

PROPERTY FOR SALE

8.3 Acres Commercial

Cypress Gardens Blvd., Winter Haven, FL 33880

\$2,275,000



SRDcommercial.com | 877.518.5263



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EXECUTIVE SUMMARY

Site Address:	Cypress Gardens Blvd. Winter Haven, FL 33880
County:	Polk
PIN (Property Identification Number):	262912687519000010
Land Size:	8.3 Acres Commercial
Property Use:	Cropland soil Capability Class I
Zoning:	C-3: Highway Commercial (City of Winter Haven)
Traffic Count:	29,500 cars/day on Cypress Gardens Blvd.
2016 Assessed Value:	\$4,315
Price:	\$2,275,000

Location

- **The subject property is located on the eastern section of Cypress Gardens Blvd (SR 540), an east-west connector between US Hwy 27 and US Hwy 17 (distance of approximately 6 miles). The primary trade area ... known as the LEGOLAND corridor, is approximately 2 miles east and west of LEGOLAND Florida**
- **Good population density with higher income and higher median age**
- **Traffic count of 29,500 cars/day**
- **Strong displaced sales attributable to LEGOLAND Florida and State Farm Insurance Regional HQ**

Site

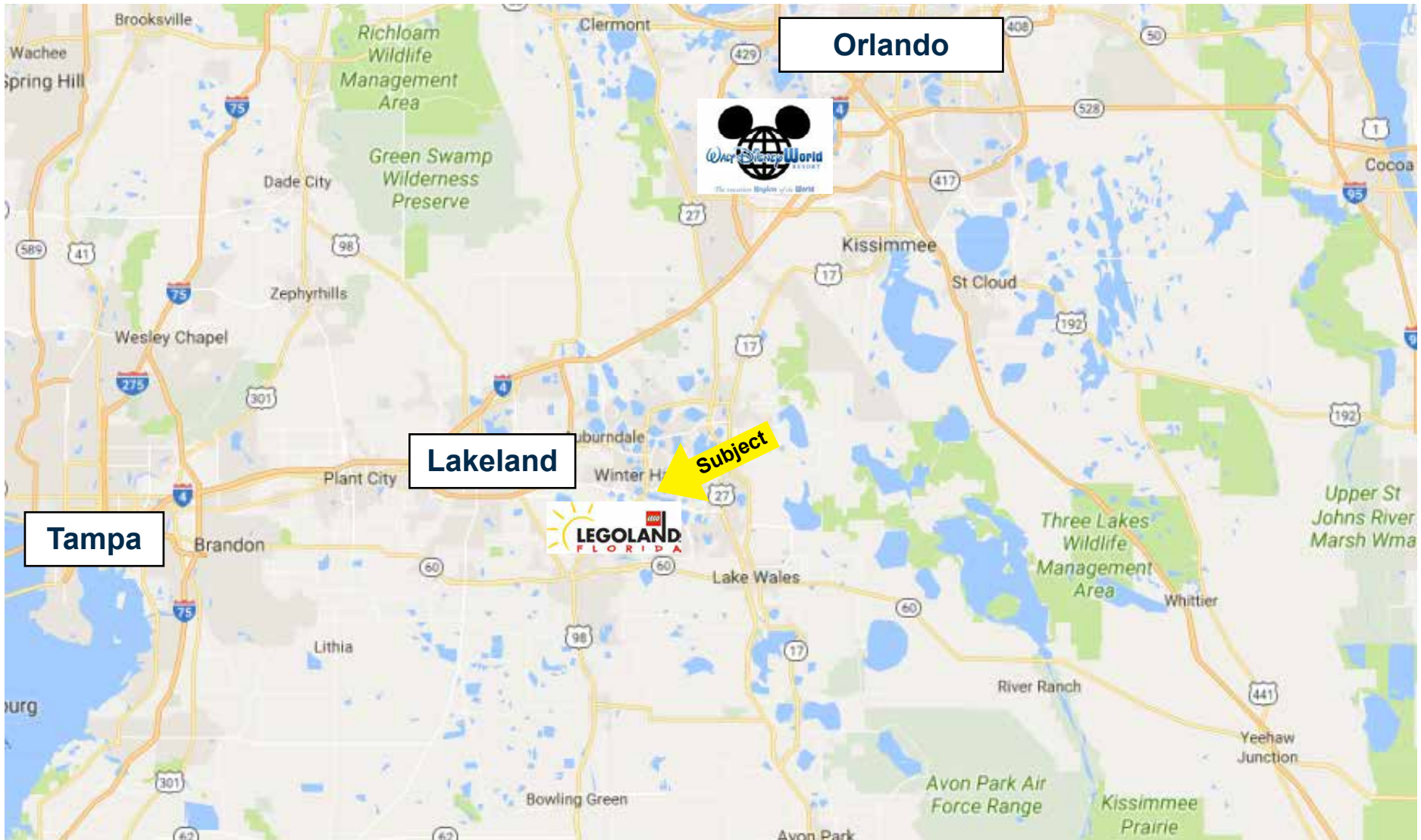
- **The subject has good visibility on Cypress Gardens Blvd (SR 540)**
- **Access is right-in/right-out and left-in**

Political / Legal

- **Zoning is City of Winter Haven Highway Commercial (C-3), which offers a broad range of commercial uses commercial and retail**



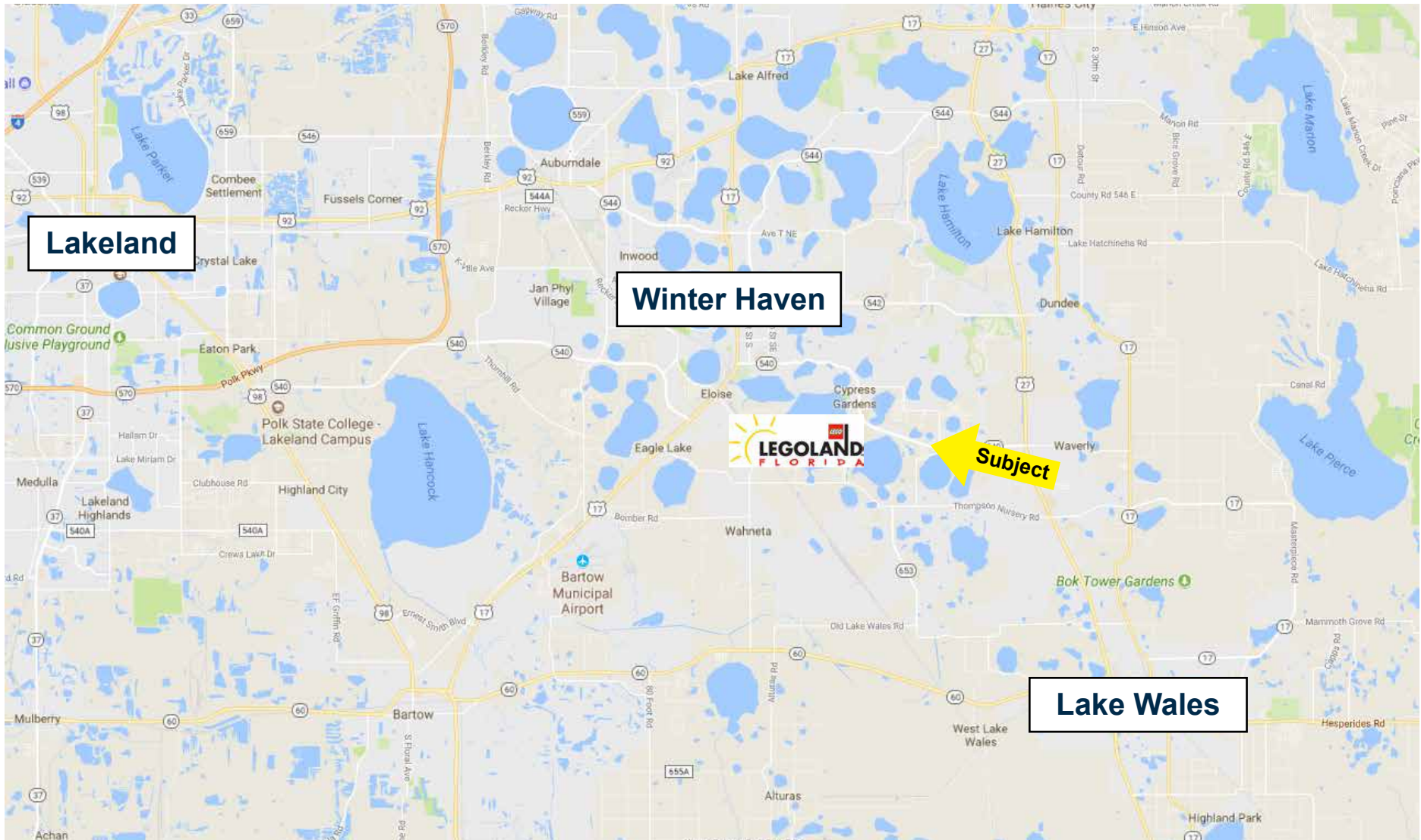
REGIONAL LOCATION MAP



I-4 Corridor: Central Florida's tourism hotspot



LOCATION MAP



Just 1.5 miles from LEGOLAND



“LEGOLAND® Florida Resort is built for kids. The 150-acre interactive theme park offers more than 50 rides, shows and attractions, restaurants, shopping, a breathtaking botanical garden and the LEGOLAND Water Park all geared to families with children ages 2 to 12.” <https://www.legoland.com/florida/about-us/about-legoland-florida/>

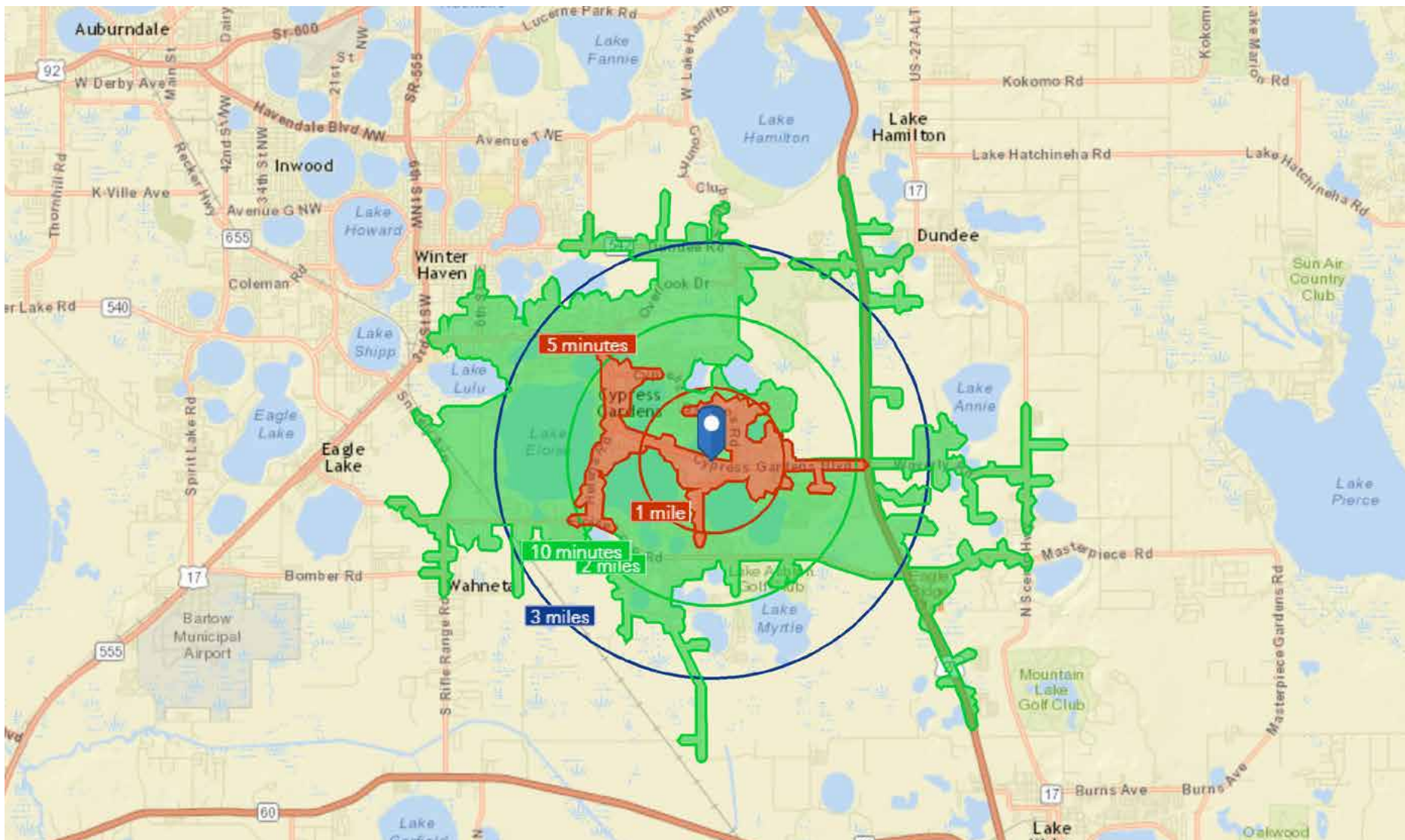


LEGOLAND® Florida Map



12.9 million visitors world wide in 2016; LEGOLAND Resort offers a 5-story, 152-room hotel

DEMOGRAPHICS MAP



1, 2, 3 mile radius
5 & 10 minute drive



DEMOGRAPHICS

Benchmark Demographics

**Good
Population
Density**

	1 mile	2 miles	3 miles	5 minutes	10 minutes	Polk	FL	US
Population	7,327	21,651	31,833	7,884	34,269	662,431	20,619,313	327,514,334
Households	2,986	9,179	13,469	3,225	13,707	247,585	8,064,657	123,158,887
Families	2,046	6,338	9,352	2,253	9,451	172,355	5,223,357	81,106,685
Average Household Size	2.45	2.35	2.35	2.44	2.47	2.62	2.50	2.59
Owner Occupied Housing Units	1,895	6,379	9,641	2,240	9,548	163,764	5,071,790	77,207,043
Renter Occupied Housing Units	1,091	2,800	3,828	985	4,159	83,821	2,992,867	45,951,844
Median Age	44.0	47.5	48.0	45.0	46.1	41.3	42.2	38.2

Trends: 2015 - 2020 Annual Rate

Population	0.73%	1.07%	1.18%	0.98%	1.08%	1.28%	1.36%	0.83%
Households	0.68%	1.02%	1.13%	0.93%	1.02%	1.19%	1.30%	0.79%
Families	0.63%	0.97%	1.08%	0.87%	0.96%	1.13%	1.25%	0.71%
Owner HHs	0.71%	1.14%	1.21%	0.93%	1.05%	1.09%	1.19%	0.72%
Median Household Income	2.40%	2.45%	2.44%	2.71%	2.27%	2.46%	2.13%	2.12%

Households by Income

<\$15,000	10.90%	9.70%	9.50%	9.80%	10.10%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	11.70%	11.10%	11.50%	10.70%	12.20%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	9.00%	9.20%	9.40%	9.90%	9.80%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	14.40%	14.10%	14.50%	13.80%	14.40%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	20.70%	21.70%	21.40%	19.80%	20.80%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	15.40%	16.20%	15.30%	15.60%	14.80%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	12.00%	11.60%	11.60%	13.00%	11.30%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	3.30%	3.20%	3.00%	3.80%	2.80%	2.70%	4.30%	5.70%
\$200,000+	2.60%	3.30%	3.80%	3.60%	3.80%	2.50%	4.60%	6.10%

Median Household Income

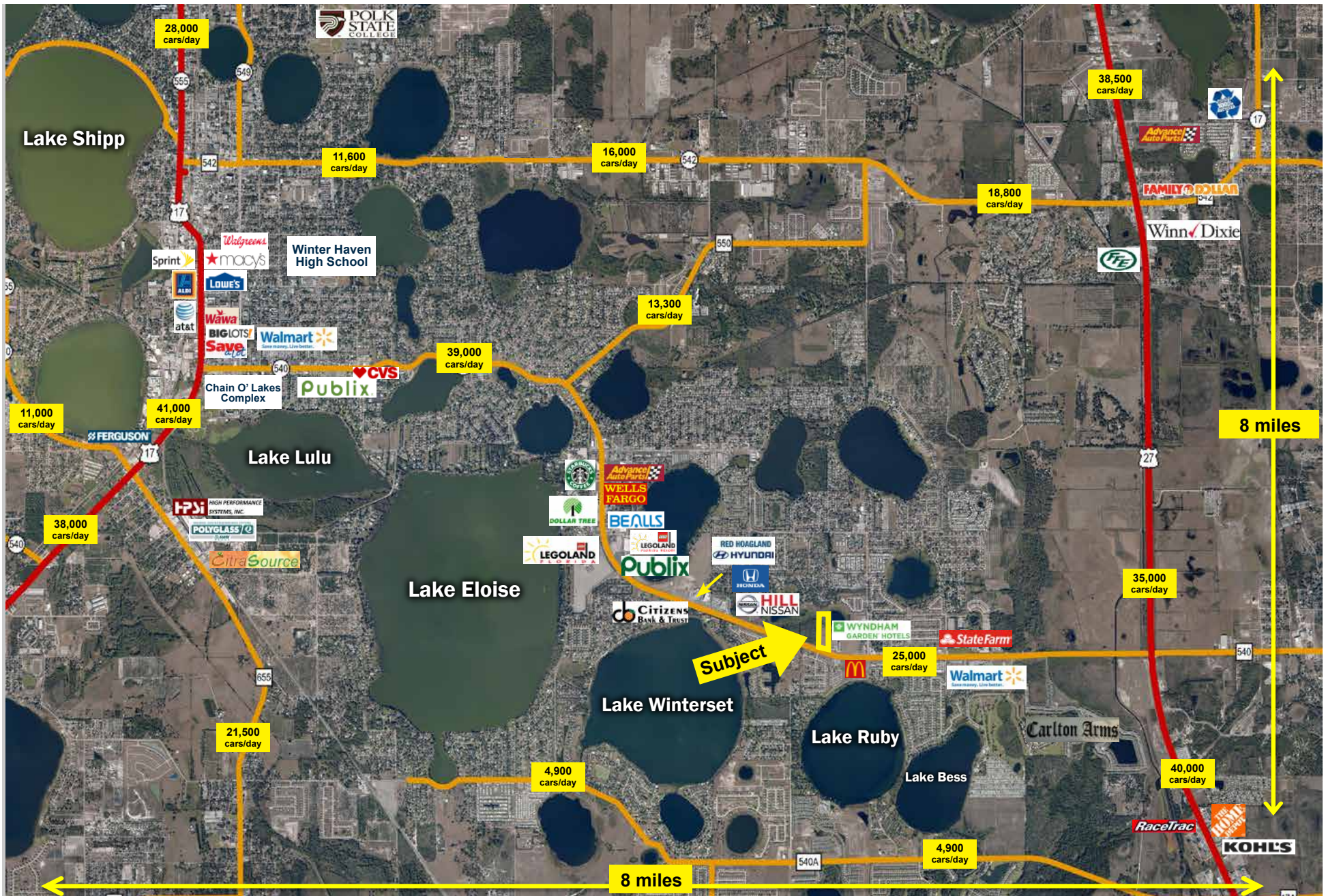
**High
Income
Levels**

Median Household Income	\$53,352	\$54,899	\$54,149	\$55,326	\$52,815	\$45,704	\$50,606	\$56,124
Average Household Income	\$68,043	\$70,940	\$71,529	\$72,923	\$70,366	\$61,763	\$72,632	\$80,675
Per Capita Income	\$28,108	\$30,043	\$30,087	\$29,846	\$28,963	\$23,623	\$28,921	\$30,820

Population by Age

0 - 4	5.00%	4.70%	4.70%	5.00%	5.00%	6.00%	5.30%	6.10%
5 - 9	5.40%	5.00%	4.90%	5.40%	5.20%	6.10%	5.50%	6.30%
10 - 14	5.80%	5.40%	5.50%	6.00%	5.80%	6.10%	5.60%	6.30%
15 - 19	5.40%	5.30%	5.40%	5.50%	5.60%	5.90%	5.70%	6.40%
20 - 24	4.60%	4.40%	4.50%	4.50%	4.90%	6.00%	6.40%	7.00%
25 - 34	13.30%	11.50%	10.90%	12.00%	11.40%	12.60%	13.10%	13.80%
35 - 44	11.80%	10.90%	10.80%	11.50%	10.90%	11.40%	11.80%	12.50%
45 - 54	12.00%	11.40%	11.60%	12.20%	11.90%	12.00%	13.00%	13.00%
55 - 64	13.20%	14.10%	14.40%	13.50%	14.00%	13.10%	13.50%	12.90%
65 - 74	13.60%	15.90%	15.70%	14.00%	14.20%	12.00%	11.30%	9.20%
75 - 84	7.30%	8.40%	8.50%	7.60%	8.10%	6.40%	6.20%	4.40%
85+	2.70%	2.90%	3.10%	2.80%	3.20%	2.40%	2.70%	2.00%

MARKET AREA

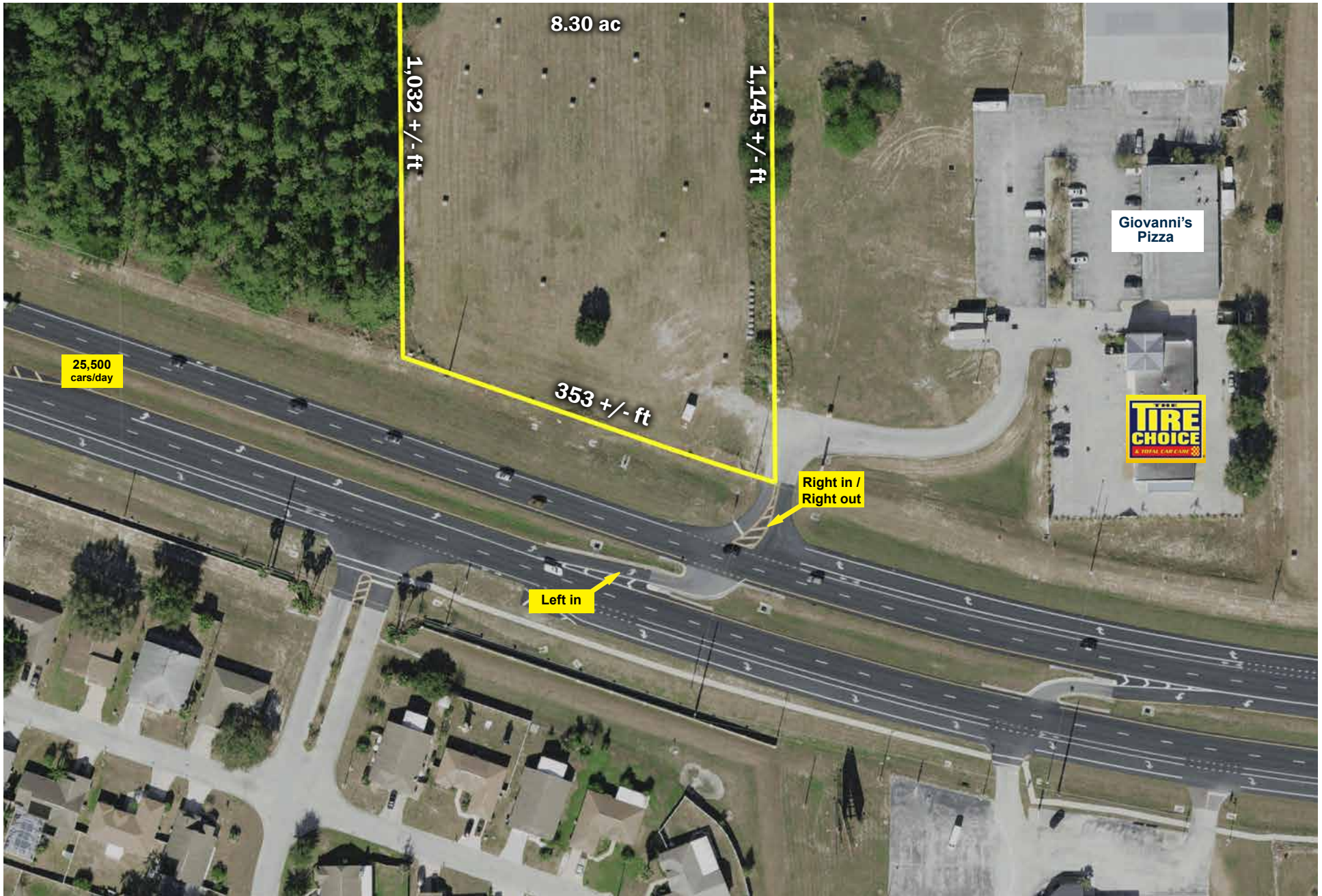


TRADE AREA



NEIGHBORHOOD AERIAL

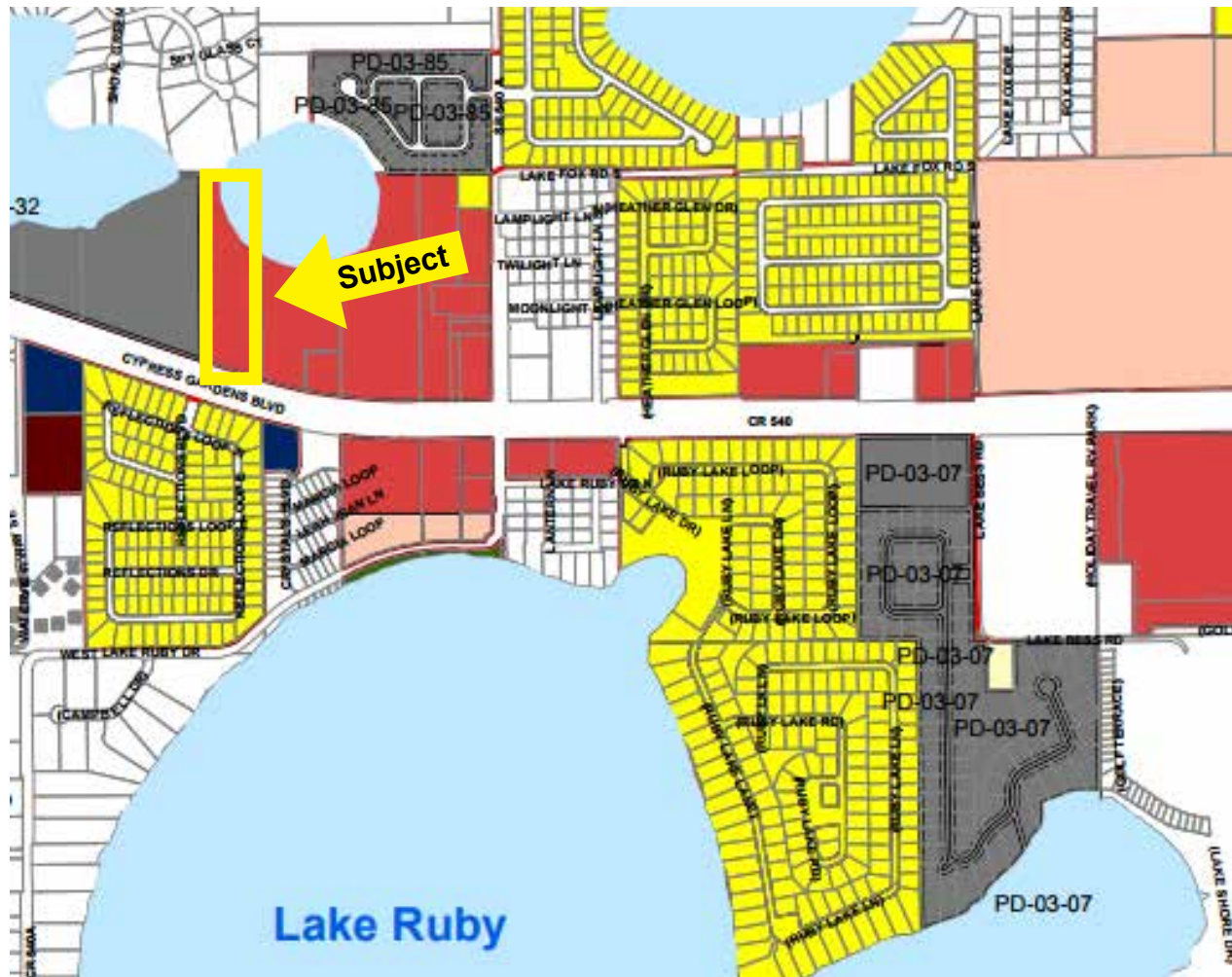





























ZONING



Legend

-  AG-1 (Agriculture)
-  Commercial Downtown (C-1)
-  Commercial Neighborhood (C-2)
-  **Commercial Highway (C-3)**
-  Commercial Heavy/General (C-4)
-  Conservation (CON)
-  Industrial Light (I-1)
-  Industrial Heavy (I-2)
-  Mixed Use (MX)
-  Public Institutional (PI)
-  Public Recreation (PR)
-  Planned Unit Development (PUD)
-  Residential Single Family (Minimum 10,000 sq. ft.) (R-1)
-  Residential Single Family (Minimum 6,000 sq. ft.) (R-2)
-  Residential Multi-family (up to 10 units per acre) (R-3)
-  Multi-family Residential- Medium Density
-  Multi-family Residential- High Density
-  Residential Estate (1 acre or higher) (RE)
-  Residential Mobile Homes (RM)
-  WINTER HAVEN CITY LIMITS
-  Utility Service Area

Commercial Highway (C-3)

The C-3 highway business district is intended to apply to arterial streets and trafficways where business establishments primarily not of a neighborhood or community service type may properly be located to serve large sections of the City. Such businesses generally require considerable ground area, do not cater directly to pedestrians and need a conspicuous and accessible location convenient for motorists.



AGENT INFORMATION



Contact Information:

gary@srdcommercial.com

863.877.2828

Gary Ralston

Managing Partner, Broker

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, FRICS is a managing partner of Coldwell Banker Commercial Saunders Ralston Dantzler Realty, LLC – the premier commercial services provider in Central Florida (Polk County). He is a recognized subject matter expert on retail and commercial properties. His experience includes the complete spectrum of commercial real estate services. In addition, he is a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004 Gary was the president and a member of the board of directors of Commercial Net Lease Realty, Inc. (NYSE:NNN) the industry leader in single-tenant corporate net-leased real estate. During that time he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds the Certified Commercial Investment Member (CCIM), Society of Industrial and Office Realtors (SIOR), Specialist in Real Estate Securities (SRS), Certified Property Manager (CPM), Counselor of Real Estate (CRE), Graduate, Realtor Institute (GRI), Certified Leasing Specialist (CLS), Certified Development, Design and Construction Professional (CDP), Certified Retail Property Executive (CRX) and Fellow of the Royal Institute of Chartered Surveyors (FRICS) professional designations. He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of the CCIM Institute and the Education Committee. He is a Past President of the Florida CCIM Chapter. He is a full member of the Urban Land Institute (ULI) and a former Vice Chairman of the Small Scale Development Council. He is a member of the International Council of Shopping Centers (ICSC) and an instructor for the ICSC University of Shopping Centers at Wharton, the ICSC Executive Learning series and RECon Academy.

Gary holds a Masters in Real Estate and Construction Management from the Franklin L. Burns School of Real Estate and Construction Management at the University of Denver. In 2007 he was named an adjunct faculty member at the University of Denver, in 2011 he was named an adjunct faculty member at Florida Southern College and in 2013 Gary was named an adjunct faculty member at the University of Florida. He is the chair of the I-4 Commercial Corridor at Florida Polytechnic University conference and co-chair of the Florida Southern College real estate conference.

Gary was inducted as a Hoyt Fellow (www.hoyt.org) in 2001. He is a member of the Regional Economic Information Network of the Jacksonville Branch of the Federal Reserve Bank of Atlanta. Gary is recognized as the second most accredited commercial real estate professional in the Nation.

Awards:

- Hoyt Fellow, Homer Hoyt Institute www.hoyt.org 2001 to present
- 2016 – Lifetime Service/Presidential Appreciation, Lakeland Association of Realtors
- CCIM Board of Directors 2017 - 2020
- 2017 – speaker at ICSC RECon [International Council of Shopping Centers Retail Convention], Las Vegas www.icsc.com (The largest commercial real estate convention in the world)



AGENT INFORMATION



Contact Information:

DHungerford@SRDcommercial.com

863.272.7156

David Hungerford

Sales Associate

David Hungerford is the Director of Research and a sales associate with Coldwell Banker Commercial Saunders Ralston Dantzler Realty, LLC – the premier commercial services provider in Central Florida. He specializes in retail and development land. Through the use of dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and ARCGis specialist within the firm.

David previously worked in his family-owned business, Hungerford & Associates, as a financial advisor. Prior to becoming a financial advisor, he served as the company's marketing director.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While there, he was an active member of the Florida State University Real Estate Society. David is currently enrolled in the MBA (Masters in Business Administration) program at Florida Southern College in Lakeland, FL and is working on his CCIM designation.

He is a member of the Lakeland Association of Realtors®, The International Council of Shopping Centers (ICSC), and the Polk County Farm Bureau, where he is involved with the Young Farmers & Ranchers program.

David is married and lives with his wife Aimee in Bartow, FL. They are proud members of Access Church.

Disciplines:

- Development Properties
- Retail Properties
- Site Selection
- Real Estate Analytics

CONFIDENTIALITY & DISCLAIMER

About Coldwell Banker Commercial Saunders Ralston Dantzler Realty

Coldwell Banker Commercial Saunders Ralston Dantzler Realty (CBCSRD) is located in Lakeland, Florida and is Florida's I-4 corridor's premier commercial real estate firm. We offer unique positioning of properties utilizing our intimate knowledge of local markets, a recognized national brand, and a global reach through our Coldwell Banker Commercial offices worldwide. CBC worldwide achieved \$5 billion in investment sales and leasing transactions in 2016.

CBCSRD was founded by three highly-recognized CCIM-designated Florida brokers. The company brings together experts on all aspects of real estate. We provide services to land and commercial clients through both CBCSRD and our land brokerage, Coldwell Banker Commercial Saunders Real Estate. For more information, please visit SRDcommercial.com



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