



FOR SALE OFFICE & STORAGE SPACE \$749,000

12,450 SF COMMERCIAL PROPERTY | OFFICE, GARAGES &
POLE BARN | WINTER HAVEN

205 LAKE HAMILTON BLVD, WINTER HAVEN, FL 33881



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CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



SALE PRICE

\$749,000

OFFERING SUMMARY

Listing Price	\$749,000
Acres	65,595 SF
Price Per Acre	\$497,392
County	Polk
Zoning	BPC-1
Utilities	Electricity, Cable, Septic
Soils	Sandy
Parcel IDs	262825590000001030
Coordinates	28.024786, -81.670628999999999
Real Estate Taxes	\$3,137

PROPERTY OVERVIEW

Owner Financing Available. This fully fenced and gated property offers a combination of office space, detached garages, and pole barns, making it an attractive opportunity for investors, business owners, contractors, equipment operators, or anyone seeking substantial workspace and storage capacity. The property features a 770-square-foot office, a 1,410-square-foot detached garage, a 1,200-square-foot detached garage, and three pole barns measuring 1,120, 3,090, and 4,860 square feet, respectively. Together, these structures provide a total of 12,450 square feet of building space, offering a versatile setup for business operations, equipment storage, vehicle storage, workshop activities, or other uses permitted by local zoning. The fully fenced and gated perimeter provides controlled access and added security for vehicles, equipment, inventory, and materials. Located in Winter Haven in Polk County, this property offers an opportunity for buyers seeking a versatile property with multiple existing structures and room to support a range of operational needs.

PROPERTY HIGHLIGHTS

- Owner Financing Available
- Fully fenced and gated property
- 6 inch well. City water is next door. Septic Tank.
- 770-square-foot office, 1,410-square-foot detached garage, 1,200-square-foot detached garage
- 1,120-square-foot pole barn, 3,090-square-foot pole barn, 4,860-square-foot pole barn
- 12,450 total square feet of building space
- Multiple structures for equipment, vehicle, inventory, and material storage
- Controlled access and added security

Additional Photos

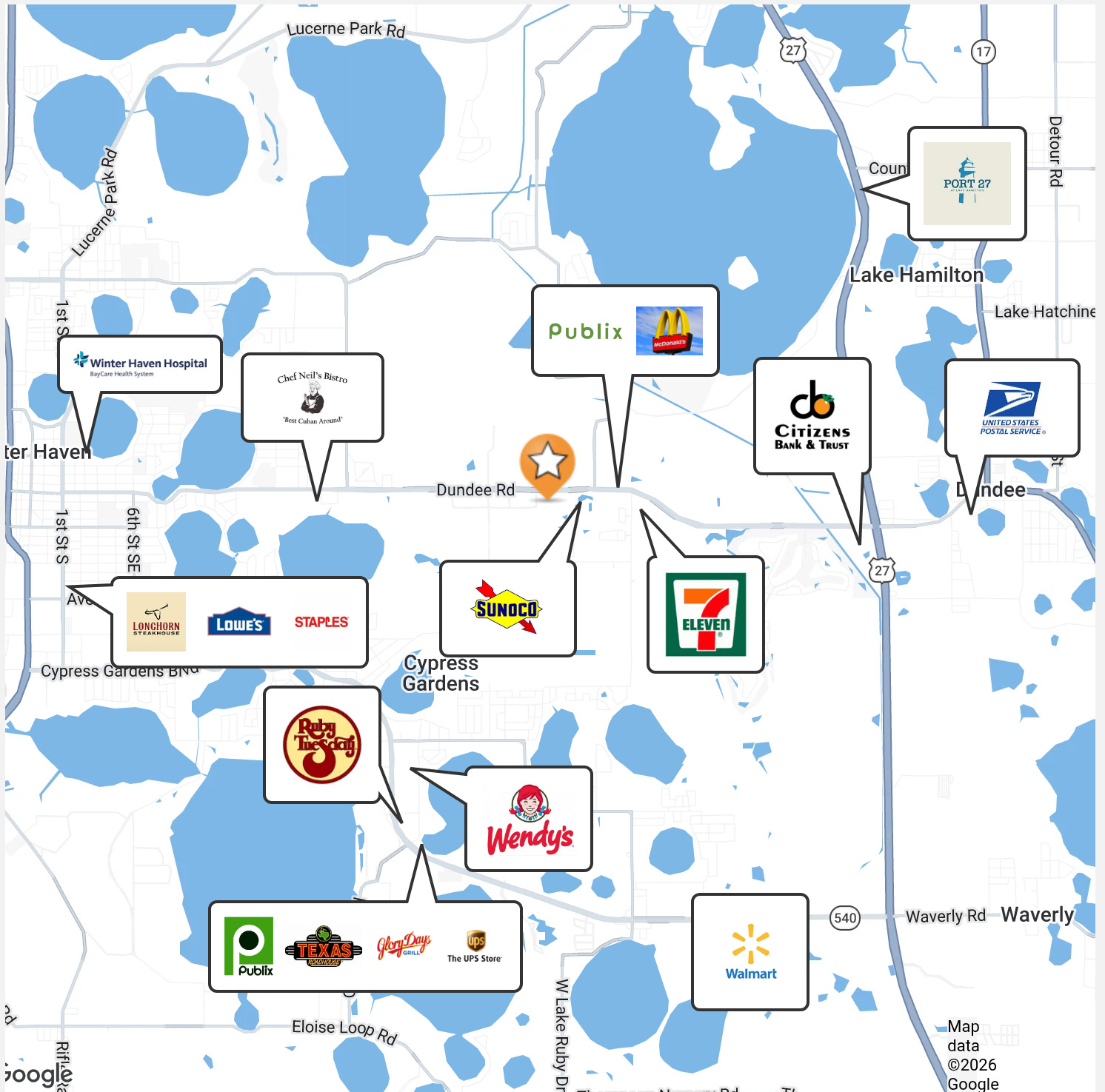
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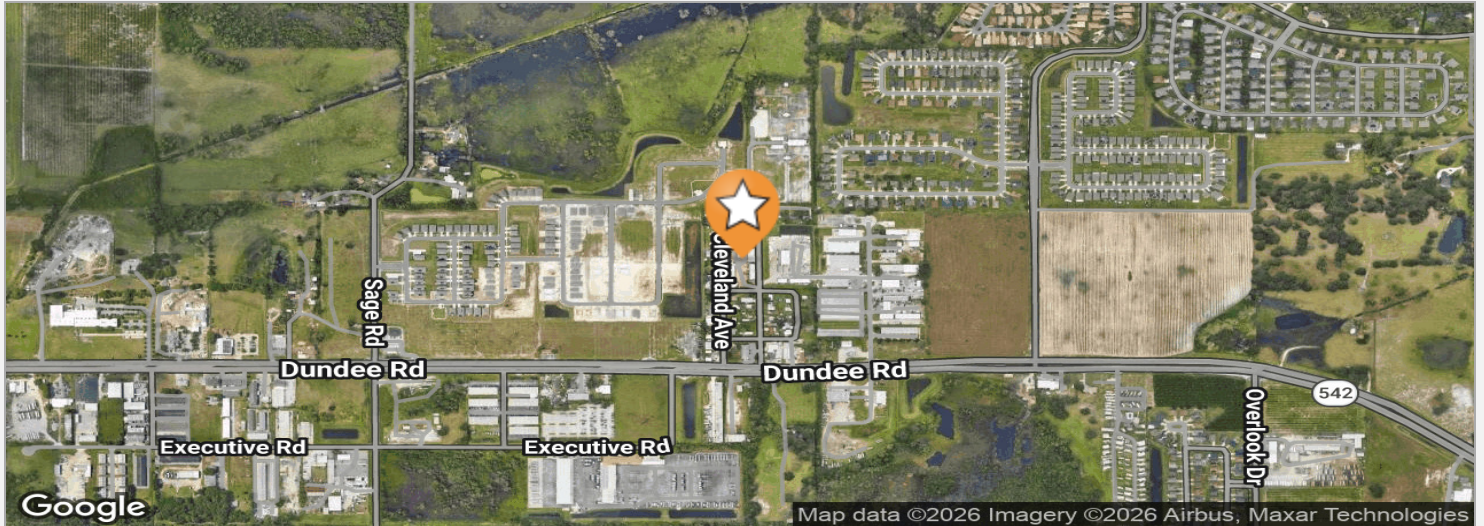


Additional Photos

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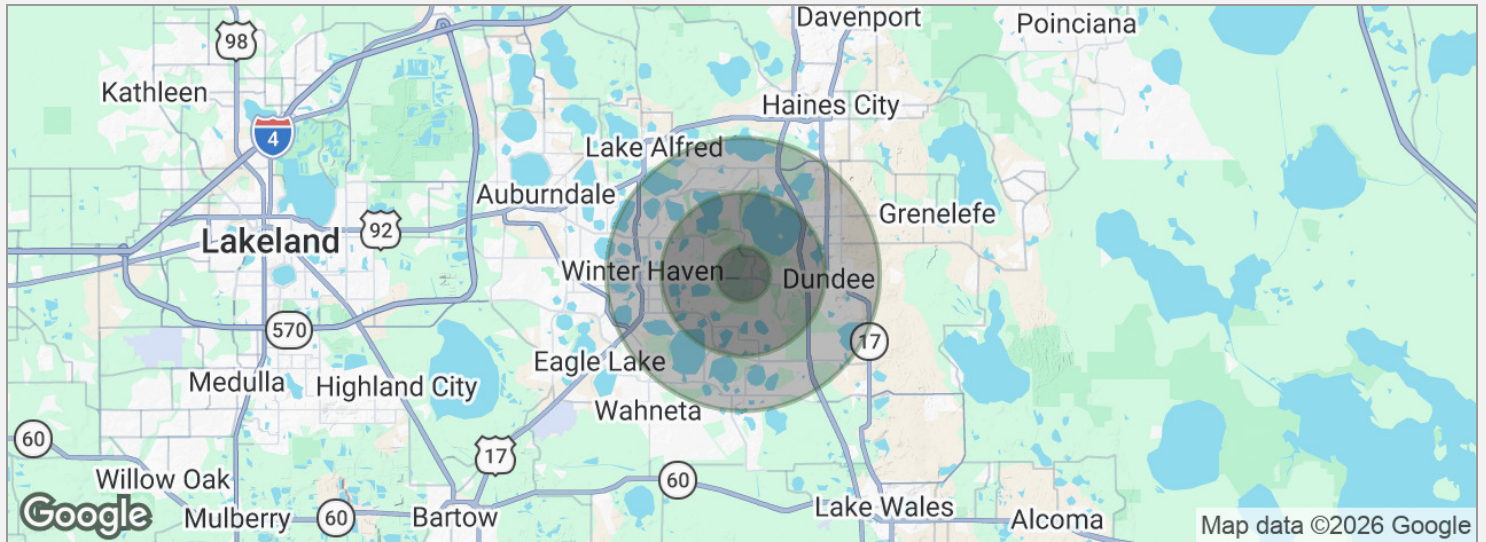


DRIVE TIMES

3 minutes to US 27
9 minutes to downtown Winter Haven
30 minutes to I-4
60 minutes to Orlando
70 Minutes to Tampa

DRIVING DIRECTIONS

From Dundee Road and Lake Hamilton BLVD, Winter Haven. Travel north .12 miles on Lake Hamilton BLVD to property



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,397	34,856	83,464
Median age	43.1	44.6	43.4
Median age (male)	42.4	42.6	41.7
Median age (Female)	44.4	46.0	45.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,186	12,798	31,630
# of persons per HH	2.9	2.7	2.6
Average HH income	\$86,089	\$84,119	\$80,716
Average house value	\$283,713	\$254,918	\$254,682

* Demographic data derived from 2020 ACS - US Census

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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.

Cleveland Ave

Lake Hamilton Blvd



262825590000001030

Law Ave

Lake Hamilton Blvd

SECTION 1

COMPANY INFORMATION

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