

An aerial photograph of the Highlands Reserve golf course and surrounding area. The foreground is dominated by a dense forest of tall, thin trees, mostly without leaves, suggesting a late autumn or winter setting. A well-maintained green golf course with several sand traps is visible in the middle ground. Beyond the golf course, there's a residential area with houses and more trees. In the background, a large body of water, likely a lake or reservoir, stretches across the horizon under a clear blue sky with a few wispy clouds.

Highlands Reserve

8100 Watkins Road, Haines City, FL



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Residential Development

Located in the rapidly developing Polk County in the heart of Central Florida presents a distinctive opportunity for developers and investors. Subject to appropriate government approval, this land offering has the potential for a redevelopment of 195 to 226+ single family residences similar to the neighboring development known as The Dunes. As a focal point for enjoying the multitude of attractions Florida has to offer, Highlands Reserve is an amazing opportunity capturing Florida's explosive population growth.

Thank you for your consideration,

Michelle



Property Overview

*Secure your stake in
Central Polk County's Future*

Featuring 114+ acres nestled in Polk County, Florida, a growing community filled with opportunities and value derived from first time home buyers, investors and second home buyers. Easily accessible from US Highway 27 and Interstate 4 (I-4) as a gateway to Orlando and Tampa.

Highlands Reserve provides 3+ ponds, serene views, and plenty of spacious living opportunities through a variety of suggested lot sizes allowing a residential redevelopment of single family homes, housed in quaintly sub-divided cul-de-sacs and tree lined streets with views to lakes and natural preserves. Final approval is based on the Haines City and Polk County Land Use Development Code.

The reserves provides over 1,510+ linear feet on Watkins Road. Surrounded by natural beauty, including numerous canals, lakes, and nature reserves: Lake Pierce and Lake Hatchineha are nearby and offer opportunities for boating, fishing, and wildlife observation. Within close proximity, you have easy access to a wide range of amenities, including shopping, dining, golfing, and even aviation activities, among many other options.

The 3 parcels of vacant residential and agricultural land are suitable for a single-family residential development on approximately over one-quarter of a square mile.

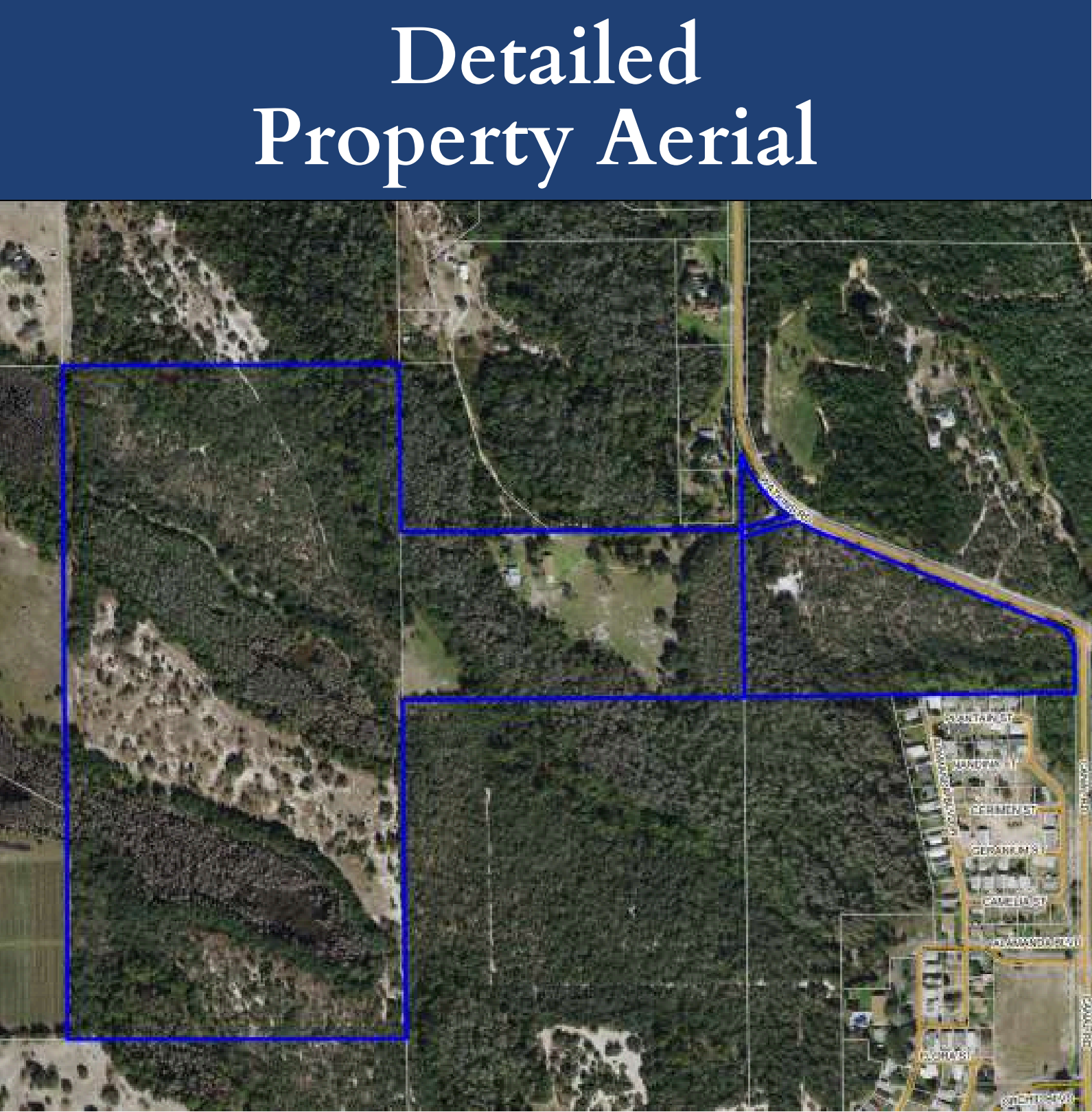
All parcels sit on the outskirts of a serene countryside section of Polk County offering a peaceful setting with breathtaking views of the surrounding hills, lakes, canals, and ponds conveniently close to Poinciana, Winter Haven, Kissimmee and Orlando.

The land boasts fertile soil and gentle slopes, making it ideal for spacious residences, private gardens, and outdoor amenities.

Immediately surrounded by Dunes Reserve, a community of single family homes on 4,000–8,000sf.

| Land Summary | |
|----------------|--------------------------|
| Acreage: | 114.72 |
| City: | Haines City |
| County: | Polk |
| Water Source: | Well |
| Road Frontage: | 1,510 ft on Watkins Road |
| Fencing: | Barbed Wire |
| Current Use: | Single Family Residence |

| Site Acreage Statistics | |
|-------------------------|---------------------------------|
| Total Site: | 114.72 |
| Wetlands: | 39.77 |
| Wetland Buffer: | 6.81 |
| Developable: | 67.36+ subject to mitigation |
| Retention: | 11.32 (17%) |
| Open Space: | 7.05 (10%) |
| Total Dwellings: | 195 to 226 subject to approvals |



| Parcels | |
|---------|-------------------------|
| Acres | Parcel ID |
| 20.1 | 28.28.32.000.000.012010 |
| 79.69 | 28.28.32.000.000.014000 |
| 14.93 | 28.28.33.000.000.034010 |

Connectivity



Utility Infrastructure

Water Mains (WM):

- 10" WM on north side of Watkins Road
- 10" WM on north side of Canal Road

Force Mains (FM):

- 6" FM on south side of Watkins Road
- 8" FM on south side of Canal Road (rehabilitation required)
- This existing utility framework reduces off-site infrastructure costs and enhances the feasibility of near-term development.

Development Potential

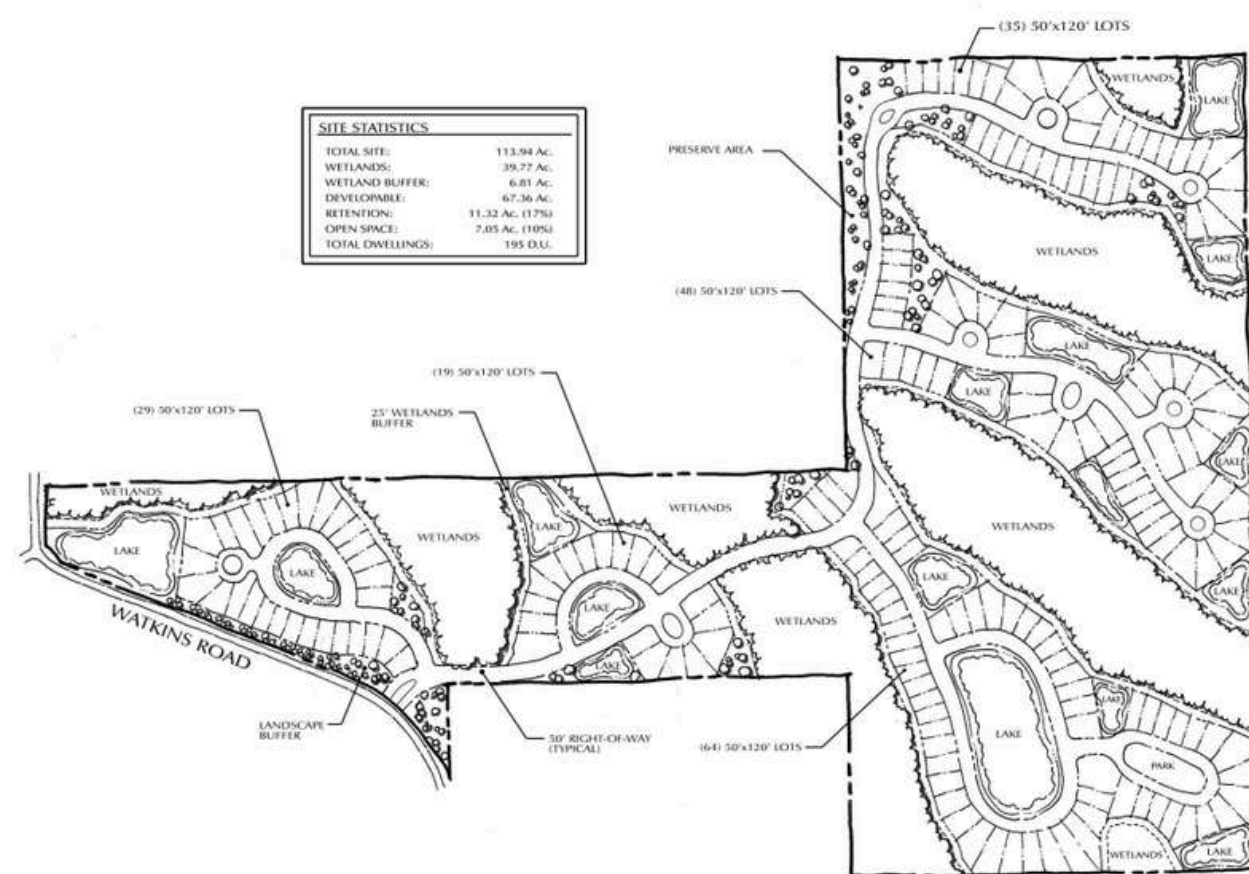
- Surrounded by established residential communities, positioning the site as a natural growth corridor.
- Large contiguous tract allows for flexible planning — from single-family subdivisions to higher-density residential or mixed-use opportunities.
- Access to nearby amenities (lake recreation, schools, and retail nodes) makes the site ideal for family-oriented housing.

Investment Highlights

- Utilities in place: Existing water and sewer lines support scalability.
- Growth-ready corridor: Positioned next to thriving neighborhoods and transportation links.
- Versatile planning: Site can accommodate a range of residential densities or mixed-use concepts.
- Lifestyle-oriented location: Lakeside living with convenient access to city infrastructure.

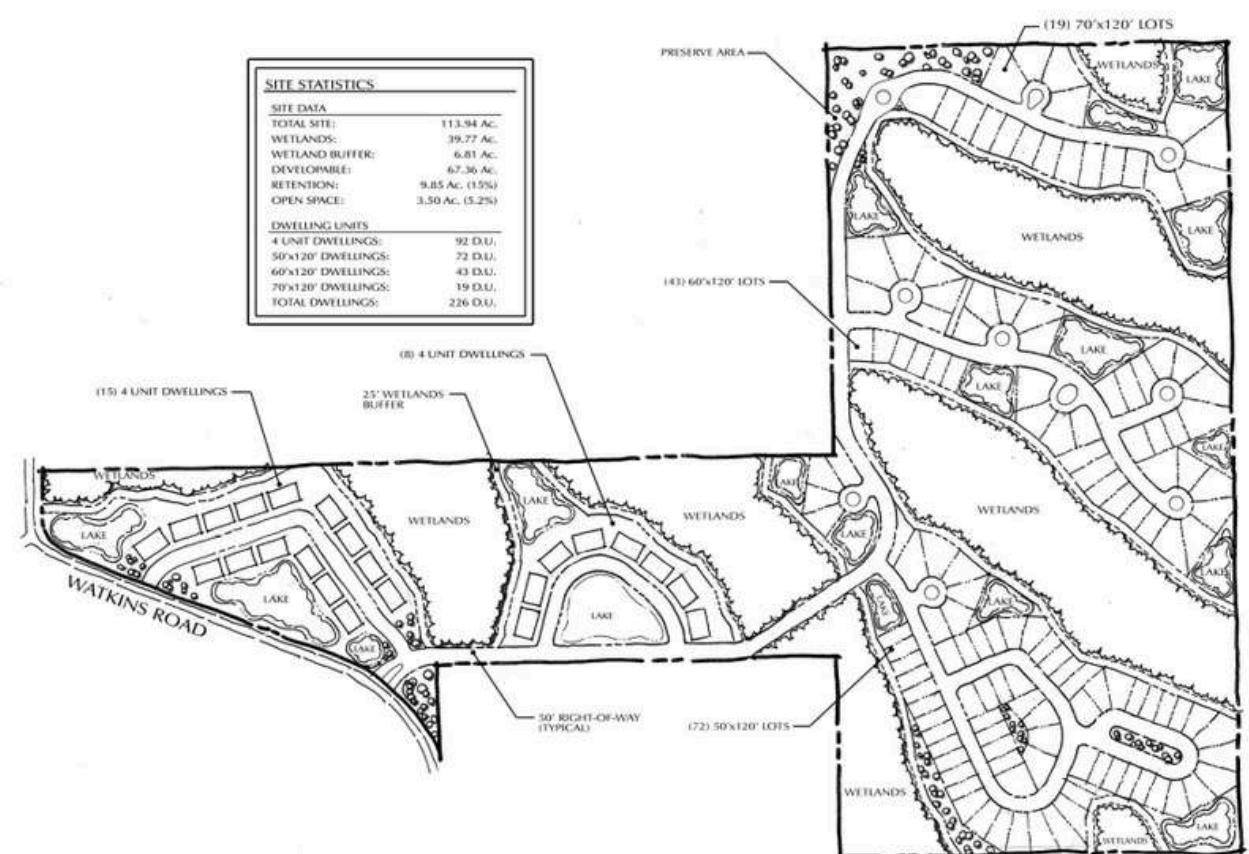
The 195 home subdivision is organized around lakes, wetlands, and buffers to preserve natural areas.

- Several clusters of 50' × 120' residential lots are distributed throughout the plan.
- 29 lots near Watkins Road
- 19 lots adjacent to wetlands buffer
- 48 lots in the center section
- 64 lots in the southern section
- 35 lots in the northeast section
- Curved roadways and multiple cul-de-sacs serve the residential lots.
- Includes landscape buffers, right-of-way roads (50'), and a designated park.
- Wetlands and retention ponds are integrated as natural and stormwater management features.



Conceptual Site Plans

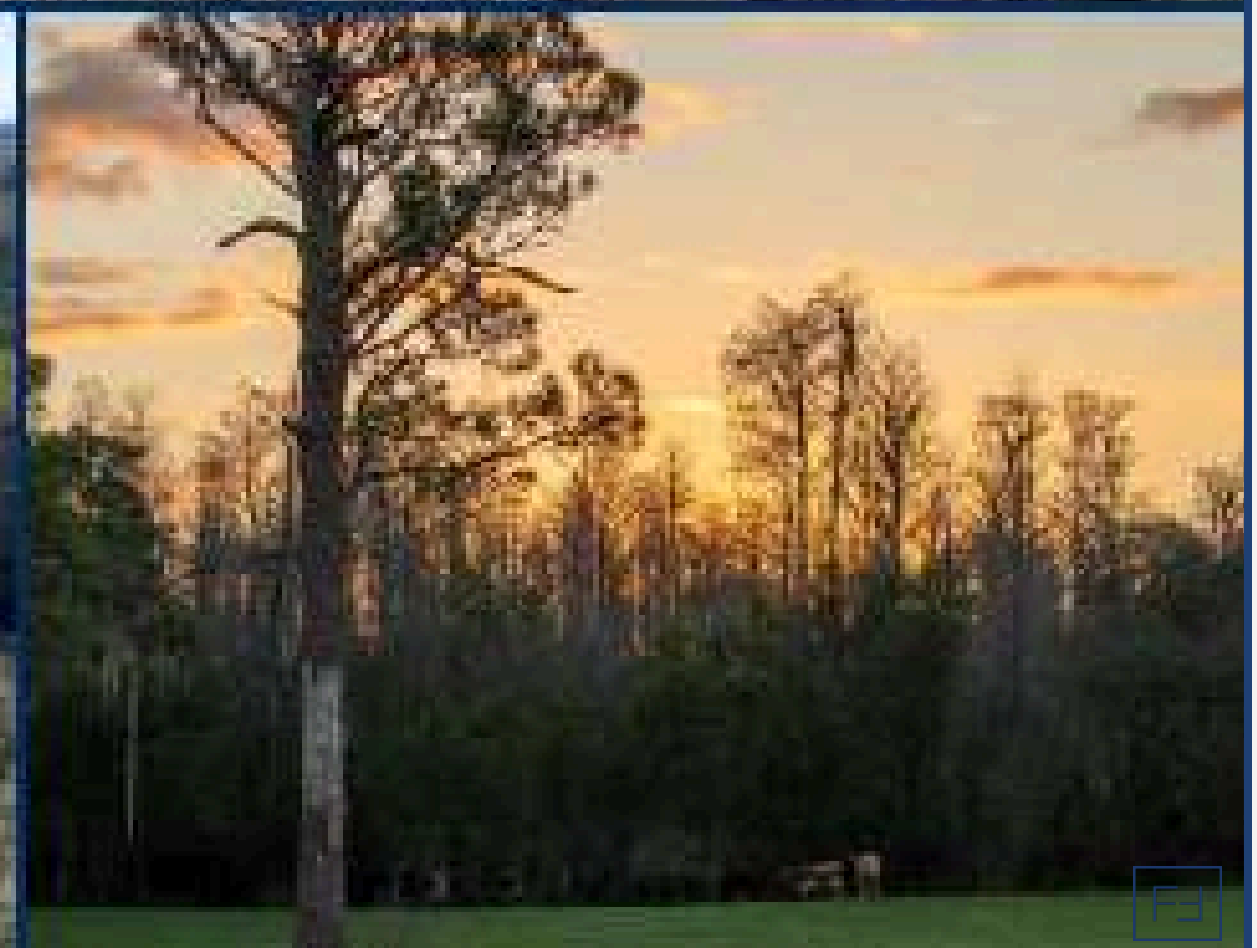
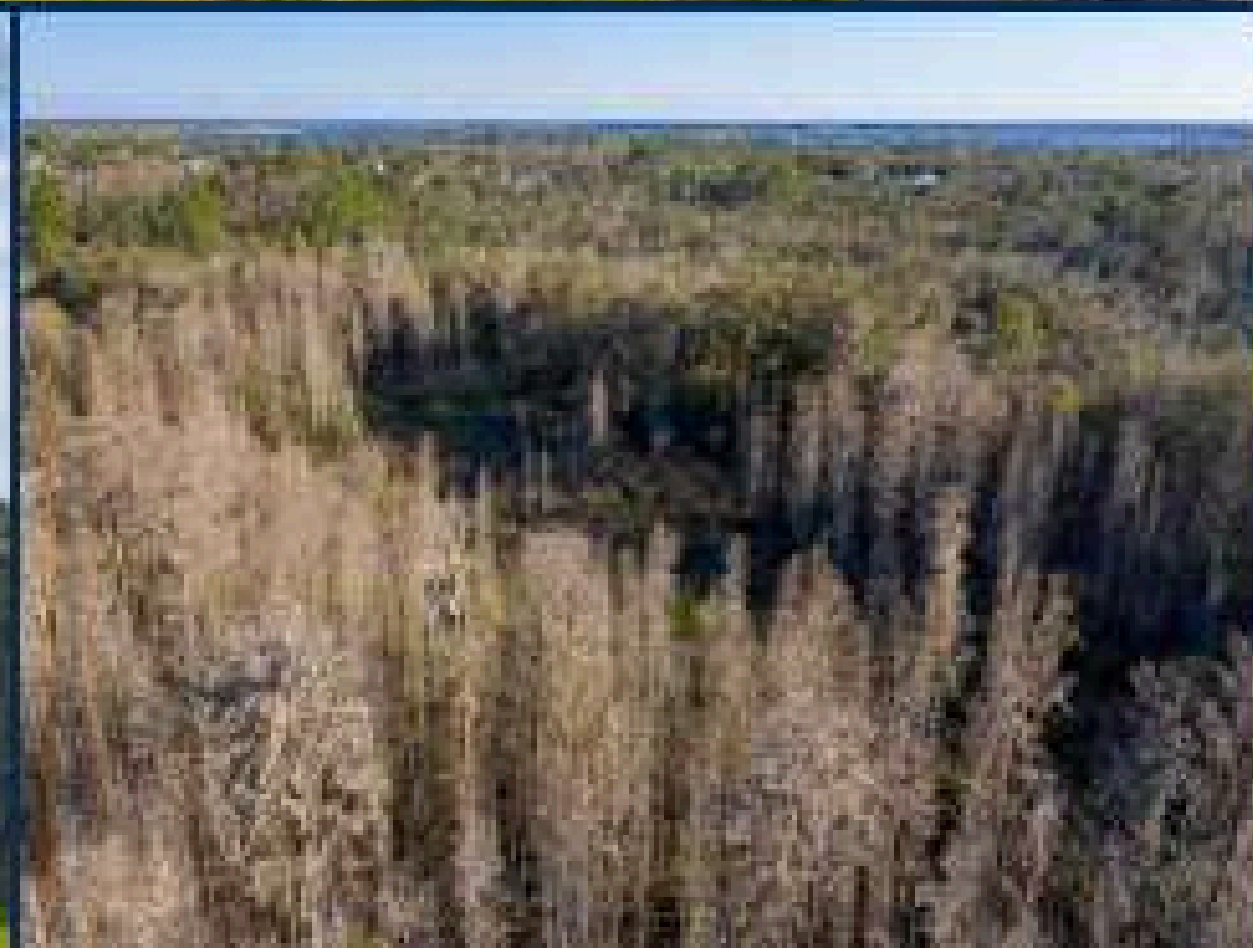
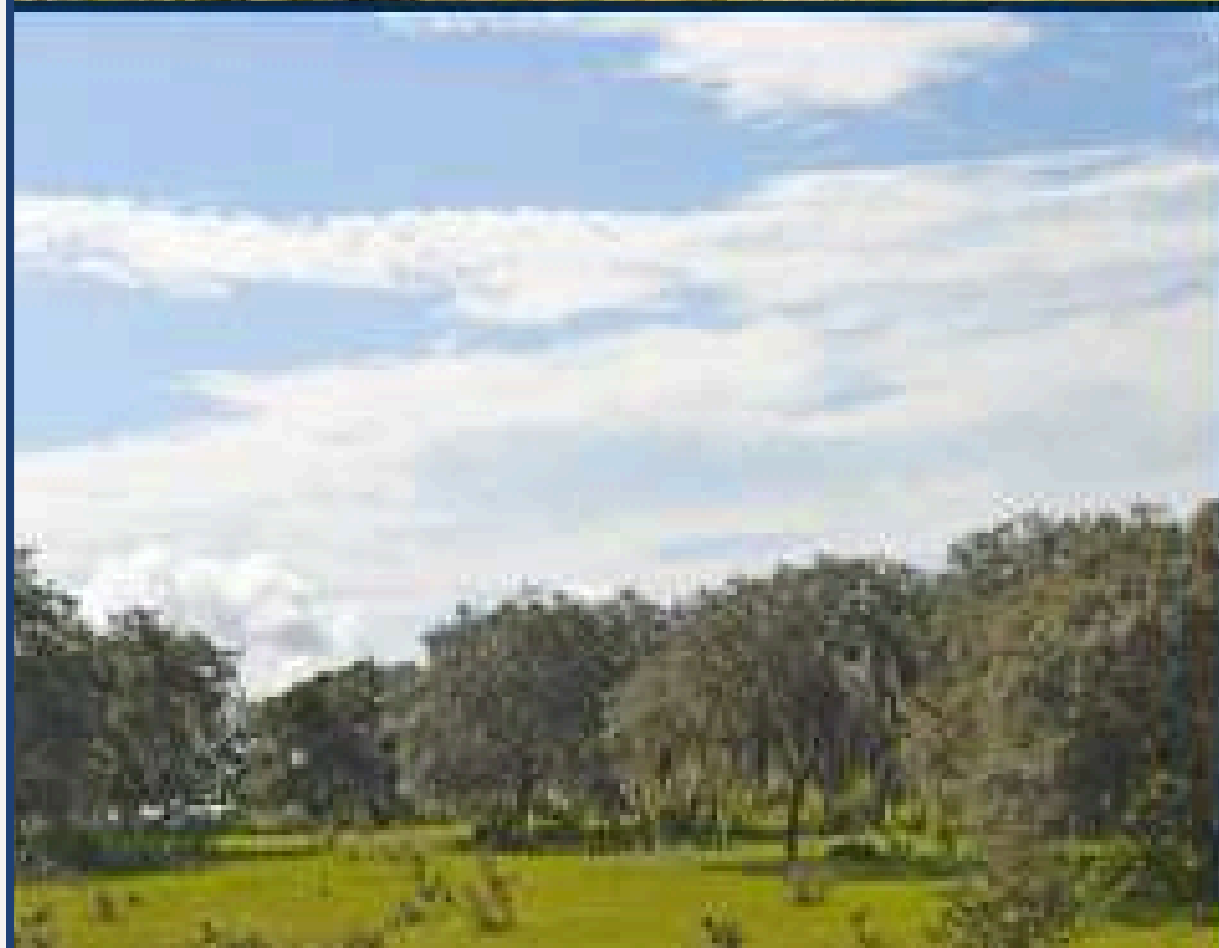
195 – 226 SFR's
Subject to Approvals



226 dwellings total, including:

- 92 multi-family (4-unit) dwellings
- 72 single-family lots (50' × 120')
- 43 single-family lots (60' × 120')
- 19 estate lots (70' × 120')
- A variety of housing types provides affordability, lifestyle choice, and long-term market resilience.
- Curved roads, cul-de-sacs, and landscaped buffers ensure privacy, safety, and neighborhood charm.

Aerial Views



Single Family Residence

8100 Watkins Road, Haines City, FL



From an investment standpoint, the existing single-family home and barn provide immediate operational value. Instead of incurring costs for temporary trailers or off-site facilities, these structures can be repurposed as a project management office, storage facility, or workforce accommodations during the early infrastructure phase. This reduces upfront capital outlay, accelerates mobilization, and creates a more efficient staging environment for contractors and employees while utilities, roads, and other improvements are underway.

Entitled Comparable

Ashton Woods Homes purchased the 47.72 acre parcel entitled to build 200+/- single family homes on April 4, 2023 for \$12.57M at \$263,474 per acre.

Georgia based residential builder, Ashton Woods relies on honored design principles to build homes that feel right for a reason. It's been their philosophy for over 30 years, and results in beautifully solved spaces that serve as the canvas where life comes to life. Their passion is sharing a love of home design with people who want to live in thoughtfully designed homes.



Approved Sale

On March 26, 2024, the Florida Cabinet, consisting of Governor Ron DeSantis, the Commissioner of Agriculture, Attorney General, and Chief Financial Officer voted in favor of purchasing the 1,342- acre Creek Legacy Ranch in eastern Polk County for \$36.1M. The purchase through the Florida Forever Program created in 2001 identifies properties with ecological value through state funding.

Before the sale, in September 2023, Polk County Commissioners had approved plans for Creek Ranch to be developed with 1,876 single-family homes and some commercial elements, subject to design conditions such as wetlands preservation and wildlife corridor protections

Creek Legacy Ranch lies just west of Lake Hatchneha in the rapidly developing Polk County near Poinciana.

- \$26,900 per acre
- Just east of 8100 Watkins Road



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Cabinet approves \$36.1M purchase of Polk County's Creek Ranch ...

Creek Legacy Ranch lies just west of Lake Hatchineha in the rapidly developing Poinciana area. The property's owners, Bob Adams and Reggie Baxter, purchased the tract in 2022 for \$12.4 million.

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Approved Mixed Use Development

Polk County's Live Work Play Coming Soon in 2026

Crossroad Village Center is an approved 120 acre mixed-use community at the busiest Haines City intersection along the US27 corridor junction at US17. Purchased by Black Mountain Group in March, 2023 for \$5M at \$41,666 per acre.

Phase 1 includes:

- 450,000sf of commercial development
- Multifamily residential towers at least 4 stories high
- Ground level retail
- 48,000sf of office spaces
- Two (2) hotels- with over 100 rooms each
 - Marriott Townplace Suites
 - Wyndham Hotels & Resorts
- 8 outparcels
- 50k grocery store

Phase 2 includes:

- 119 single family detached homes
- 169 townhomes



About Polk County

The Neighborhood

Once dominated by agriculture and mining, Polk County's growth and diversity attracts tourism and transportation.



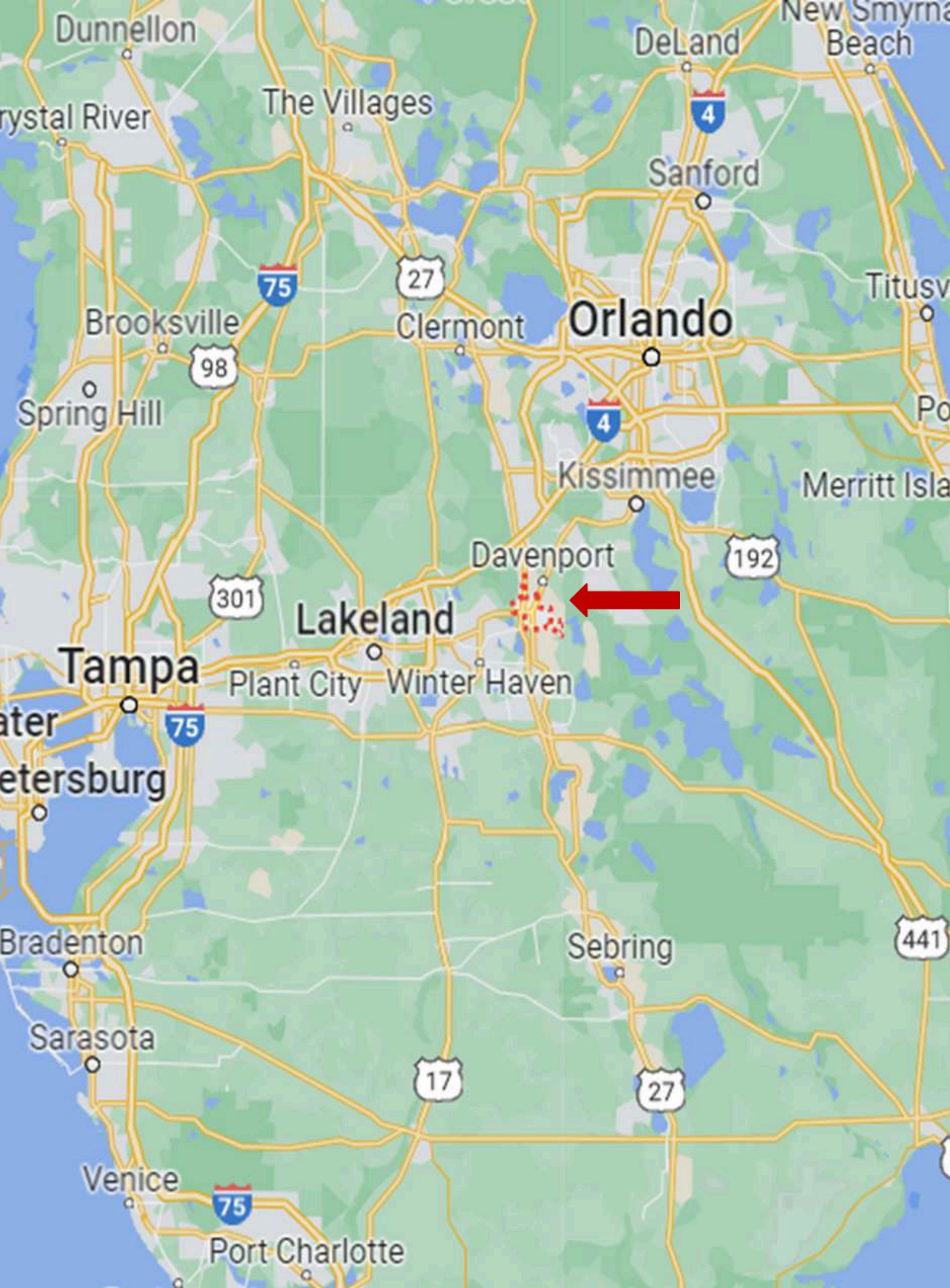
The Community

Nestled between Tampa and Orlando, with over 2,000 square miles of land and water, it's the 4th largest county in the state. As of the 2020 Census, the population of Polk County was estimated to be 725,000, making it the 10th most populous county in Florida. The county seat and largest city is Bartow, while the largest metropolitan area is Lakeland-Winter Haven. Polk County is known for its many lakes, including the famous Chain of Lakes, which is a series of interconnected lakes that cover more than 20,000 acres.

Polk County is home to several major industries, including agriculture, tourism, and logistics. The county is known for its citrus production and is one of the top citrus-producing counties in Florida. Polk County also has several theme parks and attractions, including LEGOLAND Florida Resort and Fantasy of Flight.

The county has a rich history and is home to several museums and historical sites, including Bok Tower Gardens and the Polk County Historical Museum. It is also home to several colleges and universities, including Florida Polytechnic University and Polk State College.

Overall, Polk County offers a diverse range of attractions, industries, and amenities, making it a unique, interesting, and relaxed place to live or visit in Florida.



Haines City

Known as the Heart of Florida, Haines City is the third most populous city in Polk County. Platted in 1885 and incorporated in 1914, early settlers planted citrus groves creating a thriving citrus growing and processing industry.

In recent years Haines City has seen explosive growth, largely because of its easy access to Orlando and Walt Disney World Resort. New residential areas have been and continue being developed on the edges of the city.

The City operates under a commission-manager form of government and provides the following services as authorized by its charter: Public safety (Police and Fire), Streets and Highways, Culture-Recreation, Public Improvements, Sanitation, Planning and Zoning and General and Administrative Services.

| Proximity to Attractions | |
|-----------------------------------|-------|
| Attraction | Miles |
| Legoland | 13 |
| Magic Kingdom & Kissimmee | 25 |
| Epcot & Disney Springs | 37 |
| Universal Studios & Int'l Airport | 45 |
| Tampa & Busch Gardens | 65 |
| Cocoa Beach | 87 |

New Orlando Theme Park

Orlando is the ‘theme park capital of the world’ due to its abundance of world-class amusement parks and attractions! With an estimated \$11 billion boost to the local economy, Epic Universal® is not only attracting visitors but also creating opportunities for employment. The addition of 14,000 new employees indicates the scale of this project and its potential to stimulate job growth in the surrounding areas. Moreover, with the introduction of Epic Universal®, tourists are likely to extend their stays in the Orlando region, further benefiting the local economy and solidifying the Central Florida reputation as a premier destination for entertainment and leisure.



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