



**FOR SALE
LAND
\$4,215,000**

HIGH-VISIBILITY 16.86± ACRE COMMERCIAL SITE IN
WINTER HAVEN

249 ELOISE LOOP RD, WINTER HAVEN, FL 33880



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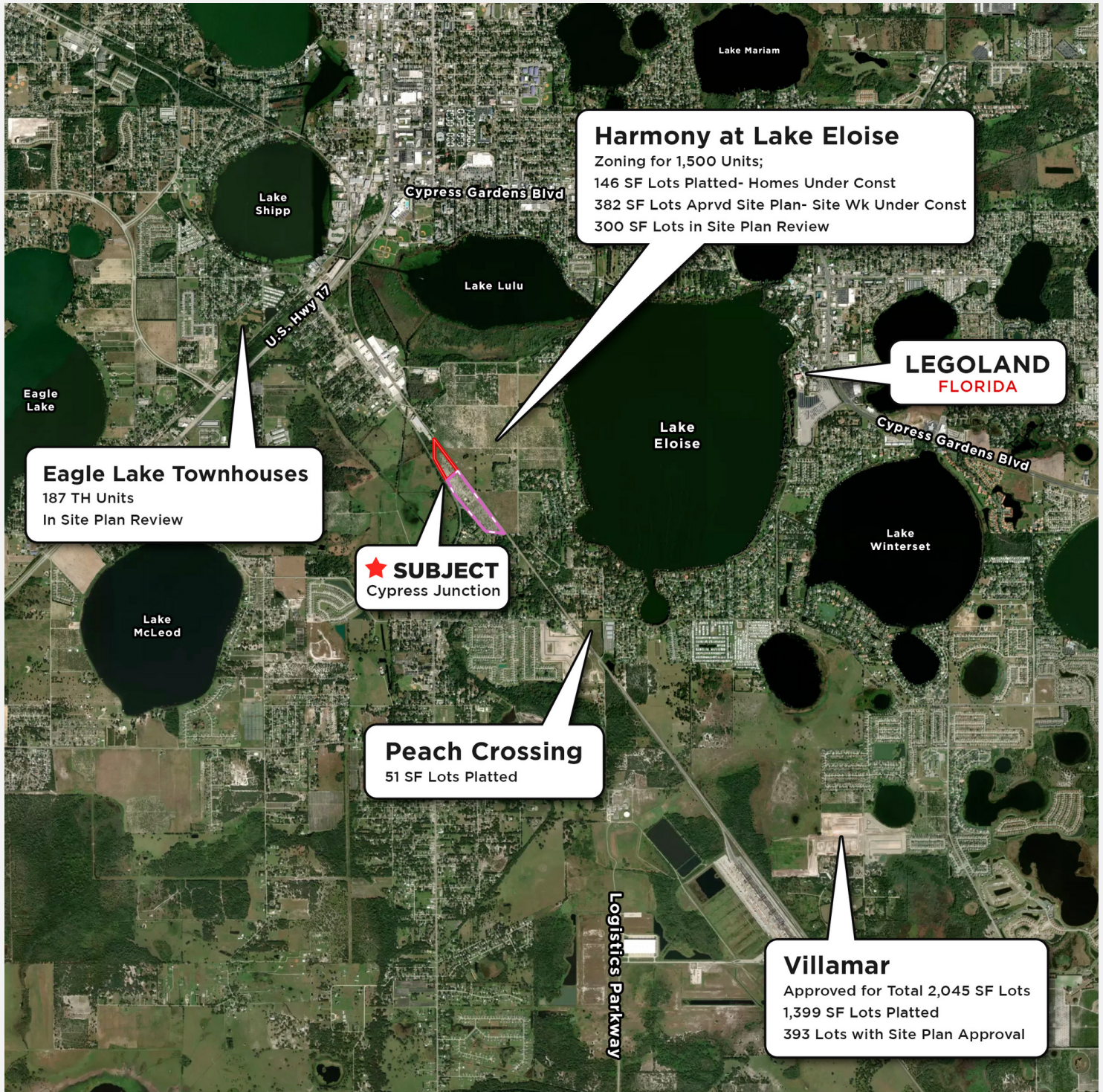


CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881

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Development Map



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Executive Summary



VIDEO

SALE PRICE **\$4,215,000**

OFFERING SUMMARY

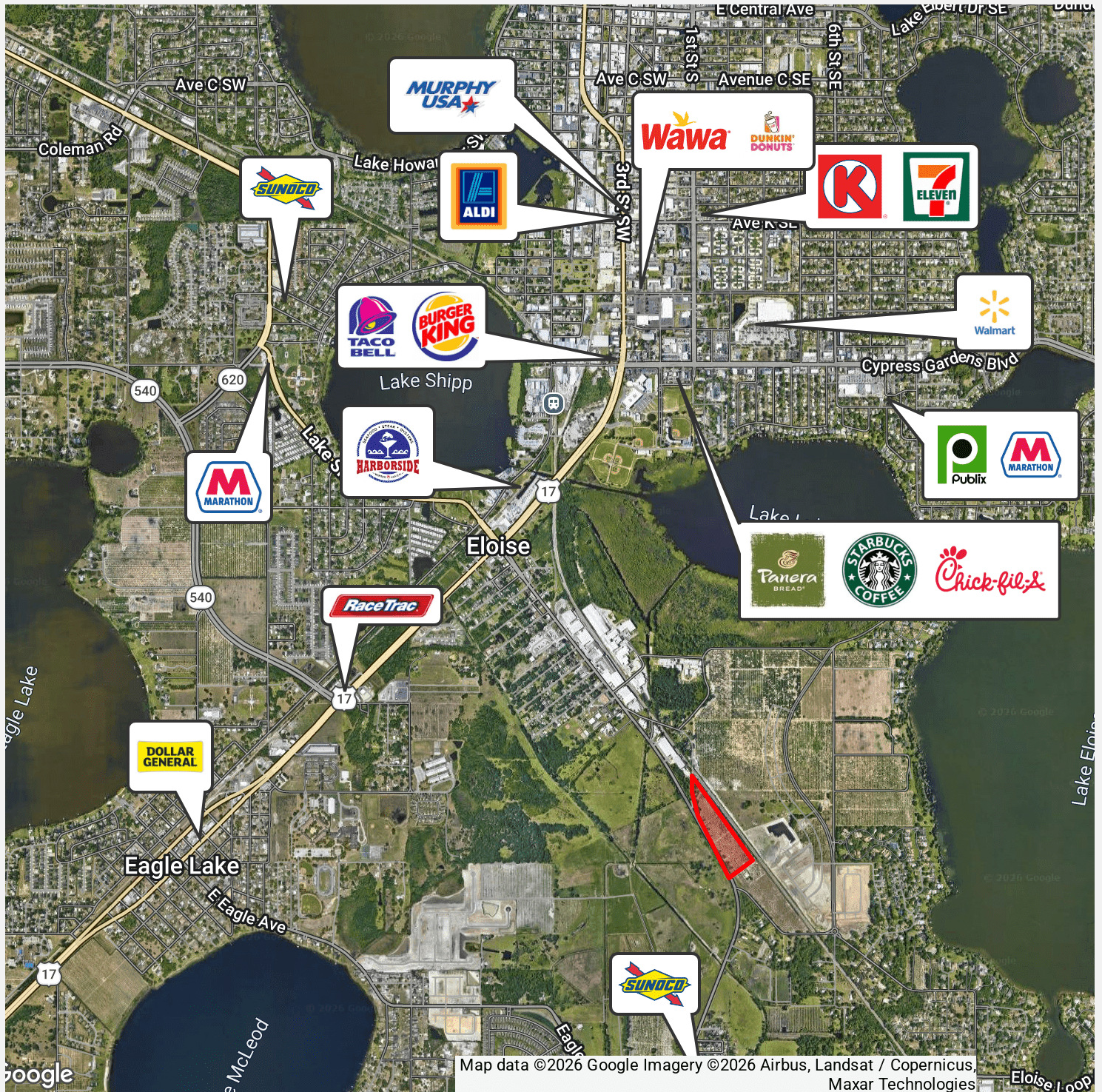
Acres	16 Acres
County	Polk
Zoning	RC
Parcel IDs	26-29-09-687000-006601
Coordinates	27.9800608, -81.7253777
Real Estate Taxes	\$373.09

Positioned in Winter Haven, this 16.86± acre commercial site presents a compelling opportunity for a large-scale retail or mixed commercial development. The conceptual layout depicts approximately 7.46 acres for a primary anchor parcel and 9.40 acres of remaining site area, offering flexibility for additional outparcels or complementary commercial uses. The plan includes a 45,120 square foot anchor building, a 5,915 square foot convenience store with fueling station, stormwater facilities, and substantial on-site parking. With its scale, planned layout, and strong commercial vision, this site is well suited for a developer or investor looking to capitalize on continued growth in the Winter Haven area. Preliminary plans note that all measurements are estimated, jurisdictional approvals will be required, and groundwater conditions should be anticipated.

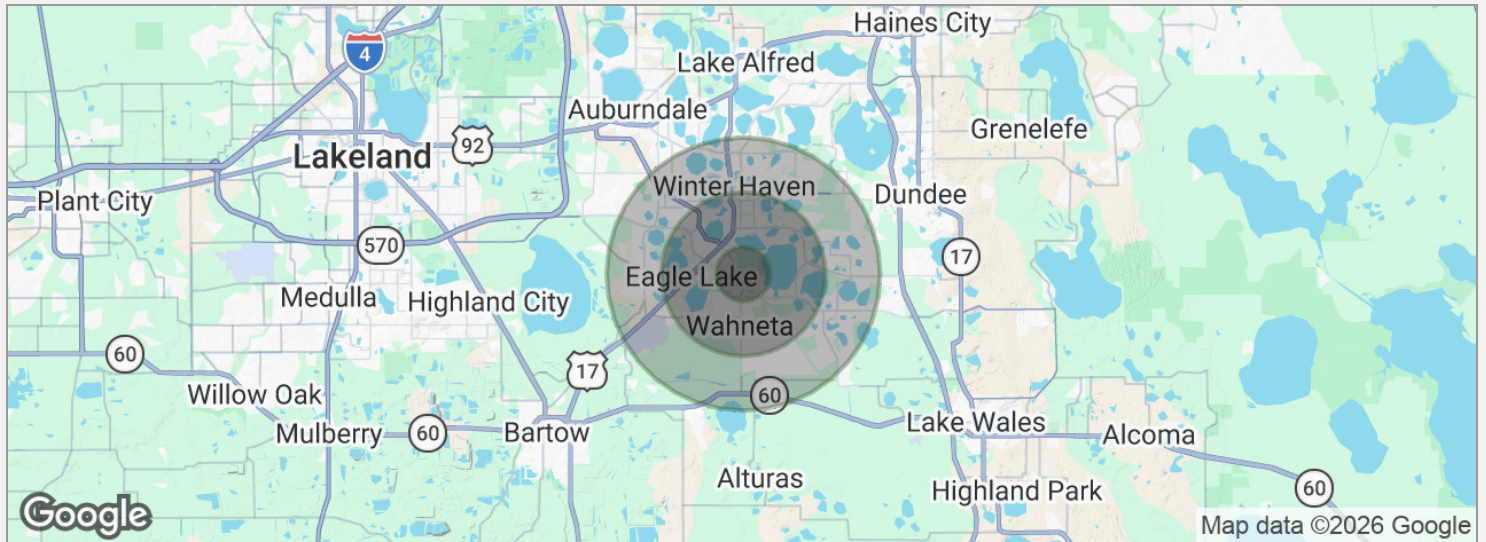
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Retail Map



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	1,471	34,244	95,963
Median age	40.4	38.4	40.1
Median age (male)	36.3	35.7	37.8
Median age (Female)	45.7	41.4	42.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	521	12,334	34,793
# of persons per HH	2.8	2.8	2.8
Average HH income	\$105,339	\$88,232	\$80,287
Average house value	\$213,471	\$237,508	\$241,280

* Demographic data derived from 2020 ACS - US Census