

Lake Ida Beach Resort

Winter Haven Florida

Prime Development Opportunity

\$2,500,000



Presented by:

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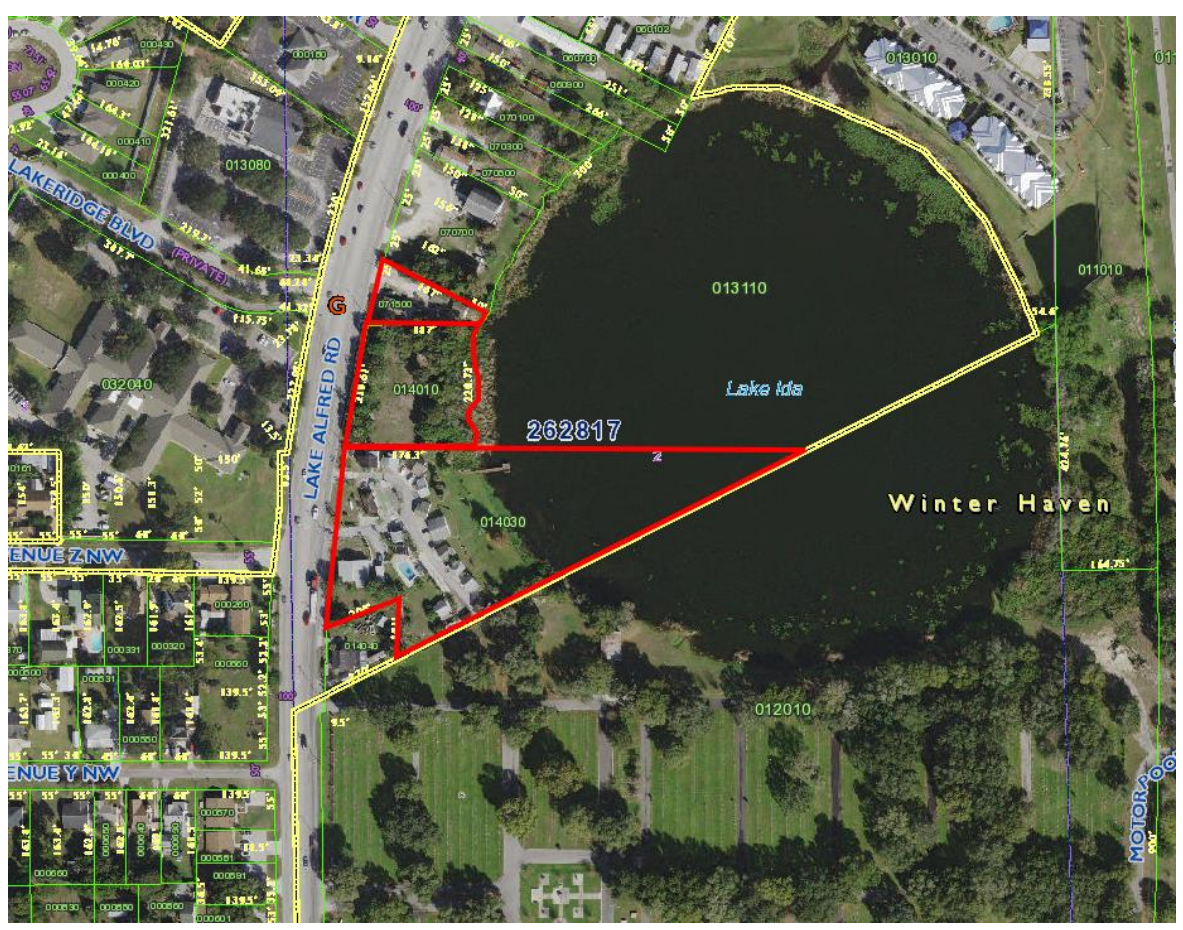
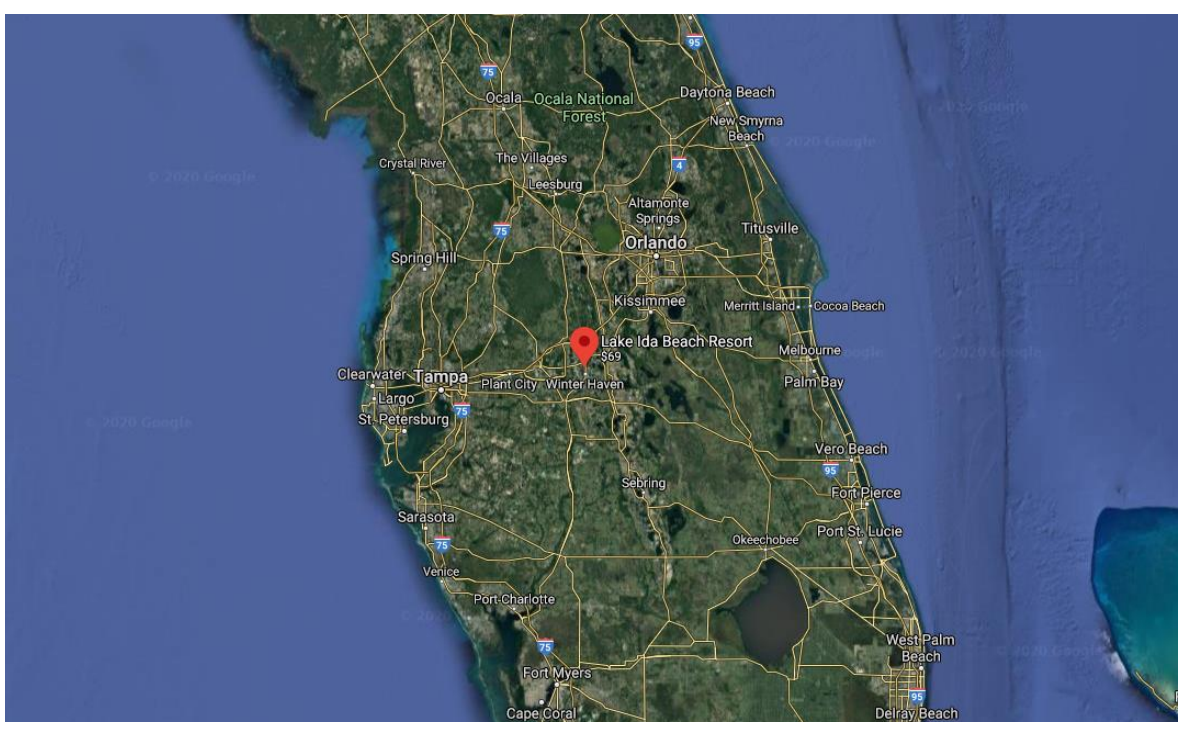


John VenHousen
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Maps



Property 1 (Resort)



Property 1 (Resort)

Parcel ID: 26-28-17-000000-014030

Property Address: 2524 Lake Alfred Rd, Winter Haven Florida 33881

Property Use Code (DOR): 3900- Hotels & Motels

Lot Size: 3.62 acres

Pool: Yes

Boat Dock: Yes

Number of Buildings: 13

Building 1

SF- Single Family

Year Built: 1954

Total Square Feet Under Roof: 1,518

Unit: 1

Story: 1

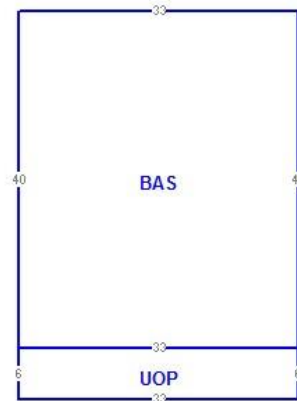
Frame/Const. Type: Wood Frame

Exterior Wall: Wood

Rood Structure: Gable-Shingle

Bathroom: 1

Central Heating/AC: No



Building 2

1210- Guest Cottage

Year Built: 1939

Total Square Feet Under Roof: 432

Unit: 1

Story: 1

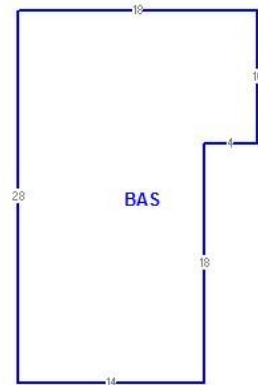
Frame/Const. Type: Wood Frame

Exterior Wall: Wood

Rood Structure: Gable-Shingle

Bathroom: 1

Central Heating/AC: No



Building 3

1210- Guest Cottage

Year Built: 1939

Total Square Feet Under Roof: 540

Unit: 1

Story: 1

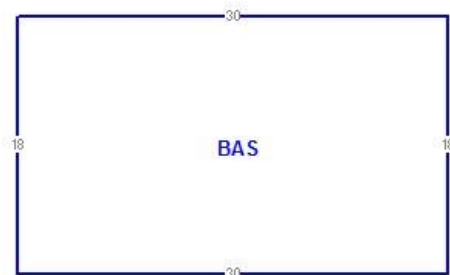
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Exterior Wall: Wood

Rood Structure: Gable-Shingle

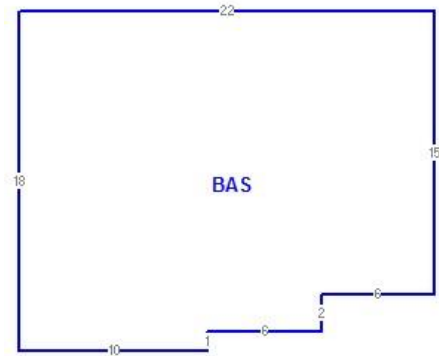
Bathroom: 1

Central Heating/AC: No

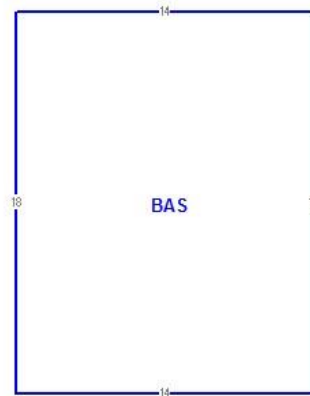


Property 1 (Resort)

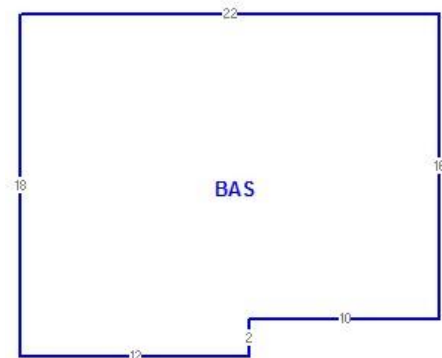
Building 4
1201- Guest Cottage
Year Built: 1939
Total Square Feet Under Roof: 372
Unit: 1
Story: 1
Frame/Const. Type: Wood Frame
Exterior Wall: Wood
Roof Structure: Gable-Shingle
Bathroom: 1
Central Heating/AC: No



Building 5
1201- Guest Cottage
Year Built: 1939
Total Square Feet Under Roof: 252
Unit: 1
Story: 1
Frame/Const. Type: Wood Frame
Exterior Wall: Wood
Roof Structure: Gable-Shingle
Bathroom: 1
Central Heating/AC: No



Building 6
1210- Guest Cottage
Year Built: 1939
Total Square Feet Under Roof: 376
Unit: 1
Story: 1
Frame/Const. Type: Wood Frame
Exterior Wall: Wood
Roof Structure: Gable-Shingle
Bathroom: 1
Central Heating/AC: No

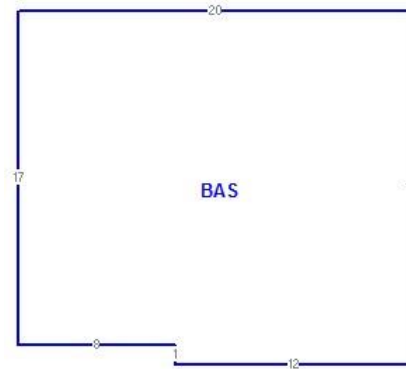


Property 1 (Resort)

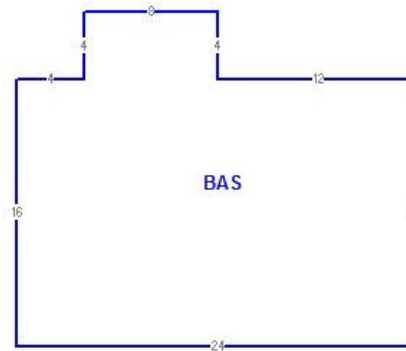
Building 7
1210- Guest Cottage
Year Built: 1939
Total Square Feet Under Roof: 240
Unit: 1
Story: 1
Frame/Const. Type: Wood Frame
Exterior Wall: Wood
Roof Structure: Gable-Shingle
Bathroom: 1
Central Heating/AC: No



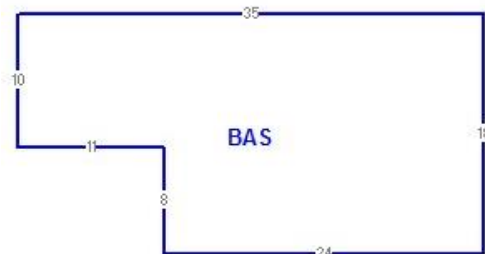
Building 8
1201- Guest Cottage
Year Built: 1939
Total Square Feet Under Roof: 352
Unit: 1
Story: 1
Frame/Const. Type: Wood Frame
Exterior Wall: Wood
Roof Structure: Gable-Shingle
Bathroom: 1
Central Heating/AC: No



Building 9
1201- Guest Cottage
Year Built: 1939
Total Square Feet Under Roof: 416
Unit: 1
Story: 1
Frame/Const. Type: Wood Frame
Exterior Wall: Wood
Roof Structure: Gable-Shingle
Bathroom: 1
Central Heating/AC: No

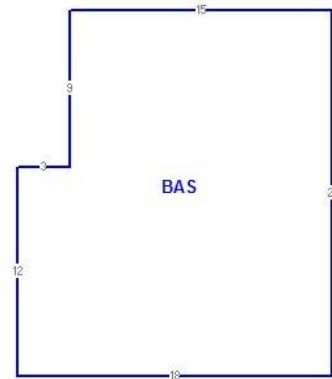


Building 10
1201- Guest Cottage
Year Built: 1939
Total Square Feet Under Roof: 542
Unit: 1
Story: 1
Frame/Const. Type: Wood Frame
Exterior Wall: Wood
Roof Structure: Gable-Shingle
Bathroom: 1
Central Heating/AC: No



Property 1 (Resort)

Building 11
1201- Guest Cottage
Year Built: 1939
Total Square Feet Under Roof: 351
Unit: 1
Story: 1
Frame/Const. Type: Wood Frame
Exterior Wall: Wood
Roof Structure: Gable-Shingle
Bathroom: 1
Central Heating/AC: No



Building 12
1210- Guest Cottage
Year Built: 1939
Total Square Feet Under Roof: 288
Unit: 1
Story: 1
Frame/Const. Type: Wood Frame
Exterior Wall: Wood
Roof Structure: Gable-Shingle
Bathroom: 1
Central Heating/AC: No



Building 13
1723- Equipment Shed
Year Built: 1961
Total Square Feet Under Roof: 120
Wall Structure: Steel

Property 2 (Vacant Land)



Parcel ID: 26-28-17-000000-014010
Property Address: 0 US Highway 17, Winter Haven
Florida 33881
Property Use Code (DOR): 1000- Vacant Commercial
Lot Size: 1.01 acres



Property 3 (Owner's Residence)



Property 3 (Owner's Residence)

Parcel ID: 26-28-17-544500-071500

Property Address: 2704 Lake Alfred Rd, Winter Haven Florida 33881

Property Use Code (DOR): 0801- Multiple SFR Residences

Lot Size: 0.29 acres

Number of Buildings: 3

Building 1

SF- Single Family

Year Built: 1900

Total Square Feet Under Roof: 1,296

Unit: 1

Story: 1

Frame/Const. Type: Wood Frame

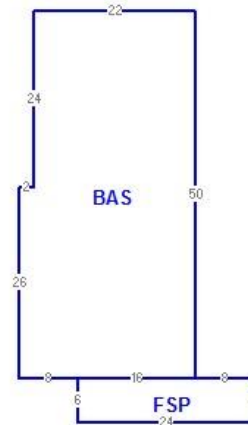
Exterior Wall: Stucco

Roof Structure: Gable-Shingle

Bedroom: 2

Bathroom: 1

Central Heating/AC: No



Building 2

SF- Single Family

Year Built: 1970

Total Square Feet Under Roof: 596

Unit: 1

Story: 1

Frame/Const. Type: Wood Frame

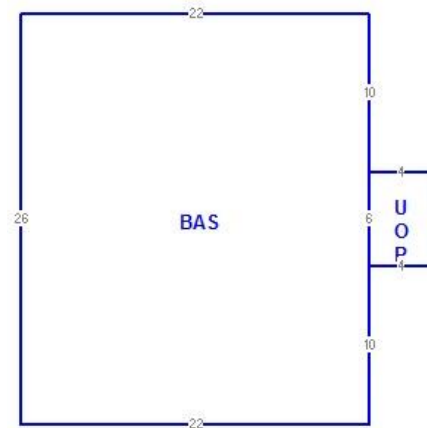
Exterior Wall: Wood

Roof Structure: Gable-Shingle

Bedroom: 2

Bathroom: 1

Central Heating/AC: No



Building 3

SF- Single Family

Year Built: 1970

Total Square Feet Under Roof: 412

Unit: 1

Story: 1

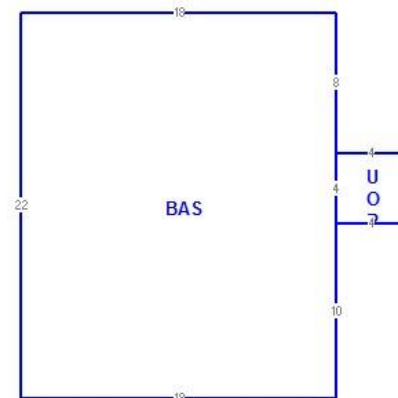
Frame/Const. Type: Wood Frame

Exterior Wall: Stucco

Roof Structure: Gable-Shingle

Bathroom: 1

Central Heating/AC: No



Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2019

Update Frequency: Annually

■ 2019
 ■ 2024 (Projected)



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2019

Update Frequency: Annually

■ 2019
 ■ 2024 (Projected)



Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2019, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2019

Update Frequency: Annually

■ 2019
 ■ 2024 (Projected)



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2019

Update Frequency: Annually

■ 33881



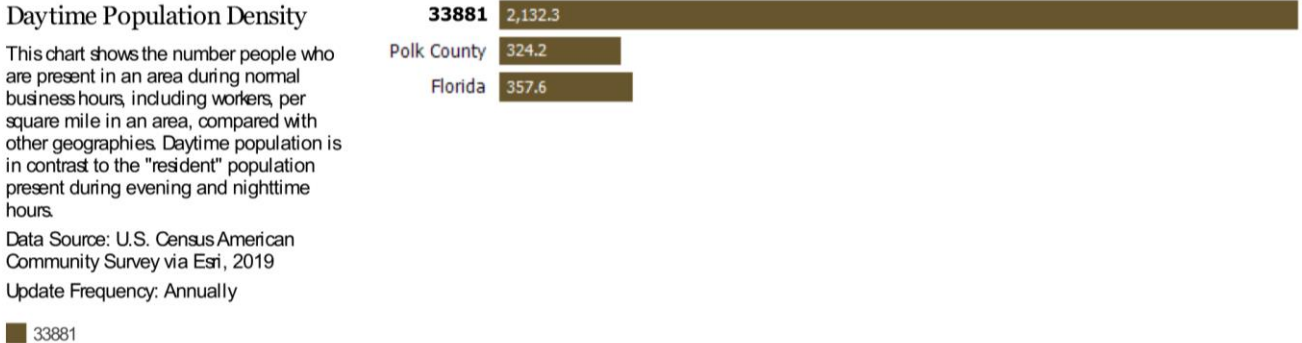
Population Comparison

Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2019

Update Frequency: Annually



Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2019

Update Frequency: Annually

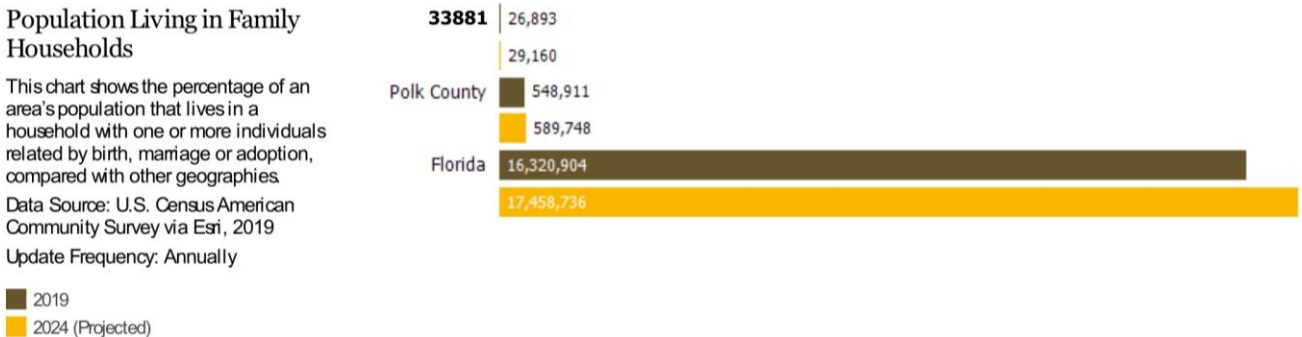


Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2019

Update Frequency: Annually

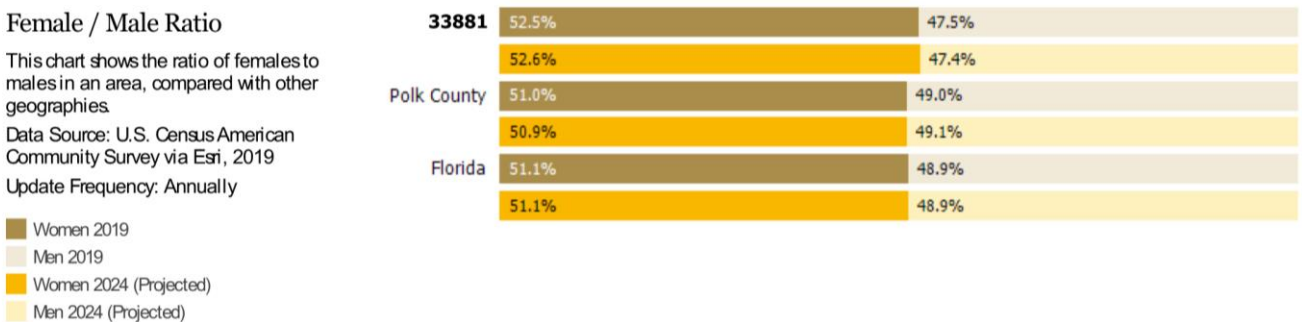


Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2019

Update Frequency: Annually



Population Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2019

Update Frequency: Annually

■ 2019
 ■ 2024 (Projected)



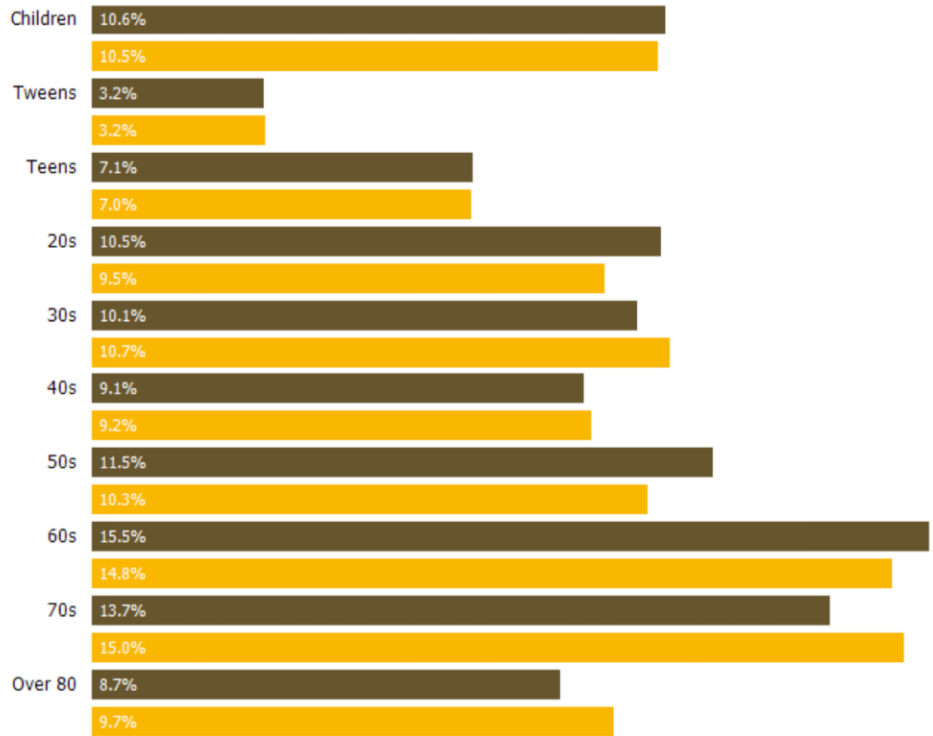
Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2019

Update Frequency: Annually

■ 2019
 ■ 2024 (Projected)



Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2019
 Update Frequency: Annually

■ 2019
 ■ 2024 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2019
 Update Frequency: Annually

■ 2019
 ■ 2024 (Projected)



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2019
 Update Frequency: Annually

■ 2019
 ■ 2024 (Projected)



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2019
 Update Frequency: Annually



Economic Comparison

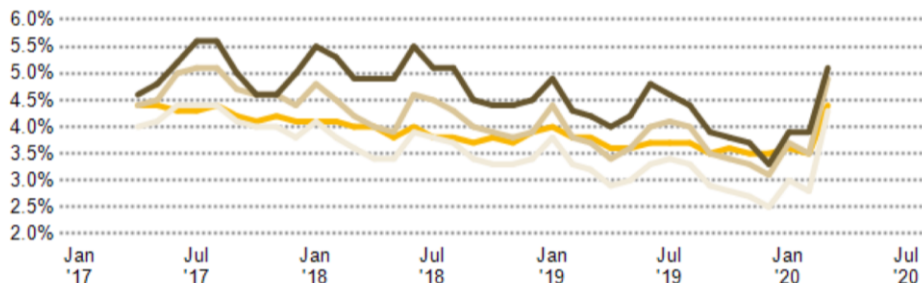
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via 3DL

Update Frequency: Monthly

- Winter Haven
- Polk County
- Florida
- USA

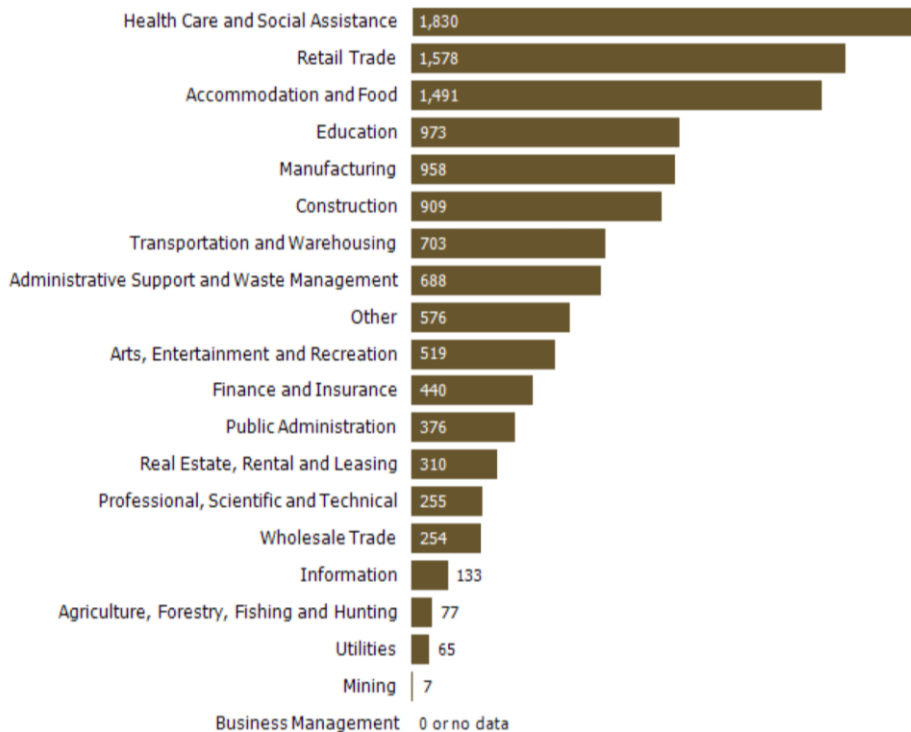


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2019

Update Frequency: Annually



Commute Comparison

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2019
 Update Frequency: Annually

■ 33881

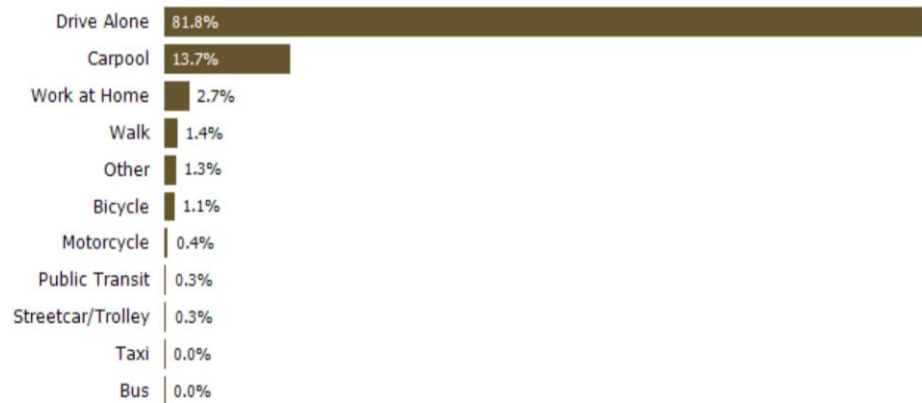


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2019
 Update Frequency: Annually

■ 33881



Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



12-Month Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



Median Listing Price

This chart displays the median listing price for homes in this area, the county and the state.

Data Source: On- and off-market listings sources

Update Frequency: Monthly



12-Month Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

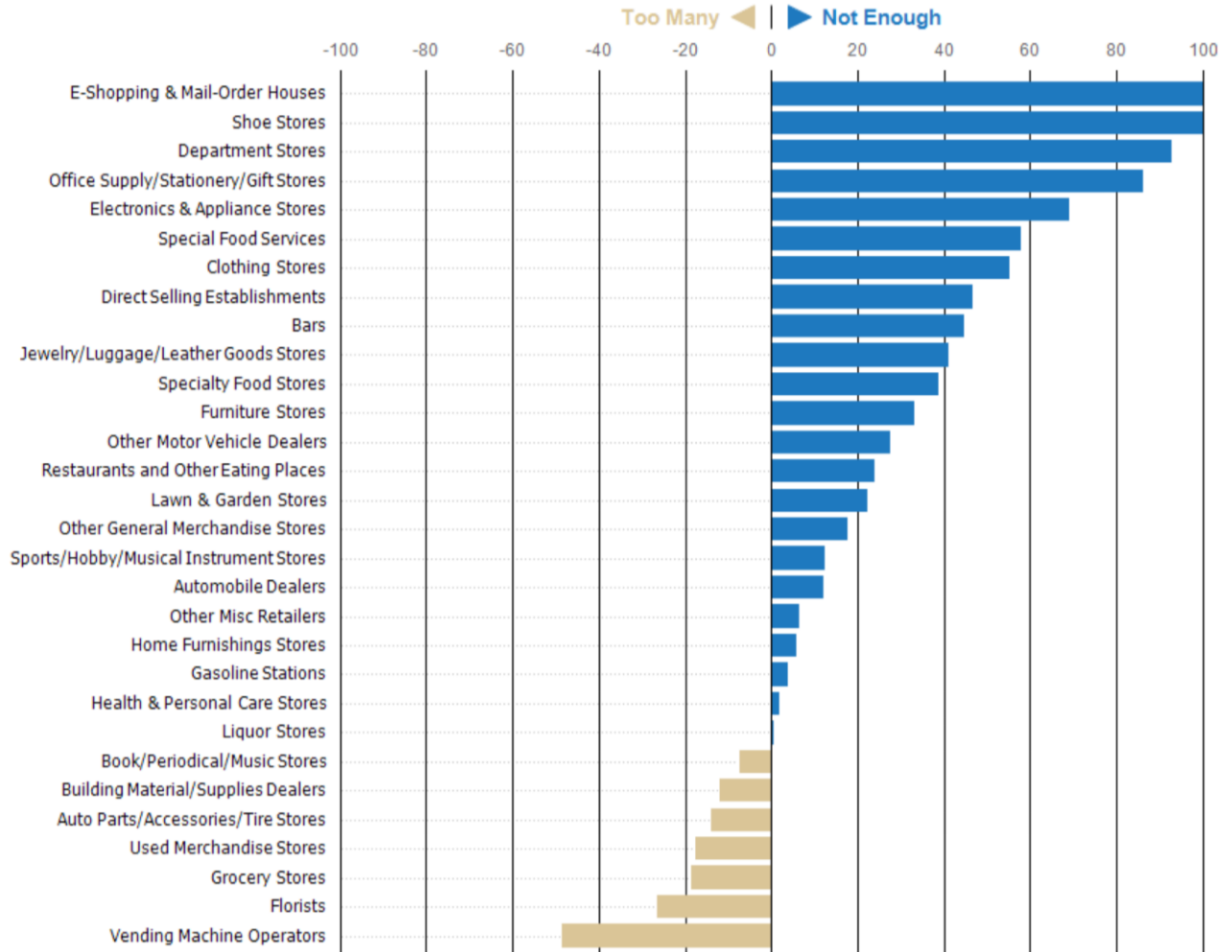
Data Source: On- and off-market listings sources

Update Frequency: Monthly

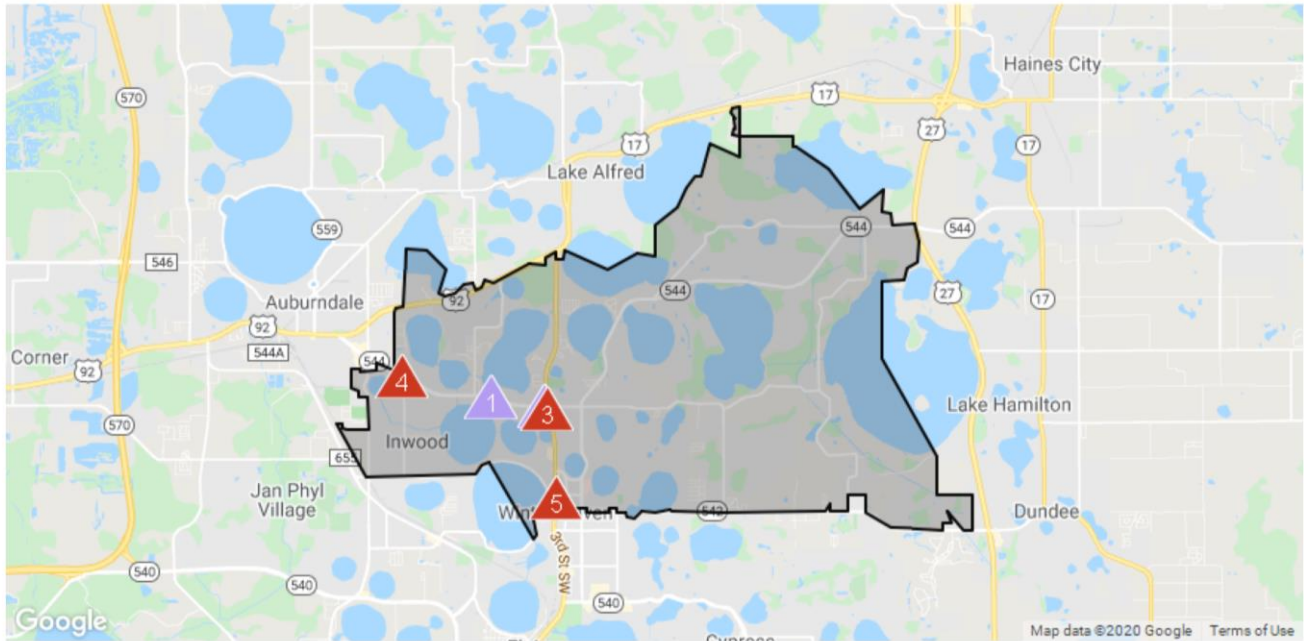


Best Retail Businesses

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 Data Source: Retail Marketplace via Esri, 2017
 Update Frequency: Annually



Traffic Map



Daily Traffic Counts ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

34,500

2003 Est. daily traffic counts

Street: 18th St NW
 Cross: Havendale Blvd NW
 Cross Dir: N
 Dist: 0.01 miles

Historical counts

Year	Count	Type

2

30,161

2018 Est. daily traffic counts

Street: Havendale Blvd NW
 Cross: 9th St NW
 Cross Dir: W
 Dist: 0.03 miles

Historical counts

Year	Count	Type
2005	▲ 33,500	AADT
1998	▲ 30,500	AADT
1997	▲ 29,000	AADT

3

28,162

2018 Est. daily traffic counts

Street: Villa Rd
 Cross: Spring Lake Sq
 Cross Dir: S
 Dist: 0.03 miles

Historical counts

Year	Count	Type
2005	▲ 29,000	AADT
2003	▲ 29,500	ADT
1998	▲ 26,500	AADT
1997	▲ 26,000	AADT

4

27,000

1997 Est. daily traffic counts

Street: Havendale Blvd
 Cross: 34th St NW
 Cross Dir: SE
 Dist: 0.04 miles

Historical counts

Year	Count	Type

5

24,500

2003 Est. daily traffic counts

Street: 6th St NW
 Cross: Ave D NW
 Cross Dir: N
 Dist: 0.04 miles

Historical counts

Year	Count	Type

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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