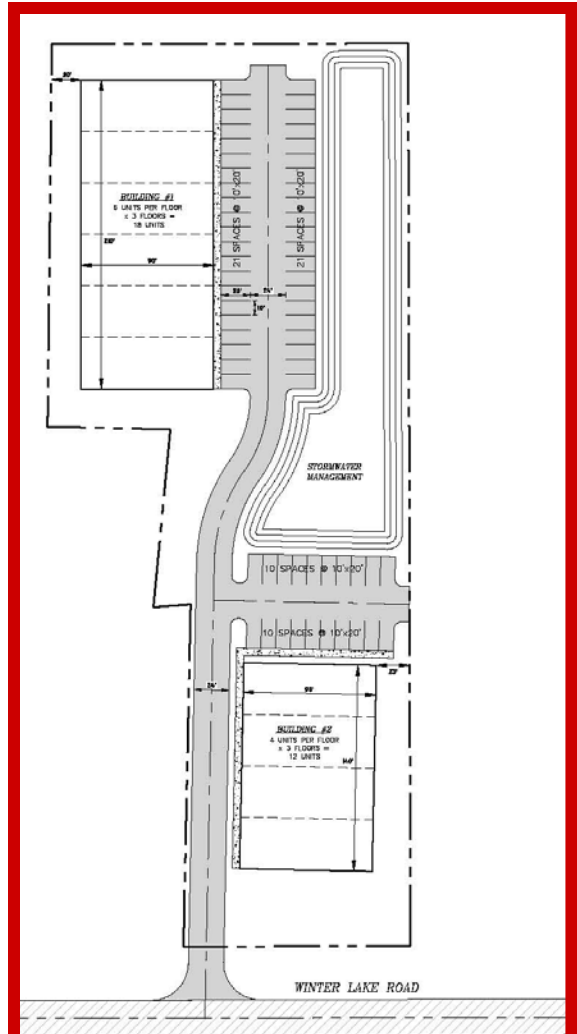


# Coldwell Banker Commercial NRT Winter Lake Village 30 Unit Apartment Site

Winter Haven, Florida

This great site is minutes from all the major employment centers in Polk County. It is located near the Polk Parkway and US 17.

Zoned for 30  
units!



**Price:**  
**\$850,000.00**

Mike Nolen Sr., Gloria J. Spanjers  
Realtor  
Coldwell Banker Commercial NRT  
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Winter Haven, FL 33880  
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COLDWELL  
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COMMERCIAL

NRT

Florida's Commercial Real Estate Company

# Winter Lake Village

Great Location in the Heart of Polk County Between the  
Polk Parkway and US Highway 17!  
Zoned for 30 Unit Apartment Complex

Winter Haven, Florida

<b>DESCRIPTION:</b>	Apartment Development Site, positioned in a tremendous location with access to Polk Parkway and US 17, making it an easy drive into Winter Haven, Bartow (county seat), Lakeland, and beyond (Tampa, Orlando metro areas).
<b>LOCATION:</b>	Just off SR 540/Winterlake Road on Crosstower Road (Old Winterlake Road), in Winter Haven, Polk County, Florida.
<b>SITE:</b>	2.73 +/- acres. Existing citrus nursery.
<b>INGRESS &amp; EGRESS:</b>	Excellent access to SR 540 (Parkway Connector Road) and Recker Highway.
<b>UTILITIES:</b>	Water, sewer, telephone, and electric available.
<b>ZONING:</b>	City of Winter Haven - Multi-Family Residential (R-3)
<b>EMERGENCY:</b>	Fire, Police, and ambulance service available to the site.
<b>PRICE:</b>	<b>\$850,000.00 - Seller will consider property exchange or joint venture opportunity.</b>

All information contained herein has been obtained from sources deemed reliable. The property information herein is derived from various sources that may include, but not be limited to, county records, a Multiple Listing Service or other commercial listing service. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Coldwell Banker Commercial NRT, nor 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.

**Mike Nolen Sr., Gloria J. Spanjers**  
Realtor— 863-294-7541



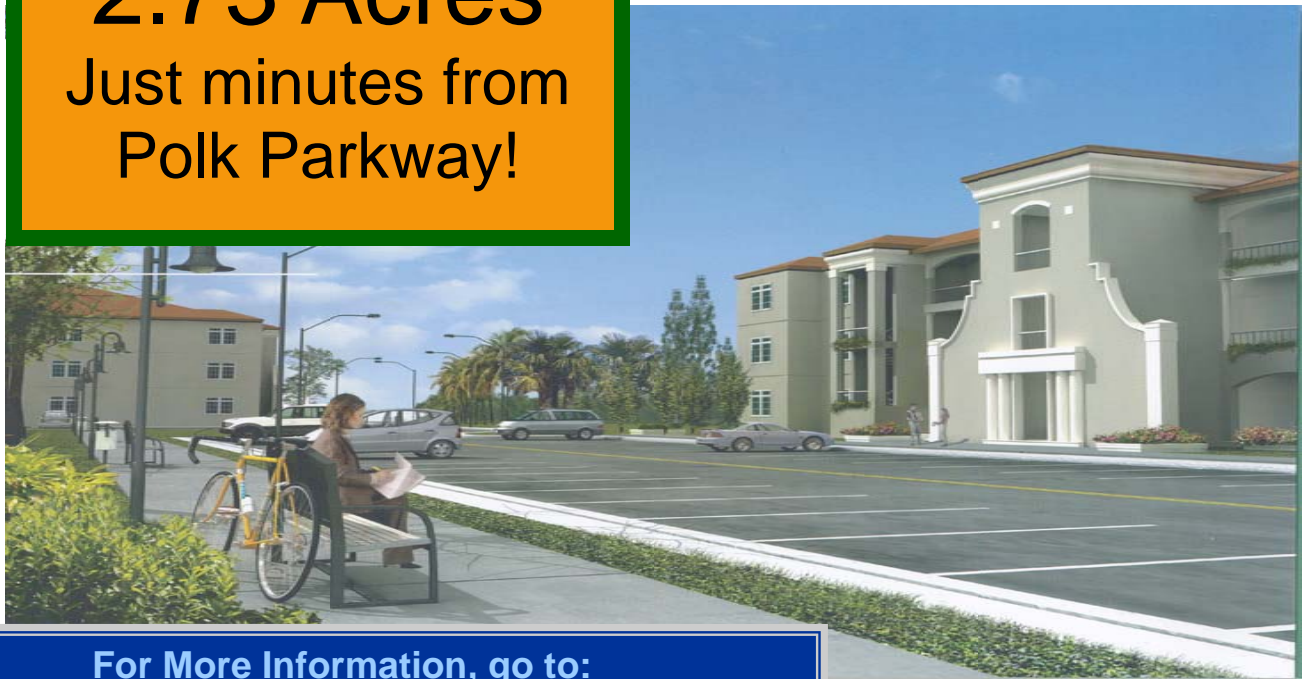
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COMMERCIAL**

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**2.73 Acres**  
 Just minutes from  
 Polk Parkway!



For More Information, go to:  
[www.mycommercialteam.com/winterlakevillage.htm](http://www.mycommercialteam.com/winterlakevillage.htm)

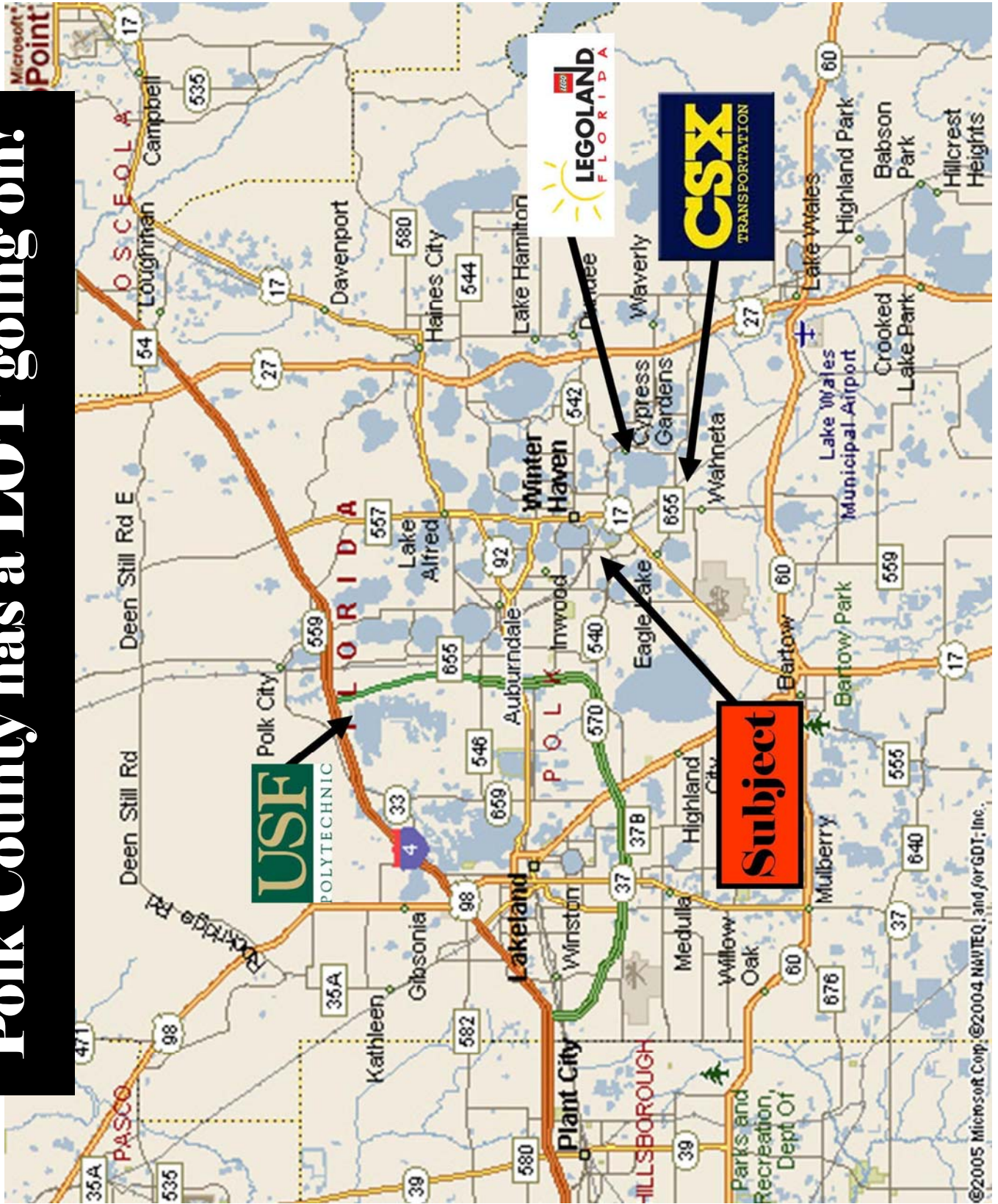
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# Polk County has a LOT going on!



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