



PROPERTY FOR SALE

DUNDEE RD AND BUCKEYE LOOP RD

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801

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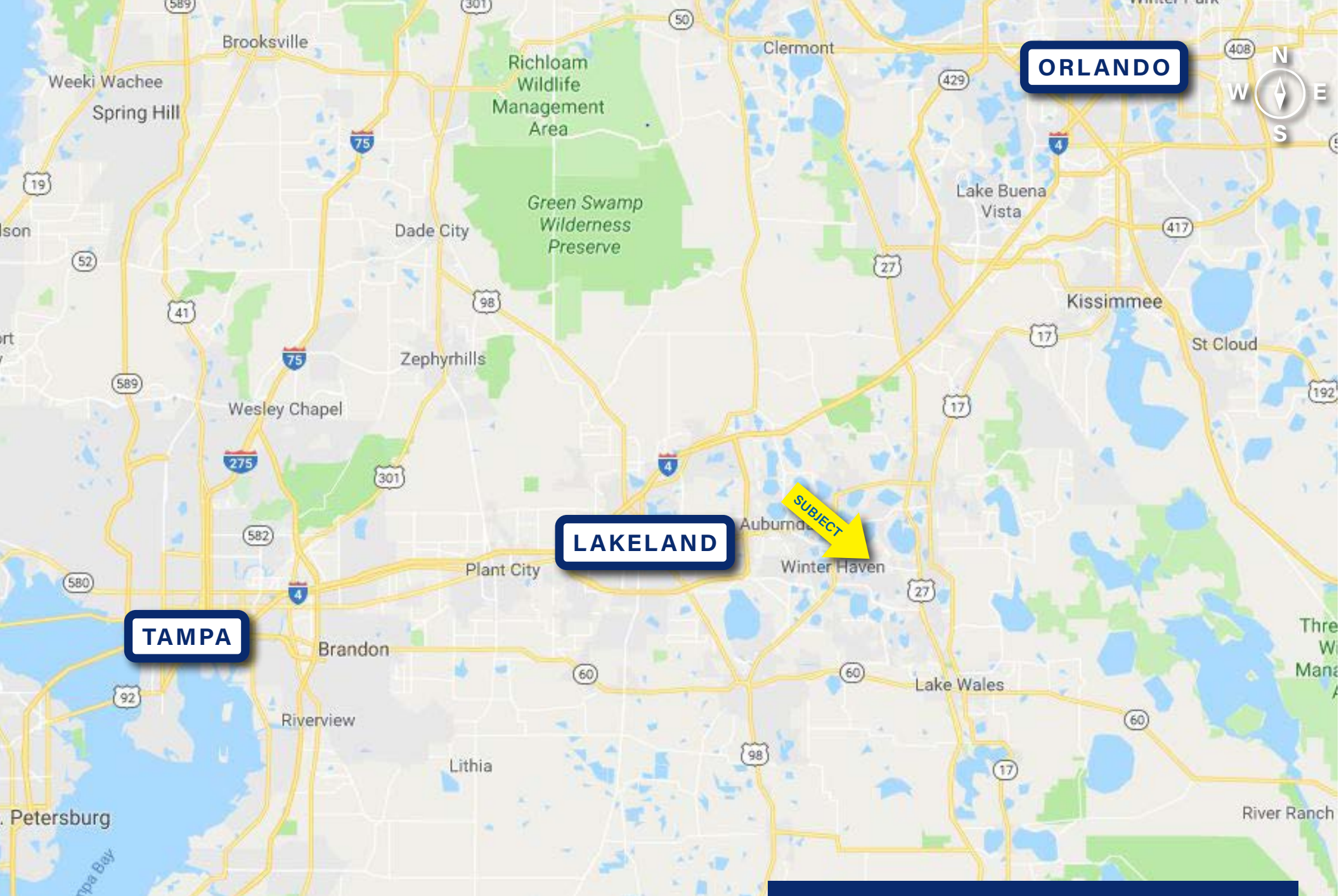


EXECUTIVE SUMMARY

0 SALISBURY DR WINTER HAVEN, FL 33881

This vacant commercial property is located in a growing trade area within Winter Haven, FL. Due to anticipated population growth, FDOT will be widening and improving Dundee Rd beginning Fall 2018. The subject site is located at a signalized intersection, has excellent frontage along Dundee Rd., and will have two driveways along Dundee Rd. The zoning allows for retail, restaurant, office, and multi-family uses. *Owner will subdivide.*

Site Address:	0 Salisbury Dr, Winter Haven, FL 33881
County:	Polk
PIN (Property Identification Number):	262827000000011010
Land Size:	7.36 +/- acres (usable)
Property Use:	Vacant Commercial
Utilities:	Water & Sewer - City of Winter Haven
Zoning:	PUD (Neighborhood Activity Center)
Traffic Count:	16,300 cars/day on Dundee Rd
Asking Price:	\$2,000,000



LAKELAND

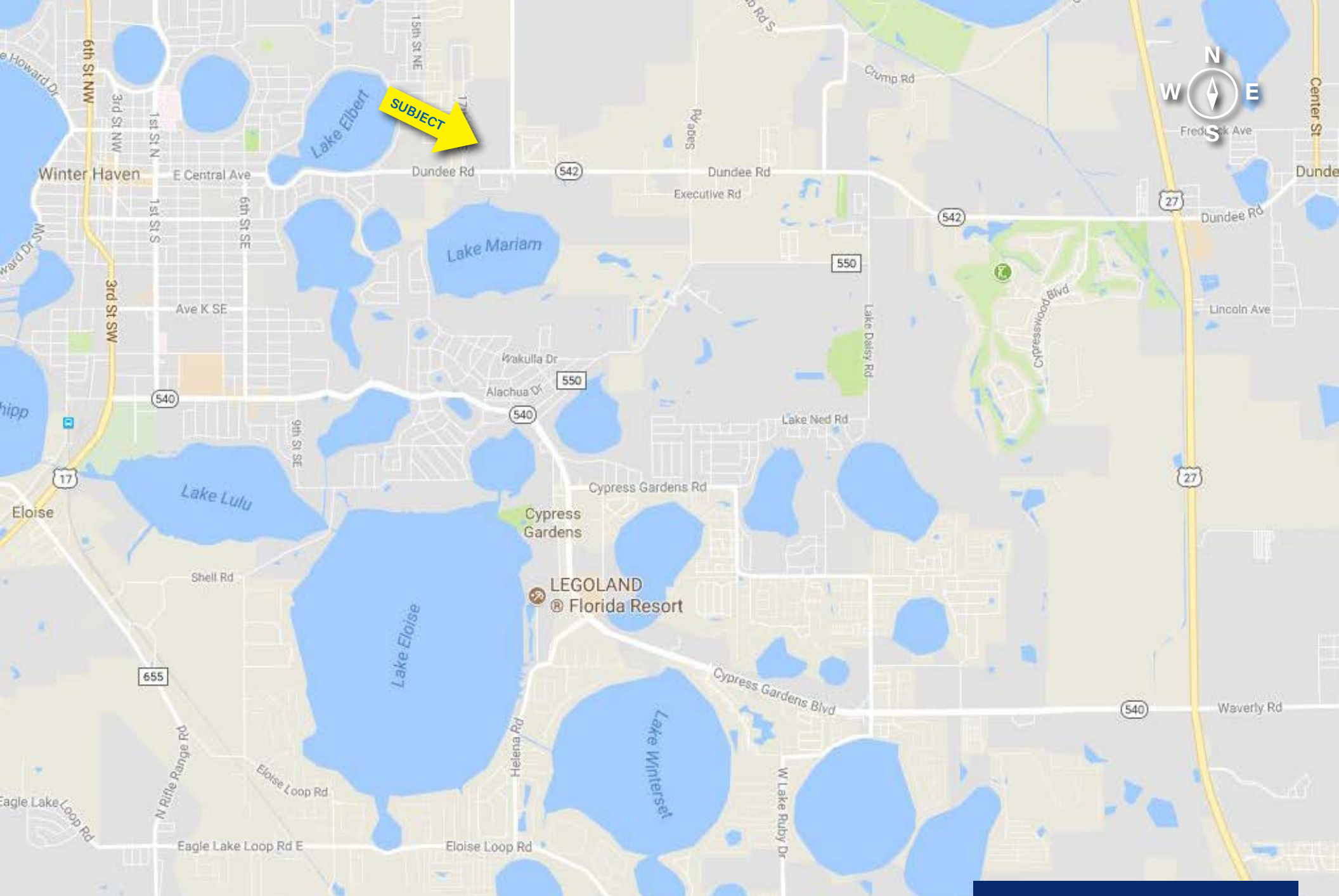
TAMPA

ORLANDO

SUBJECT

REGIONAL LOCATION MAP

Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.



Located on Dundee Rd/SR 542 between US 17/92 and US Hwy 27.

LOCATION MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	4,351	19,642	38,114	9,353	41,462	683,954	21,239,528	330,088,686
Households	1,630	7,493	15,436	3,392	16,838	255,025	8,299,404	124,110,001
Families	1,165	5,060	9,777	2,353	10,714	177,233	5,366,533	81,631,156
Average Household Size	2.56	2.55	2.43	2.71	2.43	2.63	2.51	2.59
Owner Occupied Housing Units	1,259	5,109	9,615	2,376	10,714	174,808	5,375,035	78,262,285
Renter Occupied Housing Units	371	2,384	5,821	1,016	6,124	80,217	2,924,369	45,847,716
Median Age	47.5	43.7	44.6	41.8	45.1	41.6	42.5	38.3
Income								
Median Household Income	61,485	51,419	45,329	53,100	44,865	50,006	54,238	58,100
Average Household Income	79,971	71,668	64,686	70,292	64,349	67,890	78,335	83,694
Per Capita Income	31,429	28,420	26,946	27,105	26,737	25,412	30,703	31,950
Trends: 2015 - 2020 Annual Growth Rate								
Population	2.14%	1.62%	1.52%	2.02%	1.54%	1.46%	1.37%	0.83%
Households	2.12%	1.56%	1.41%	1.93%	1.44%	1.37%	1.31%	0.79%
Families	2.03%	1.48%	1.38%	1.87%	1.40%	1.31%	1.26%	0.71%
Owner HHs	2.52%	2.11%	2.08%	2.52%	2.11%	1.72%	1.60%	1.16%
Median Household Income	2.59%	2.26%	2.77%	2.48%	2.74%	1.95%	2.37%	2.50%

There is good population density within a 2-mile radius of 19,642. The Median Household Income within the same radius is \$51,419 compared to Polk County at \$50,006.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Polk FL US

Households by Income

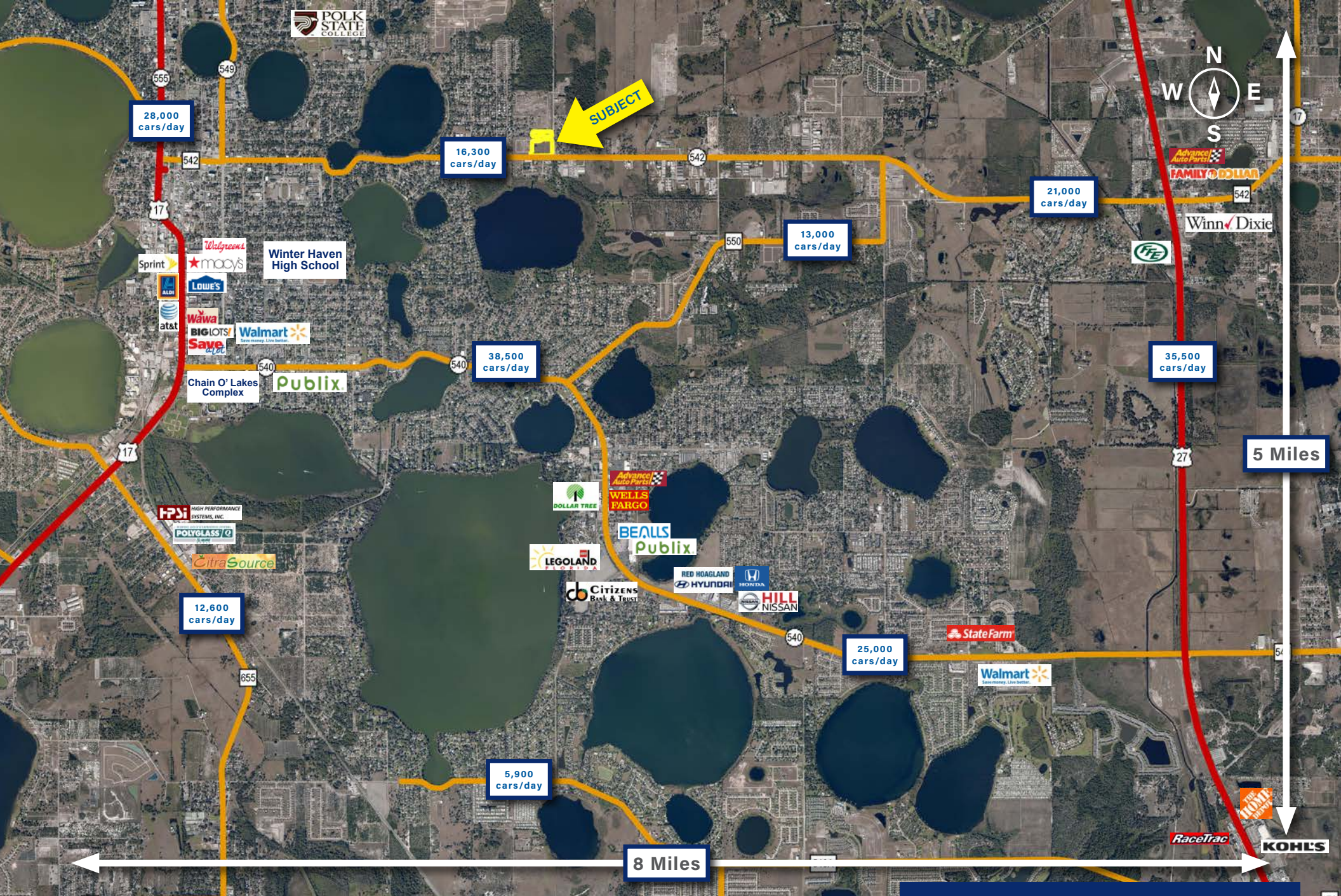
	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
<\$15,000	6.10%	11.90%	14.70%	11.70%	14.70%	12.10%	11.10%	11.20%
\$15,000 - \$24,999	9.10%	10.40%	12.40%	8.50%	11.90%	10.60%	10.10%	9.40%
\$25,000 - \$34,999	8.50%	11.50%	11.20%	11.70%	11.50%	10.70%	10.10%	9.30%
\$35,000 - \$49,999	13.90%	14.60%	15.40%	14.40%	16.40%	16.50%	14.40%	12.80%
\$50,000 - \$74,999	22.00%	19.40%	18.20%	20.60%	18.10%	19.00%	18.50%	17.60%
\$75,000 - \$99,999	18.50%	13.60%	11.80%	15.30%	11.60%	12.70%	12.30%	12.50%
\$100,000 - \$149,999	13.60%	11.10%	9.70%	10.60%	9.50%	11.20%	12.80%	14.40%
\$150,000 - \$199,999	3.40%	2.90%	2.80%	3.20%	2.70%	3.50%	5.00%	6.00%
\$200,000+	4.90%	4.80%	3.70%	4.00%	3.70%	3.60%	5.70%	6.70%

Population by Age

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
0 - 4	4.60%	5.30%	5.30%	5.70%	5.30%	5.90%	5.20%	6.00%
5 - 9	4.70%	5.40%	5.50%	5.80%	5.50%	6.00%	5.40%	6.20%
10 - 14	5.70%	6.00%	5.80%	6.10%	5.80%	6.00%	5.60%	6.30%
15 - 19	5.50%	5.90%	5.70%	5.90%	5.60%	5.90%	5.60%	6.40%
20 - 24	5.20%	5.70%	5.40%	5.90%	5.30%	5.70%	6.10%	6.90%
25 - 34	10.20%	12.20%	12.00%	12.90%	11.80%	12.90%	13.30%	13.90%
35 - 44	11.10%	10.90%	10.70%	11.40%	10.70%	11.40%	11.70%	12.50%
45 - 54	12.60%	12.10%	11.80%	12.00%	11.70%	11.70%	12.50%	12.80%
55 - 64	15.30%	14.20%	14.00%	13.90%	14.00%	13.10%	13.70%	13.00%
65 - 74	12.10%	11.40%	12.20%	10.90%	12.50%	12.20%	11.70%	9.40%
75 - 84	8.30%	7.30%	7.80%	6.60%	8.00%	6.80%	6.50%	4.60%
85+	4.70%	3.70%	3.80%	3.10%	3.80%	2.50%	2.80%	2.00%

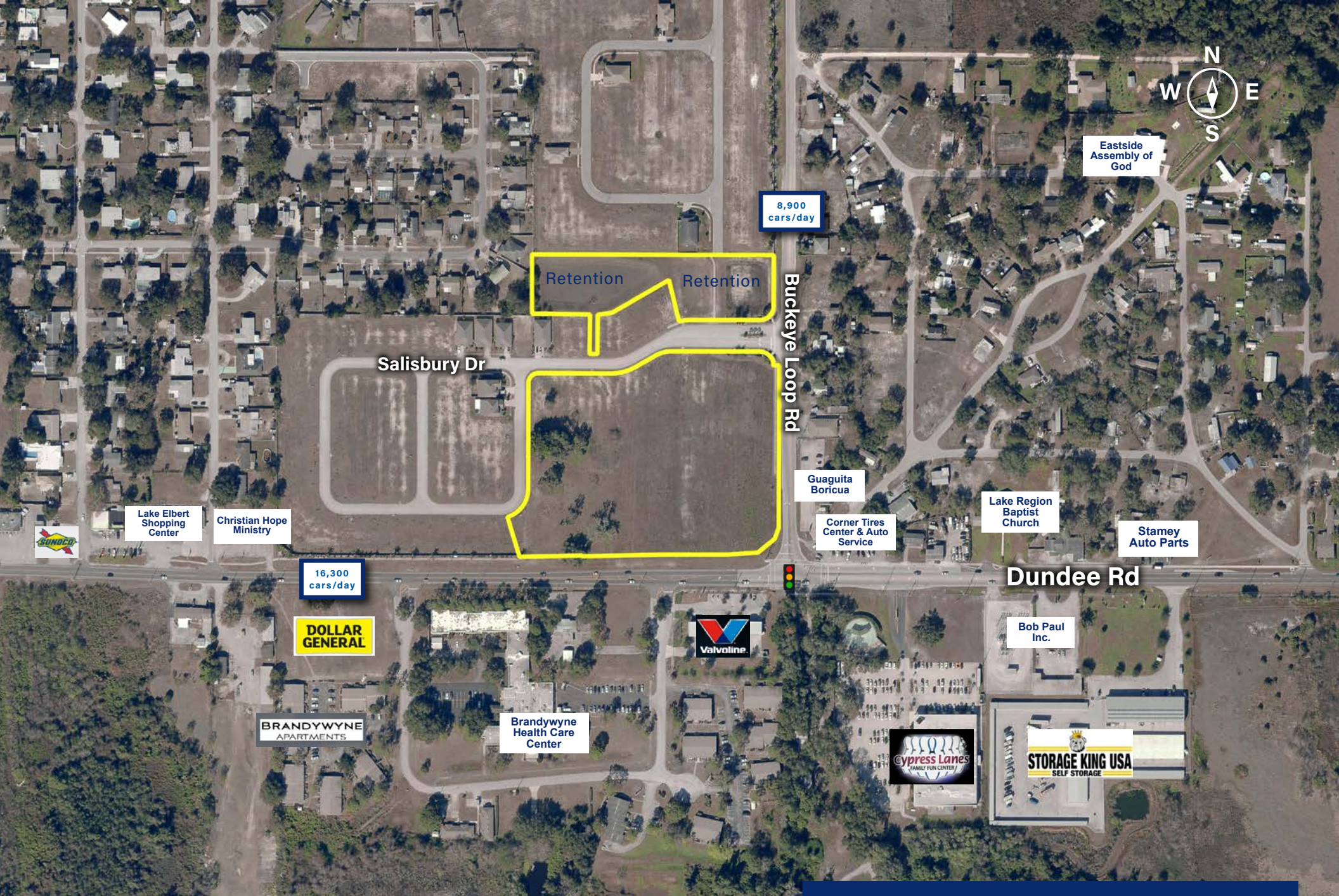
Race and Ethnicity

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
White Alone	74.10%	68.70%	66.40%	64.60%	67.10%	71.50%	72.70%	69.90%
Black Alone	19.30%	23.80%	25.90%	27.70%	24.50%	15.60%	16.50%	12.90%
American Indian Alone	0.20%	0.30%	0.30%	0.30%	0.30%	0.50%	0.40%	1.00%
Asian Alone	2.00%	2.20%	2.20%	2.00%	2.30%	1.80%	2.90%	5.70%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	1.90%	2.50%	2.70%	2.50%	3.30%	7.40%	4.50%	6.90%
Two or More Races	2.50%	2.30%	2.40%	2.80%	2.50%	3.10%	3.10%	3.40%
Hispanic Origin (Any Race)	9.90%	10.90%	11.20%	12.20%	12.00%	24.00%	26.60%	18.30%



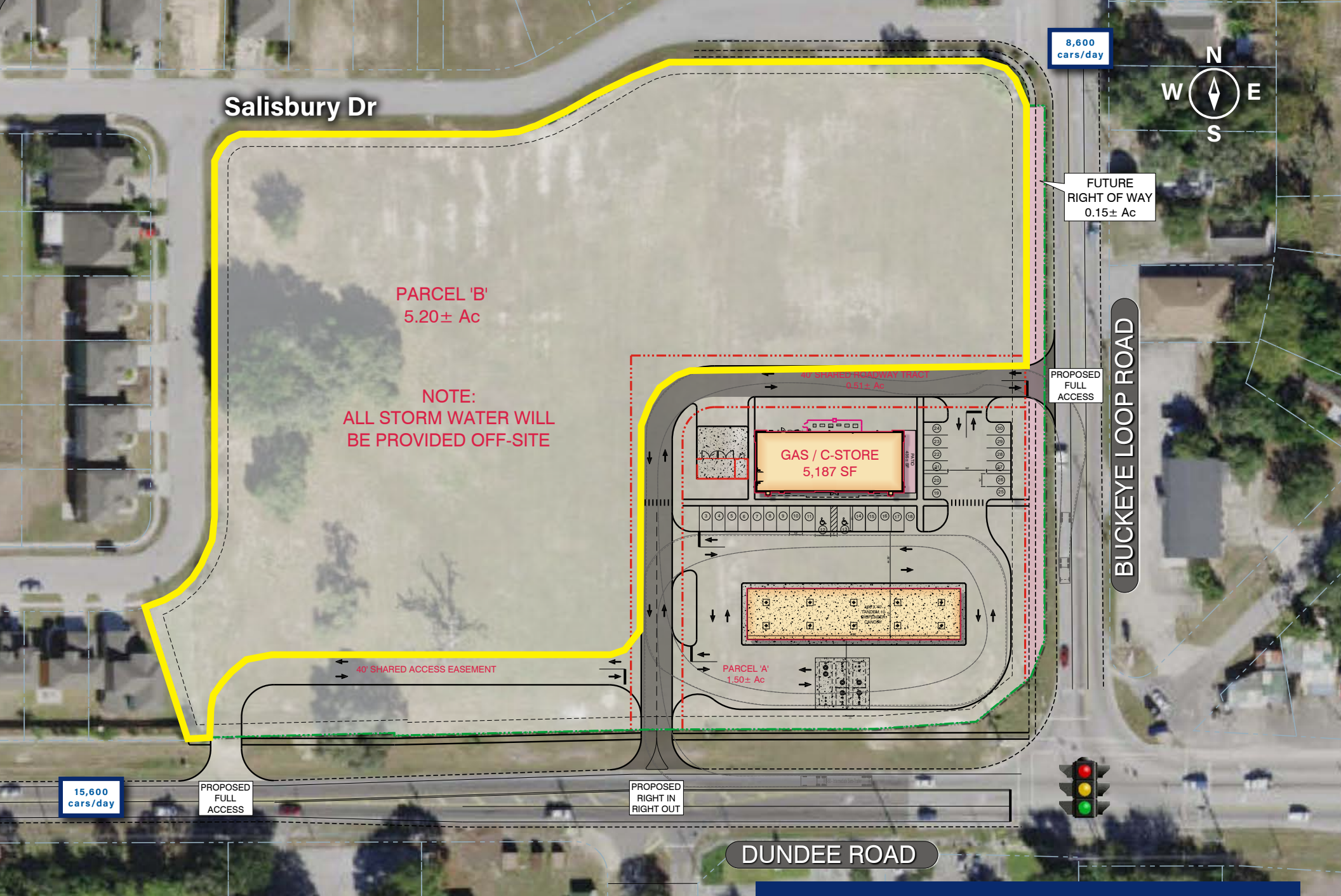
MARKET AREA MAP

The subject is located on Dundee Rd, in close proximity to two commercial corridors. Dundee Rd. will serve as the future gateway to Winter Haven from US 27.



The neighborhood is balanced with residential and commercial uses. Dundee Road is being widened to 3 lanes west of the intersection, and 4 lanes east.

NEIGHBORHOOD AERIAL



Formerly proposed gas concept

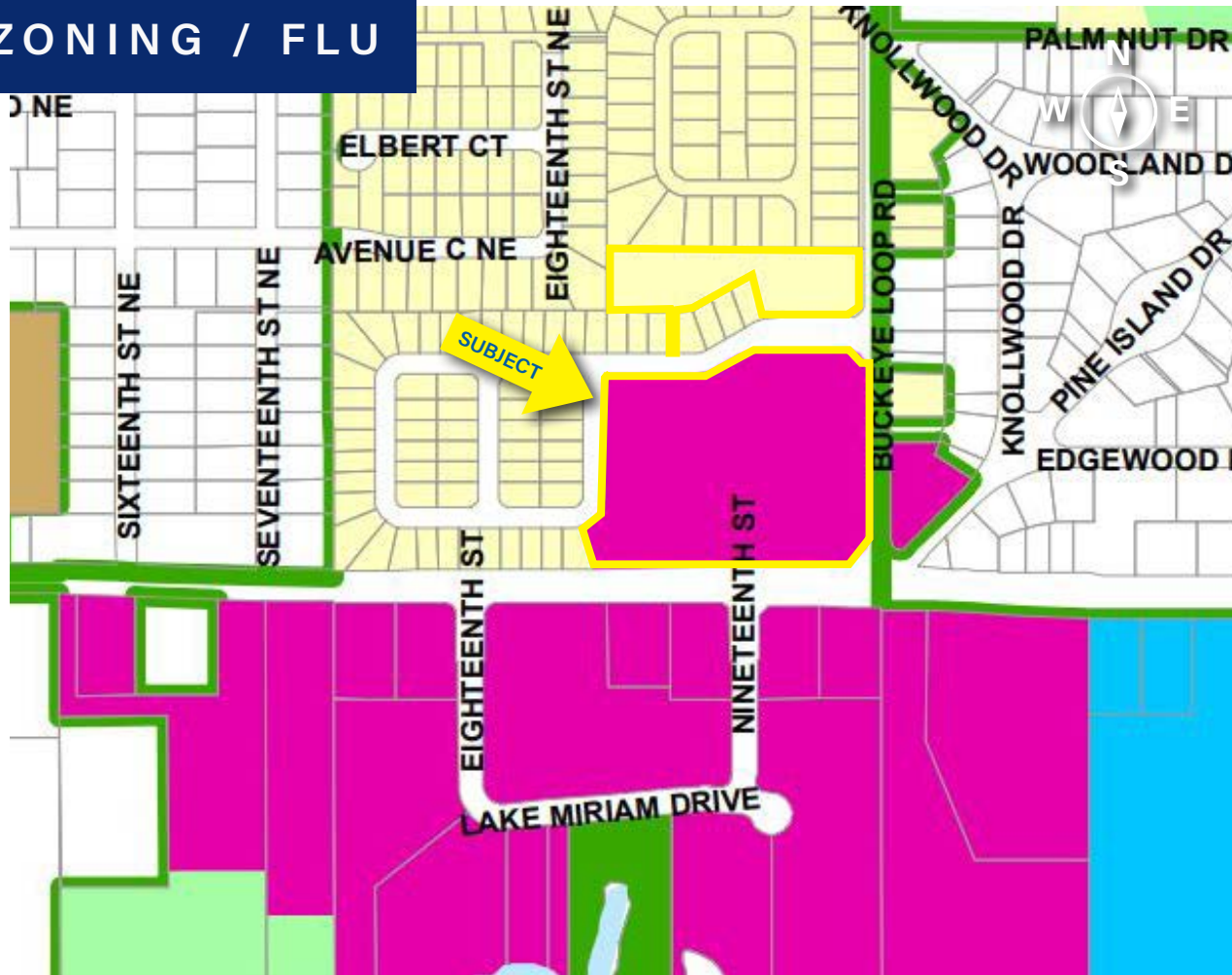
FORMER CONCEPT PLAN 1

Aerial view looking north









ZONING / FLU



Planned Unit Development (PUD)

The Planned Unit Development (PUD) district is established to provide for well-planned and orderly development in the City of Winter Haven. The district is intended to promote design innovation and variety, improved amenities, and compatibility with adjacent and nearby development.

The subject property has a future land use of Neighborhood Activity Center (NAC), which allows moderate intensity retail, restaurant, office, residential, and institutional uses.

-  NEIGHBORHOOD ACTIVITY CENTER
-  RECREATION/OPEN SPACE
-  INDUSTRIAL
-  RESIDENTIAL LOW DENSITY



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