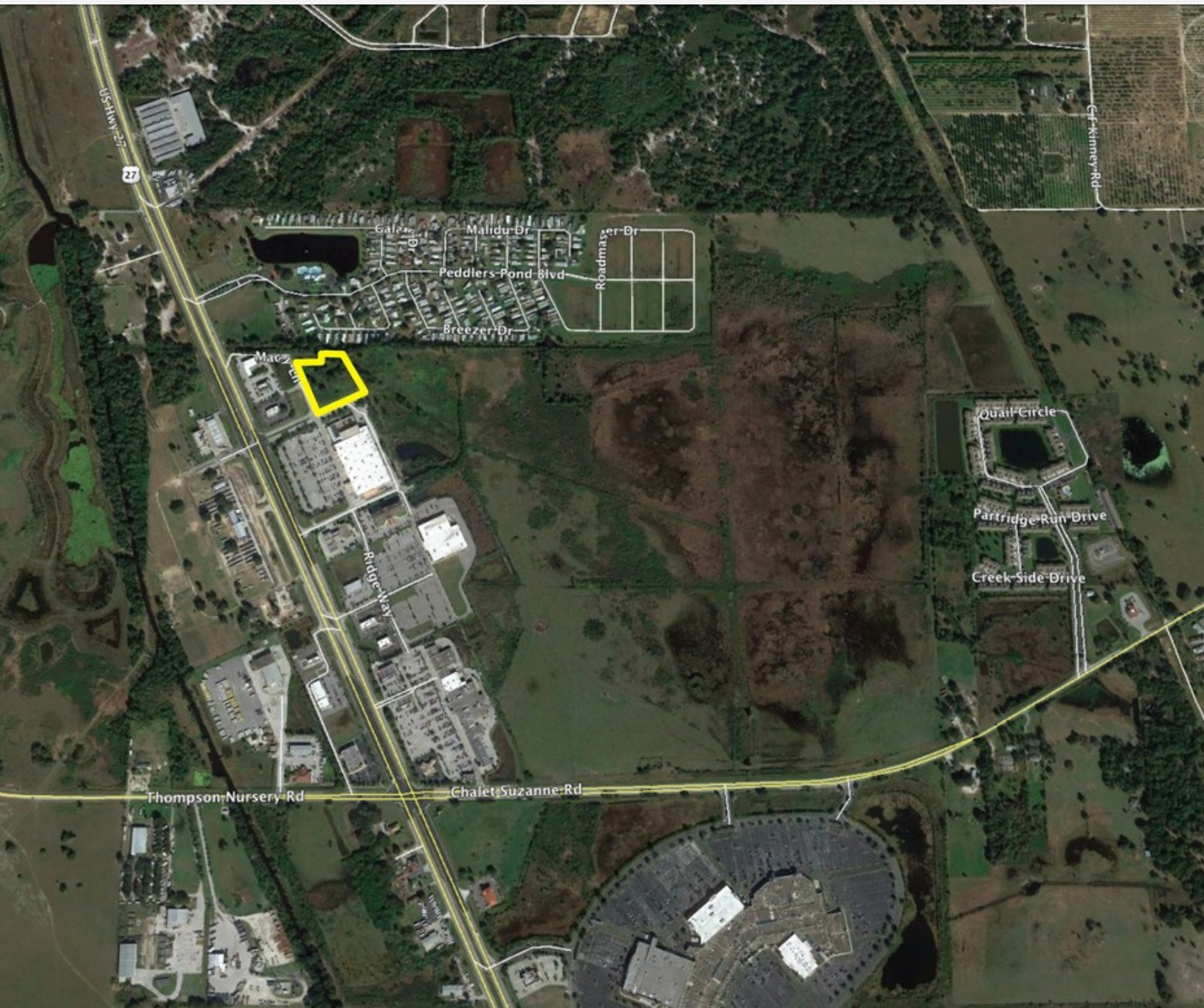


FOR SALE
LAND
\$950,000

2.5 ACRE OUT PARCEL WITH SIGNAGE ON US HWY 27

MACEY LN, LAKE WALES, FL 33859





OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	2.5 Acres

PROPERTY OVERVIEW

Commercial out parcel available across from Home Depot in area of booming commercial and residential development. This out parcel lies in the northeast corner of Star Lake Dr. and Macey Ln. and can be adjusted to accommodate a larger project. There is also a sign easement in place to allow signage for the out parcel at the lighted intersection of US Hwy 27 & Star Lake Dr.

PROPERTY HIGHLIGHTS

- Signage available on US Hwy 27 with 40,500 AADT
- 2,296 Residential Units under construction nearby
- Utilities available
- Site Expandable
- Corner Commercial ready to be developed

ID#: 1049256



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Macey Ln, Lake Wales, FL 33859

Retailer Map

3



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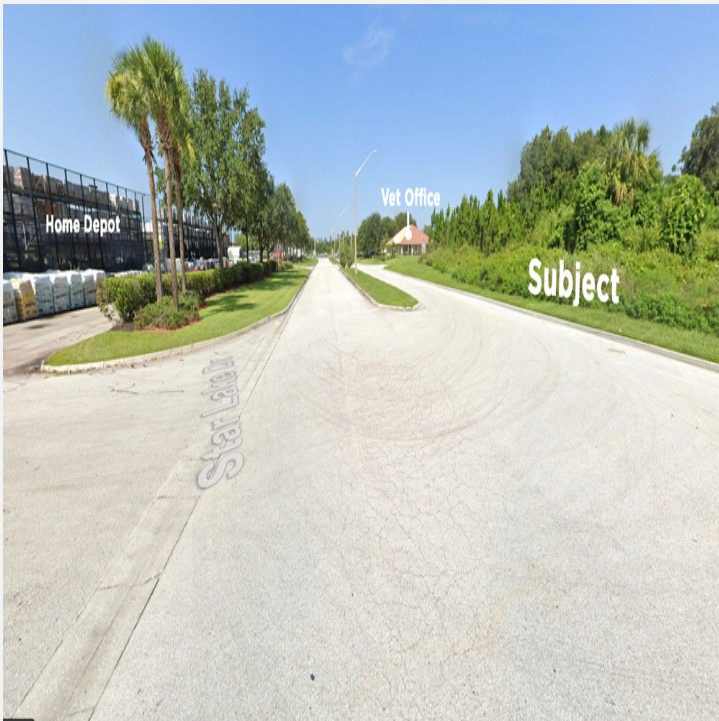


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Additional Photos

4



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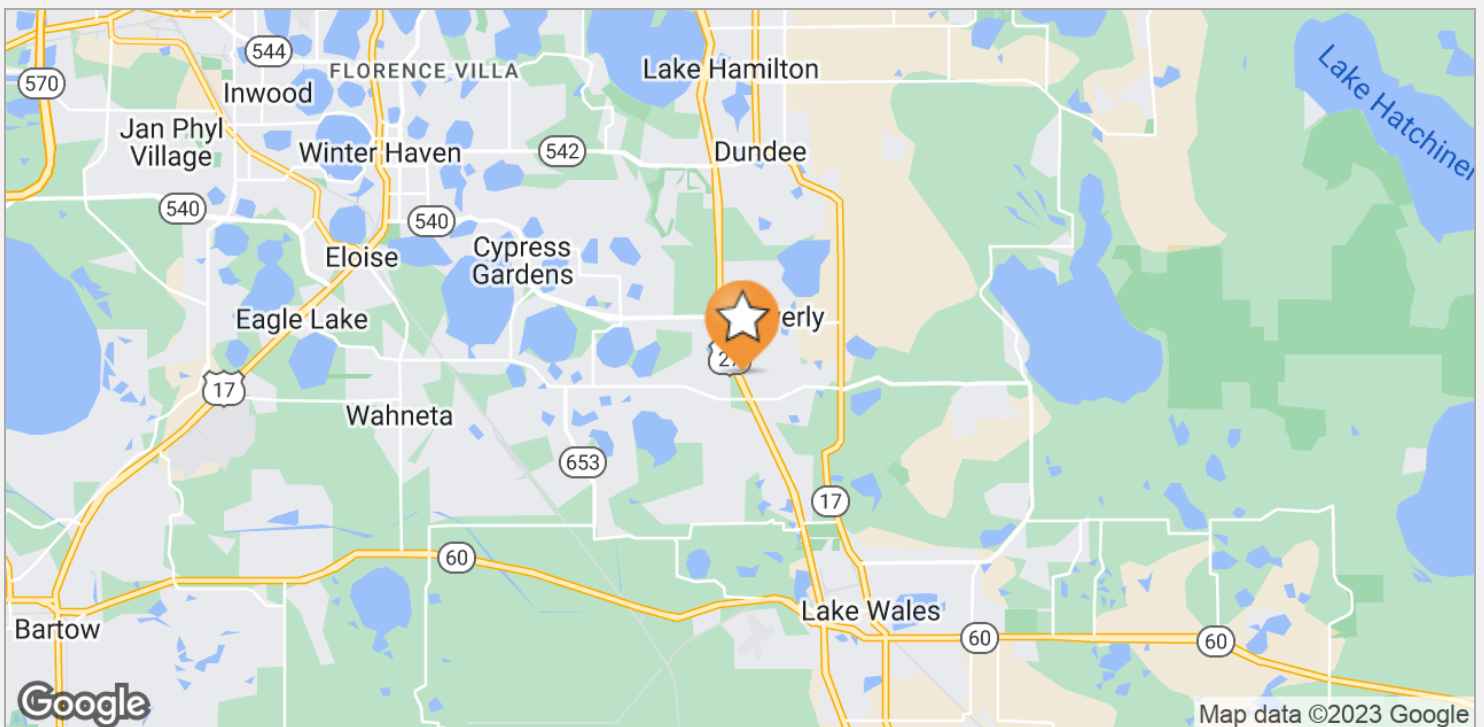
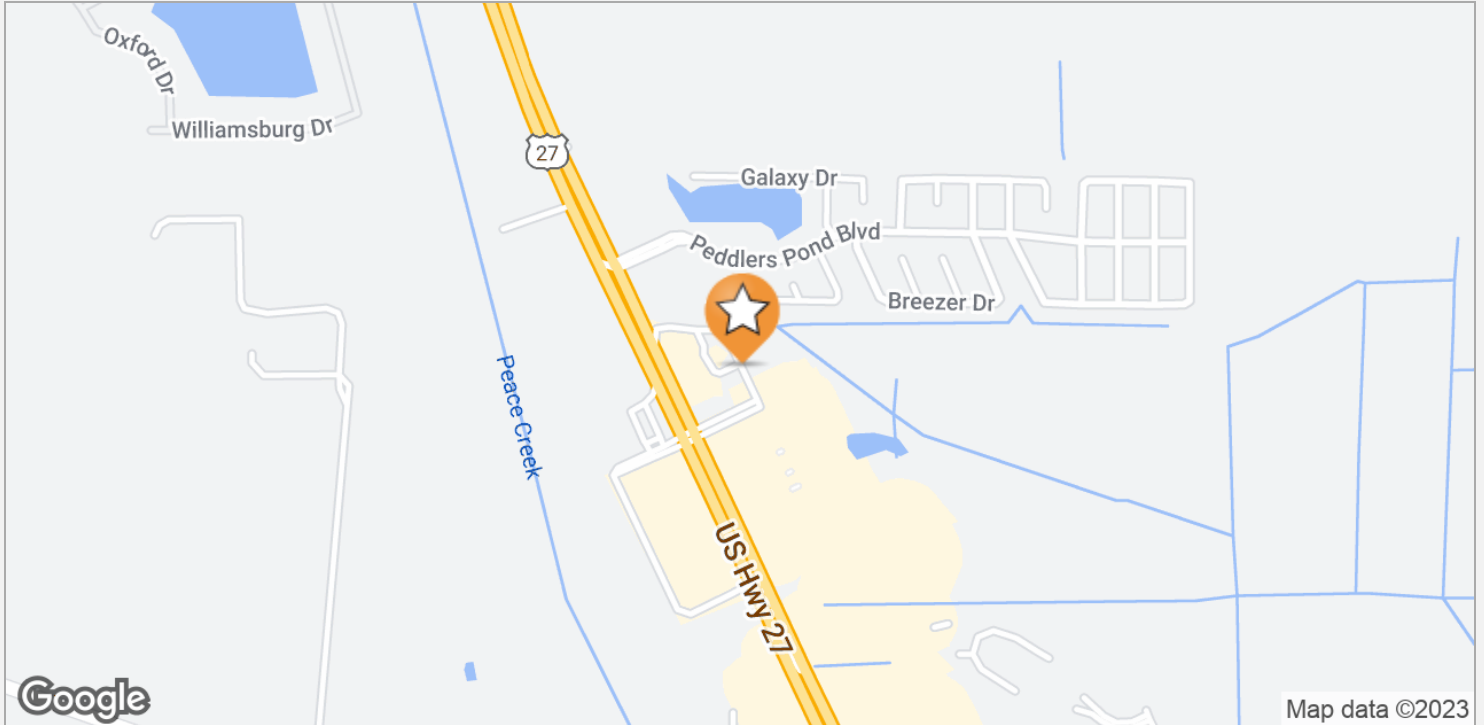
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Location Maps

5

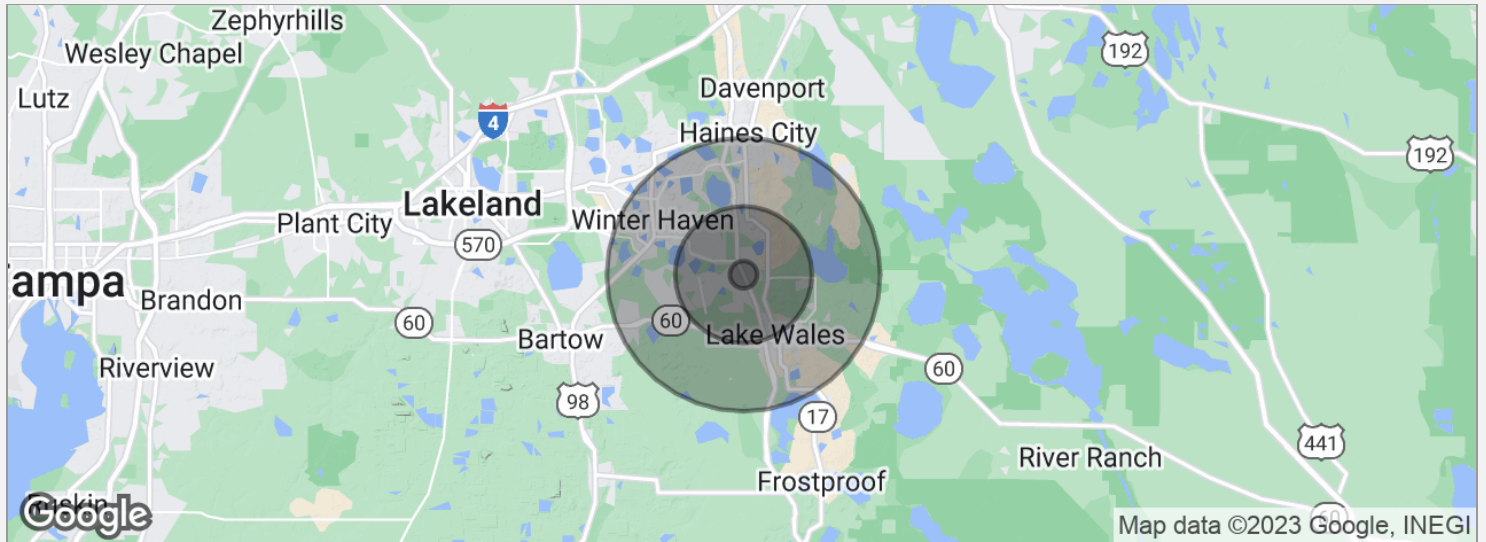


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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,379	36,613	132,982
Median age	47.3	42.8	43.4
Median age (male)	52.2	42.0	42.1
Median age (Female)	46.6	43.4	44.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,236	16,355	58,085
# of persons per HH	1.9	2.2	2.3
Average HH income	\$52,947	\$58,735	\$55,934
Average house value	\$370,188	\$257,288	\$199,945

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

After graduating from Florida Southern College in Lakeland, FL, Erin became a licensed real estate agent in 2002. She promptly purchased her first investment property and started working for Crosby & Associates, Inc. For seven years she gained experience in commercial sales and leasing, market research, land development and financial analysis under the mentorship of Benjamin Crosby. Here she learned the importance of market timing, trends and independent research and analysis. She built a personal portfolio of investment properties that included residential and commercial renovations. These projects honed her skills in landlord-tenant negotiations and property management. She furthered her education at the CCIM Institute and in 2008 obtained the prestigious CCIM Designation.

After a leave of absence to start her family, she returned to Crosby & Association in 2018 with extensive commercial property management experience and a passion for community redevelopment in Polk County, FL. She specializes in Land Development as well as Brick-and-Mortar Commercial Properties in Central Florida. Erin resides in Winter Haven with her husband of 20 years and two daughters.

EDUCATION

B.A. from Florida Southern College
CCIM Designation (Certified Commercial Investment Member)
Realtors Land Institute - Site Selection Course

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Members (CCIM) Institute
Member Florida CCIM Chapter
East Polk County Association of Realtors

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