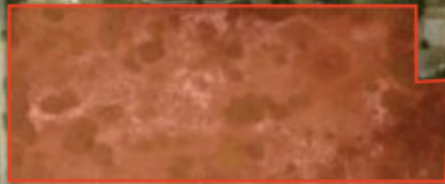




Coventry Cove

King Rd

Abbey Lane Apartments



Sandalwood

Sertoma Park

Winter Lake Rd

Recker Highway

Lake Shipp Dr

Lake Shipp Park

Normandy Heights

Shipp-Reck Harbor Mobile Homes

OFFERING MEMORANDUM

KINGS LANDING

3455 KINGS RD, WINTER HAVEN, FL 33881

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Eshenbaugh
LAND COMPANY

Celebrating 25 Years

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

PROPERTY DESCRIPTION

King's Landing is a 15.6 acre parcel zoned for 156 units of multifamily development. The site was previously approved and planned for an affordable housing apartment community.

LOCATION DESCRIPTION

The property is located at 3455 Kings Road in Winter Haven, FL 33881. It is at the northeast corner of King Road and Crosstower Drive. It is situated approximately 200 feet north of the intersection of King Road and Winter Lake Road (SR 540) which has a traffic count of approximately 21,500 vehicles per day. The site has 1,142 feet of frontage on Crosstower Drive, approximately 628 feet of frontage on King Road.

Winter Haven is in central Florida with some large employers such as CSX Intergrate Logistics Center, The Landings retail mall, and LEGOLAND Florida, which has become one of the City's largest employers with more than 1,200 employees.

PROPERTY SIZE

15.6 Acres

ZONING

PUD for 156 multi-family units.

PARCEL ID

262831000000034010

PRICE

\$1,560,000

BROKER CONTACT INFO

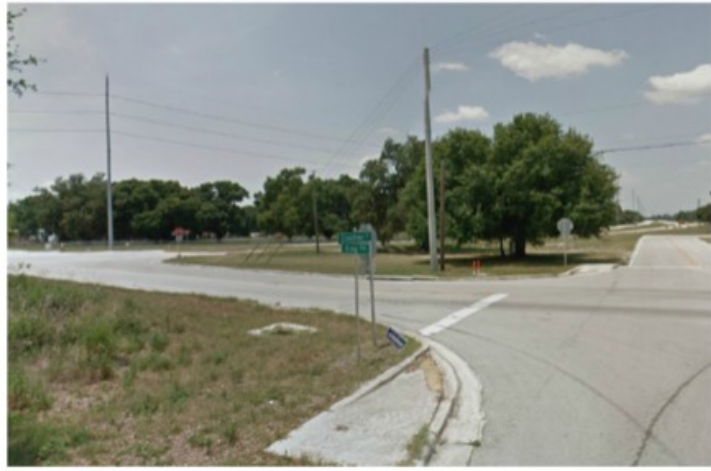
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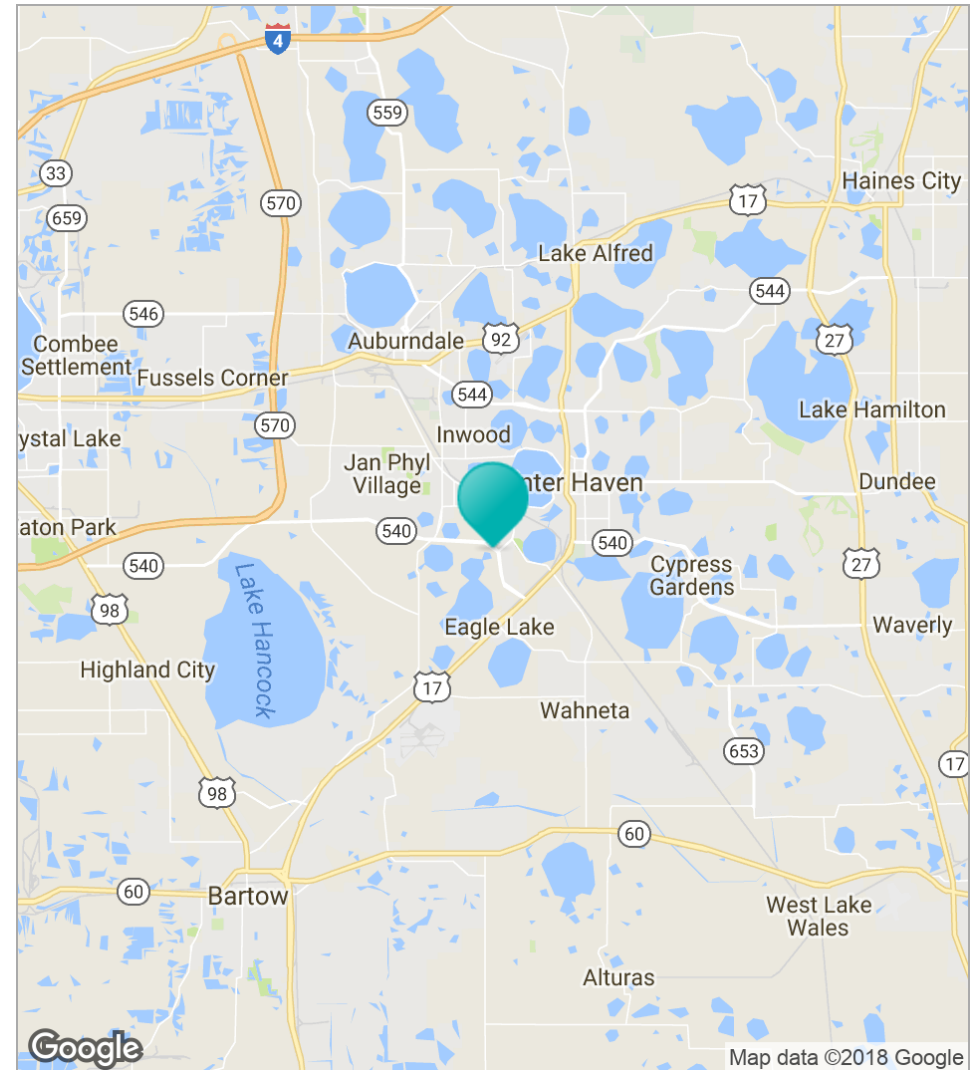
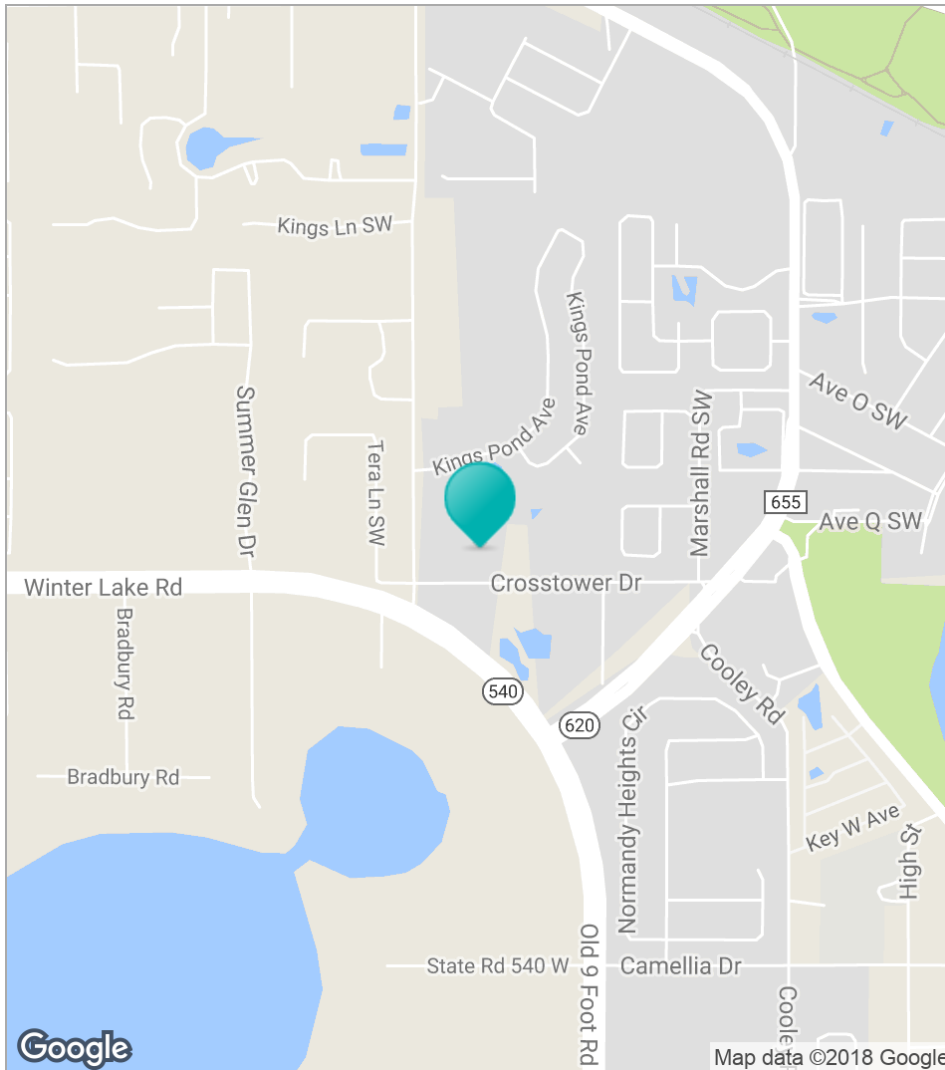




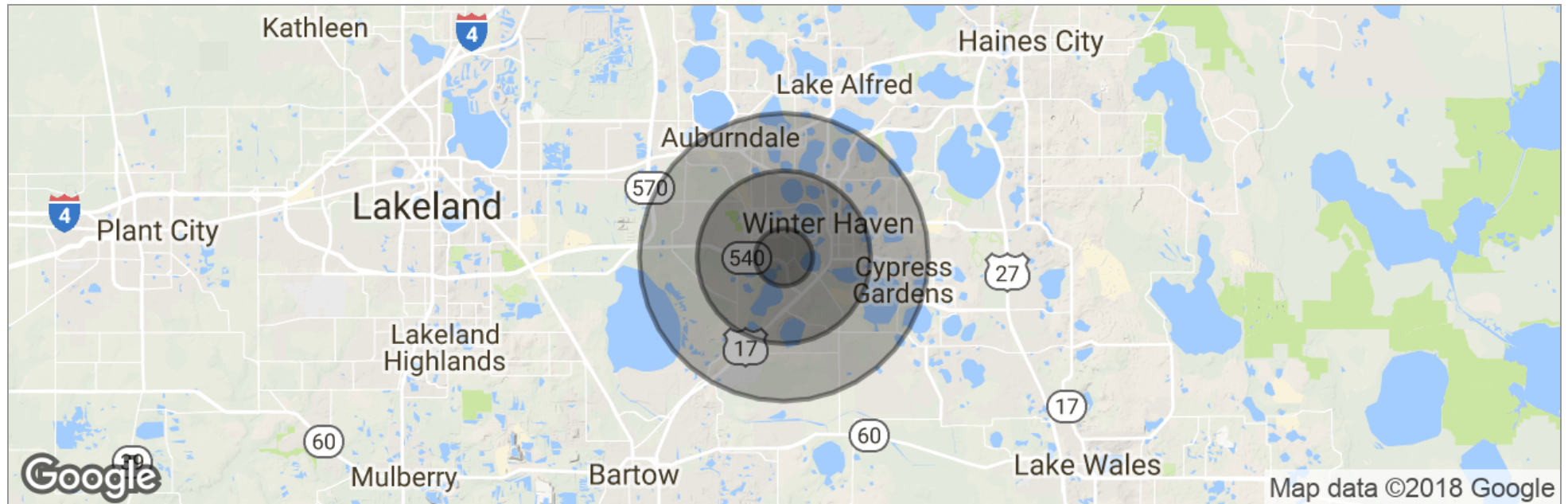








KINGS LANDING // 3455 KINGS RD, WINTER HAVEN, FL 33881



	1 Mile	3 Miles	5 Miles
Total Population	4,972	33,151	79,184
Population Density	1,583	1,172	1,008
Median Age	32.7	36.4	37.5
Median Age (Male)	30.3	35.6	37.0
Median Age (Female)	34.3	37.7	38.5
Total Households	1,824	13,338	30,163
# of Persons Per HH	2.7	2.5	2.6
Average HH Income	\$45,918	\$45,097	\$49,725
Average House Value	\$136,345	\$145,779	\$161,021

* Demographic data derived from 2010 US Census