

# VIEW AT LAKE HAMILTON

**BH** REAL ESTATE  
ADVISORS

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CONFIDENTIAL  
OFFERING  
MEMORANDUM

WINTER HAVEN, FLORIDA



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BH Real Estate Advisors is pleased to present View at Lake Hamilton — a 23.57-acre multifamily development site in Winter Haven, Florida. Zoned C-3 within Winter Haven's Regional Activity Center, the site carries city-approved plans for a fully amenitized 368-unit, 3-story, surface-parked community.

With multiple approvals already in hand, new ownership can move directly into design development with reduced pre-development risk.

Located in one of the fastest growing MSAs in Florida, The View at Lake Hamilton will benefit from the surge of economic growth occurring in the Lakeland–Winter Haven Metro in addition to the incoming development within a short distance of the site. The View at Lake Hamilton demonstrates a substantial investment opportunity to deliver new product in an expanding Central Florida market.

## INVESTMENT HIGHLIGHTS

- Zoned & Fully Engineered Development Site
- Located within one of Florida's Fastest-Growing MSAs
- Excellent Accessibility via Direct US-27 Frontage (45,000+ ADT)



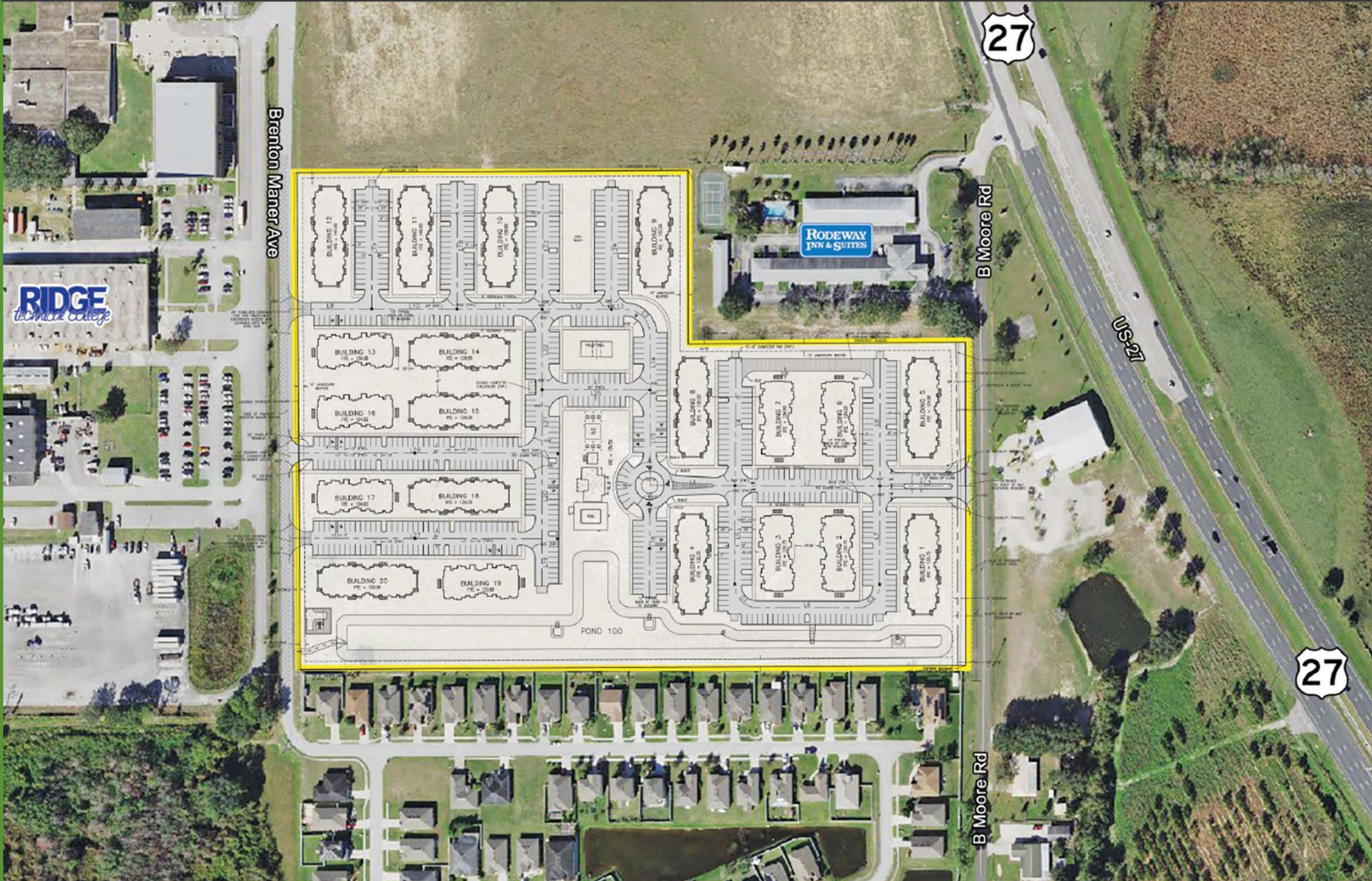
## PROPERTY SPECIFICATIONS

<b>Address</b>	B Moore Road, Winter Haven, FL 33881
<b>County</b>	Polk County
<b>Parcel IDs</b>	27-28-06-000000-014050 / 27-28-06-000000-014060
<b>Zoning</b>	C-3 (Regional Activity Center)
<b>Site Acreage</b>	23.57 Acres
<b>Approved Density</b>	368 Units (City-Approved Site Plan)
<b>Max Allowable</b>	660 Units (28 Du/Acre per Zoning)



## LOCATION OVERVIEW

The View at Lake Hamilton site sits right off of US- 27 (45,000 ADT) providing immediate access to the myriad of thoroughfares that intersect the highway, including Interstate-4, US 17-92, and State Road 60.





**GROWTH OF THE LAKELAND–WINTER HAVEN METRO**

The Lakeland–Winter Haven MSA is one of the fastest-growing metropolitan areas in the United States, supported by sustained in-migration and its strategic position along the I-4 corridor between Tampa and Orlando. The region’s population now exceeds 850,000 residents, driven by relative affordability and connectivity to major employment centers throughout Central Florida.

Economic fundamentals remain stable, with unemployment near 5% and consistent job growth across key sectors including logistics, healthcare, retail, and education. These dynamics continue to support long-term housing demand and position the market as a primary growth node within the Central Florida region.

**850k+**

MSA Population

**2.7%**

Annual Pop. Growth

**~5%**

Unemployment Rate

**33M+ SF**

Industrial Along I-4

**MAJOR EMPLOYERS IN THE MSA**

**Publix Super Markets**

Corp. HQ — 16,500+ Employees

**Walmart**

5,500+ Employees

**Amazon**

5,000+ Employees

**Polk County Public Schools**

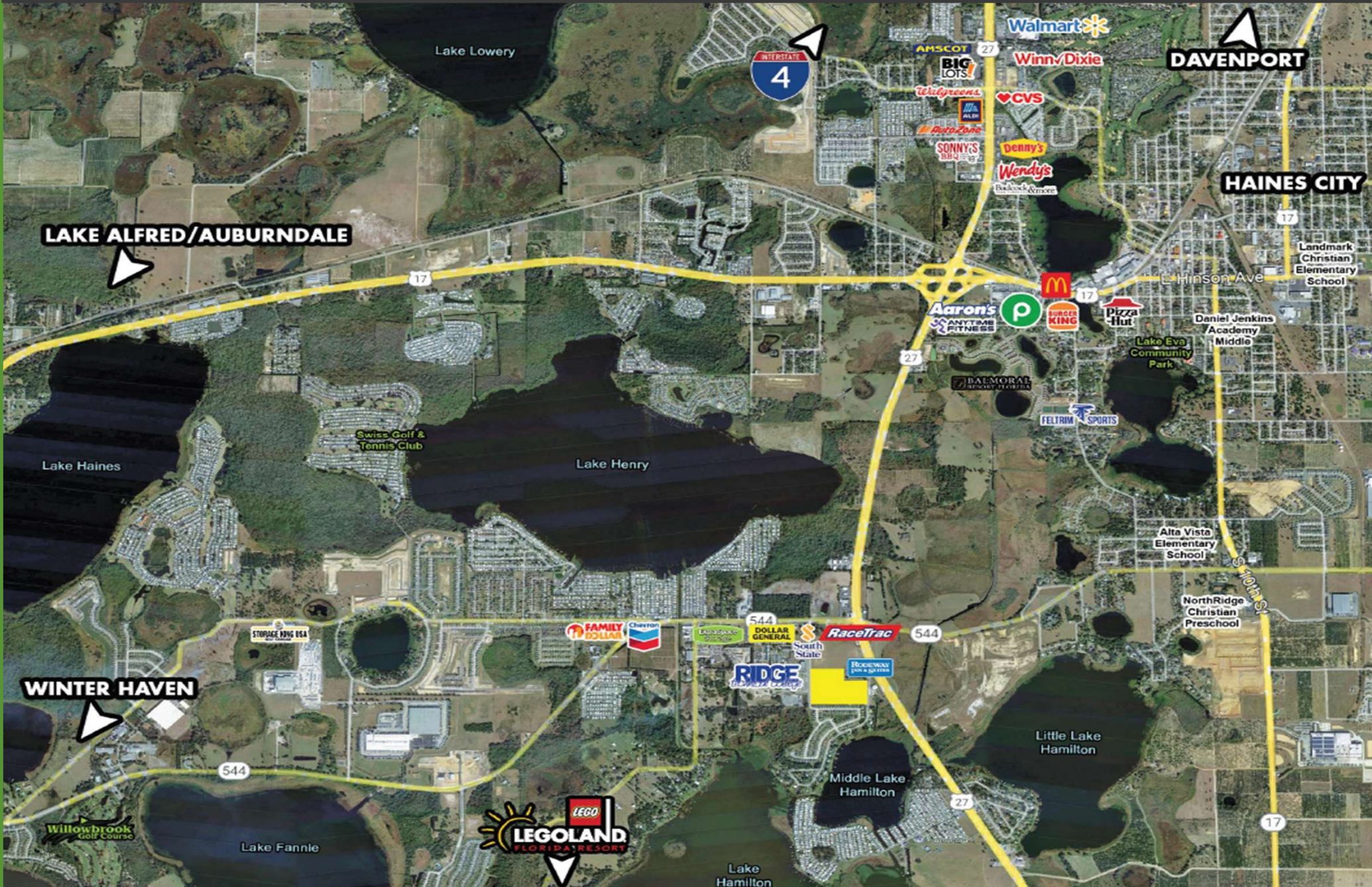
13,500+ Employees

**Lakeland Regional Health**

8,000+ Employees

**GEICO**

~3,000 Employees



BH Real Estate Advisors (“BHREA”) has been engaged as the exclusive listing broker representative of the owner for the sale of this property. No contact shall be made by any prospective purchaser or agents to the owner, its executives, staff, personnel, tenants, or related parties.

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**CALL FOR OFFERS DEADLINE**

June 16, 2026

**ASKING PRICE**

TBD BY MARKET

**SOURCES**

Property drone images courtesy of Drew Tanski / Leading Edge Drones LLC.  
Market data: CoStar, U.S. Census Bureau, Bureau of Labor Statistics, City of Winter Haven, Polk County.

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B MOORE ROAD | WINTER HAVEN, FLORIDA



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