

Multi-Family or Commercial Land Opportunity

NEC 42nd St NW & Avenue G NW | Winter Haven, FL 33881



AVAILABLE

4.86 Acres

PRICE

\$1,480,000 (\$6.99/SF)

CITY/COUNTY

Unincorporated Polk County

CURRENT ZONING

Polk County Neighborhood Activity Center (NAC)

PROPOSED ZONING

BPC-1, RH

ABOUT THE PROPERTY

- Site is bordered by BPC-1, BPC-2, and RH zoning. Potential for site to be rezoned to BPC-1 to allow for light industrial uses, or RH to allow for multi-family
- Anchored by a 280 unit multifamily complex adjacent to the east (grand opening Q4 2025), Westwood Middle School less than .5 mile to the northeast, and major employers in the immediate vicinity such as Minute Maid, US Lumber, Goodman Distribution, and more.
- Direct access to two signalized highway intersections on State Highway 655/Recker Highway.
- Detention Pond adjacent to the east serves the site, no on-site detention required.

CONTACT

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DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|----------|----------|----------|
| Population | 6,183 | 44,975 | 102,906 |
| Daytime Population | 6,049 | 48,287 | 133,399 |
| Avg. Household Income | \$56,731 | \$73,194 | \$79,147 |
| Estimated Households | 2,255 | 17,550 | 39,410 |

Year: 2024 | Source: Esri

TRAFFIC COUNTS

| | |
|----------|------------|
| 42nd St | 14,500 VPD |
| Avenue G | 10,100 VPD |

Year: 2024 | Source: Esri

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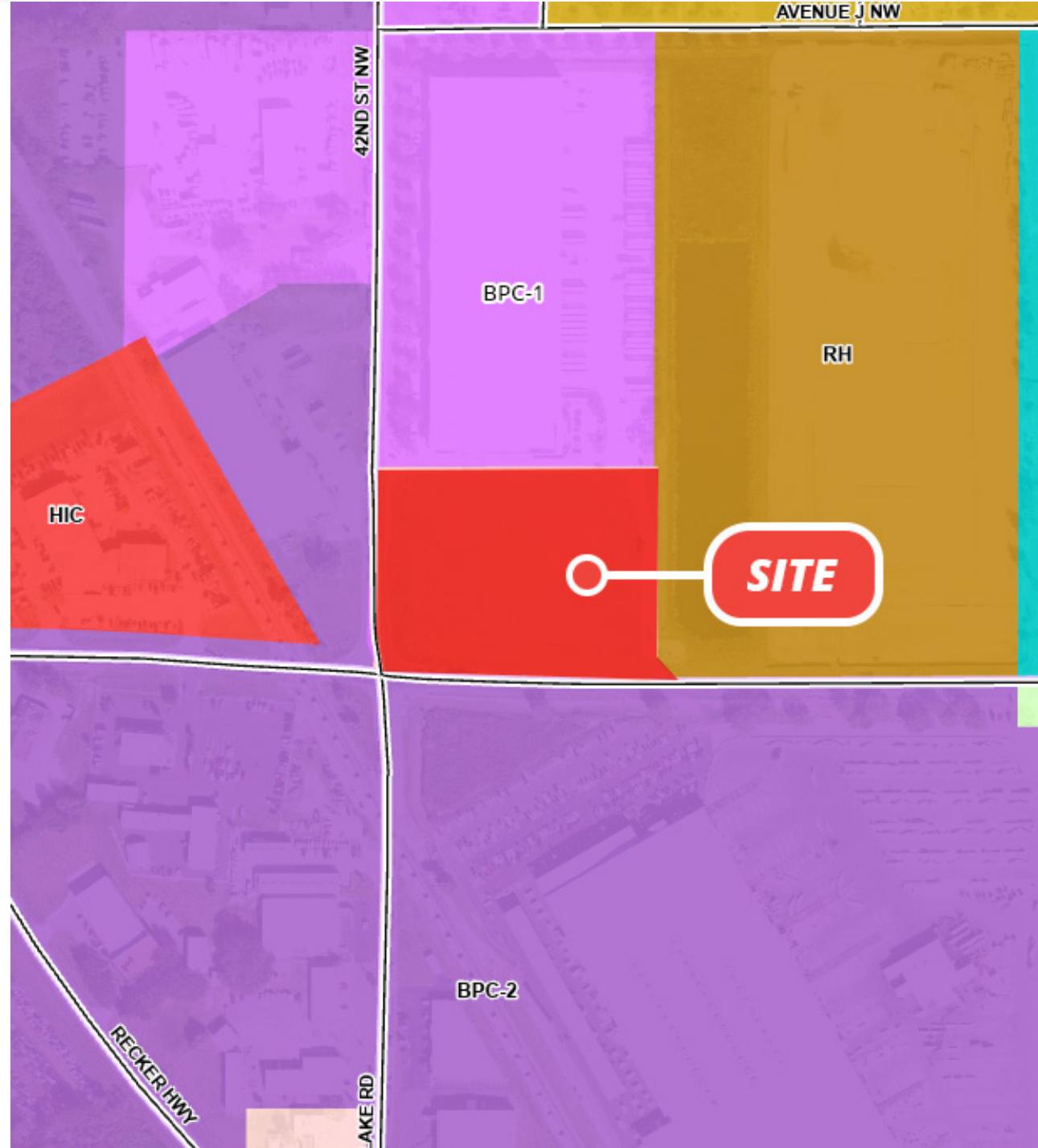


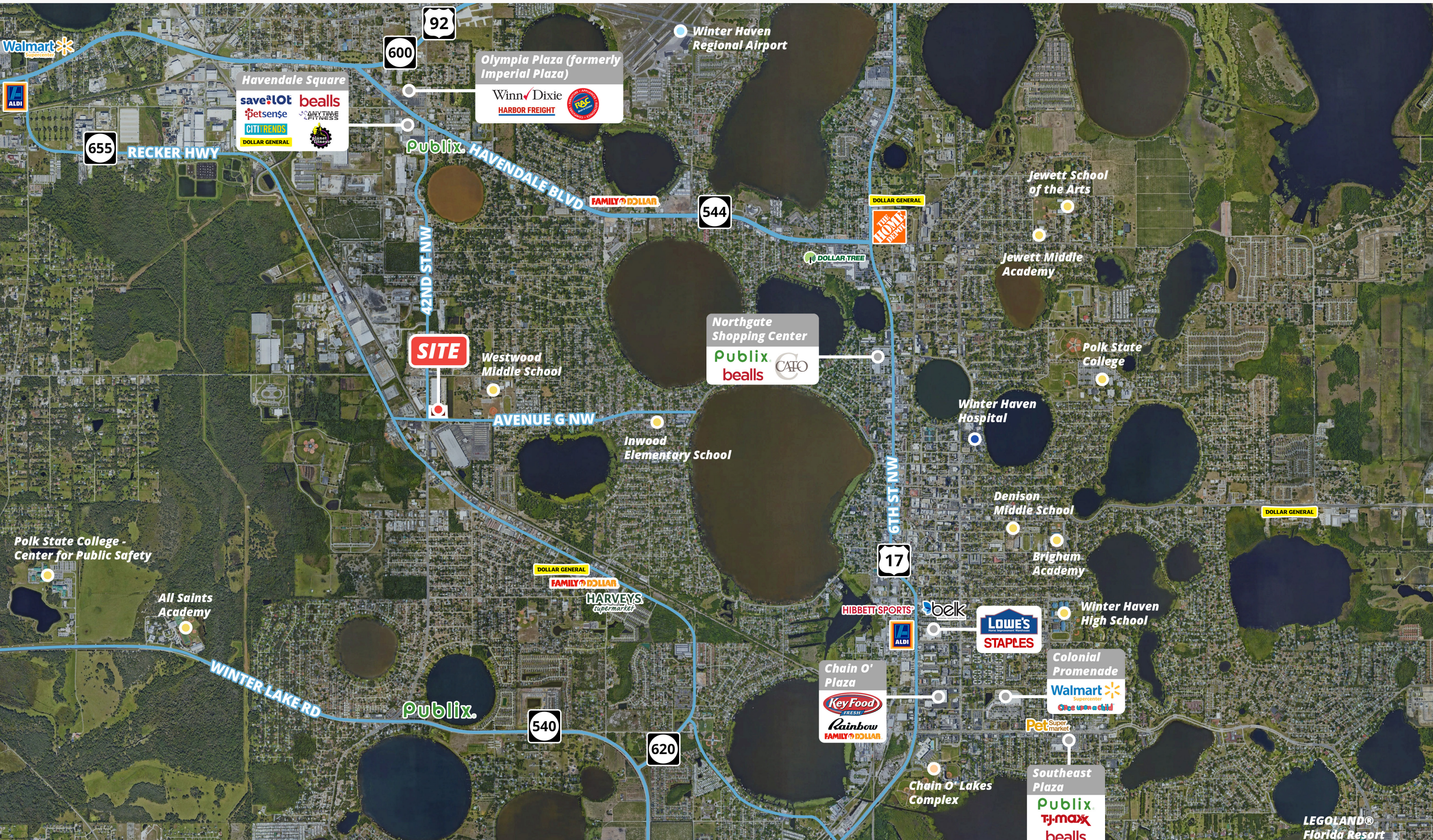
BPC-1 REZONE POTENTIAL

- Polk County has stated they would generally be in support of a rezone to Business Park Center-1 (BPC-1).
- The purpose of the BPC-1 district is to provide areas for office and business park development. The BPC-1 district permits office, research and development parks, distribution centers and wholesaling activities.
- Use table can be found [here](#).

RH REZONE POTENTIAL

- Polk County has stated they would generally be in support of a rezone to Residential High (RH).
- The purpose of the RH district is to provide areas for high-density residential development within urban areas. The RH district permits single-family dwelling units, duplex units, multi-family units, group living facilities, and community facilities.
- RH permits densities up to and including 15.00 DU/AC (72.9 units on 4.86 acres, equating to \$20,301/door on \$1,480,000). Potential under Live Local Act for approx. 130 units (approx. 26.74 dus/acre, equating to \$11,384/door on \$1,480,000)
- Use table can be found [here](#).





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DEMOGRAPHIC HIGHLIGHTS

Population

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------------|--------|---------|---------|
| 2024 Estimated Population | 6,183 | 44,975 | 102,906 |
| 2029 Projected Population | 6,497 | 47,772 | 110,786 |
| Projected Annual Growth 2024 to 2029 | 1.00% | 1.21% | 1.49% |

Daytime Population

| | | | |
|-------------------------|-------|--------|---------|
| 2024 Daytime Population | 6,049 | 48,287 | 133,399 |
| Workers | 2,325 | 21,734 | 73,207 |
| Residents | 3,724 | 26,553 | 60,192 |

Income

| | | | |
|------------------------------------|----------|----------|----------|
| 2024 Est. Average Household Income | \$56,731 | \$73,194 | \$79,147 |
| 2024 Est. Median Household Income | \$36,523 | \$52,729 | \$56,798 |

Households & Growth

| | | | |
|--------------------------------------|-------|--------|--------|
| 2024 Estimated Households | 2,255 | 17,550 | 39,410 |
| 2029 Projected Households | 2,360 | 18,579 | |
| Projected Annual Growth 2024 to 2029 | 0.91% | 1.15% | 1.40% |

Race & Ethnicity

| | | | |
|---|-----|-----|-----|
| 2024 Est. White | 45% | 56% | 56% |
| 2024 Est. Black or African American | 33% | 21% | 21% |
| 2024 Est. Asian or Pacific Islander | 1% | 2% | 2% |
| 2024 Est. American Indian or Native Alaskan | 1% | 1% | 1% |
| 2024 Est. Other Races | 21% | 20% | 21% |
| 2024 Est. Hispanic | 26% | 24% | 24% |

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



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