

**57 ± ACRES • WINTER HAVEN, FL • PUD FOR UP TO 400 RESIDENTIAL UNITS**

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## RESIDENTIAL DEVELOPMENT OPPORTUNITY

Managing Director/Senior Advisor

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todd@saundersrealestate.com







**Downtown Winter Haven**

**Country Club of Winter Haven**



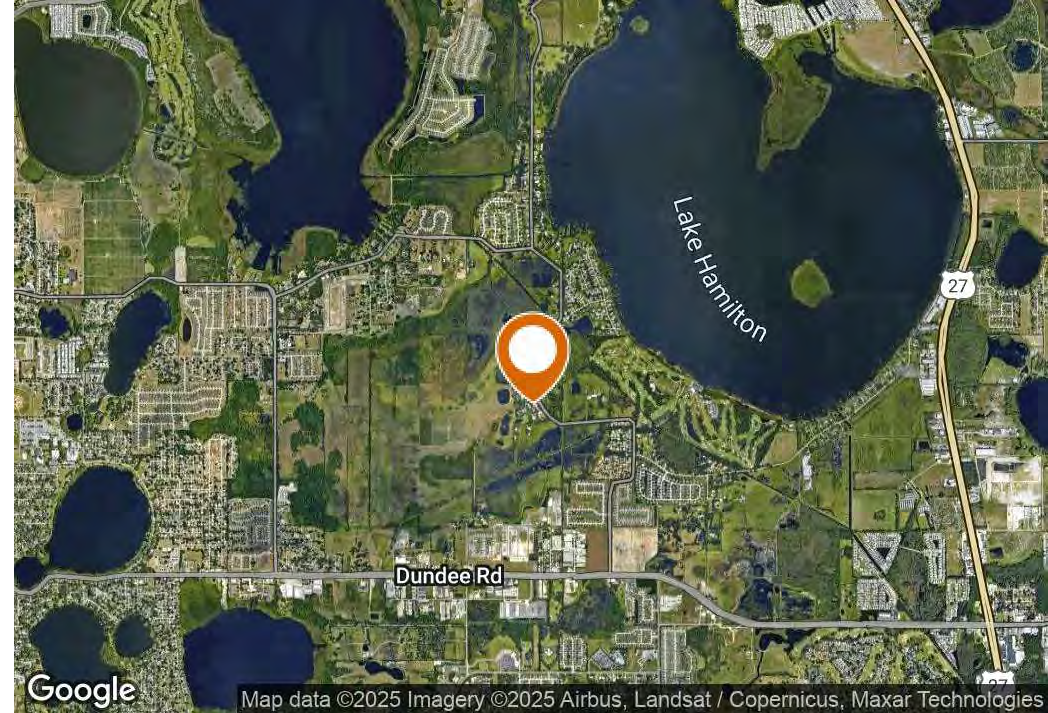


Winter Haven Hospital  
[12 ± Minutes]

Downtown Winter Haven  
[10 ± Minutes]

Polk State College  
[10 ± Minutes]

## PROPERTY SUMMARY



## Offering Summary

Sale Price:	\$13,000,000
Lot Size:	57 ± Acres
Price / Acre:	\$228,070
Property Types:	Land; Residential Development; Event Venue
Zoning:	PUD
Market:	Winter Haven
APN:	26282400000032160
Video:	<a href="#">View Here</a>

## Property Overview

Back on the market is this four hundred unit approved planned development within the city limits of Winter Haven, totaling approximately 57 ± acres on Country Club Road and Sage Road. The Winter Haven market is ripe for a “senior housing in place” type of development or most any other type of residential development. Gentle topography with a couple of man made ponds highlight this exciting development opportunity. It sits at the head of the Sapphire Necklace, a one of a kind water project that is scheduled to provide a navigable waterway around the city of Winter Haven for low impact water recreation.

## Property Highlights

- Priced well below the current MAI appraisal
- PUD for up to 400 residential units (City of Winter Haven)
- Adjacent to the Sapphire Necklace water project
- Within the city limits of Winter Haven
- Proposed expansion of Sage Road





## PROPERTY DESCRIPTION

### Location Description

The subject is located approximately 1/2 miles due west of the entrance to The Country Club of Winter Haven and about 7/10th of a mile north of Highway 542 (Dundee Road) along Sage Road. U.S Highway 27 sits approximately 5 ± minutes from the property as well. It is a country setting with winding roads, estate style homes and gentleman farms and ranches.

### Site Description

57 +/- acres of entitled residential development. The topography is gently sloping with several man made ponds on site. Currently the property enjoys the company of a small herd of cows and local wildlife.

Sage Road is slated to be a major cut through road designed to ease traffic off of Country Club Road and Dundee Road. Sage Road and Dundee Road is a lighted intersection.

### Power Description

Duke Energy



# PUD MASTER PLAN

NORTH

OPEN SPACE & TRAILS  
0.45 ACRES

PROPERTY LINE (TYP.)

LANDSCAPE BUFFER  
(20')

DEVELOPMENT PARCEL B  
6.61 ACRES

NOTE:  
AREA RESTRICTED  
TO TWO-STORY  
BUILDINGS

POND

FUTURE SAGE  
ROAD  
CONNECTOR

60' ROW  
3.72 ACRES

LANDSCAPE  
BUFFER (20')  
0.74 ACRES

PROPERTY LINE (TYP.)

STORMWATER  
RETENTION  
PARCEL  
0.75 ACRES

NOTE:  
AREA RESTRICTED  
TO TWO-STORY  
BUILDINGS

DEVELOPMENT PARCEL C  
32.59 ACRES

NOTE:  
AREA RESTRICTED  
TO THREE-STORY  
BUILDINGS

POND

STORMWATER  
RETENTION PARCEL  
(EXISTING POND)  
10.93 ACRES

OPEN SPACE, TRAILS  
& PRESERVATION  
3.60 ACRES

POND

NOTE:  
AREA RESTRICTED  
TO TWO-STORY  
BUILDINGS

DEVELOPMENT  
PARCEL A  
152 ACRES

LANDSCAPE BUFFER  
(20')

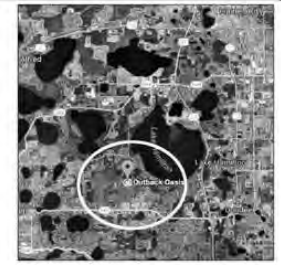
COUNTRY CLUB ROAD

PRIMARY ENTRANCE ON  
COUNTRY CLUB ROAD

DEVELOPMENT PARCEL D/  
RECREATIONAL AMENITY TRACT  
6.03 ACRES

PROPERTY LINE (TYP.)

LANDSCAPE BUFFER  
(20')



LOCATION MAP  
SCALE: 1" = 100'

PUD MASTER PLAN  
FOR THE  
PAUL SCHULZ PROPERTY/  
OUTBACK OASIS

FOREMAN  
CONSULTING, INC.



DESCRIPTION

DATE

PAUL SCHULZ PROPERTY/  
OUTBACK OASIS  
COUNTRY CLUB ROAD SOUTH  
WINTER HAVEN, FLORIDA  
PUD MASTER PLAN

DATE: 05/20/13

SCALE: 1"=100'

DRAWN BY: RYM

DESIGNED BY: KJR

CHECKED BY: C

SHEET NO.

PUD-1



JORDAN & ASSOCIATES CONSULTING, INC.  
189 SOUTH ORANGE AVE., STE 1550-S  
ORLANDO, FL 32801  
PHONE: (407) 226-8840  
FAX: (407) 248-8124  
www.JordanCompanies.com  
FBPR NO. 26329



# CONCEPTUAL MASTER PLAN



CONCEPTUAL MASTER PLAN/ ACTIVE SENIOR LIVING		
PRODUCT TYPE VILLAS HOMES (PHASES A, B & C)	UNITS 32 UNITS	PRODUCT DESCRIPTION 40'x50' SFD, 1-2 STORY
TRAILSIDE VILLAS (PHASE 1)	56 UNITS	25'x60' CONDOS/ 2-STORY/ 8-UNIT BLDGS.
TRAILSIDE VILLAS (PHASE 2A) (PHASE 2B)	40 UNITS 24 UNITS	25'x60' CONDOS/ 2-STORY/ 8-UNIT BLDGS. 25'x60' CONDOS/ 3-STORY/ 12-UNIT BLDGS.
GARDEN VILLAS (PHASE 1)	48 UNITS	30'x50' CONDOS/ 2-STORY/ 8-UNIT BLDGS.
GARDEN VILLAS (PHASE 2)	120 UNITS	30'x50' CONDOS/ 3-STORY/ 12-UNIT BLDGS.
TOTAL:	320 UNITS	

FOREMAN  
CONSULTING, INC.  
LANDSCAPE ARCHITECTURE  
PLANNING  
DESIGN  
CONSTRUCTION

PAUL SCHULZ PROPERTY/  
OUTBACK OASIS  
COUNTRY CLUB ROAD SOUTH  
WINTER HAVEN, FLORIDA

CONCEPTUAL MASTER PLAN-SENIOR LIVING

DATE: 02/08/21  
SCALE: 1" = 100'  
DRAWN BY: RTH  
DESIGNED BY: KLF  
CHECKED BY: KLF

SHEET NO.  
MP-1



# CONCEPTUAL MASTER PLAN



CONCEPTUAL MASTER PLAN  
ASSISTED LIVING FACILITY/AGING  
IN PLACE DEVELOPMENT



# LAKE HAMILTON

COUNTRY CLUB RD S





## SAPPHIRE NECKLACE

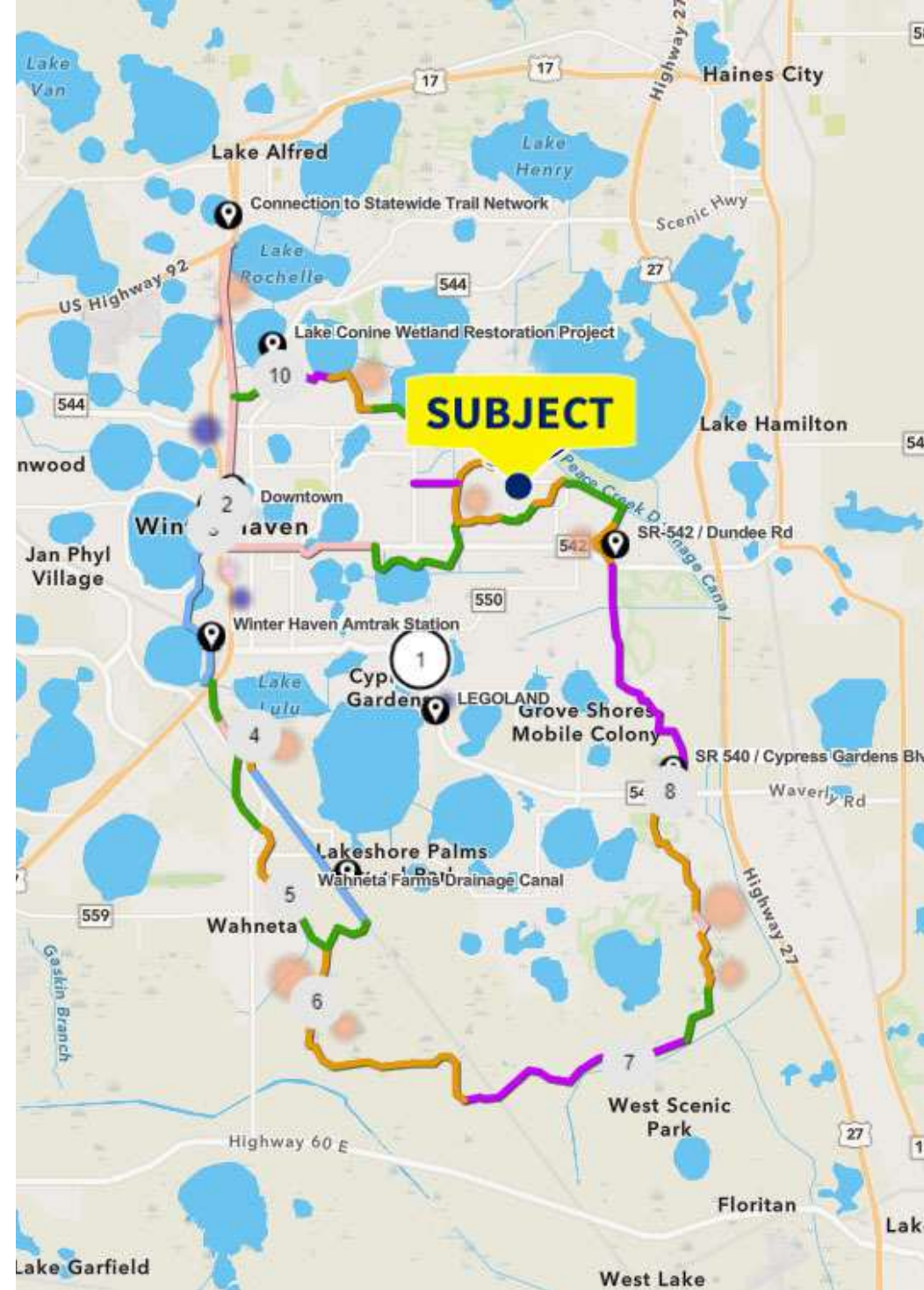
### Sapphire Necklace

Sapphire Necklace is a one of a kind water project that is scheduled to provide a navigable waterway around the city of Winter Haven for low impact water recreation. The path is guided by Winter Haven's lakes, aquifer recharge, and water storage to promote the best water strategies. The trail runs for over 40 miles to connect various nature zones, neighborhoods, and urban areas. The potential path interacts with 12 lakes, and helps guide water runoff to recharge zones through its emphasis on nature-based design.

Pepsi Cola and the City of Winter Haven are major supporters of this water reclamation and preservation effort. Once completed, the Sapphire Necklace will provide a loop around the City of Winter Haven via enhanced waterway connections, canals and other bodies of water. It is estimated that the project will help replenish much of the estimated 27 billion gallons of water lost from the past century.

#### Website Link:

<https://storymaps.arcgis.com/stories/73ea131e01ec4baa9baF982238aa77F7>



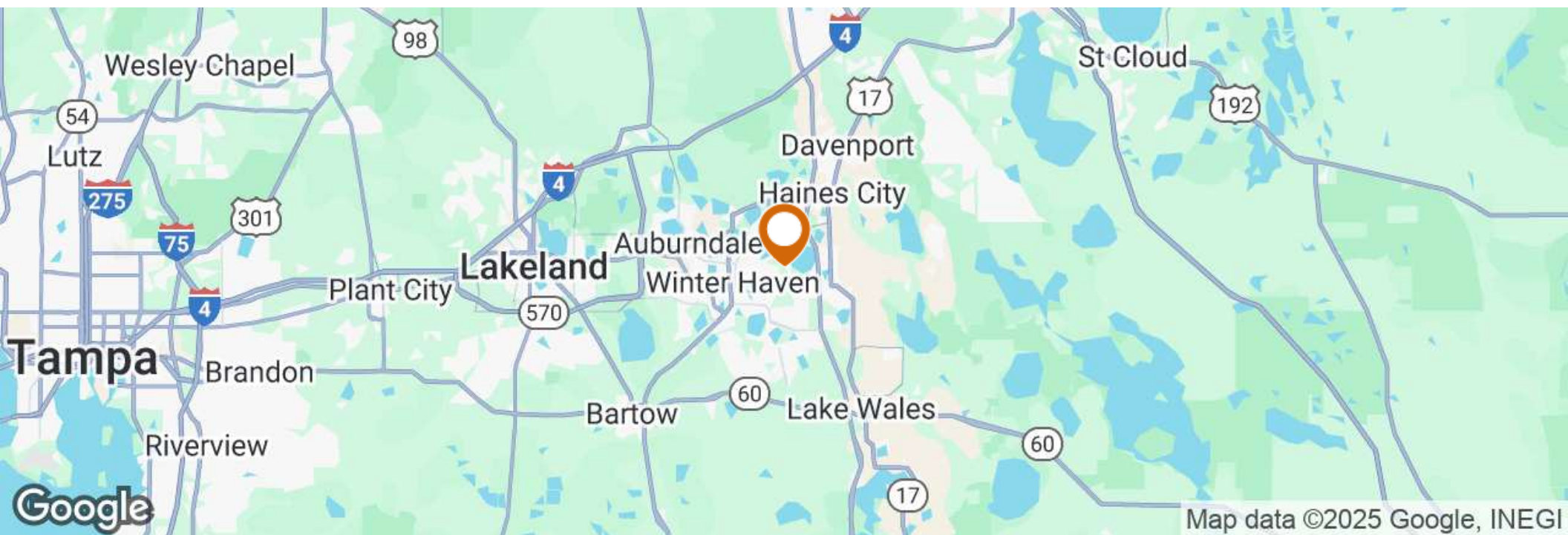


# Potential Sapphire Necklace Development Area





## REGIONAL & LOCATION MAP





## DEMOGRAPHICS MAP & REPORT

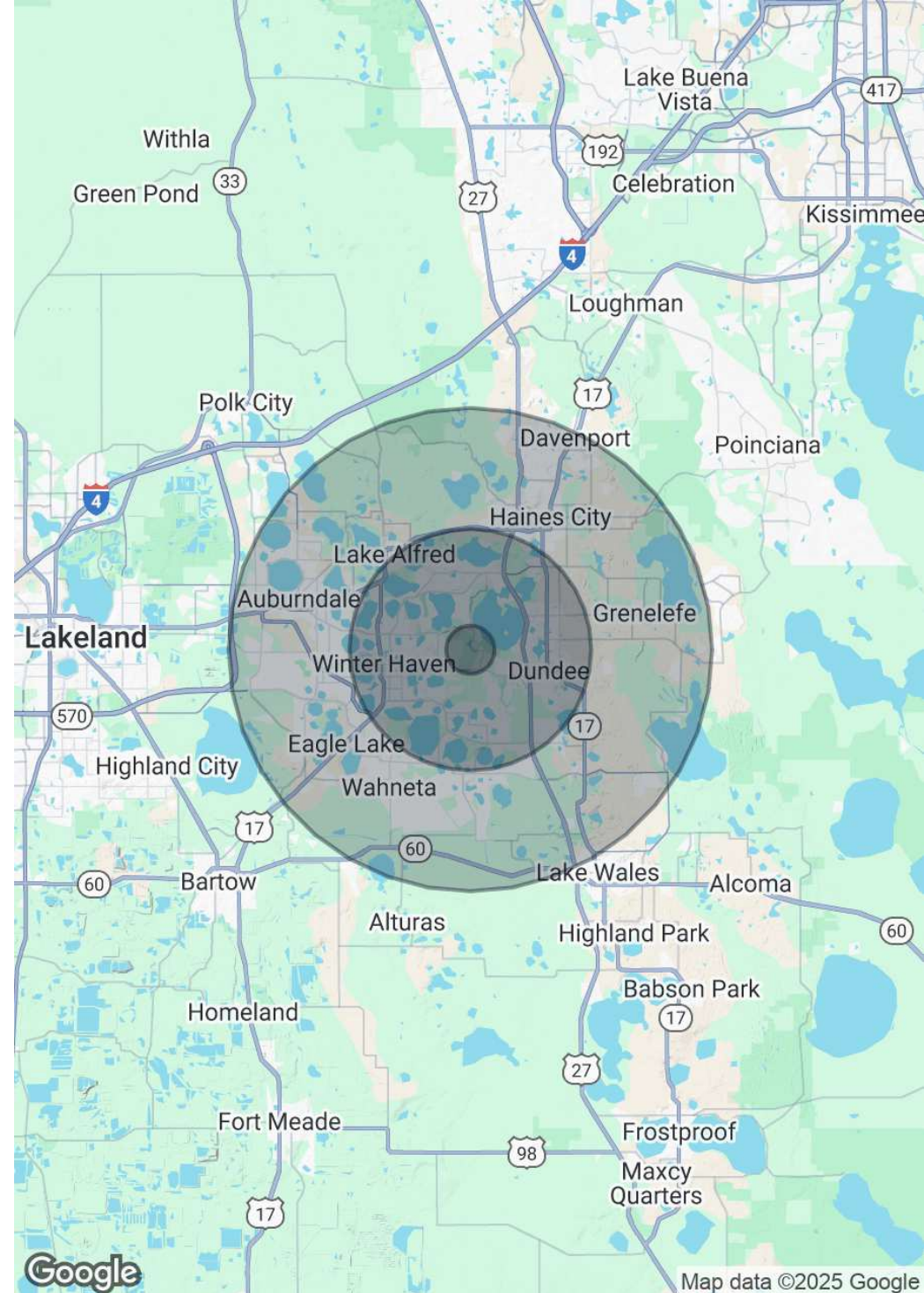
### Population

	1 Mile	5 Miles	10 Miles
Total Population	1,622	93,738	268,379
Average Age	44	45	43
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

### Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	607	37,707	102,139
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$80,411	\$77,813	\$79,569
Average House Value	\$311,739	\$281,430	\$280,134

Demographics data derived from AlphaMap







COUNTY

# Polk County

## FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state’s economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county’s economic growth in recent years. As the heart of Central Florida, Polk County’s location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county’s numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.





NEIGHBORHOOD MAP

Winter Haven Regional Airport

RIDGE  
technical college

Winter Haven Christian School

publix

POLK  
STATE  
COLLEGE

Wendy's

BayCare  
Advent Health

The Country Club of Winter Haven

SELF STORAGE AND  
BUSINESS CENTERS

HARVEY'S  
supermarket

CARRABBA'S  
ITALIAN GRILL

REGIONS

LONGHORN  
STEAKHOUSE

Winn-Dixie

ALDI

Walmart

Cypresswood Golf and Country Club

LOWE'S

BEALLS  
chili's

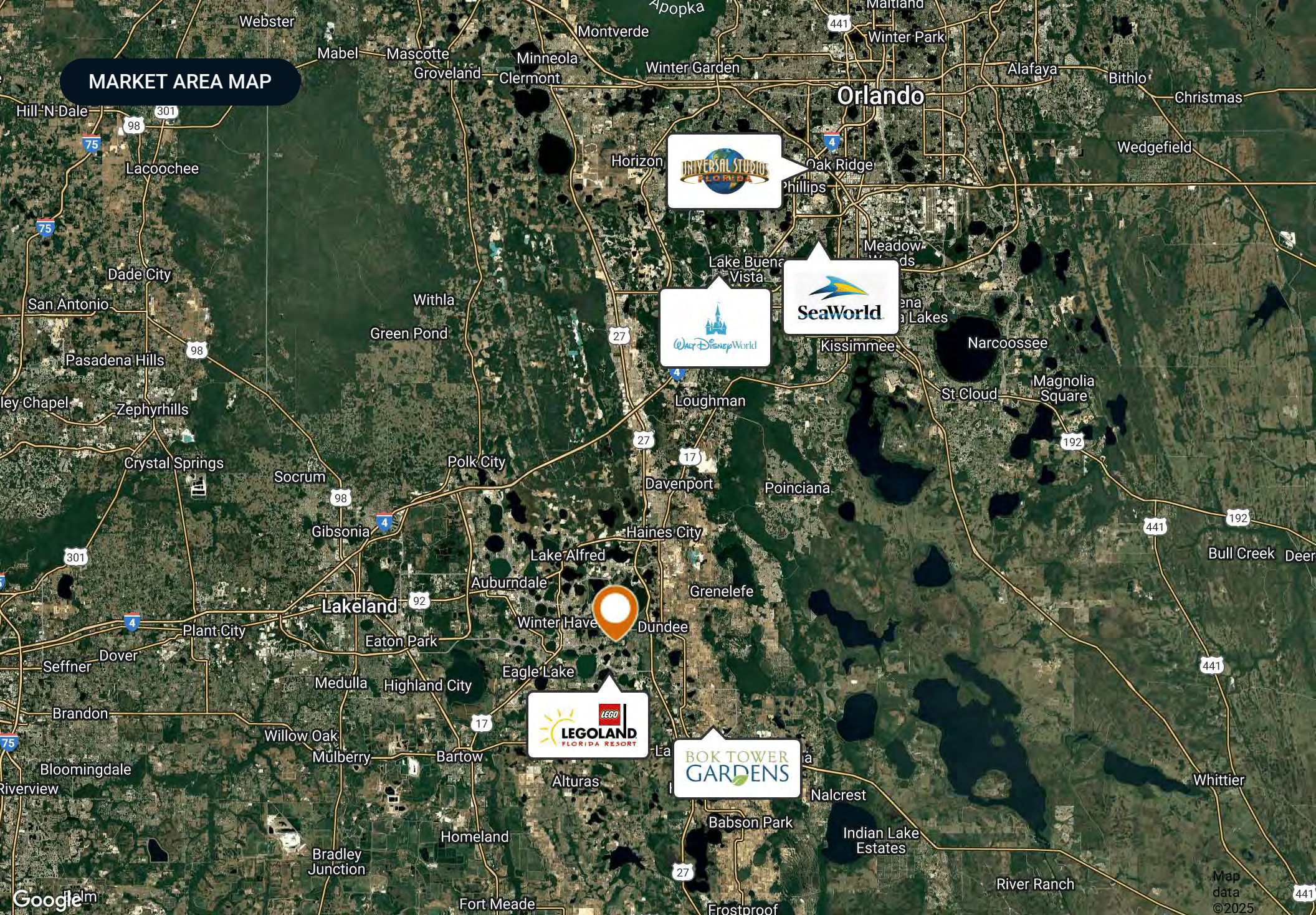
Bank of America

STARBUCKS  
COFFEE

LEGO  
LEGOLAND  
WATER PARK



## MARKET AREA MAP





## SURROUNDING COMMUNITIES



**Chestnut Creek  
(82 Lots)**

**Hampton Cove  
(61 Lots)**

**Hamilton Shores  
(107 Lots)**

**The Country Club of Winter Haven**

**Country Club Estates  
(76 Lots)**

**Crossroads at Lake Region  
(110 Lots)**

**Buckeye Trace  
(122 Lots)**

**Inman Groves  
(210 Lots)**

**New Publix  
(Under Construction)**

**Cypress Creek Village  
(200 + Lots)**

**Dundee Road  
(15,200 ± Cars/Day)**

**Cypresswood Golf & Country Club**

Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus,  
Maxar Technologies



**Winter Haven Hospital**  
**(12 ± Minutes)**

**Downtown Winter Haven**  
**(10 ± Minutes)**

**Polk State College**  
**(10 ± Minutes)**







Country Club Rd.



ADDITIONAL PHOTOS





## ADVISOR BIOGRAPHY



### R. Todd Dantzler, CCIM

Managing Director/Senior Advisor

todd@saundersrealestate.com

Direct: 877-518-5263 x403 | Cell: 863-287-3586

#### Professional Background

R. Todd Dantzler, CCIM is a Managing Director and Senior Advisor at Saunders Real Estate.

Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. He specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing and land development.

Todd has been active in Polk County real estate for over 42 years and is a second-generation real estate leader - his father served as a member and Chairman of the Florida Real Estate Commission (FREC) in the early '80s.

Todd was recognized as the 2012 Florida Realtor® of the Year, and in 2000, he was elected president of the Florida Realtors®. This would make him the youngest president in the history of Florida Realtors® until 2022. He is a current member of the board of directors, past Treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, and the Polk Transportation Planning Organization. Todd was the Commission liaison to the Central Florida Development Council (CFDC), the economic development arm of the county, and past chairman of the CFDC.

In addition, Todd is the immediate past Chairman of the Winter Haven Hospital/BayCare Board of Trustees. The Winter Haven Hospital is a 529-bed major medical center serving the east Polk and Highlands counties and is the largest private employer in East Polk County.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He was the president of his fraternity, Alpha Tau Omega, where he won the Morton Wolfson Award for the Best Fraternity President at UF in 1981 and the Harry L. Bird Award for best Public Relations Officer.

In addition to real estate, Todd serves as a Senior Consultant with Two Blue Aces, an executive leadership and management development company led by six retired United States Air Force (USAF) General Officers. Todd advises on political and real estate land use issues. He is also the host of a bi-monthly podcast titled "Todd's Podcast," which can be found on ToddDantzler.com.

Todd specializes in:

- Commercial Properties
- Industrial Properties
- Investment Properties
- Commercial Leasing
- Area: The Lakeland-Winter Haven Metro Area





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REAL ESTATE



**SAUNDERS**  
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COMMERCIAL

## Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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