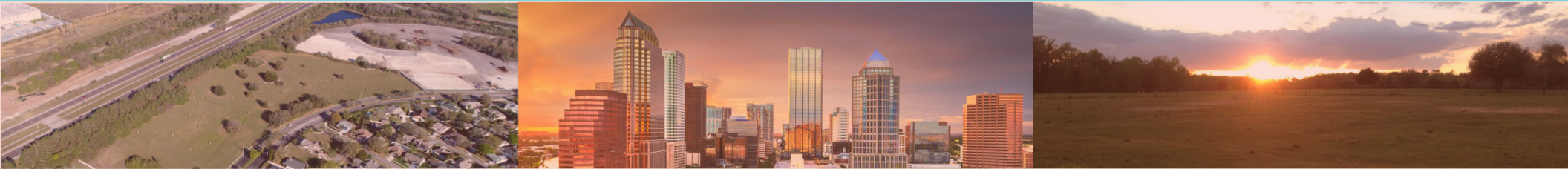


We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

Two contiguous commercial parcels totaling approximately 1.10 acres, both zoned C-3 (Commercial Highway) within the City of Winter Haven. The sites are vacant, level, and free of wetlands or flood zone, making them development-ready. The C-3 zoning allows for a wide range of uses including retail, office, restaurant, assisted living, and personal services. Located within the Florence Villa CRA, these properties offer excellent flexibility for future development or investment.

LOCATION DESCRIPTION

Located just west of US Highway 17 in northwest Winter Haven, these properties benefit from close proximity to downtown and major roadways. Situated in the Florence Villa Community Redevelopment Area (CRA), the surrounding area is experiencing revitalization and investment. The parcels are easily accessible, centrally located, and well-positioned to serve a growing customer base.

SIZE

1.10 acres

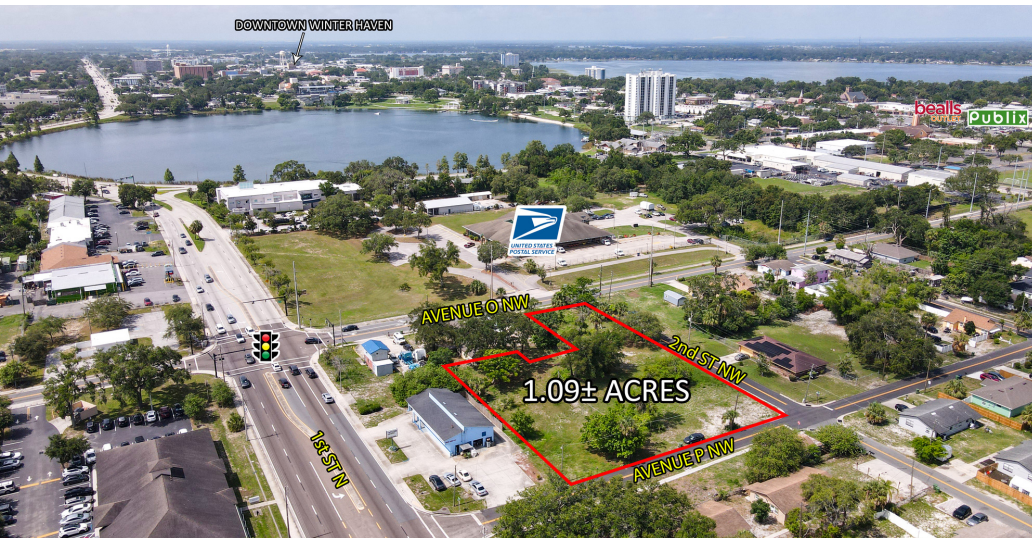
ZONING

C-3 (Commercial Highway)

PRICE

\$190,000

Aerials



Demographics Map & Report

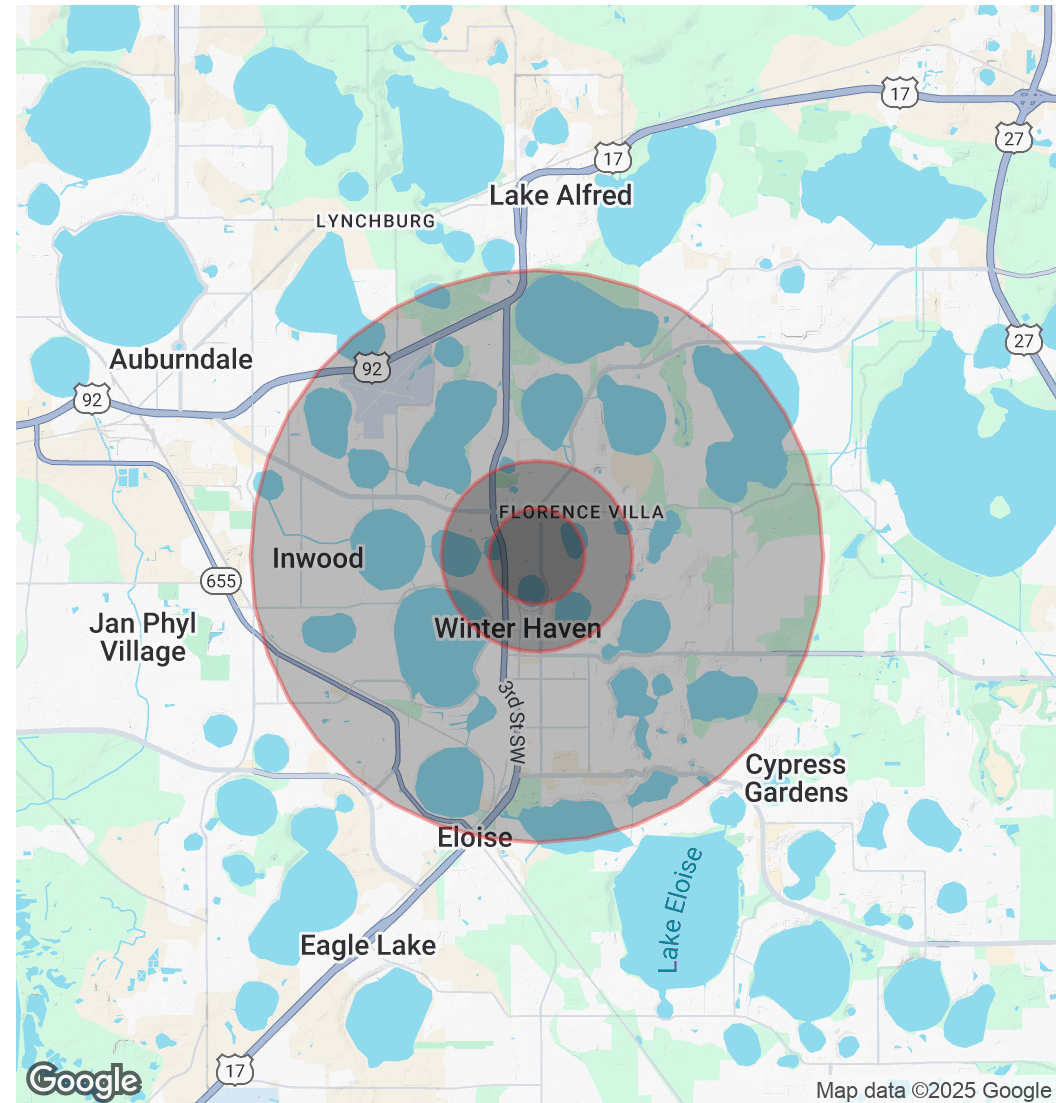
POPULATION

	0.5 MILES	1 MILE	3 MILES
Total Population	2,441	7,573	52,716
Average Age	44	45	42
Average Age (Male)	42	43	41
Average Age (Female)	46	46	43

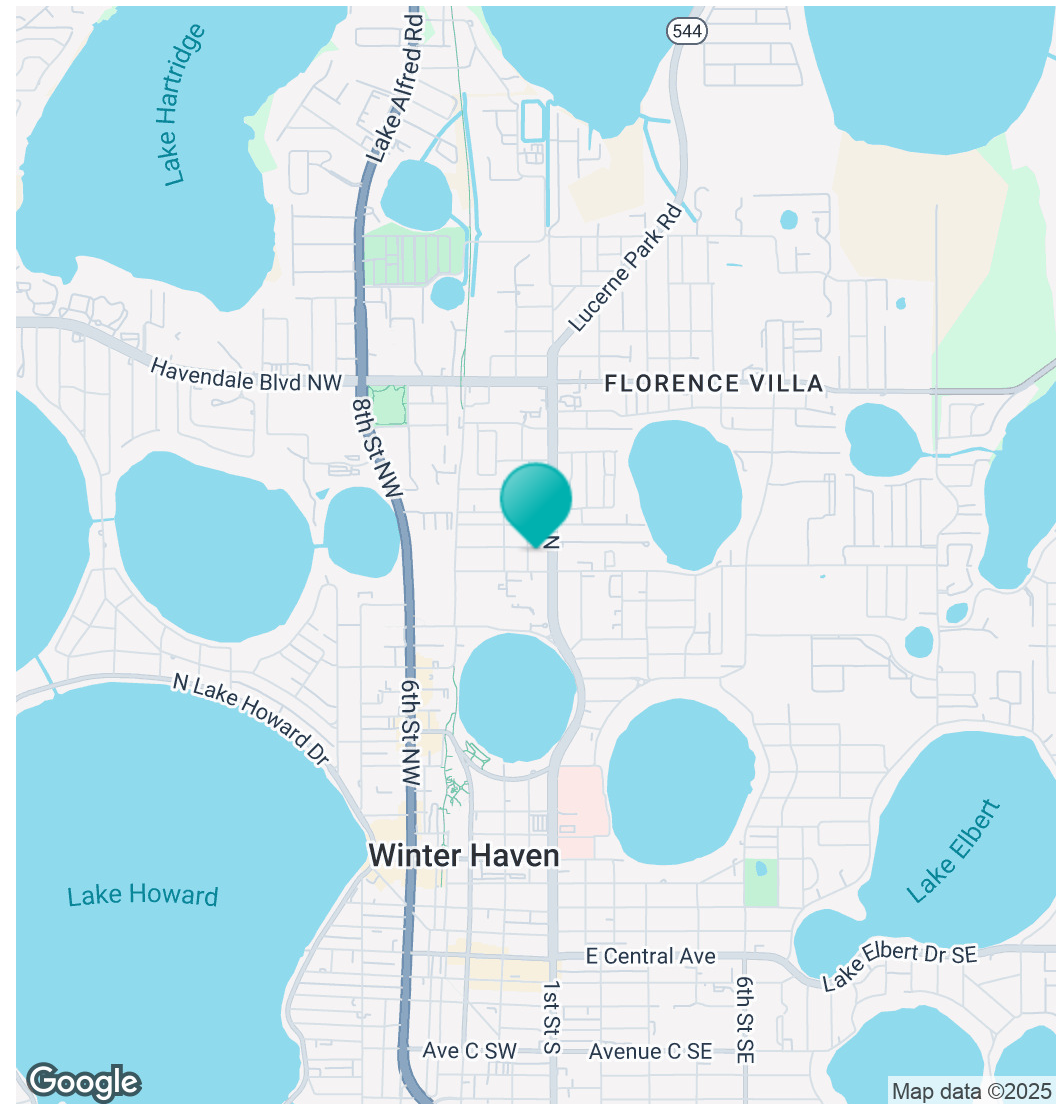
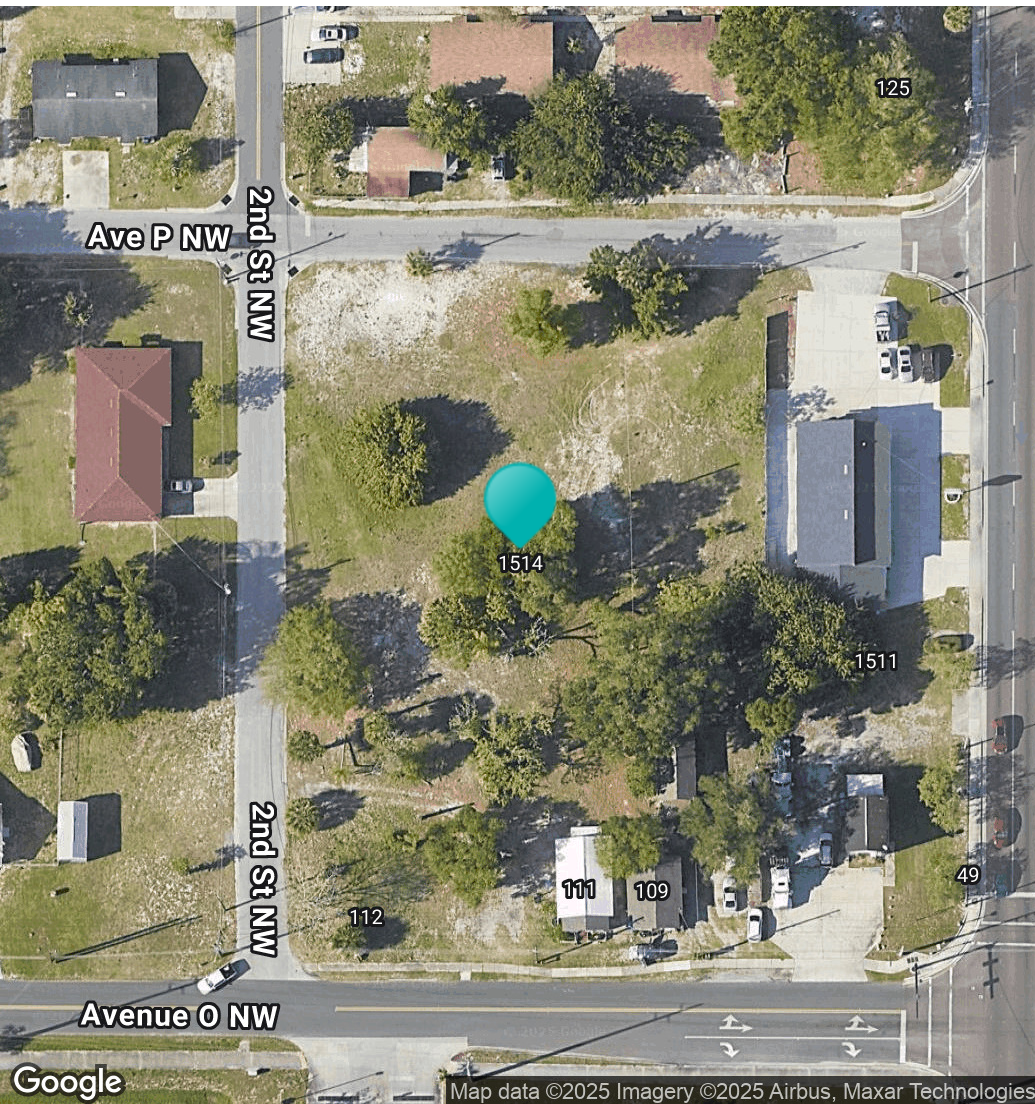
HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
Total Households	992	3,214	20,975
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$50,350	\$62,323	\$74,270
Average House Value	\$256,485	\$279,436	\$274,247

Demographics data derived from AlphaMap



Location Maps



Confidentiality & Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.