

Lake Pierce



Dundee Lakes Residential Land

Lake Marie Dr, Dundee, Florida 33844

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Downtown Winter Haven
7.8 ± Miles



PROPERTY OVERVIEW



Sale Price

\$10,300,000

Offering Summary

Acreage:	88 Acres
Price / Lot:	\$25,000 per Shovel Ready Lot
State:	Florida
City:	Dundee
County:	Polk
Property Type:	Development Land

Property Overview

Located in the boundaries of the town of Dundee, Dundee Lakes is a beautiful new residential development located on Lake Trask in Polk County, Florida. There are 412 Single Family Lots that are fully approved, permitted, engineered and shovel ready. Water and Sewer are both at the property.

There is a great demand for residential housing in east Polk County and the Dundee area and its proximity to Orlando. Drive time from Dundee Lakes is only 60 minutes to downtown Orlando and 40 minutes to the area's world-famous attractions.

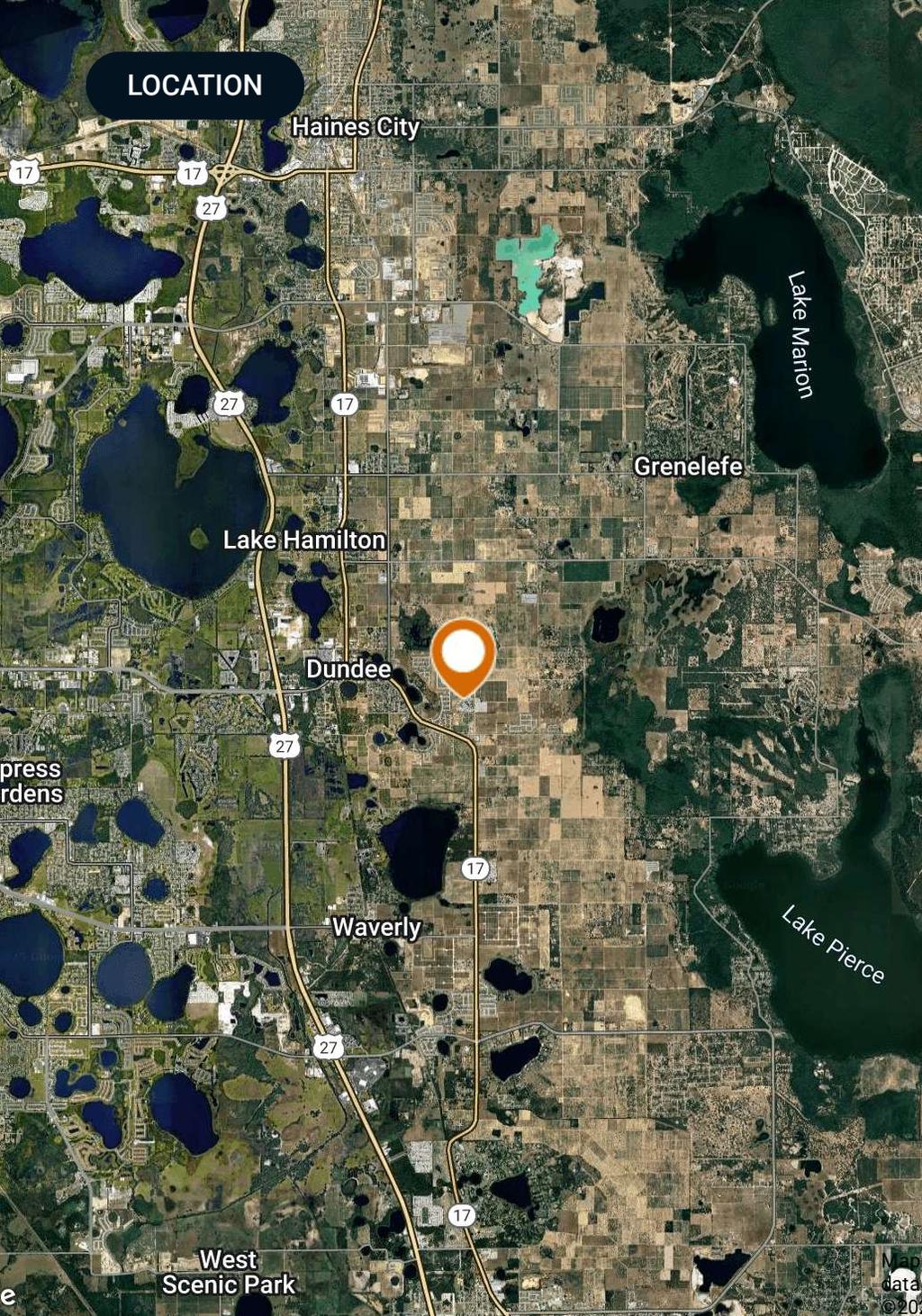
This is an area that is growing rapidly and residential lots are in high demand.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	All uplands
Soil Types:	Candler Sand Tavares Fine Sand
Zoning / FLU:	Zoning: Residential Single Family- 2 (RSF-2) FLU: Low Density Residential (LDR). The property is now an Approved Planned Unit Development (PUD)
Lake Frontage / Water Features:	2,600' on Lake Trask
Water Source & Utilities:	Water & Sewer are at the property on Lake Marie Dr supplied by the Town of Dundee.
Road Frontage:	4,700' ± on Lake Marie Dr.
Fencing:	None



Location & Driving Directions

Parcel:

GPS: 28.0242106, -81.5972542

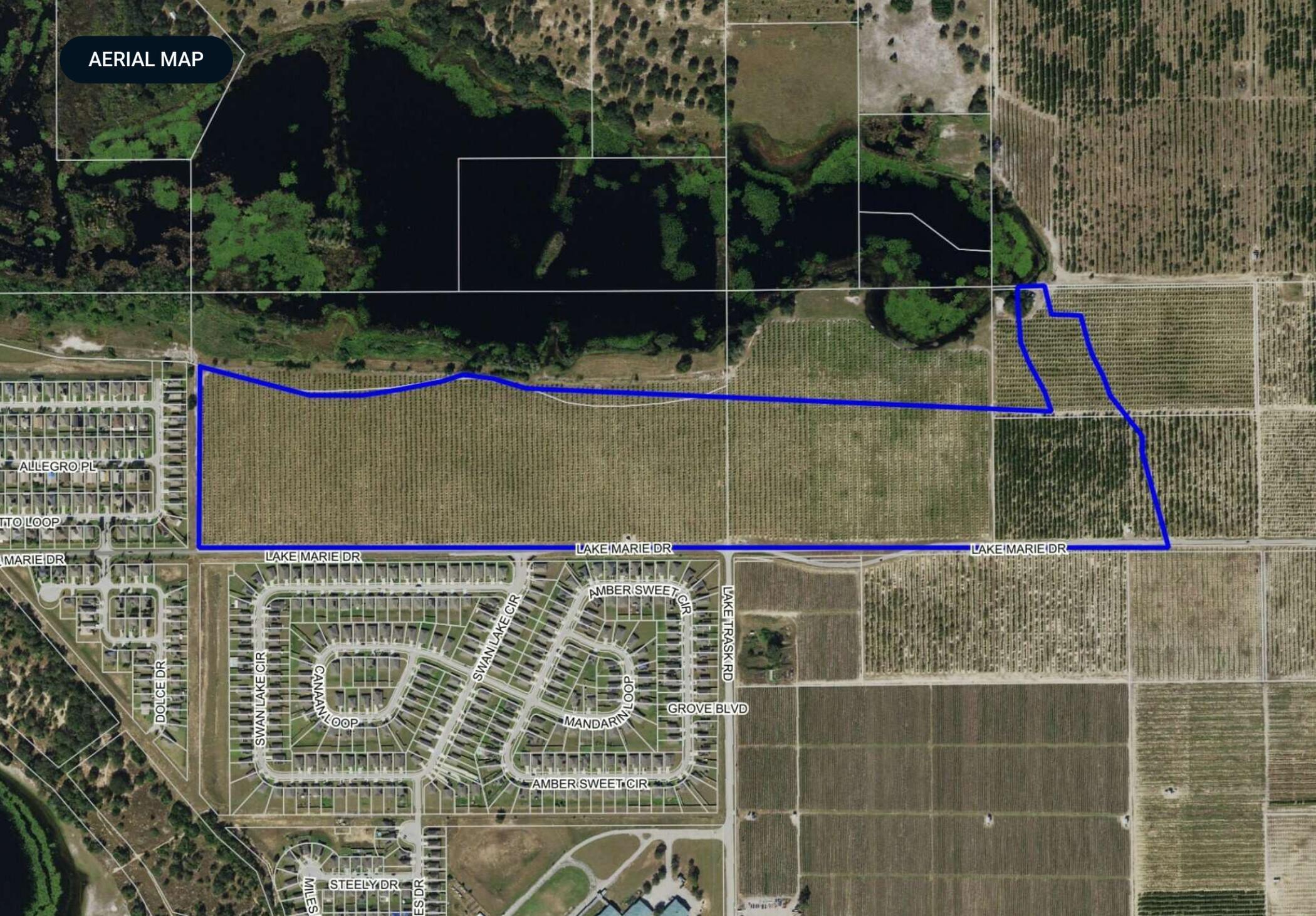
Driving
Directions:

- From US 27 in Dundee take the Dundee Road east 1.2 miles to Lake Marie Dr
- Take a left on Lake Marie Drive and go .8 miles, the property will be on the left.

Showing
Instructions:

Call Listing Agents.

AERIAL MAP



LOT MATRIX PHASE 1

SITE PLAN

A porch, lawn, patios, terraces, or other non-parallel entrance feature may extend up to 2' from the front building line.

Developer shall not exceed 420-45' lots. Developer shall have at least 55-60' lots.

Developer may decrease the number of 45' lots and increase the number of 50' lots, on a lot-for-lot basis, in no event shall the total number of 45' lots and 50' lots collectively exceed 853 lots.

- USE DATA:**
- GROSS PROJECT AREA: 306.00 ACRES
FUTURE PD-2 ROW DEDICATION: 0.13 ACRES
NET PROJECT AREA: 306.13 ACRES
PHASES 1A, 1B, 2A, 2B: 211.74 ACRES
 - PARCEL IDS:
27-28-22-00000-022010 27-28-22-00000-041000
27-28-26-00000-013010 27-28-26-00000-031030 27-28-26-00000-033000
27-28-27-00000-011000 27-28-27-00000-031010 27-28-27-8355000-000100
 - EXISTING ZONING: (R9F-2)
 - PROPOSED ZONING: (RUD) PLANNED UNIT DEVELOPMENT
 - FUTURE LAND USE: (LDK) LOW DENSITY RESIDENTIAL
 - EXISTING USE: ORANGE GROVE
 - PROPOSED UNIT COUNT:
OVERALL: 853 RESIDENTIAL UNITS
PHASES 1A, 1B, 2A, 2B: 412 RESIDENTIAL UNITS
 - EXISTING ONSITE WETLANDS: 83.17 AC.
 - RESIDENTIAL USE DENSITY (OVERALL):
ALLOWED: 5 DU/AC
ALLOWABLE NET: 306.13 AC. = 83.17 - 4.46 = 218.5
218.5 AC. x 5 DU/AC = 1,092 UNITS
ALLOWABLE GROSS: 1,092 UNITS
PROPOSED NET: 853 DU / 218.5 = 3.90 DU/AC
PROPOSED GROSS: 853 DU / 306.13 = 2.79 DU/AC
PHASES 1A, 1B, 2A, 2B:
ALLOWED: 5 DU/AC
ALLOWABLE NET: 211.74 AC. = 83.17 - 4.46 = 124.11
124.11 AC. x 5 DU/AC = 621 UNITS
ALLOWABLE GROSS: 621 UNITS
PROPOSED NET: 412 DU / 124.11 = 3.32 DU/AC
PROPOSED GROSS: 412 DU / 211.74 = 1.95 DU/AC
 - SETBACKS:
FRONT: 20 FEET
REAR: 20 FEET
SIDE: 5 FEET (7.5 FEET FOR 45' LOTS)
STREET SIDE: 10 FEET
 - MINIMUM OF 30% OPEN SPACE (80.38 ACRES) SHALL BE PROVIDED FOR THE OVERALL PLANNED DEVELOPMENT. ALL BUFFERS, PASSIVE AND ACTIVE RECREATION AREAS, GREEN SPACE, AND LAKE TRAILS SHALL RECEIVE 100% CREDIT TOWARDS OPEN SPACE REQUIREMENT.
 - OVERALL OPEN SPACE PROVIDED: 158 AC. (TRACTS 1B-1A THRU LT-4)
PHASE 1 OPEN SPACE PROVIDED: 131.23 AC. (1B-1A - 1B-10, OS-1 - OS-14, OS-29, W-1 - W6-2, R-1, PD-1, PD-2, LT-1 - LT-4)
 - STORMWATER MANAGEMENT PONDS AMENITIZED FOR PASSIVE RECREATION SHALL RECEIVE 100% CREDIT OF THE STORMWATER MANAGEMENT POND AREA TOWARDS OPEN SPACE REQUIREMENT.
 - PROPOSED IMPROVEMENTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR AN ASSOCIATION / MANAGEMENT GROUP DESIGNATED BY THE PROPERTY OWNER.

- FOR THE PERMITS PANEL NO. 12105003900 DATED DEC. 22, 2016, THE SITE IS DESIGNATED FLOOD ZONE 3. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN AND FLOOD ZONE AE (AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD PLAN).
- WETLAND LINES SHOWN ARE PRELIMINARY AND SUBJECT TO APPROVAL BY SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD). ANY IMPACTS TO THE WETLANDS WILL BE PERMITTED THROUGH THE SWFWMD.
- A STORMWATER SYSTEM WILL BE DESIGNED TO MEET THE TOWN OF DUNDEE AND SWFWMD SPECIFICATIONS AS APPLICABLE. THE PREDEVELOPMENT DRAINAGE FLOW IS TO THE NORTH INTO LAKE TRASK.
- PROPOSED INTERNAL DRIVEWAYS AND PARKING SHALL BE PRIVATE.
- THE SITE MAY BE GATED, IF APPLICABLE. GATED ENTRANCES WILL USE A 100' X 60' SIGN ACTIVATION AND GREEN, OR APPROVED EQUAL, FOR EMERGENCY ACCESS FOR THE TOWN OF DUNDEE.
- AMENITY PARKING SPACES SHALL BE A MINIMUM WIDTH OF 9 FT X 18 FT IN DEPTH.
- WATER, SEWER, AND REUSE WATER TO BE PROVIDED BY THE TOWN OF DUNDEE.
- UTILITY EASEMENTS DEDICATED TO THE CITY OF DUNDEE SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
- ALL UTILITY LINES WILL BE DESIGNED TO MEET THE TOWN OF DUNDEE REQUIREMENTS.
- SOLID WASTE DISPOSAL SHALL BE PROVIDED BY INDIVIDUAL LOT PICK UP.
- UNLESS OTHERWISE NOTED, LANDSCAPE DESIGN AND TREE REGULATIONS ARE SUBJECT TO THE PROPOSED USES AND SHALL COMPLY WITH THE TOWN OF DUNDEE LAND DEVELOPMENT REGULATIONS.
- PERIMETER LANDSCAPING SHALL COMPLY WITH THE TOWN OF DUNDEE LAND DEVELOPMENT REGULATIONS.
- PER LAND DEVELOPMENT CODE (SECTION 3.02.04) REQUIRES SIDEWALKS ON BOTH SIDES OF THE ROAD FOR LOTS WITH MORE THAN 80-FEET WIDE.
- PER LAND DEVELOPMENT CODE SECTION 2.02.03.06 "UNLESS OTHERWISE CONDITIONED IN THE FUD ORDINANCE, ALONG PUBLIC OR PRIVATE RIGHTS-OF-WAY, INCLUDING THOSE BORDERING THE PERIMETER OF THE PUD, ONE CANOPY TREE SHALL BE PLANTED FOR EVERY 50 FEET OF RIGHT-OF-WAY. SUCH TREES SHALL BE NO LESS THAN TEN FEET IN HEIGHT AT THE TIME OF PLANTING AND SHALL BE PLACED WITHIN TEN FEET OF THE RIGHT-OF-WAY. ALONG INTERNAL ROADS, THE TREES SHALL BE PLANTED ALTERNATELY ON EITHER SIDE OF THE STREET."
- PARKING PROVIDED:
12'x18' ADA PARKING: 2 SPACES
9'x18' ADA PARKING: 38 SPACES
9'x12' ADA PARKING: 48 SPACES
PARALLEL PARKING: 59 SPACES
RESIDENTIAL DRIVEWAYS: 1,708 SPACES
GARAGES: 1,708 SPACES
TOTAL PARKING: 3,501 SPACES
- PHASES 1A, 1B, 2A, 2B:
12'x18' ADA PARKING: 2 SPACES
9'x18' ADA PARKING: 38 SPACES
9'x12' ADA PARKING: 48 SPACES
PARALLEL PARKING: 59 SPACES
RESIDENTIAL DRIVEWAYS: 824 SPACES
GARAGES: 824 SPACES
TOTAL PARKING (PHASE 1) = 1,736 SPACES
- NON FLOATING MULCH SHALL BE USED ON ALL TRAILS.
- STREET LIGHTS ARE REQUIRED AND A STREET LIGHT ASSESSMENT DISTRICT SHALL BE ESTABLISHED. AN ILLUMINATION PLAN SHALL BE PREPARED AND APPROVED BY TOWN OF DUNDEE PRIOR TO ANY LIGHTING CONSTRUCTION. THE PLAN SHALL COMPLY WITH TOWN OF DUNDEE LAND DEVELOPMENT REGULATIONS AND INTERNATIONAL DARK SKY STANDARDS.
- UNLESS NOTED OTHERWISE, THE FUNCTIONAL CLASSIFICATION FOR ALL ROADS ON THIS PLAN IS LOCAL ROAD.
- DEVELOPER ACKNOWLEDGES THE TOWN'S INTEREST IN SIDEWALKS ALONG THE SOUTH SIDE OF LAKE MARIE DRIVE AND WILL NEGOTIATE IN GOOD FAITH TO ACCOMMODATE THE TOWN'S REQUEST IN A TRANSPORTATION AGREEMENT.

LEGEND

RD/A: ZONING
A/RP: FUTURE LAND USE

SOILS LEGEND

SOIL NUMBER	SOIL NAME
3	CARDON SAND, 3 TO 2 PERCENT SLOPES
15	TAJARES FINE SAND, 7 TO 9 PERCENT SLOPES
35	WORTON MUCK, FREQUENTLY FORKED, 10 TO 1 PERCENT SLOPES
38	SANDIER MUCKY FINE SAND, FREQUENTLY FORKED, 0 TO 1 PERCENT SLOPES
74	MARCOSSICE SAND

GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft

TRAFFIC GENERATION

ITE CODE	LAND USE	# UNITS	DAILY			PM PEAK HOUR		
			RATE	TYPB	RATE	TOTAL	ENTER	EXIT
210	SINGLE FAMILY RESIDENTIAL	412	9.52	3,922	1.00	412	280	152

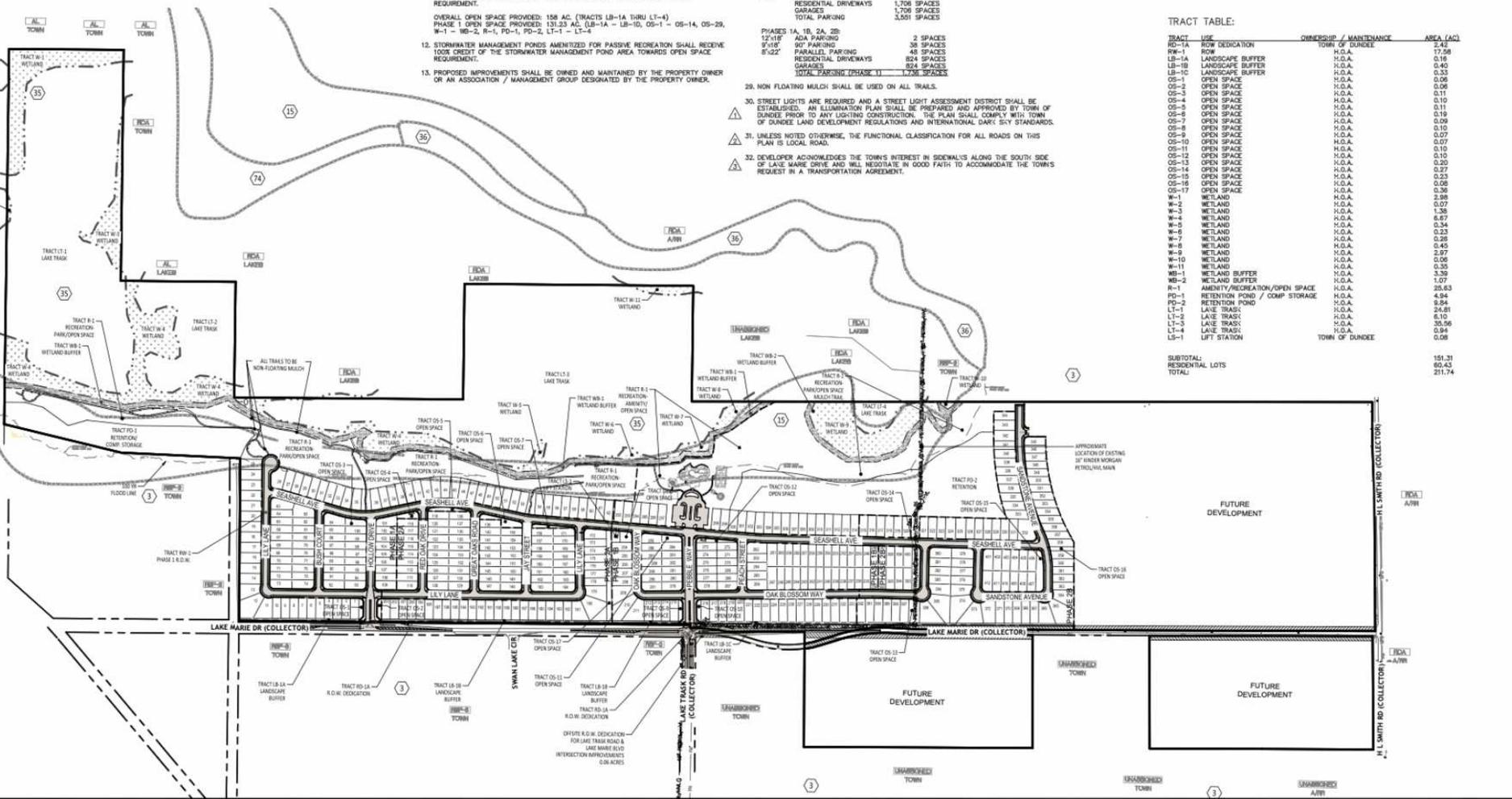
SOURCE: ITE 199, ADAPTED FROM ITE 200

SCHOOL DEMANDS

AGE	OVERALL	CURRENT	RATE	CHILDREN	
				OVERALL	CURRENT
45' x 115'	853	412	0.209	178	88
50' x 115'	853	412	0.097	75	36
60' x 115'	853	412	0.144	123	60
				376	182

TRACT TABLE:

TRACT USE	OWNERSHIP / MAINTENANCE	AREA (AC)
RD-1A ROW DEDICATION	TOWN OF DUNDEE	2.42
RW-1 ROW	H.O.A.	17.56
LB-1A LANDSCAPE BUFFER	H.O.A.	0.16
LB-1B LANDSCAPE BUFFER	H.O.A.	0.40
LB-1C LANDSCAPE BUFFER	H.O.A.	0.33
OS-1 OPEN SPACE	H.O.A.	0.08
OS-2 OPEN SPACE	H.O.A.	0.09
OS-3 OPEN SPACE	H.O.A.	0.11
OS-4 OPEN SPACE	H.O.A.	0.10
OS-5 OPEN SPACE	H.O.A.	0.11
OS-6 OPEN SPACE	H.O.A.	0.19
OS-7 OPEN SPACE	H.O.A.	0.09
OS-8 OPEN SPACE	H.O.A.	0.10
OS-9 OPEN SPACE	H.O.A.	0.07
OS-10 OPEN SPACE	H.O.A.	0.07
OS-11 OPEN SPACE	H.O.A.	0.10
OS-12 OPEN SPACE	H.O.A.	0.10
OS-13 OPEN SPACE	H.O.A.	0.23
OS-14 OPEN SPACE	H.O.A.	0.27
OS-15 OPEN SPACE	H.O.A.	0.23
OS-16 OPEN SPACE	H.O.A.	0.08
OS-17 OPEN SPACE	H.O.A.	0.36
W-1 WETLAND	H.O.A.	2.88
W-2 WETLAND	H.O.A.	0.07
W-3 WETLAND	H.O.A.	1.38
W-4 WETLAND	H.O.A.	8.67
W-5 WETLAND	H.O.A.	0.34
W-6 WETLAND	H.O.A.	0.23
W-7 WETLAND	H.O.A.	0.28
W-8 WETLAND	H.O.A.	0.45
W-9 WETLAND	H.O.A.	2.87
W-10 WETLAND	H.O.A.	2.08
W-11 WETLAND	H.O.A.	0.35
WB-1 WETLAND BUFFER	H.O.A.	3.39
WB-2 WETLAND BUFFER	H.O.A.	1.07
R-1 AMENITY/RECREATION/OPEN SPACE	H.O.A.	25.63
PD-1 RETENTION POND / COMP STORAGE	H.O.A.	4.84
PD-2 RETENTION POND	H.O.A.	8.84
LT-1 LAKE TRASK	H.O.A.	24.81
LT-2 LAKE TRASK	H.O.A.	6.10
LT-3 LAKE TRASK	H.O.A.	35.56
LT-4 LAKE TRASK	H.O.A.	0.84
LS-1 LIFT STATION	TOWN OF DUNDEE	0.08
SUBTOTAL: RESIDENTIAL LOTS		181.31
TOTAL		211.74



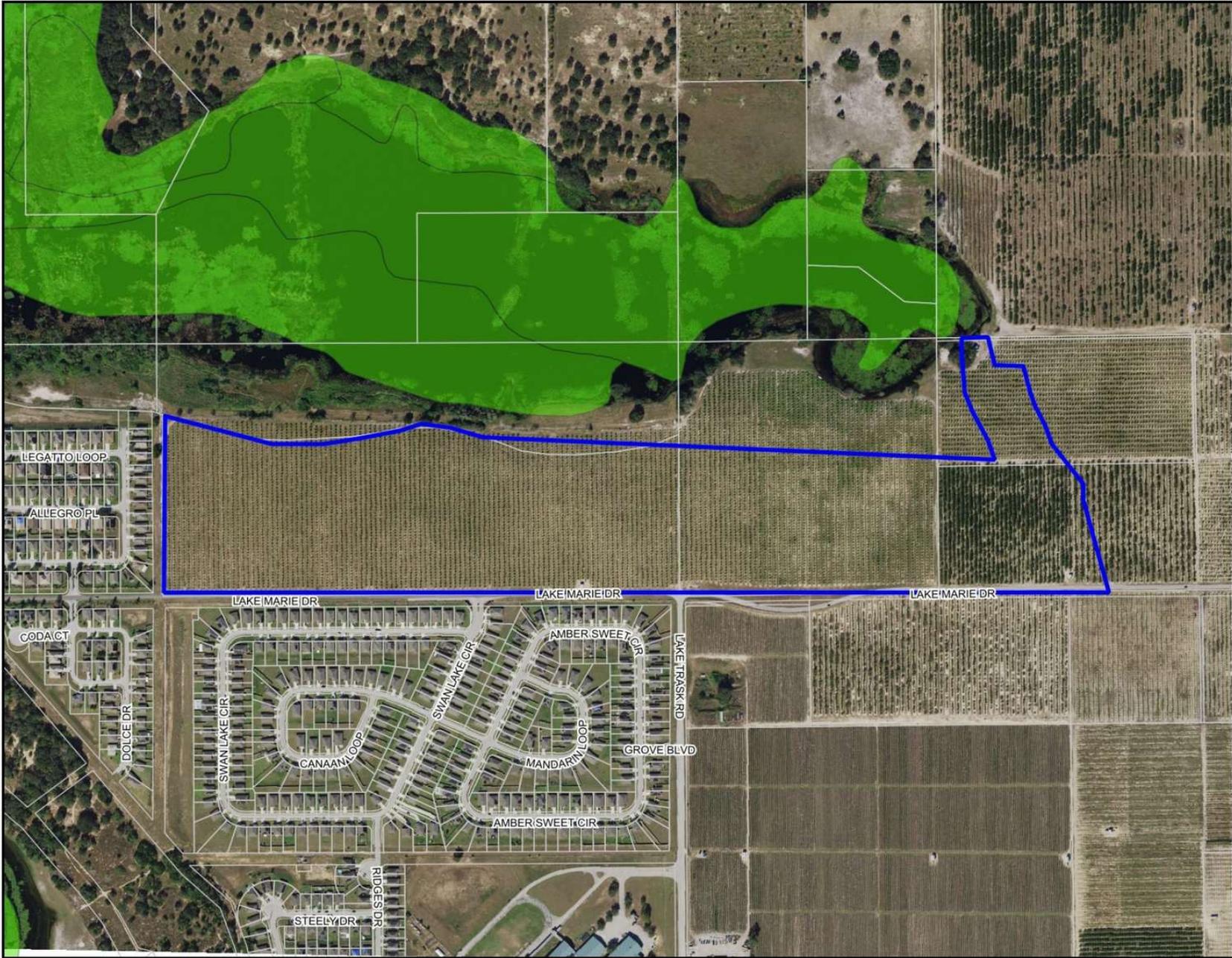
OVERALL SITE PLAN FOR DUNDEE LAKES CERTIFIED SUBDIVISION PLAN - C88

DUNDEE RESERVE HOLDINGS, LLC
38 CHAMBER WAY
LAKEWOOD, NJ 07001



JOB # 215
DATE: 04/07/2018
SCALE: 1"=30'
DESIGNED BY: JMS
DRAWN BY: JMS
APPROVED BY: JMS

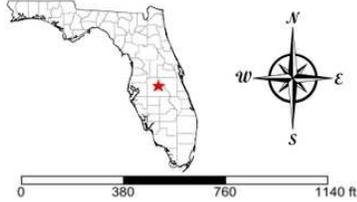
WETLANDS MAP



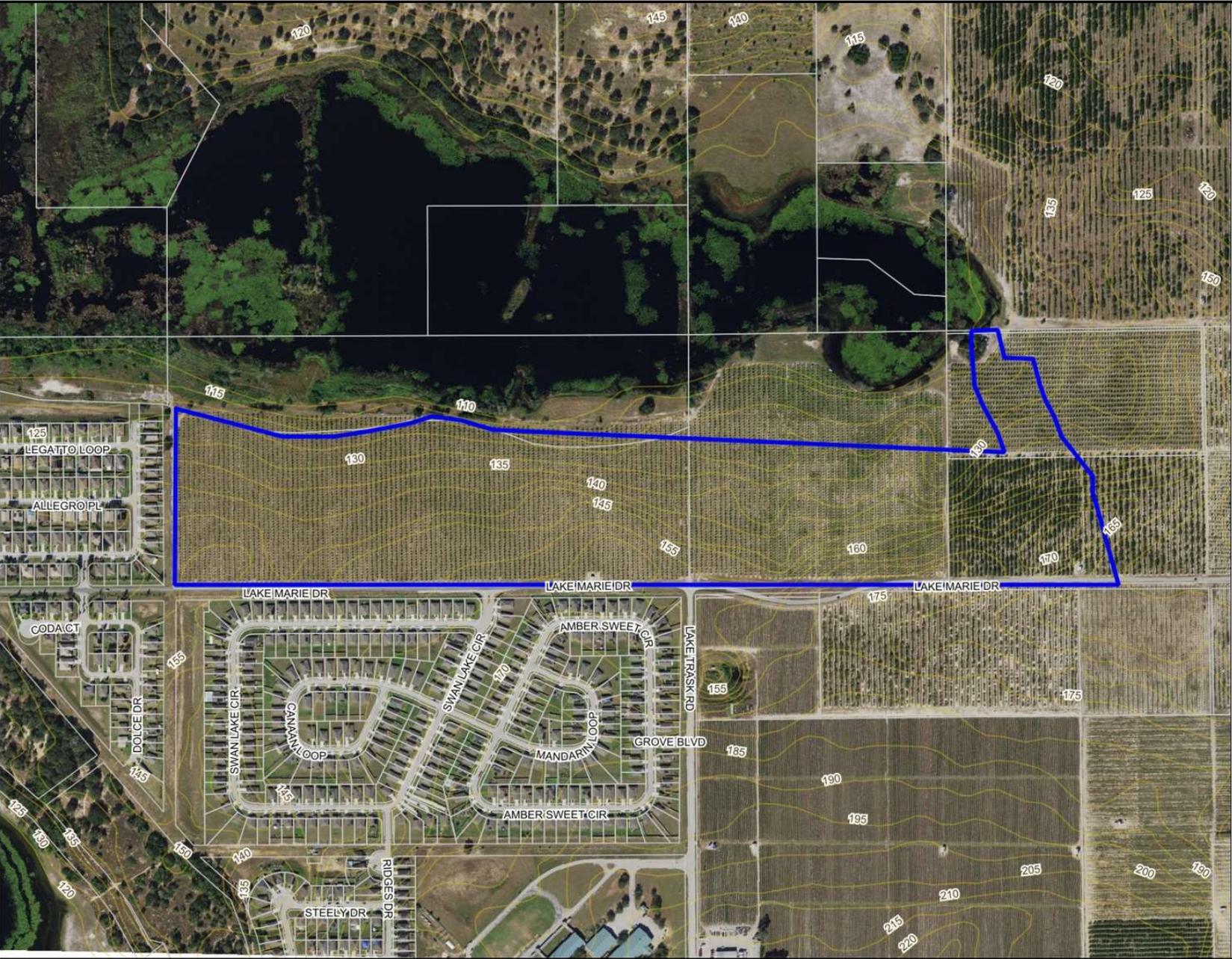
Wetlands Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
	TOTAL WETLANDS	0.0
	TOTAL UPLANDS	86.3
	TOTAL ACRES	86.3



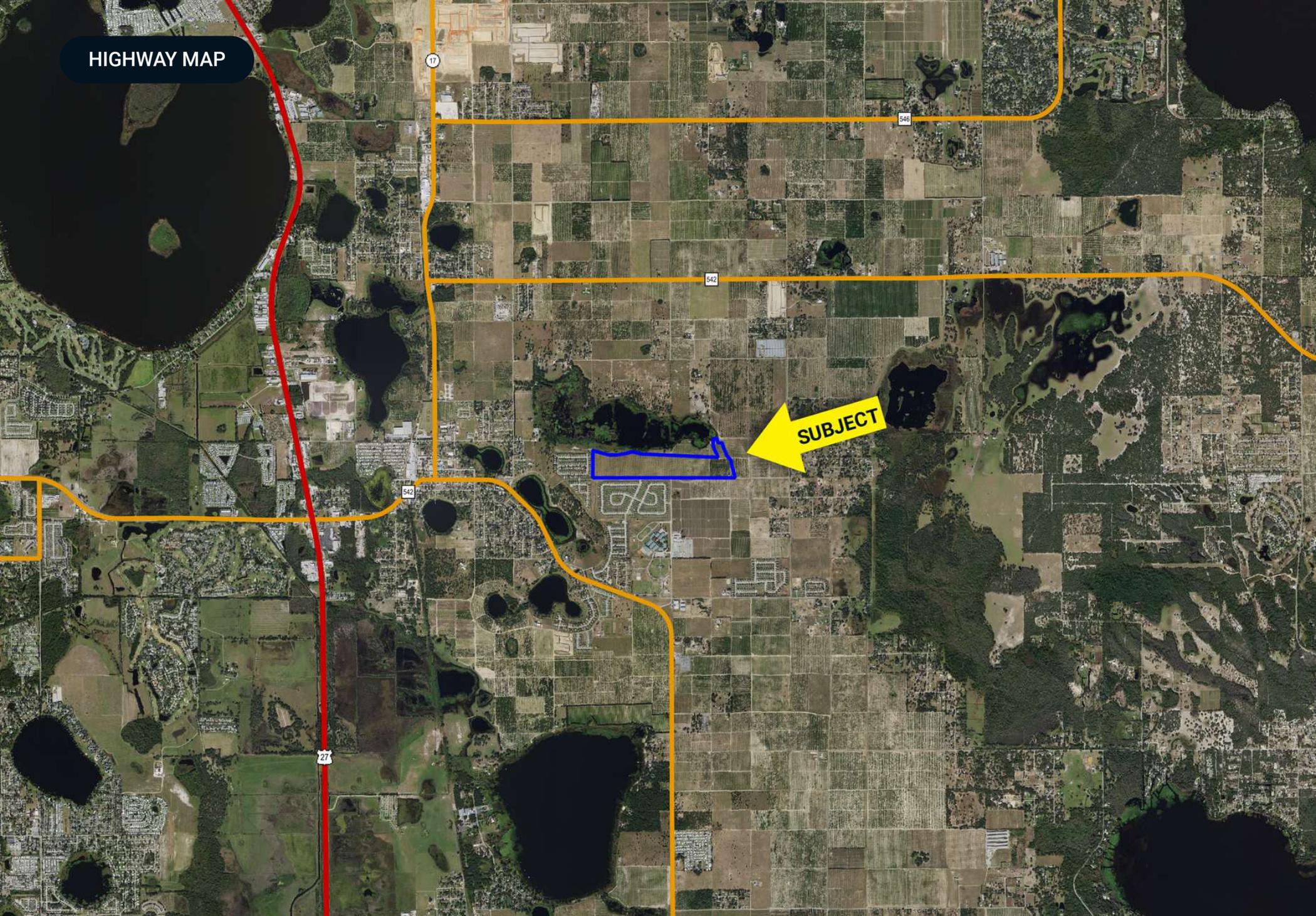
FIVE FOOT CONTOURS



Topography Map

- ▣ County Boundaries
- ▣ Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- ▭ Parcel Outlines
- ~ Five Foot Contours
- ~ Five Foot Contours2

HIGHWAY MAP



NEIGHBORHOOD MAP

Crystal Lake



Dundee Elementary Academy

Dundee Community Center

Dundee Ridge Academy



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MARKET AREA MAP

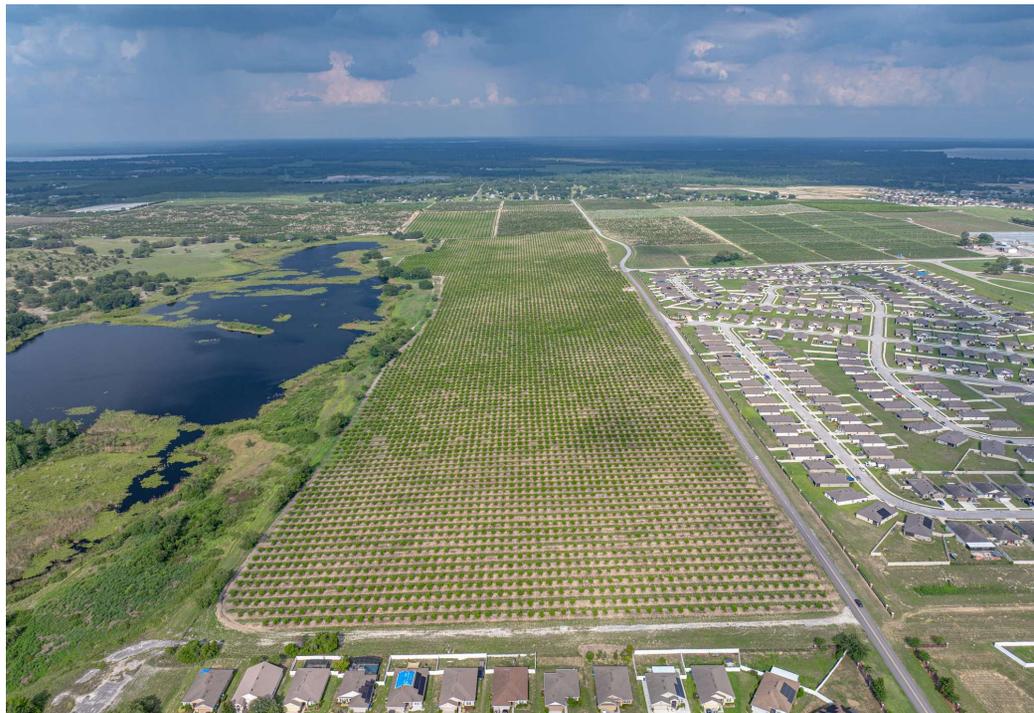


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AERIAL PHOTOS



Lake Pierce



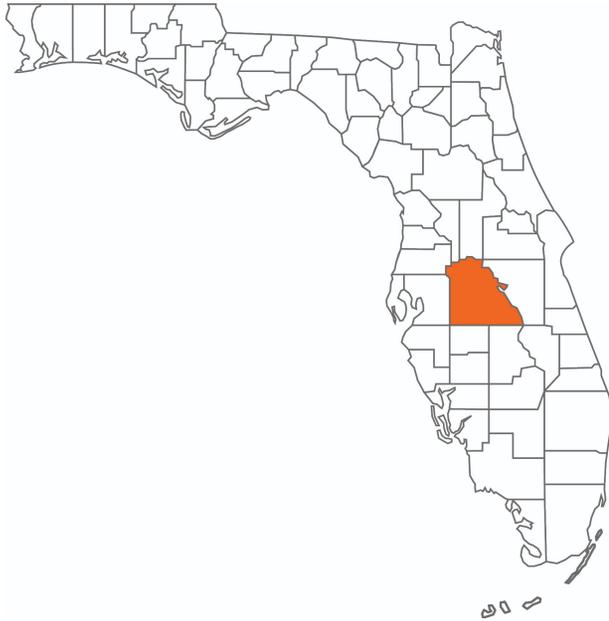
ADDITIONAL PHOTOS



COUNTY



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.



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