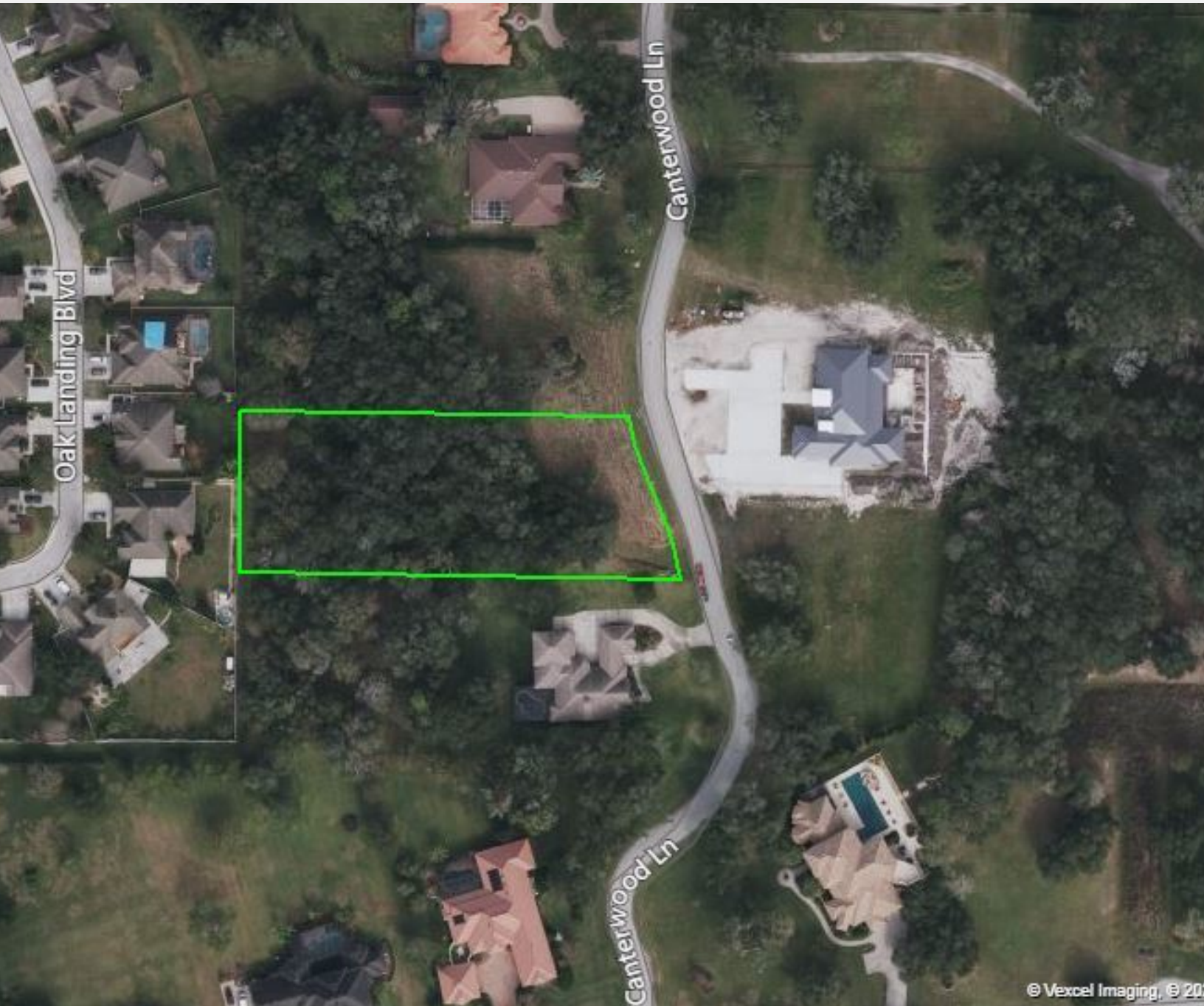




**FOR SALE**  
**LAND**  
**\$190,000**

CANTERWOOD HOME SITE

**CANTERWOOD LN LOT 6, MULBERRY, FL 33860**



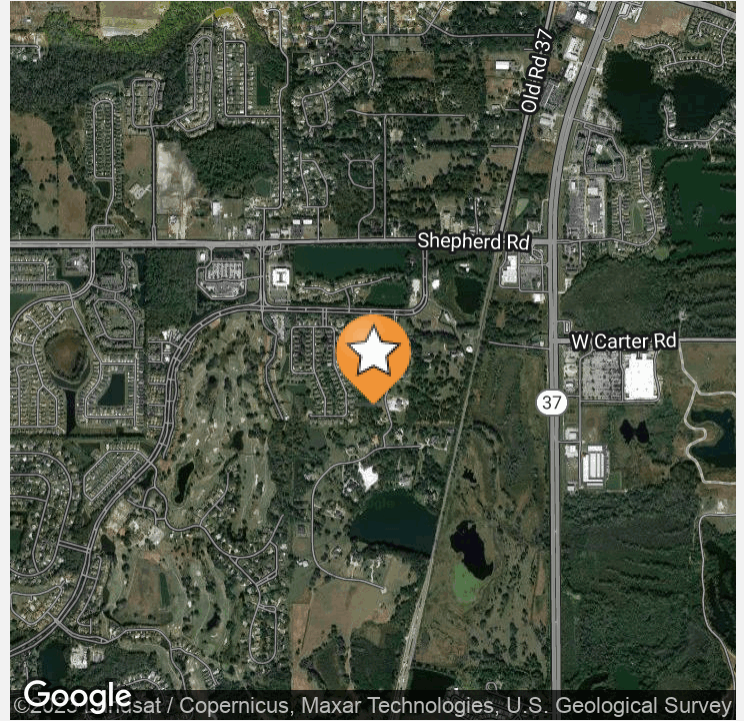
© Vexcel Imaging, © 20

JACOB SCARBOROUGH  
JACOB@CROSBYDIRT.COM



CROSBYDIRT.COM





## OFFERING SUMMARY

**Sale Price:** \$190,000

**Lot Size:** 1.34 Acres

## PROPERTY OVERVIEW

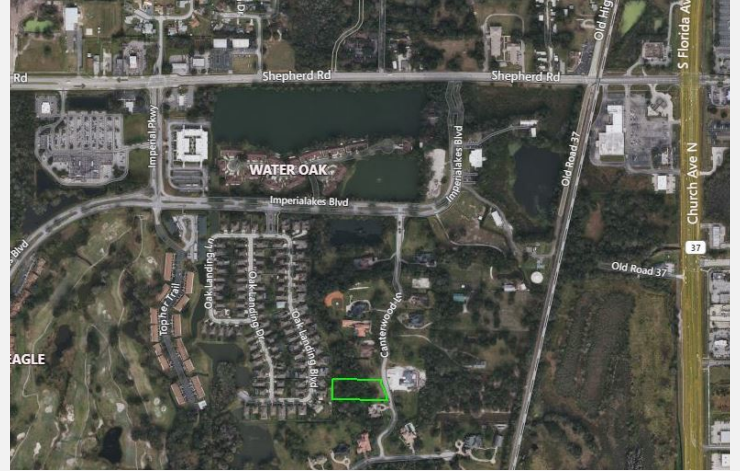
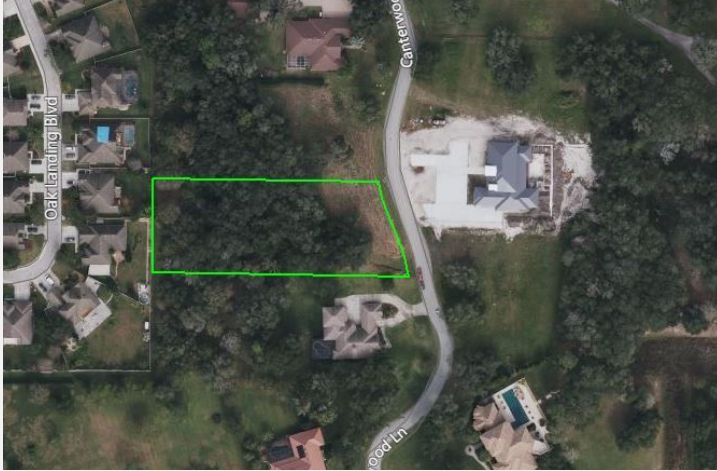
Perfect place to build your dream home in the heart of Florida. 1.34 Acre Lot in the beautiful Canterwood Gated Community. Million dollar custom homes throughout the neighborhood. Great location close to shopping, restaurants, and quick access to I4 and the Polk Parkway. 5 minutes to Lakeland. 45 Minutes to downtown Tampa. 1 hour to Orlando. 45 Minutes to Disney.

## PROPERTY HIGHLIGHTS

- 1.34 Acres in Gated Community
- Easy access to I4 to Tampa and Orlando
- Short drives to Disney or the Beach
- Just minutes from shopping and restaurants

**ID#: 1063288**





ID#: 1063288

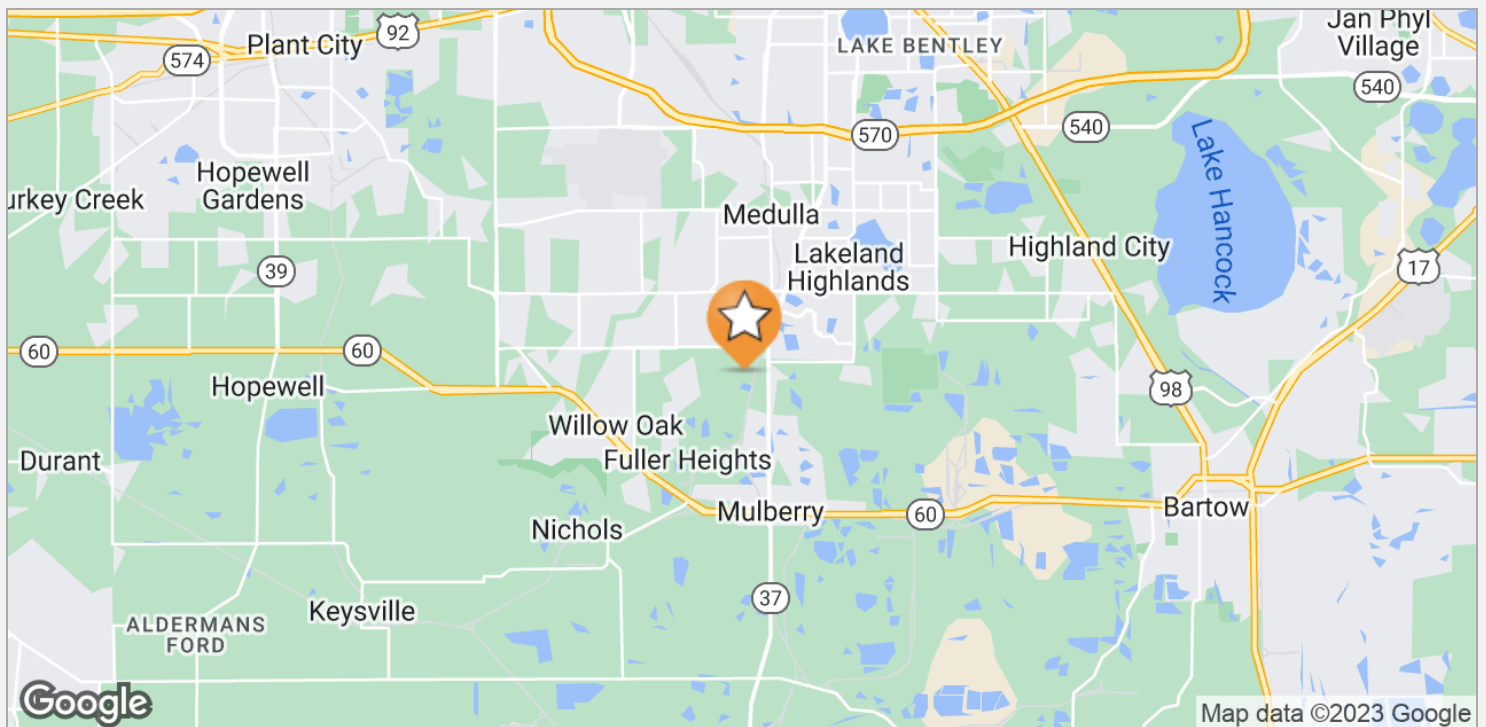
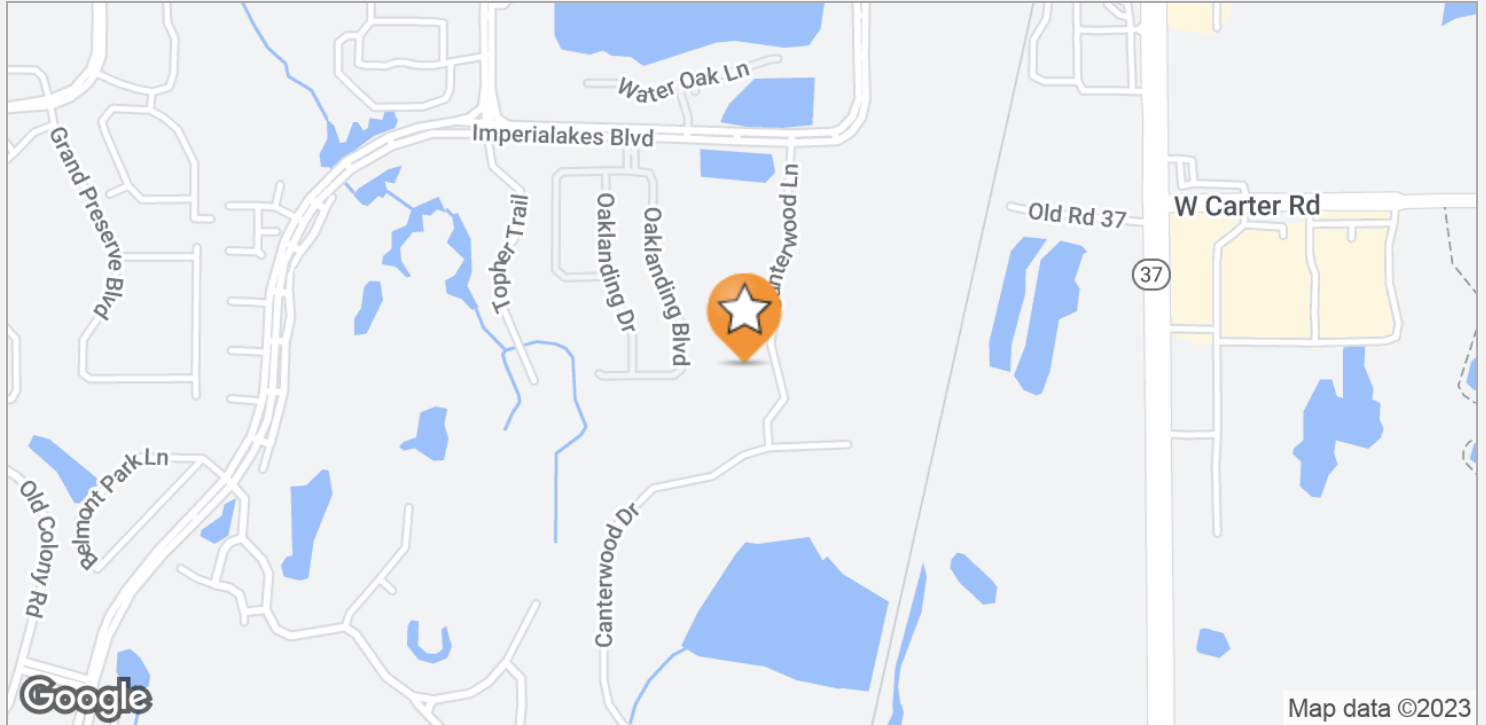


# CANTERWOOD HOME SITE

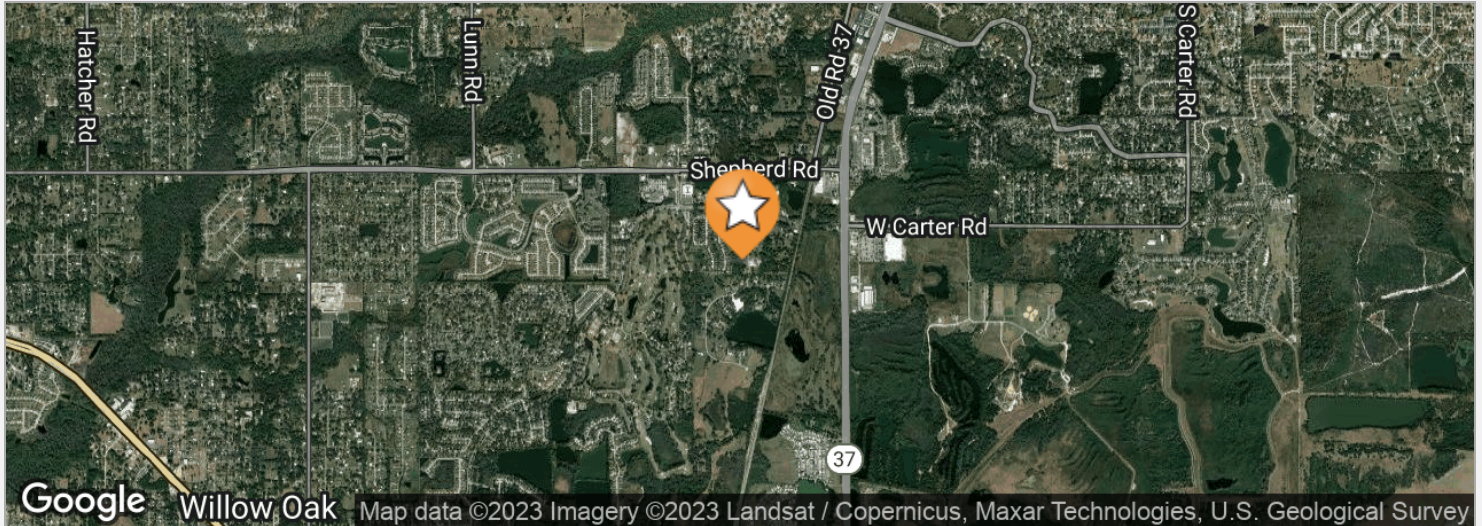
Canterwood Ln Lot 6, Mulberry, FL 33860

Location Maps

4



ID#: 1063288



## LOCATION DESCRIPTION

Perfect place to build your dream home in the heart of Florida. 1.34 Acre Lot in the beautiful Canterburywood Gated Community. Million dollar custom homes throughout the neighborhood. Great location close to shopping, restaurants, and quick access to I4 and the Polk Parkway.

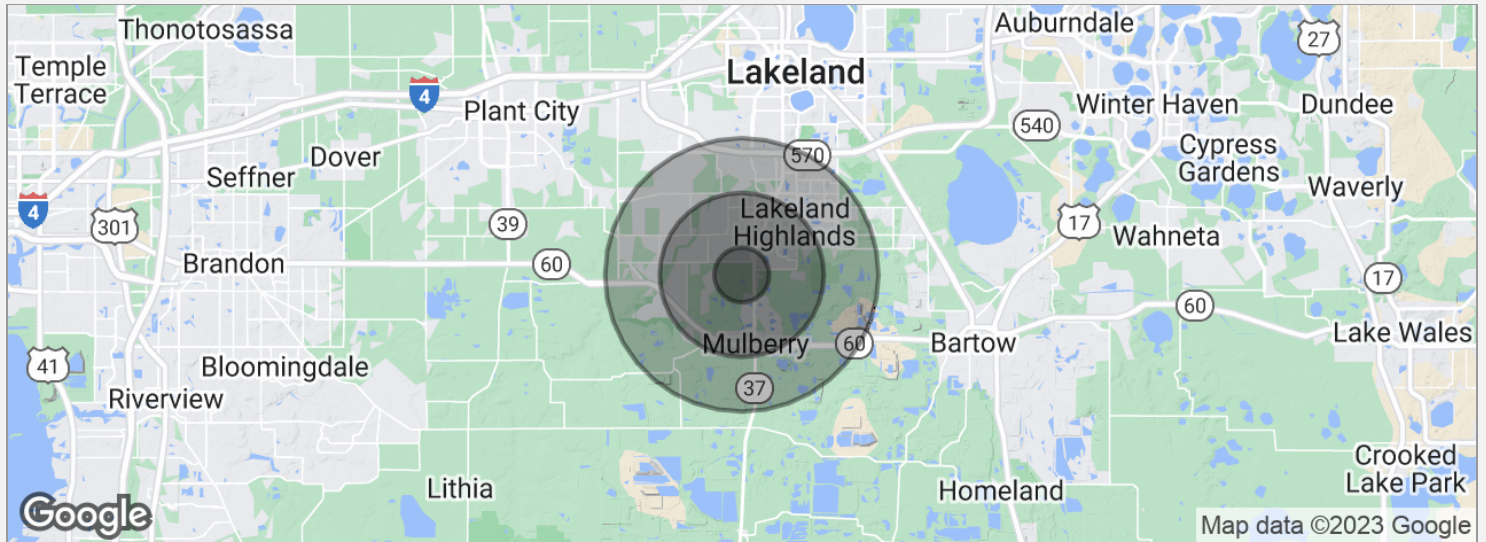
## DRIVE TIMES

5 minutes to Lakeland. 45 Minutes to downtown Tampa. 1 hour to Orlando. 45 Minutes to Disney.

## DRIVING DIRECTIONS

Drive South on Hwy 37 from the Polk Parkway. Turn west onto Shepherd Rd. Turn south onto Imperial Lakes Blvd. Gate to the community is on the south side of the road. Property is approximately 1 mile from the gate on the west side of the road.

**ID#: 1063288**



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,913	32,830	71,983
Median age	37.7	37.5	38.2
Median age (male)	37.9	36.9	37.4
Median age (Female)	37.9	38.5	39.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,409	11,949	26,455
# of persons per HH	2.8	2.7	2.7
Average HH income	\$76,166	\$76,432	\$75,703
Average house value	\$178,838	\$192,231	\$205,258

\* Demographic data derived from 2020 ACS - US Census

ID#: 1063288



## JACOB SCARBOROUGH

Land Specialist

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Winter Haven, FL 33881  
T 863.837.9290  
C 863.837.9290  
Jacob@crosbydirt.com  
FL #SL3506829

## PROFESSIONAL BACKGROUND

Jacob Scarborough joined Crosby & Associates in July 2021 after working at the Polk County Sheriff's Office as a Deputy Sheriff for 3 years. Jacob received his bachelor's degree from Florida State University and his Florida Real Estate License from the Bob Hogue School of Real Estate. He grew up in Bartow, Florida and still calls it home. Jacob and his family have been involved with cattle and citrus production for four generations, this has given Jacob a unique connection and experience with recreational and agricultural tracts of land. Since joining Crosby and Associates Jacob has represented buyers and sellers of agricultural land, residential homes and home sites, industrial land, and commercial sites. Jacob has been involved in the sale of sites less than 1 acre and over 4,000 acres. Due to the wide range of sales experiences Jacob is well equipped to help any buyer or seller, no matter their needs.

## EDUCATION

Bachelor's of Science, Florida State University, College of Criminology

## MEMBERSHIPS & AFFILIATIONS

National Association of Realtors  
Florida Association of Realtors  
East Polk County Association of Realtors  
Florida Gulfcoast Commercial Association of Realtors

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