53
Owner Occupied Housing Units	1,668	5,847	11,976	4,681	16,120	34,089	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	919	4,342	7,549	2,812	9,401	16,658	85,323	2,991,741	45,630,951
Median Age	37.80	38.40	39.90	38.10	39.90	41.10	42.0	42.9	39.1
<i>Income</i>									
Median Household Income	\$57,454	\$53,568	\$55,373	\$56,199	\$55,166	\$55,789	\$57,572	\$65,081	\$72,603
Average Household Income	\$70,265	\$72,783	\$78,250	\$73,069	\$78,660	\$78,465	\$81,989	\$97,191	\$107,008
Per Capita Income	\$27,390	\$28,813	\$30,181	\$28,253	\$29,907	\$29,968	\$30,811	\$38,778	\$41,310
<i>Trends: 2021 - 2026 Annual Growth Rate</i>									
Population	1.54%	1.56%	1.43%	1.57%	1.55%	1.57%	0.85%	0.63%	0.30%
Households	1.47%	1.47%	1.34%	1.50%	1.46%	1.51%	0.81%	0.77%	0.49%
Families	1.40%	1.39%	1.28%	1.41%	1.41%	1.45%	0.76%	0.74%	0.44%
Owner HHs	2.64%	2.67%	2.42%	2.67%	2.54%	2.32%	1.02%	0.93%	0.66%
Median Household Income	3.58%	4.06%	4.38%	3.92%	4.43%	4.61%	2.77%	3.34%	2.57%

Benchmark Demographics

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Polk FL US

Households by Income

<\$15,000	10.70%	13.60%	13.00%	12.70%	13.00%	12.00%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	11.30%	10.20%	9.80%	9.50%	9.90%	9.70%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	11.80%	11.00%	10.90%	10.70%	10.60%	10.80%	9.70%	8.40%	7.40%
\$35,000 - \$49,999	11.10%	12.40%	12.10%	12.10%	12.50%	13.00%	13.20%	11.80%	10.80%
\$50,000 - \$74,999	13.40%	14.90%	14.90%	15.30%	14.90%	15.00%	19.60%	17.80%	16.50%
\$75,000 - \$99,999	18.10%	13.60%	13.50%	14.50%	13.30%	12.80%	13.20%	13.10%	12.80%
\$100,000 - \$149,999	17.10%	16.30%	15.40%	17.20%	15.30%	16.00%	14.70%	15.90%	16.90%
\$150,000 - \$199,999	5.00%	4.80%	5.60%	5.30%	5.30%	6.10%	5.20%	7.00%	8.60%
\$200,000+	1.40%	3.30%	4.90%	2.70%	5.20%	4.60%	5.00%	8.40%	10.60%

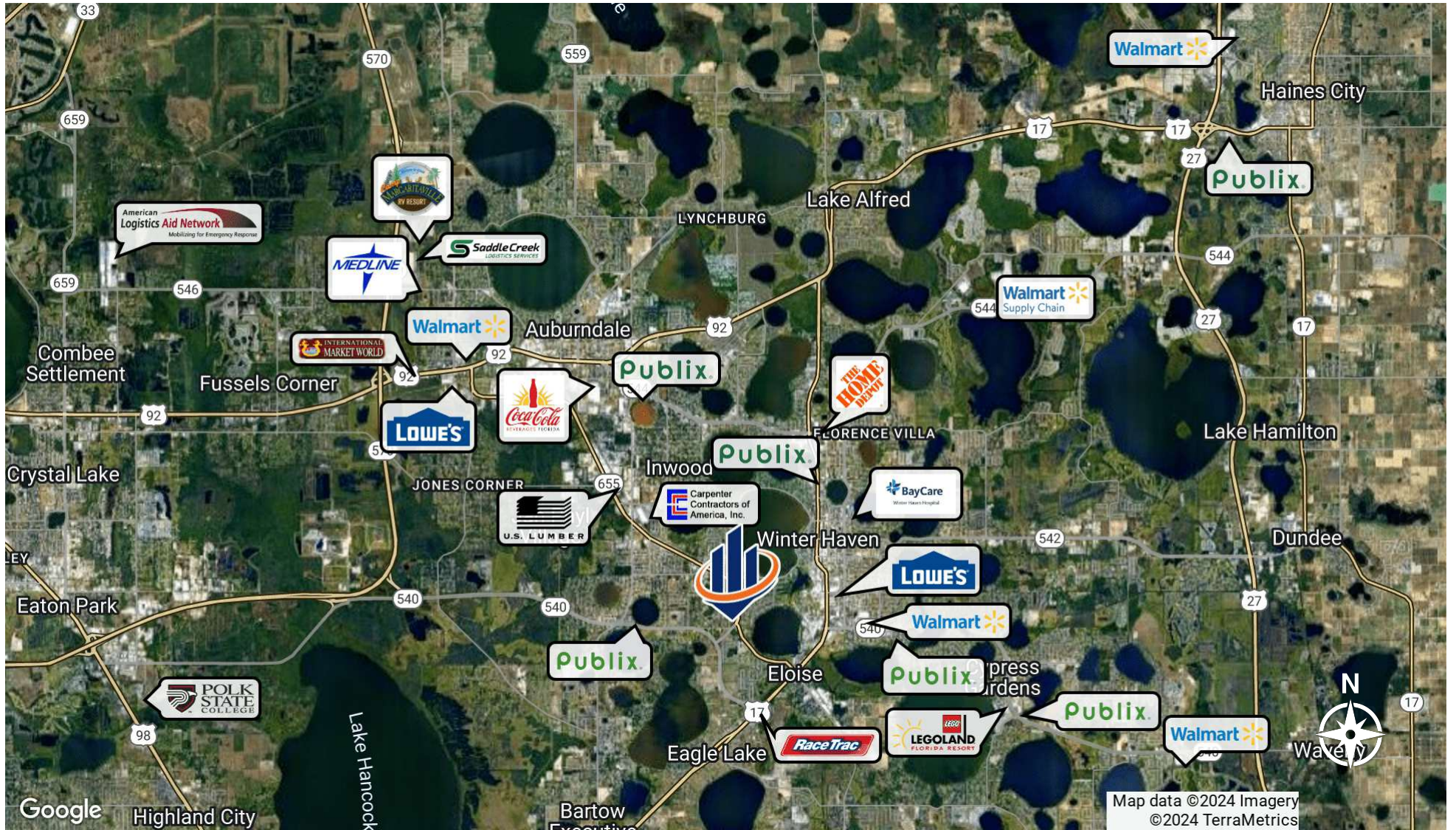
Population by Age

0 - 4	6.70%	6.10%	5.90%	6.30%	6.00%	5.70%	5.60%	5.00%	5.70%
5 - 9	6.80%	6.30%	6.10%	6.50%	6.20%	6.10%	5.90%	5.30%	6.10%
10 - 14	6.40%	6.40%	6.30%	6.50%	6.40%	6.30%	5.90%	5.50%	6.30%
15 - 19	6.00%	6.20%	6.20%	6.30%	6.40%	6.30%	6.00%	5.60%	6.30%
20 - 24	5.60%	6.40%	6.30%	6.20%	6.20%	6.00%	5.60%	5.90%	6.40%
25 - 34	14.40%	14.00%	12.90%	13.90%	12.60%	12.20%	12.60%	13.10%	13.70%
35 - 44	13.30%	12.90%	12.40%	13.00%	12.30%	12.00%	11.90%	12.10%	13.10%
45 - 54	11.50%	11.60%	11.60%	11.60%	11.80%	11.70%	11.10%	11.70%	11.90%
55 - 64	11.90%	12.30%	12.40%	12.30%	12.50%	12.60%	12.70%	13.30%	12.70%
65 - 74	10.20%	10.40%	11.00%	10.30%	10.90%	11.50%	12.90%	12.60%	10.60%
75 - 84	5.50%	5.60%	6.50%	5.50%	6.40%	7.10%	7.40%	7.30%	5.30%
85+	1.70%	1.70%	2.50%	1.60%	2.30%	2.40%	2.30%	2.70%	1.90%

Race and Ethnicity

White Alone	52.50%	52.60%	54.20%	52.60%	54.80%	56.30%	59.60%	57.10%	60.60%
Black Alone	22.80%	22.70%	22.30%	22.40%	20.20%	19.60%	14.60%	15.00%	12.50%
American Indian Alone	0.70%	0.70%	0.60%	0.70%	0.70%	0.70%	0.60%	0.50%	1.10%
Asian Alone	2.10%	2.00%	1.90%	2.10%	1.80%	1.90%	2.00%	3.10%	6.20%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	10.30%	9.90%	9.00%	10.00%	10.00%	9.30%	9.90%	7.60%	8.70%
Two or More Races	11.50%	12.00%	11.80%	12.10%	12.50%	12.20%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	26.40%	26.30%	24.70%	26.60%	27.00%	25.40%	26.80%	27.00%	19.40%

MARKET AREA MAP



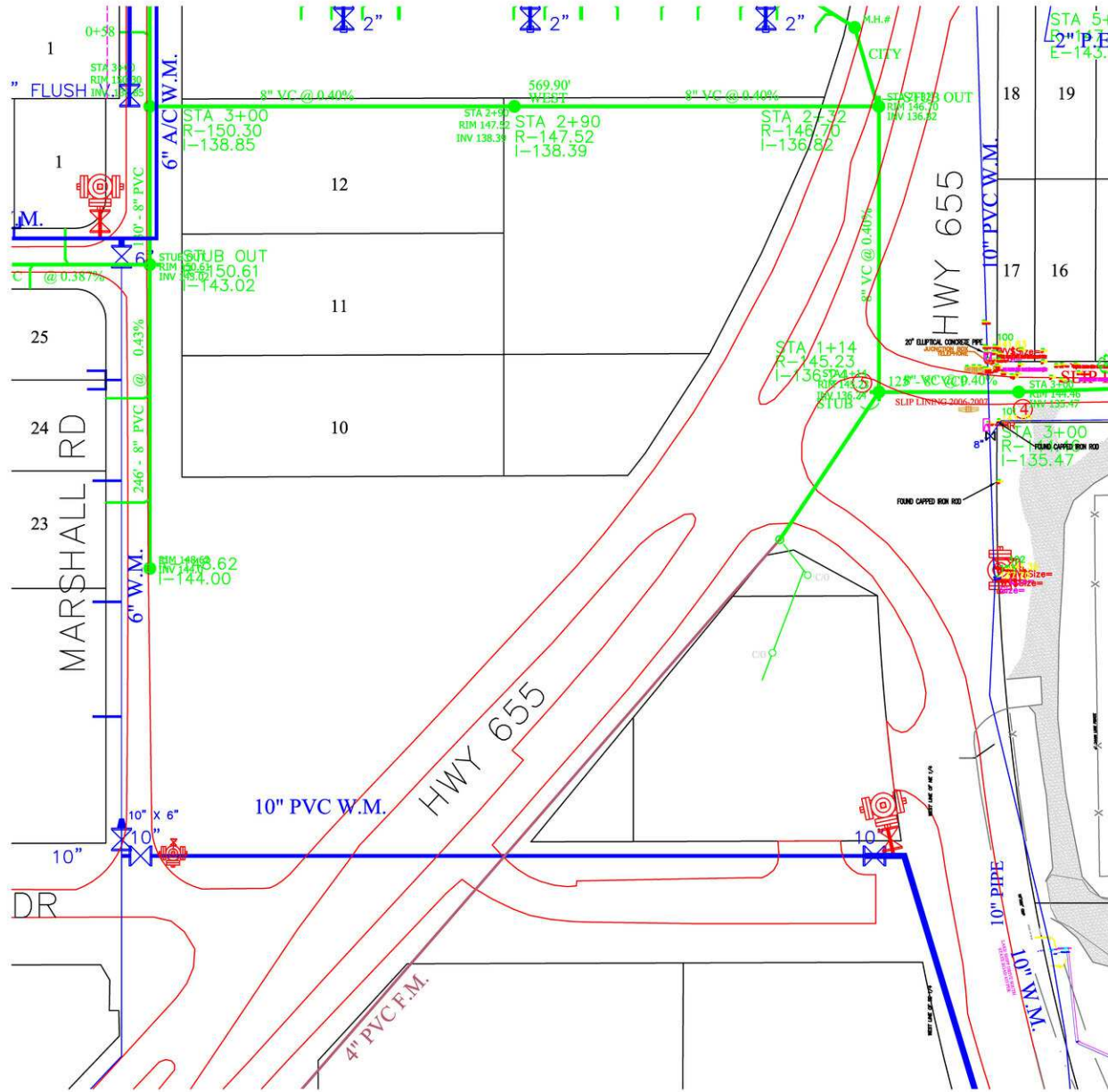
TRADE AREA MAP



SITE AERIAL MAP



UTILITIES MAP



MARKET HIGHLIGHTS



ADVENTHEALTH FIELDHOUSE AND CONFERENCE CENTER

The AdventHealth Fieldhouse and Conference Center in Winter Haven, Florida, is an impressive 83,300-square-foot facility that serves as a central hub for sports, community events, and conferences. Opened in early 2020, this modern complex is part of the Chain of Lakes Park Master Plan, aimed at revitalizing a 69-acre site. The Fieldhouse features a 42,000-square-foot multi-use gym, a fitness center, classroom spaces, and six basketball courts. It also includes a 360-degree second-floor observation area, making it ideal for large sporting events like basketball, volleyball, gymnastics, and cheerleading.

Notably, the Fieldhouse is the permanent training facility for the Lakeland Magic, the NBA G League affiliate of the Orlando Magic, and hosts the headquarters of Youth Basketball of America. The facility is designed to be ADA accessible and includes amenities such as locker rooms, meeting rooms, a swimming pool, and a walking track. It is a significant economic driver for the area, frequently hosting tournaments and events that attract visitors and boost local tourism.



SECTION 4
Advisor Bios

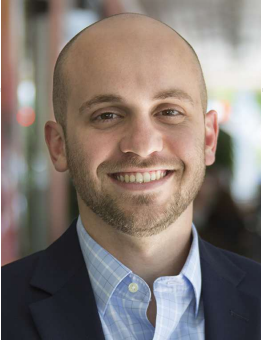


Normandy Heights

Highway 540-W

Recker Highway

ADVISOR BIO



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PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$240 million across nearly all types of commercial properties and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana and Ezra on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Commercial Properties
- Site Selection
- Real Estate Analytics



For more information visit SVNsaunders.com

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