



**FOR SALE
LAND
\$1,500,000**

**31 ACRES MIXED USE DEVELOPMENT LAND ON HIGHWAY
60- POLK COUNTY**

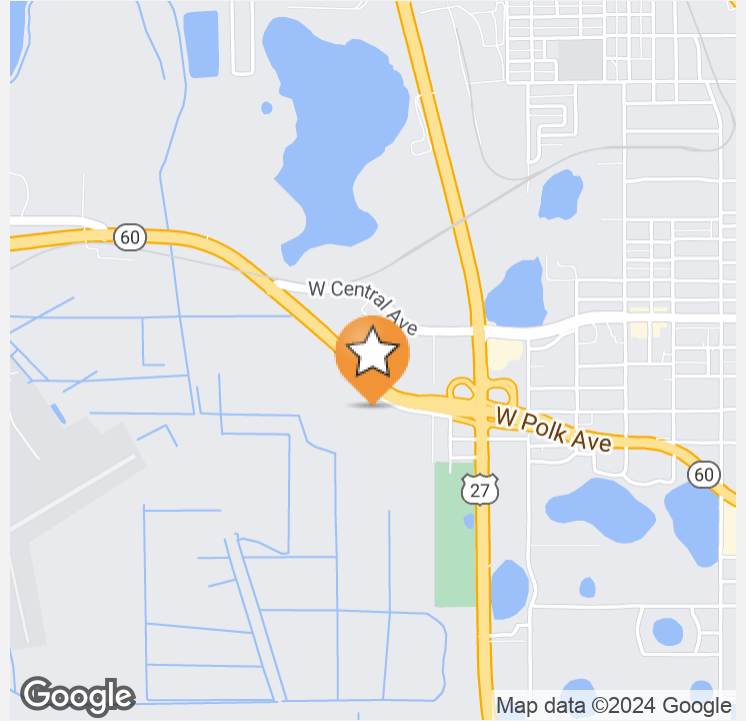
STATE ROAD 60 W, LAKE WALES, FL 33853



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CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881**



VIDEO

OFFERING SUMMARY

Listing Price	\$1,500,000
Acres	30.88 Acres
Price Per Acre	\$48,575
County	Polk
Zoning	BPC
Utilities	Power; City water/sewer is adjacent to site.
Parcel IDs	273003000000024030; 273003000000023070
Coordinates	27.8977025, -81.6045096

PROPERTY OVERVIEW

Currently zoned for light industrial use, presents an exceptional opportunity for both development and investment in the rapidly growing area of eastern Polk County. Offering versatility, the site is prepared for transformation into industrial or commercial spaces, pending necessary approvals. Furthermore, it stands as a prime candidate for annexation by the city, potentially increasing its value and utility. Boasting outstanding visibility from Highway 60 and conveniently situated just a quarter mile from the Highway 27 interchange, this property guarantees high exposure and ease of access. Whether for development projects or as an investment asset, this site represents a solid venture in a region experiencing significant growth.

PROPERTY HIGHLIGHTS

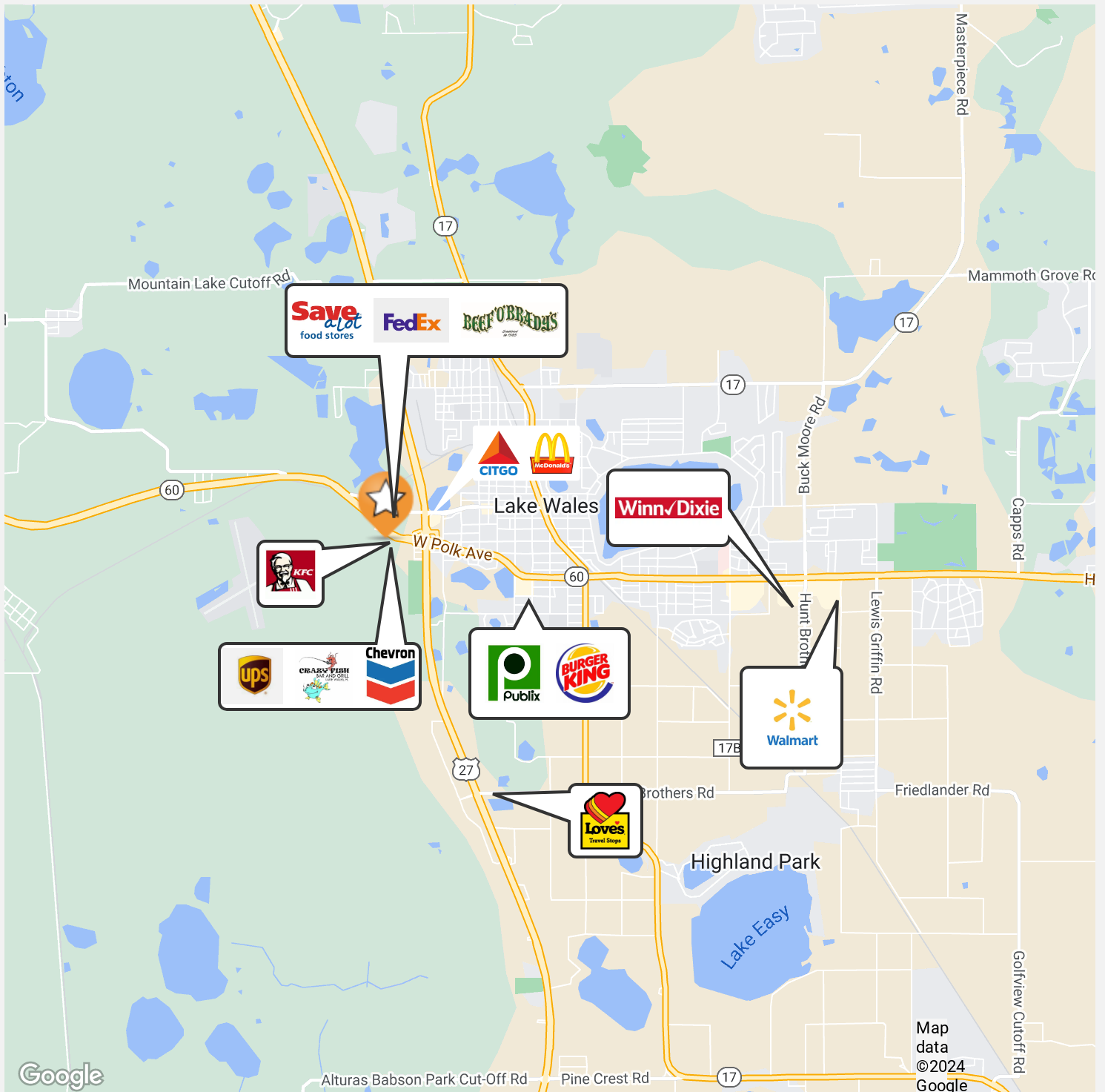
- Currently zoned BPC-1 for light industrial
- City annexation possible
- Excellent visibility
- Hot investment area



All Polygons 30.92 ac						
CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP ⓘ
15	Tavares fine sand, 0 to 5 percent slopes	10.15	32.83%	-	30	3s ⓘ
35	Hontoon muck, frequently ponded, 0 to 1 percent slopes	9	29.11%	-	5	7w ⓘ
13	Samsula muck, frequently ponded, 0 to 1 percent slopes	8	25.87%	-	5	7w ⓘ
3	Candler sand, 0 to 5 percent slopes	2.74	8.86%	-	19	4s ⓘ
17	Smyrna and Myakka fine sands	0.91	2.94%	-	34	4w ⓘ









LOCATION DESCRIPTION

Site is located adjacent to KFC and the UPS Customer Center in Lake Wales. Site fronts on south side of frontage road servicing the Hwy 60 and Hwy 27 interchange.

DRIVE TIMES

40 mins south of I-4 and Hwy 27 interchange; 45 mins to Lakeland; 1 hour 15 min to Tampa; 1 hour 20 min to Orlando.

DRIVING DIRECTIONS

From the intersection of Hwy 27 and Hwy 60 in Lake Wales, travel west on Hwy 60 for 0.3 miles, site is on the south side of the highway.



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,507	26,196	85,852
Median age	41.3	42.0	41.7
Median age (male)	38.9	40.1	40.4
Median age (Female)	43.0	43.0	42.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	633	10,618	33,607
# of persons per HH	2.4	2.5	2.6
Average HH income	\$39,323	\$51,683	\$56,715
Average house value	\$116,364	\$138,101	\$169,812

* Demographic data derived from 2020 ACS - US Census

LORENA ALVAREZ CORDERO

President | Chief Operating Officer (COO)



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PROFESSIONAL BACKGROUND

As a Licensed Central Florida REALTOR® and President of Crosby & Associates Inc., Lorena Alvarez Cordero is driven by a vision of creating mutually beneficial deals for both real estate buyers and sellers. Recognizing the trust clients place in her, Lorena focuses on providing seamless, rewarding experiences that meet both parties' aspirations.

Lorena's foundation in real estate was shaped by years of hands-on experience assisting her Broker, equipping her with in-depth knowledge of transaction management and industry-specific terminology. This expertise, combined with her executive stint at HUD's CWIS where she managed critical contracts in Puerto Rico and the Virgin Islands, underscores her capability to handle intricate transactions and deliver sage advice.

However, Lorena's value proposition isn't solely her extensive background. By harnessing the latest technology and market research, she offers clients real-time insights to navigate the ever-evolving real estate landscape. This proactive approach ensures her clients stay ahead and enjoy a competitive edge.

At the heart of Lorena's success is her unwavering dedication to client satisfaction. She takes pride in her meticulous attention to details and a personalized approach, striving to find perfect matches for buyers and optimizing returns for sellers. As a Full-Time REALTOR®, Lorena's knowledge of the local market, combined with her unparalleled negotiation skills, ensures that both buyers and sellers leave the table feeling they've achieved their objectives.

EDUCATION

A.A. Social Work from Polk State College

MEMBERSHIPS & AFFILIATIONS

Active Member with East Polk County Realtors Association
Awarded EPCAR's Rising Star Award 2022
Board Member at The Mission Winter Haven
Member Greater Winter Haven Junior League