

Coldwell Banker Commercial NRT Lakefront Apartment[Affordable Housing Site



Deer Lake Estates

A 45 acre lake-front site approved for residential multi-family (10 units per acre). Site plan has 417 units. Deer Lake Estates is located in close proximity to Recker Highway to the south and Avenue C, which is a direct link to downtown Winter Haven, and across the lake from Avenue G. This site abuts a moderately blighted residential area, but its location is central to surrounding communities and a prime spot for work force housing, including the new CSX railroad facility, less than 5 miles away.

Pricing:

**\$30,000.00 per
acre**

**Mike Nolen Sr., Gloria J. Spanjers
Realtor**

**Coldwell Banker Commercial
NRT**

**290 Cypress Gardens Blvd.,
Winter Haven, FL 33880**

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**COLDWELL
BANKER
COMMERCIAL**

NRT

Florida's Commercial Real Estate Company

DEER LAKE ESTATES

DESCRIPTION:	Excellent site for multi-family with lake access.
LOCATION:	South shore of Lake Deer, just off Recker Highway (CR 655). Deer Lake Estates is located in close proximity to Recker Highway to the south and Avenue C, which is a direct link to downtown Winter Haven, and across the lake from Avenue G.
SITE:	Vacant Land on Lake Deer in Winter Haven, Polk County, Florida. A 45 acre lake-front multi-family site approved for 10 units per acre. Proposed site plan has
UTILITIES:	Water, sewer, telephone, and electric available.
ZONING:	City of Winter Haven - Residential - Multi-Family (up to 10 units/acre).
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PRICE:	\$30,000.00 per acre. Owners will consider selling a portion of the full 45 acre site.

Mike Nolen Sr., Gloria J. Spanjers
Realtor— 863-294-7541



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DEER LAKE ESTATES



AJ ENGINEERING, INC.
 Engineering, Surveying, Planning and Const. Management
 135 North 8th Street
 Haines City, FL 33844
 Phone: (888) 533-9414 Fax: (888) 533-9422
 Certificate of Authorization No. 229274

MUR ENTERPRISES, INC.
 135 NORTH 8TH STREET
 HAINES CITY, FL 33844



**DEER LAKE ESTATES
 400 UNIT COMPLEX**

Designed By:	DATE:	SEPT 2008
Checked By:	SCALE:	NRS
Drawn By:	JOB NO.:	101811

No.:	DATE:	REVISION:

Concept Plan (showing 400 units)

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