

# For Sale



14 ± ACRE DEVELOPMENT OPPORTUNITY  
Residential Vacant Land in Winter Haven, Florida

**PRICE  
REDUCED**

**NEW PRICE:**  
**\$1,050,000**  
~~\$1,260,000~~

**LAST UNDEVELOPED**

Property on Helena Road

**Residential FLU**

Potential for 31 Units

**PERMITTED WELL**

Current Citrus Use

**CANAL FRONTAGE**

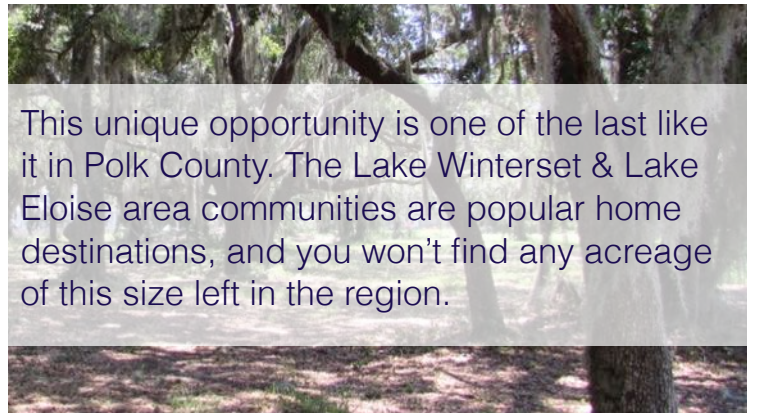
Connector Canal to Lake Eloise & Lake Winterset



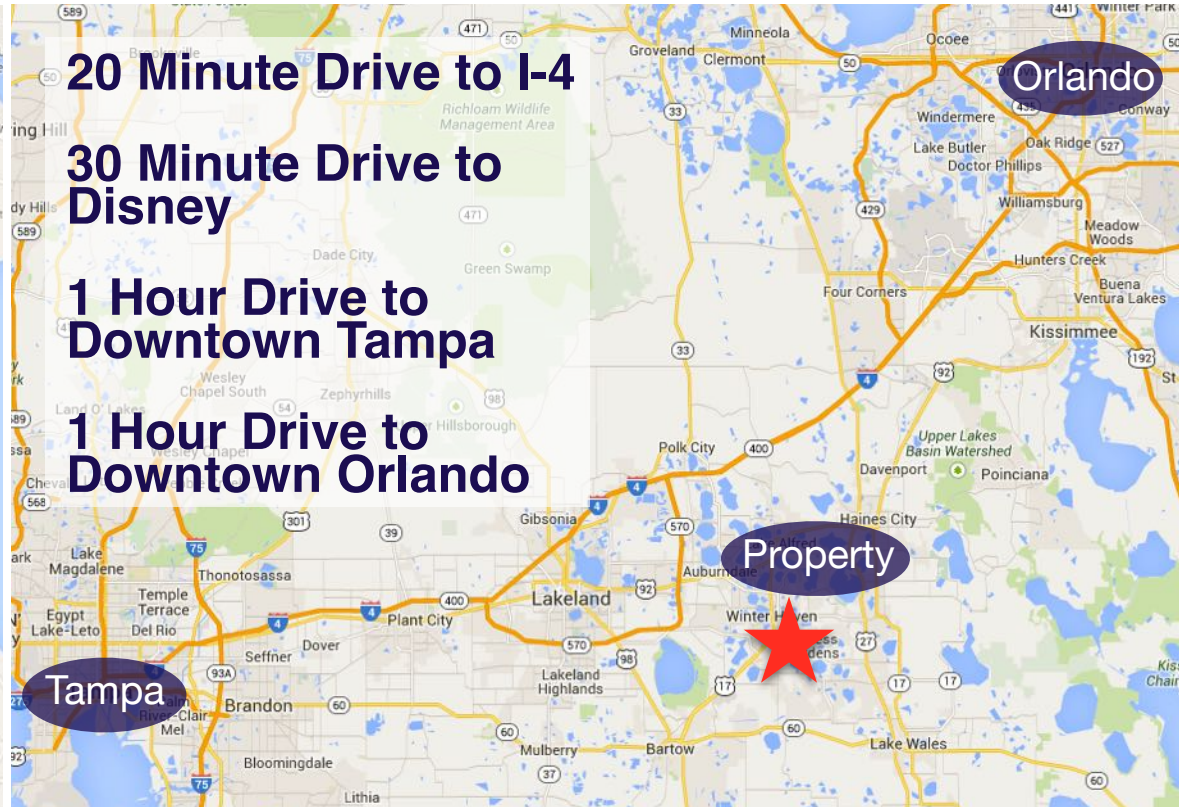
Offered By

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This unique opportunity is one of the last like it in Polk County. The Lake Winterset & Lake Eloise area communities are popular home destinations, and you won't find any acreage of this size left in the region.







## Zoned Schools

- Pinewood Elementary
- Denison Middle
- Lake Region High
- Greater Winter Haven
- Magnet Area

## 2013 Demographics

2013	1 Miles	3 Miles	5 Miles
Population	2,573	34,859	72,284
Median Age	44.2	41.8	41.1
Median Income	\$59,667	\$48,773	\$42,824
Average Income	\$88,254	\$66,726	\$58,353

## Nearby Retail

- Publix
- Walmart
- Dining
- Shopping

*Chain of Lakes* is considered the flagship of the Chain of Lakes which is a system of 19 natural lakes that have been connected by navigable canals throughout Polk County. The lakes have a rich history in fishing, skiing, and family recreation. Today, the northeast shore is home to Legoland and hosts the Pirate's Cove Ski Show. The property overlooks a scenic connecting canal, and is situated in a very desirable location in Winter Haven.

All information contained herein has been obtained from sources deemed reliable. However, Crosby & Associates, Inc. or any agent thereof cannot guarantee this information. We are not responsible for errors, omissions, prior sale, change in price, easements, zoning changes or withdrawal of property from the market without notice.

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