



**FOR SALE
LAND
\$850,000**

LAKE SHEPARD PARCEL

27 N BINION ROAD, APOPKA, FL 32703





OFFERING SUMMARY

Sale Price:	\$850,000
Available SF:	
Lot Size:	20.0 Acres

PROPERTY OVERVIEW

This stunning, waterfront development property has great potential for anyone looking to break ground on a residential development. The property consists of 20 acres of land, with frontage on North Binion Rd, as well as the placid Sheppard Lake. There are currently multiple buildings on the site that could be renovated or removed to make space for new construction projects. This parcel is brimming with opportunity and would make the perfect spot for your next development endeavor.

PROPERTY HIGHLIGHTS

- Waterfront development land
- Near SR 429 and the Wekiva Parkway

ID#: 1048976



Ben Crosby, CCIM, ALC
ben@crosbydirt.com
863.412.8977

crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600



ID#: 1048976



Ben Crosby, CCIM, ALC
ben@crosbydirt.com
863.412.8977

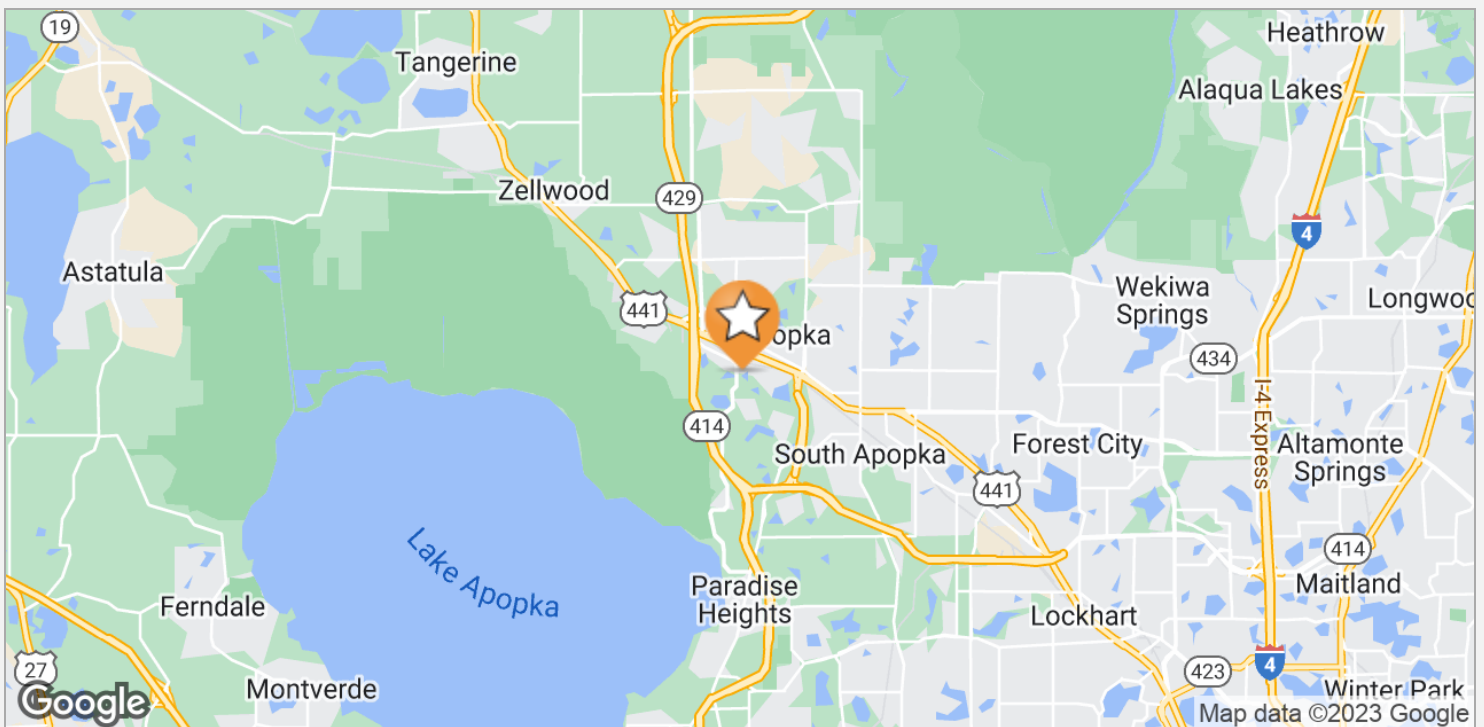
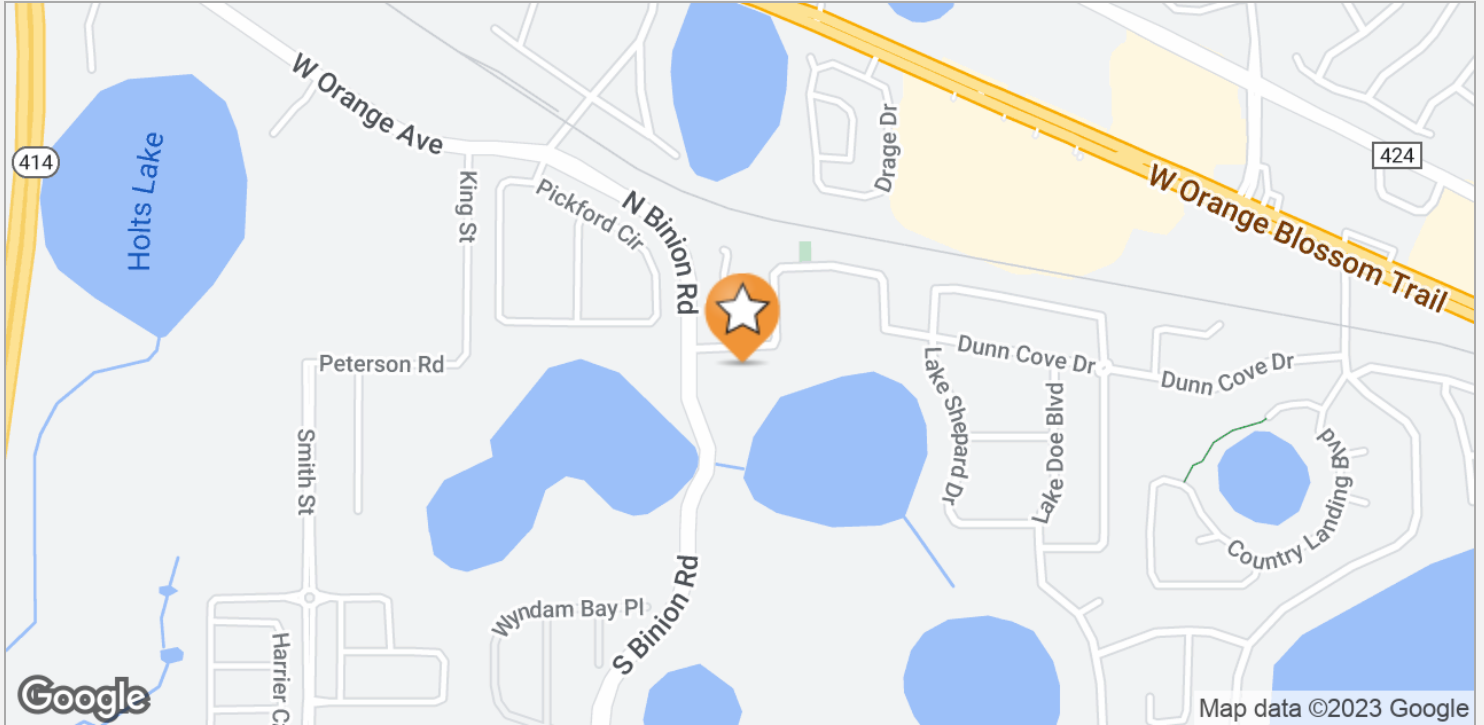
crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600

LAKE SHEPARD PARCEL

27 N Binion Road, Apopka, FL 32703

Location Maps

4



ID#: 1048976



Ben Crosby, CCIM, ALC
ben@crosbydirt.com
863.412.8977

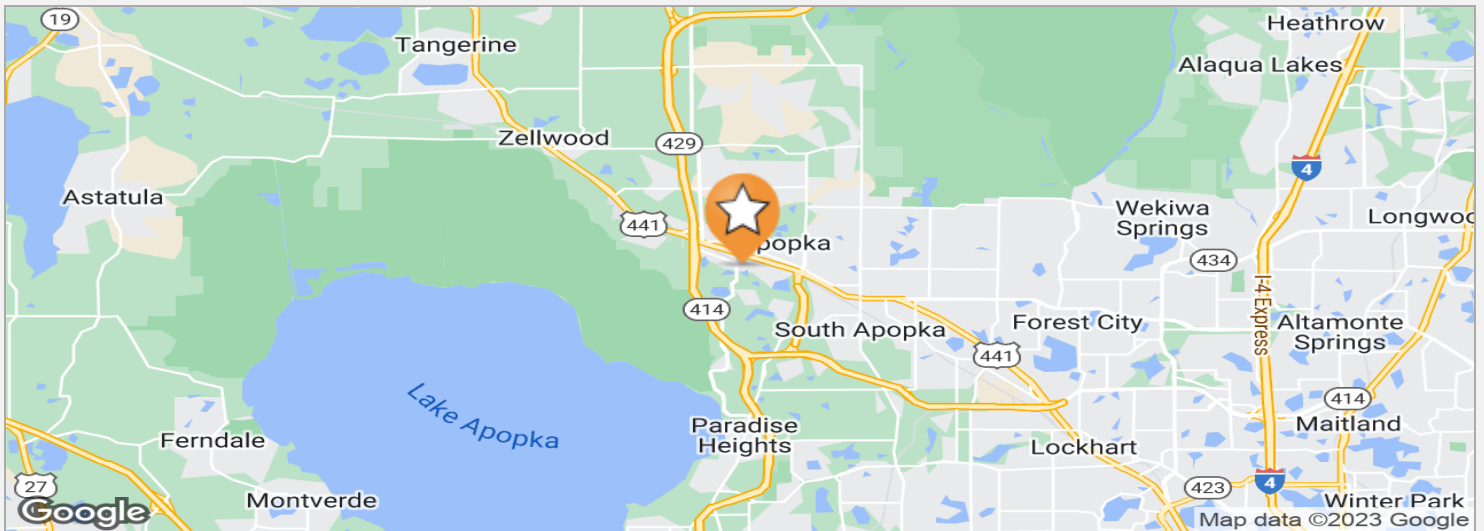
crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600

LAKE SHEPARD PARCEL

27 N Binion Road, Apopka, FL 32703

Location Maps 2

5



DRIVE TIMES

DRIVING DIRECTIONS

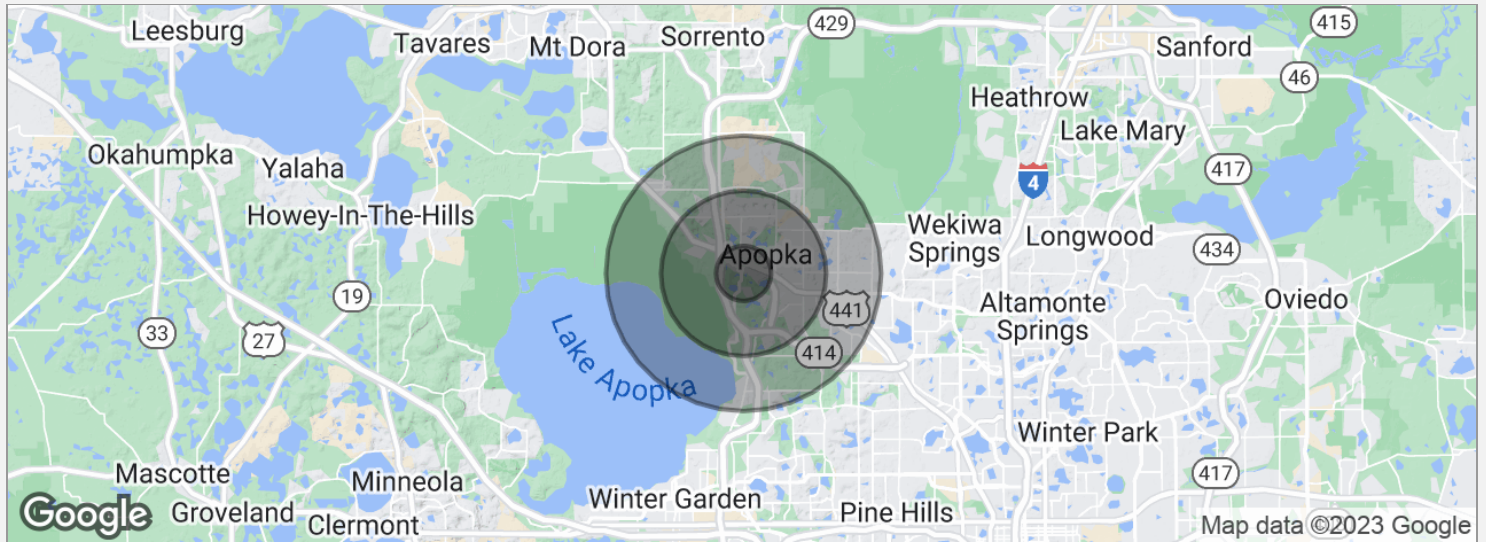
From Hwy. 441 and SR 429 (Toll road) travel S on 441 to Orange avenue; travel S on Orange Avenue past the Minute Maid plant to Binion road. Nursery on East side of Binion about one mile S of the plant.

ID#: 1048976



Ben Crosby, CCIM, ALC
ben@crosbydirt.com
863.412.8977

crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,443	29,495	61,704
Median age	37.6	36.6	37.0
Median age (male)	37.9	36.5	36.2
Median age (Female)	37.5	36.7	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,328	10,919	22,708
# of persons per HH	2.6	2.7	2.7
Average HH income	\$79,367	\$70,247	\$68,629
Average house value	\$261,774	\$253,734	\$254,837

* Demographic data derived from 2020 ACS - US Census

ID#: 1048976



Ben Crosby, CCIM, ALC
ben@crosbydirt.com
863.412.8977

crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600

BEN CROSBY, CCIM, ALC

Broker

141 5th St. NW, Suite 202
Winter Haven, FL 33881
T 863.412.8977
C 863.412.8977
ben@crosbydirt.com
FL #BK3019837

PROFESSIONAL BACKGROUND

Born in Tampa, Mr. Crosby believes in earning your trust and respect and his experience spans 39 years in real estate, agricultural investments, commercial and land management. He strives to excel by providing his clients and customers with honest, accurate and timely information in relation to the property they are seeking to buy or sell. Holding licenses throughout the country he is honored to serve as your Land Specialist. He currently resides in Winter Haven with his wife of 42 years and has three grown daughters and 17 grandchildren.

EDUCATION

2021-2023 REALTORS Land Institute Budget & Finance Committee
2016-2023 Member REALTORS Land Institute Education Committee
2015-2016 Member CCIM Institute Governance Committee
2014 Vice President CCIM Institute Region 8 (Florida & Puerto Rico)
2013 President Florida CCIM Chapter
2009-2014 Trustee, Florida REALTORS® Political Action Committee
2013 Florida REALTORS PAC Hall of Fame
Member East Polk, Greater Lake and Sumter County Assn of REALTORS
Member Sarasota Manatee Assn and Orlando Regional Assn of REALTORS
CCIM Designation (Certified Commercial Investment Member)
ALC Designation (Accredited Land Consultant)
Member, Central Florida Commercial Association of REALTORS®
Member, Florida Gulf Coast Commercial Association of REALTORS®
Member, Florida and Georgia Chapters Realtors Land Institute
Member Georgia Association of Realtors & Atlanta Commercial Board of Realtors
REALTORS® Land Institute Instructor: Land 101 Course, Agriculture Brokerage & Marketing Course,
Site Selection Course and Land Investment Analysis Course, Subdivision Development Course

MEMBERSHIPS & AFFILIATIONS

REALTORS® Land Institute 2020 Robert C. Meeks Distinguished Service Award
Florida Realtors 2019 Commercial Achievement Award
REALTORS® Land Institute Excellence in Instruction Award 2016, 2014, 2010
REALTORS® Land Institute Land Realtor of America 2014
Florida Chapter CCIM Hank Thompson Award 2014
REALTORS® Land Institute Florida Land Realtor of the Year 2010

ID#: 1048976



Ben Crosby, CCIM, ALC
ben@crosbydirt.com
863.412.8977

crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600