

# Recker Highway Business Park

5637 Recker Highway, Winter Haven, Florida 33880

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FL #SL3619636



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14,300 ±  
Cars/Day

Recker Hwy

SECTION 1

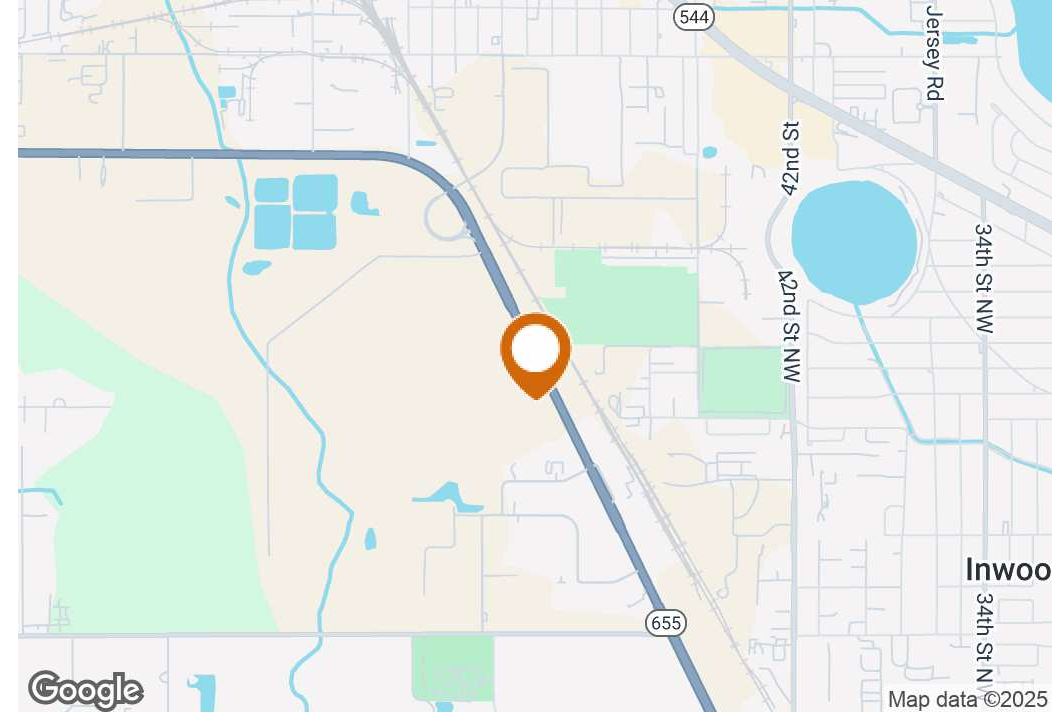
# Property Information



## PROPERTY SUMMARY

Recker Hwy

14,300 ±  
Cars/Day



## Offering Summary

Sale Price:	See Page 10
Combined Lot Size:	20.77 Acres
Zoning:	BPC-2
City:	Winter Haven
County:	Polk
State:	Florida
APN:	252814345200000010, 252814345200000020, 252814345200000030, 252814345200000040,
Traffic Count:	14,300 ± Cars/Day (Recker Hwy)

## Property Overview

Presenting a rare opportunity to acquire up to 20.77 ± acres of strategically positioned, BPC-2 zoned land along Recker Highway in the heart of Winter Haven's rapidly growing industrial and logistics corridor. Offered as a full assemblage or as individual parcels, each 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. Each lot offers direct or shared access to Recker Hwy (SR 655), and the assemblage 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

- Four legally distinct parcels offering acquisition flexibility
- 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

### Sewer

- Trunk Gravity Sewer Main: Installed along George Trail, sized to handle full park buildout across all lots.
- 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 Connections: Each 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.
- All lots 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.

Right-in Deceleration Lane





## 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



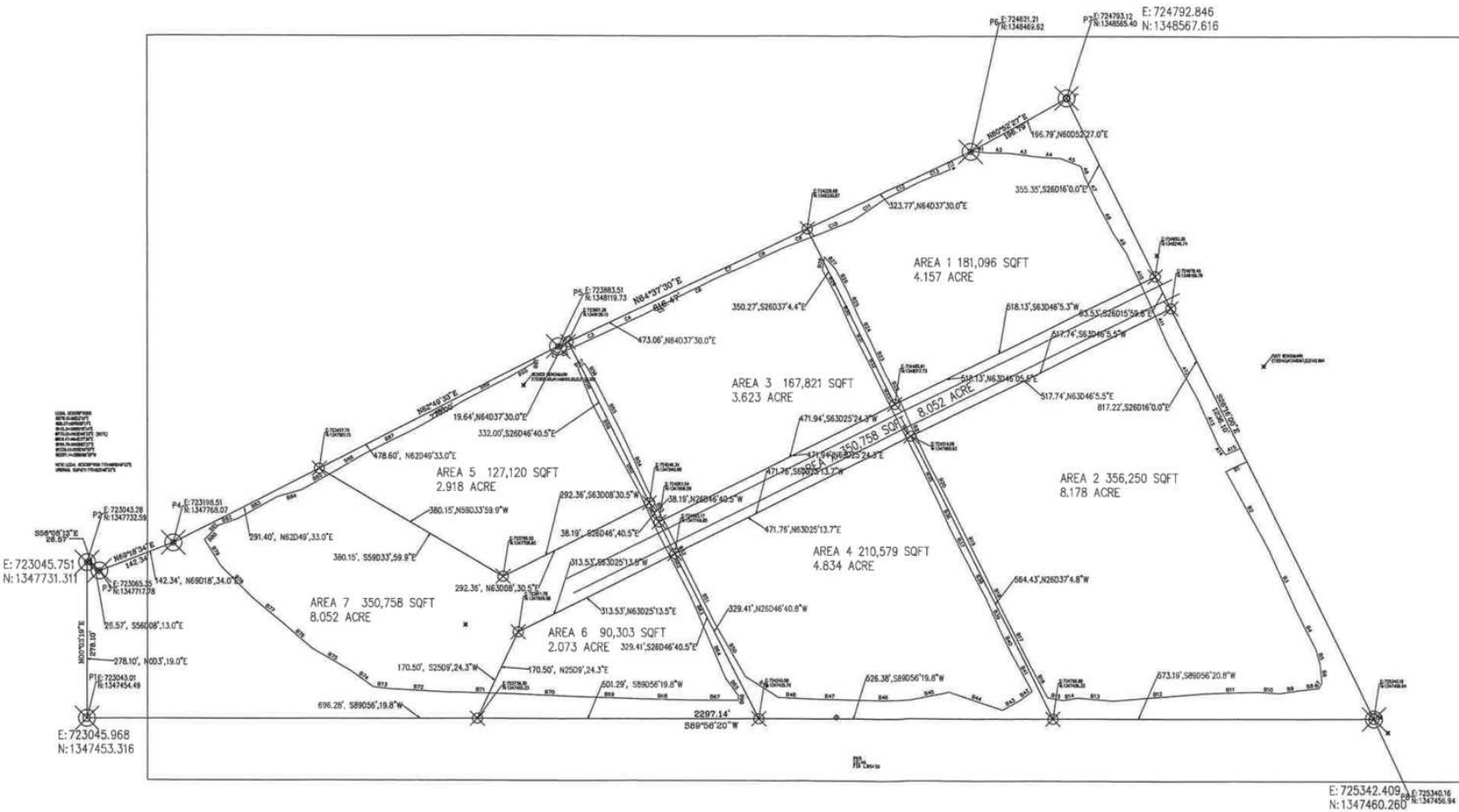
PROPERTY AERIAL





# PROPERTY BOUNDARY

Notes:



REV	DESCRIPTION	BY	DATE
1	PROPERTY BOUNDARY		

<b>ZF</b> 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 (D): 25781-00000042000  
 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

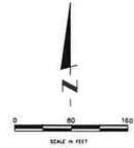
### OUTDOOR STORAGE OFF-SITE VEH

PROPOSED OUTSIDE STORAGE TO BE SEPARATED FROM RESIDENTIAL LANDUSE 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

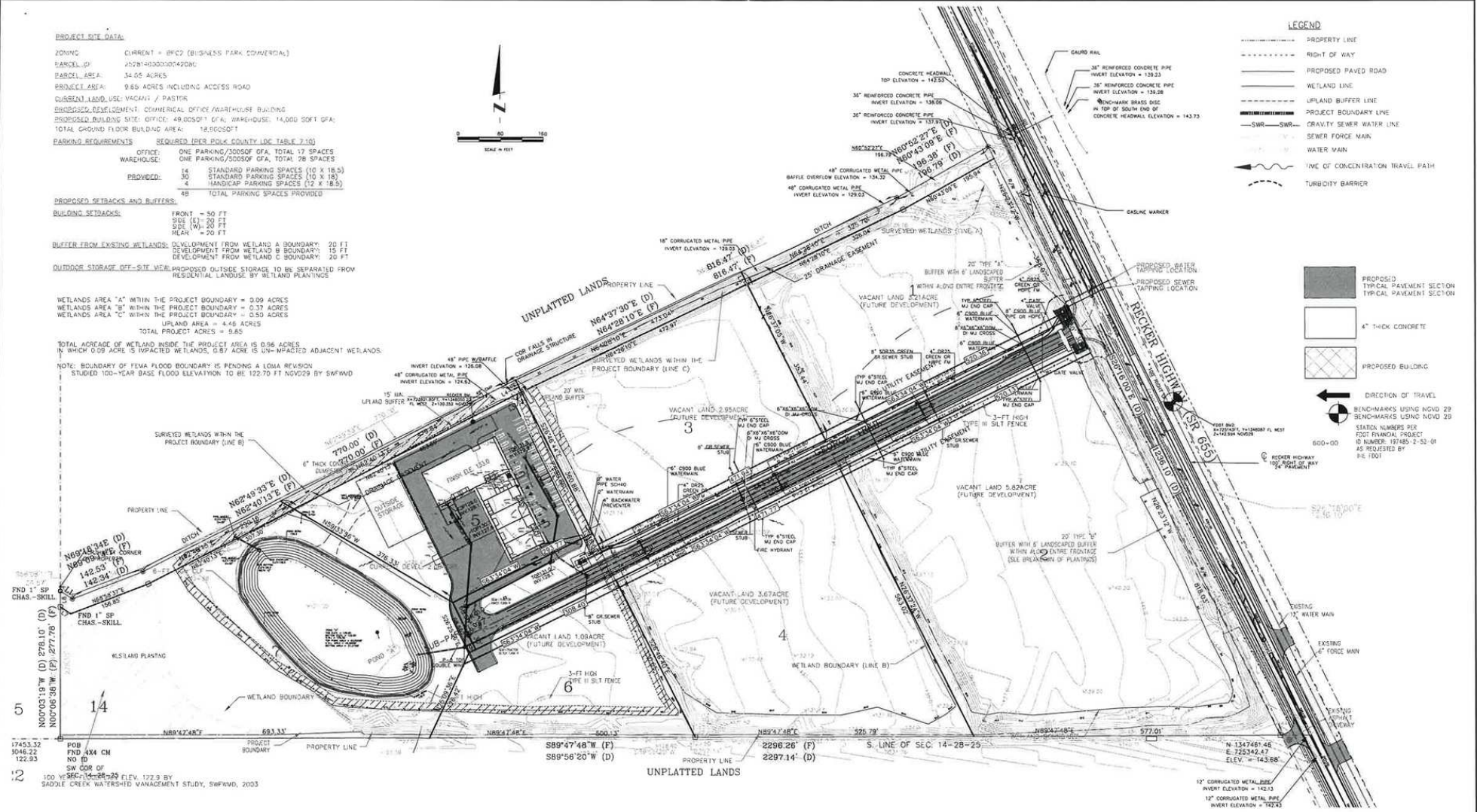


## LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED PAVED ROAD
- WETLAND LINE
- UPLAND BUFFER LINE
- PROJECT BOUNDARY LINE
- DRAINAGE 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



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

SEAL

**CE**

COMP ENVIRONMENTAL INC.

4001 WESTFAX DR. SUITE A  
 CHARLTON, VA 20551  
 PHONE 571-223-0800 FAX 800-358-6800

NO.	DESCRIPTION	MADE BY/APPD	DATE	NO.	DESCRIPTION	MADE BY/APPD	DATE	NAME	DATE	PROJECT
1	REVISION FOR POLK COUNTY FOR PERMIT	GGC	06/19/2020	4				CHECKED BY: GGC	07/13/2021	AS SHOWN SITE PLAN
2	REVISION FOR FISCAL PERMIT	GGC	07/29/2020	5				APPROVED BY: GGC	07/13/2021	SCALE: 1"=80'
3				6						PROJECT NO. CE-20-DW008
										SHEET NO. C-01



## AVAILABLE LOTS



## Lot Pricing

### Lot #

### Acreage

### Price

Lot 1	4.16 ± Acres	\$925,000
Lot 2	8.16 ± Acres	\$1,800,000
Lot 3	3.62 ± Acres	\$760,000
Lot 4	4.83 ± Acres	\$1,015,000
All Lots	20.77 ± Acres	\$4,500,000

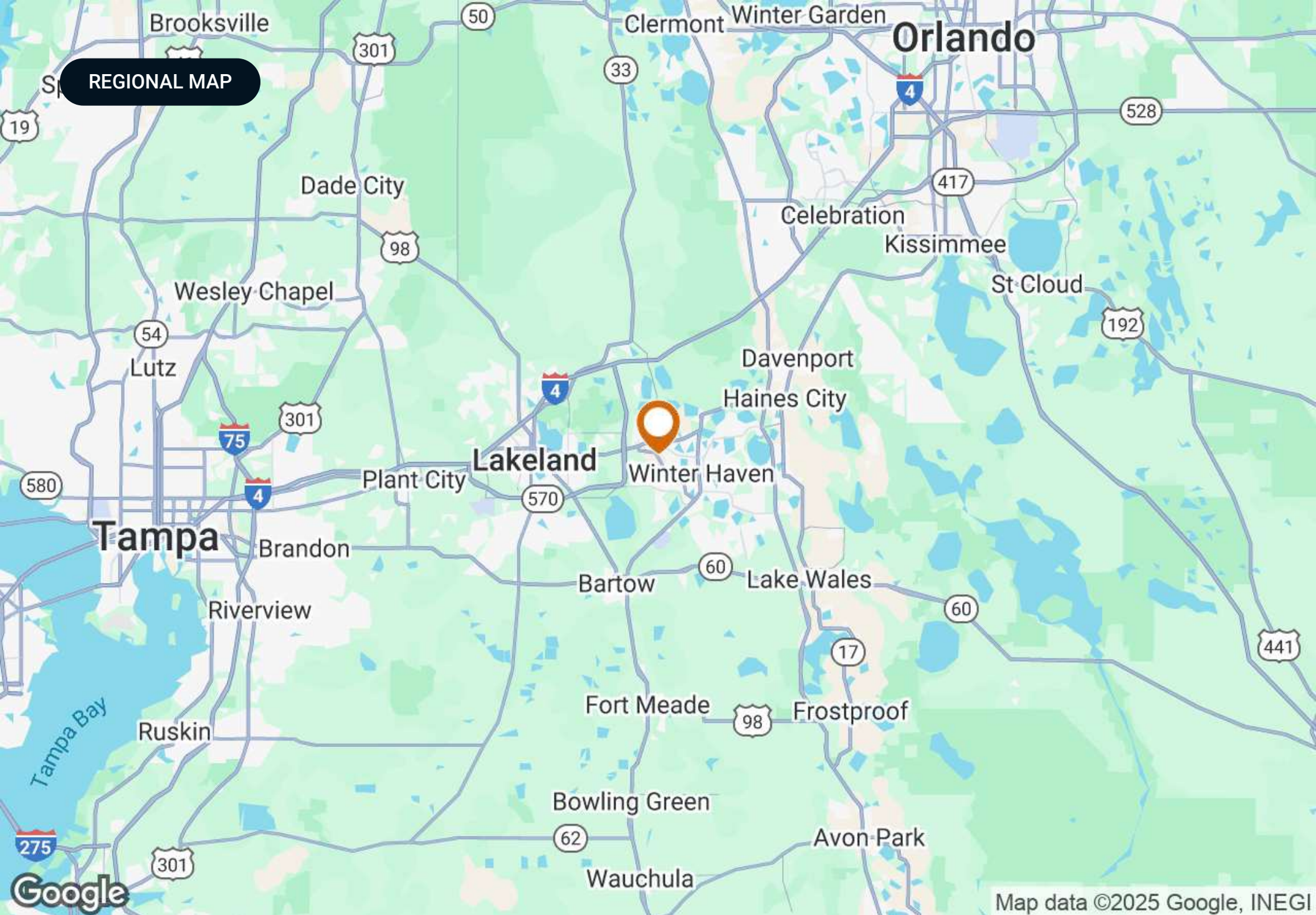




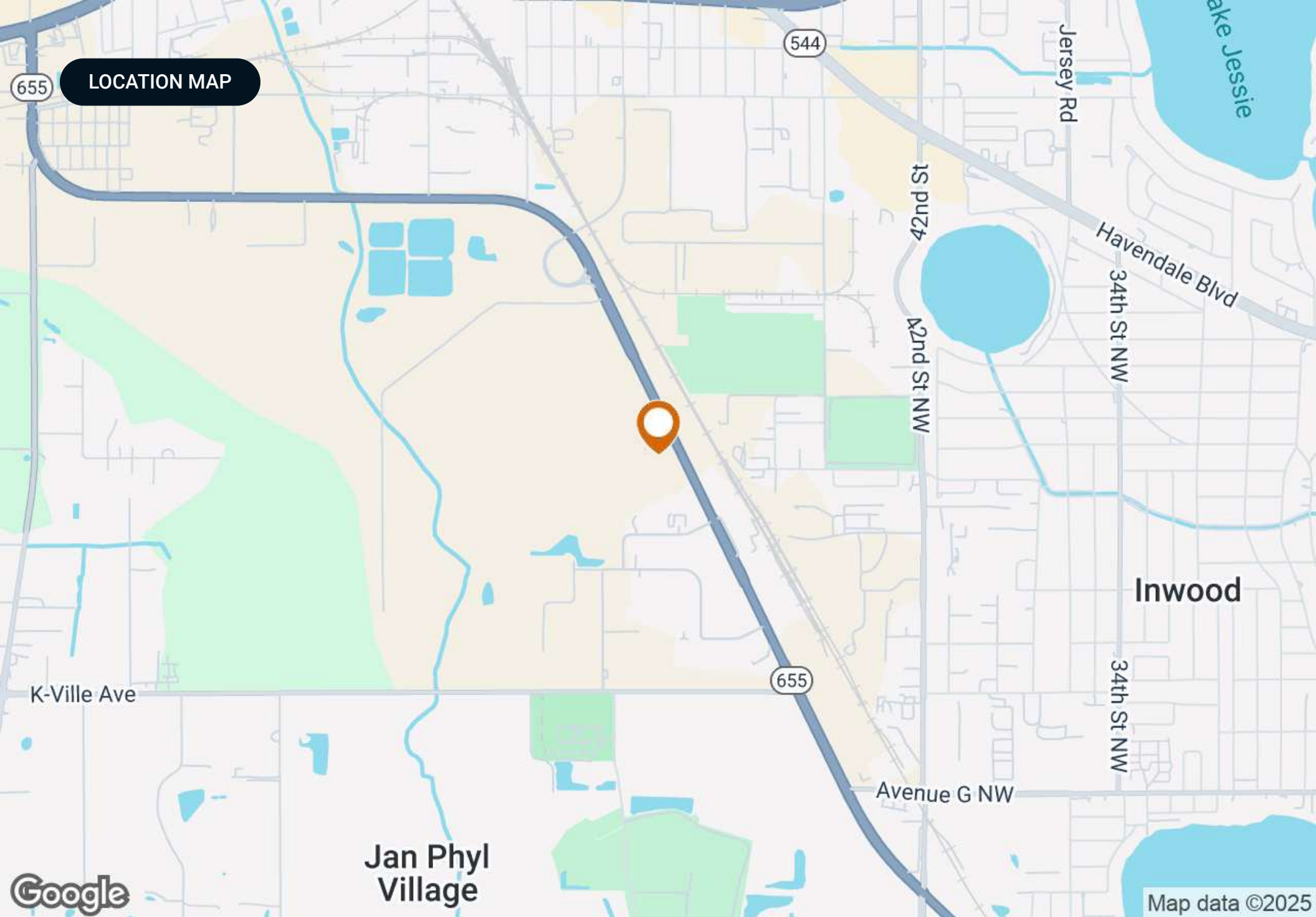
SECTION 2

# Location Information











## DEMOGRAPHICS MAP & REPORT

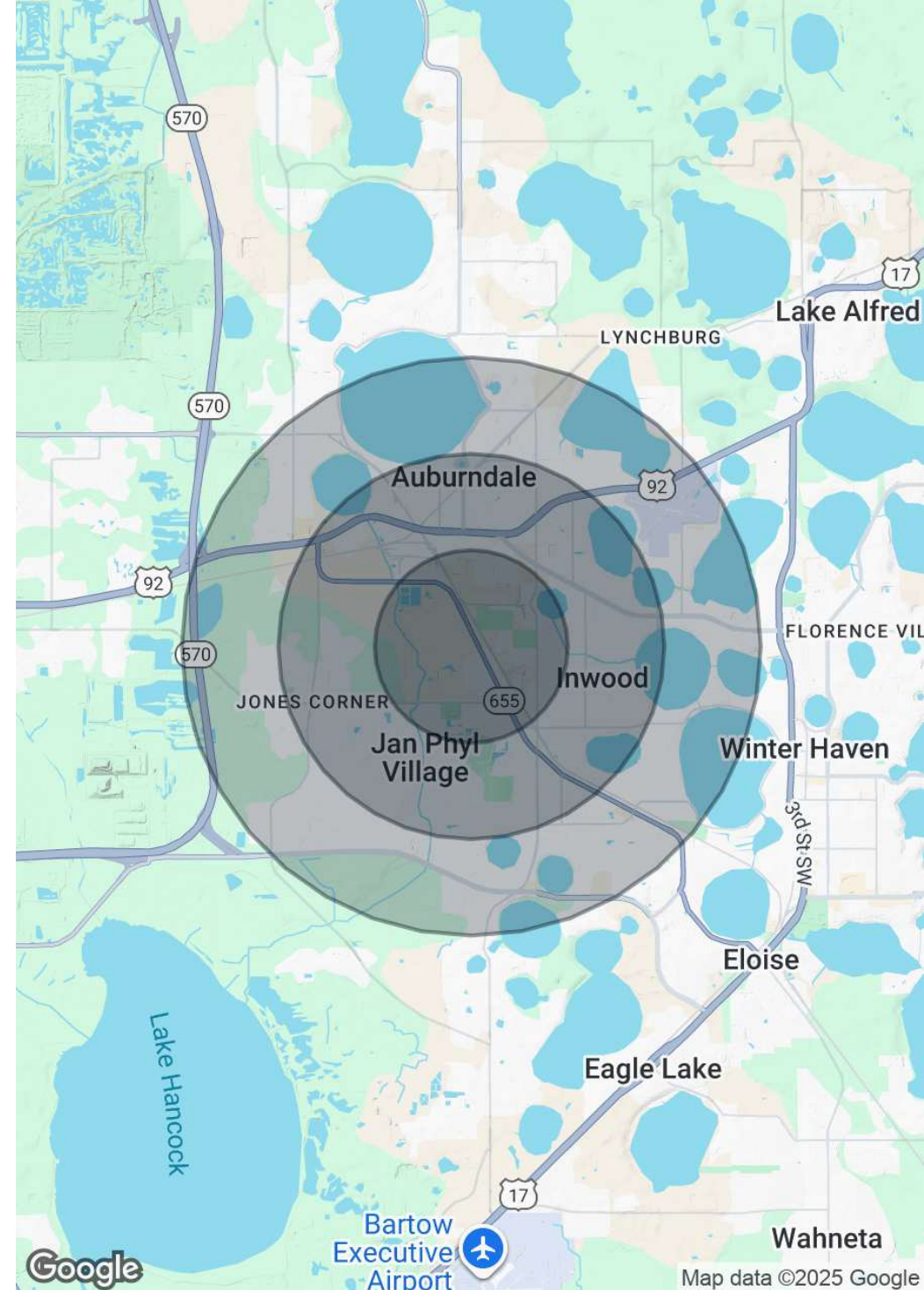
### Population

	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



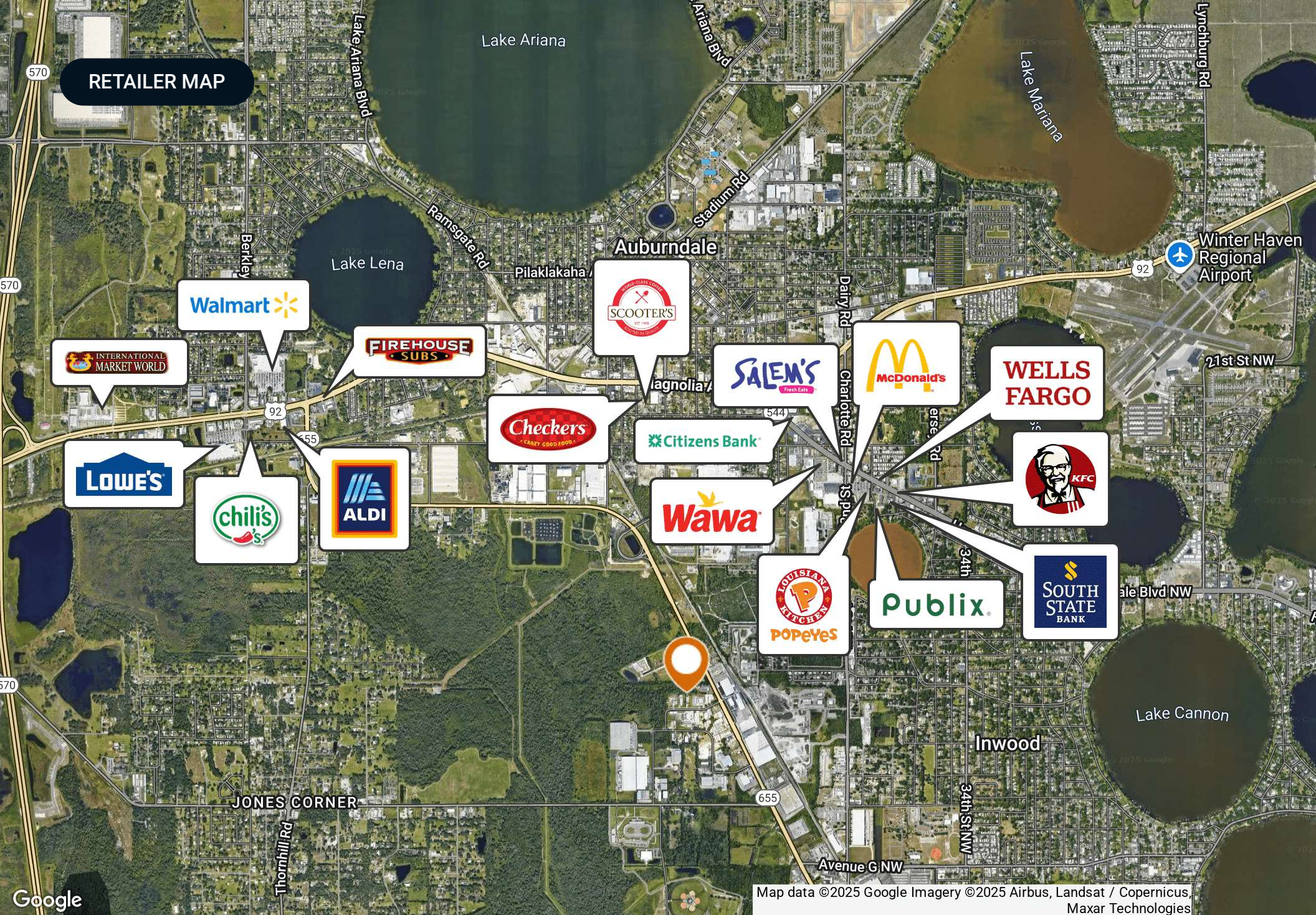


MARKET AREA MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies





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

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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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