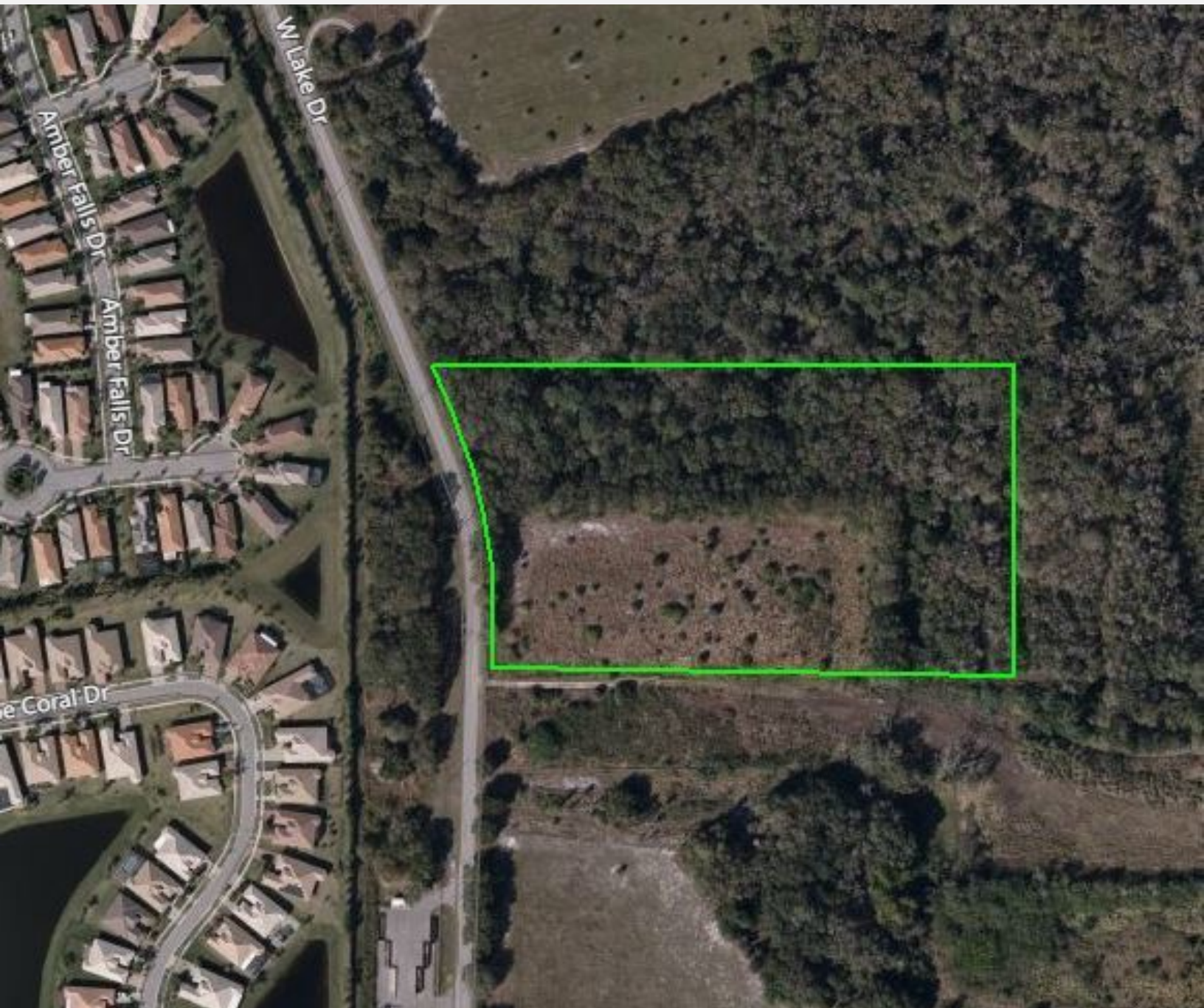




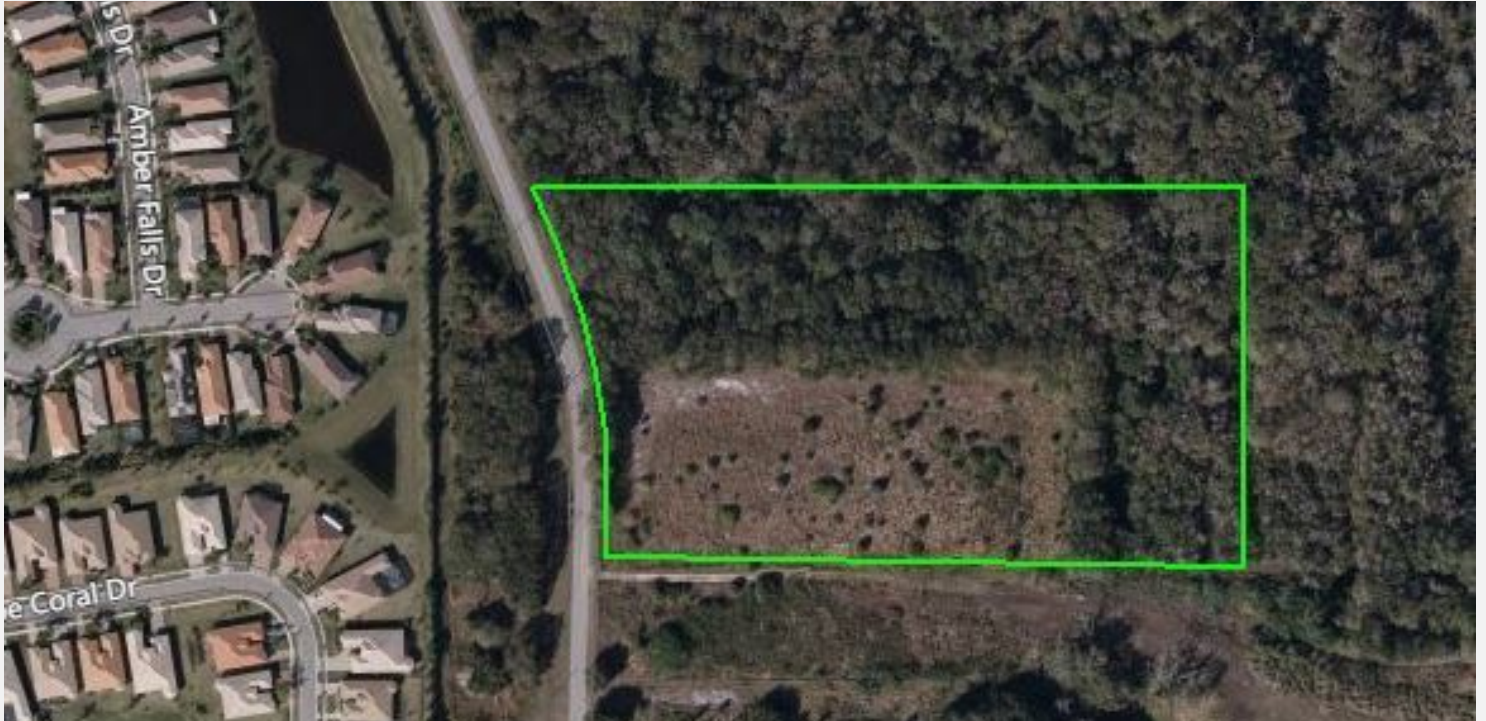
**FOR SALE  
LAND  
\$600,000**

WIMAUMA DEVELOPMENT LAND

**W LAKE DR, WIMAUMA, FL 33598**







## PROPERTY DESCRIPTION

10.5+/- acres of prime development land in booming Wimauma. Only minutes from I-75 and US 301. FLU is WVR-2 which allows 2 units per gross acre with 3.5 units per net acre clustering. Plenty of space to build 20 units with 525 feet of road frontage. Many national developers in the area with utilities nearby. Great opportunity for single family development. Less than a mile to Reddick Elementary School. Close to all shopping and restaurants that Wimauma and Sun City Center have to offer.

## PROPERTY HIGHLIGHTS

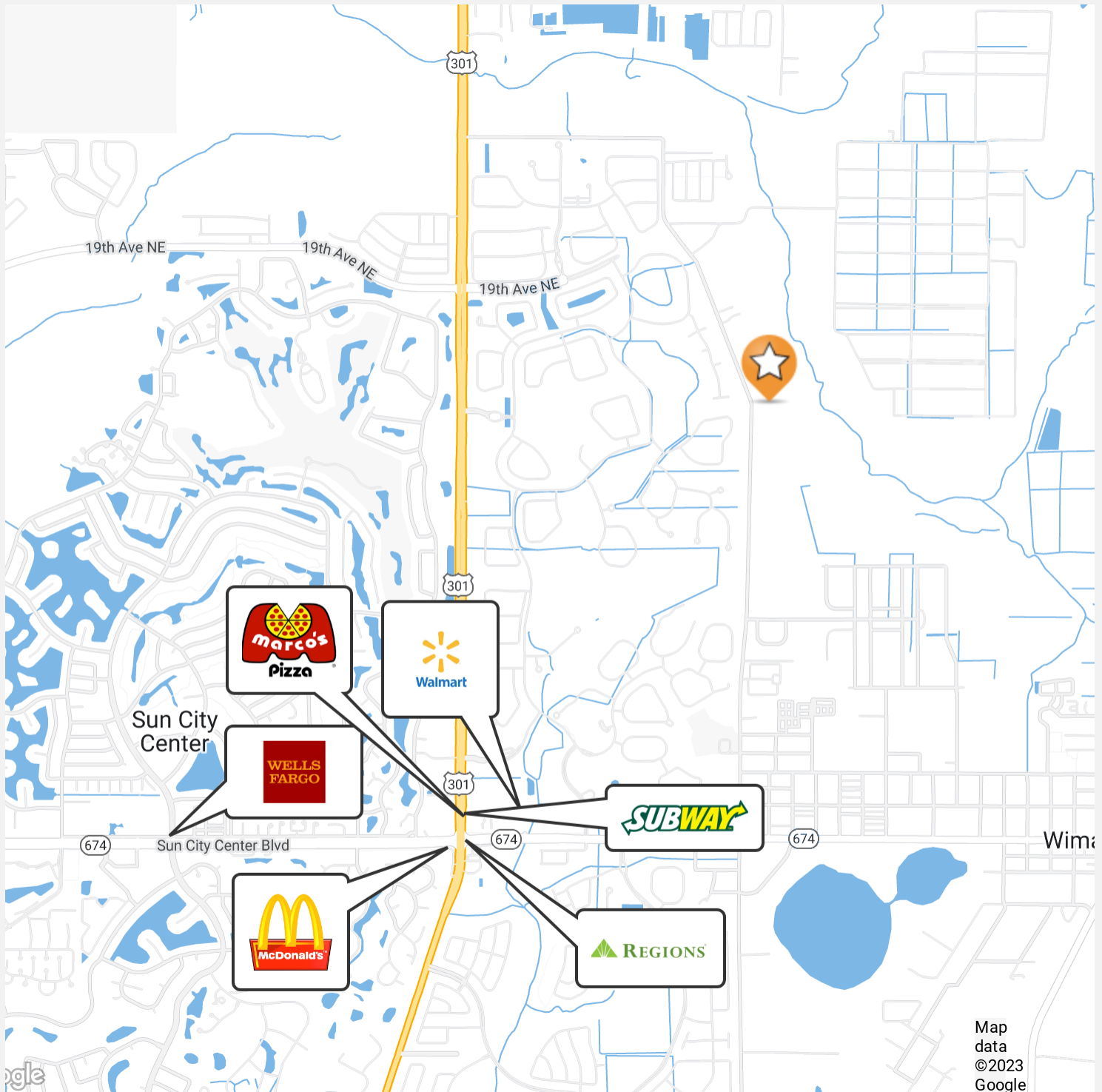
- 10.5+/- acres
- FLU allows 20 units
- Major developments nearby
- 5 minutes to I-75

## OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	10.48 Acres

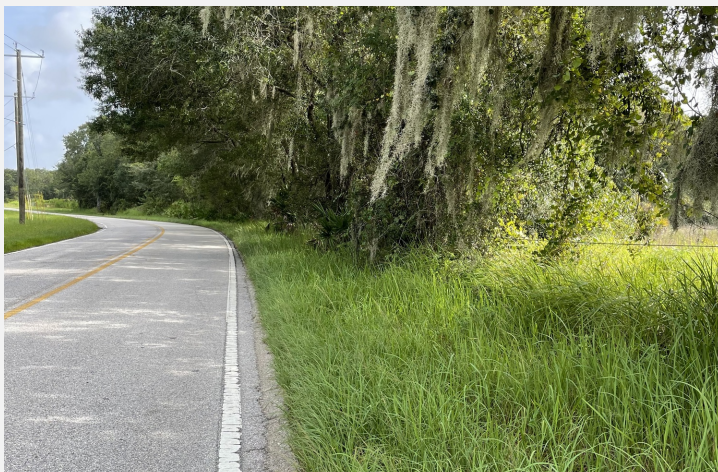
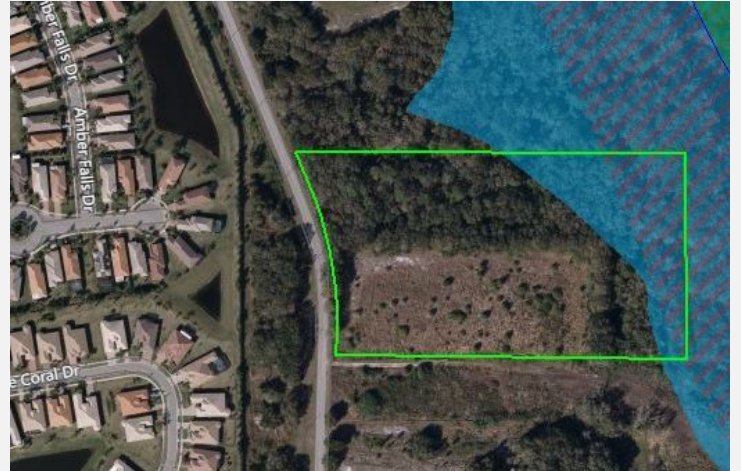
DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	307	958	2,679
Total Population	1,029	3,335	7,982
Average HH Income	\$55,977	\$61,815	\$59,900

ID#: 1098564



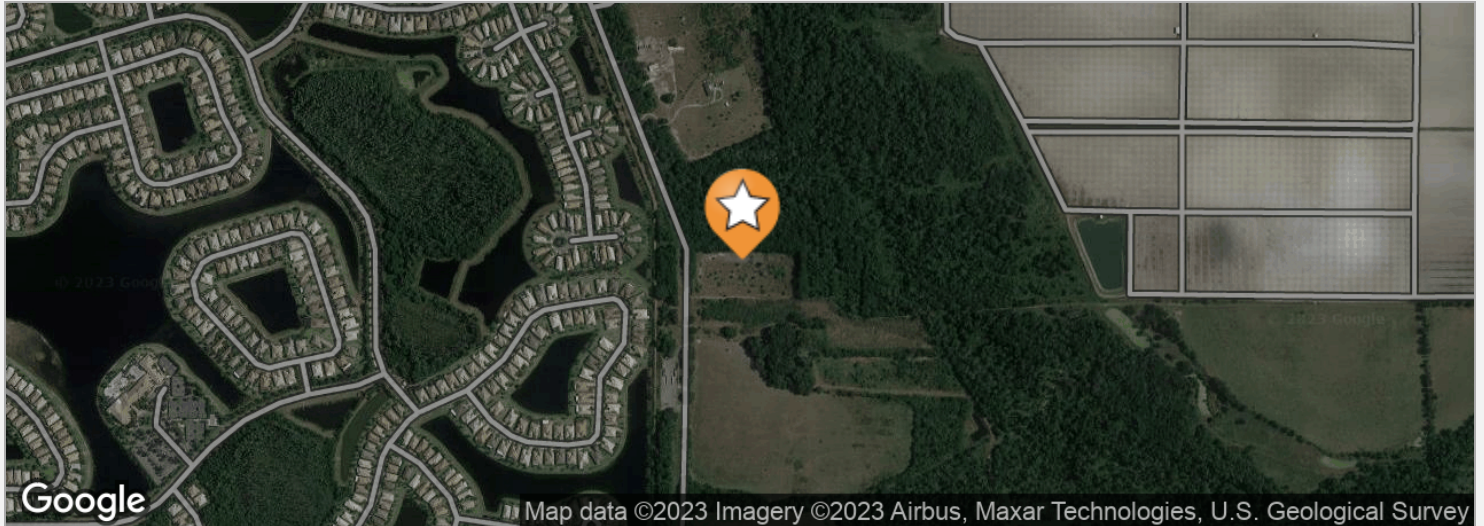
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ID#: 1098564





## DRIVE TIMES

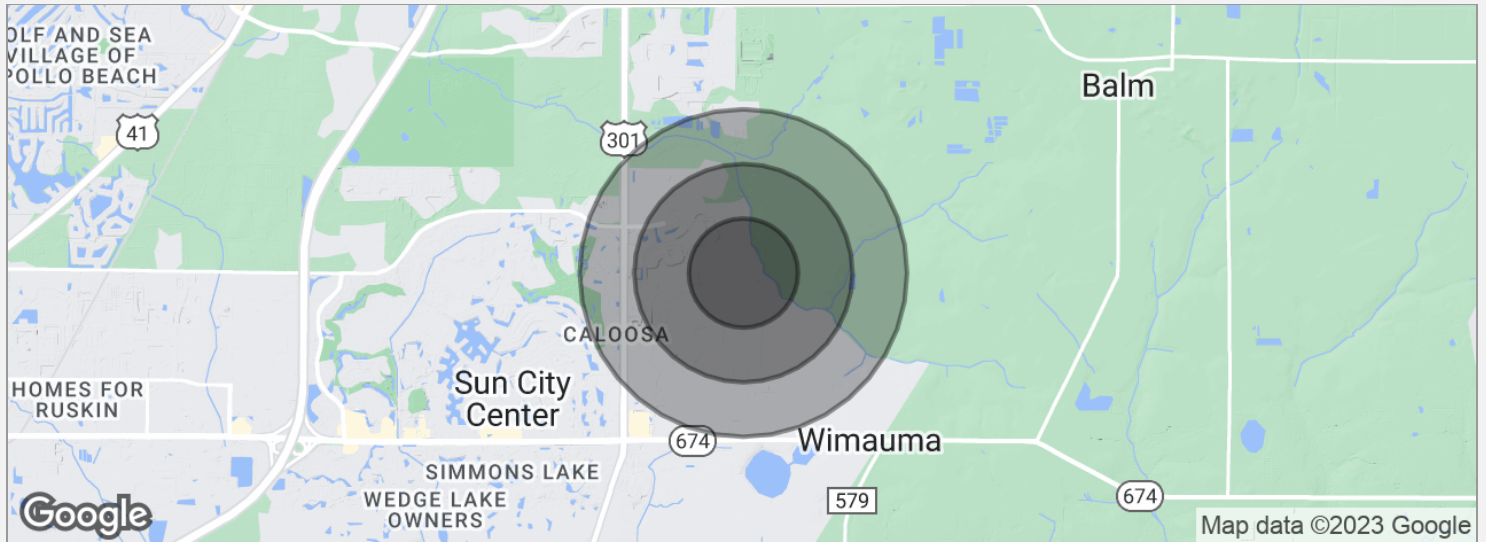
33 minutes to Tampa  
19 minutes to Apollo Beach  
16 minutes to Riverview  
1 hour and 17 minutes to Disney World

## DRIVING DIRECTIONS

From I-75 travel east on Sun City Center Blvd, turn north onto W Lake Dr, property is on the east side of the road in the turn.

ID#: 1098564





## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total population	1,029	3,335	7,982
Median age	29.8	30.1	34.6
Median age (male)	29.6	28.5	33.2
Median age (Female)	27.1	29.6	33.9

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	307	958	2,679
# of persons per HH	3.4	3.5	3.0
Average HH income	\$55,977	\$61,815	\$59,900
Average house value	\$195,441	\$218,809	\$213,047

\* Demographic data derived from 2020 ACS - US Census

ID#: 1098564



## 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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