

Smartridge Park Residential Development

Ware Ave NE, Winter Haven, Florida 33881

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Downtown Winter Haven
(10 ± Minutes)



PROPERTY SUMMARY



Sale Price

\$5,858,000

Offering Summary

Acreage:	56 Acres
Price / Lot:	\$29,000
State:	Florida
Zoning:	R-3
FLU:	RL-3
City:	Winter Haven
County:	Polk
Property Type:	Development Land

Property Overview

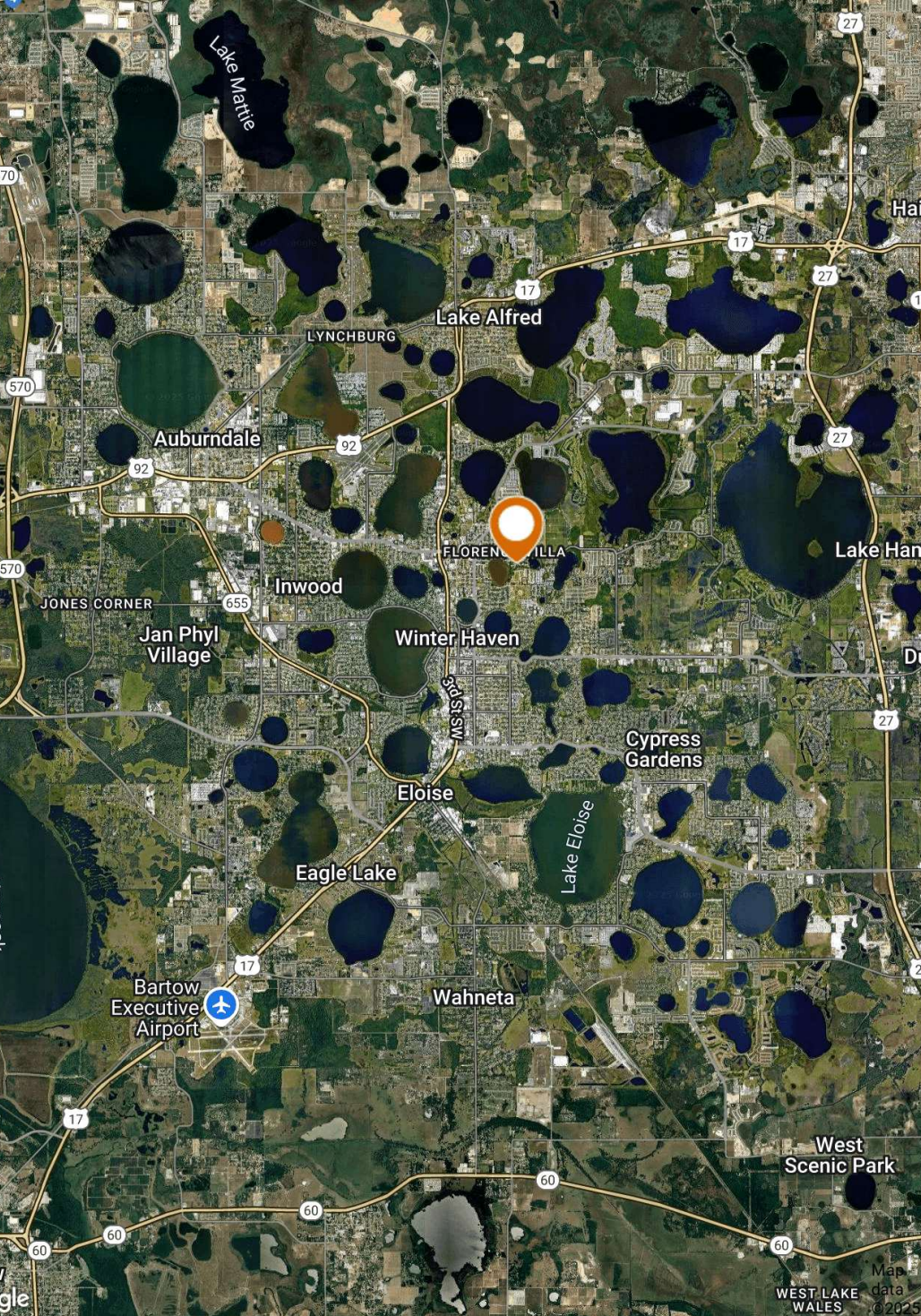
Introducing a prime lakefront investment opportunity in Winter Haven, FL. This property, Zoned R-3 with a Future Land Use of RL-3, presents 202 shovel-ready lots, comprising 50' wide single-family detached (Lots 1-62) and 40' wide (Lots 63-202). Nestled in the sought-after Winter Haven area with frontage on Lake Smart, this offering is an ideal prospect for developers, builders, and residential investors seeking a fully permitted property with approved construction plans and immediate development potential.

Its proximity to Auburndale provides convenient access to schools, shopping, and community amenities, while still offering the recreational and cultural appeal of Downtown Winter Haven just 10 ± minutes away. This well-positioned parcel offers strong connectivity and high growth potential in a rapidly developing corridor of Central Florida. Don't miss out on this remarkable chance to make your mark in this thriving market.



Specifications & Features

Land Types:	Residential Development Land
Zoning / FLU:	Zoning: R-3 / FLU: RL-3
Lake Frontage / Water Features:	1400 ± FT of frontage on Lake Smart
Road Frontage:	670 ± FT of Frontage on Ware Rd NE
Utilities & Water Source:	City of Winter Haven Water and Sewer located next to the property on Ware Avenue NE
Permitted Lots:	202 Lots
Price Per Lot:	\$29,000
Average Lot Size:	Lot sizes range from 40-50 and the depth ranges from 110'-128'
Lot Inventory:	202
Plats or Engineering Information:	Completely shovel ready with approved construction plans



Location & Driving Directions

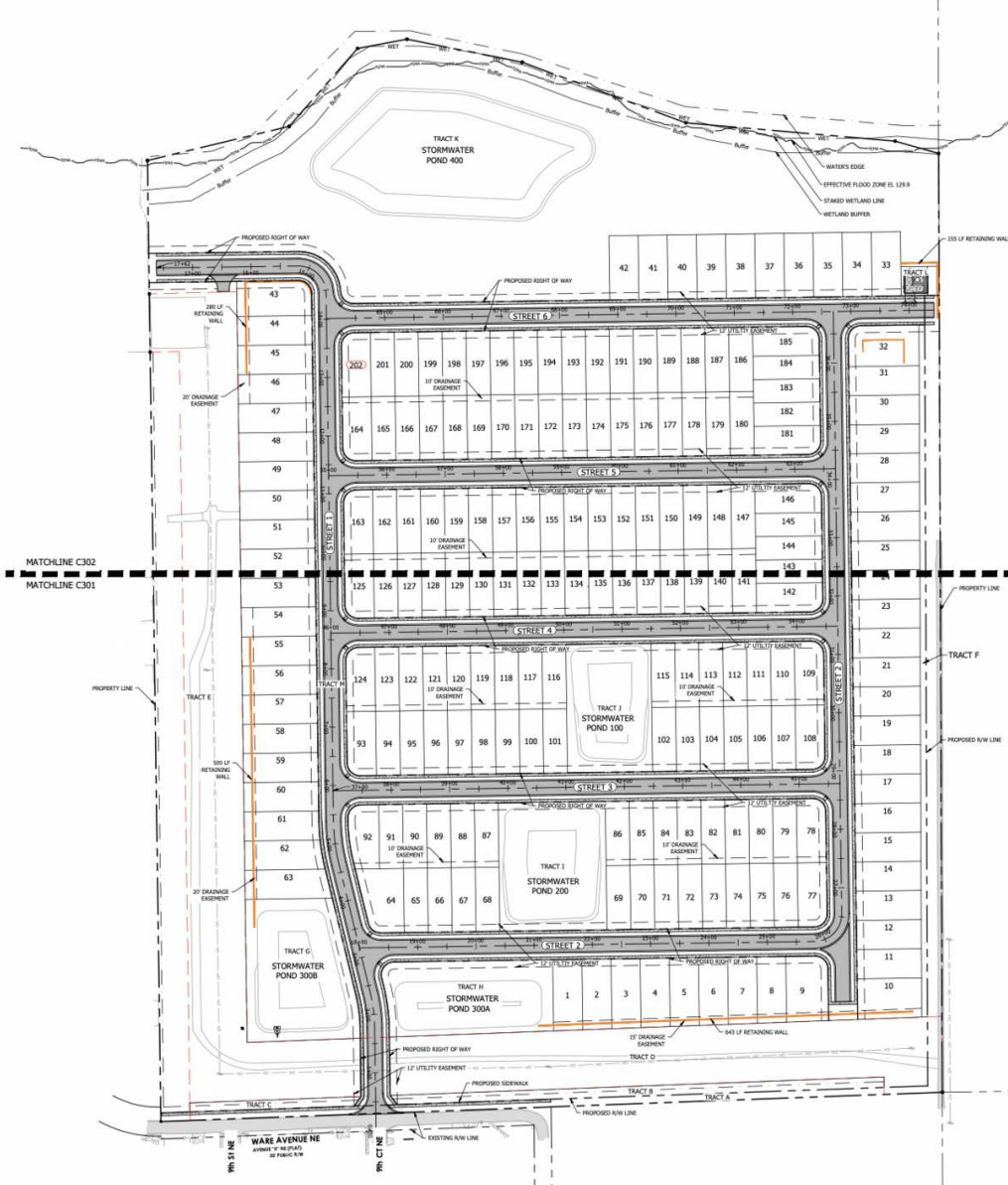
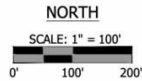
Parcel: 26-28-16-000000-011000

GPS: 28.0485643, -81.7171702

Driving
Directions: Contact Agents

Showing
Instructions: Contact Agents

SITE PLAN



SITE INFORMATION

PARCEL ID:	262816-00000-001000
PROPOSED USE:	SINGLE FAMILY & PATED HOME, RESIDENTIAL
FLOOD AREA:	ZONE NF (124.9) - FIRM 12120C0203G DATED 12/22/18
ADJACENT LAND USE:	NEIGHBORHOOD SUBURBAN
ZONING:	R-3
PROJECT AREA:	56.74 AC
PROPOSED LOTS:	202
PROPOSED DENSITY:	3.56 DU/AC
PROPOSED OPEN SPACE:	29.979 AC
LOT SIZE:	SINGLE FAMILY DETACHED: 0.07 - 0.21 AC SINGLE FAMILY (LOTS 6-9-2002): 47 AC WIDE
MAX LOT COVERAGE:	SINGLE FAMILY DETACHED: 50% PATED HOME: 60%

[illegible]

STREET LIGHTING SECTION 707.1



#	LENGTH	RADIUS	DELT	TA	TANGENT	CHORD	BEARING
C1	37.60	22.00	0°12'30" N	22.36	31.11	50°17' N	
C2	37.60	22.00	0°12'30" N	22.36	31.11	50°17' N	
C3	37.60	22.15	0°00'00" N	22.15	31.33	50°17' N	
C4	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C5	33.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C6	110.57	72.00	0°18'33" N	69.52	100.02	54°48' N	
C7	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C8	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C9	47.82	25.00	0°27'00" N	26.85	46.29	60°15' N	
C10	56.38	25.00	0°21'30" N	23.81	51.96	50°17' N	
C11	29.60	22.00	0°17'00" S	17.52	27.47	52°12' S	
C12	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C13	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C14	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C15	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C16	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C17	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C18	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C19	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C20	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C21	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C22	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C23	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C24	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C25	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C26	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C27	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C28	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C29	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	
C30	35.79	22.00	0°00'00" N	22.00	31.11	50°17' N	

TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT A	1.18 AC	RIGHT OF WAY DEDICATION
TRACT B	0.33 AC	OPEN SPACE, LANDSCAPE
TRACT C	0.10 AC	OPEN SPACE, LANDSCAPE
TRACT D	2.15 AC	OPEN SPACE, UTILITY EASEMENT
TRACT E	5.31 AC	OPEN SPACE, UTILITY EASEMENT
TRACT F	0.27 AC	OPEN SPACE, LANDSCAPE
TRACT G	0.96 AC	OPEN SPACE, STORMWATER
TRACT H	0.83 AC	OPEN SPACE, STORMWATER
TRACT I	0.93 AC	OPEN SPACE, STORMWATER
TRACT J	0.24 AC	OPEN SPACE, STORMWATER
TRACT K	8.74 AC	OPEN SPACE, STORMWATER
TRACT L	0.08 AC	PUBLIC LEFT STRIP
TOTAL: 26.10 AC		

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MARKET AREA MAP



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ADDITIONAL PHOTOS





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REAL ESTATE



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LAND



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