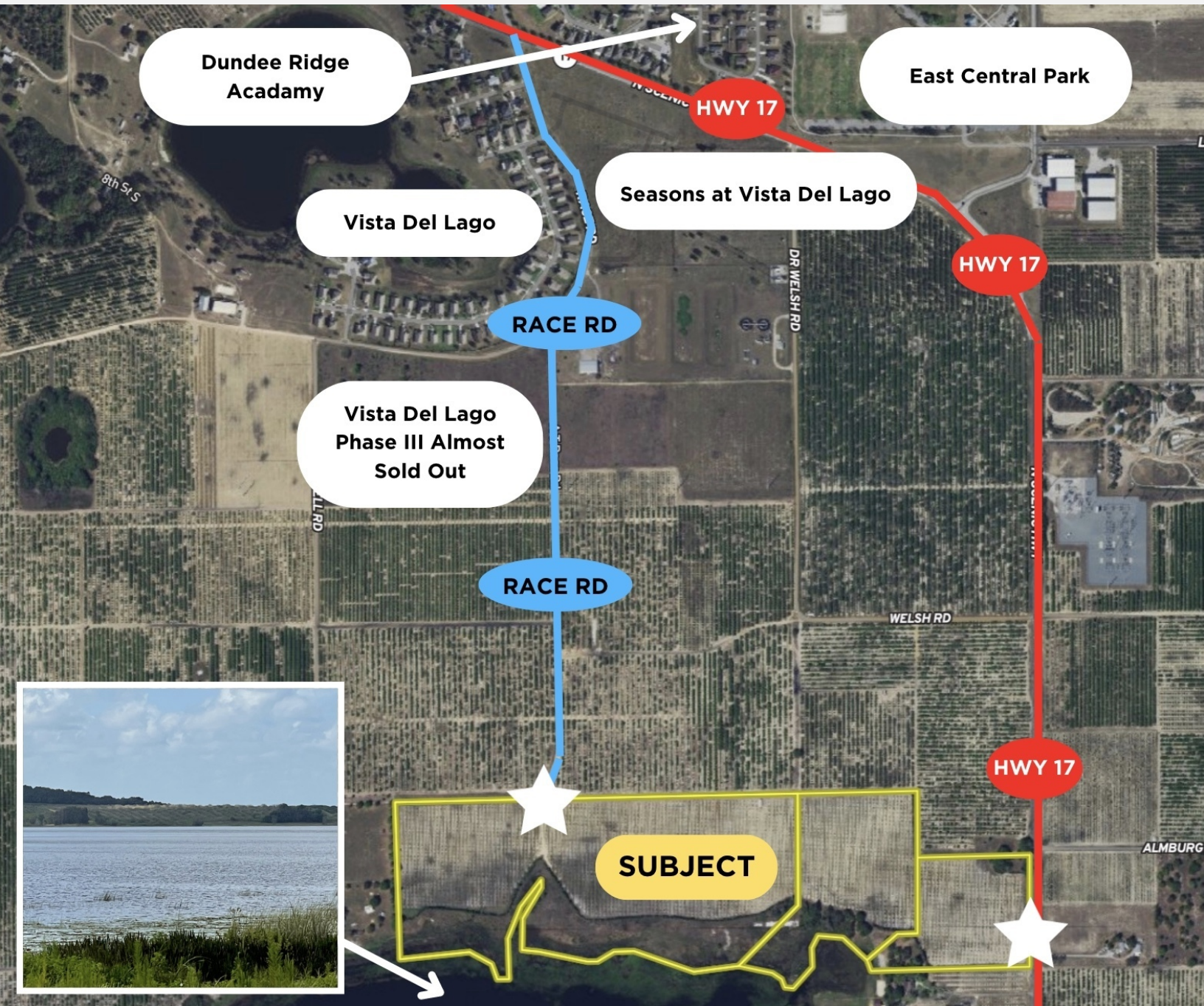




**FOR SALE  
LAND  
\$5,850,000**

LAKE ANNIE HILLS DEVELOPMENT OPPORTUNITY

**0 SCENIC HIGHWAY NORTH, DUNDEE, FL 33838**



**BEN@CROSBYDIRT.COM**  
**BEN CROSBY, CCIM, ALC**  
**863.412.8977**

**LORENA@CROSBYDIRT.COM**  
**LORENA ALVAREZ CORDERO**  
**863.412.9288**



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





## OFFERING SUMMARY

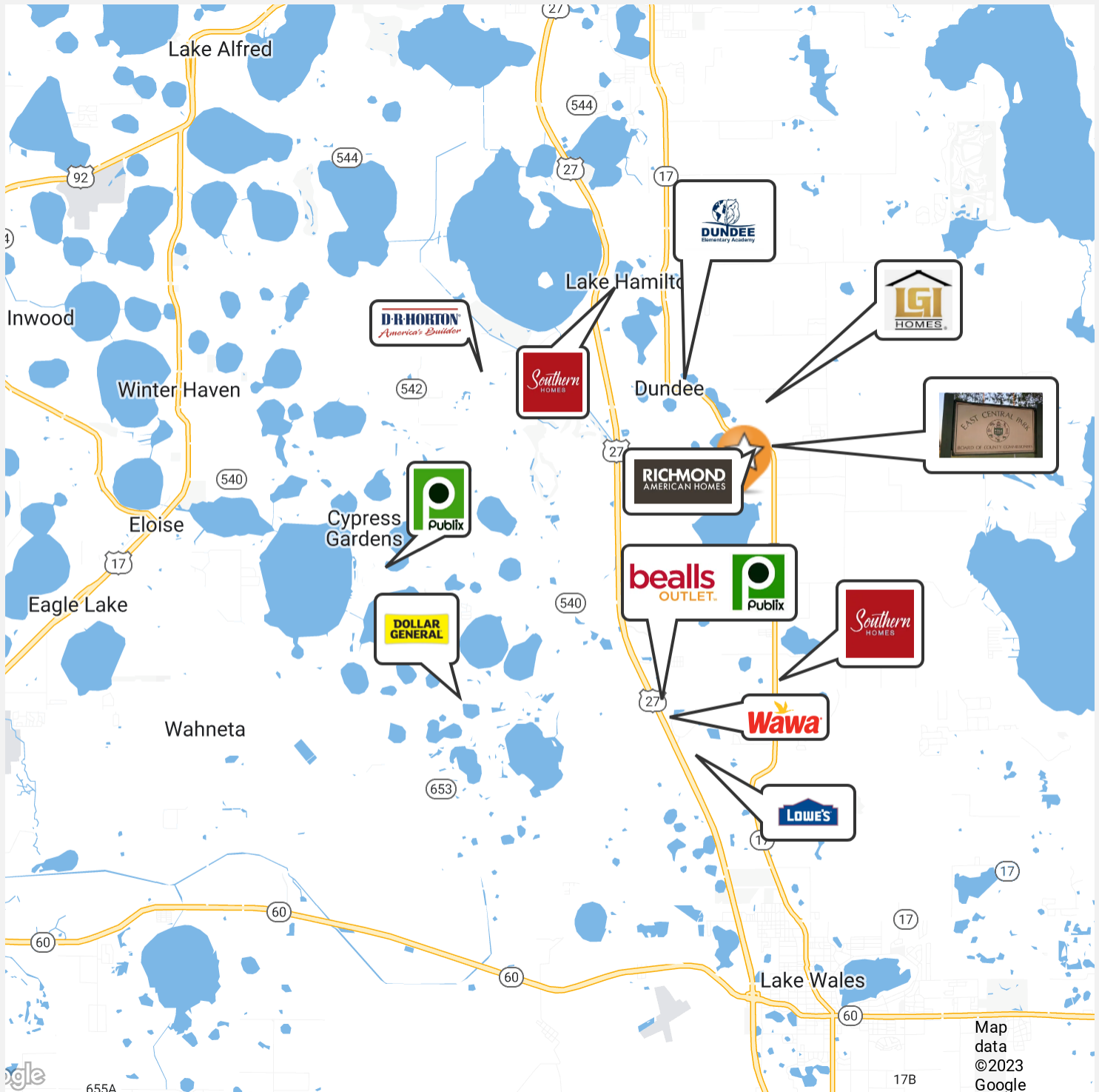
<b>Listing Price</b>	\$5,850,000
<b>Acres</b>	67.5 Acres
<b>\$/Acre</b>	\$86,667
<b>County</b>	Polk
<b>Irrigation</b>	1- 12" well 1,260' deep. SWFWMD PERMIT NO. 20 001236.006. It expires August 14, 2040. It allows 46,900 gpd pumping for an average 15.3 acre inches annually.
<b>Utilities</b>	Water, sewer, electric
<b>Taxes</b>	\$12,600
<b>Parcel IDs</b>	27-28-34-853000-000353; 27-28-34-853000-000391; 27- 28-34-853000-000410
<b>Coordinates</b>	28.000330626465303, -81.60186067131289
<b>Sewer</b>	Yes
<b>RE Taxes</b>	\$2,118.93

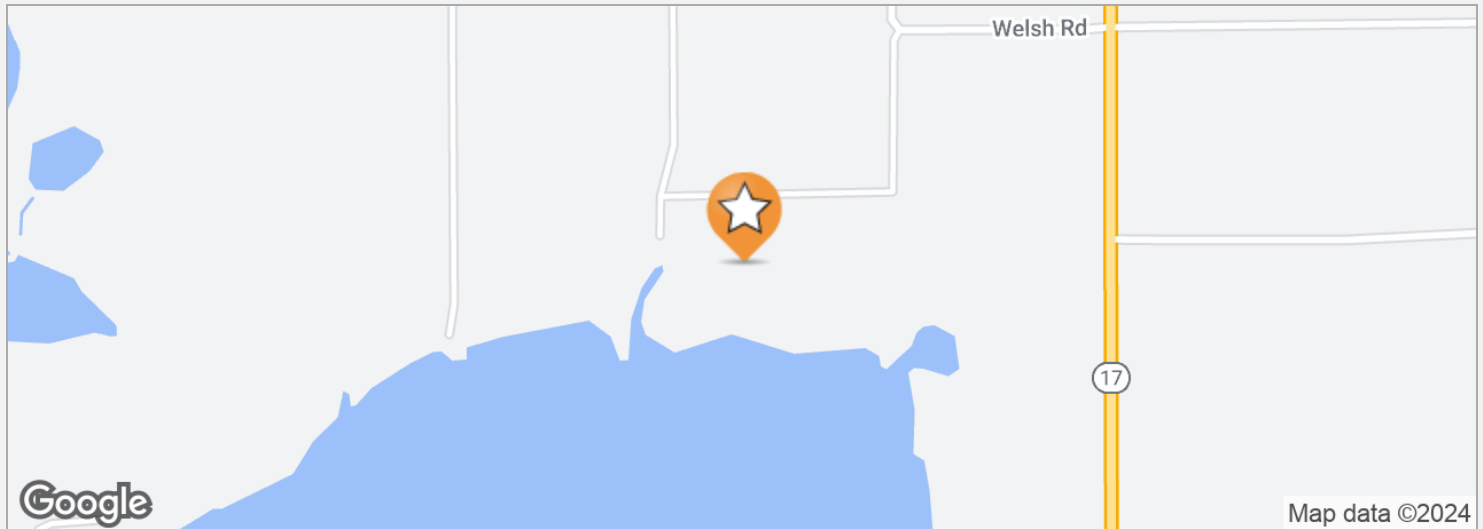
## PROPERTY OVERVIEW

Lakefront development opportunity for 2,280' of lakefront on the 400 acre Lake Annie that rests between Dundee and Lake Wales. Spectacular high hill views offer the opportunity for homes not on the lake to also have lake views. The site is currently in citrus production and is accessible from Scenic Highway on the east border and Race Road on the north border. US 27 access is only 2 minutes away and retail shopping is within a 7 minutes drive.

## PROPERTY HIGHLIGHTS

- 2,280' of lakefront on Lake Annie.
- High Hills offer excellent vistas for residents other than those on the lake
- Develop in the Town of Dundee
- Water & Sewer available near the site





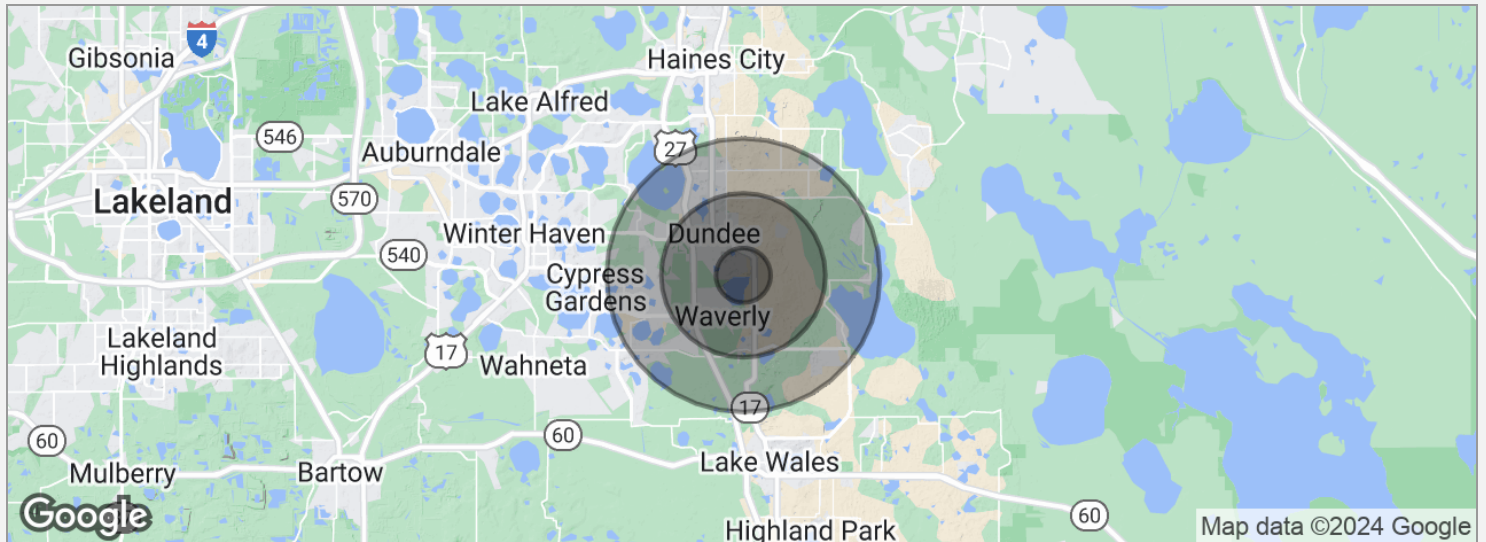
## DRIVE TIMES

From I-4 and US 27 30 minutes  
From Walt Disney World 45 minutes  
From Orlando airport 50 minutes  
From Downtown Tampa 60 minutes

## DRIVING DIRECTIONS

From downtown Dundee, FL, proceed a mile north on Scenic Hwy (SR 17) to race Road. Turn right and proceed straight ahead to sign at north end of subject. From Chalet Suzanne Road and Scenic Hwy at Lake Wales, proceed north about 3 miles to Almburg Road and see sign at subject on the west side of Scenic Hwy.





## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,534	12,617	45,153
Median age	33.6	43.5	43.7
Median age (male)	32.5	42.4	43.9
Median age (Female)	32.2	44.3	43.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	924	5,675	20,563
# of persons per HH	2.7	2.2	2.2
Average HH income	\$37,948	\$46,239	\$53,512
Average house value	\$150,646	\$149,356	\$170,783

\* Demographic data derived from 2020 ACS - US Census