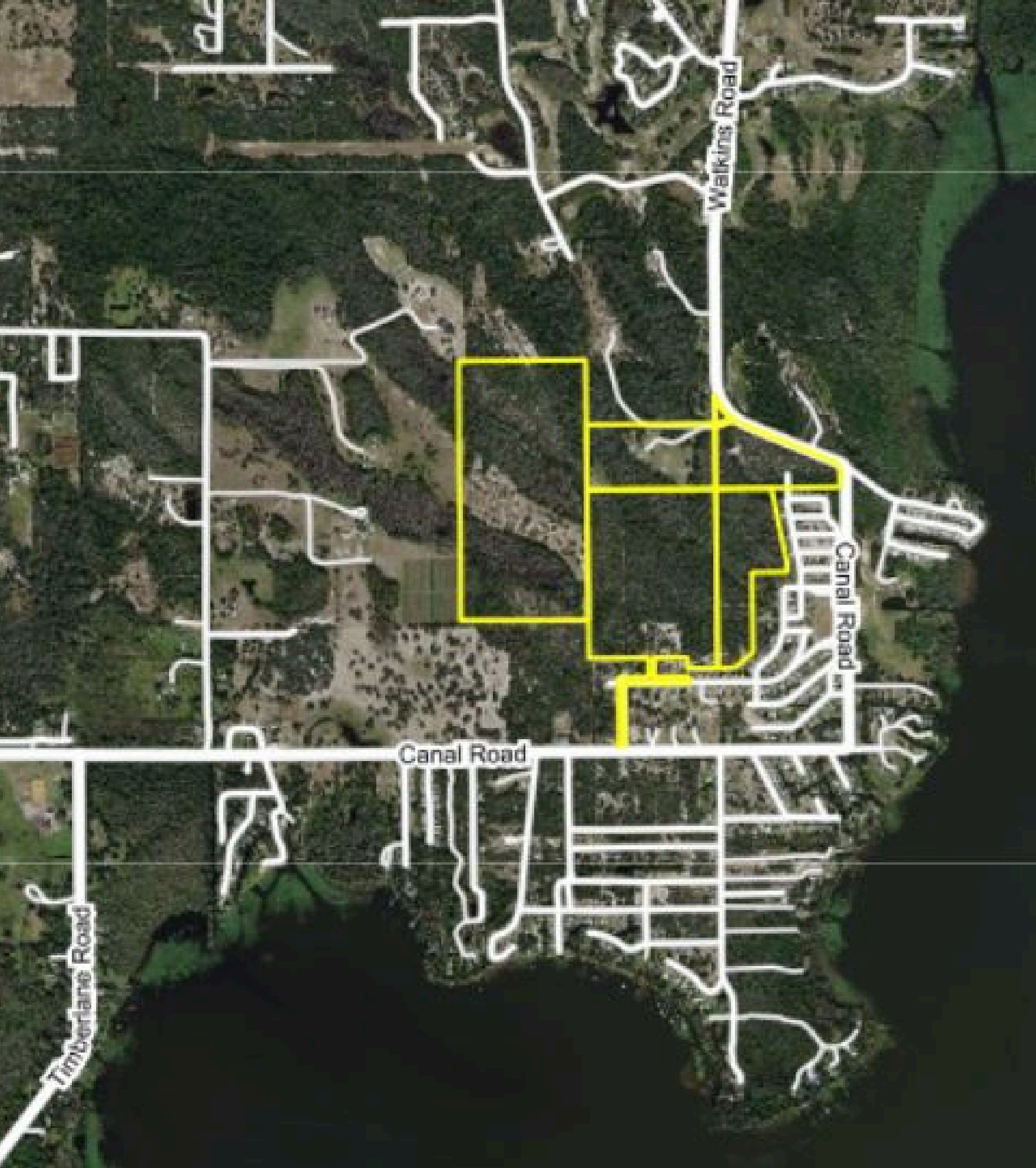




Highlands Reserve



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 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 191+ 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 10+ 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.

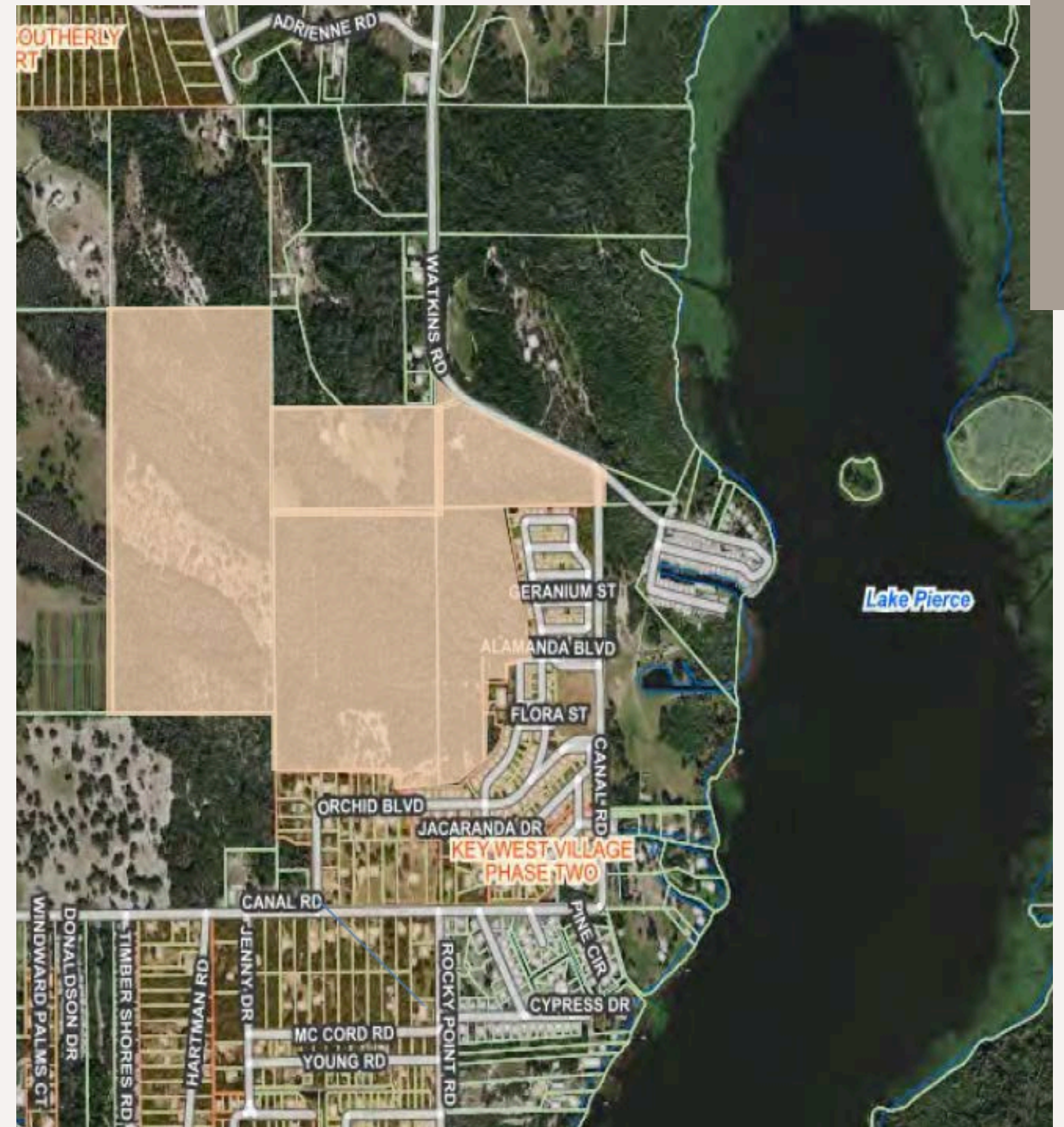
The reserves provides two access points: Orchid Boulevard, and Watkins Road. Surrounded by natural beauty, including numerous canals, lakes, and nature reserves: Lake Pierce and Lake Hatchineha are nearby and offer opportunities for boating, fishing, and wildlife observation. Within close proximity,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

The 7 parcels of vacant 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.

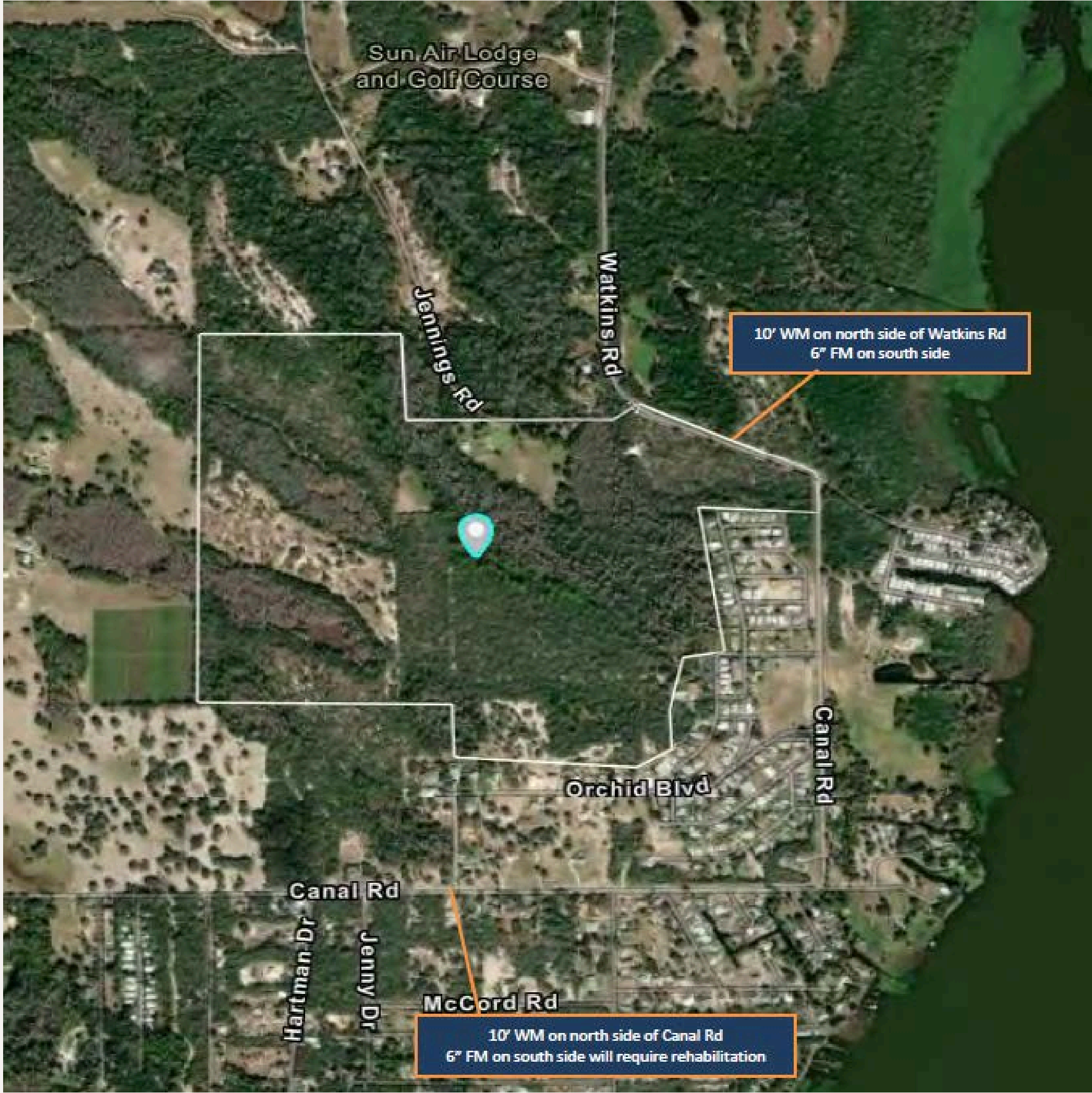


Detailed Property Overview

Connectivity

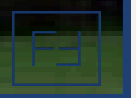
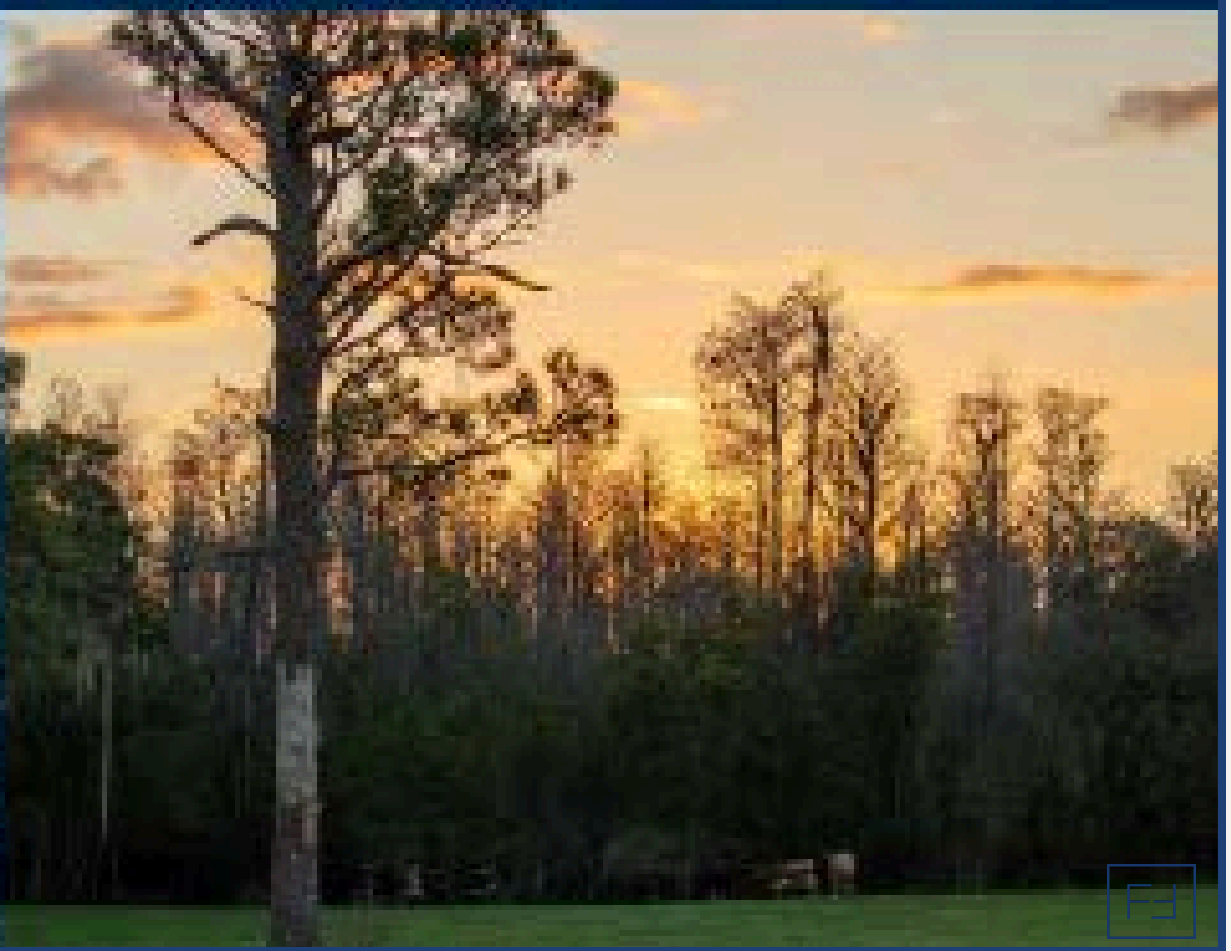
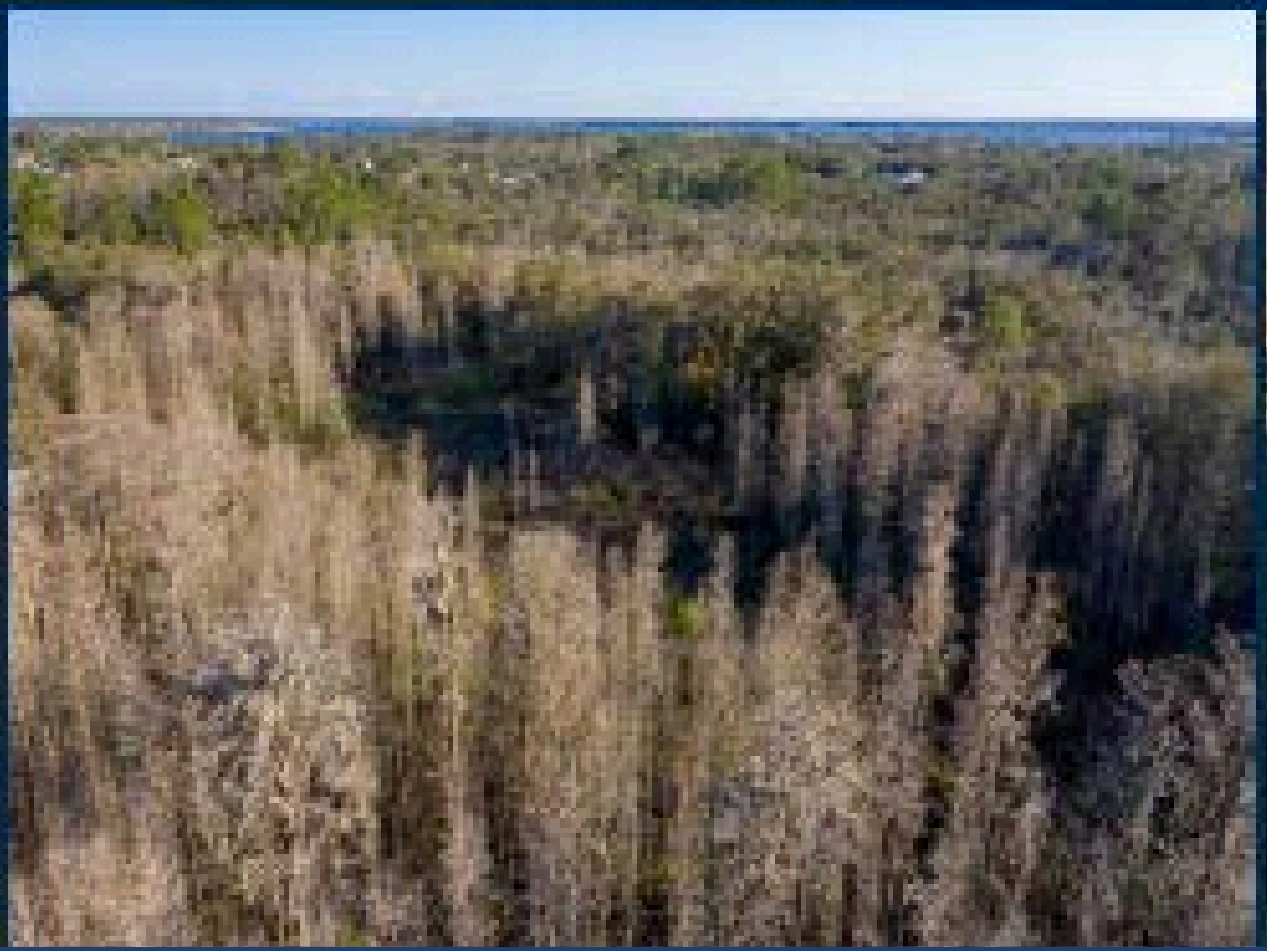
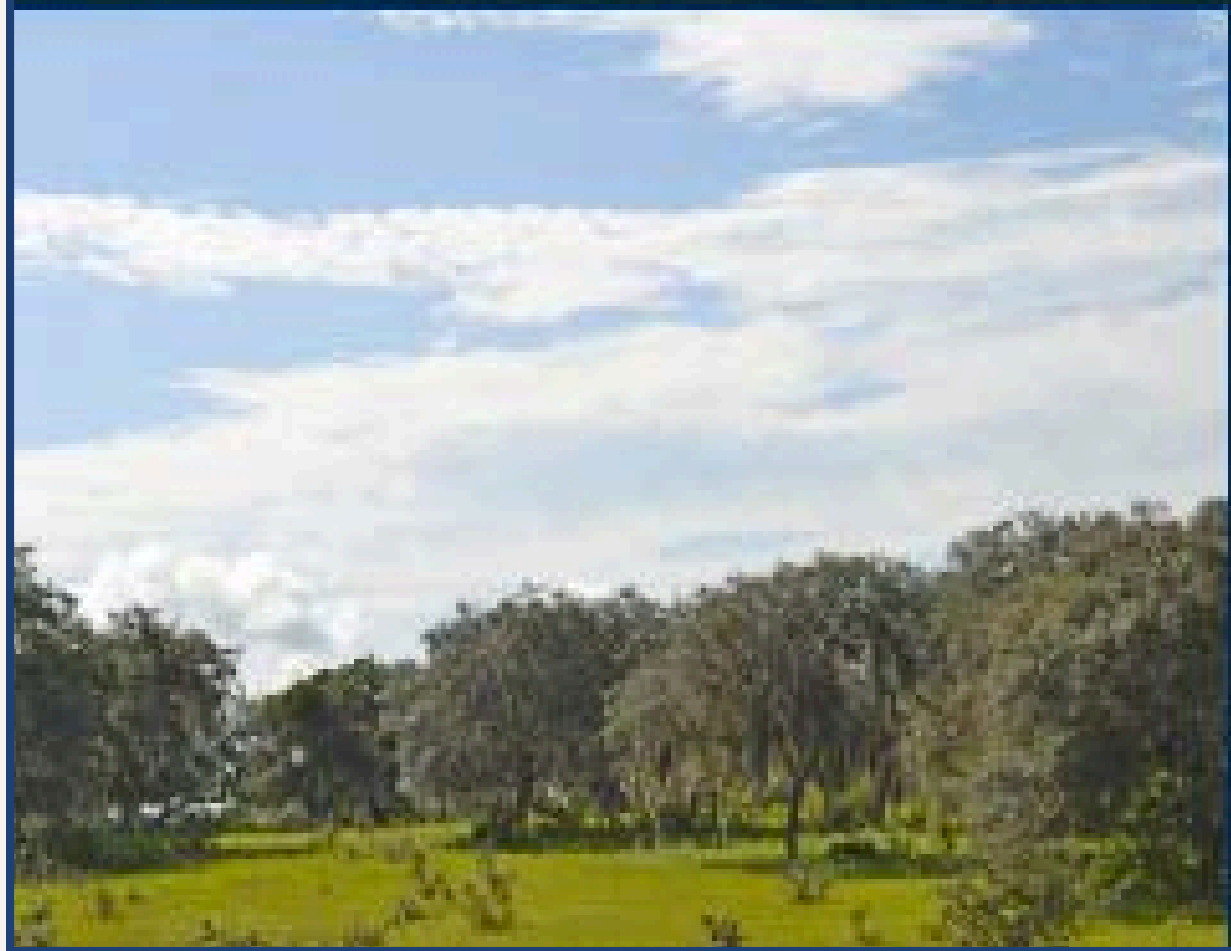
Utilities

Water and sewer connections provided on Watkins Road and Canal Road subject to City and County approvals.



Ingress/Egress Points:
 Orchid Blvd
 Watkins Road

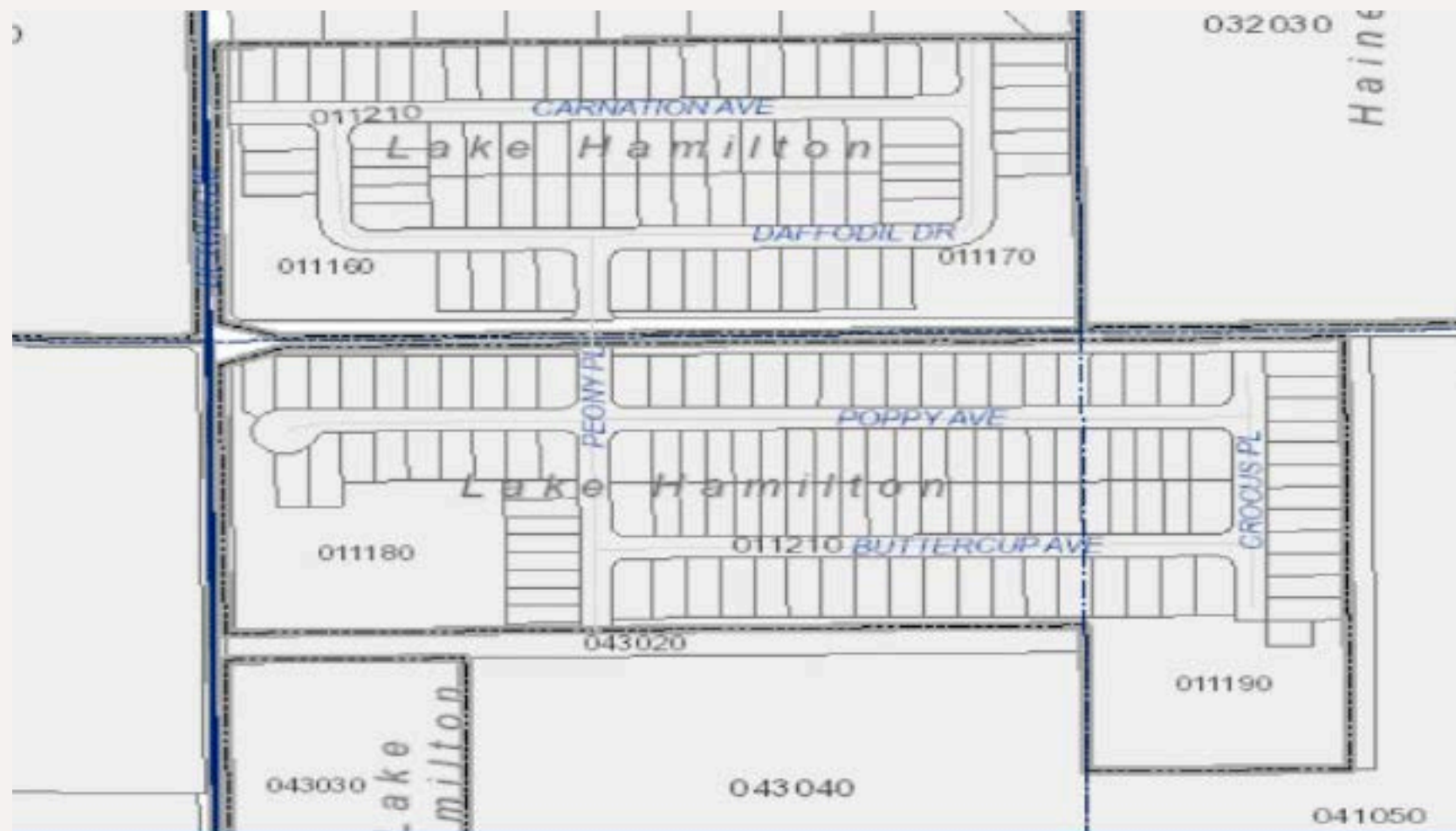
Acres	Parcel ID
20.10	28.28.32.000000.012010
79.69	28.28.32.000000.014000
14.93	28.28.33.000000.034010
53.35	28.28.32.000000.021000
0.55	28.28.32.936101.000250
20.74	28.28.33.000000.043010
1.93	28.28.32.936101.000330
191.29	Total Acreage



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.

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.

Top Stories

Yahoo

State buys 1,300-acre Polk County property in effort to conserve habitat, protect Florida panther
Acres of land in Polk County are now protected in the hands of the state, in an effort to help protect Florida's panthers and...



The Ledger on MSN.com
Cabinet approves \$36.1M purchase of Polk County's Creek Ranch property for conservation



YAHOO!News
'Prettiest country': Newly preserved Creek Ranch property for conservation

Approved Mixed Use Development

Polk County's Live Work Play Coming Soon in 2025

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.



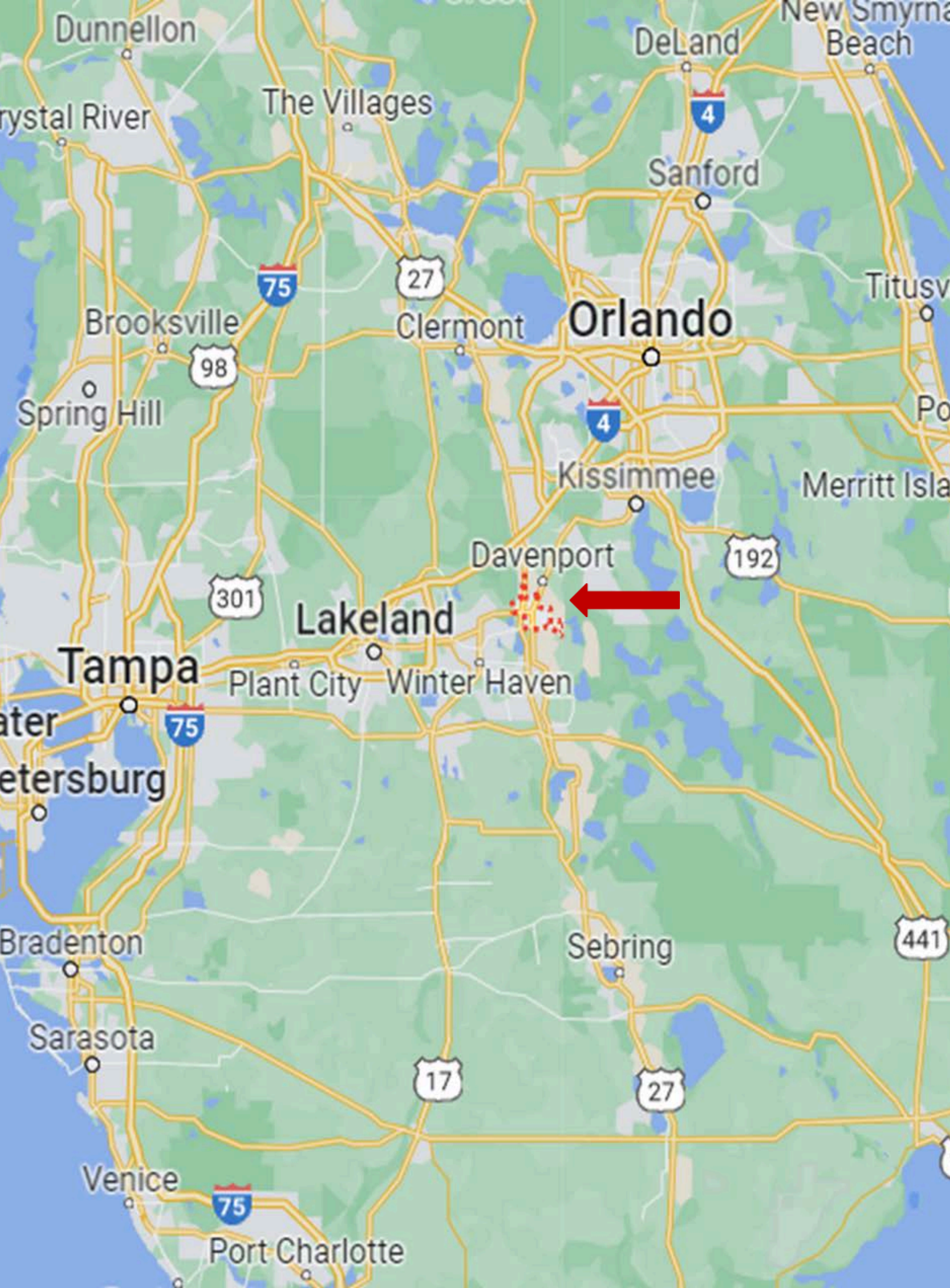
The Community

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.



Five Immersive Worlds. One Amazing Theme Park.

Get ready. In 2025, Universal Epic Universe changes everything. Explore astounding worlds beyond anything you've experienced before. All images shown are artist conceptual renderings.





Michelle Gonzalez

Broker | MSIRE

BRIEF BACKGROUND

Michelle Gonzalez is the licensed Real Estate Broker of Floridian First Realty, a boutique real estate firm in Coral Gables and an industry leader with over two decades of experience.

Her strong and extensive educational background is reflective of her real estate success. Michelle obtained her BS in Finance and Masters of Science in International Real Estate (MSIRE) both from Florida International University (FIU).

Michelle assists her clients navigate the hassle of selling, purchasing, leasing and investing in real estate by leveraging her educational and deep rooted market experience to provide impactful investment opportunities. Her commitment rests in providing exceptional service, ethics, and value for her clients.

As a real estate broker for Fannie Mae, Michelle has assessed the value of over 500 assets. Moreover, her expertise has been recognized by The City of Miami, which has previously appointed her to review appraisal reports for important government acquisitions. Currently, Michelle sits on the FIU Hollo School of Real Estate Advisory Council and Board of Governors for Miami Commercial MLS.

Michelle volunteers in many non-profit organizations positively impacting the lives of others in her community. Through her involvement in FIU and The Ari Arteaga Foundation, over 150 children receive toys, books, and food through annual drives. She successfully coordinated the first-ever FIU Zumbathon® awarding a scholarship to an FIU cancer survivor student. In 2016 she was honored with a Humanitarian Award from WSVN 7 for her post-hurricane Irma efforts.

CALL ME, I'M HERE TO HELP YOU 305.582.4352!



Kevin Gonzalez

Broker

BRIEF BACKGROUND

Kevin Gonzalez is a licensed Real Estate Broker at Floridian First Realty, a boutique real estate firm in Coral Gables with a wide array of experience in real estate.

With over 20 years of experience in construction, mortgage lending, and real estate, Kevin is a professional who has diverse skill sets and can offer valuable insights and guidance to clients looking to buy or sell properties. With a background in construction, Kevin has a deep understanding of the technical aspects of building and remodeling homes, as well as an understanding of zoning and building codes thereby helping clients evaluate properties for their structural soundness, potential repair or renovation needs, and advise on potential issues that may arise during the buying or selling process.

As an experienced real estate broker he has a solid understanding of the local real estate market and the factors that impact it. Providing clients with up-to-date market trends, comparable property values, and helping them evaluate potential investment opportunities, Kevin's filled with knowledge to create value for his clients..

Kevin's diverse skill set makes him an asset to both buyers and sellers, as they can provide valuable insights and guidance throughout the entire transaction.

GIVE IT TO GONZ IS HERE TO HELP YOU 305.301.3251!

At the heart of Floridian First Realty, our team of specialists offer guidance, transparency, and hands-on negotiation skills in niche pockets of commercial and residential real estate.

Our unparalleled service and ethics commitment is built on client-centric success through customer satisfaction, loyalty, and referrals.

On behalf of our Team, we appreciate the opportunity to add value to your real estate portfolio.



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