

Smartridge Park Residential Development

Ware Ave NE, Winter Haven, Florida 33881

Clay Taylor, ALC
863-224-0835
clay@saundersrealestate.com

David Hitchcock, ALC
863-557-0082
davidh@saundersrealestate.com

Clayton Taylor
863-255-7406
clayton@saundersrealestate.com

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

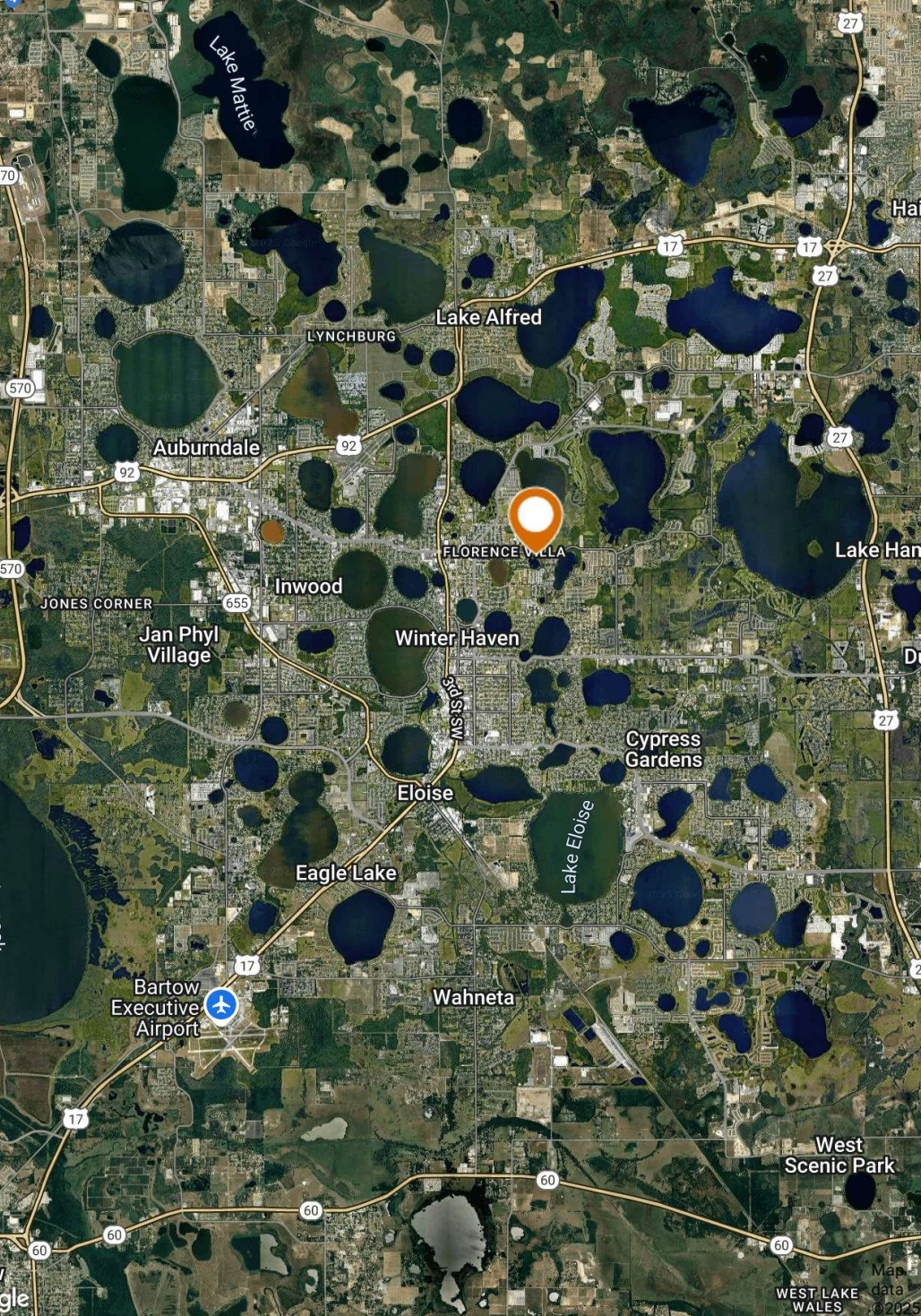
Introducing a prime lakefront investment opportunity in Winter Haven, FL. This property, Zoned R-3 with a Future Land Use of RL-3, presents 202 shovel-ready lots, comprising 50' wide single-family detached (Lots 1-62) and 40' wide (Lots 63-202). Nestled in the sought-after Winter Haven area with frontage 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

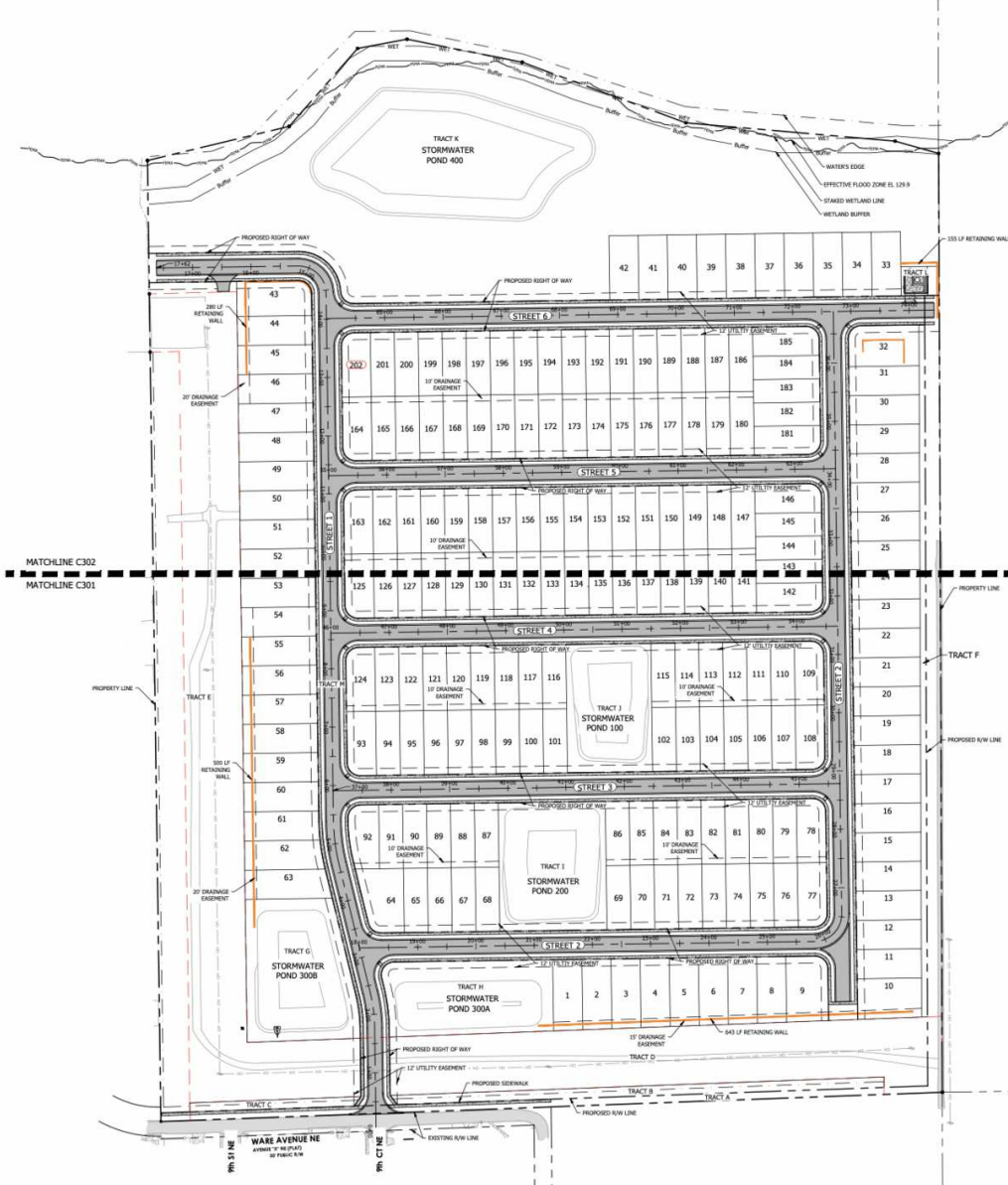
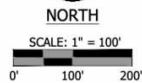
Parcel: 26-28-16-000000-011000

GPS: 28.050398, -81.71254499999999

Driving Directions: Contact Agents

Showing Instructions: Contact Agents

SITE PLAN



SITE INFORMATION

PARCEL ID:	262816-00000-001000
PROPOSED USE:	SINGLE FAMILY & PATED HOME, RESIDENTIAL
FLOOD AREA:	ZONE NF (124.9) - FIRM 12210C0203G DATED 12/22/18
ADJACENT LAND USE:	NEIGHBORHOOD SUBURBAN
ZONING:	R-3
PROJECT AREA:	56.74 AC
PROPOSED LOTS:	202
PROPOSED DENSITY:	3.56 DU/AC
PROPOSED OPEN SPACE:	29.979 AC
LOT SIZE:	SINGLE FAMILY DETACHED (LOT 4) 90' WIDE SINGLE FAMILY (LOTS 6-202) 42' WIDE
MAX LOT COVERAGE:	SINGLE FAMILY DETACHED: 50% PATED HOME: 60%

[illegible]

STREET LIGHTING SECTION 707.1



#	LENGTH	RADIUS	DATA	TIME/T	CHORD	REAR
C1	37.60	22.00	0009009000	22.00	31.11	507° 15'
C2	37.60	22.00	0009009000	22.00	31.11	507° 15'
C3	37.60	22.15	0009009000	22.15	31.33	507° 15'
C4	35.79	22.00	0009009000	22.00	31.11	507° 15'
C5	35.79	22.00	0009009000	22.00	31.11	507° 15'
C6	110.57	72.00	0009009000	69.52	10.02	540° 48'
C7	35.76	22.00	0009009000	22.00	31.11	507° 15'
C8	35.76	22.00	0009009000	22.00	31.11	507° 15'
C9	47.82	25.00	0009009000	23.81	26.19	507° 15'
C10	56.38	25.00	0009009000	26.35	46.08	507° 15'
C11	29.60	22.00	0009009000	17.52	27.47	507° 15'
C12	35.56	22.00	0009009000	22.00	31.11	507° 15'
C13	35.56	22.00	0009009000	22.00	31.11	507° 15'
C14	35.56	22.00	0009009000	22.00	31.11	507° 15'
C15	35.56	22.00	0009009000	22.00	31.11	507° 15'
C16	35.56	22.00	0009009000	22.00	31.11	507° 15'
C17	35.56	22.00	0009009000	22.00	31.11	507° 15'
C18	35.56	22.00	0009009000	22.00	31.11	507° 15'
C19	35.56	22.00	0009009000	22.00	31.11	507° 15'
C20	35.56	22.00	0009009000	22.00	31.11	507° 15'
C21	35.56	22.00	0009009000	22.00	31.11	507° 15'
C22	35.56	22.00	0009009000	22.00	31.11	507° 15'
C23	35.56	22.00	0009009000	22.00	31.11	507° 15'
C24	35.56	22.00	0009009000	22.00	31.11	507° 15'
C25	35.56	22.00	0009009000	22.00	31.11	507° 15'
C26	35.56	22.00	0009009000	22.00	31.11	507° 15'
C27	35.56	22.00	0009009000	22.00	31.11	507° 15'
C28	35.56	22.00	0009009000	22.00	31.11	507° 15'
C29	35.56	22.00	0009009000	22.00	31.11	507° 15'
C30	35.56	22.00	0009009000	22.00	31.11	507° 15'
C31	35.56	22.00	0009009000	22.00	31.11	507° 15'
C32	35.56	22.00	0009009000	22.00	31.11	507° 15'
C33	35.56	22.00	0009009000	22.00	31.11	507° 15'
C34	35.56	22.00	0009009000	22.00	31.11	507° 15'
C35	35.56	22.00	0009009000	22.00	31.11	507° 15'
C36	35.56	22.00	0009009000	22.00	31.11	507° 15'
C37	35.56	22.00	0009009000	22.00	31.11	507° 15'
C38	35.56	22.00	0009009000	22.00	31.11	507° 15'
C39	35.56	22.00	0009009000	22.00	31.11	507° 15'
C40	35.56	22.00	0009009000	22.00	31.11	507° 15'
C41	35.56	22.00	0009009000	22.00	31.11	507° 15'
C42	35.56	22.00	0009009000	22.00	31.11	507° 15'
C43	35.56	22.00	0009009000	22.00	31.11	507° 15'
C44	35.56	22.00	0009009000	22.00	31.11	507° 15'
C45	35.56	22.00	0009009000	22.00	31.11	507° 15'
C46	35.56	22.00	0009009000	22.00	31.11	507° 15'
C47	35.56	22.00	0009009000	22.00	31.11	507° 15'
C48	35.56	22.00	0009009000	22.00	31.11	507° 15'
C49	35.56	22.00	0009009000	22.00	31.11	507° 15'
C50	35.56	22.00	0009009000	22.00	31.11	507° 15'
C51	35.56	22.00	0009009000	22.00	31.11	507° 15'
C52	35.56	22.00	0009009000	22.00	31.11	507° 15'
C53	35.56	22.00	0009009000	22.00	31.11	507° 15'
C54	35.56	22.00	0009009000	22.00	31.11	507° 15'
C55	35.56	22.00	0009009000	22.00	31.11	507° 15'
C56	35.56	22.00	0009009000	22.00	31.11	507° 15'
C57	35.56	22.00	0009009000	22.00	31.11	507° 15'
C58	35.56	22.00	0009009000	22.00	31.11	507° 15'
C59	35.56	22.00	0009009000	22.00	31.11	507° 15'
C60	35.56	22.00	0009009000	22.00	31.11	507° 15'
C61	35.56	22.00	0009009000	22.00	31.11	507° 15'
C62	35.56	22.00	0009009000	22.00	31.11	507° 15'
C63	35.56	22.00	0009009000	22.00	31.11	507° 15'
C64	35.56	22.00	0009009000	22.00	31.11	507° 15'
C65	35.56	22.00	0009009000	22.00	31.11	507° 15'
C66	35.56	22.00	0009009000	22.00	31.11	507° 15'
C67	35.56	22.00	0009009000	22.00	31.11	507° 15'
C68	35.56	22.00	0009009000	22.00	31.11	507° 15'
C69	35.56	22.00	0009009000	22.00	31.11	507° 15'
C70	35.56	22.00	0009009000	22.00	31.11	507° 15'
C71	35.56	22.00	0009009000	22.00	31.11	507° 15'
C72	35.56	22.00	0009009000	22.00	31.11	507° 15'
C73	35.56	22.00	0009009000	22.00	31.11	507° 15'
C74	35.56	22.00	0009009000	22.00	31.11	507° 15'
C75	35.56	22.00	0009009000	22.00	31.11	507° 15'
C76	35.56	22.00	0009009000	22.00	31.11	507° 15'
C77	35.56	22.00	0009009000	22.00	31.11	507° 15'
C78	35.56	22.00	0009009000	22.00	31.11	507° 15'
C79	35.56	22.00	0009009000	22.00	31.11	507° 15'
C80	35.56	22.00	0009009000	22.00	31.11	507° 15'
C81	35.56	22.00	0009009000	22.00	31.11	507° 15'
C82	35.56	22.00	0009009000	22.00	31.11	507° 15'
C83	35.56	22.00	0009009000	22.00	31.11	507° 15'
C84	35.56	22.00	0009009000	22.00	31.11	507° 15'
C85	35.56	22.00	0009009000	22.00	31.11	507° 15'
C86	35.56	22.00	0009009000	22.00	31.11	507° 15'
C87	35.56	22.00	0009009000	22.00	31.11	507° 15'
C88	35.56	22.00	0009009000	22.00	31.11	507° 15'
C89	35.56	22.00	0009009000	22.00	31.11	507° 15'
C90	35.56	22.00	0009009000	22.00	31.11	507° 15'
C91	35.56	22.00	0009009000	22.00	31.11	507° 15'
C92	35.56	22.00	0009009000	22.00	31.11	507° 15'
C93	35.56	22.00	0009009000	22.00	31.11	507° 15'
C94	35.56	22.00	0009009000	22.00	31.11	507° 15'
C95	35.56	22.00	0009009000	22.00	31.11	507° 15'
C96	35.56	22.00	0009009000	22.00	31.11	507° 15'
C97	35.56	22.00	0009009000	22.00	31.11	507° 15'
C98	35.56	22.00	0009009000	22.00	31.11	507° 15'
C99	35.56	22.00	0009009000	22.00	31.11	507° 15'
C100	35.56	22.00	0009009000	22.00	31.11	507° 15'

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	0.96 AC	OPEN SPACE, STORMWATER
TRACT H	0.83 AC	OPEN SPACE, STORMWATER
TRACT I	0.93 AC	OPEN SPACE, STORMWATER
TRACT J	0.24 AC	OPEN SPACE, STORMWATER
TRACT K	8.74 AC	OPEN SPACE, STORMWATER
TRACT L	0.08 AC	PUBLIC LEFT STRIP
TOTAL	26.98 AC	26.98 AC (6.64 AC) SEE MAP

[illegible]

MARKET AREA MAP



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ADDITIONAL PHOTOS





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