



LAKE DEER DEVELOPMENT

WINTER HAVEN, FL | POLK COUNTY

18.48 +/- ACRES TOTAL



SPECIFICATIONS & FEATURES

Acreage: 18.48 +/- Acres

Sale Price: \$425,000 total

Price per Acre: \$23,000

County: Polk

Site Address: 35th Street NW, Winter Haven, FL 33880

Road Frontage: 1,500 +/- FT on 35th St NW and Ave C NW

Lake Frontage/Water Features: 400 +/- FT on Lake Deer

Irrigation/Wells: 6-inch well with an electric power unit

Zoning/FLU: Residential Medium Density (RM), up to 10 units per acre

Uplands/Wetlands: 17.3 +/- acres uplands and 0.7 +/- acres wetlands

Annual Taxes 2016: \$1,506.85

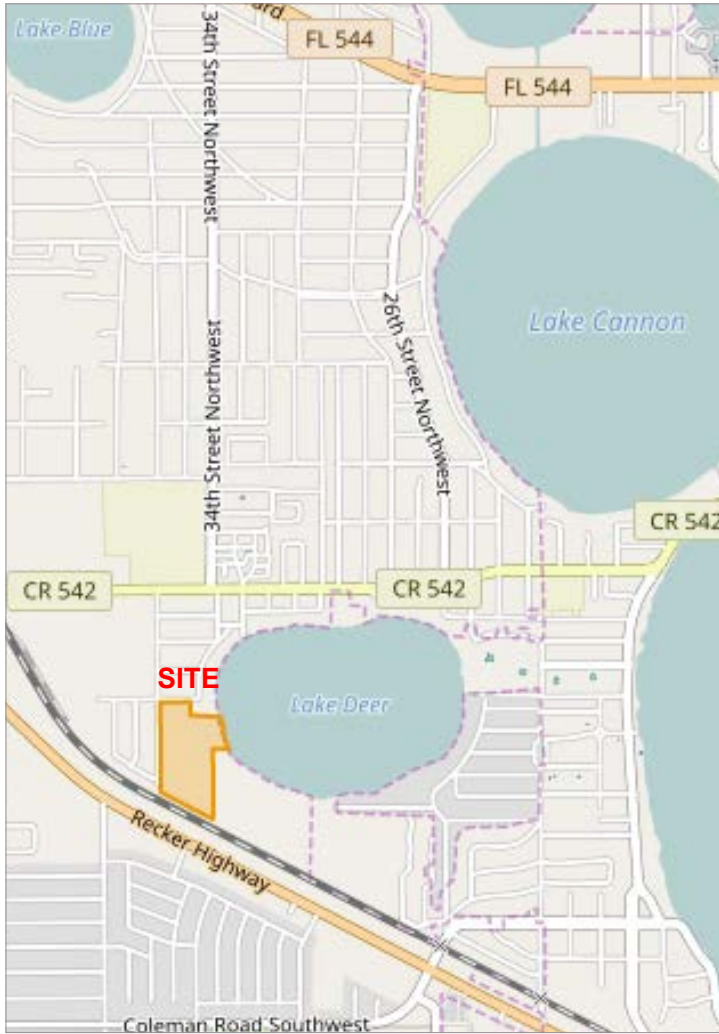
Utilities & Water Source: City of Winter Haven - water lines are adjacent to the property and sewer lines are 1,300 +/- FT north

Nearest Intersection: Ave G NW and 35th St NW

Nearest Points of Interest: Downtown Winter Haven is 2 miles east and LEGOLAND is 5 miles SE

This lakefront property, located only 5 +/- miles from LEGOLAND, is surrounded by an established neighborhood. A former citrus grove that is currently supported by a 6" well with an electric power unit.





LOCATION & DRIVING DIRECTIONS

Parcel IDs:

25-28-24-348000-000093
25-28-25-000000-013010
25-28-25-000000-013080
25-28-25-000000-032230

Driving Directions from Winter Haven:

- Head west on Avenue G NW to 35th Street NW
- Head south 1,300 feet on 35th Street NW
- Property is on the left

Close to Downtown Winter Haven, LEGOLAND, and the Polk Parkway





Saunders

REAL ESTATE

863.648.1528
114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

18.48 +/- Acres
Former Citrus Grove
Located on Lake Deer

SREland.com/LakeDeer

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LAKELAND OFFICE:
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HIGH SPRINGS OFFICE:
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