



FOR SALE COMMERCIAL PROPERTY \$930,000

1.05 ACRES DUNDEE ROAD COMMERCIAL PROPERTY

4001 DUNDEE RD, WINTER HAVEN, FL 33884



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CORPORATE OFFICE
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WINTER HAVEN, FL 33881

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Executive Summary



SALE PRICE **\$930,000**

OFFERING SUMMARY

Listing Price	\$930,000
Acres	1.05 Acres
Price Per Acre	\$885,714
County	Polk
Zoning	BPC-1
Utilities	Water, Sewer, Electricity, Telephone, Internet
Parcel IDs	262825590000000010, 262825590011000012, 2628255900000000260
Coordinates	28.0227128, -81.66936009999999
Frontage	200 ft
Sewer	Yes
Real Estate Taxes	\$3,789

PROPERTY OVERVIEW

This 1.05-acre commercial property is ideally located on Dundee Road in Winter Haven, Florida, offering excellent visibility and a wide range of potential commercial uses. With an average daily traffic count of approximately 19,000 vehicles, the site provides strong exposure for businesses. Essential utilities, including water, sewer, electricity, telephone, and high-speed internet, are available at the property, making it ready for development. Conveniently situated just 7 minutes from both US 27 and Downtown Winter Haven, the property also offers easy access to Interstate 4, approximately 35 minutes away. Adding to its appeal, a brand-new Publix shopping center is located at the corner of Dundee Road and Country Club Road, contributing to the area's continued growth and increasing commercial activity. 1,554 SQ/FT house on the property

PROPERTY HIGHLIGHTS

- 1.05-acre commercial property located on Dundee Road in Winter Haven, Florida.
- Zoned for a variety of commercial uses, offering excellent development potential.
- High-visibility location with approximately 19,000 vehicles per day passing the site.
- Utilities available at the property, including: Water, Sewer, Electricity, Telephone, High-speed internet
- 7 minutes to US 27
- 7 minutes to Downtown Winter Haven
- 35 minutes to Interstate 4 (I-4)
- Growing commercial corridor with a brand-new Publix located at the corner of Dundee Road and Country Club Road.
- Excellent opportunity for retail, office, medical, restaurant, or other commercial development.

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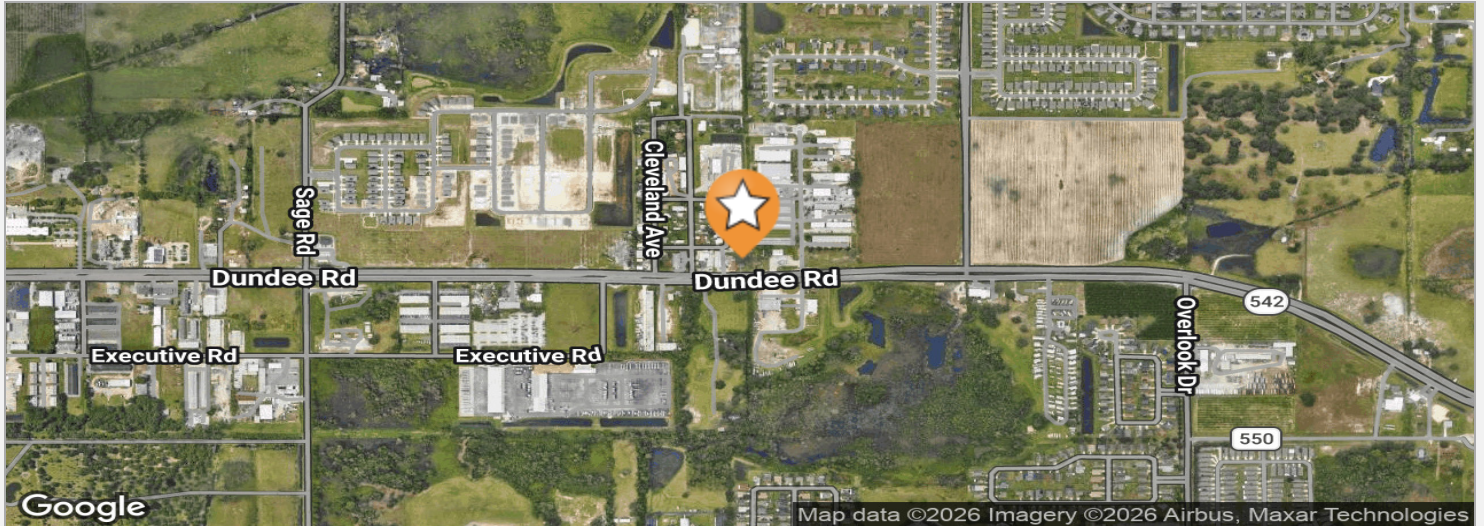
Additional Photos



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Location Maps 2



DRIVE TIMES

7 minutes to US 27
7 minutes to Downtown Winter Haven
35 minutes to I4
60 minutes to Orlando
74 minutes to Tampa

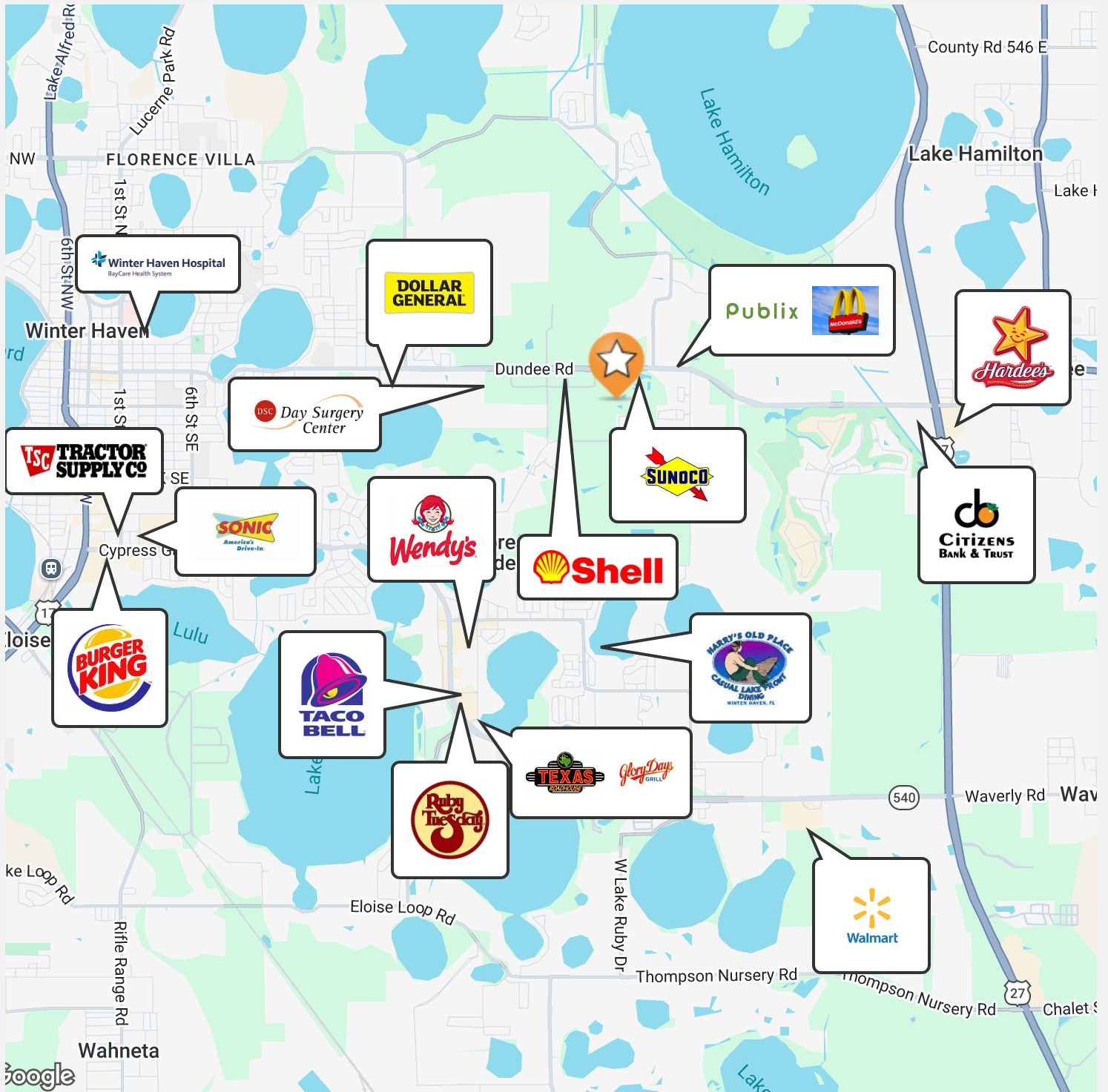
DRIVING DIRECTIONS

From Overlook Drive and Dundee Road, Winter Haven, FL Travel west 0.50 miles on Dundee Road to the property

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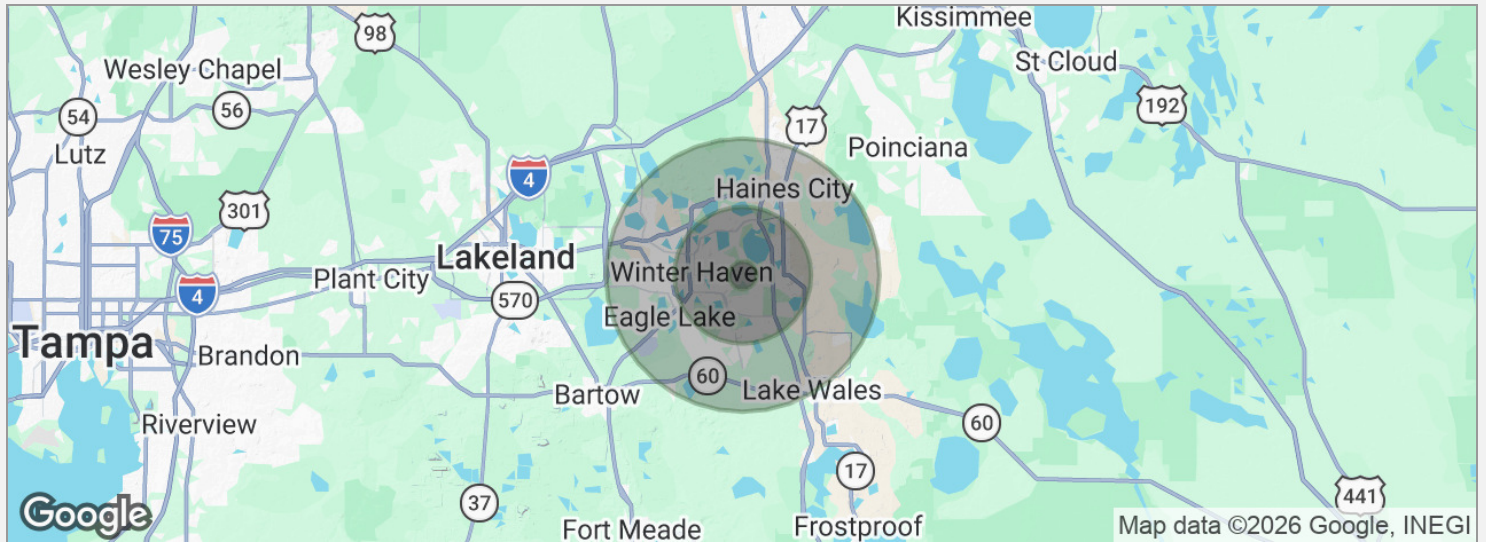
Retailer Map



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Demographics Map



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,726	82,826	242,715
Median age	42.7	43.3	41.2
Median age (male)	41.5	41.6	40.4
Median age (Female)	44.4	45.0	42.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,297	31,339	88,044
# of persons per HH	2.9	2.6	2.8
Average HH income	\$84,416	\$80,615	\$77,536
Average house value	\$278,789	\$255,808	\$231,647

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 1

CHIP FORTENBERRY MBA, ALC

Broker



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PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.