



FOR SALE
38 ± ACRES PRIME INDUSTRIAL LAND
WINTER HAVEN, FLORIDA

- Property Address:** 4235-4715 RECKER HIGHWAY, WINTER HAVEN, FLORIDA 33880
- Property Location:** NEC of Main Street (CR 542 West/K-Ville) and Recker Highway in the unincorporated area of Winter Haven across Avenue "G" NW. ¼ mile from Spirit Lake Road and gateway to Winter Haven.
- Type Property:** Vacant land – consisting of 2 contiguous parcels totaling 38 ± acres
- Size Property:** Parcel 1: 35.97 ± acres (1,566,853.20 square feet)
Parcel 2: 1.51 ± acres (65,775.60 square feet).
- Frontage:** 940 LF on Highway 542 x 1,445 + LF Recker Highway less approx. 173 LF at the center of Recker Highway
- Land use:** BPC-1 (office Park Centers) and BPC-2 Light Industrial District. Current use: Agriculture, Polk County.
- Utilities:** City of Auburndale 10" water main on opposite side of Recker Highway.
Two wells: 2" 2-HP pump for 80' deep well at 4235 and 5" 2-HP at 145' deep well with well-house at 4715.
2 electric meters permitted by TECO (Tampa Electric Company)
- Features:** FEMA maps indicate property being in Flood Zone Map "A". Potential dual access from Main Street (through County permitting) and Recker Highway (through FDOT approval).
Easements for Polk County to maintain existing ditch and TECO People Gas for existing transmission line located on Recker Highway. Existing 30' wide road from Recker Highway going West across existing creek.
- Ad Valorem taxes:** \$201.67 Year 2024. Subject to updated assessment and increased taxes after sale and development.
- Property Folio:** 25-28-23-000000 parcels 021070 and 021030, Polk County.
- Comments:** Major acreage with prime location in the midst of general Industrial sector and cities of Auburndale, Winter Haven and Lakeland with excellent access to all of Central Florida roads.
- Exclusive Contact:** Maria Mahoney, Florida Licensed Real Estate Broker: 863 640-0445

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The Mahoney Group, Inc., is the agent of and represents the Owner of this property.