

Recker Highway Business Park - Lot 2

0 George Trl, Winter Haven, Florida 33880

Richard 'Mac' Bayless
863-581-5561
mac@saundersrealestate.com
FL #SL3619636

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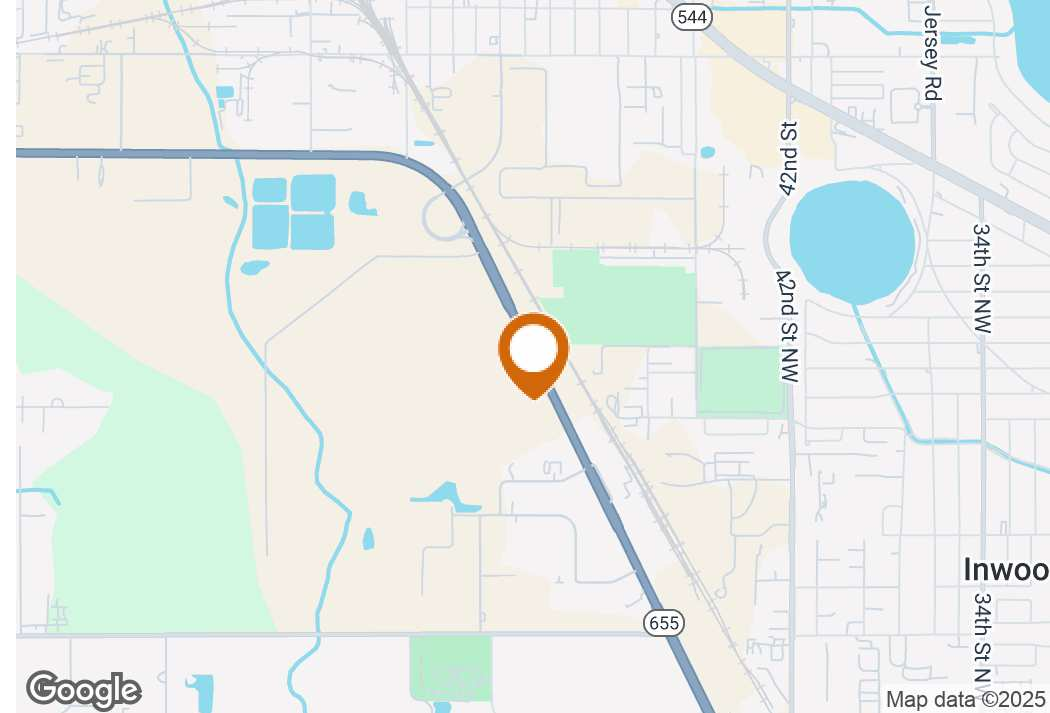
14,300 ±
Cars/Day

Recker Hwy

SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,800,000
Lot Size:	8.16 Acres
Zoning:	BPC-2
City:	Winter Haven
County:	Polk
State:	Florida
APN:	252814345200000020
Traffic Count:	14,300 ± Cars/Day (Recker Hwy)

Property Overview

Presenting a rare opportunity to acquire 8.16 ± acres of strategically positioned, BPC-2 zoned land along Recker Highway in the heart of Winter Haven's rapidly growing industrial and logistics corridor. This lot provides flexible development potential for business park, flex-industrial, or light manufacturing uses under Polk County's Business Park Center-2 (BPC-2) zoning. It offers direct access to Recker Hwy (SR 655), and is ideally situated between US Highway 92 and State Road 540, with quick access to Polk Parkway (SR 570) and Interstate 4. The site lies within proximity to the CSX Intermodal Logistics Center and is well-suited for phased or master-planned development.

Property Highlights

- Shovel-ready BPC-2 zoning allows a mix of industrial, distribution, office, and flex-space uses
- Excellent frontage and access from Recker Hwy, a major east-west arterial
- Positioned within a high-growth industrial submarket with supportive demographics and workforce
- Near national and regional logistics operators, supporting distribution and fulfillment demand

UTILITY INFORMATION



Right-in Deceleration Lane

Sewer

- Trunk Gravity Sewer Main: Installed along George Trail, sized to handle full park buildout across the lot.
- Force Main Connection: A dedicated force main is in place and routed via directional bore under Recker Highway to connect with the City of Auburndale's municipal sewer system.
- Lot Connection: Parcel is pre-serviced with lateral stubs or capacity allowances, reducing cost and permitting time for industrial users.
- Pump Station-Ready: Infrastructure supports a lift station if future expansion or usage demands it.

Water

- Supplied by the City of Auburndale with service points stubbed at the park entrance and within George Trail.
- Can be individually metered for domestic, process, or irrigation use.
- Fire protection capacity assumed with looped connection or high-pressure availability suitable for commercial suppression systems.

Electric

- Primary power provided by TECO (Tampa Electric) with connection points along the eastern boundary (Recker Highway).
- Park layout supports pad-mount transformer installation and underground service conduits as needed.
- Suitable for light industrial uses requiring high-load three-phase service.



UTILITY INFORMATION (CONT.)

Telecom & Internet

- Spectrum Cable and Frontier Fiber/DSL service planned, with final fiber optic and DSL line placements pending.
- 5G Cellular Coverage Confirmed: AT&T and Verizon infrastructure already present, enabling wireless operations, data transfer, and IoT applications for logistics and automation users.

Storm Water

- 2-acre regional stormwater retention pond (Lot 7 Common Area) already constructed.
- 36" stormwater main installed along George Trail channels runoff from all lots.
- No on-lot detention required for users—drainage impact is mitigated off-site.
- System designed for code-compliant retention and governed by HOA maintenance.

Site Development & Environmental Documents Available:

- Soil Testing Report 2004
- Phase 1 - Environmental 2004
- Wetland & Flood Plan 2006
- Traffic Study 2005
- FDOT Connection Permit 2012
- Water / Sewer Planning 2020
- Topographic Survey 2011
- Platting with Structures 2024



PROPERTY OWNERS ASSOCIATION & FEE STRUCTURE

Property Owners Association & Fee Structure

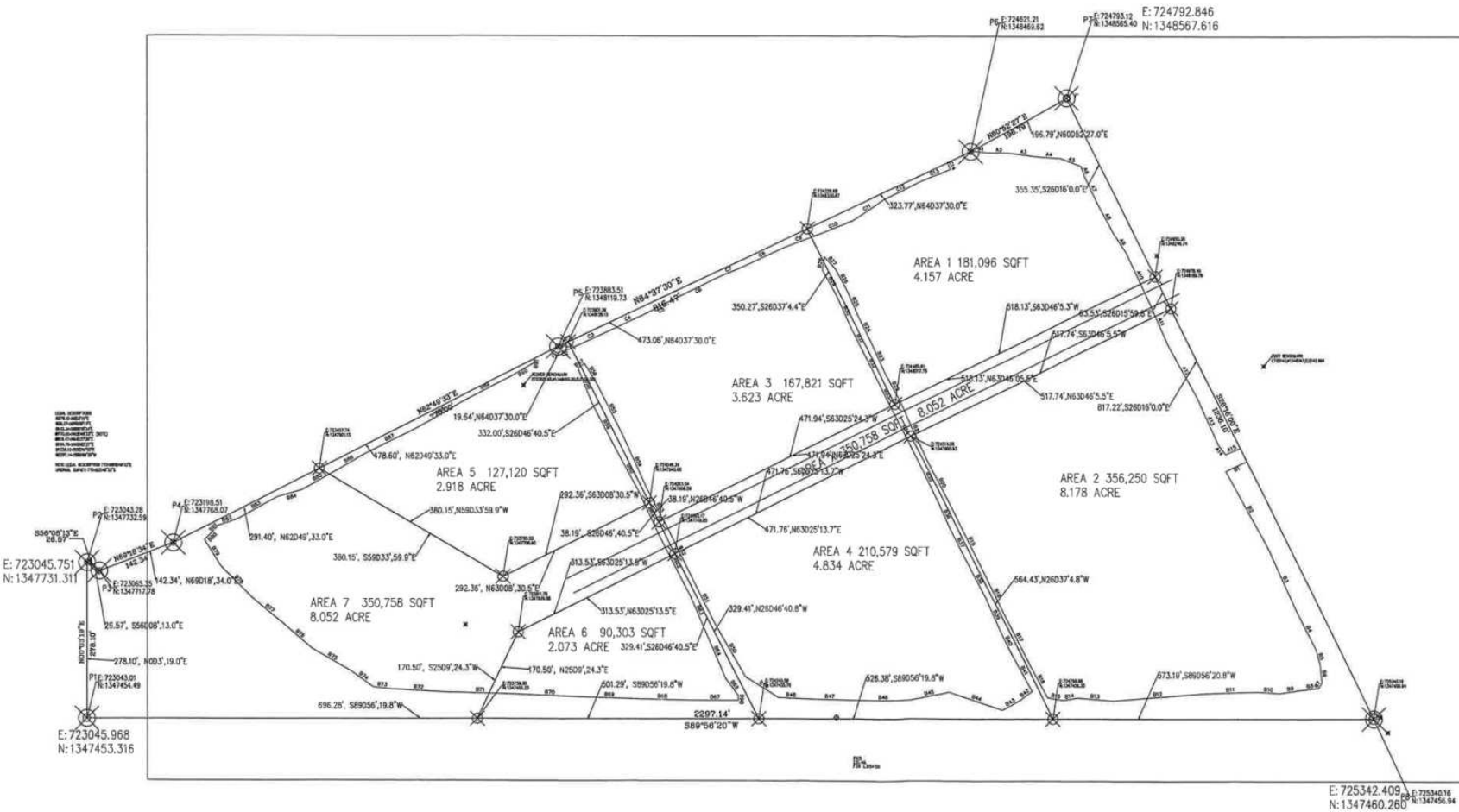
Each lot within Recker Business Park is part of a well-structured Property Owners Association (POA), designed specifically to support the long-term functionality, appearance, and operational integrity of the park. The Recker Business Park Association oversees the shared responsibilities of the business park so individual lot owners don't have to. This includes maintenance of private roads, landscaping, lighting, drainage systems, signage, and common utilities. Each owner pays a share of the costs through regular assessments, which helps keep the park clean, functional, and professionally maintained.

PROPERTY AERIAL



PROPERTY BOUNDARY

Notes:



REV	DESCRIPTION	BY	DATE
1	PROPERTY BOUNDARY		

ZF ZF Property Developers	5615 RECKER HWY WINTER HAVEN, FL 33880
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CLIENT:	ZF PROPERTY 5615 RECKER HWY WINTER HAVEN FL 33880
ARCHITECT:	ZF PROPERTY DEVELOPER 5615 RECKER HWY WINTER HAVEN, FL 33880

SITE:	5615 RECKER HWY WINTER HAVEN, FL 33880
TITLE:	BOUNDARY SURVEY

SCALE AT AS:	DATE:	DRAWN:	CHECKED:
1:100	05/15/2024	DJ	DJ
PROJECT NO:	DRAWING NO:	REVISION:	
	01/01	0	

SITE PLAN

PROJECT SITE DATA

ZONING: CURRENT = BFC (BUSINESS PARK COMMERCIAL)
 PARCEL (P): 25781-000000042000
 PARCEL AREA: 34.05 ACRES
 PROJECT AREA: 9.65 ACRES INCLUDING ACCESS ROAD
 CUSSED LAND USE: VACANT / PASTOR
 PROPOSED DEVELOPMENT: COMMERCIAL OFFICE/WAREHOUSE BUILDING
 PROPOSED BUILDING SIZE: OFFICE: 48,000 SQ' OFA, WAREHOUSE: 14,000 SQ' OFA
 TOTAL GROUND FLOOR BUILDING AREA: 18,000 SQ' OFA
 PARKING REQUIREMENTS: REQUIRED (PER POLK COUNTY LDC TABLE 7.10)
 OFFICE: ONE PARKING/3000 SQ' OFA, TOTAL 17 SPACES
 WAREHOUSE: ONE PARKING/3000 SQ' OFA, TOTAL 28 SPACES
 PROVIDED:
 14 STANDARD PARKING SPACES (10 X 18.5)
 30 STANDARD PARKING SPACES (10 X 18)
 4 HANDICAP PARKING SPACES (12 X 18.5)
 48 TOTAL PARKING SPACES PROVIDED

PROPOSED SETBACKS AND BUFFERS

BUILDING SETBACKS

FRONT = 50 FT
 SIDE (S) = 20 FT
 SIDE (W) = 20 FT
 REAR = 20 FT

BUFFER FROM EXISTING WETLANDS

DEVELOPMENT FROM WETLAND A BOUNDARY: 20 FT
 DEVELOPMENT FROM WETLAND B BOUNDARY: 15 FT
 DEVELOPMENT FROM WETLAND C BOUNDARY: 20 FT

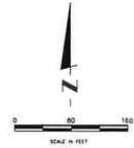
OUTDOOR STORAGE OFF-SITE VEH

PROPOSED OUTSIDE STORAGE TO BE SEPARATED FROM RESIDENTIAL LANDSCAPE BY WETLAND PLANTINGS

WETLANDS AREA "A" WITHIN THE PROJECT BOUNDARY = 0.09 ACRES
 WETLANDS AREA "B" WITHIN THE PROJECT BOUNDARY = 0.37 ACRES
 WETLANDS AREA "C" WITHIN THE PROJECT BOUNDARY = 0.55 ACRES
 UPLAND AREA = 4.45 ACRES
 TOTAL PROJECT ACRES = 5.65

TOTAL ACRES OF WETLAND INSIDE THE PROJECT AREA IS 0.96 ACRES
 IN WHICH 0.09 ACRES IS IMPACTED WETLANDS, 0.87 ACRES IS UN-IMPACTED ADJACENT WETLANDS.

NOTE: BOUNDARY OF FEMA FLOOD BOUNDARY IS PENDING A LOUA REVISION
 STUDIED 100-YEAR BASE FLOOD ELEVATION TO BE 122.70 FT NGVD29 BY SWFWMD

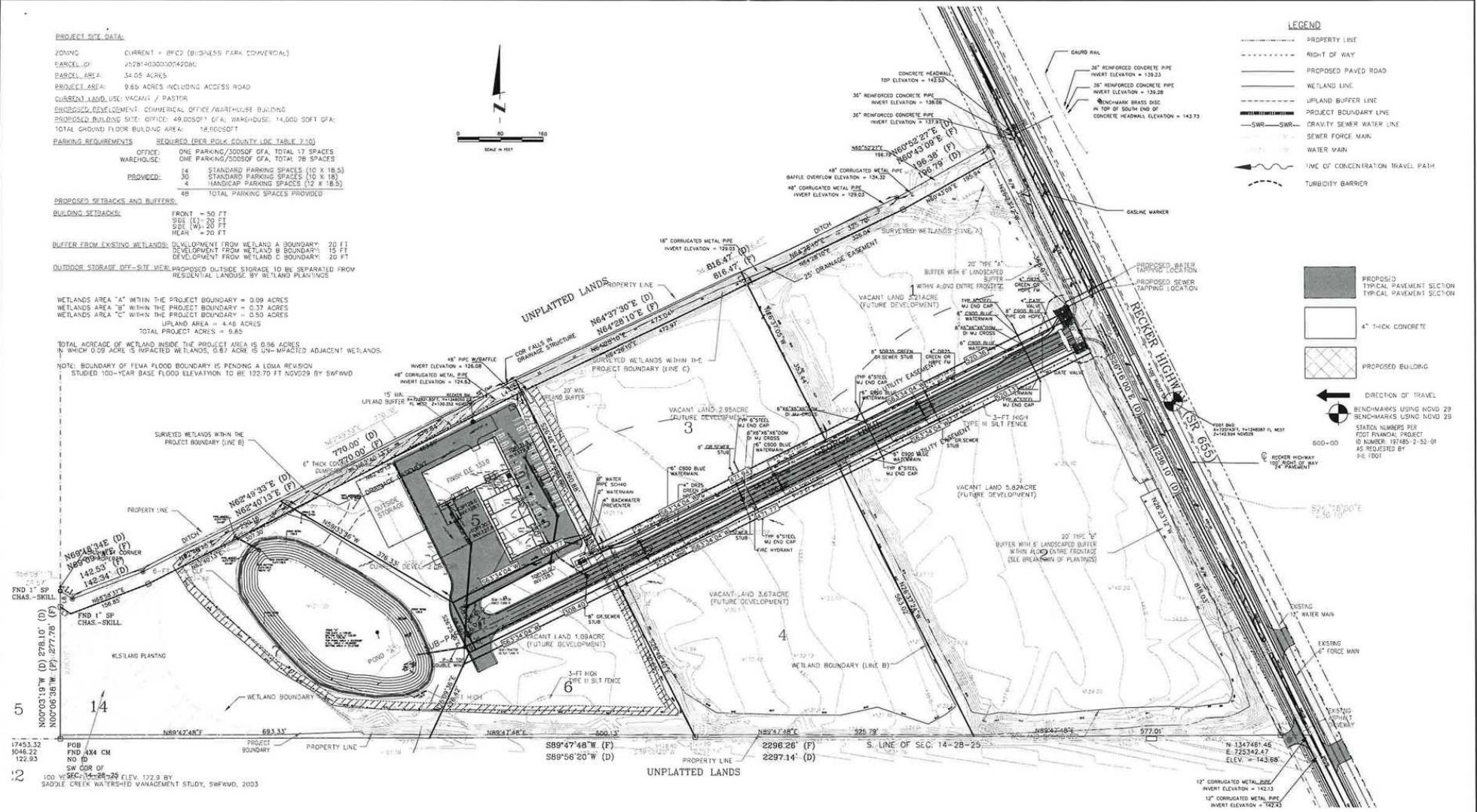


LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED PAVED ROAD
- WETLAND LINE
- UPLAND BUFFER LINE
- PROJECT BOUNDARY LINE
- GRAVITY SEWER WATER LINE
- SEWER FORCE MAIN
- WATER MAIN
- LINE OF CONCENTRATION TRAVEL PATH
- TURBIDITY BARRIER

- PROPOSED TYPICAL PAVEMENT SECTION
- 4" THICK CONCRETE
- PROPOSED BUILDING

- DIRECTION OF TRAVEL
- BENCHMARKS USING NVD 29
- BENCHMARKS USING NVD 29
- STATION NUMBERS PER
- PROJECT ID NUMBER: 19148-2-52-01
- AS REQUESTED BY
- PE 1001



REVISIONS				REVISIONS			
NO.	DESCRIPTION	MADE BY/APPD	DATE	NO.	DESCRIPTION	MADE BY/APPD	DATE
1	REVISION FOR POLK COUNTY FOR PERMIT	CEC	06/19/2020	4			
2	REVISION FOR FERC PERMIT	CEC	07/29/2020	5			
3				6			

ENGINEER OF RECORD
 GEORGE Z GUO, PE (FL 46525)

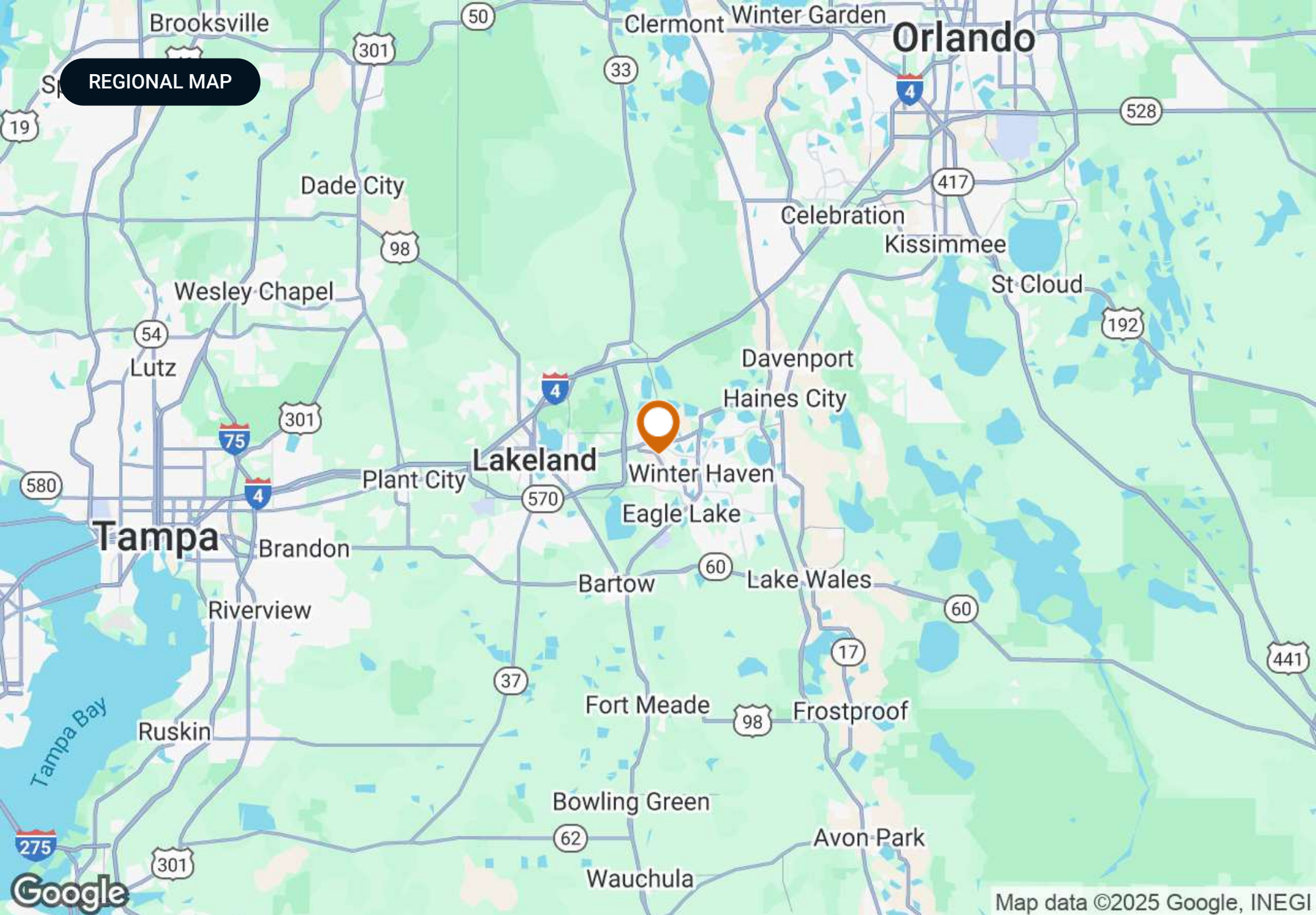
SEAL

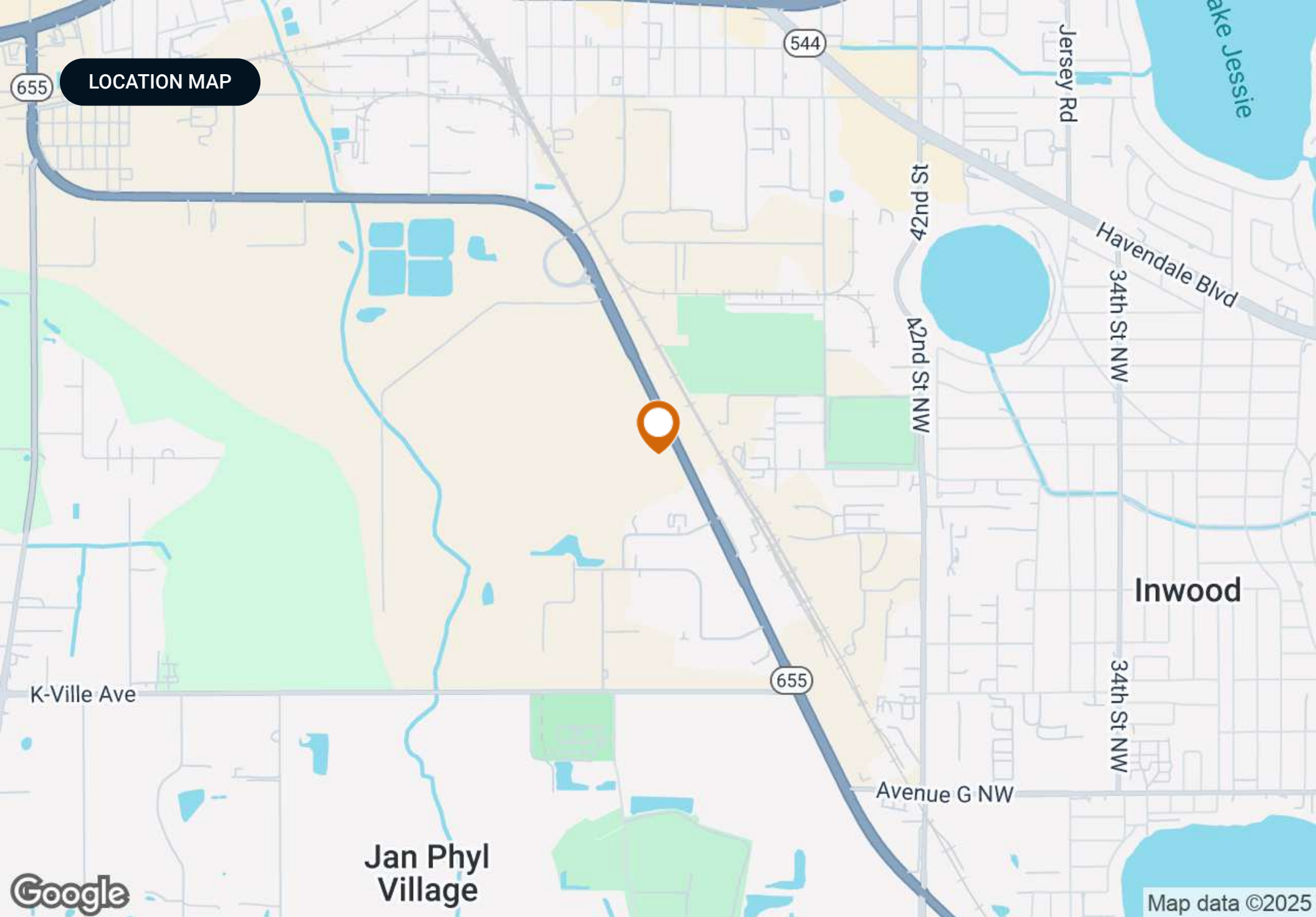
CE
 COMP ENVIRONMENTAL INC.
 4001 WESTFAX DR. SUITE A
 CHARLottesville, VA 22951
 PHONE 571-223-0800 FAX 888-358-6800



SECTION 2

Location Information





DEMOGRAPHICS MAP & REPORT

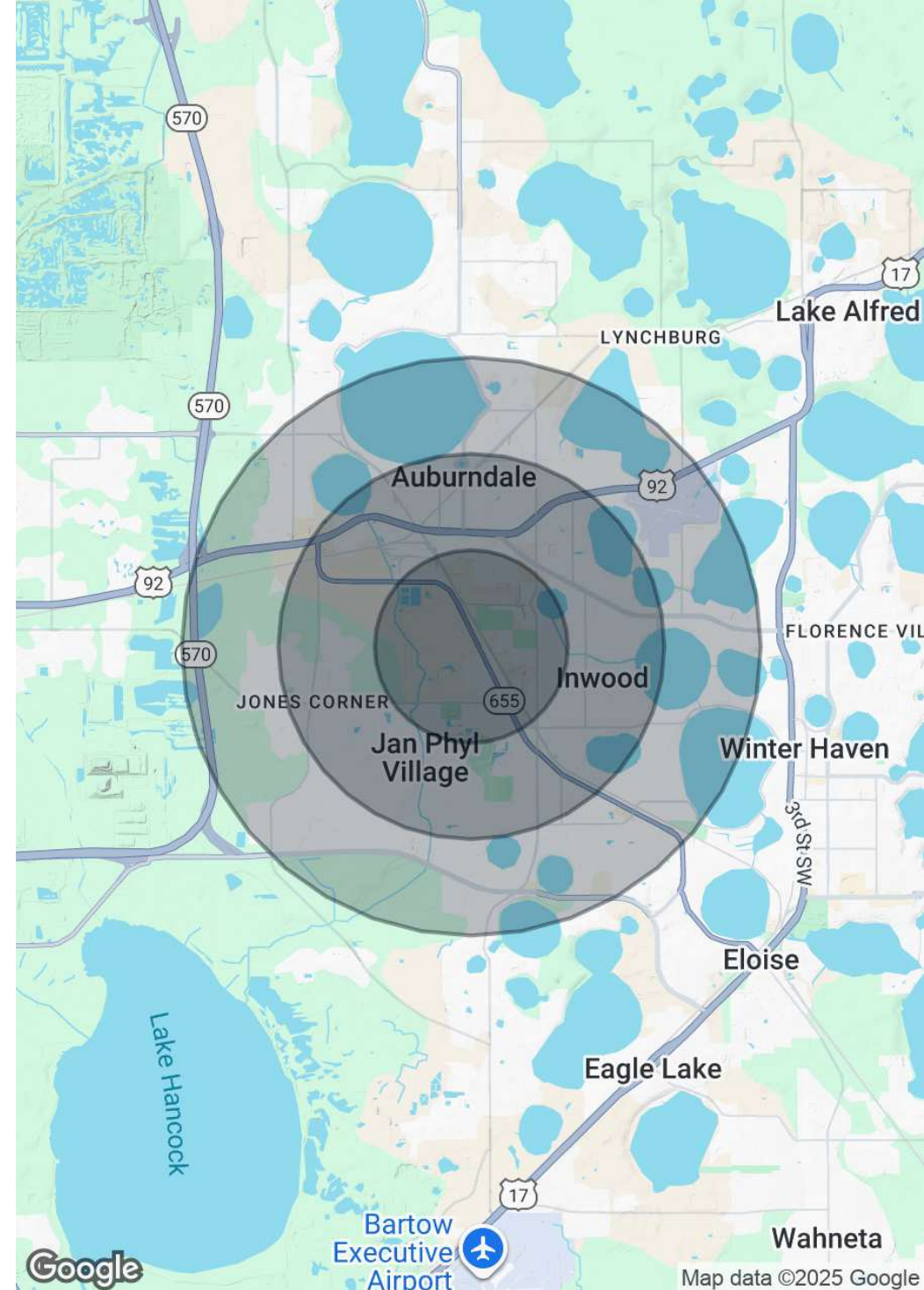
Population

	1 Mile	2 Miles	3 Miles
Total Population	1,613	18,821	42,163
Average Age	41	40	41
Average Age (Male)	40	39	39
Average Age (Female)	42	40	42

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	633	7,085	16,114
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$48,927	\$66,100	\$73,421
Average House Value	\$173,770	\$222,093	\$240,649

Demographics data derived from AlphaMap



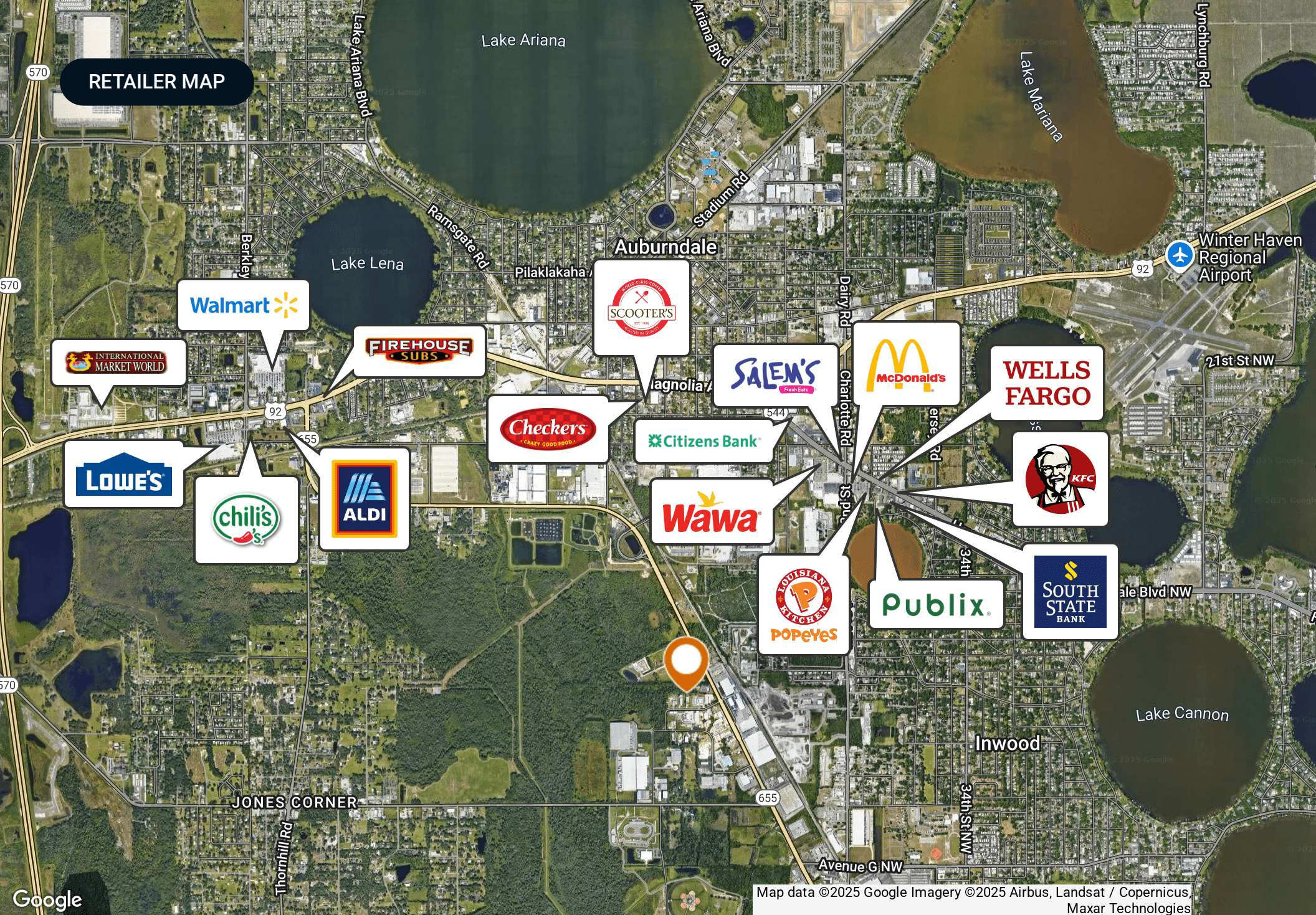


SECTION 3

Maps And Photos



MARKET AREA MAP



RETAILER MAP

Walmart

INTERNATIONAL
MARKET WORLD

LOWE'S

chili's

ALDI

FIREHOUSE
SUBS

Checkers

SCOOTER'S

SALEM'S

McDonald's

WELLS
FARGO

KFC

SOUTH
STATE
BANK

Wawa

Citizens Bank

LOUISIANA
KITCHEN
POPEYES

Publix

ADDITIONAL PHOTOS





SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



Richard 'Mac' Bayless

Research Advisor

mac@saundersrealestate.com

Direct: **877-518-5263 x369** | Cell: **863-581-5561**

FL #SL3619636

Professional Background

Richard 'Mac' Bayless is a Research Advisor at Saunders Real Estate.

Originally from Lakeland, Mac's academic journey would bring him to Colorado Mesa University where he earned a Bachelor of Science in Business Administration and Finance and gained a solid understanding of market research and analytics. During his time at university, Mac was not only recognized for his academic excellence, making the Dean's List and receiving the President's Academic Scholarship, but he also demonstrated significant leadership as the captain of the men's lacrosse team.

Before joining Saunders Real Estate, Mac honed his skills in various roles, from managing client investment portfolios to improving the efficiency and collaboration of specialized teams. His professional experiences have enabled him to provide expert real estate advisory services to various investors looking to improve their portfolios.

Now working as a licensed commercial real estate advisor (#SL3619636), Mac specializes in the medical office and industrial real estate sectors. His experience in market research helps to identify effective real estate solutions while ensuring a thorough due diligence process for every client.

Mac specializes in:

- Industrial Real Estate
- Medical Offices



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