



**WINTER LAKE ROAD
DEVELOPMENT LAND**

Winter Lake Rd (Hwy 540 West)

**2080 WINTER LAKE RD
WINTER HAVEN, FL 33880**

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PROPERTY INFORMATION

Property Summary - County Road 540 W

LOCATION INFORMATION

Location Maps

County

Demographics Map & Report

Aerial Map

Retailer & Workforce Map

AGENT AND COMPANY INFO

Advisor Bio

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Winter Lake Rd (Hwy 540 West)

AUBURNDALE

**Pinnacle Point
New 160 SFR Units**

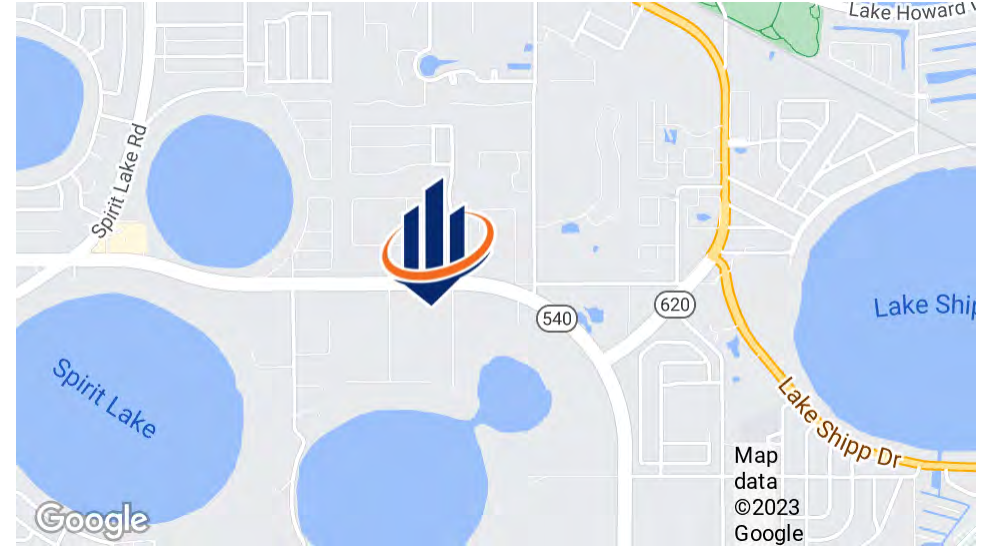
1 PROPERTY INFORMATION

Winter Lake Rd (Hwy 540 West)

2080 Winter Lake Rd
Winter Haven, FL 33880



Property Summary - County Road 540 W



OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	7.18 ± Acres
Price/Acre:	\$111,420
Traffic Count:	24,500 Cars/Day
Utilities:	County Water. Sewer is Nearby
Zoning/FLU:	FLU: Residential-Low-2
PIN:	252836355250000010, 252836355250000020

PROPERTY OVERVIEW

Exceptional 7.18-acre property with highway frontage on Winter Lake Rd. Boasting an ideal rectangular shape, this property offers endless possibilities for development.

With a high-traffic location that sees 24,500 cars passing by daily, this property offers unparalleled exposure. Additionally, its proximity to Publix, less than a mile west, provides convenient access to daily necessities. The brand-new Pinnacle Point residential development across the street also creates an attractive environment for new residents or customers. Highest and best uses include low to medium density residential.

Pinnacle Point has yielded an average selling price per unit since 2022 of \$354,268.



24,500
Cars/Day

2 LOCATION INFORMATION

2080 Winter Lake Rd
Winter Haven, FL 33880

Winter Lake Rd (Hwy 540 West)

Location Maps





POLK COUNTY FLORIDA

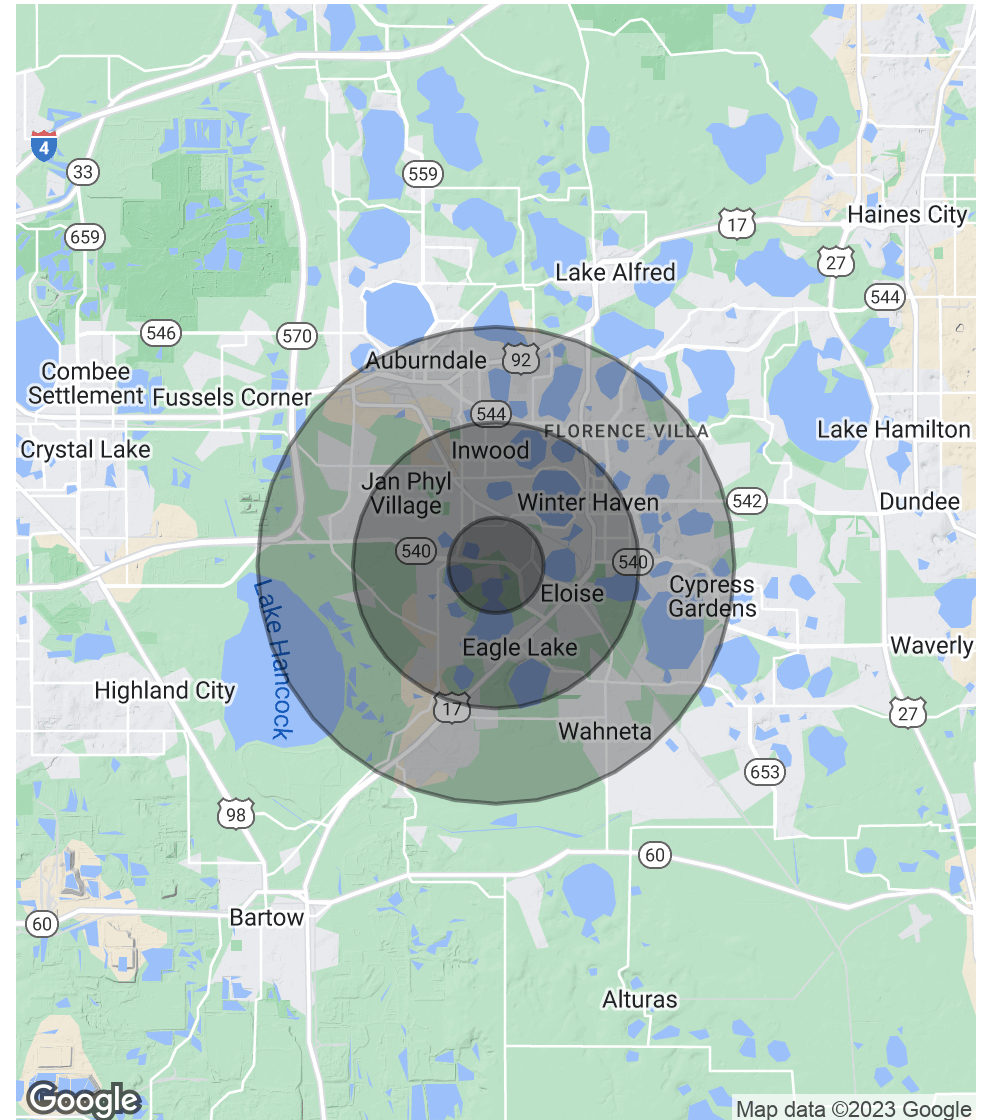
Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	787,404 [2022]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

Demographics Map & Report

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	5,198	42,076	87,977
Average Age	38.1	39.7	40.4
Average Age (Male)	37.4	36.7	38.2
Average Age (Female)	34.6	41.7	42.0
HOUSEHOLDS & INCOME			
Total Households	2,080	16,949	34,842
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$51,043	\$51,169	\$54,892
Average House Value	\$126,499	\$137,609	\$140,097

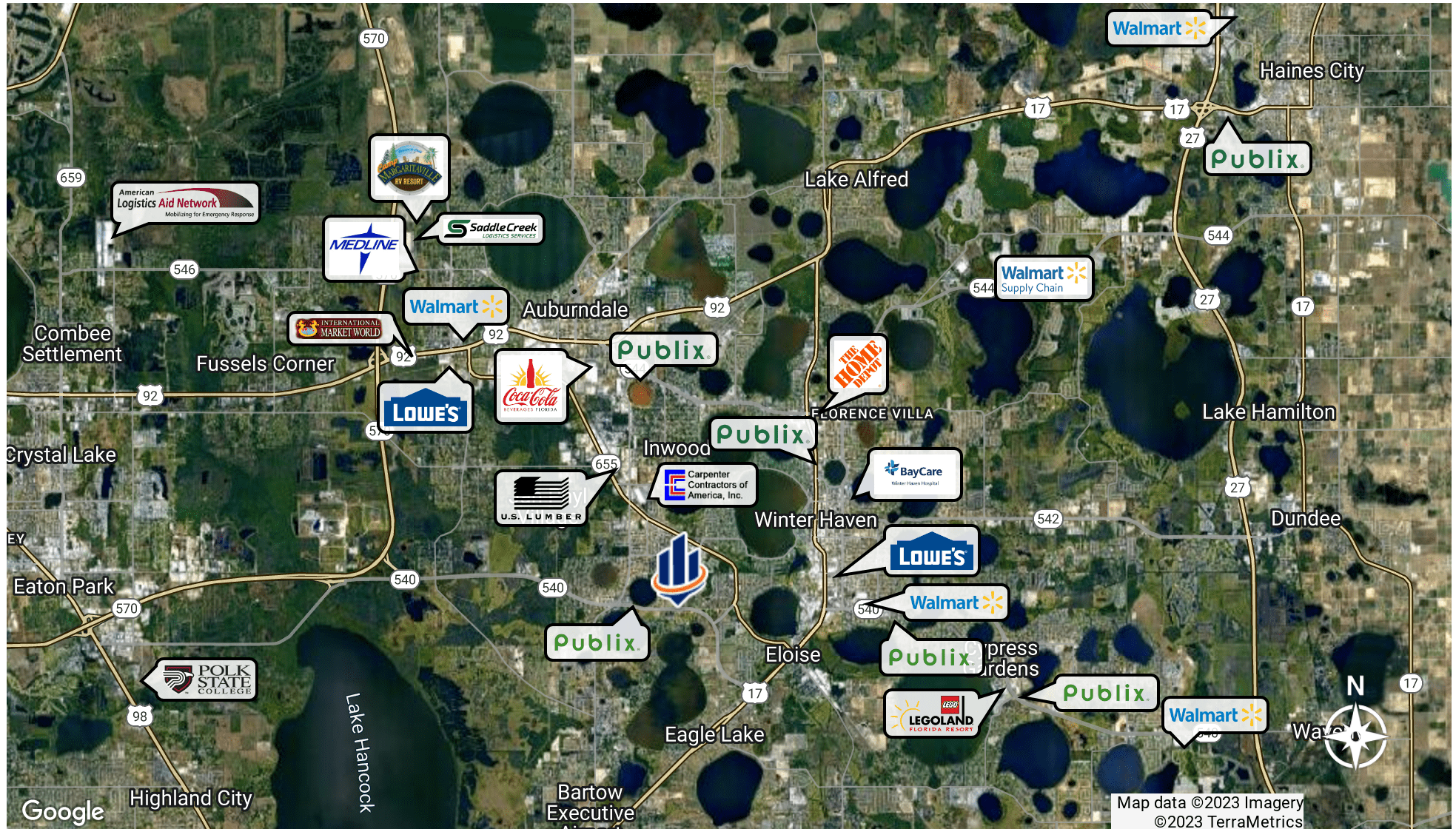
* Demographic data derived from 2020 ACS - US Census



Aerial Map



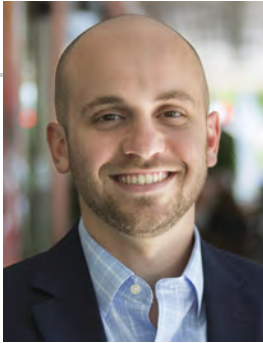
Retailer & Workforce Map



3 AGENT AND COMPANY INFO

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Winter Haven, FL 33880

Winter Lake Rd (Hwy 540 West)



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PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$170 million across nearly all types of commercial properties and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

David previously worked in his family-owned business, Hungerford & Associates, as a financial advisor. Prior to becoming a financial advisor, he served as the company's marketing director.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor. David is a CCIM [Certified Commercial Investment Member] designee and serves on the executive board for the CCIM Florida West Coast District. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers [ICSC]. David is married and lives with his wife Aimee and children Eliana and Ezra on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Commercial Properties
- Site Selection
- Real Estate Analytics



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Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



For more information visit www.SVNsaunders.com

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