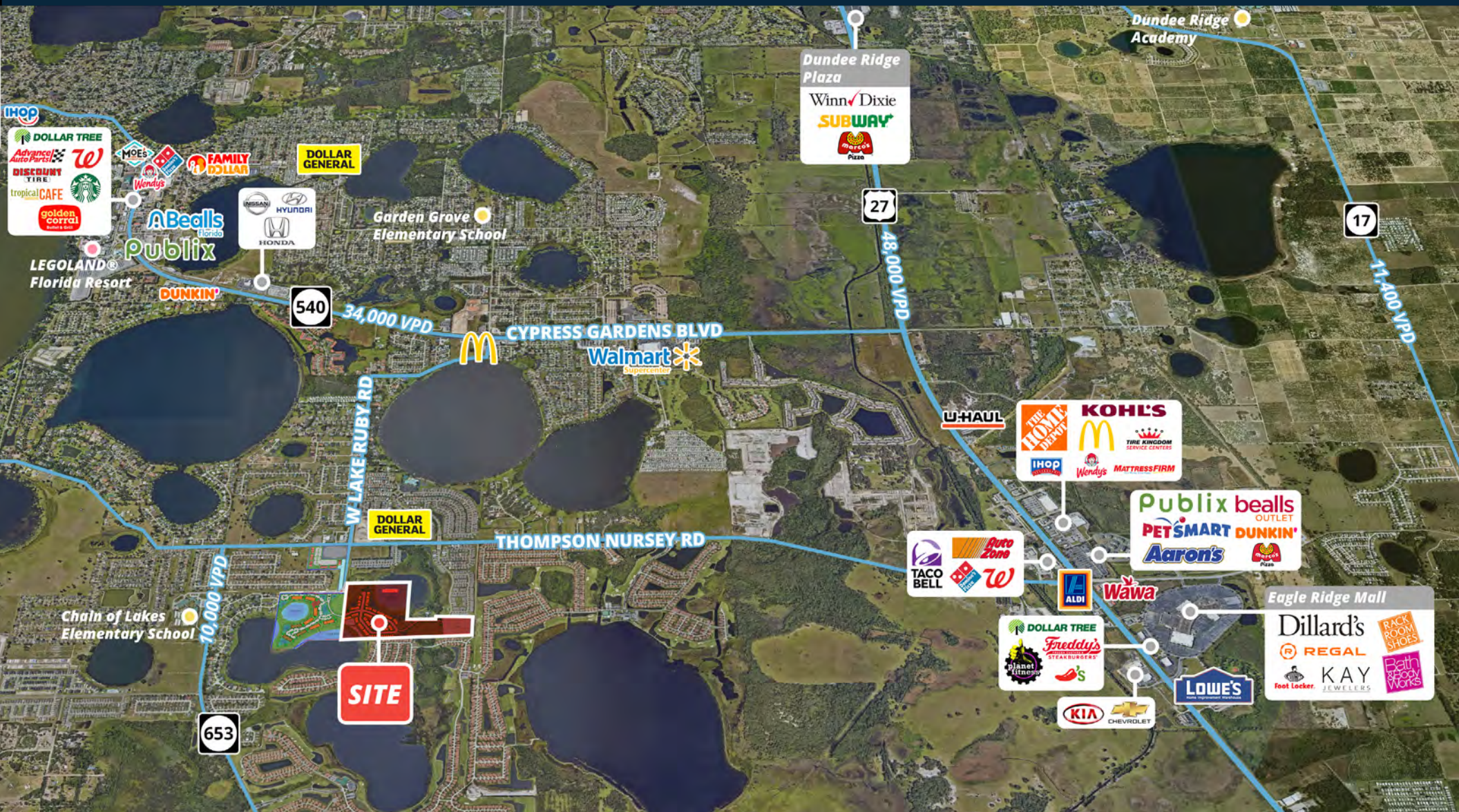


**FOR SALE** | ±44 AC of Residential



# Townhomes at Winter Haven

*Master-Planned Community*





# Property Overview

## ABOUT THE PROPERTY

This 44-acre residential site is the final offering of an 80.32-acre mixed use community

The site offers:

- This offering is unpriced
- 44-acres in incorporated City of Winter Haven, Polk County, Florida
- Approved City ordinance permits 168 townhome/villa units
- Fully engineered site plan has been completed but has not been submitted to the City of Winter Haven to allow for a future buyer to finalize/adjust per their specifications.
- Reciprocal easement agreements in place for utilities and access

## LOCATION ADVANTAGES

- Lakefront living - site is positioned between Reeves Lake and Hart Lake.
- Dollar General, 7/11, and Publix (coming soon) at Thompson Nursery and Lake Ruby provides close proximity to everyday conveniences.
- Thompson Nursery Parkway project provides easy access to Lakeland, Winter Haven, and Polk County via I-27. (See Location Overview)





# Development Cost Outline

Townhomes at Winter Haven | Residential Land Opportunity

THOMPSON NURSERY RD

W LAKE RUBY RD

## ROADWAY SEGMENT ONE

Parcel 4 Reimbursement: \$986,338

## ROADWAY SEGMENT TWO

Parcel 4 Est. Contribution: \$1,299,799

## PARCEL FOUR SITEWORK

Est. \$4,787,348

LAKE HART

REEVE LAKE

SKINK HABITAT

SKINK HABITAT



# Location Overview

Townhomes at Winter Haven | Residential Land Opportunity

## WINTER HAVEN, FLORIDA

Perfectly positioned between Orlando and Tampa, Winter Haven is Central Florida's hidden gem. Known as "The Chain of Lakes City," it blends lakeside living, modern entertainment, and unbeatable convenience. With 50+ sparkling lakes inside city limits and a network of canals, Winter Haven is a playground for boating, fishing, and watersports.

The city's vibrant downtown offers walkable streets filled with concerts, craft breweries, and local dining—plus unique attractions like the world's largest LEGOLAND and a world-class vintage aircraft collection. Add in quick access to two international airports and Florida's newest inland port, and Winter Haven is the perfect mix of lifestyle and location.

## AT A GLANCE

- Over **50 lakes** within city limits, connected by canals
- **30 waterfront parks**, 22 boat ramps, and 14 public docks
- Home to the **world's largest LEGOLAND** and a vintage aircraft collection
- **Thriving downtown** with craft breweries, concerts, and local dining
- **13 miles of bike & running trails** and growing
- Easy access to **two major international airports** and Florida's newest inland port
- Part of Florida's **Super Region**, generating **\$300B annually** the perfect mix of lifestyle and location.





# Demographics

Townhomes at Winter Haven | Residential Land Opportunity

## WINTER HAVEN, FLORIDA

Winter Haven is experiencing steady growth, driven by a balance of affordability, opportunity, and lifestyle. Strong home-ownership rates show that residents are planting roots, while a growing base of educated professionals supports long-term economic vitality. Its diverse, welcoming community and a daytime population that far exceeds its size make Winter Haven both a vibrant place to live and a hub for business and culture.

<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2025 Estimated Population	16,908	110,882	271,381
2030 Projected Population	17,518	112,780	275,759
Proj. Annual Growth 2025 to 2030	0.71%	0.34%	0.32%
<b>Daytime Population</b>			
2025 Daytime Population	10,120	80,469	223,854
Workers	2,168	28,322	95,153
Residents	7,952	52,147	128,701
<b>Income</b>			
2025 Est. Average HH Income	\$111,988	\$111,774	\$117,416
2025 Est. Median HH Income	\$94,893	\$95,093	\$95,955
<b>Households &amp; Growth</b>			
2025 Estimated HHs	5,920	39,241	95,207
2030 Estimated HHs	6,235	40,377	97,641
Proj. Annual Growth 2025 to 2030	1.04%	0.57%	0.51%





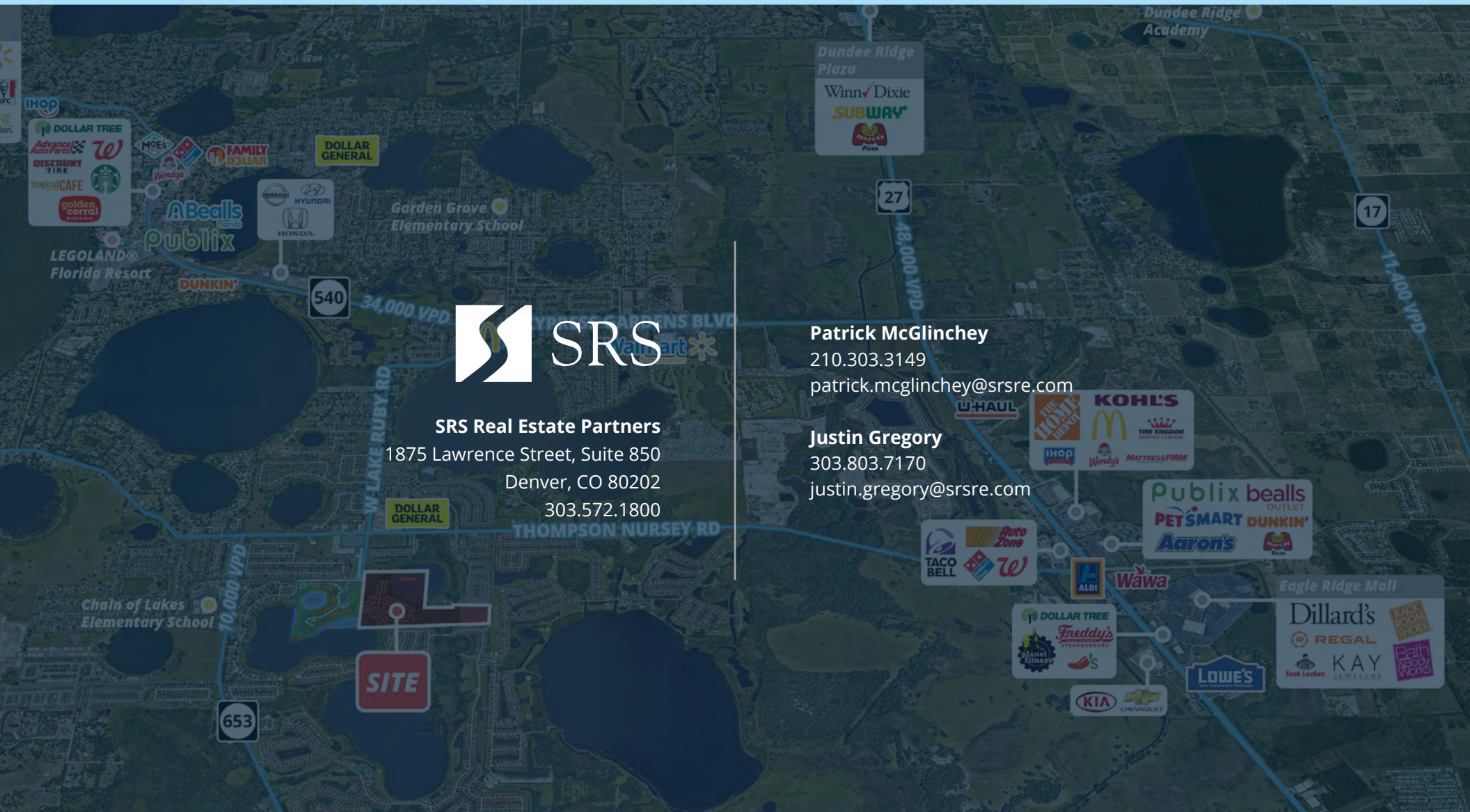
# Trade Aerial

— Townhomes at Winter Haven | Residential Land Opportunity —





# Townhomes at Winter Haven | Residential Land Opportunity



## SRS Real Estate Partners

1875 Lawrence Street, Suite 850  
Denver, CO 80202  
303.572.1800

## Patrick McGlinchey

210.303.3149

patrick.mcglinchey@srsre.com

## Justin Gregory

303.803.7170

justin.gregory@srsre.com