

CYPRESS POINTE

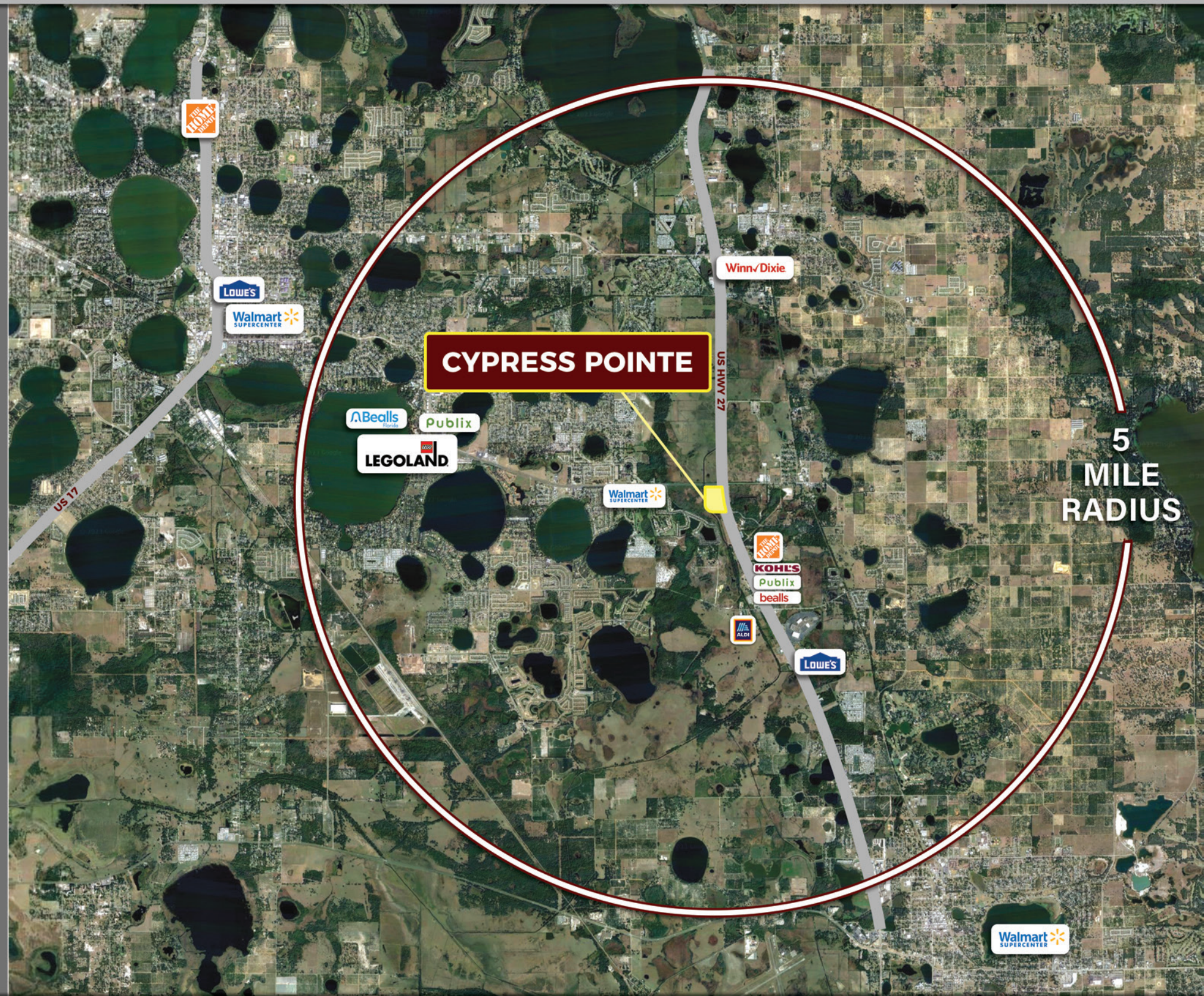
PROPOSED NEW DEVELOPMENT

US Hwy 27 & Cypress Gardens Blvd, Winter Haven, FL 33884

PROPERTY HIGHLIGHTS

- Signalized Intersection at Gateway of Winter Haven
- +/- 57 Acres
- +/- 400,000 SF of Retail Space with Several Outparcel Opportunities
- +/- 312 Luxury Apartments

LOCAL RETAILERS



CYPRESS POINTE

RESIDENTIAL AERIAL

US Hwy 27 & Cypress Gardens Blvd, Winter Haven, FL 33884

RESIDENTIAL HIGHLIGHTS

Cypress Pointe: US Hwy 27 and Cypress Gardens Boulevard

- +/- 57 Acres
- 312 Apartments
- +/- 400,000 SF of Retail Space & Outparcels

#1 - Rashid: US Hwy 27 and Waverly Road

- 47.2 Acres
- 1,312 Units
- 27,500 Self-Storage
- 70,000 ALF
- 100,000 SQFT Commercial Space

#2 - LW Corp Development: US 27 west to Eloise Road/CR653.

- 1841.5 Acres
- 2,800 Single Family Homes
- 950 Townhouses
- 1,800 Multi Family Units
- 550 Paired Villas
- 200,000 SQFT Assisted Living Facility
- 400,00 SQFT Commercial Space

#3 - Ashton Land Dev. LLC: Preserve at Lake Ashton-Thompson Nursery Road

- 351 Acres
- 1,600 Housing Units
- 130 Acres wetlands
- 137,000 SQFT Commercial Space

#4 - **Advent Health:** Plans to build a 192-bed hospital with an emergency room it will be the centerpiece of a 42-acre medical campus on Cypress Gardens Boulevard. HCA is planning to build a 10,860 SQFT freestanding emergency room

#5 - **A.I.A: The Village at Cypress Gardens** - a 270-unit community located at Cypress Gardens Boulevard and Cypress Gardens Road

#6 - **The Prose at Winter Haven:** A 324-unit apartment complex

#7 - **BTI Partners: US 27 at Thompson Nursery Road** (across from Eagle Ridge Mall)

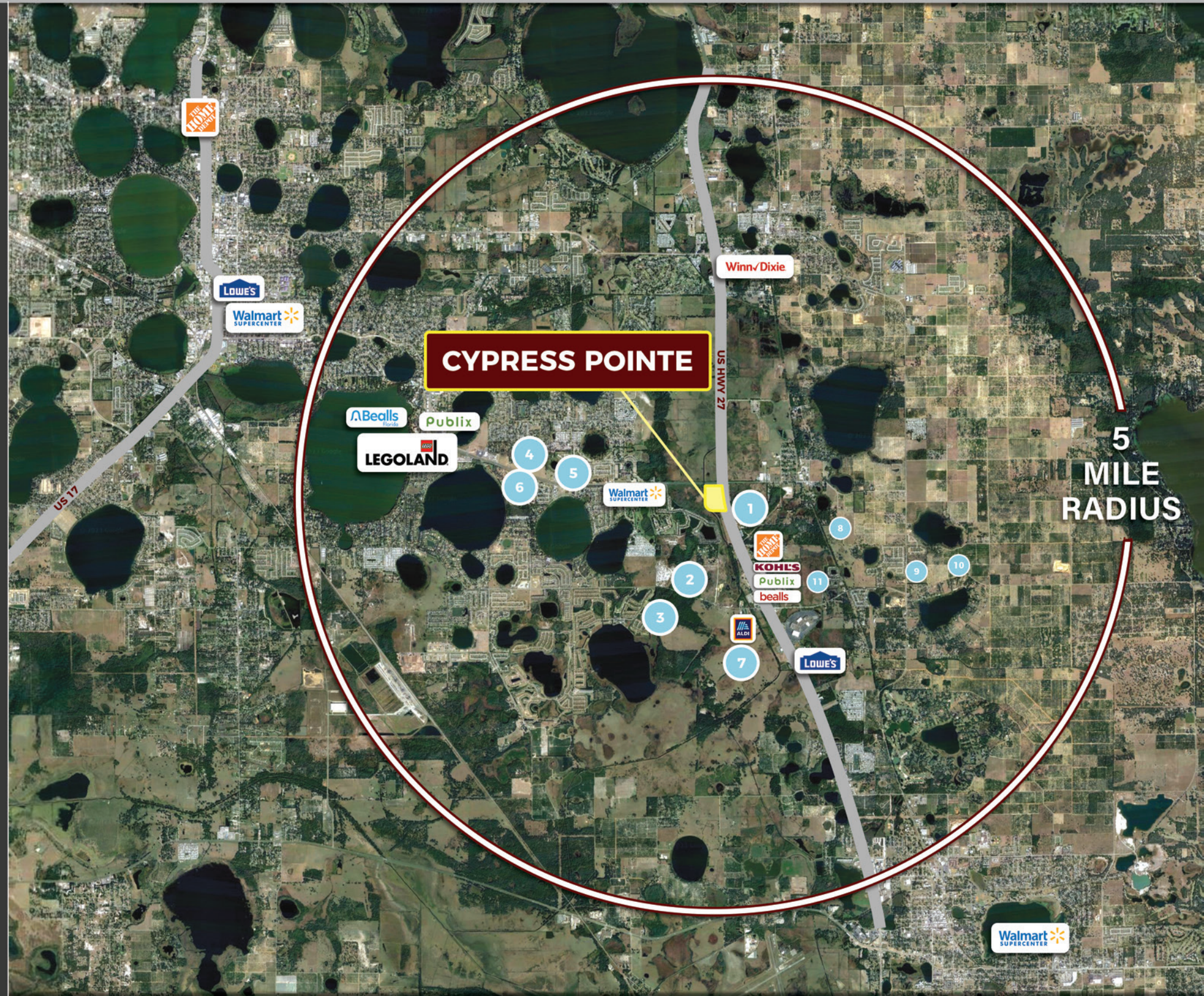
- 1,841 Acres
- 6,100 Residential Unit
- 725,000 SQFT Commercial Space

#8 - **Leoma's Landing** • 337 Housing Units

#9 - **Mabel's Place** • 142 Housing Units

#10 - **Valencia Hills** • 797 Housing Units

#11 - **Forrest Lake** • 295 Housing Units



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ZOOM AERIAL

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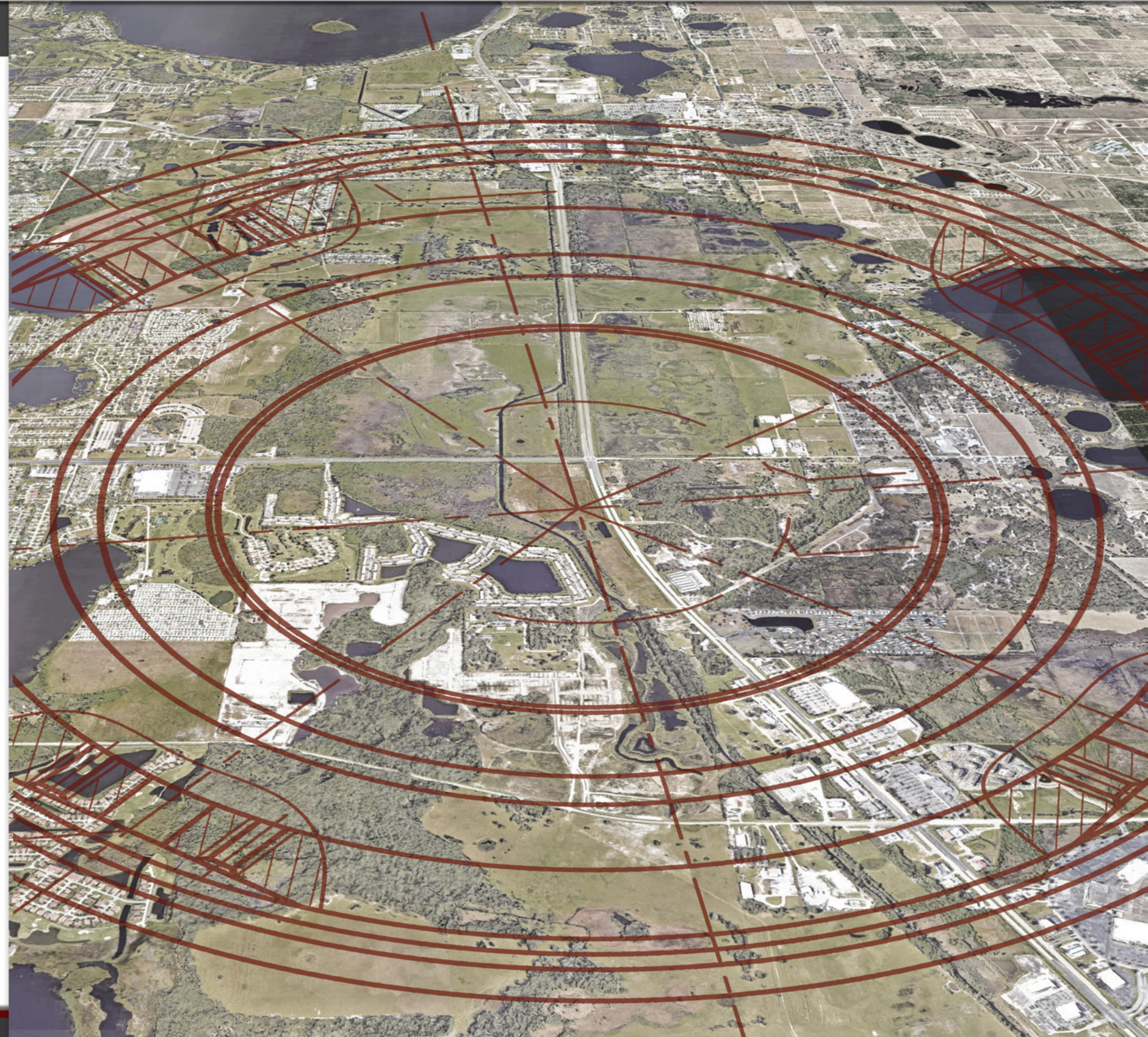


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DEMOGRAPHICS

US Hwy 27 & Cypress Gardens Blvd, Winter Haven, FL 33884

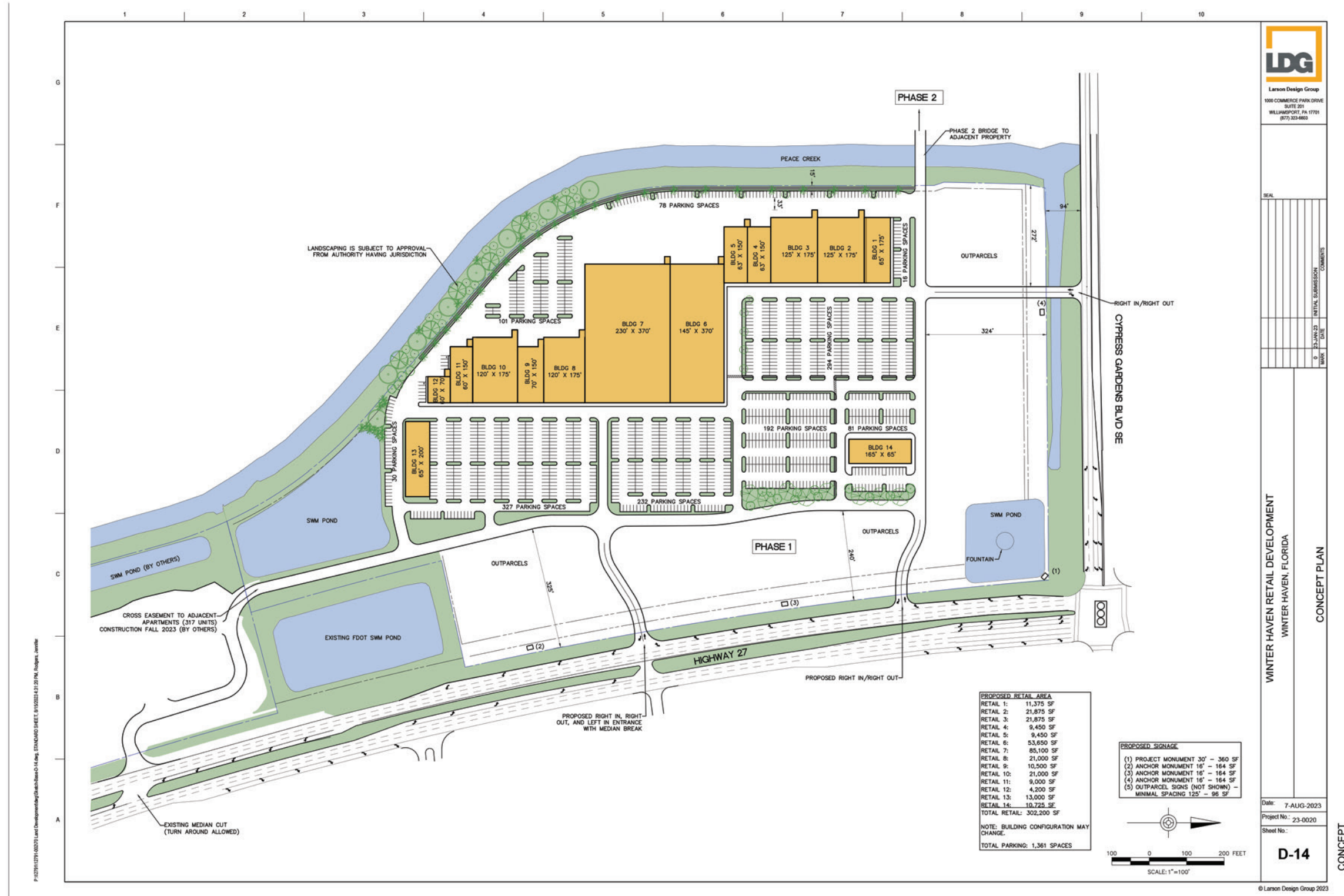
2022 DEMOGRAPHIC	3 MILE	5 MILE	15 MIN DT
2022 Total Population	26,092	54,967	108,484
5-Year Growth Rate	0.93%	1.20%	1.15%
Average HH Income	\$78,157	\$80,444	\$76,904
Median HH Income	\$57,253	\$57,024	\$54,332
Median Age	48.6	47.6	45.2



CYPRESS POINTE

CONCEPTUAL SITE PLAN

US Hwy 27 & Cypress Gardens Blvd, Winter Haven, FL 33884



LDG
 Larson Design Group
 1000 COMMERCE PARK DRIVE
 SUITE 201
 WILLIAMSPORT, PA 17701
 (877) 522-4963

WINTER HAVEN RETAIL DEVELOPMENT
 WINTER HAVEN, FLORIDA

CONCEPT PLAN

DATE: 7-AUG-2023
 PROJECT NO.: 23-0020
 SHEET NO.: D-14

CONCEPT

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