



LAKE CLINCH RV RESORT

FROSTPROOF, FL

EXECUTIVE SUMMARY

**LIPG**  
LEISURE INVESTMENT  
PROPERTIES GROUP

# DISCLAIMER

## PROPERTY TOURS

- ❖ **All Tours are by Appointment Only and Must be Arranged by Leisure Investment Properties Group (LIPG)**
- ❖ Prospective Purchasers are Encouraged to Visit the Property Prior to Submitting an Offer

## PLEASE DO NOT CONTACT ON-SITE MANAGEMENT OR STAFF WITHOUT PRIOR APPROVAL

## TERMS OF SALE

**Letters of Intent (LOIs) are not required — Seller prefers direct execution of a Purchase and Sale Agreement (PSA). All offers will be evaluated at the seller's sole discretion based on, but not limited to, the following factors:**

- ❖ Purchase Price
- ❖ Ability to Close in a Timely Fashion
- ❖ Source and Structure of Capital (Debt & Equity)
- ❖ Level of Property Due Diligence Completed
- ❖ Intent of Long-Term Ownership / Vision
- ❖ Track Record and Strength of Sponsorship

## PREFERRED OFFERS SHOULD INCLUDE:

- ❖ Draft PSA with proposed terms and timelines
- ❖ Description of physical/environmental assumptions
- ❖ Proof of funds or equity commitment (LIPG Will Provide a Template Letter)
- ❖ Buyer background and ownership history
- ❖ Identification of purchasing entity

**LIPG will provide standardized PSA templates and can assist in coordinating due diligence access for qualified groups.**

**LIPG WILL BE AVAILABLE TO COORDINATE ON-SITE INSPECTIONS FOR PROSPECTIVE INVESTORS AND TO ANSWER ANY QUESTIONS RELATED TO INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM.**

## DISCLAIMER AND CONFIDENTIALITY NOTICE

### **EXECUTIVE SUMMARY AND DUE DILIGENCE: COLLECTED INFORMATION FROM SOURCES**

This Executive Summary has been prepared to provide summary, unverified information to prospective investors and buyers, serving only to establish a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Leisure Investment Properties Group, (LIPG) cannot and has not made any investigation, and makes no warranty or representation, with respect to the financial health, P&Ls for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of hazardous materials, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, LIPG has not verified, and will not verify, any of the information contained herein, nor have we conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must undertake appropriate due diligence to satisfy for themselves the factual nature of all such information that they rely on for their acquisition.

## **CONFIDENTIAL INFORMATION**

The information contained in the following Executive Summary is strictly confidential and the way it is presented is proprietary to LIPG. It is intended to be reviewed only by the party receiving it from LIPG and may not be shared with any other party without prior written consent from LIPG.

# EXECUTIVE SUMMARY

## Dual-Use RV Asset with Affordable Housing Infill Strategy

Lake Clinch RV Resort is a fully repositioned lakefront asset in Frostproof, Florida, with over **\$2M+ invested** in infrastructure, utilities, and amenities. Zoned and engineered for **multiple infill strategies**, the asset supports two distinct monetization paths and benefits from the **regional housing demand and waterfront location**.

### Track One: Traditional RV Lease-Up

The property includes **48 RV pads, 4 MH pads, and 3 apartments**, all with upgraded utilities and infrastructure. As a turnkey resort with waterfront access, ongoing lease-up supports a **projected \$4.5M valuation at 95% occupancy** per licensed appraisal.

### Track Two: Workforce Rental Community (Owner's Preferred Plan)

With rising housing demand in Polk County, the site is approved and engineered for **60 rentable duplex units** (via 30 park model cabins) and **15 houseboats**. This strategy aligns with appraised demand and delivers **affordable housing at \$795/month**, supporting a **projected \$9.9M–\$12M valuation** based on third-party income analysis.

### Appraisal-Backed Valuation Insight

A 59-page valuation report from MAI appraiser Keith Larson includes:

- \$4.5M valuation at 95% occupancy of current asset
- \$9.9M–\$12M projection with duplex + houseboat overlays

*Full appraisal available under NDA\**

## INVESTMENT HIGHLIGHTS

- ❖ **\$3.5M Pricing | Fully Rebuilt Infrastructure, Scaled for Efficiency**
- ❖ **2-3x value potential via phased infill and lease-up**
- ❖ **Institutional Baseline** – Site-wide rehab: roads, utilities, pool, clubhouse, branding
- ❖ **Dock Activation Optionality** – 12 floating dock segments stored onsite, can be activated for boat slip income
- ❖ Polk County market faces **affordable housing shortage**



## PROPERTY HIGHLIGHTS



DIRECT LAKE SETTING  
WITH BEACHFRONT & POOL



\$2M+ REBUILD: ROADS,  
UTILITIES, CLUBHOUSE,  
POOL, LIGHTING



ALL UTILITY, USE, &  
OPERATIONAL  
ENTITLEMENTS IN PLACE



Shovel-ready duplex pads  
enable rapid deployment  
of workforce housing.



12 FLOATING DOCK  
SEGMENTS STORED ONSITE –  
MARINA READY



21 active units  
generating~\$216K annually  
at ~30% occupancy –lease-  
up upside remains.

# WINTER HAVEN & FROSTPROOF, FL

## Regional Growth Story

The Winter Haven–Frostproof corridor sits in the heart of Central Florida's rapidly expanding I-4 Growth Corridor, one of the most active development regions in the state. Positioned between Tampa and Orlando, the area benefits from powerful economic tailwinds—population in-migration, logistics and transportation expansion, healthcare investment, and a rising demand for housing and recreation along Polk County's chain of lakes.

This region has evolved from an agricultural hub into a diversified economy supported by new residential communities, industrial development, and tourism anchored by LEGOLAND Florida Resort. The ongoing expansion of the CSX Intermodal Logistics Center and nearby industrial parks has positioned Winter Haven as a critical distribution and manufacturing hub for Central Florida, while Frostproof offers scenic, low-density housing opportunities for those seeking affordability and open space.

## Local Market Fundamentals

- **Population Growth:** Polk County is among Florida's top five fastest-growing counties, now exceeding **800,000 residents** (2025 est.) and averaging **3.7% annual growth**, driven by migration, workforce expansion, and demographic diversification.
- **Accessibility:** The corridor enjoys direct access to **U.S. 27, State Road 60, and I-4**, linking residents and businesses to **Tampa (71 mi), Orlando (67 mi)**, and major Central Florida employment centers.
- **Employment Base:** Logistics, healthcare, education, light manufacturing, and tourism drive the local economy. The **CSX Intermodal Logistics Center** and surrounding industrial facilities anchor thousands of distribution jobs, while **BayCare, AdventHealth, and Winter Haven Hospital** are leading healthcare employers.
- **Lifestyle & Recreation:** With **50+ lakes**, multiple golf courses, and proximity to LEGOLAND and Bok Tower Gardens, the region continues to attract retirees, families, and investors seeking the balance of recreation, affordability, and accessibility.

## Brokerage Takeaway

The Winter Haven–Frostproof corridor delivers a prime Central Florida growth story—driven by top-ranked population in-migration, logistics and healthcare expansion, and rising demand for attainable housing. Polk County led the nation in net migration in 2023, adding over 30,000 residents, and continues to grow at 3.7% annually, fueled by a diversifying and younger workforce.

Strategically positioned between Tampa and Orlando along U.S. 27, the area benefits from strong economic momentum, lifestyle appeal, and ongoing infrastructure investment. This creates an ideal backdrop for recreational and residential real assets with long-term yield and value creation potential.



# COMMUNITY OVERVIEW



## Frostproof, FL

### General Statistics

Total Population – 3,510  
Annual Growth Rate: 1.7%

### Top Three Largest Employers (Nearby):

Publix Super Markets  
Polk County School Board  
Lakeland Regional Health

### Median Household Income:

\$39,301



Frostproof, Florida is a quiet, picturesque town in the heart of Polk County, surrounded by citrus groves and freshwater lakes. Nestled between Lake Clinch and Lake Reedy, it offers a peaceful, small-town atmosphere with plenty of natural beauty. With just under 3,500 residents, Frostproof is known for its friendly community, affordable living, and laid-back pace of life.

The town's historic downtown features local shops, diners, and classic architecture that reflect its agricultural roots. Outdoor enthusiasts enjoy boating, fishing, and kayaking on the nearby lakes, as well as hiking and bird-watching in the surrounding parks. Despite its rural feel, Frostproof is conveniently located within an hour's drive of larger cities like Tampa and Orlando, providing easy access to major attractions and amenities.

Frostproof captures the essence of Old Florida, where days are slower, sunsets glow over the lakes, and community still matters.

# COMMUNITY OVERVIEW



## Winter Haven, FL

### General Statistics

Total Population – 61,400  
Annual Growth Rate: 3.65%

### Top Three Largest Employers (Nearby):

Winter Haven Hospital  
CenterState Bank  
CNP Marketing

### Median Household Income:

\$35,604

### Average Household Income:

\$76,164



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# KEY ECONOMIC DRIVERS – Winter Haven & Frostproof, Florida



**Retirement & Residential Growth** – Central Polk County continues to attract retirees and families seeking affordable lakefront living within reach of Tampa and Orlando. New residential communities are steadily expanding throughout the Winter Haven–Frostproof corridor, driven by population inflow from higher-cost coastal and northern markets. This sustained growth supports long-term demand for housing, construction, and local services while preserving the area's small-town appeal.



**Healthcare Expansion** – The region's growing senior population has accelerated healthcare investment, anchored by major providers such as BayCare, AdventHealth, and Winter Haven Hospital. New clinics, urgent care centers, and specialty practices continue to open across Polk County, establishing healthcare as one of the largest and most stable employment sectors in the area.



**Tourism, Hospitality & Recreation** – The area's abundance of freshwater lakes, golf courses, and outdoor attractions—including nearby LEGOLAND Florida Resort—fuels a strong tourism and leisure economy. Local resorts, marinas, and dining establishments benefit from both resident and visitor spending, while community events and water-based recreation enhance overall quality of life.

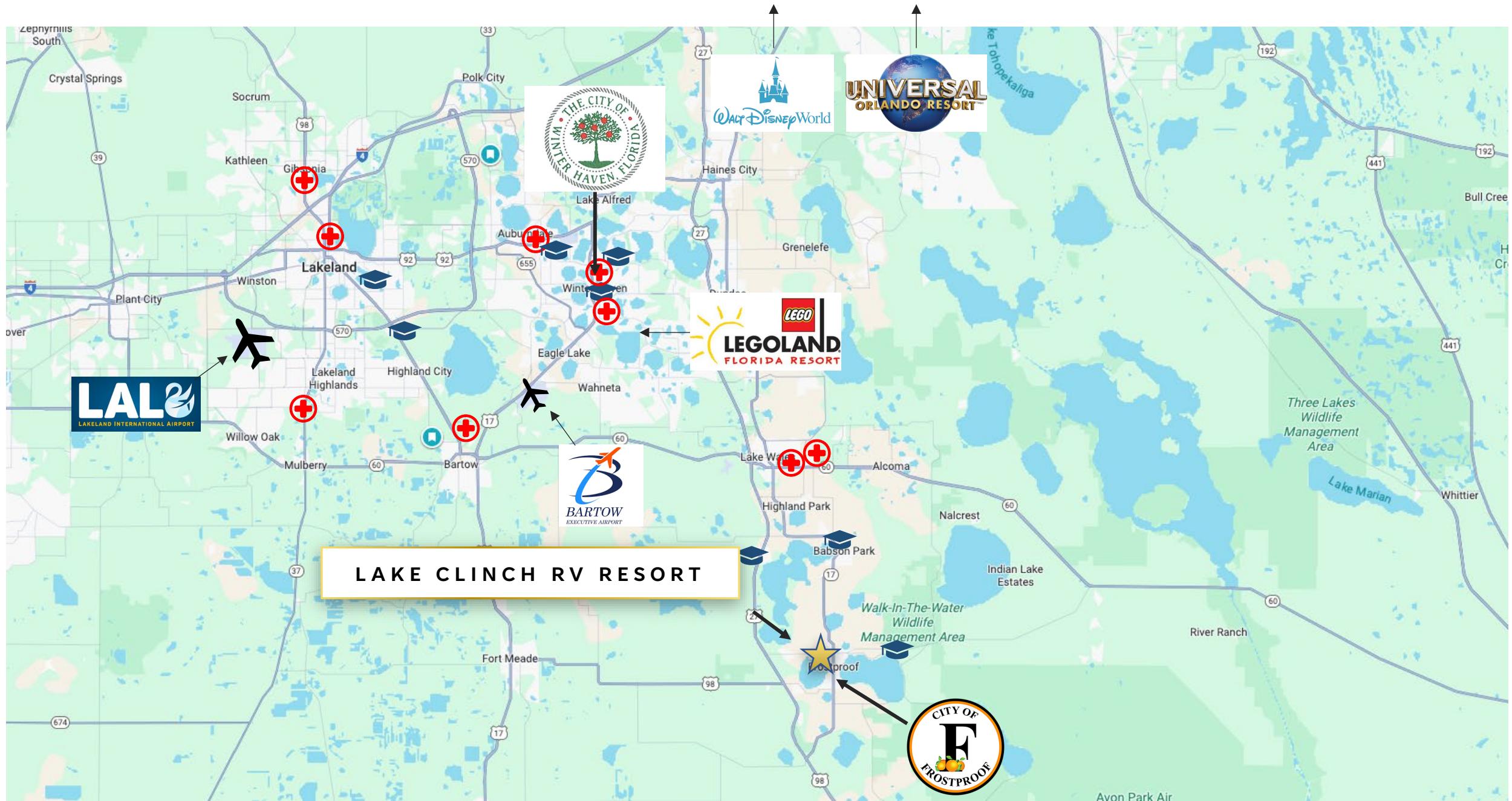


**Retail & Small Business Services** – Population growth has spurred expansion of retail centers, grocery chains, and lifestyle amenities throughout Winter Haven and surrounding towns. Downtown revitalization efforts and the rise of locally owned shops, restaurants, and creative businesses contribute to a balanced economy with opportunities for both national and independent operators.

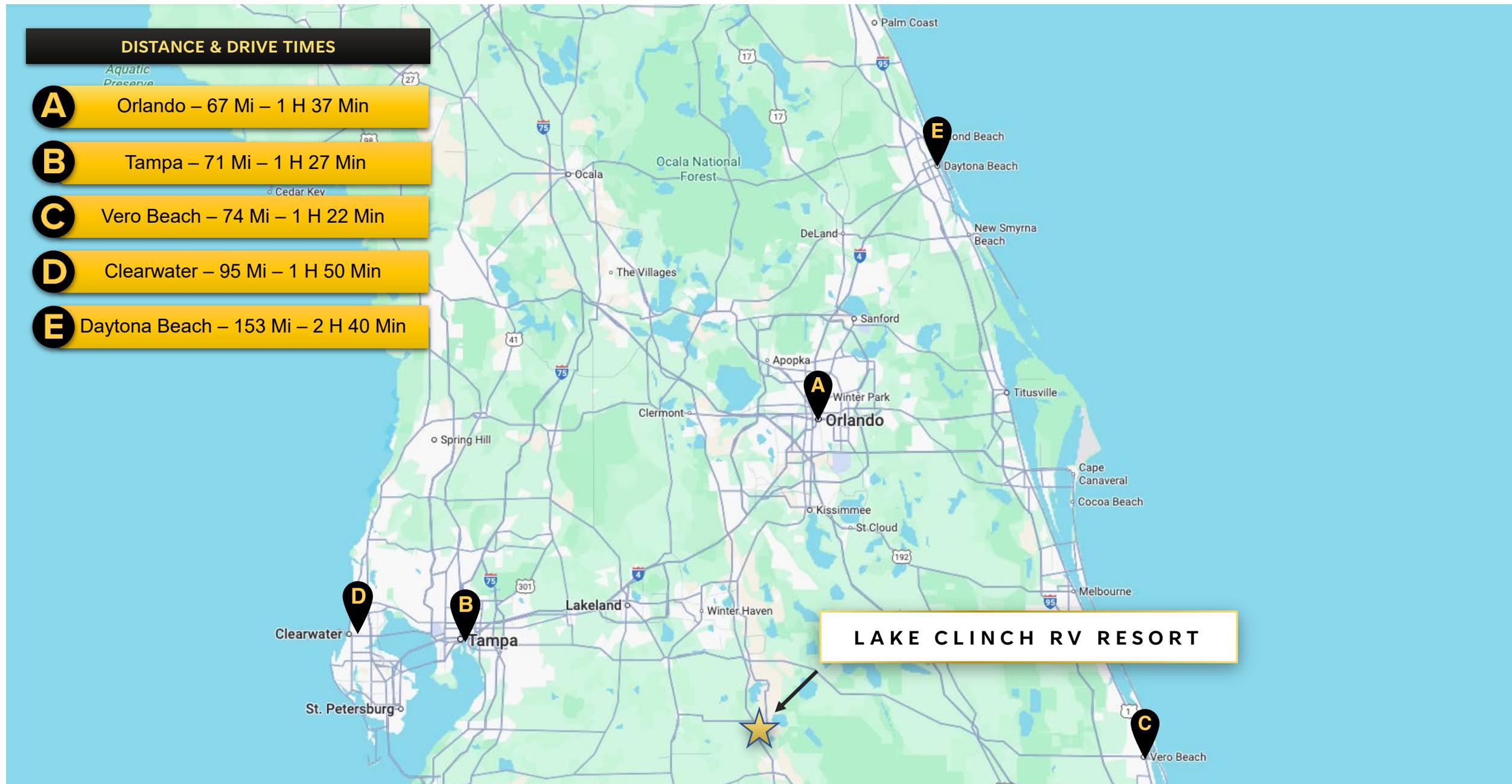


**Infrastructure & Logistics** – Strategically located between Orlando and Tampa, the region benefits from ongoing investment in transportation and industrial infrastructure. The CSX Intermodal Logistics Center in Winter Haven positions Polk County as a major freight and distribution hub, while continued improvements to U.S. 27 and regional highways support commercial growth and connectivity across Central Florida.

# LOCAL MAP



# REGIONAL MAP



# PROPERTY PARCELS

PARCELS			
PARCEL	APN	2025 RE TAXES	ACRES
1	283129-000000-023010	\$28,112	1.88
2	283129-000000-023020	NA	.48
<b>Total</b>		<b>\$28,112</b>	<b>2.36</b>



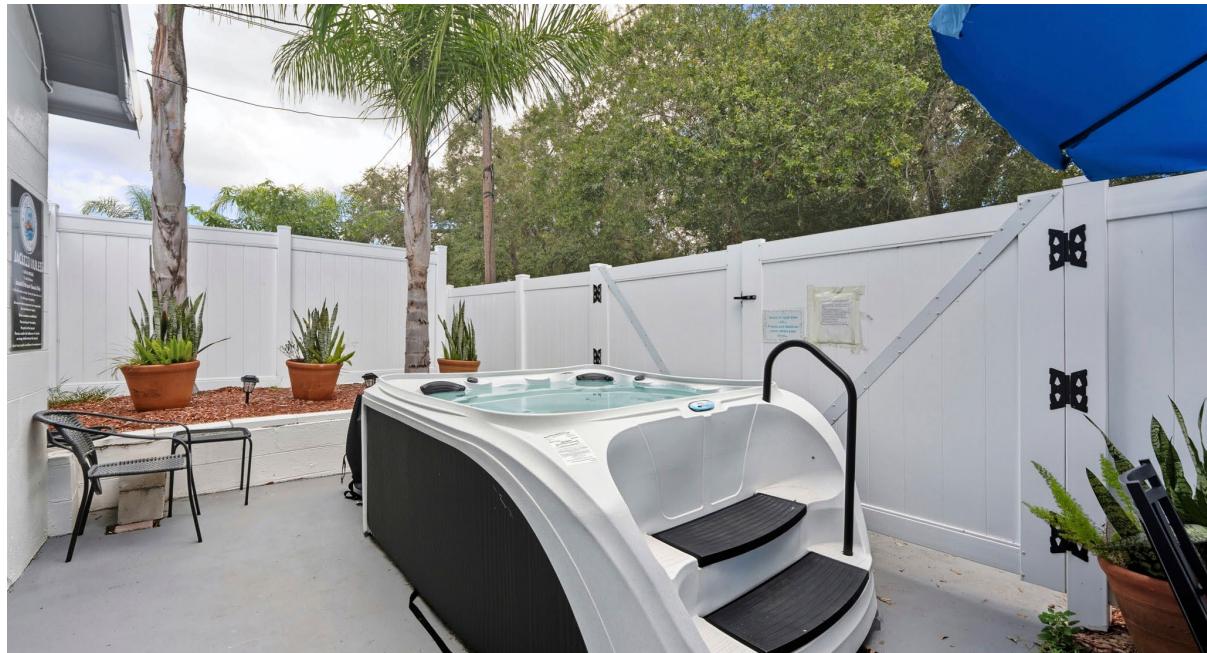
## PROPERTY AERIAL OVERVIEW



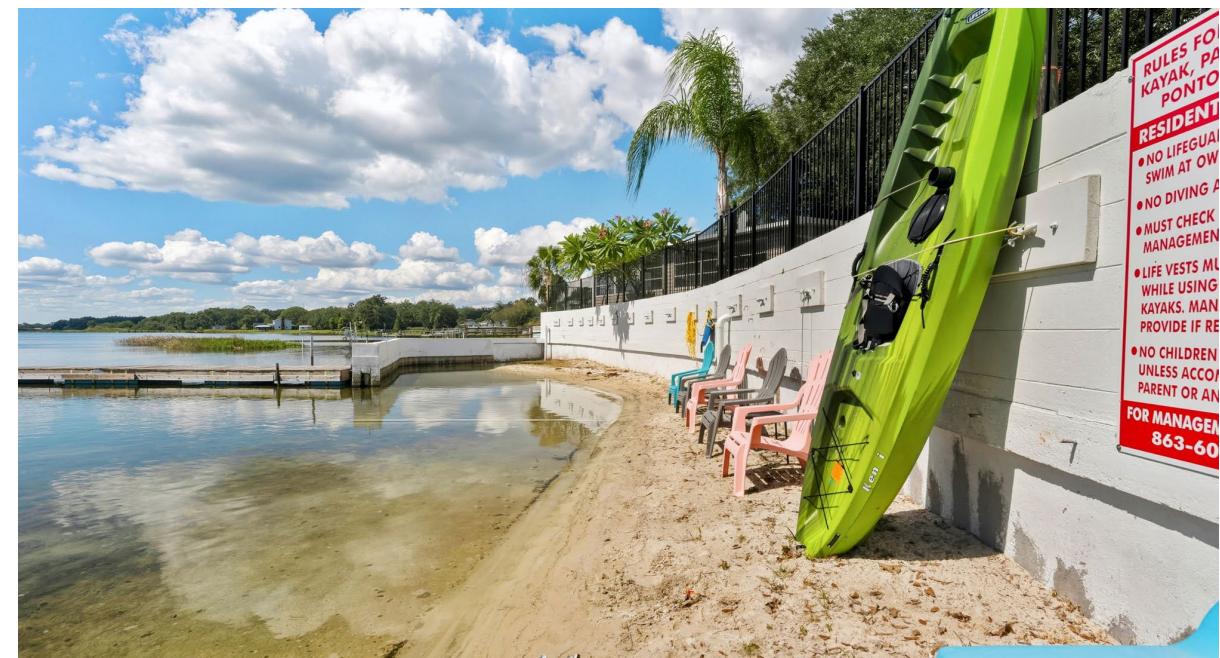
# CLUB HOUSE



# REC CENTER AMMENITIES



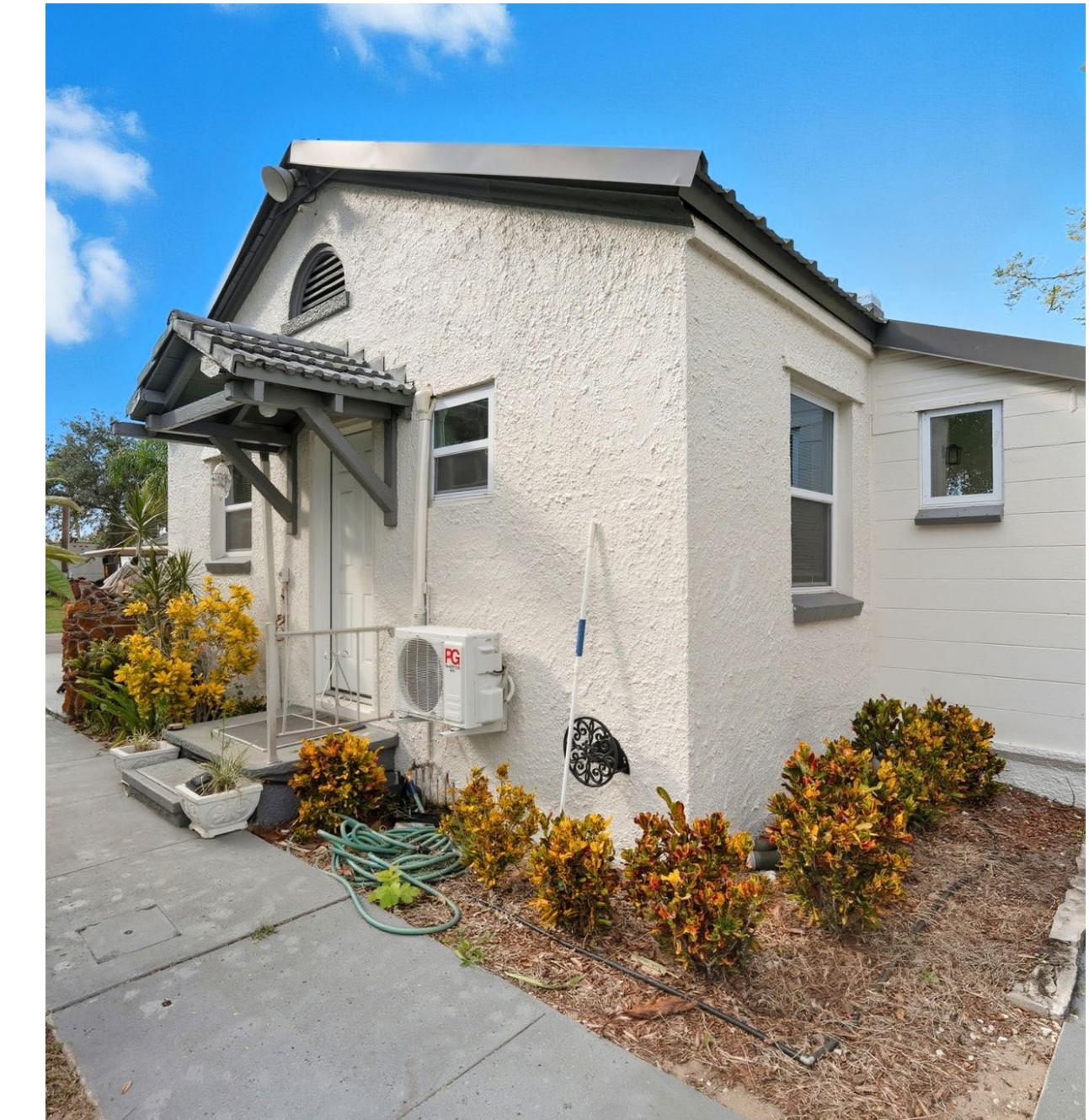
# PROPERTY PHOTOS



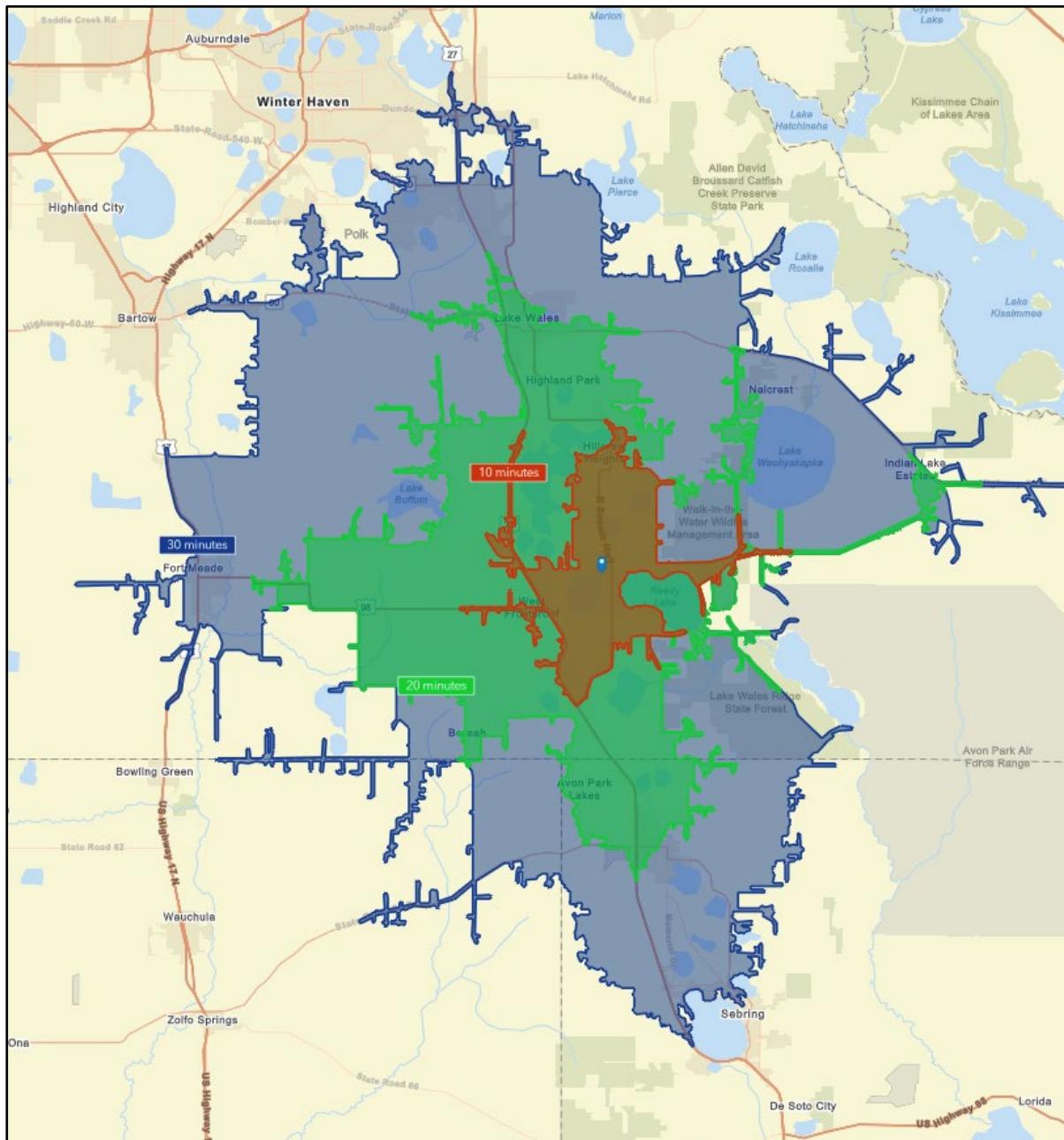
## RVs - FLOATING DOCKS - BOAT LAUNCH



# PRIVATE APARTMENT



# DEMOGRAPHIC ANALYSIS

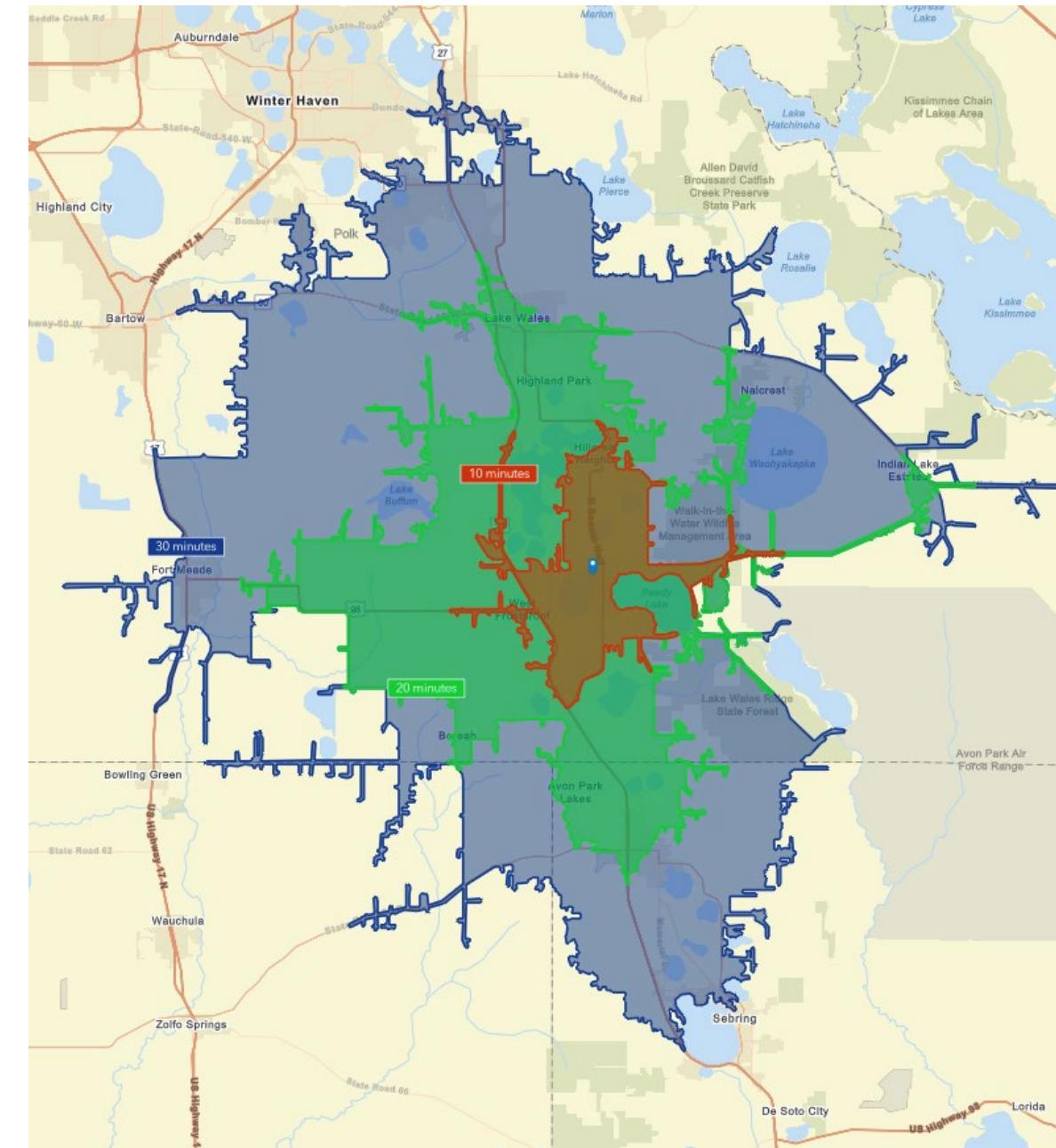


Demographics	10-Minute Drive	20-Minute Drive	30-Minute Drive
<b>Income</b>			
2025 Median HH Income	\$61,606	\$56,055	\$59,424
2030 Median HH Income	\$69,798	\$63,375	\$65,400
2025-2030 Annual Rate	2.53%	2.49%	1.93%
2025 Average HH Income	\$79,628	\$72,564	\$75,385
2030 Average HH Income	\$88,793	\$81,590	\$84,311
2025-2030 Annual Rate	2.20%	2.37%	2.26%
2025 Per Capita Income	\$34,446	\$28,565	\$31,349
2030 Per Capita Income	\$38,968	\$32,629	\$35,582
2025-2030 Annual Rate	2.50%	2.70%	2.57%
<b>Housing</b>			
2025 Housing Affordability Index	131	93	93
2025 Total Housing Units	5,737	21,775	66,612
2025 Owner Occupied	3,133	12,554	40,014
2025 Renter Occupied	905	5,005	14,032
2025 Vacant Units	1,699	4,216	12,566
2030 Total Housing Units	6,453	23,848	73,038
2030 Owner Occupied	3,651	14,359	45,842
2030 Renter Occupied	910	4,903	13,709
2030 Vacant Units	1,892	4,586	13,487

Demographic Statistics Produced by Esri

# DEMOGRAPHIC ANALYSIS

Demographics	10-Minute Drive	20-Minute Drive	30-Minute Drive
<b>Population</b>			
2010 Population	8,683	41,652	117,769
2020 Population	9,081	44,145	126,580
2025 Population	9,487	45,072	130,754
2030 Population	10,538	48,534	141,870
2025 – 2030 Annual Rate	2.12%	1.49%	1.65%
2025 Male Population	50.6%	51.4%	49.6%
2025 Female Population	49.4%	48.6%	50.4%
2025 Median Age	49.7	43.4	47.6
<b>Race and Ethnicity</b>			
2025 White Alone	69.6%	59.8%	62.8%
2025 Black Alone	9.8%	17.0%	13.8%
2025 American Indian/Alaska Native Alone	0.6%	0.7%	0.6%
2025 Asian Alone	0.4%	1.3%	1.9%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Other Race	8.5%	9.5%	9.1%
2025 Two or More Races	11.1%	11.6%	11.8%
2025 Hispanic Origin (Any Race)	22.4%	27.8%	26.0%
<b>Households</b>			
2010 Households	3,425	15,464	46,176
2020 Households	3,785	16,828	51,049
2025 Households	4,038	17,559	54,046
2030 Households	4,561	19,262	59,551
2025 – 2030 Annual Rate	2.47%	1.87%	1.96%



Demographic Statistics Produced by Esri

# ADVISORY TEAM

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