

Recker Highway Frontage | Industrial Land - 4.21 ± Acres

0 George Trl, Winter Haven, Florida 33880

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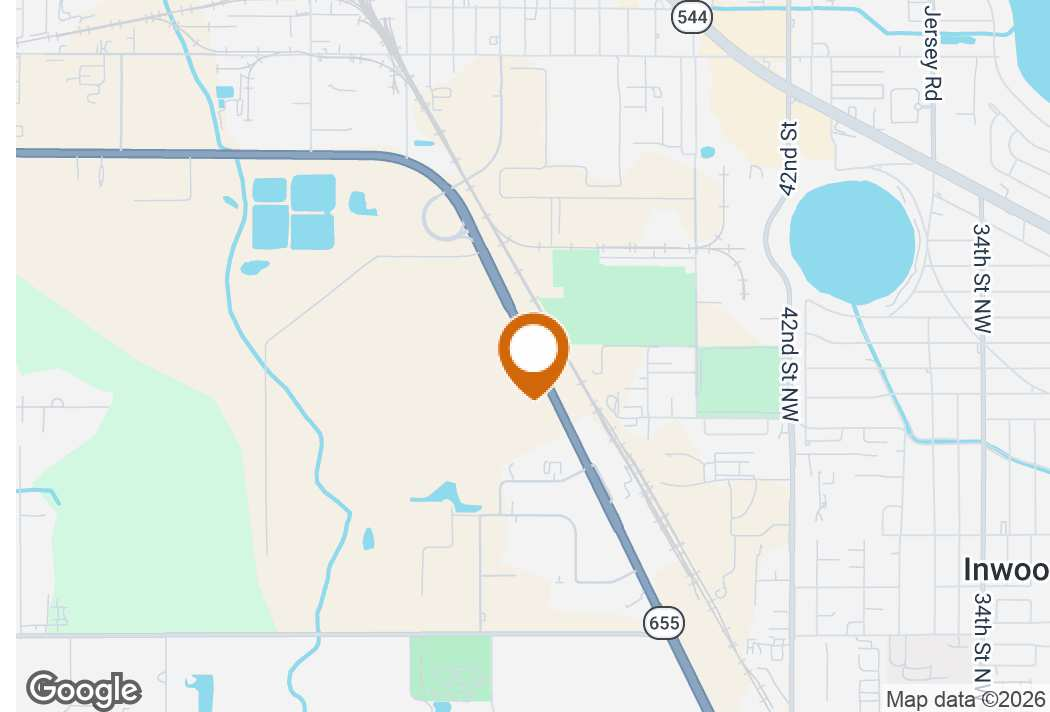
14,300 ±
Cars/Day



Recker Hwy

SECTION 1

Property Information



Offering Summary

Sale Price:	\$925,000
Lot Size:	4.21 Acres
Zoning:	BPC-2
City:	Winter Haven
County:	Polk
State:	Florida
APN:	252814345200000010
Traffic Count:	14,300 ± Cars/Day (Recker Hwy)
Road Frontage:	358 ± FT (Recker Hwy)

Property Overview

Presenting a rare opportunity to acquire 4.21 ± acres of strategically positioned, BPC-2 zoned land along Recker Highway in the heart of Winter Haven's rapidly growing industrial and logistics corridor. This 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. It offers direct access to Recker Hwy (SR 655), and 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

- Zoned BPC-2 (Business Park Center-2) by Polk County, this area supports warehouse, distribution, light manufacturing, flex-industrial, and office uses with industrial outdoor storage as an accessory use.
- A FDOT-permitted right-in deceleration lane is constructed off Recker Highway (SR 655)
- Regional stormwater system is constructed and operational; no on-lot detention is required
- TECO power is energized and active along George Trail
- Recently appraised as of March 27, 2026

UTILITY INFORMATION



Sewer

- Trunk gravity sewer main is installed along George Trail, sized to handle full park buildout across all parcels.
- Lateral stubs are in place along George Trail for direct individual parcel connections.
- The downstream connection — 6" force main, lift station, and directional bore across Recker Highway to the City of Auburndale's municipal sewer system — is fully engineered and permitted. Completion obligations to be defined in the purchase agreement.

Water

- Water service is designated from the City of Auburndale via a planned 12" potable water main.
- The internal water distribution main along George Trail and the cross-Recker connection to Auburndale's system are fully engineered and permitted. This work is not yet constructed; completion obligations are to be defined in the purchase agreement.
- Full engineering drawings are available in the Site Development & Environmental Documents package.

Electric

- TECO (Tampa Electric) power poles are installed and energized along George Trail, the park's interior road, with active distribution infrastructure running the length of the corridor.
- Service is available to the park now; no off-site extension is required.
- Infrastructure supports pad-mount transformer installation and underground service conduits sized to tenant requirements.
- Suitable for high-load three-phase industrial service.

UTILITY INFORMATION (CONT.)



Telecom & Internet

- AT&T and Verizon 5G cellular coverage is active in the area, supporting wireless operations, data transfer, and IoT applications.
- Spectrum Cable and Frontier Fiber/DSL service are planned; final line placements are pending.

Storm Water

- A regional stormwater retention pond serving the entire park is constructed and operational within the common-area parcel.
- A 36" stormwater main installed along George Trail conveys runoff from all parcels to the regional pond.
- No on-lot stormwater detention is required – the shared park system satisfies that obligation for all parcels.
- The regional system is maintained by the Recker Business Park Property Owners Association.

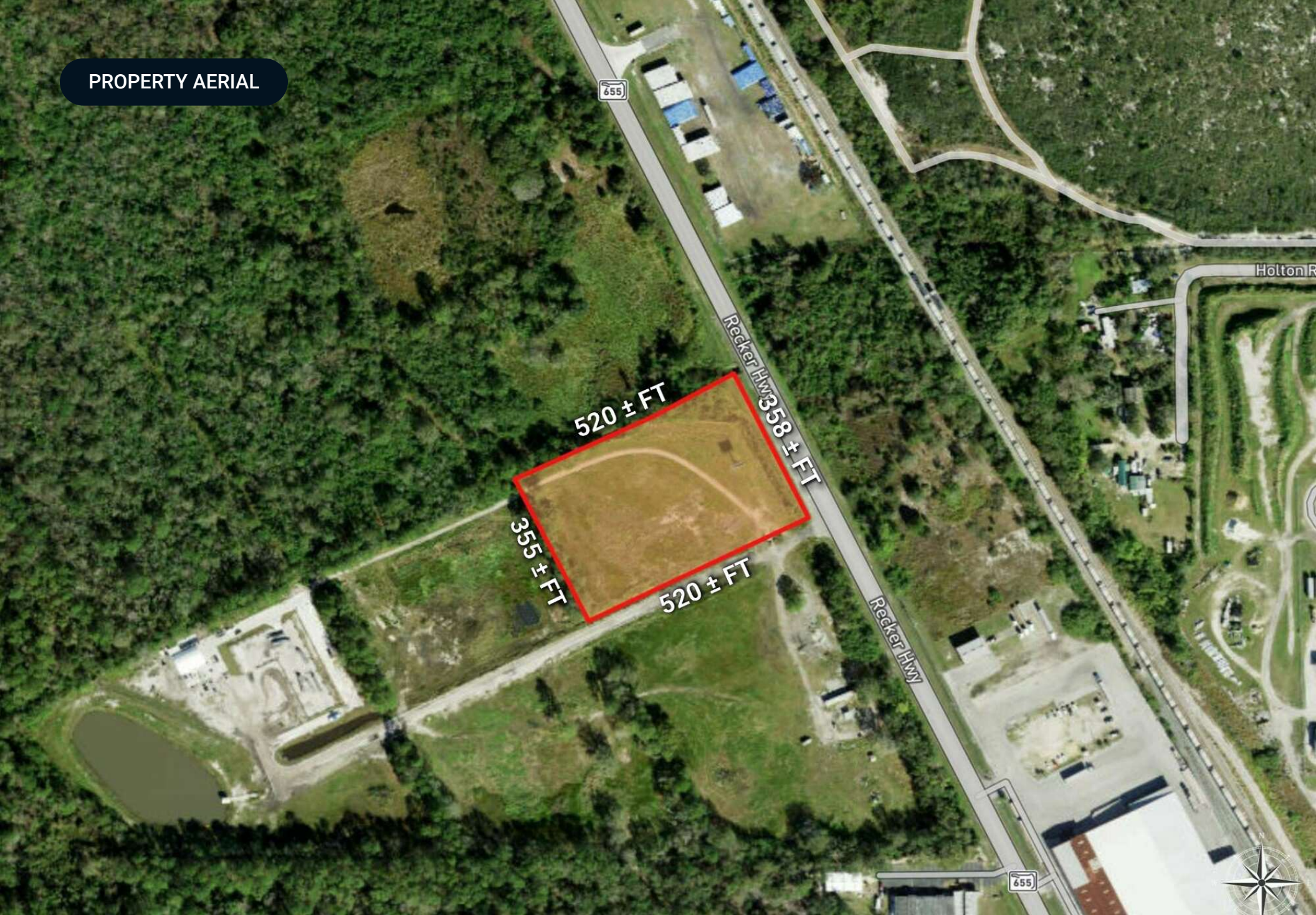
Site Development & Environmental Documents Available:

- 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 Owners Association & Fee Structure

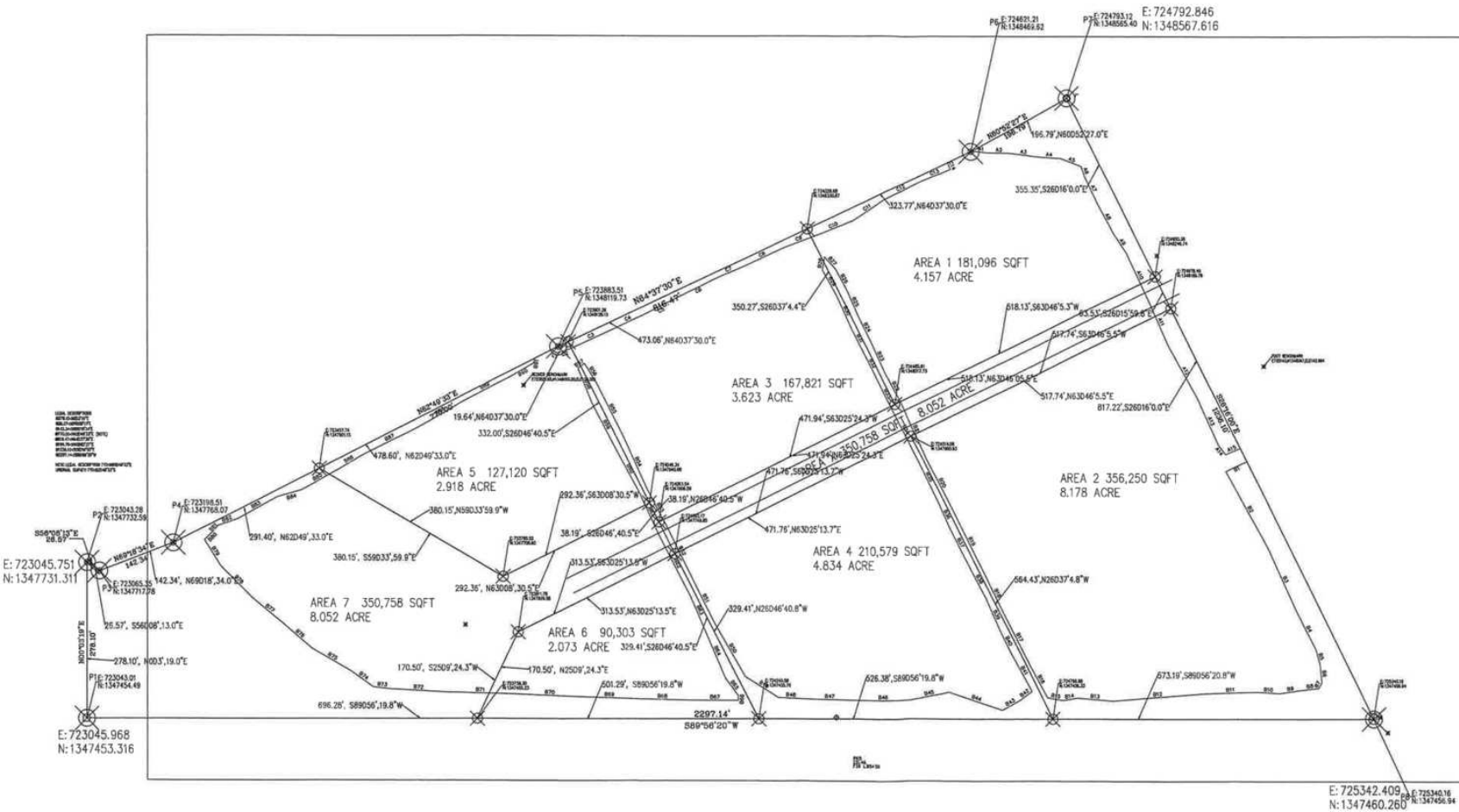
Each lot within Recker Business Park is part of a well-structured Property Owners Association (POA), designed specifically to support the long-term functionality, appearance, and operational integrity of the park. The Recker Business Park Association oversees the shared responsibilities of the business park so individual lot owners don't have to. This includes maintenance of private roads, landscaping, lighting, drainage systems, signage, and common utilities. Each owner pays a share of the costs through regular assessments, which helps keep the park clean, functional, and professionally maintained.

PROPERTY AERIAL



PROPERTY BOUNDARY

Notes:



REV	DESCRIPTION	BY	DATE
1	PROPERTY BOUNDARY		

ZF	ZF Property Developers
5615 RECKER HWY WINTER HAVEN, FL 33880	

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	

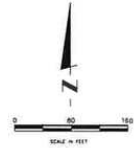
SITE PLAN

PROJECT SITE DATA

ZONING: CURRENT = BFC (BUSINESS PARK COMMERCIAL)
 PARCEL (P): 25781-000000042000
 PARCEL AREA: 34.05 ACRES
 PROJECT AREA: 9.65 ACRES INCLUDING ACCESS ROAD
 CUSSEAN LAGOON: 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 OUTDOOR STORAGE TO BE SEPARATED FROM RESIDENTIAL LANDSCAPE 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 = 9.65

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

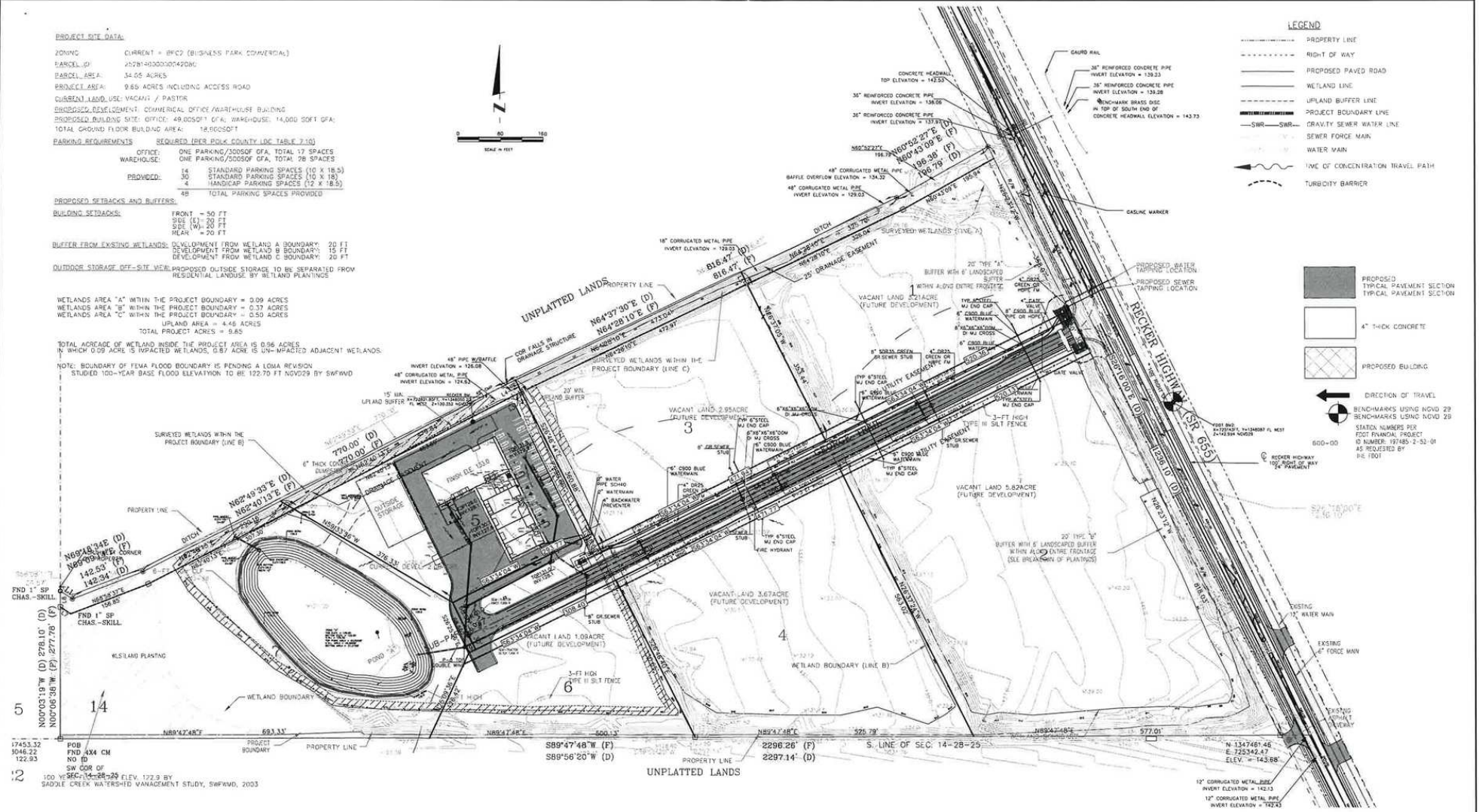


LEGEND

- PROPERTY LINE
- - - - - RIGHT OF WAY
- ===== PROPOSED PAVED ROAD
- ===== WETLAND LINE
- UPLAND BUFFER LINE
- ===== PROJECT BOUNDARY LINE
- ===== DRAINAGE SEWER WATER LINE
- ===== 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
 CHARLottesville, VA 22951
 PHONE 571-223-0800 FAX 888-358-6800

REVISIONS				REVISIONS				REVISIONS			
NO.	DESCRIPTION	MADE BY/APPD	DATE	NO.	DESCRIPTION	MADE BY/APPD	DATE	NO.	DESCRIPTION	MADE BY/APPD	DATE
1	REVISION FOR POLK COUNTY FOR PERMIT	GGC	06/19/2020	4				1	REVISION FOR POLK COUNTY FOR PERMIT	GGC	06/19/2020
2	REVISION FOR POLK COUNTY FOR PERMIT	GGC	07/29/2020	5				2	REVISION FOR POLK COUNTY FOR PERMIT	GGC	07/29/2020
3				6				3			

Osprey Energy Center

good²
grow

CWI Logistics

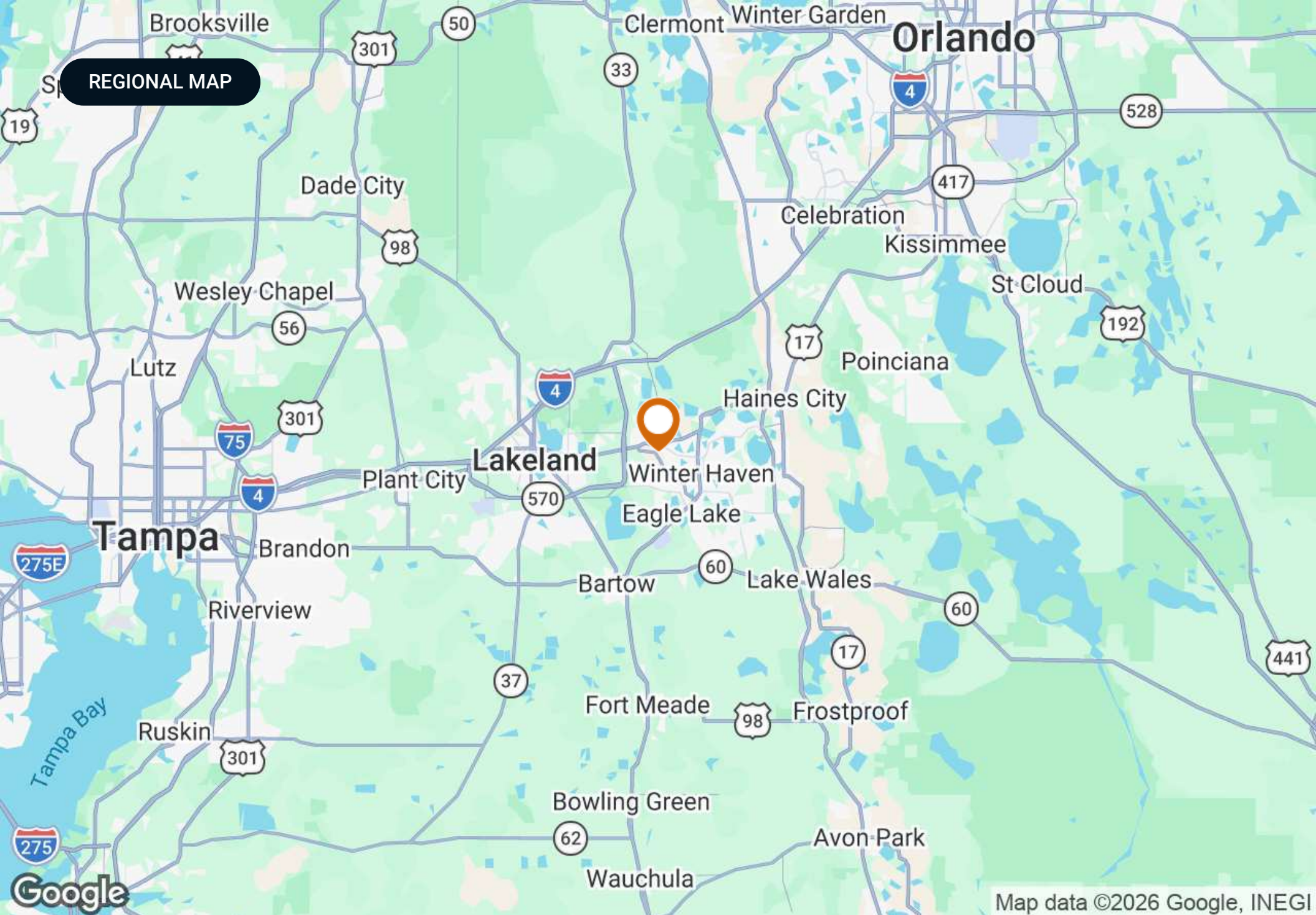
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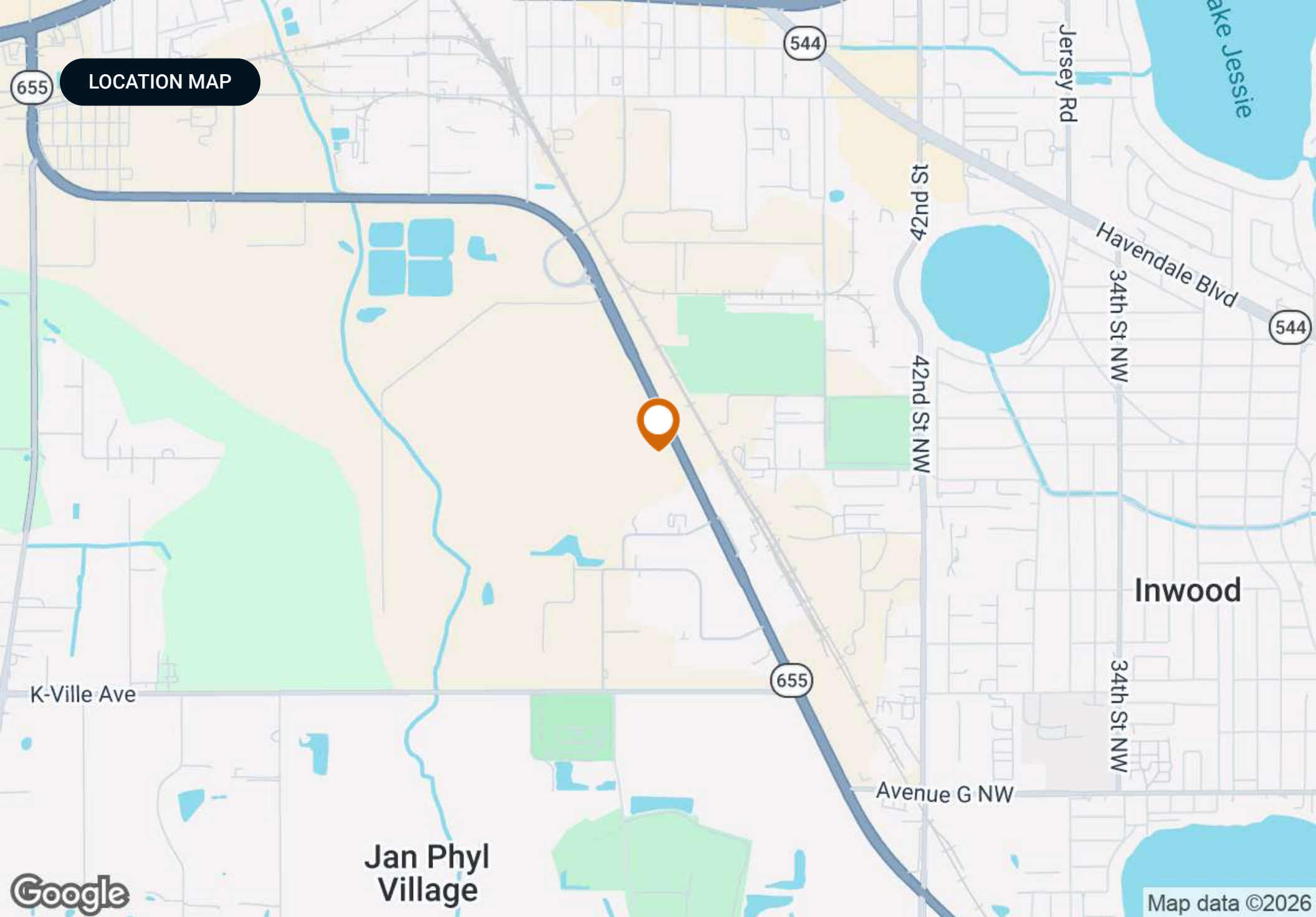
14,300 ±
Cars/Day

Recker Hwy 655

SECTION 2

Location Information

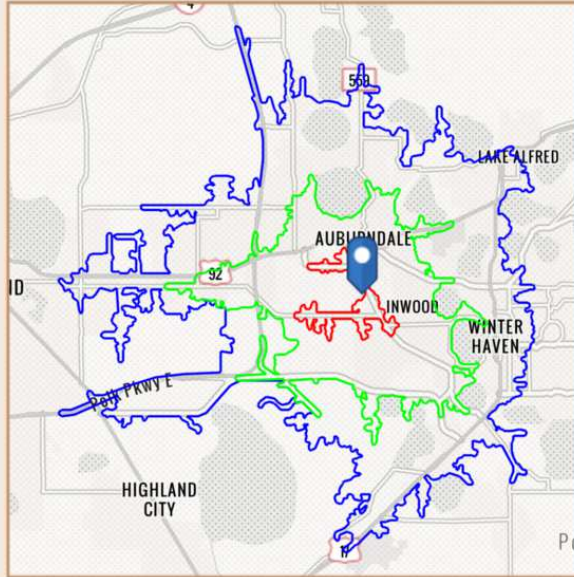




BENCHMARK DEMOGRAPHICS

5615 Recker Hwy, Winter Haven, Florida, 33880

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS

	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	
0 - 4	6.80%	6.10%	5.52%	5.30%	5.30%	4.69%	5.39%
5 - 9	6.80%	6.23%	5.82%	5.61%	5.61%	5.03%	5.75%
10 - 14	5.90%	6.49%	6.09%	6.00%	6.00%	5.34%	5.98%
15 - 19	8.64%	6.57%	5.97%	6.26%	6.26%	5.84%	6.47%
20 - 34	19.51%	19.41%	17.88%	18.85%	18.85%	18.43%	20.33%
35 - 54	26.75%	24.28%	23.58%	24.12%	24.12%	24.41%	25.20%
55 - 74	20.88%	23.49%	25.11%	23.96%	23.96%	25.55%	22.82%
75+	5.44%	7.41%	10.06%	9.91%	9.91%	10.74%	8.05%

HOUSEHOLD INCOME

	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	
<\$15,000	14.1%	11.7%	10.0%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	12.5%	8.5%	8.2%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	4.7%	9.9%	8.0%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	12.5%	12.0%	11.6%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	21.9%	19.1%	19.2%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	10.9%	13.4%	13.5%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	20.3%	15.3%	16.3%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	1.6%	5.8%	6.9%	8.1%	8.1%	8.7%	9.8%
\$200,000+	0.0%	4.3%	6.2%	6.6%	6.6%	12.1%	14.0%

KEY FACTS

	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	
Population	220	37,003	90,164	822,142	822,142	23,027,836	339,887,819
Daytime Population	919	35,974	123,237	782,956	782,956	22,846,618	338,218,372
Employees	91	15,381	36,721	334,740	334,740	10,832,721	167,630,539
Households	64	14,218	35,887	313,012	313,012	9,263,074	132,422,916
Average HH Size	3.44	2.59	2.50	2.57	2.57	2.43	2.50
Median Age	37.1	39.0	42.2	41.3	41.3	43.6	39.6

HOUSING FACTS

	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	
Median Home Value	110,000	238,742	280,305	319,676	319,676	416,969	370,578
Owner Occupied %	59.4%	63.3%	68.2%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	40.6%	36.7%	31.8%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	95	15,587	39,815	361,112	361,112	10,635,372	146,800,552

INCOME FACTS

	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	
Median HH Income	\$53,798	\$60,429	\$64,572	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$22,434	\$29,762	\$33,651	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$80,318	\$114,396	\$176,875	\$224,923	\$224,923	\$253,219	\$228,144



SECTION 3

Maps And Photos



MARKET AREA MAP





RETAILER MAP

INTERNATIONAL
MARKET WORLD

LOWE'S

Walmart

chili's

ALDI

FIREHOUSE
SUBS

Checkers
CRAZY GOOD FOOD

SCOOTER'S
OLD CLASS CUPCAKES
EST. 1988
CUPCAKES & MORE

Wawa

Citizens Bank

SALEM'S
Fresh Eats

LOUISIANA
KITCHEN
POPEYES

McDonald's

WELLS
FARGO

KFC

Publix

SOUTH
STATE
BANK



SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



Richard 'Mac' Bayless

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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:

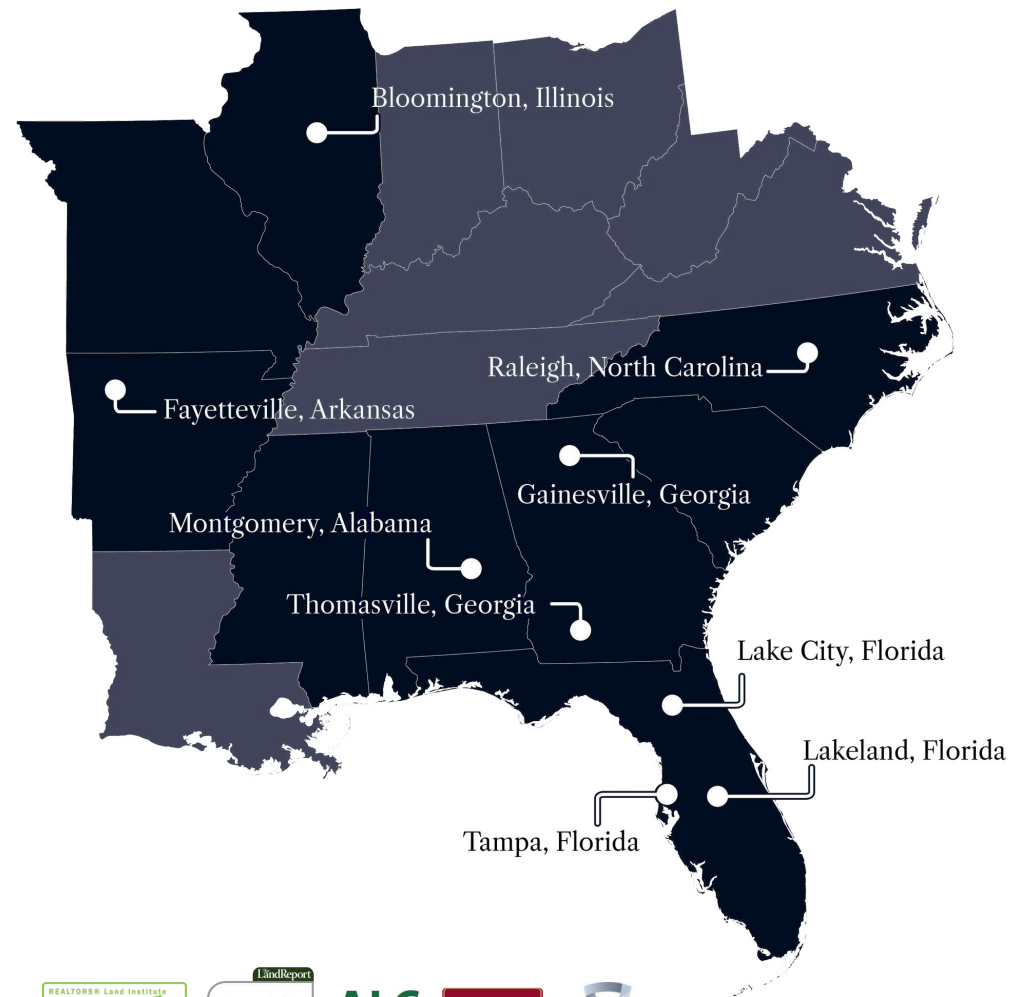
- Industrial Real Estate
- Medical Offices



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