

14.87 Prime Acres Everest Village

US Highway 92 at Polk Parkway | Auburndale, Polk County, Florida

OFFERED AT \$4,750,000

1080 Hwy 92 W, Auburndale, FL 33823

THE OPPORTUNITY AT A GLANCE

A Rare, Entitled Development Site in Florida's Fastest-Growing County

- ✓ 14.87 acres of clean, highly developable land (11 +/- buildable acres)
- ✓ City-approved for Assisted Living and/or Multifamily development
- ✓ Partial owner financing available to accredited acquirers
- ✓ Centrally located between Auburndale, Winter Haven, and Lakeland

\$ Offering Price: \$4,750,000

LAND FOR SALE
HWY 92 & POLK PARKWAY
AUBURNDAL, FL 33823

40 +/- acre Spring Fed Lake

14 +/- acres approved for Multi-family & Assisted Living

For Sale

Exalt Health
INPATIENT REHABILITATION HOSPITAL

Everest Village

ELEVEN

US Highway 92 W

40,000 VPD

\$810,000 +/- Traffic Lights Under Construction

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Signalized Intersection on a 40,000 VPD Corridor

- Positioned at US Highway 92 and Polk Parkway interchange
- 40,000 vehicles per day on HWY 92
- New \$810,000 +/- traffic lights under construction at Everest Village entrance
- Direct access to Polk Parkway toll road connecting I-4 corridor
- Centrally located between Auburndale, Winter Haven, and Lakeland

40,000
VPD

\$810,000
Traffic Signal

Everest Village — A Growing Development

ANCHORED BY HEALTHCARE AND NATIONAL RETAIL TENANTS

- Adjacent to new Exalt Health Inpatient Rehabilitation Hospital (operational, 36 beds)
- 7-Eleven has purchased ~2 acres at the entrance of Everest Village
- New FDOT required traffic signal validates commercial momentum at the entrance
- 40+/- acre spring-fed lake provides a scenic natural amenity
- Shared demographics between rehab hospital and assisted living create a complementary continuum of care



Entitlements Already Secured — Substantial Development Head Start



Formal City of Auburndale approval for assisted living layout (Not just conceptual)



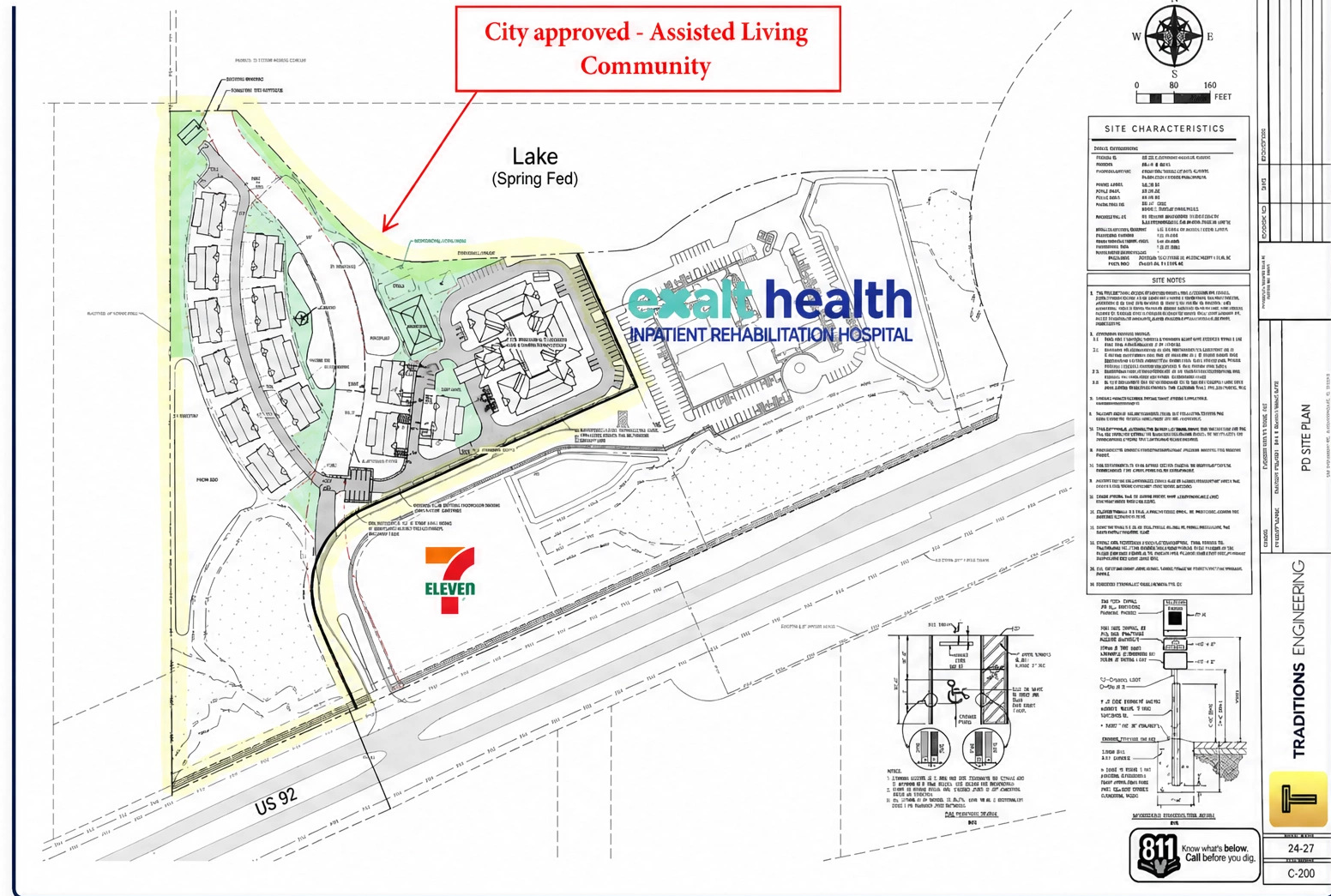
Zoned for multifamily and assisted living uses



**Flexible for Assisted Living,
Multifamily, Skilled Nursing,
or Residential**



Professional Assisted Living Bed Need Analysis completed



Polk County Has Grown 48.92% Since 2010 — #1 Fastest-Growing in Florida



#1

Fastest-Growing
in FL



48.92%

Growth

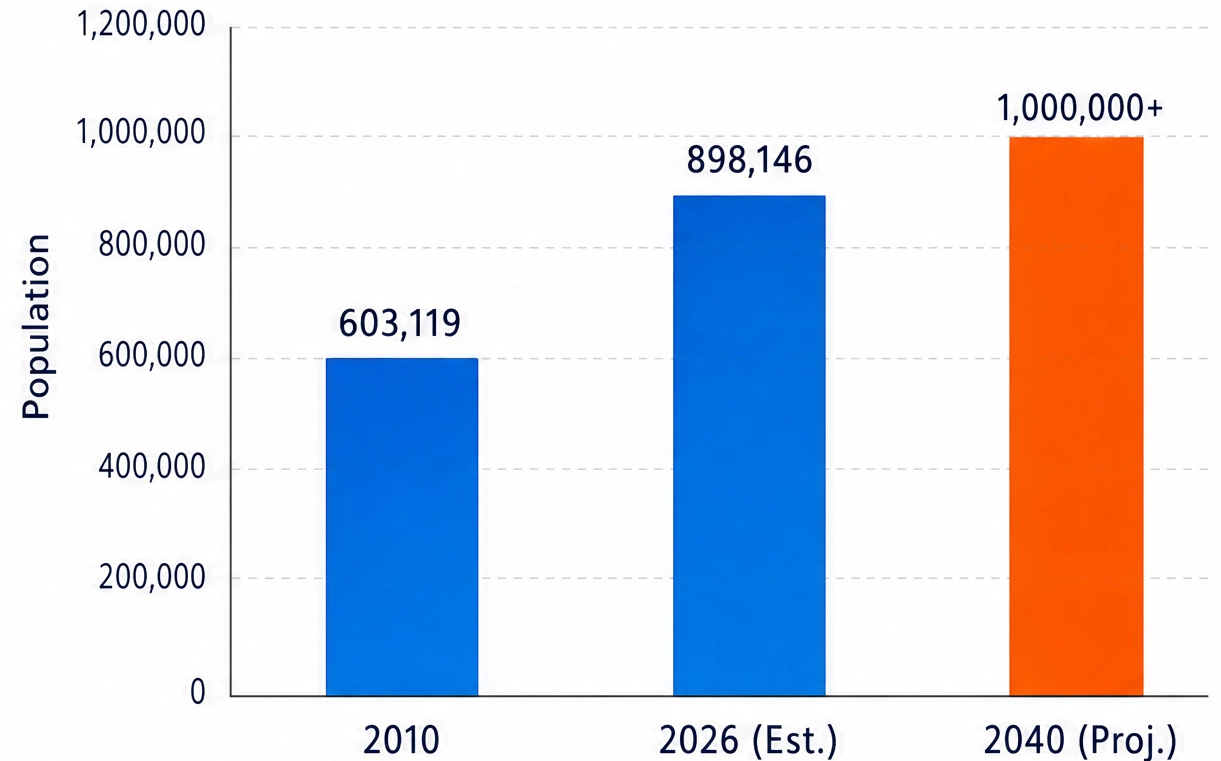


1M+

by 2040

- 2026 population estimate: 898,146 residents (up from 603,119 in 2010)
- Top 15 fastest-growing metros nationally (Lakeland-Winter Haven MSA)
- Projected to exceed 1,000,000 residents by 2040
- Strategic location along the I-4 corridor between Tampa and Orlando

POLK COUNTY POPULATION GROWTH



Source: U.S. Census Bureau and Florida Office of Economic & Demographic Research (2026 Estimate)

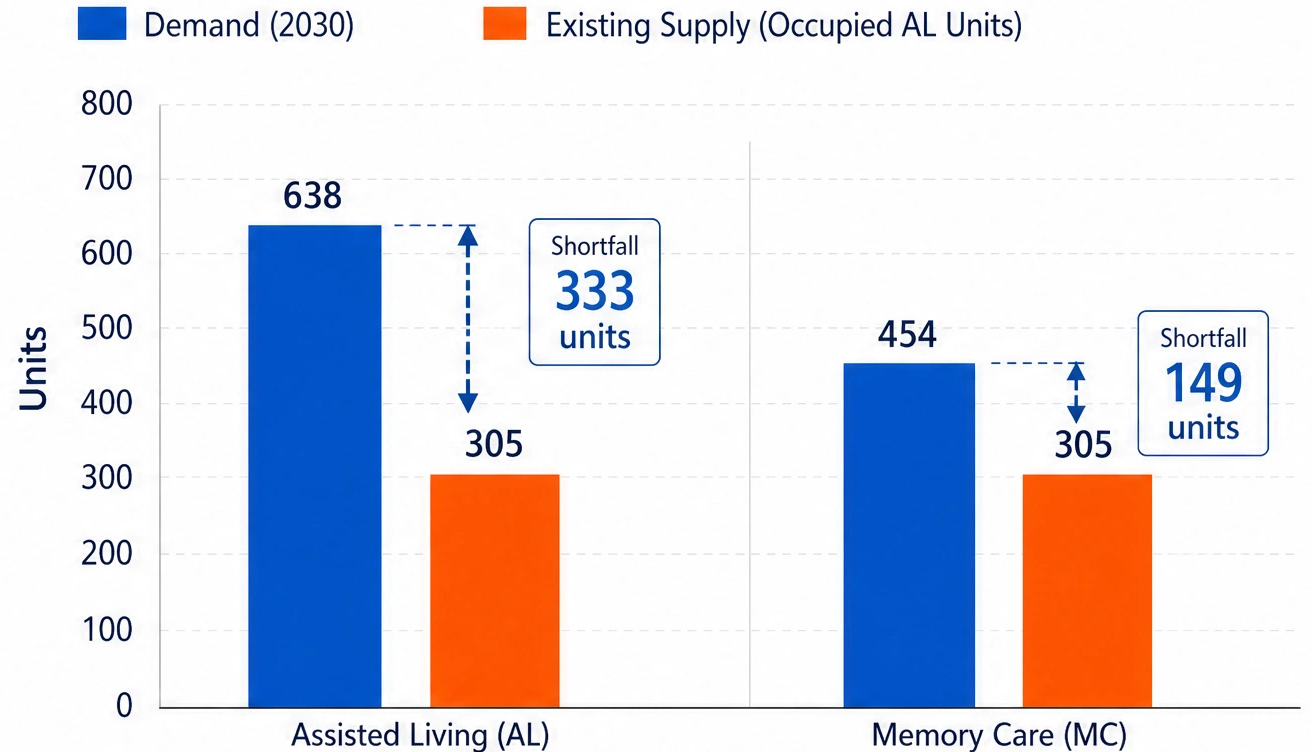
Age 75+ Households Growing 25.46% by 2030 — Demand Far Exceeds Supply

- PMA age 75+ households: 28,000 (2025) to 35,129 (2030), adding 7,129 households
- Assisted living unit demand (\$85K+ income): 465 units (2027) to 638 units (2030)
- Memory care demand (\$85K+ income): 350 units (2027) to 454 units (2030)
- Only 305 existing occupied AL units in the primary market area
- Professional market feasibility analysis confirms sufficient depth to support new senior housing



Demand significantly exceeds existing supply across all senior housing product types, underscoring a strong opportunity for new development.

SENIOR HOUSING DEMAND VS. EXISTING SUPPLY



1,092
Total Demand (2030)
(638 AL + 454 MC)

305
Existing Supply
(Occupied AL Units)

787
Total Shortfall
Units

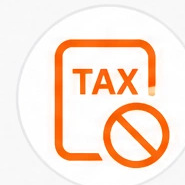
#1 Best State to Retire with No Income Tax and No Estate Tax

- No state income tax; no estate or inheritance tax
- Ranked #1 best state to retire (WalletHub, 2025)
- Ranked 4th in tax competitiveness nationally (Tax Foundation, 2025)
- 5.09 million Florida residents age 65+ (21.8% of state population)
- Median age of Florida seniors: 73.9 years
- Homeownership rate in Auburndale: 73.3% (vs. 65.2% national average)



#1

Best State
to Retire

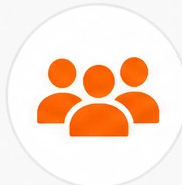


No State
Income Tax /
No Estate Tax



4th

Tax
Competitiveness



5.09M

residents age 65+
(21.8% of state population)



73.3%

homeownership in
Auburndale
(vs. 65.2% national average)



Sources: WalletHub (2025); Tax Foundation (2025); U.S. Census Bureau (2023 ACS 5-Year Estimates); Florida Office of Economic & Demographic Research (2024)

Investment Summary

A Turnkey Development Opportunity Where the Pieces Are Already in Place



1. Acreage

14.87 acres
(11 +/- buildable)



2. Price

\$4,750,000



3. Zoning

City-approved for
Assisted Living &
Multifamily



4. Traffic

40,000 VPD on
HWY 92



5. Infrastructure

New \$810,000 +/-
traffic lights under
construction



6. Neighbors

Exalt Health Rehab
Hospital, 7-Eleven



7. Market Growth

Polk County #1
fastest-growing in FL



8. Senior Demand

25.46% growth in
75+ households by 2030



9. Financing

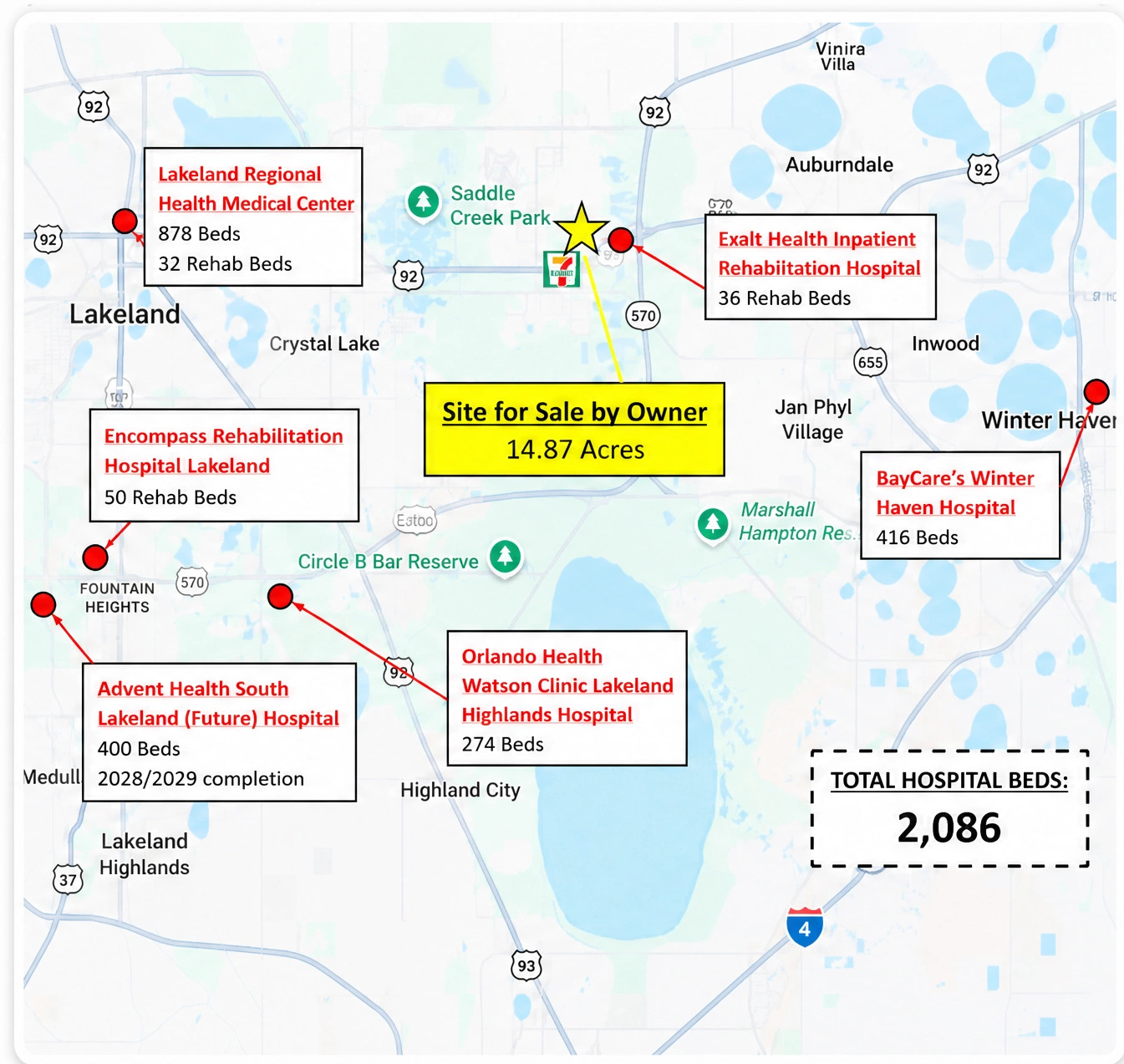
Partial owner
financing available

2,086 Total Hospital Beds in the Surrounding Market

- + **Lakeland Regional Health Medical Center:**
878 beds, 32 rehab beds
- + **BayCare's Winter Haven Hospital:**
416 beds
- + **Orlando Health Watson Clinic Lakeland Highlands Hospital:** 274 beds
- + **Advent Health South Lakeland:**
Future 400-bed hospital (2028/2029)
- + **Encompass Rehabilitation Hospital Lakeland:**
50 rehab beds
- + **Adjacent to Exalt Health Inpatient Rehab Hospital:** 36 rehab beds



TOTAL: 2,086 HOSPITAL BEDS



Contact Information

14.87 +/- Prime Acres Everest Village

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