

232 Approved Units

POINCIANA MULTI FAMILY DEVELOPMENT OPPORTUNITY

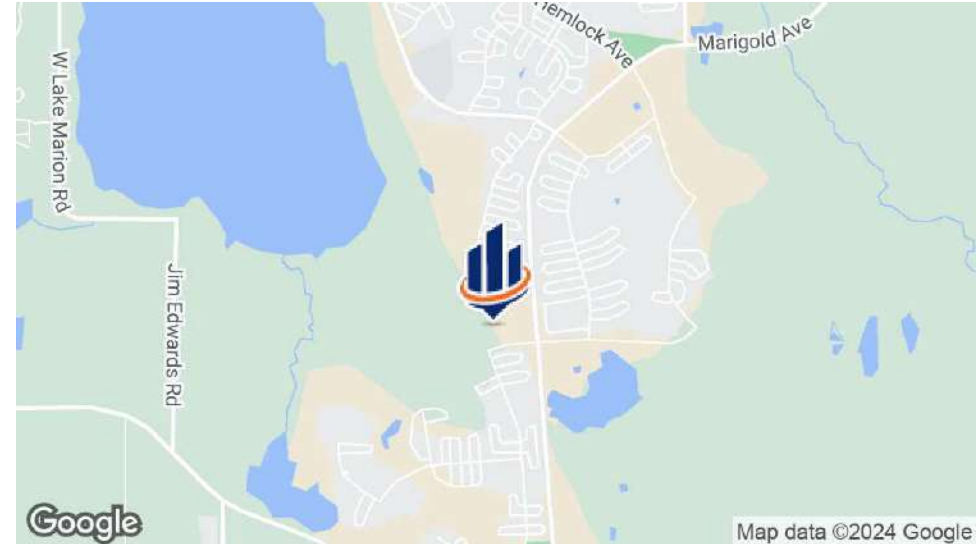
401 BAYBERRY ST
POINCIANA, FL 34759

R. Todd Dantzler, CCIM
O: 877.518.5263 x403 | C: 863.287.3586
todd.dantzler@svn.com



Bayberry St

Property Summary



OFFERING SUMMARY

Sale Price:	\$4,750,000
Lot Size:	11.6 ± Acres
Price/Unit:	\$20,474
Zoning:	PUD
Market:	Orlando/Kissimmee
Submarket:	East Polk County
APN:	28-28-15-935361-000020
Village:	7
Redfin 2022 Average House Value:	\$317,995
Video:	View Here

PROPERTY OVERVIEW

This site is 11.6 ± acres located in the path of development, located in **Village 7**, neighborhood 3 of the Poinciana PUD. It is approved for 232 multifamily units and is serviced by TOHO utilities and Duke Energy. There is an approved site plan that is included in this sale.

This property is approved for Multifamily High Density within the Poinciana Planned Unit Development (PUD 71-10) and vested for 20 units to the acre through the PRE-DRI#1 Comprehensive Plan Future Land Use Map (FLUM) designation. This Level 3 Review is required to establish the development standards, access, and binding site plan. The proposed plan is for a four-story, courtyard style complex with parking on the periphery and access on an extension of Allegheny Road. (Polk County BOCC Planning Dept.)

PROPERTY HIGHLIGHTS

- Existing approval for 232 units PUD
- No public hearings required
- Great senior housing site

Property Description



Location Aerial



Lake Marion Creek Fire Station



Poinciana Community Park

LOCATION DESCRIPTION

The property is located in Village 7, neighborhood 3 in the Poinciana PD. It is the southern most Village in the Poinciana Community. This senior living site is surrounded by single family homes with future development of single family homes. In addition, the Lake Marion Creek Fire Station is about one mile south of the property. Poinciana Community Park is also about 1.5 ± miles south of the property. The multi-purpose park is situated on 29 acres and features baseball, soccer, and basketball fields. Other amenities include a dog park, picnic shelters, and a playground. About 8 miles north of the subject property is the HCA Florida Poinciana Hospital, offering a range of services including emergency services. Hwy 27 is about 11 ± miles to the west of the property and I-4 is roughly 25 ± miles north of the site. There is also 570 ± FT of road frontage along Bayberry St.

Lot Measurements



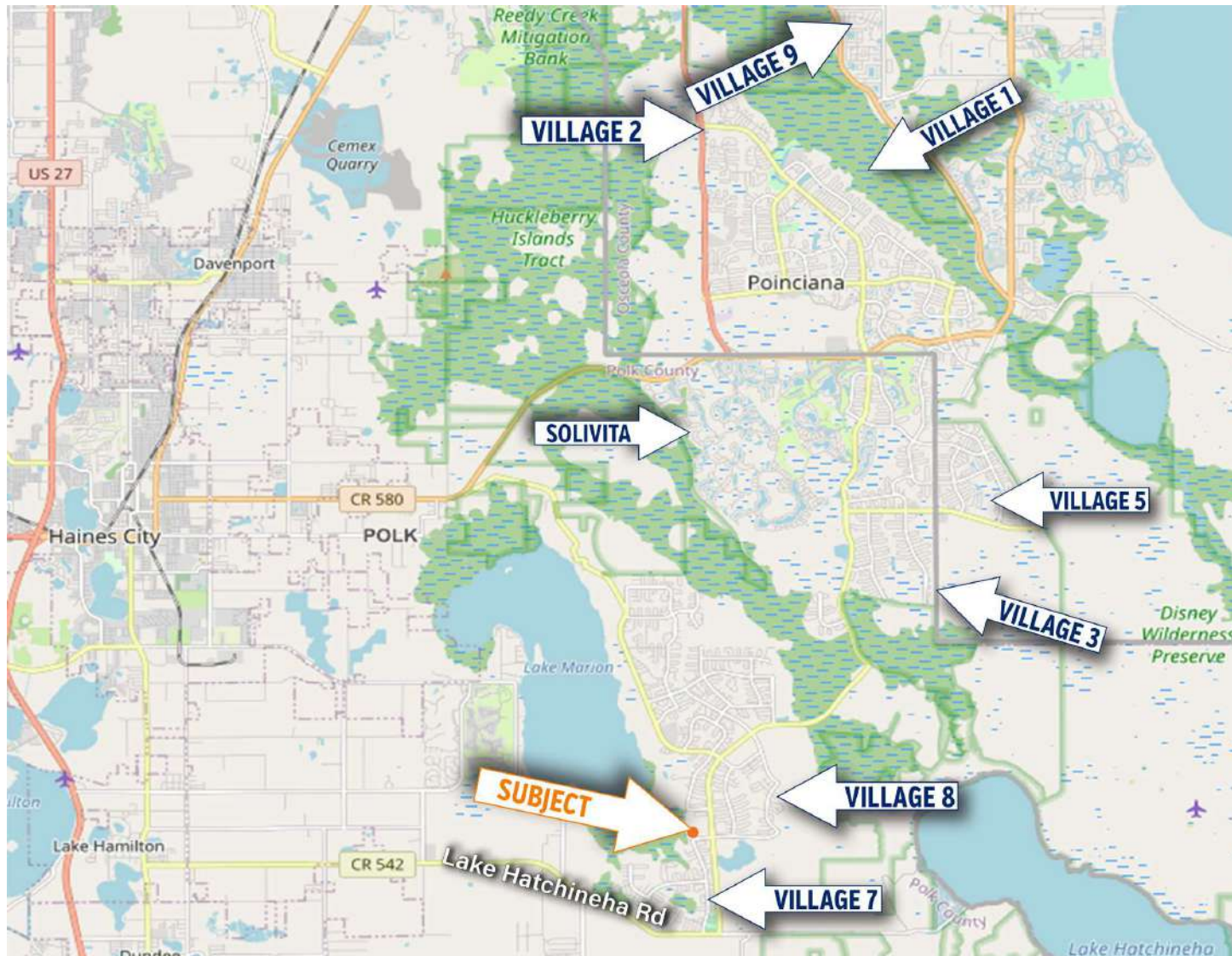
Site Plan & Specifications



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Residential Development• Commercial
Lot Size:	570 ± FT x 770 ± FT
Soil Types	Sand
Taxes & Tax Year	2022 - \$510.25
Zoning / FLU:	PUD 71-10 Vested for 20 units per acre (Site plan approved for 232 units & 375 parking spaces)
Water Source & Utilities	TOHO water at the corner of Allegheny Road and Albany Drive & sewer service along the north side of Bayberry St
Road Frontage	570 ± FT
Nearest	County Regional Park approximately 1 mile south Port Hatchineha to the east Polk Sporting Clays Florida FFA convention center
Current Use:	Vacant Land
Land Cover	Heavily wooded

Poinciana Village Map



Downtown
Winter Haven
30 ± Minutes



I-4
35 ± Minutes

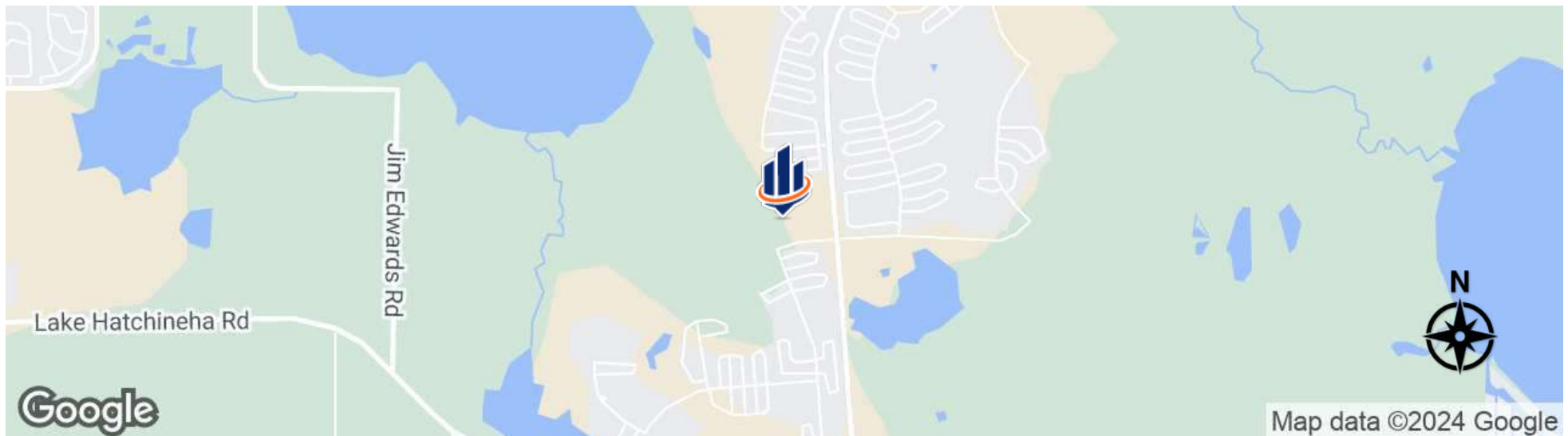


Bayberry St

Marigold Ave



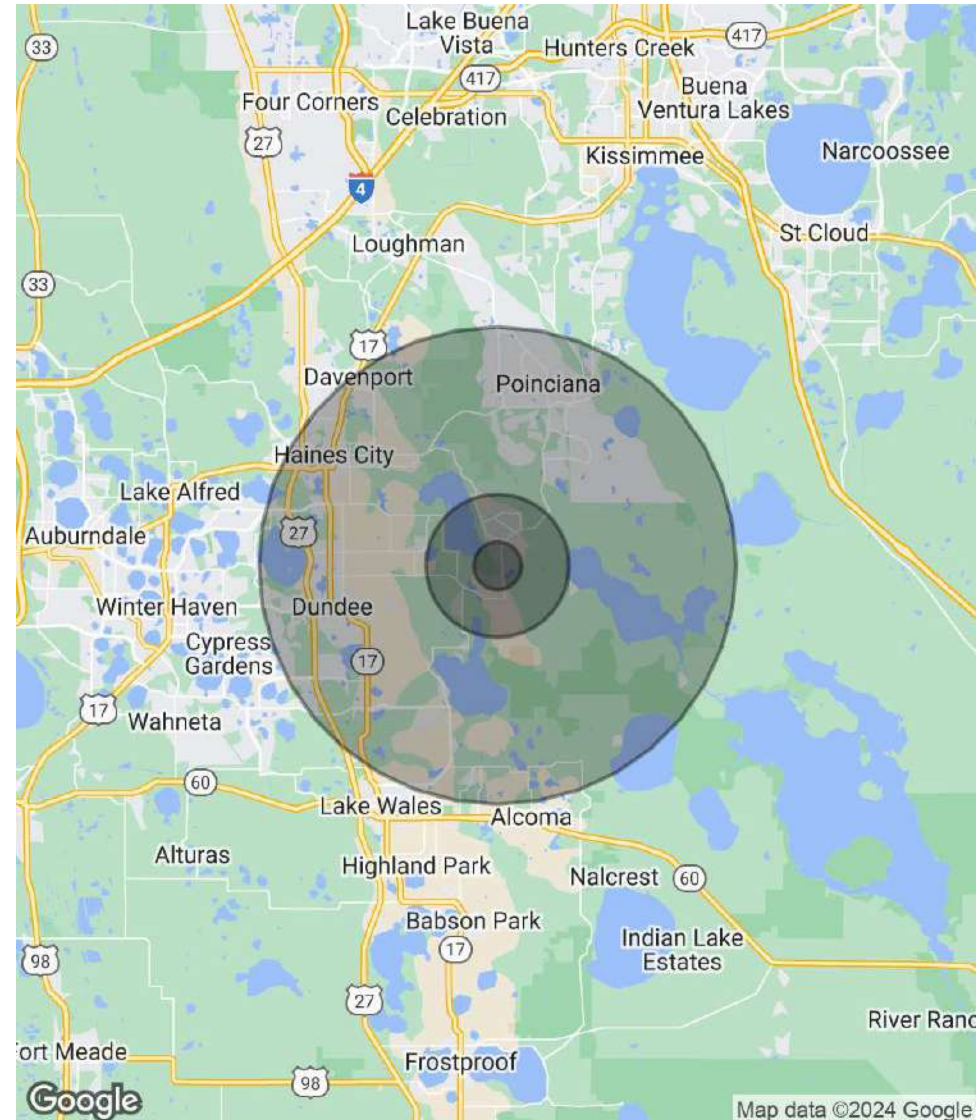
Regional & Location Map



Demographics Map & Report

	1 MILE	3 MILES	10 MILES
POPULATION			
Total Population	1,949	13,668	132,455
Average Age	32.2	35.2	40.1
Average Age (Male)	32.7	33.7	38.7
Average Age (Female)	30.7	36.1	41.2
HOUSEHOLDS & INCOME			
Total Households	834	5,484	55,330
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$44,214	\$44,981	\$48,745
Average House Value	\$89,768	\$150,381	\$173,271

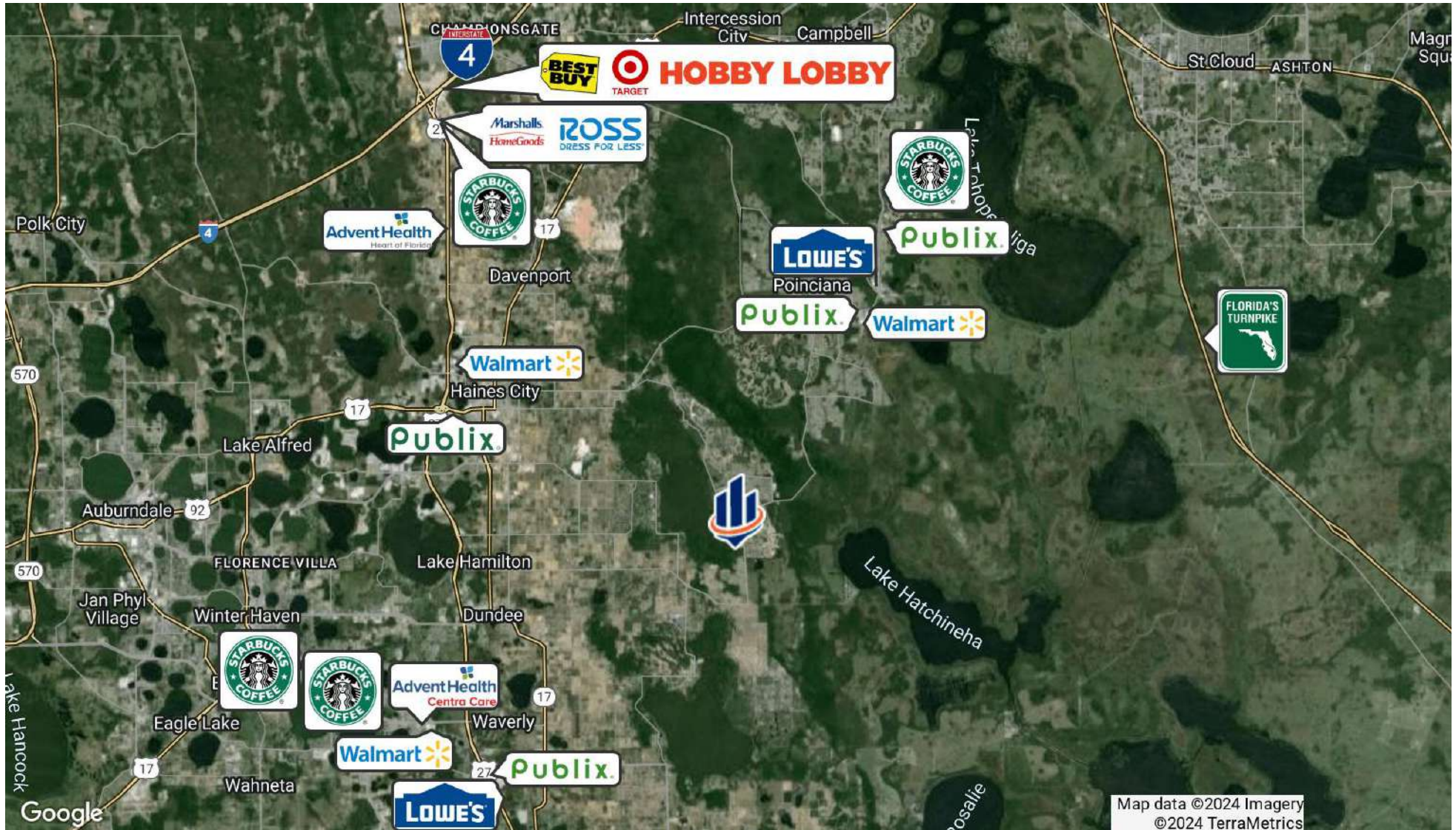
* Demographic data above derived from 2020 ACS - US Census
 * Redfin 2022 Average House Value \$317,995



Market Area Map



Trade Area Map





POINCIANA, FL

The town of Poinciana is a census-designated place made up of 9 villages in Polk and Osceola counties. It lies southwest of Kissimmee and about 14 miles east of Haines City. It is one of the largest unincorporated master-planned community in the United States. According to the 2020 US Census, the population has reached 69,309 with continued growth expected.



R. TODD DANTZLER, CCIM

Managing Director/ Senior Advisor

todd.dantzler@svn.com

Direct: 877.518.5263 x403 | **Cell:** 863.287.3586

PROFESSIONAL BACKGROUND

R. Todd Dantzler, CCIM is a Managing Director and Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. He specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing and land development.

Todd has been active in Polk County real estate for over 40 years and is a second-generation real estate leader - his father served as a member and Chairman of the Florida Real Estate Commission (FREC) in the early '80s.

Todd was recognized as the 2012 Florida Realtor® of the Year and in 2000 he was elected president of the Florida Realtors®. This would make him the youngest president in the history of Florida Realtors®. He is a current member of the board of directors, past treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, and the Polk Transportation Planning Organization. Todd was the Commission liaison to the Central Florida Development Council (CFDC), the economic development arm of the county, and past chairman of the CFDC.

In addition, Todd is currently the Chairman of the Winter Haven Hospital/BayCare Board of Trustees. The Winter Haven Hospital is a 529-bed, major medical center serving the east Polk and Highlands counties and is the largest private employer in East Polk County.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He was the president of his fraternity, Alpha Tau Omega where he won the Morton Wolfson Award for the Best Fraternity President at UF in 1981 and the Harry L. Bird Award for best Public Relations Officer.

In addition to real estate, Todd serves as a Senior Consultant with Two Blue Aces, an executive leadership and management development company led by six retired United States Air Force (USAF) General Officers. Todd advises on political and real estate land use issues.

Todd specializes in:

- Commercial Properties
- Industrial Properties
- Investment Properties
- Commercial Leasing
- Area: The Lakeland-Winter Haven Metro Area

Disclaimer



The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Advisor & Office LOCATIONS

Our company includes over 70 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 11 Certified Commercial Investment Member (CCIM) designees and 9 Accredited Land Consultant (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.



★ HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

★ ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

★ NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

★ GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600



ONE OF AMERICA'S BEST BROKERAGES



One of America's Best Brokerages



APEX 2020 Top National Producer



Most Influential Business Leaders



Largest Commercial Real Estate Brokers in Tampa Bay



Ranked 210 on Inc. 5000 Regional List



For more information visit SVNsaunders.com

HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

©2022 SVN | Saunders Raiston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Raiston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$4 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

