

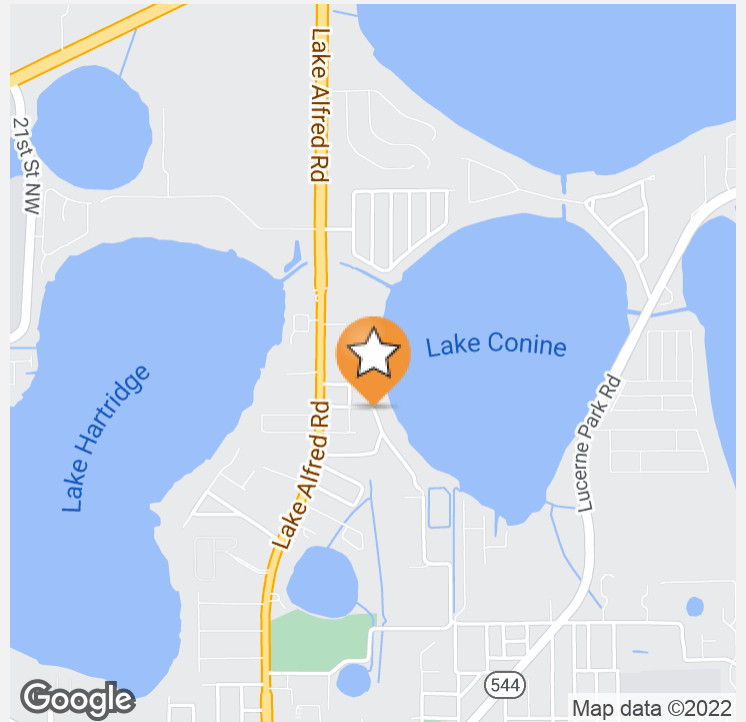


**FOR SALE
LAND
\$799,000**

9 AC LAKEFRONT SITE ON CHAIN OF LAKES

881 CONINE DR. W., WINTER HAVEN, FL 33881





OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	9.68 Acres
Zoning:	R-3 MultiFamily Residential Low

PROPERTY OVERVIEW

This is an incredible opportunity to own property on the Chain-of-Lakes. This 9.68 Acre site is located on Lake Conine in Winter Haven, with approximately 4.6 acres of uplands. It is currently zoned for low-density multi-family development. The zoning allows up to 12 multi-family units per acre. The property is bordered by Lake Conine to the East and the Chain of Lakes Trail to the West. The Trail extends from downtown Winter Haven at Trailhead Park north to Lake Alfred. It is a great trail for walking and biking and passes many scenic lakes and parks along the way. The property is located in the City limits of Winter Haven with water and sewer lines near the site. This property would make a great small multifamily project or even a large single-family or family compound site, just 2 miles north of downtown Winter Haven and only 12 minutes from I-4 for easy commutes. This is a great opportunity to experience all the Chain-of-Lakes-City has to offer!

PROPERTY HIGHLIGHTS

- Approximately 1300' Chain of Lake Frontage
- Multi Family Zoning
- Public Utilities Nearby
- Nearly 5 acres of uplands

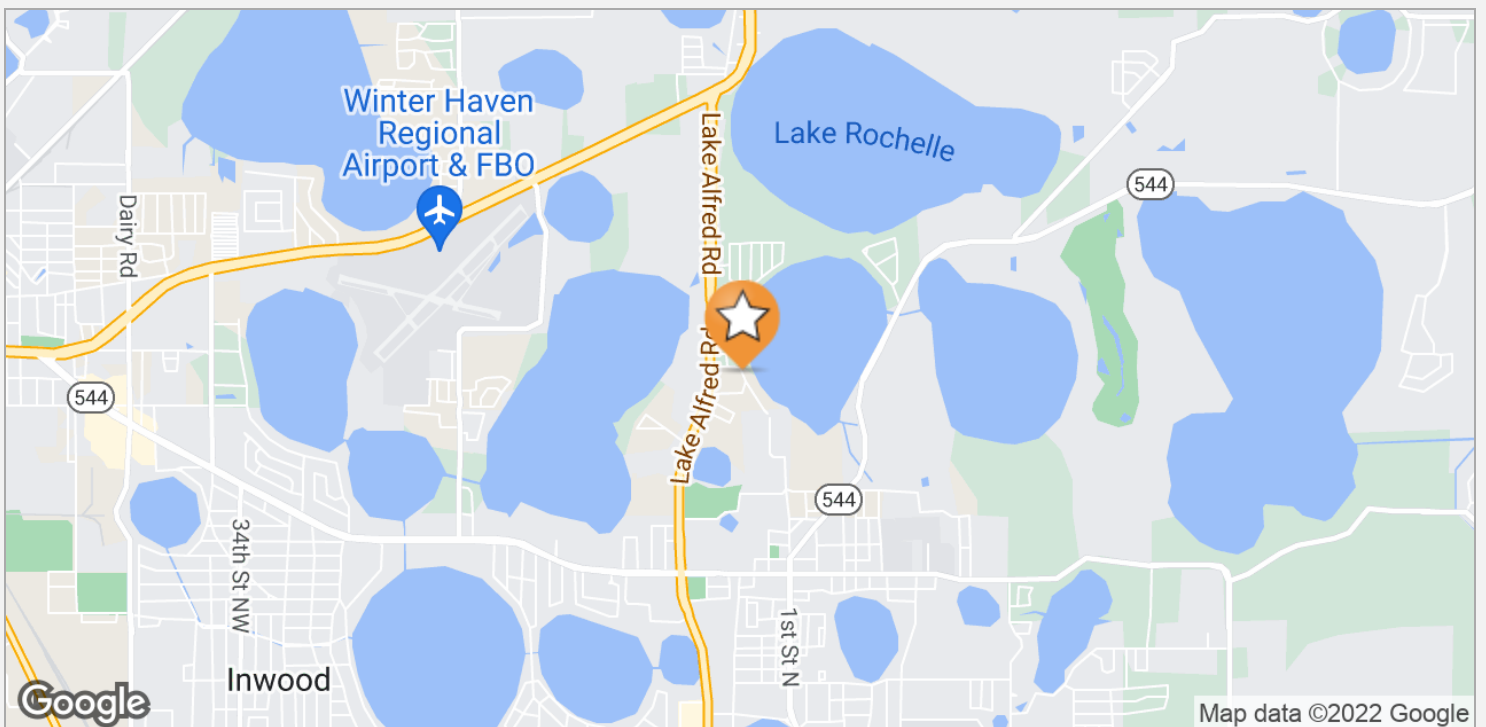
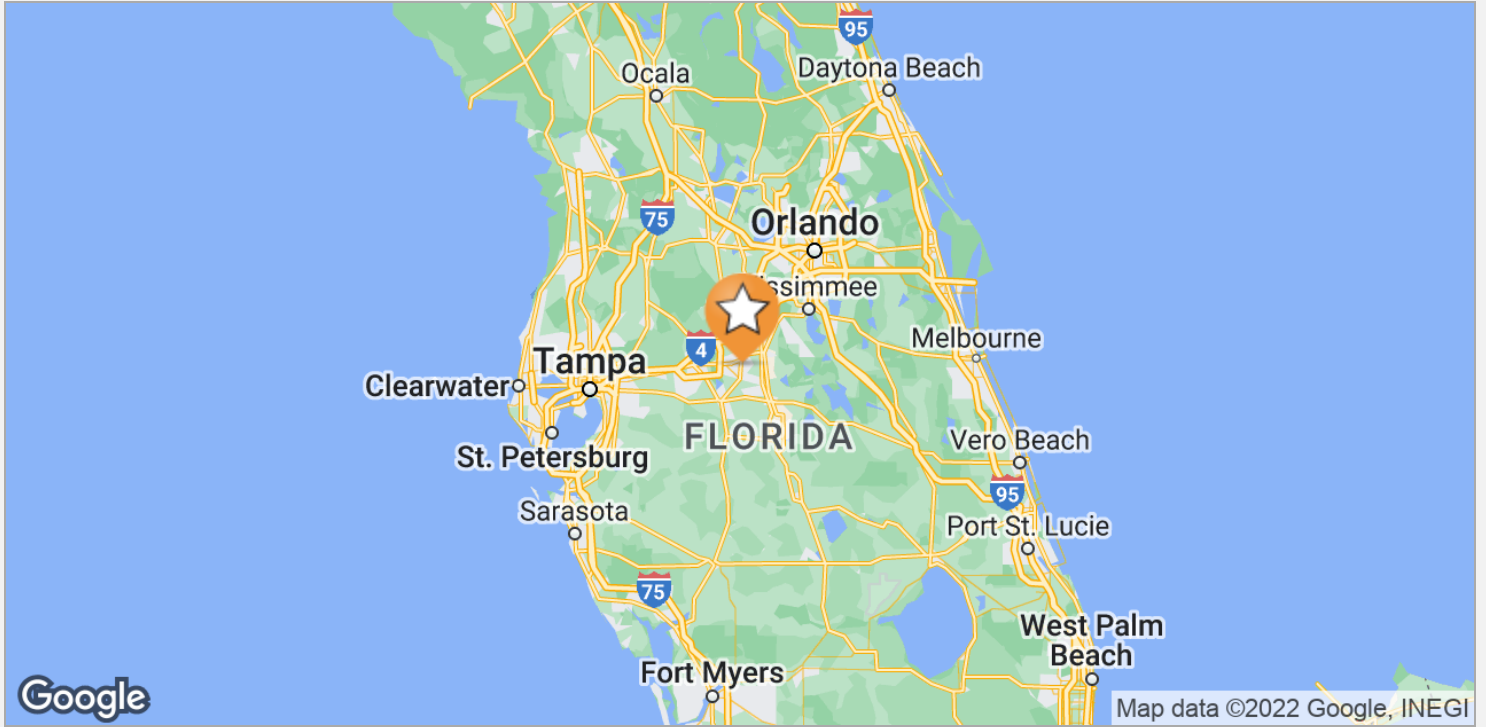
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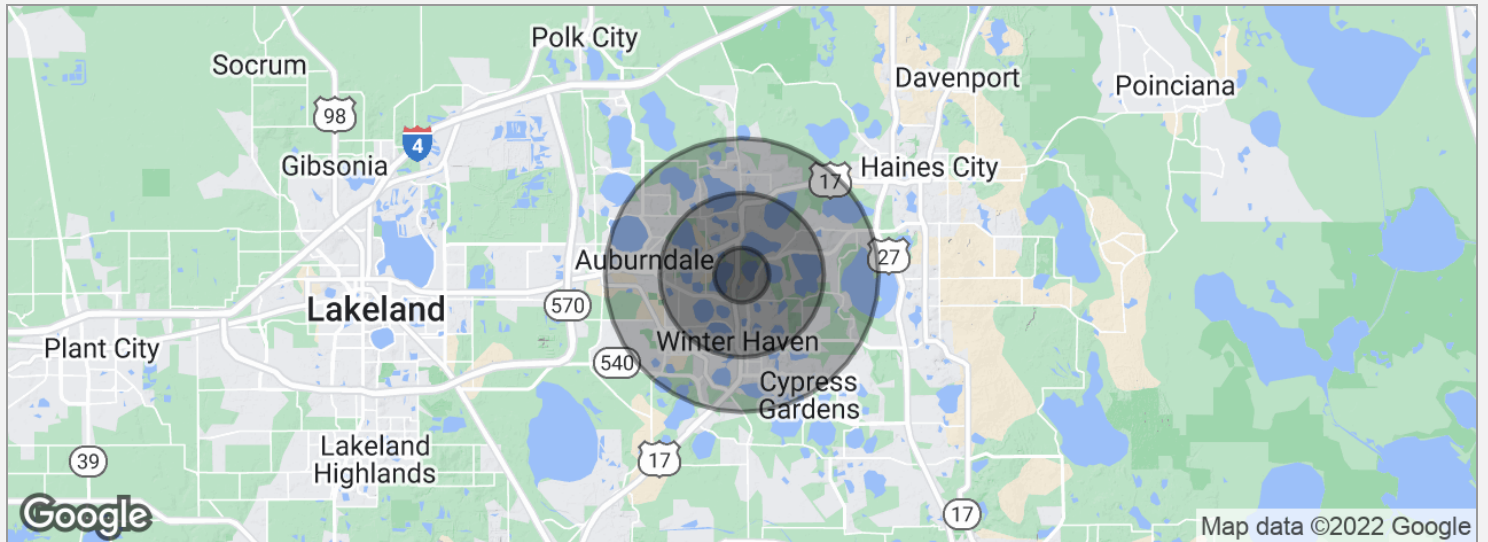
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881 Conine Dr. W., Winter Haven, FL 33881



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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,014	37,217	81,547
Median age	36.7	40.2	40.3
Median age (male)	40.0	39.9	39.8
Median age (Female)	36.0	41.1	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,007	15,440	32,664
# of persons per HH	2.5	2.4	2.5
Average HH income	\$36,710	\$44,227	\$49,324
Average house value		\$175,769	\$177,757

* Demographic data derived from 2010 US Census

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ERIN CARDEN CCIM

Commercial REALTOR®



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PROFESSIONAL BACKGROUND

After graduating from Florida Southern College in Lakeland, FL, Erin became a licensed real estate agent in 2002. She promptly purchased her first investment property and started working for Crosby & Associates, Inc. For seven years she gained experience in commercial sales and leasing, market research, land development and financial analysis under the mentorship of Benjamin Crosby. Here she learned the importance of market timing, trends and independent research and analysis. She built a personal portfolio of investment properties that included residential and commercial renovations. These projects honed her skills in landlord-tenant negotiations and property management. She furthered her education at the CCIM Institute and in 2008 obtained the prestigious CCIM Designation.

After a leave of absence to start her family, she returns with extensive commercial property management experience and a passion for community redevelopment in Polk County, FL. Erin resides in Winter Haven with her husband of 20 years and two daughters.

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