

FOR SALE > CITRUS GROVE

\$2,250,000

OVERLOOK RD ON LAKE FLORENCE

OVERLOOK DRIVE SE, WINTER HAVEN, FL 33884



Squire Smith, ALC
squire@crosbydirt.com

crosbydirt.com



OFFERING SUMMARY

Listing Price	\$2,250,000.00
Acres	40.14 Acres
Price/Acre	\$56,054
County	Polk
Zoning	agriculture
Irrigation	8" well
Utilities	Property immediately adjacent to the Winter Haven utilities service area which can be extended the Subject site
Soils	4.9% pomona fine sand, 74.6% sparr sand 19.1% Arents (sand)
Taxes	\$957
Parcel IDs	262835000000014010, 262835000000014020
Coordinates	28.0063282, -81.683592

PROPERTY OVERVIEW

37+ acres uplands of residential development site

PROPERTY HIGHLIGHTS

- 750 MOL feet lakefront
- 1/4 mile frontage on Overlook Drive
- Close proximity to shopping
- Minutes to major transportation arteries,
- Lake Florence and Overlook Drive Property includes 750 feet of frontage on beautiful Lake Florence
- Consists of 37+ upland acres
- Located in the highly desirable and fastest growing sector of Winter Haven, FL.
- This site is less than 1 mile to Legoland, FL, less than 3 miles to Winter Haven and less than four miles to US 27.

ID#: 226598



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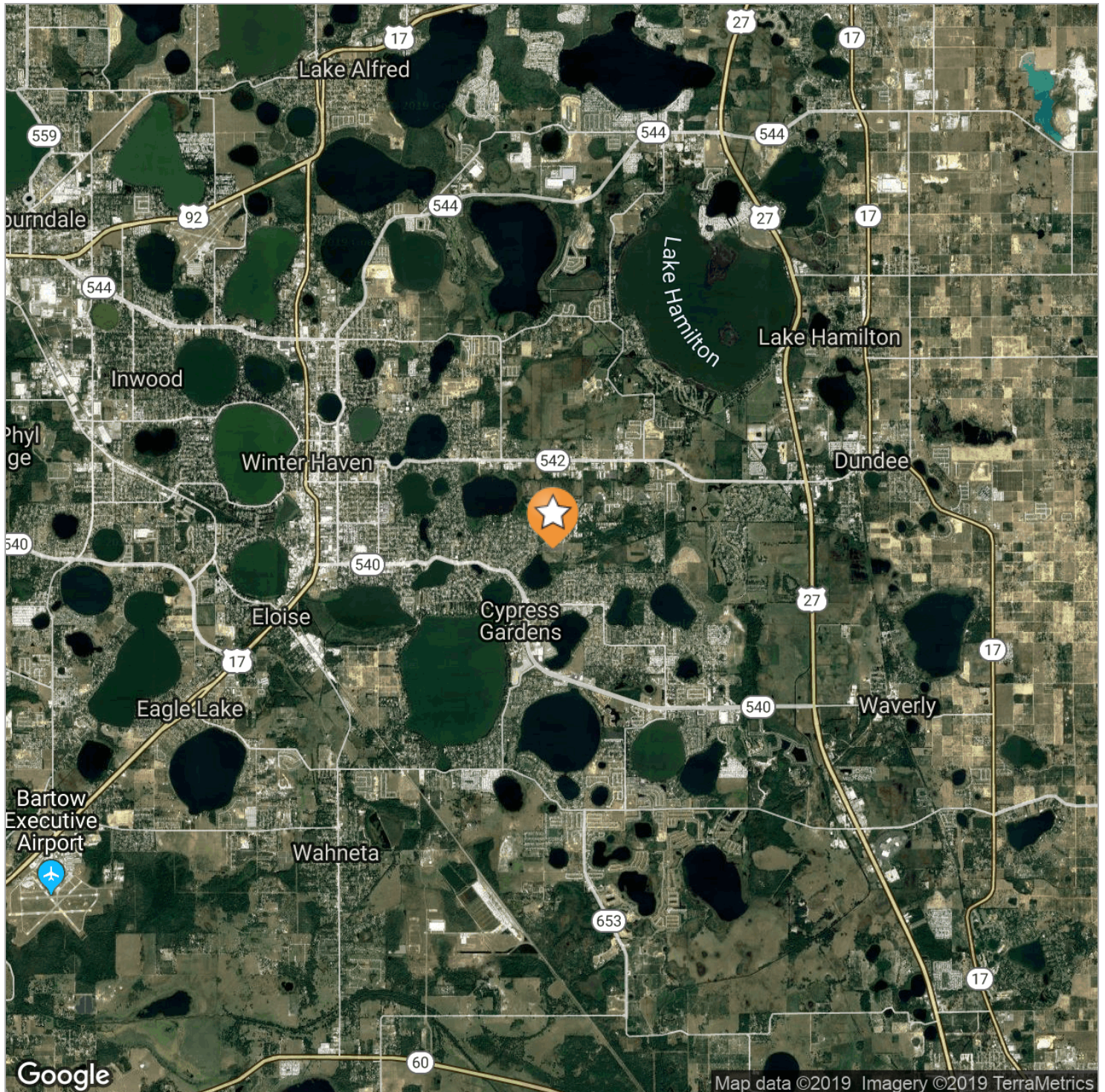


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LOCATION DESCRIPTION

Lake Florence and Overlook Drive Property includes 750 feet of frontage on beautiful Lake Florence and consists of 40.14 acres with 37+ upland acres located in fastest growing sector of Winter Haven, FL. This site is less than 1 mile to Legoland, FL, less than 3 miles to Winter Haven and less than four miles to US 27. Property has 1/4 mile of frontage on Overlook Drive.

DRIVING DIRECTIONS

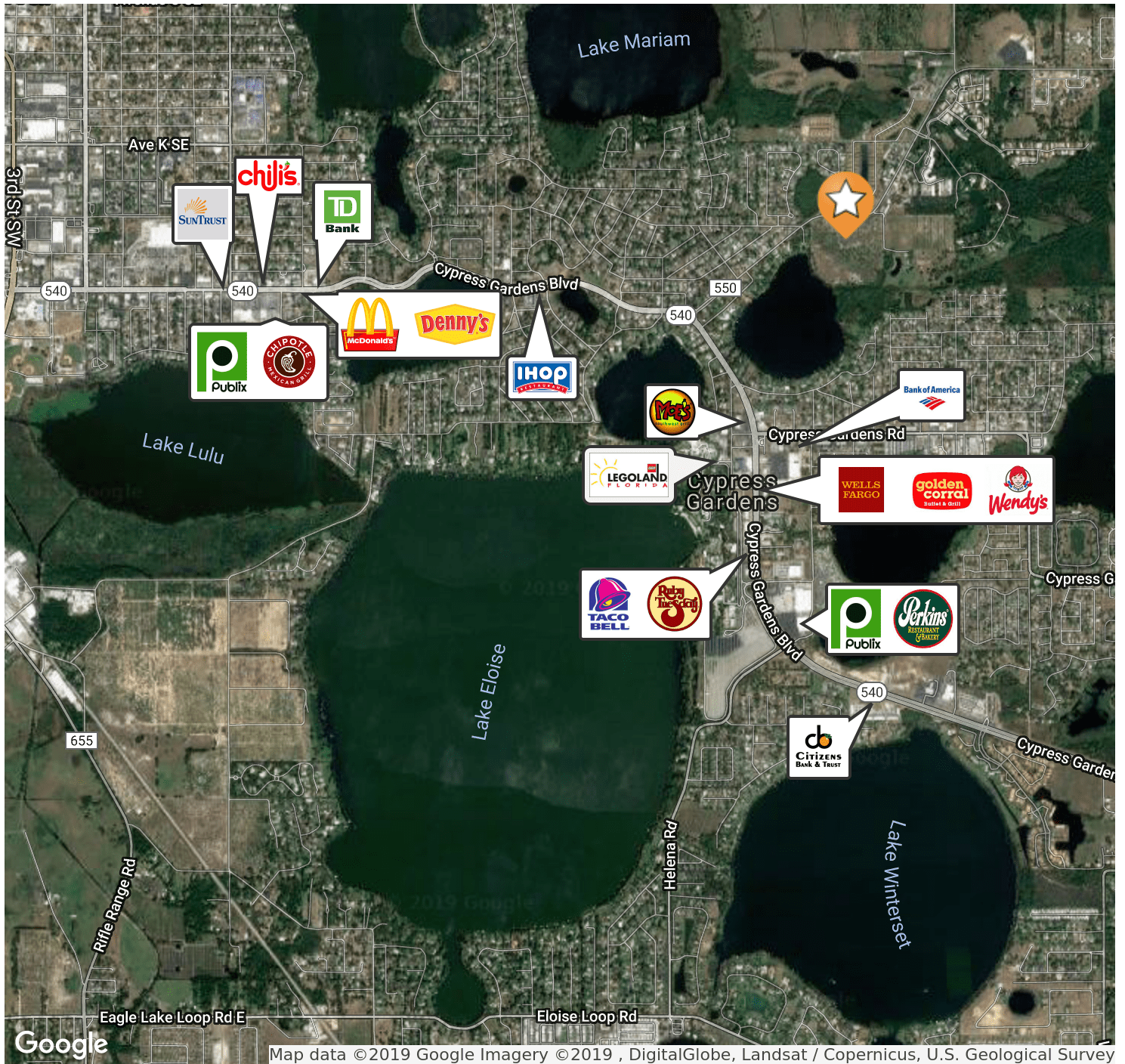
From US 27 at Dundee, travel west 1.75 miles to CR 550. Left on CR 550 that becomes Overlook Drive then 2 miles to subject property

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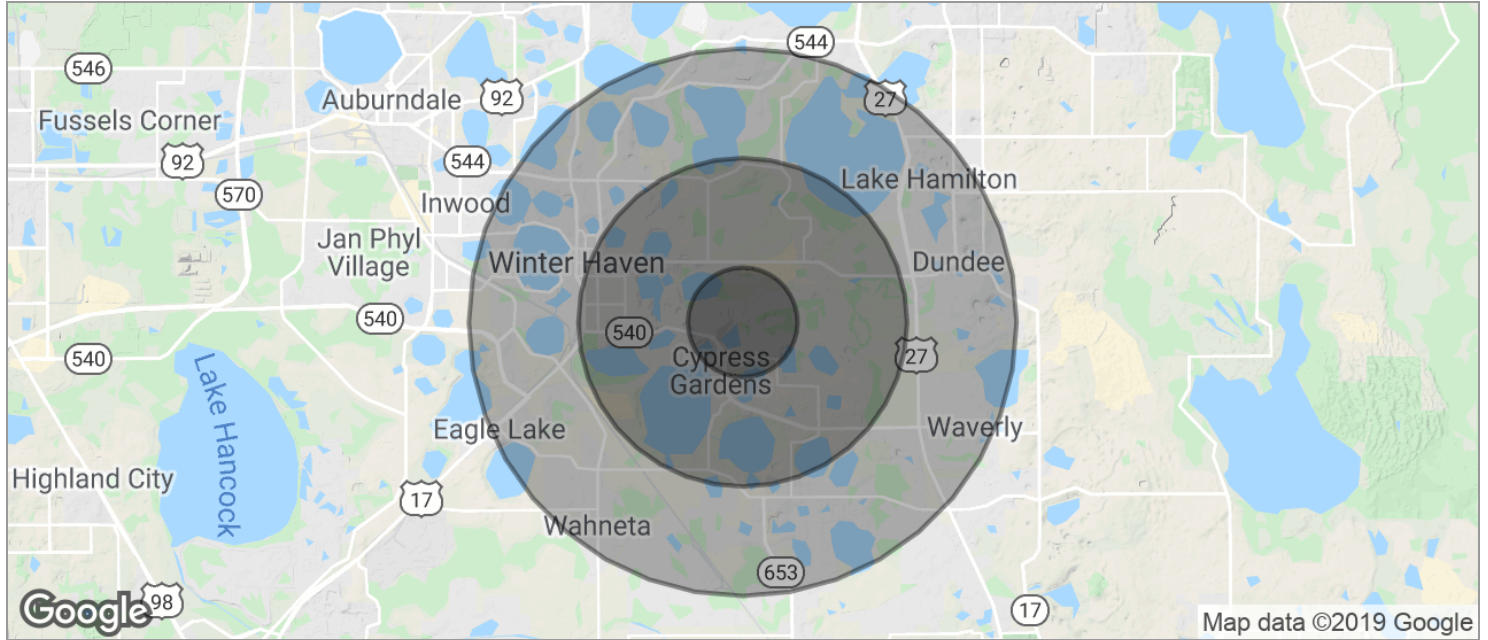
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Demographics Map

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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,491	34,221	71,246
MEDIAN AGE	45.7	42.8	40.8
MEDIAN AGE (MALE)	44.9	42.5	41.0
MEDIAN AGE (FEMALE)	46.5	43.4	41.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,186	13,414	28,326
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$71,930	\$70,189	\$57,507
AVERAGE HOUSE VALUE	\$226,078	\$205,064	\$174,395

* Demographic data derived from 2010 US Census

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SQUIRE SMITH, ALC

Land Specialist, REALTOR®



141 5th St. NW Suite 202
Winter Haven, FL 33881

T 863.559.0307

C

squire@crosbydirt.com

Professional Background

Squire is a designated Accredited Land Consultant with the Realtor Land Institute. His experience includes more than 35 years in the citrus industry and served as the Florida Citrus Mutual President. His 12 years experience with Crosby & Associates, has yielded in depth knowledge of both commercial and agricultural real estate. His unique and comprehensive knowledge of Florida land and properties serves his real estate clients well.

Memberships & Affiliations

National Association of Realtors
Florida Association of Realtors
Mid-Florida Regional Association of Realtors
Florida Gulfcoast Commercial Association of Realtors
Accredited Land Consultant designee with the Realtor Land Institute.

Education

Winter Haven High School
Polk State College
1970 BS degree The University of Florida



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