



Dundee Lakes Phase 1

202 ENTITLED LOTS

**139 ± Acres • Dundee, Florida • Polk
County**



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SALE PRICE	\$8,000,000
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OFFERING SUMMARY

ACREAGE:	139 ± Acres
PRICE / LOT:	\$39,604
# OF LOTS	202 Permitted Lots
CITY:	Dundee
COUNTY:	Polk
PROPERTY TYPE:	Land: Residential Development

PROPERTY OVERVIEW

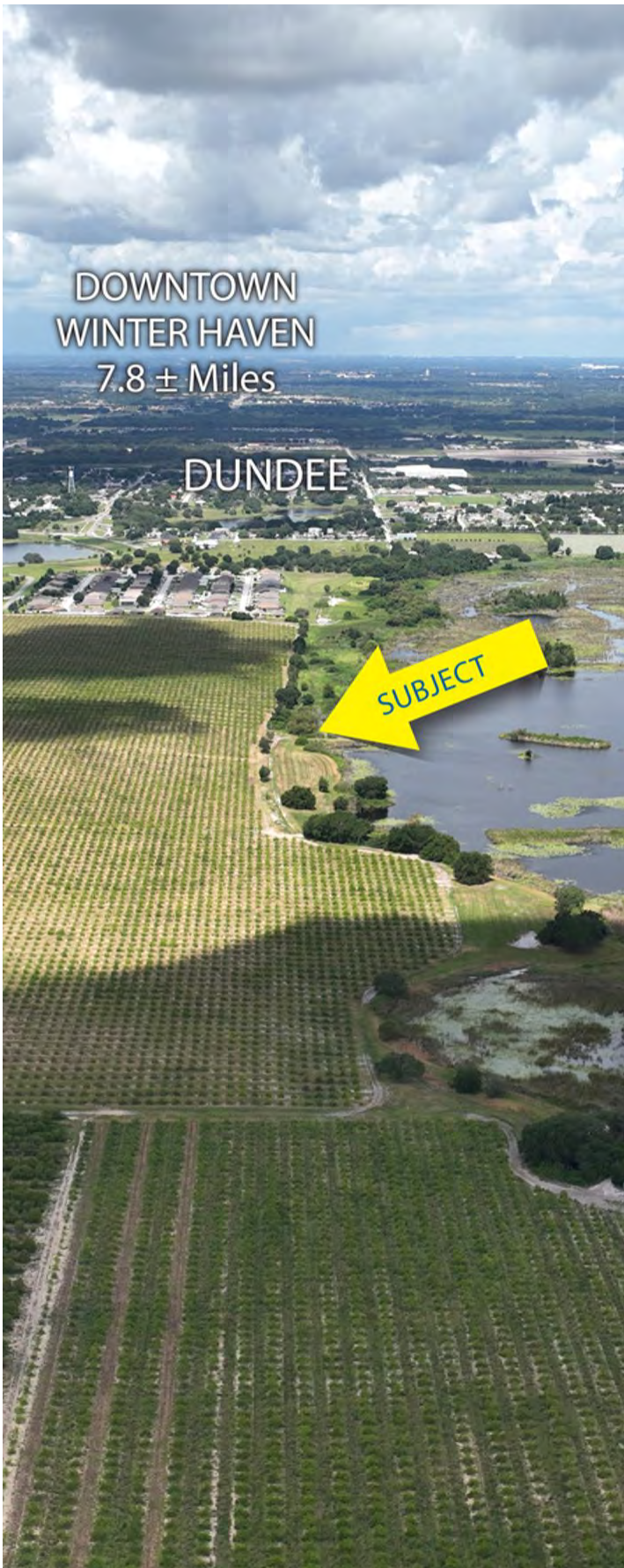
Located just East of the town of Dundee, Dundee Lakes Phase 1 is a beautiful new residential development located on Lake Trask in Polk County, Florida. This 139-acre lake-front property is an active citrus grove with an agricultural exemption. **There are 202 residential lots that are currently being entitled with full approvals expected in January or February of 2023.**

In addition to the 4,500 feet of shoreline, Dundee Lakes Residential Development conceptual plans feature an area next to the lake that has been set aside for activities such as a soccer field, bocce ball, tennis, and sand volleyball. There are also planned areas for a clubhouse, pool, and playground. The 57-acre Lake Trask is well-known by locals as a great fishing lake.

There is a great demand for residential housing in east Polk County and the Dundee area and its proximity to Orlando. Drive time from Dundee Lakes is only 60 minutes to downtown Orlando and 40 minutes to the area's world-famous attractions. The City of Dundee adjoins the East side of Winter Haven, one of the fastest growing cities in Polk County, and the house of the LEGOLAND Park & Resort. LEGOLAND is located just 15 minutes away from the property. The park has recently opened the brand new Peppa Pig Theme Park as their new expansion.

The growth in the Dundee area is not linear; it has been explosive. Overall, this growth is seen throughout Polk County with building starts at 10,901 in 2020, 12,562 in 2021 and are projected to be over 14,000 in 2022. There are 1,430,000 people that live within 30 miles of Dundee Lakes Residential Development. It is estimated there are over 60 people a day moving into Polk County.

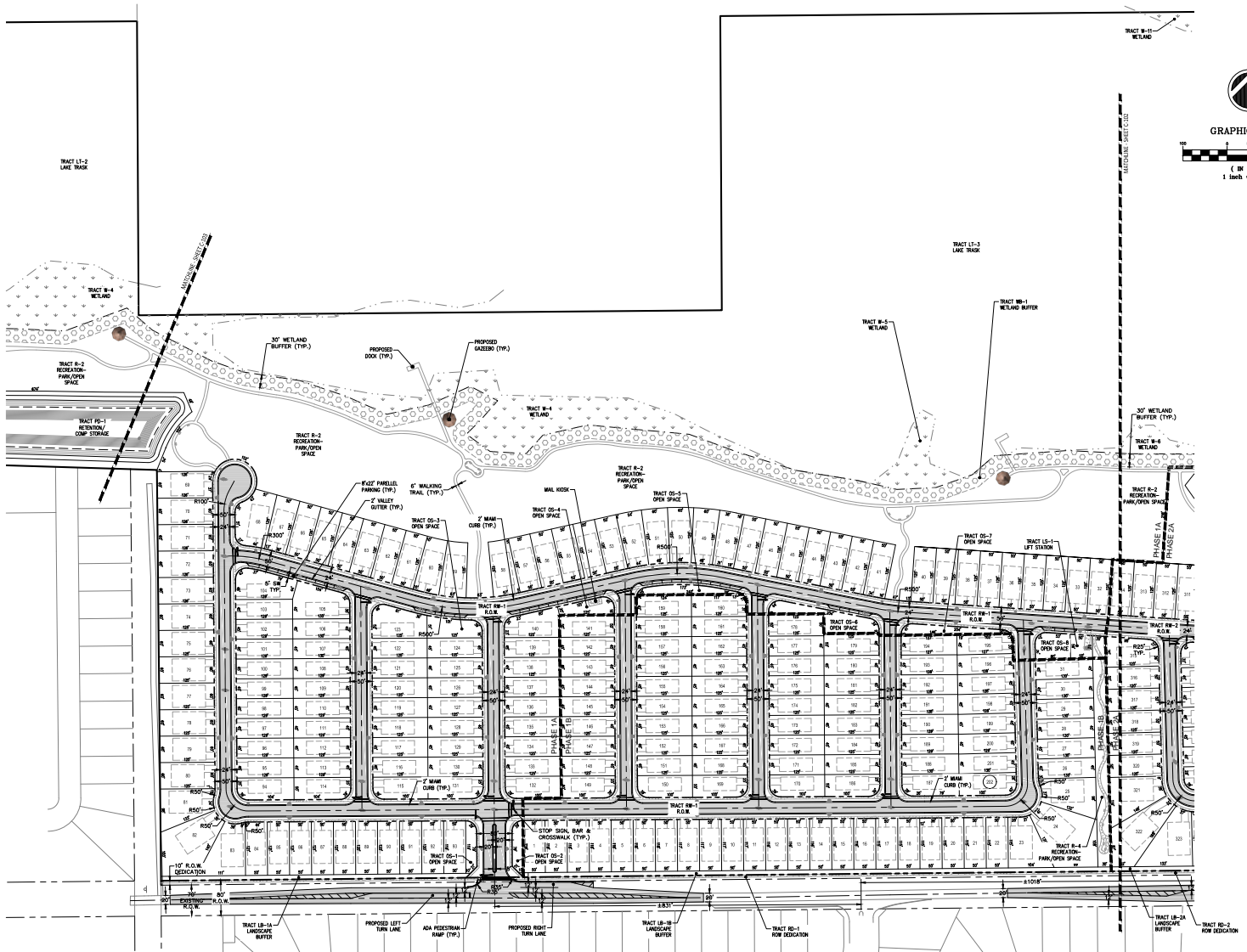
** Although the minimum lot depth is 115', most of the lots are 125' deep or more, see plan.



SPECIFICATIONS & FEATURES

LAND TYPES:	Residential Development
UPLANDS / WETLANDS:	96.2 Acres of Uplands/43.3 Acres of Wetlands
SOIL TYPES:	Candler Sand Tavares Fine Sand
TAXES & TAX YEAR:	2021 \$3,000
ZONING / FLU:	Planned Unit Development
LAKE FRONTAGE / WATER FEATURES:	4,500' on Lake Trask
WATER SOURCE & UTILITIES:	Water & Sewer furnished by the Town of Dundee
ROAD FRONTAGE:	2,160' on Lake Marie Dr.
FENCING:	None
CURRENT USE:	The property is currently being used as a citrus grove and has agricultural exemption.
POTENTIAL RECREATIONAL / ALT USES:	There are proposed plans for Recreation/Open Space in the area next to Lake Trask. This could include ball fields, hiking trails, gazebos, etc.
UTILITIES & WATER SOURCE:	Water & Sewer provided by the Town of Dundee
PLANNING AND / OR PERMITS:	Currently For sale are 202 entitled lots Phases 1A and 1B. These lots should be fully approved and shovel ready in about 6 months.
PERMITTED LOTS:	115 - 45' x 115' 69 - 50' x 115' 18 - 60' x 115'
PRICE PER LOT:	\$39,604
LOT INVENTORY:	202

PHASE I SITE PLAN



TRACT R-11 WETLAND

TRACT LT-2 LAKE TRAIL

TRACT LT-1 LAKE TRAIL

TRACT R-5 WETLAND

TRACT R-1 WETLAND BUFFER

TRACT R-2 RECREATION PARK/OPEN SPACE

TRACT R-2 RECREATION PARK/OPEN SPACE

TRACT R-2 RECREATION PARK/OPEN SPACE

TRACT R-2 RECREATION PARK/OPEN SPACE

TRACT R-2 RECREATION PARK/OPEN SPACE

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TRACT R-2 RECREATION PARK/OPEN SPACE



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

TRACT R-1 WETLAND

TRACT R-2 RECREATION PARK/OPEN SPACE

TRACT R-3 RECREATION PARK/OPEN SPACE

TRACT R-4 RECREATION PARK/OPEN SPACE

TRACT R-5 WETLAND

TRACT R-6 RECREATION PARK/OPEN SPACE

TRACT R-7 RECREATION PARK/OPEN SPACE

TRACT R-8 RECREATION PARK/OPEN SPACE

TRACT R-9 RECREATION PARK/OPEN SPACE

TRACT R-10 RECREATION PARK/OPEN SPACE

TRACT R-11 WETLAND

TRACT R-12 RECREATION PARK/OPEN SPACE

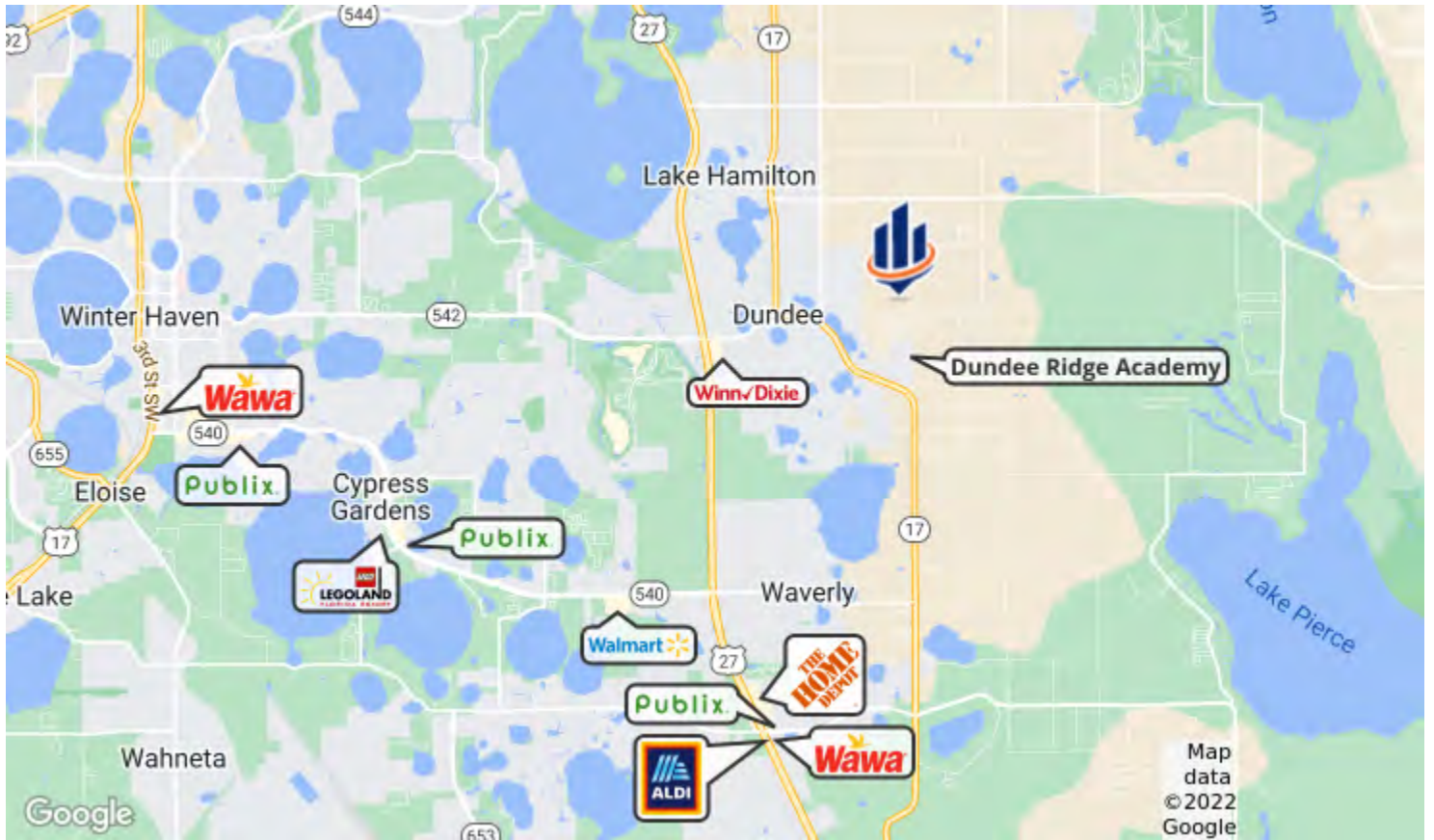
TRACT R-13 RECREATION PARK/OPEN SPACE

TRACT R-14 RECREATION PARK/OPEN SPACE

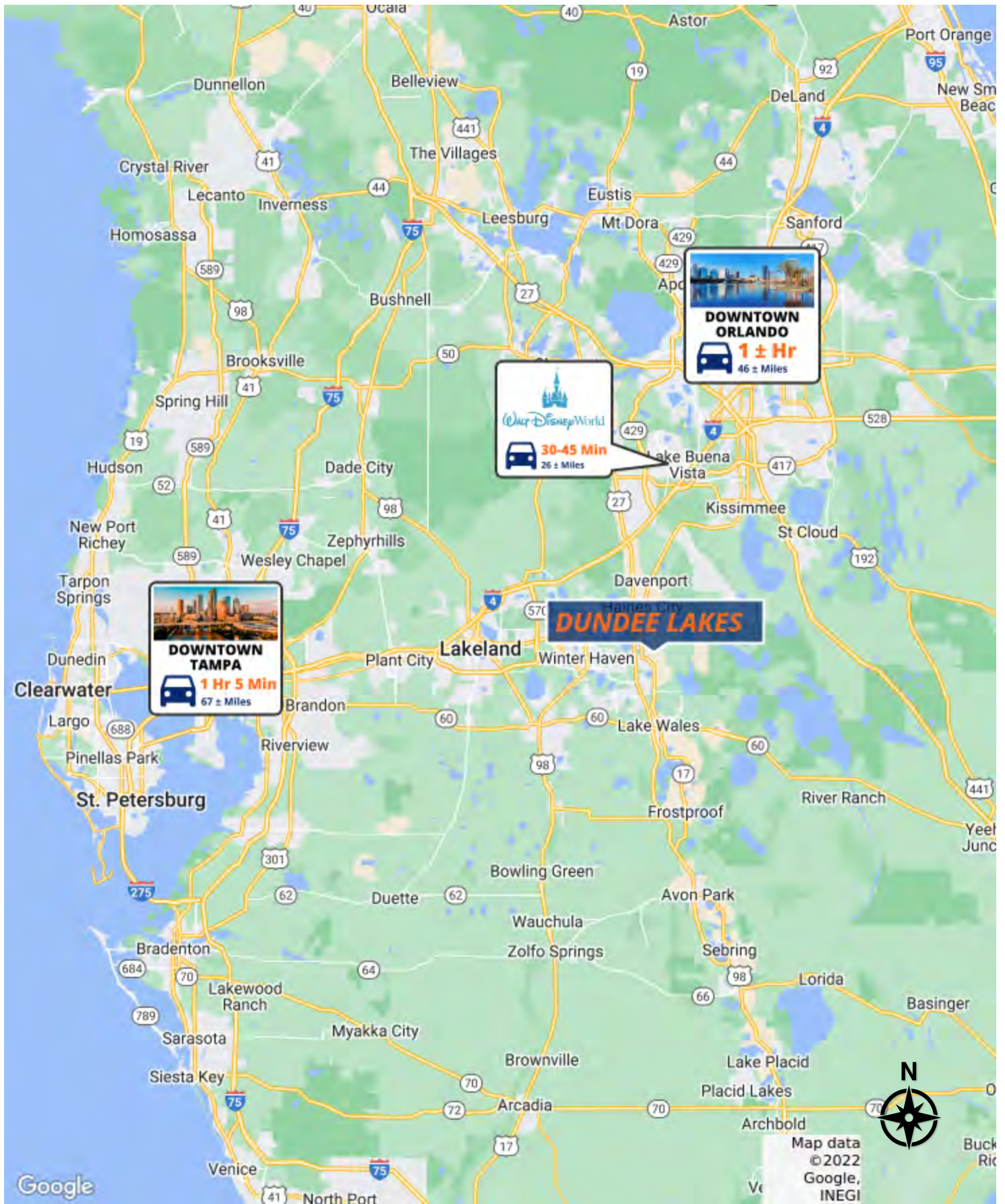


LOCATION & DRIVING DIRECTIONS

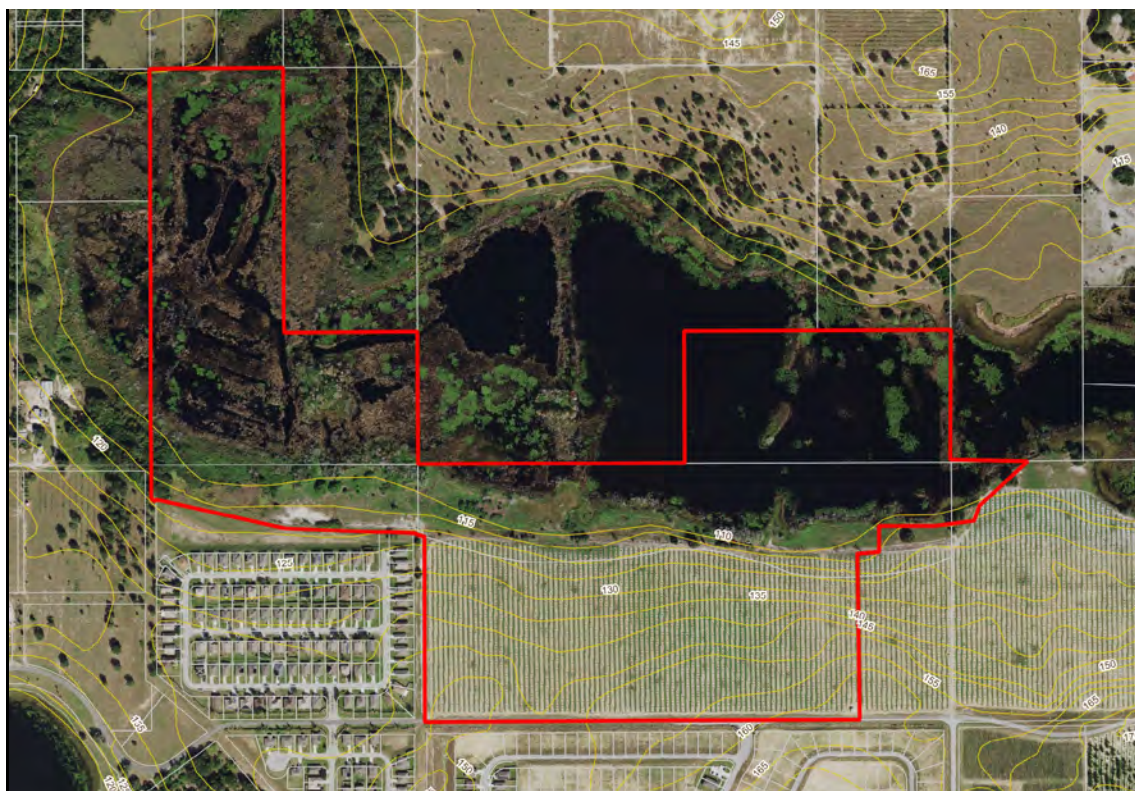
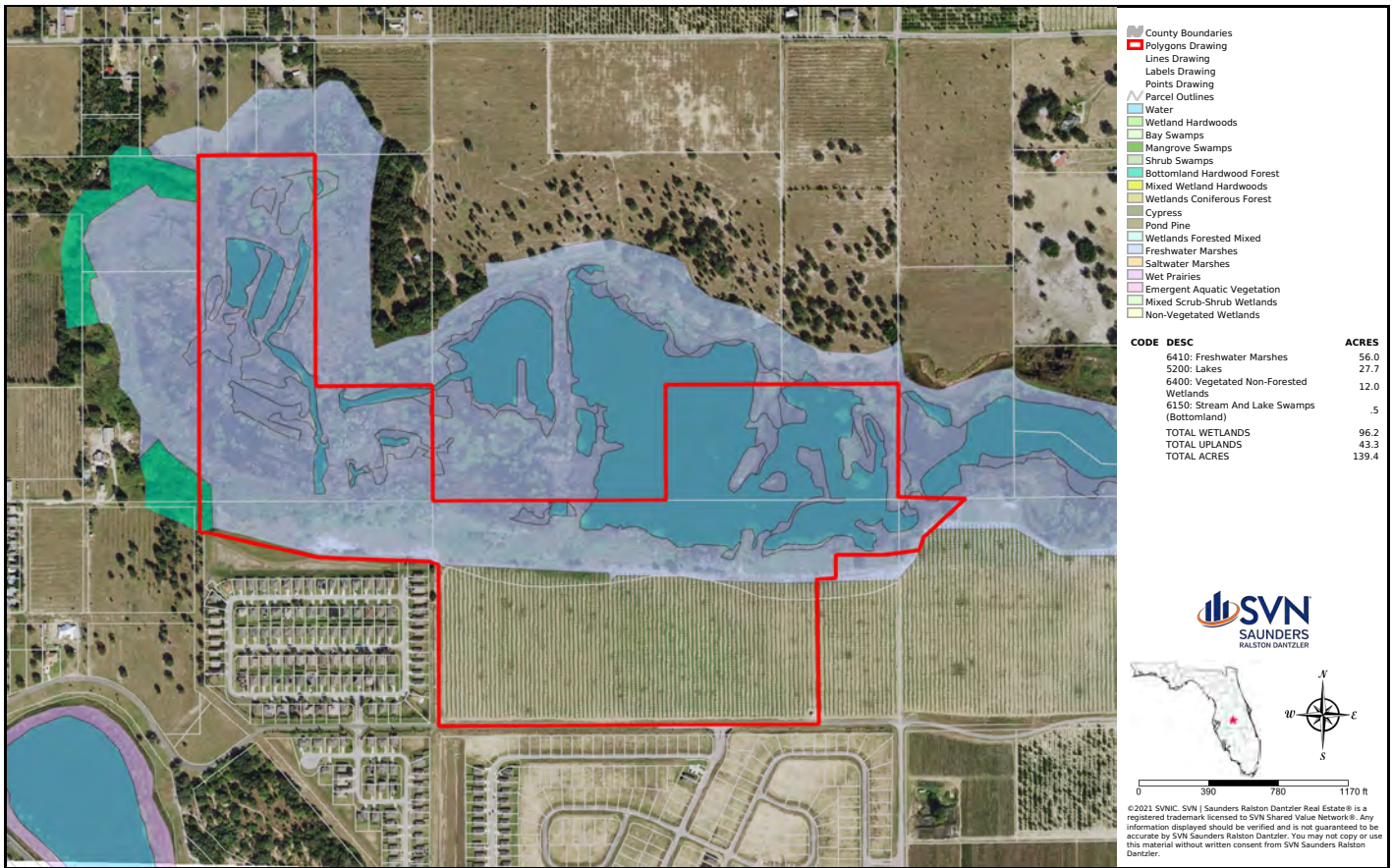
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GPS:	28.0242106, -81.5972542
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • From US 27 in Dundee take the Dundee Road east 1.2 miles to Lake Marie Dr • Take a left on Lake Marie Drive and go .8 miles, the property will be on the left.
SHOWING INSTRUCTIONS:	Call Listing Agents.







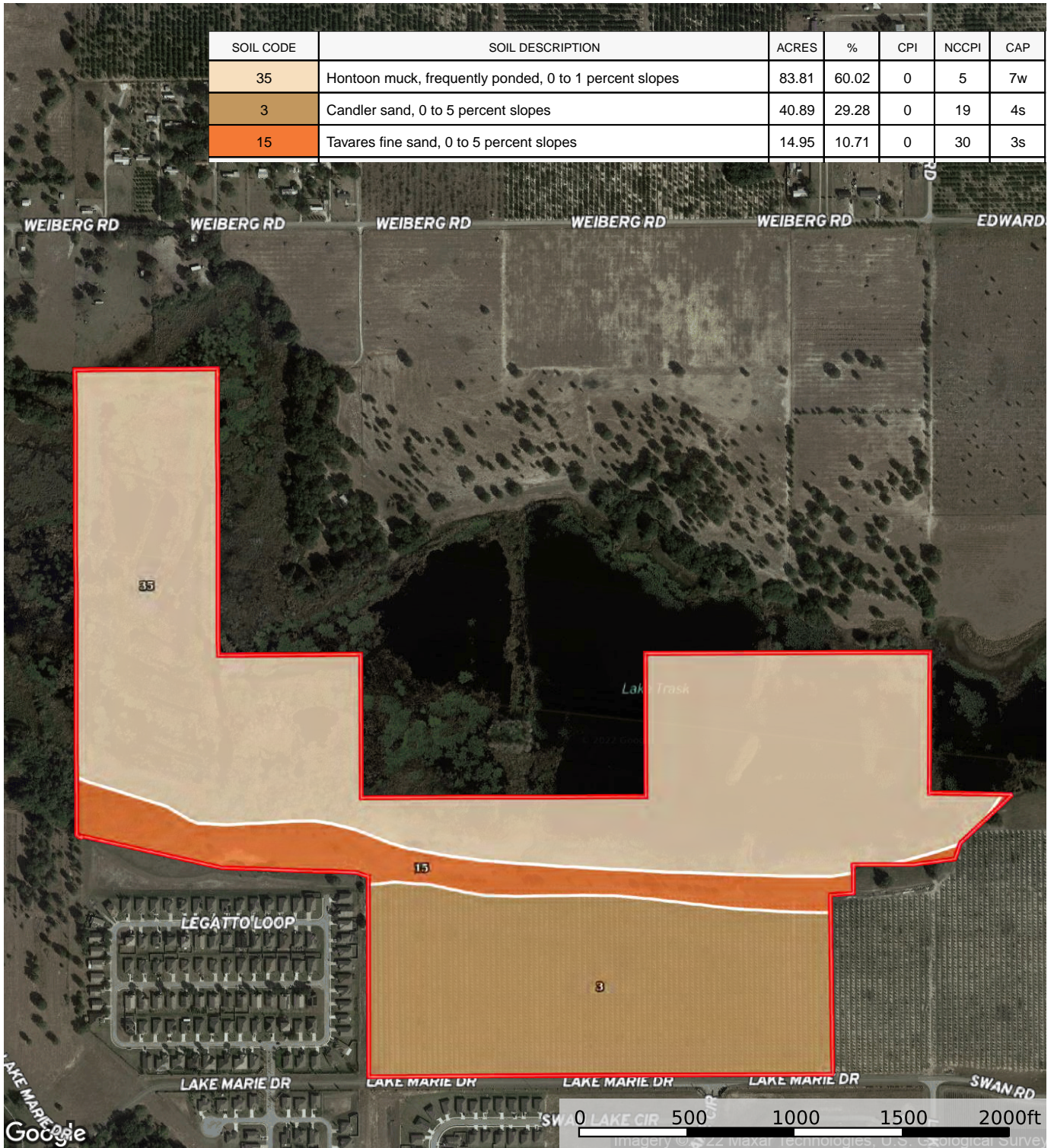
WETLANDS & CONTOUR MAPS





SOILS REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
35	Hontoon muck, frequently ponded, 0 to 1 percent slopes	83.81	60.02	0	5	7w
3	Candler sand, 0 to 5 percent slopes	40.89	29.28	0	19	4s
15	Tavares fine sand, 0 to 5 percent slopes	14.95	10.71	0	30	3s





David Hitchcock ALC, CCIM

Senior Advisor
SVN | Saunders Ralston Dantzler

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a Bachelor of Science degree in

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Clay Taylor, ALC

Senior Advisor
SVN | Saunders Ralston Dantzler

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRE for 15 years now. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts team to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI (Realtor’s Land Institute) and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR (Florida Association of Realtors®), the NAR (National

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