

WINTER HAVEN: 44 ACRES AVAILABLE

ADDRESS • CITY, FLORIDA ZIP

Winter Haven: Lake Dexter

Winter Haven, Polk County, Florida

CONTACT:

Name: Christian Yepes

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Email: christian@belleairgroup.com

Property Information:

Located in Winter Haven, Florida next to the LEGOLAND entertainment park. Direct access to Cypress Gardens Blvd (SR 540)

Property Size: 44 acres +/-

Improvements:

The off-site turn lanes and the main access drive have been built. A master lift-station has been constructed to handle the entire site.

Property Features:

465 feet on Cypress Gardens Blvd

1,700 feet on Lake Dexter

Traffic Counts: 29,000 - Cypress Gardens Blvd

Demographics:

	Population	Avg. Income
1 mile:	6,230	\$69,759
3 mile:	35,708	\$63,716
5 mile:	73,711	\$57,425

Notes:

This property is located within walking distance of LEGOLAND, which is scheduled to open this Fall. The site is highly visible and features 1,700 feet of lake frontage and endless development possibilities.



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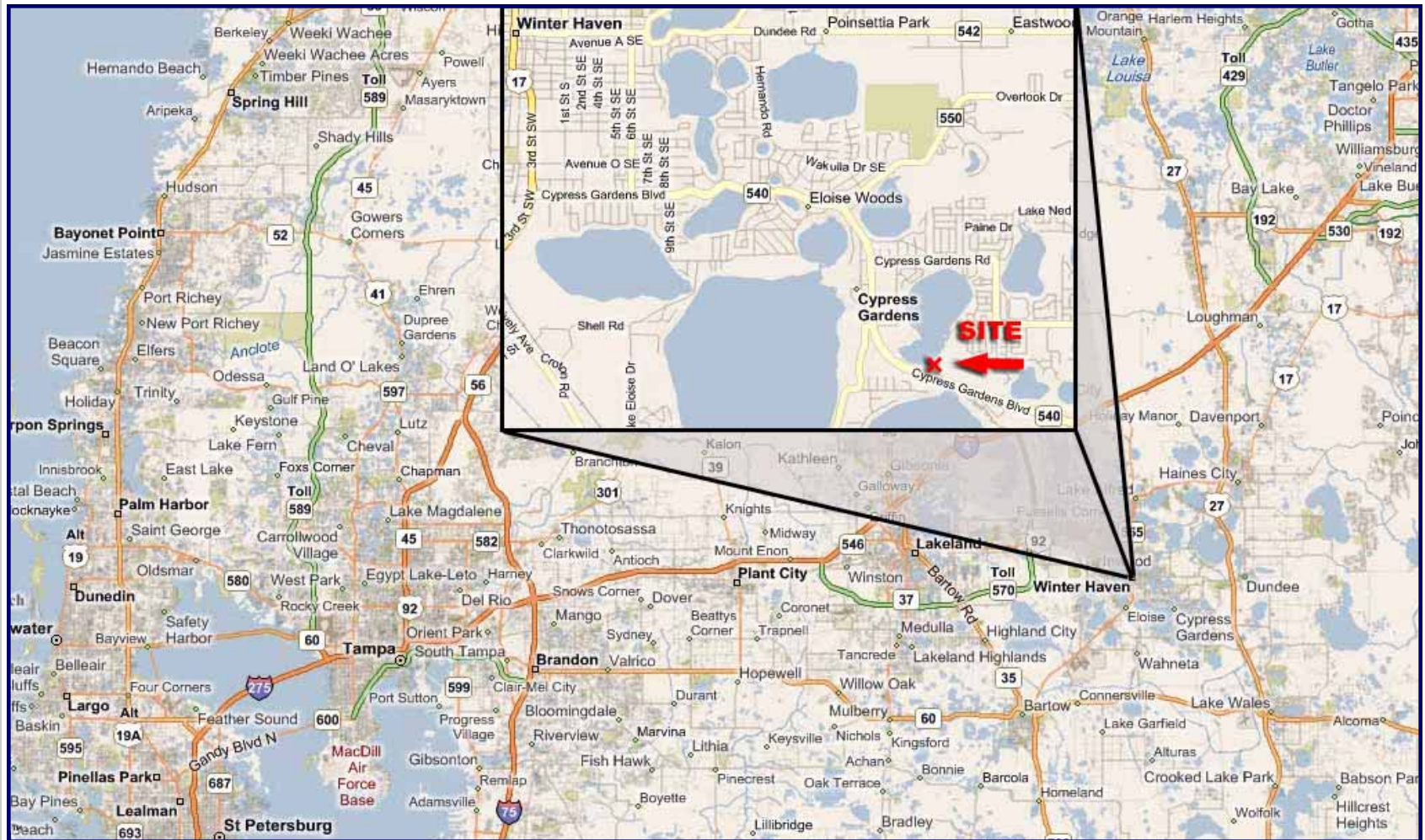
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LOCATION MAP



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Aerial Image



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Access Map



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