

Smartridge Park Residential Development

Ware Ave NE, Winter Haven, Florida 33881

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Downtown Winter Haven
(10 ± Minutes)



PROPERTY SUMMARY



Sale Price

\$5,858,000

Offering Summary

Acreage:	56 Acres
Price / Lot:	\$29,000
State:	Florida
Zoning:	R-3
FLU:	RL-3
City:	Winter Haven
County:	Polk
Property Type:	Development Land

Property Overview

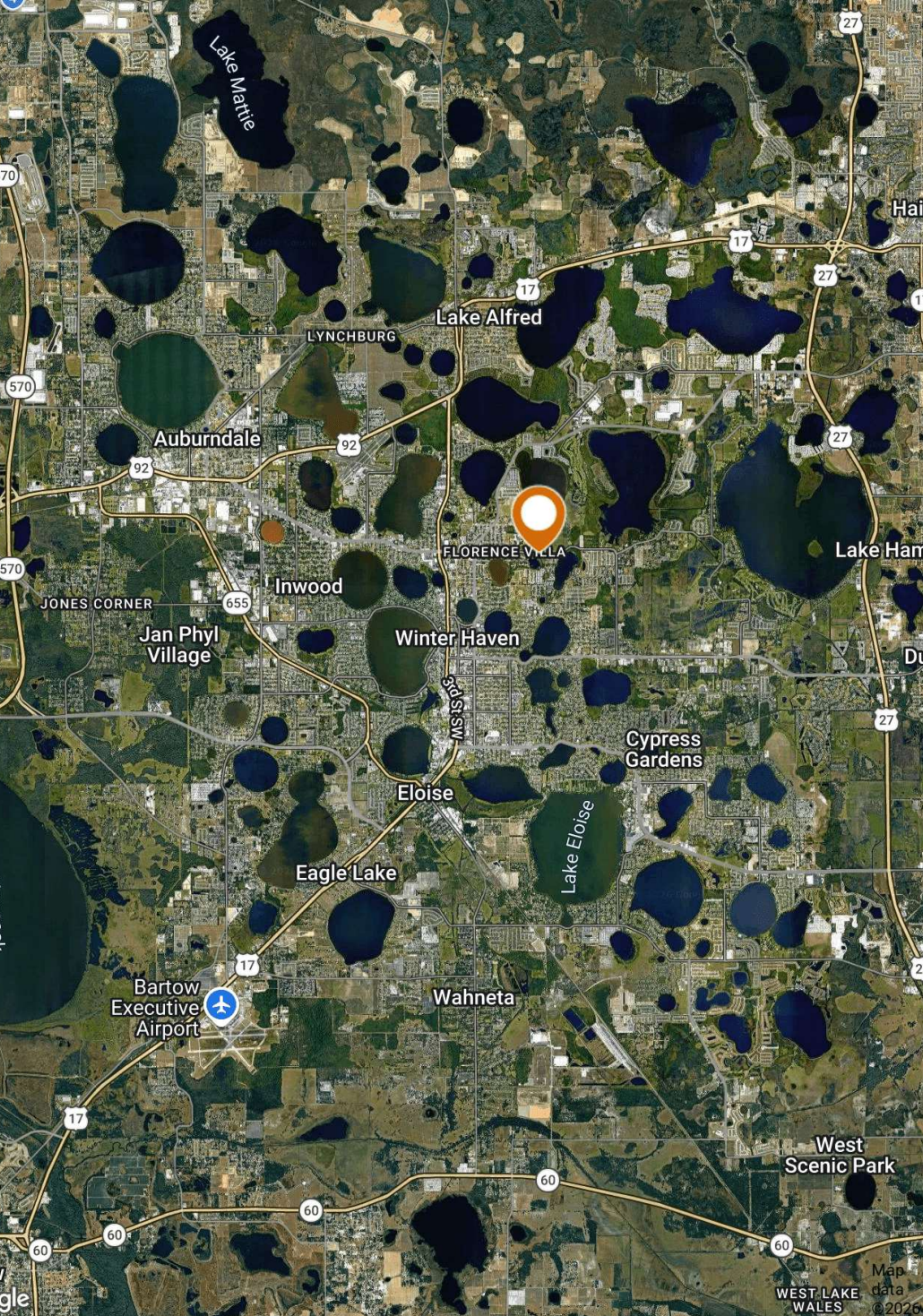
Introducing a prime lakefront investment opportunity in Winter Haven, FL. This property, Zoned R-3 with a Future Land Use of RL-3, presents 202 or 198 shovel-ready lots, comprising 50' wide single-family detached (Lots 1-62) and 40' wide (Lots 63-202). The 198 shovel-ready lot option includes a pool/cabana area as well as a park for residents to take advantage of. Nestled in the sought-after Winter Haven area with frontage on Lake Smart, this offering is an ideal prospect for developers, builders, and residential investors seeking a fully permitted property with approved construction plans and immediate development potential. This site is also BTR permitted.

Its proximity to Auburndale provides convenient access to schools, shopping, and community amenities, while still offering the recreational and cultural appeal of Downtown Winter Haven just 10 ± minutes away. Conveniently located right next to Willowbrook Golf Course, in close proximity to job centers including Walmart distribution center and the newly expanded Sherwin Williams distribution center. This well-positioned parcel offers strong connectivity and high growth potential in a rapidly developing corridor of Central Florida. Don't miss out on this remarkable chance to make your mark in this thriving market.



Specifications & Features

Land Types:	Residential Development Land
Zoning / FLU:	Zoning: R-3 / FLU: RL-3 / BTR Permitted
Lake Frontage / Water Features:	1400 ± FT of frontage on Lake Smart
Road Frontage:	670 ± FT of Frontage on Ware Rd NE
Utilities & Water Source:	City of Winter Haven Water and Sewer located next to the property on Ware Avenue NE
Permitted Lots:	202 Lots
Price Per Lot:	\$29,000
Average Lot Size:	Lot sizes range from 40-50 and the depth ranges from 110'-128'
Lot Inventory:	202
Plats or Engineering Information:	Completely shovel ready with approved construction plans



Location & Driving Directions

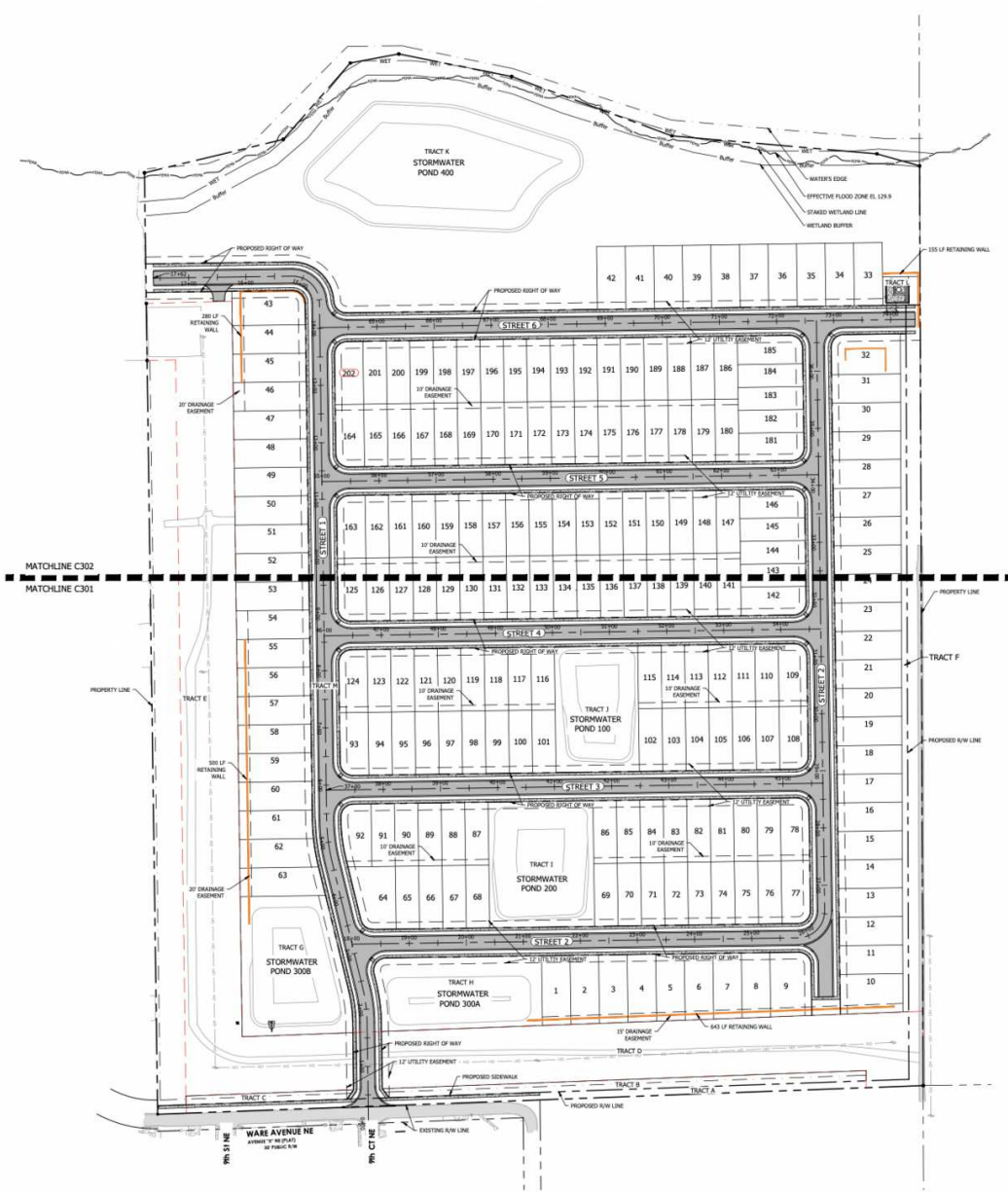
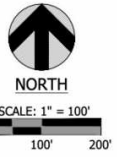
Parcel: 26-28-16-000000-011000

GPS: 28.0507231, -81.7119774

Driving Directions: Contact Agents

Showing Instructions: Contact Agents

202 LOT SITE PLAN



SITE INFORMATION

PARCEL ID:	26UR06-00000-01000
PROPOSED USE:	SINGLE FAMILY 4 PARTS HOME, RESIDENTIAL
FLOOD HAZEL:	ZONE AE (1% OF 100 YEAR FLOOD 12/25/2005) DATED 12/23/24
FUTURE LAND USE:	NEIGHBORHOOD SUBURBAN
ZONING:	R-3
PROJECT AREA:	56.74 AC
PROPOSED LOTS:	202
PROPOSED DENSITY:	3.58 DENS/AC
PROPOSED OPEN SPACE:	20.074 AC
LOT SIZE:	SINGLE FAMILY DETACHED (LOT 1-42): 57' WIDE PARTIALLY DETACHED (LOTS 43-202): 47' WIDE
MAX LOT COVERAGE:	SINGLE FAMILY DETACHED 30% PARTIALLY DETACHED 50%

- ### SITE NOTES
- PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.
 - PLEASE ADVISE ARCHITECT THE PROPERTY WILL BE SUBJECT TO FLOODING. CITY OF WINTER HAVEN SHOULD BE CONTACTED OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THE USE OF THE PROPERTY. EVEN NOTICING CITY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DECORATIVE, TRAIL, LIGHTING, ETC. MAY BE REQUIRED FOR WATER WISE. SYSTEMS WILL NOT BE FLOODED IN CERTAIN MAIN EVENTS.
 - STREET LIGHTING PLAN SHALL BE SUBMITTED FOR REVIEW PRIOR TO SUBMISSION FINAL PLAN.
 - ALL SETBACKS WILL BE REVIEWED AS PART OF THE BUILDING PERMIT REVIEW.
 - ALL UTILITIES SHALL BE DEEPER 12" FROM THE BUILDING DEPARTMENT.
 - THE SITE HAS BEEN PREVIOUSLY USED FOR AGRICULTURE FOR THE ENTIRE SITE BASED ON HISTORIC AERIALS APPROXIMATELY 1.200 COTTON TREES APPEAR TO HAVE BEEN PLANTED ON SITE.

- ### STREET LIGHTING SECTION 707.1
- TO ENHANCE SAFETY FOR PEDESTRIANS, TWO STREET LIGHTS SHALL BE PROVIDED AT THE ORIGINAL TO ALL VEHICULAR ENTRANCES TO MAJOR SUBDIVISIONS AND NON-RESIDENTIAL DEVELOPMENTS. THE LIGHTING VALUES FOR STREET LIGHTING IS BASED UPON THE STANDARDS SET FORTH IN TABLE 1 IN FEDERAL HIGHWAY ADMINISTRATION PUBLICATION NO. FHWA-RD-79-203, GUIDELINES FOR THE IMPLEMENTATION OF INDICATED LIGHTING ON THE SOCIETY OF NORTH AMERICA (SNA). ALL STREET LIGHTING PROVIDED SHALL BE REDUCED OR COMPLY WITH FIXTURES DESIGNED TO MINIMIZE LIGHT GLARE AND LIGHT TROUBLE. THE ILLUMINATION LEVELS ALONG DIFFERENT ROAD CLASSIFICATIONS SHALL BE AS FOLLOWS:
- ARTERIAL ROADWAYS: 1.8 FOOT CANDLE FC TO 2.2 FC
 - COLLECTOR ROADWAYS: 0.4 FC TO 0.8 FC
 - LOCAL/RESIDENTIAL ROADWAYS: 0.4 FC TO 0.8 FC



- R. PROPOSED SETBACKS**
SINGLE FAMILY, LOT 1-42
PRINCIPAL STRUCTURE
REAR SETBACK = 12' MIN, 50' MAX
FRONT SETBACK = 12' MIN, 50' MAX (NO PORCH)
FRONT ENTRY GARAGE = 12' MIN
SIDE ENTRY GARAGE = 12' MIN
SIDE YARD = 5' MIN
SIDE STREET = 10' MIN, 50' MAX
ACCESSORY STRUCTURE
SEMI-T: 7'
SIDE = 7'
- S. PROPOSED SETBACKS**
PARTIALLY DETACHED, LOT 43-202
PRINCIPAL STRUCTURE
REAR SETBACK = 12' MIN, 50' MAX
FRONT SETBACK = 12' MIN, 50' MAX (NO PORCH)
FRONT ENTRY GARAGE = 12' MIN
SIDE ENTRY GARAGE = 12' MIN
SIDE YARD = 5' MIN
SIDE STREET = 10' MIN, 50' MAX
ACCESSORY STRUCTURE
SEMI-T: 7'
SIDE = 7'

CURVE TABLE

#	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	67.66	300.00	012°55'18"	33.97	67.51	S07°15'37"E
C2	39.52	22.00	102°59'18"	27.62	34.42	S37°44'23"W
C3	34.80	22.16	090°00'00"	22.16	31.33	S40°12'07"E
C4	34.56	22.00	090°00'00"	22.00	31.11	S44°12'02"W
C5	33.79	22.00	087°59'31"	31.24	36.56	S45°48'12"E
C6	110.57	72.00	087°59'31"	69.52	106.02	S45°48'12"E
C7	34.56	22.00	090°00'00"	22.00	31.11	N45°47'58"W
C8	31.71	350.00	005°12'27"	15.87	31.70	N03°27'42"W
C9	47.22	350.00	007°43'51"	23.65	47.19	N09°51'21"W
C10	56.38	250.00	012°55'18"	28.31	56.26	N07°15'37"W
C11	29.60	22.00	077°04'42"	17.52	27.41	S52°17'07"E
C12	34.56	22.00	090°00'00"	22.00	31.11	N44°12'02"E
C13	34.56	22.00	090°00'00"	22.00	31.11	N49°47'58"W
C14	34.56	22.00	090°00'00"	22.00	31.11	S44°12'02"W
C15	67.66	300.00	012°55'18"	33.97	67.51	S07°15'37"E
C16	34.56	22.00	090°00'00"	22.00	31.11	S45°47'58"E
C17	34.56	22.00	090°00'00"	22.00	31.11	N44°12'02"E
C18	34.56	22.00	090°00'00"	22.00	31.11	N45°47'58"W
C19	34.56	22.00	090°00'00"	22.00	31.11	S44°12'02"W
C20	34.56	22.00	090°00'00"	22.00	31.11	S45°47'58"E
C21	34.56	22.00	090°00'00"	22.00	31.11	N44°12'02"E
C22	34.56	22.00	090°00'00"	22.00	31.11	N45°47'58"W
C23	34.56	22.00	090°00'00"	22.00	31.11	S44°12'02"W
C24	34.56	22.00	090°00'00"	22.00	31.11	S45°47'58"E
C25	34.56	22.00	090°00'00"	22.00	31.11	N44°12'02"E
C26	34.56	22.00	090°00'00"	22.00	31.11	N45°47'58"W
C27	34.56	22.00	090°00'00"	22.00	31.11	S44°12'02"W

TRACT TABLE

TRACT	AREA	DESCRIPTION
TRACT A	1.18 AC	RIGHT OF WAY DEDICATION
TRACT B	0.33 AC	OPEN SPACE, LANDSCAPE
TRACT C	0.10 AC	OPEN SPACE, LANDSCAPE
TRACT D	2.15 AC	OPEN SPACE, UTILITY EASEMENT
TRACT E	5.31 AC	OPEN SPACE, LANDSCAPE
TRACT F	0.27 AC	OPEN SPACE, LANDSCAPE
TRACT G	0.98 AC	OPEN SPACE, STORMWATER
TRACT H	0.83 AC	OPEN SPACE, STORMWATER
TRACT I	0.93 AC	OPEN SPACE, STORMWATER
TRACT J	0.74 AC	OPEN SPACE, STORMWATER
TRACT K	0.43 AC	OPEN SPACE, STORMWATER
TRACT L	0.16 AC	PUBLIC RIGHT OF WAY
TRACT M	8.27 AC	PUBLIC RIGHT OF WAY

CLIENT: CAMBRIDGE HOLDINGS, LLC
PROJECT: SHARTRIDGE PARK
PROJECT NO.: 2785
SHEET: C300

CREATED BY: MICHAEL S. ALVARO, P.E.
DESIGNED BY: MICHAEL S. ALVARO, P.E.
DRAWN BY: MICHAEL S. ALVARO, P.E.
CHECKED BY: MICHAEL S. ALVARO, P.E.

PROFESSIONAL SEAL
MICHAEL S. ALVARO, P.E.
STATE OF FLORIDA
02147005

FLORIDA CERTIFICATE OF AUTHORIZATION (FCOA) # 24527

SLOAN
Engineering Group
150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
FLORIDA CERTIFICATE OF AUTHORIZATION (FCOA) # 24527

OVERALL SITE PLAN
WARE AVENUE, WINTER HAVEN, FL

AERIAL MAP



MARKET AREA MAP



Google

Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

ADDITIONAL PHOTOS



SAUNDERS
REAL ESTATE

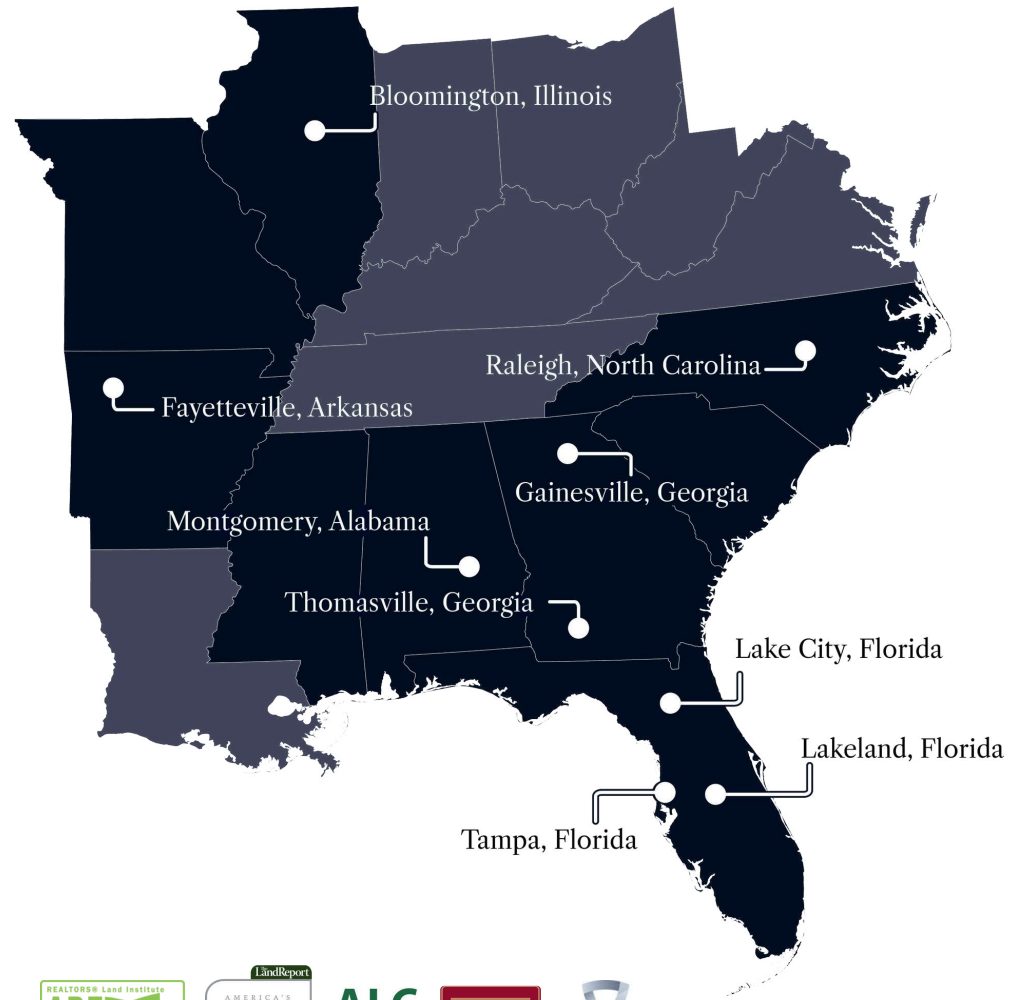
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