

Smartridge Park Residential Development

2400 11th St NE, Winter Haven, Florida 33881

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Downtown Winter Haven
(10 ± Minutes)



PROPERTY SUMMARY



Sale Price

\$7,070,000

Offering Summary

Acreage:	56 Acres
Price / Lot:	\$35,000
State:	Florida
Zoning:	R-3
FLU:	RL-3
City:	Winter Haven
County:	Polk
Property Type:	Residential Development Land

Property Overview

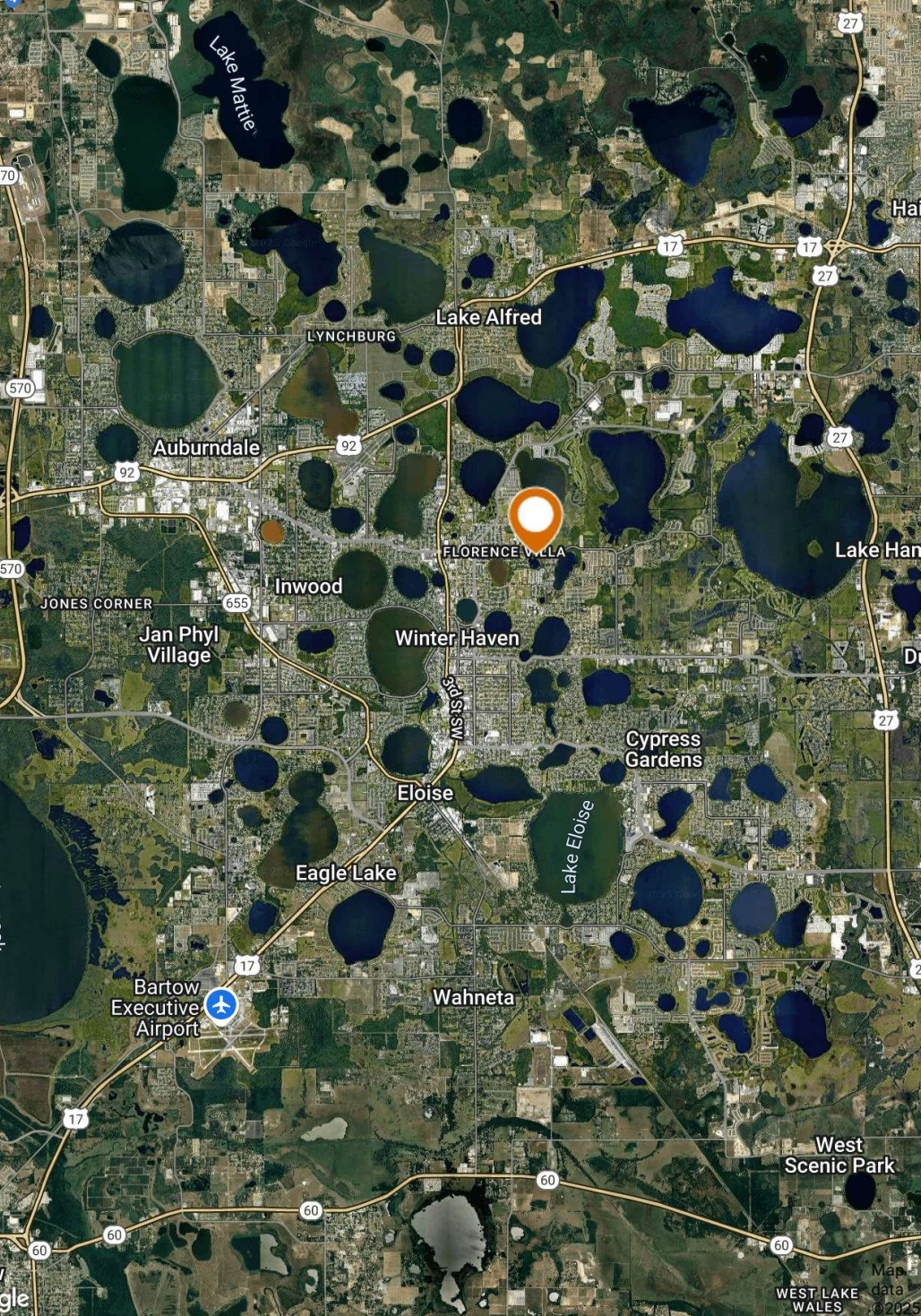
Introducing a prime lakefront investment opportunity in Winter Haven, FL. This property, Zoned R-3 with a Future Land Use of RL-3, presents 202 shovel-ready lots, comprising 50' wide single-family detached (Lots 1-62) and 40' wide (Lots 63-202). Nestled in the sought-after Winter Haven area with frontage on Lake Smart, this offering is an ideal prospect for developers, builders, and residential investors seeking a fully permitted property with approved construction plans and immediate development potential.

Its proximity to Auburndale provides convenient access to schools, shopping, and community amenities, while still offering the recreational and cultural appeal of Downtown Winter Haven just 10 ± minutes away. This well-positioned parcel offers strong connectivity and high growth potential in a rapidly developing corridor of Central Florida. Don't miss out on this remarkable chance to make your mark in this thriving market.



Specifications & Features

Land Types:	Residential Development Land
Zoning / FLU:	Zoning: R-3 / FLU: RL-3
Lake Frontage / Water Features:	1400 ± FT of frontage on Lake Smart
Road Frontage:	670 ± FT of Frontage on Ware Rd NE
Utilities & Water Source:	City of Winter Haven Water and Sewer located next to the property on Ware Avenue NE
Permitted Lots:	202 Lots
Price Per Lot:	\$35,000
Average Lot Size:	Lot sizes range from 40-50 and the depth ranges from 110'-128'
Lot Inventory:	202
Plats or Engineering Information:	Completely shovel ready with approved construction plans



Location & Driving Directions

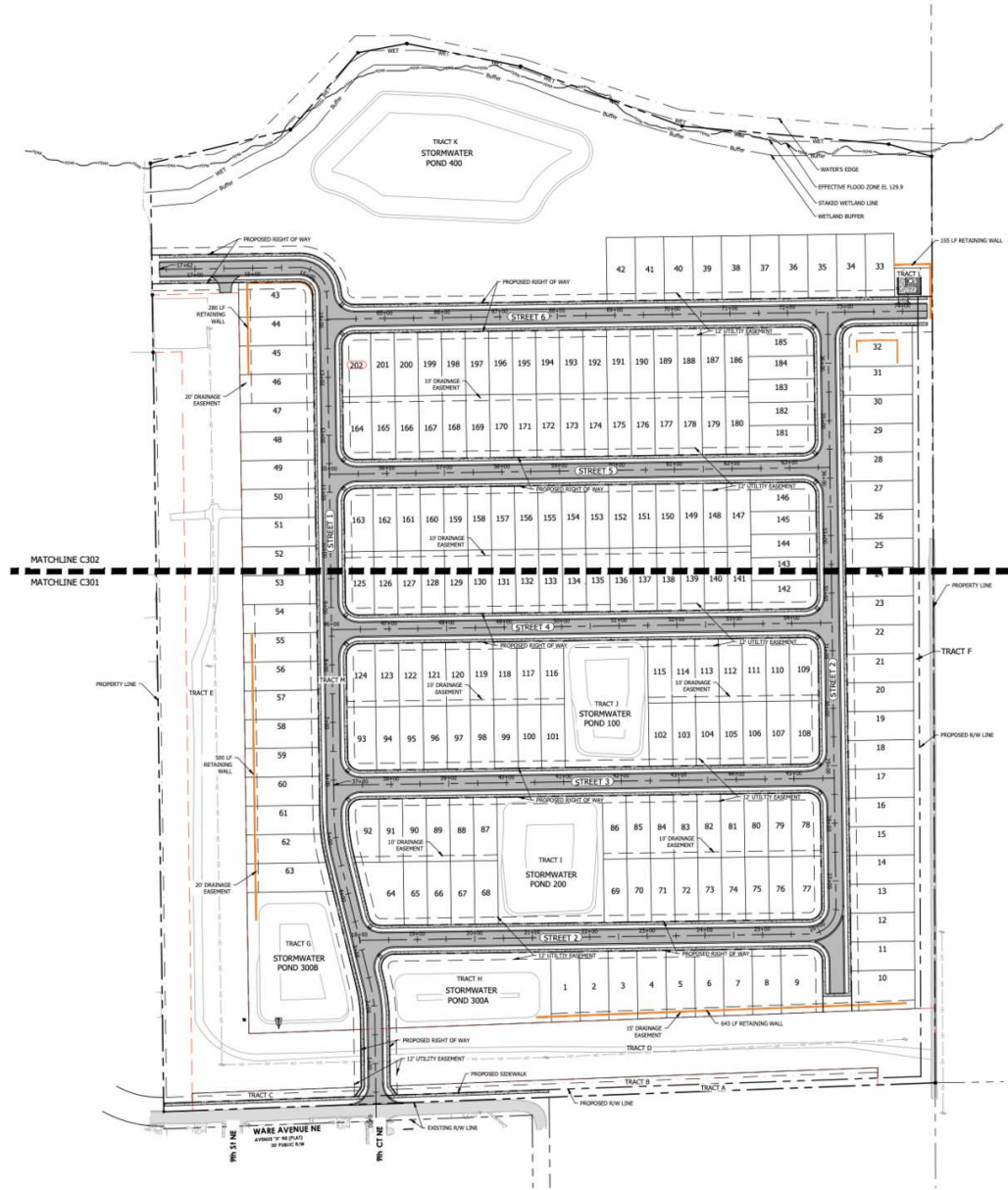
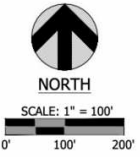
Parcel: 26-28-16-000000-011000

GPS: 28.050398, -81.71254499999999

Driving Directions: Contact Agents

Showing Instructions: Contact Agents

SITE PLAN



SITE INFORMATION

PANEL ID:	282616-00000-011000
PROPOSED USE:	SINGLE FAMILY & PATIO HOME, RESIDENTIAL
FLOOD AREA:	ZONE H (12% S/F PER PANEL 123103) DATED 12/31/21
FUTURE LAND USE:	NEIGHBORHOOD SUBURBAN
ZONING:	R-3
PROJECT AREA:	56.74 AC
PROPOSED LOTS:	202
PROPOSED DENSITY:	3.96 DWS/A
PROPOSED OPEN SPACE:	20.70 AC
LOT SIZE:	SINGLE FAMILY DETACHED (LOT 3-42): 50' WIDE PATIO HOME (LOTS 63-202): 40' WIDE
MAX LOT COVERAGE:	SINGLE FAMILY DETACHED: 50% PATIO HOME: 60%

SITE NOTES

1. PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.
2. FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING. CITY OF WINTER HAVEN SHOULD BE CONTACTED DETERMINE THE LATEST INFORMATION ON FLOOD ELEVATIONS. FLOODING RISKS SHOULD BE CONSIDERED IN THE DESIGN OF THE PROPERTY. FLOOD HAZARD CITY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWER SYSTEMS AND WATER WELLS SYSTEMS WILL NOT BE AFFECTED BY CERTAIN FLOODING EVENTS.
3. STREET LIGHTING PLAN SHALL BE SUBMITTED FOR REVIEW PRIOR TO SUBDIVISION FINAL PLAN APPROVAL.
4. SETBACKS WILL BE REVIEWED AS PART OF THE BUILDING PERMIT REVIEW.
5. ALL RETAINING WALLS REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT.
6. THE SITE WAS CLEARED PREVIOUSLY AND HAS BEEN HISTORICALLY USED FOR AGRICULTURE. THERE ARE NO OTHER ITEMS, MAJOR OR MINOR, OR MATERIALS, APPROXIMATELY 2,300 CUBIC YARDS, THAT APPEAR TO HAVE BEEN PLANTED ON SITE.

STREET LIGHTING SECTION 707.1

TO ENHANCE SAFETY FOR PEDESTRIANS, TWO STREET LIGHTS SHALL BE PROVIDED AT THE CROSSINGS TO ALL VEHICULAR ENTRANCES TO HIGHWAY SUPERVISIONS AND NON-RESIDENTIAL DEVELOPMENTS. THE MINIMUM STREET LIGHTING IS BASED UPON THE FOLLOWING STANDARDS SET FORTH IN TABLE 1 OF THE FEDERAL HIGHWAY ADMINISTRATION PUBLICATION NCHRP-105-14G, GUIDELINES FOR THE IMPLEMENTATION OF REDUCED LIGHTING ON HIGHWAYS, PROMULGATED FROM STANDARDS DEVELOPED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA). ALL STREET LIGHTING PROVIDED SHALL BE SECTION 101 OR CONSIST OF FIXTURES DESIGNED TO MINIMIZE OFFSITE GLARE AND LIGHT TRIPASS. THE ILLUMINATION LEVELS ALONG DIFFERENT ROAD CLASSIFICATIONS SHALL BE AS FOLLOWS:

1. ARTERIAL ROADWAYS: 0.6 FOOT-CANDLE (FC) TO 1.2 FC
2. COLLECTOR ROADWAYS: 0.4 FC TO 0.6 FC
3. LOCAL RESIDENTIAL ROADWAYS: 0.2 FC TO 0.4 FC



#	CURVE TABLE					
	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEAMAN
C2	67.66	306.00	1021°18'31"	33.97	67.51	507°13'35"
C3	39.52	222.00	1021°18'31"	27.62	39.42	507°13'35"
C4	28.01	148.16	090°00'00"	22.16	28.13	507°12'00"
C5	35.56	222.00	090°00'00"	22.00	35.13	504°12'00"
C6	110.17	729.00	087°00'31"	21.24	20.56	504°12'00"
C7	55.56	222.00	087°00'31"	21.24	55.43	504°12'00"
C8	31.71	150.00	090°00'00"	22.00	31.13	503°45'45"
C9	47.22	306.00	090°00'00"	22.00	47.00	503°24'24"
C10	56.38	250.00	1021°18'31"	26.31	56.26	503°12'00"
C11	26.60	222.00	077°04'42"	17.52	27.14	502°13'35"
C12	34.56	222.00	090°00'00"	22.00	34.13	504°12'00"
C13	34.56	222.00	090°00'00"	22.00	34.13	504°12'00"
C14	34.56	222.00	090°00'00"	22.00	34.13	504°12'00"
C15	34.56	222.00	090°00'00"	22.00	34.13	504°12'00"
C16	34.56	222.00	090°00'00"	22.00	34.13	504°12'00"
C17	34.56	222.00	090°00'00"	22.00	34.13	504°12'00"
C18	34.56	222.00	090°00'00"	22.00	34.13	504°12'00"
C19	34.56	222.00	090°00'00"	22.00	34.13	504°12'00"
C20	34.56	222.00	090°00'00"	22.00	34.13	504°12'00"
C21	34.56	222.00	090°00'00"	22.00	34.13	504°12'00"
C22	34.56	222.00	090°00'00"	22.00	34.13	504°12'00"
C23	34.56	222.00	090°00'00"	22.00	34.13	504°12'00"
C24	34.56	222.00	090°00'00"	22.00	34.13	504°12'00"
C25	34.56	222.00	090°00'00"	22.00	34.13	504°12'00"
C26	34.56	222.00	090°00'00"	22.00	34.13	504°12'00"
C27	34.56	222.00	090°00'00"	22.00	34.13	504°12'00"

TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT A	1.18 AC	RIGHT OF WAY DEDICATION
TRACT B	0.33 AC	OPEN SPACE, LANDSCAPE
TRACT C	0.10 AC	OPEN SPACE, LANDSCAPE
TRACT D	2.15 AC	OPEN SPACE, UTILITY EASEMENT
TRACT E	5.31 AC	OPEN SPACE, UTILITY EASEMENT
TRACT F	0.27 AC	OPEN SPACE, LANDSCAPE
TRACT G	0.98 AC	OPEN SPACE, STORMWATER
TRACT H	0.83 AC	OPEN SPACE, STORMWATER
TRACT I	0.93 AC	OPEN SPACE, STORMWATER
TRACT J	0.74 AC	OPEN SPACE, STORMWATER
TRACT K	8.43 AC	OPEN SPACE, STORMWATER
TRACT L	0.08 AC	PUBLIC LIGHT STATION
TRACT M	8.27 AC	PUBLIC RIGHT OF WAY

PROJECT NO.		SHEET																	
2785		C300																	
<div> <div>  <p>SLOAN Engineering Group</p> <p>150 SOUTH WOODLAWN AVE SUITE 300 WINTER HAVEN, FL 33880 FLORIDA CERTIFICATE OF AUTHORIZATION (CFLAC) #26247</p> </div> <div> <p>CLIENT: OXFORD HOLDINGS, LLC</p> <p>PROJECT: SMARTRIDGE PARK</p> </div> </div>																			
OVERALL SITE PLAN																			
WARF AVE. WINTER HAVEN, FL																			
DESIGNED BY:		CHECKED BY:																	
HF		HF																	
DRAWN BY:		CHECKED BY:																	
HF		HF																	
<div> <div> <p>DATE: 02/14/2025</p> <p>TIME: 10:00 AM</p> <p>PROJECT: SMARTRIDGE PARK</p> <p>CLIENT: OXFORD HOLDINGS, LLC</p> <p>DESIGNED BY: HF</p> <p>CHECKED BY: HF</p> <p>DRAWN BY: HF</p> <p>DATE: 02/14/2025</p> <p>TIME: 10:00 AM</p> <p>PROJECT: SMARTRIDGE PARK</p> <p>CLIENT: OXFORD HOLDINGS, LLC</p> </div> <div> <p>REVISION BLOCK</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>02/14/2025</td> <td>HF</td> </tr> <tr> <td>2</td> <td>REVISION NO. 1</td> <td>02/14/2025</td> <td>HF</td> </tr> <tr> <td>3</td> <td>REVISION NO. 2</td> <td>02/14/2025</td> <td>HF</td> </tr> </tbody> </table> </div> </div>				NO.	DESCRIPTION	DATE	BY	1	ISSUED FOR PERMIT	02/14/2025	HF	2	REVISION NO. 1	02/14/2025	HF	3	REVISION NO. 2	02/14/2025	HF
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3	REVISION NO. 2	02/14/2025	HF																

MARKET AREA MAP



Imagery ©2025 Airbus, Landsat / Copernicus,
Maxar Technologies

ADDITIONAL PHOTOS





SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
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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