



FOR SALE > LAND

**\$10,590,000**

## LYNCHBURG RESIDENTIAL DEVELOPMENT

LYNCHBURG ROAD , LAKE ALFRED, FL 33850



Squire Smith, ALC  
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## OFFERING SUMMARY

<b>Listing Price</b>	\$10,590,000
<b>Acres</b>	405 Acres
<b>Price Per Acre</b>	\$26,148
<b>County</b>	Polk
<b>Zoning</b>	Residential
<b>Irrigation</b>	12" well
<b>Utilities</b>	To be provided by the City of Lake Alfred, FL. Dry lines for water and waste water in place across property.
<b>Soils</b>	Primarily Candler with some Sparr, Apopka, and Tavares fine sands
<b>Taxes</b>	\$12,266
<b>Parcel IDs</b>	upon request
<b>Coordinates</b>	28.0811391, -81.7456315

## PROPERTY OVERVIEW

Gorgeous Residential Development site sitting on high Florida ridge sandy soils above major US highway 92. The site has 319 upland acres with 8,300 feet on three lakes. It has possible commercial frontage on US 92 and is only .75 miles to US 17 at Lake Alfred. Land use and zoning in place for single-family residential development. Water and sewer lines in place with capacity. Near Winter Haven Municipal Airport. 10 Minutes to I-4.

## PROPERTY HIGHLIGHTS

- Three lakes featuring 8,300 ft MOL of lake frontage
- Immediate access to US 92, major 4 lane east-west transportation artery
- Lighted intersection access north up Lynchburg Rd. which bisects the property
- Lynchburg Rd front divides property and provides quick north access to I-4?
- Utility services with capacity from city of Lake Alfred (dry lines in place)
- Close proximity to Winter Haven Municipal airport
- Low density Residential FLU, R1A residential Zoning,
- 10 minutes to I-4

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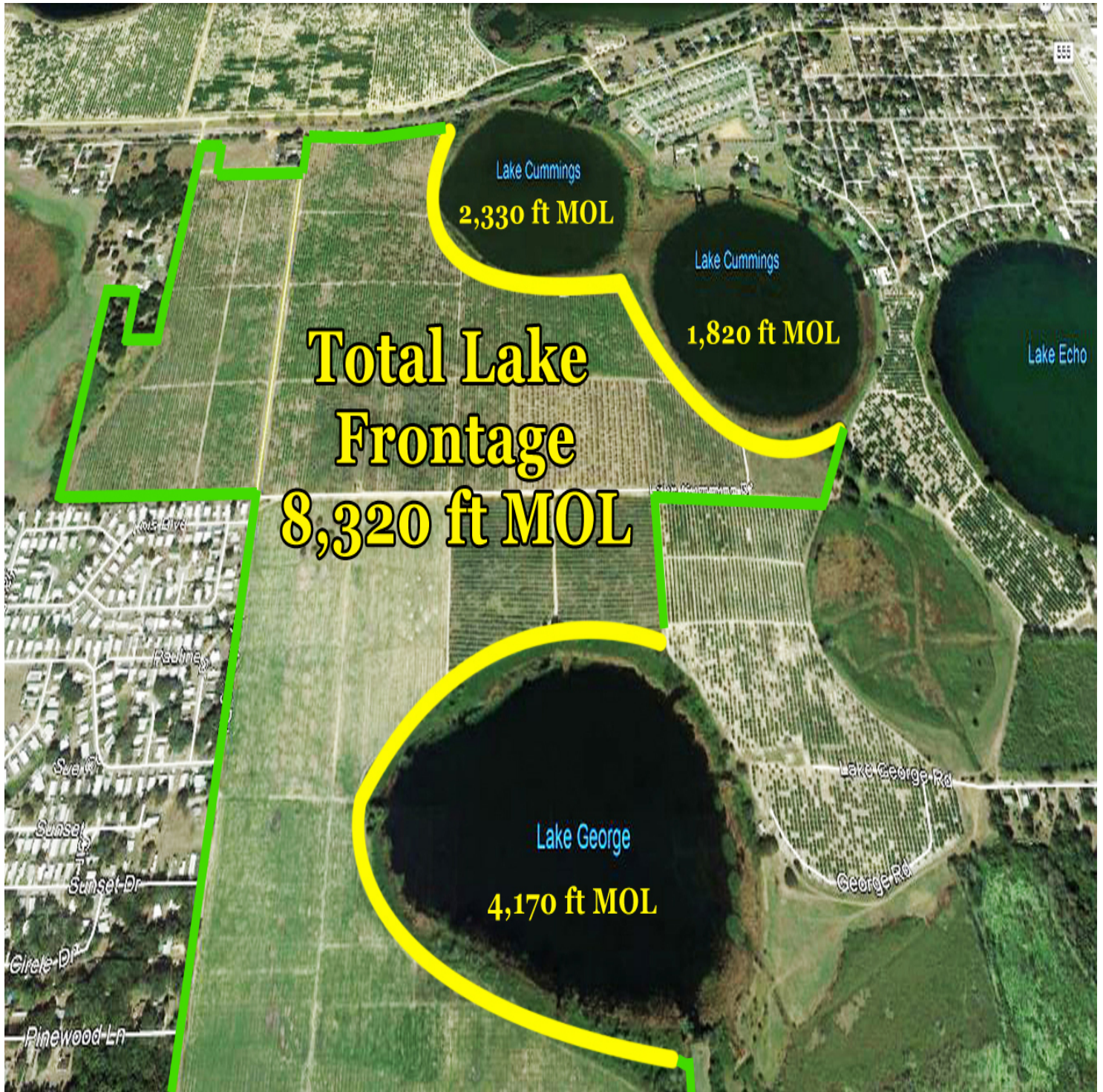
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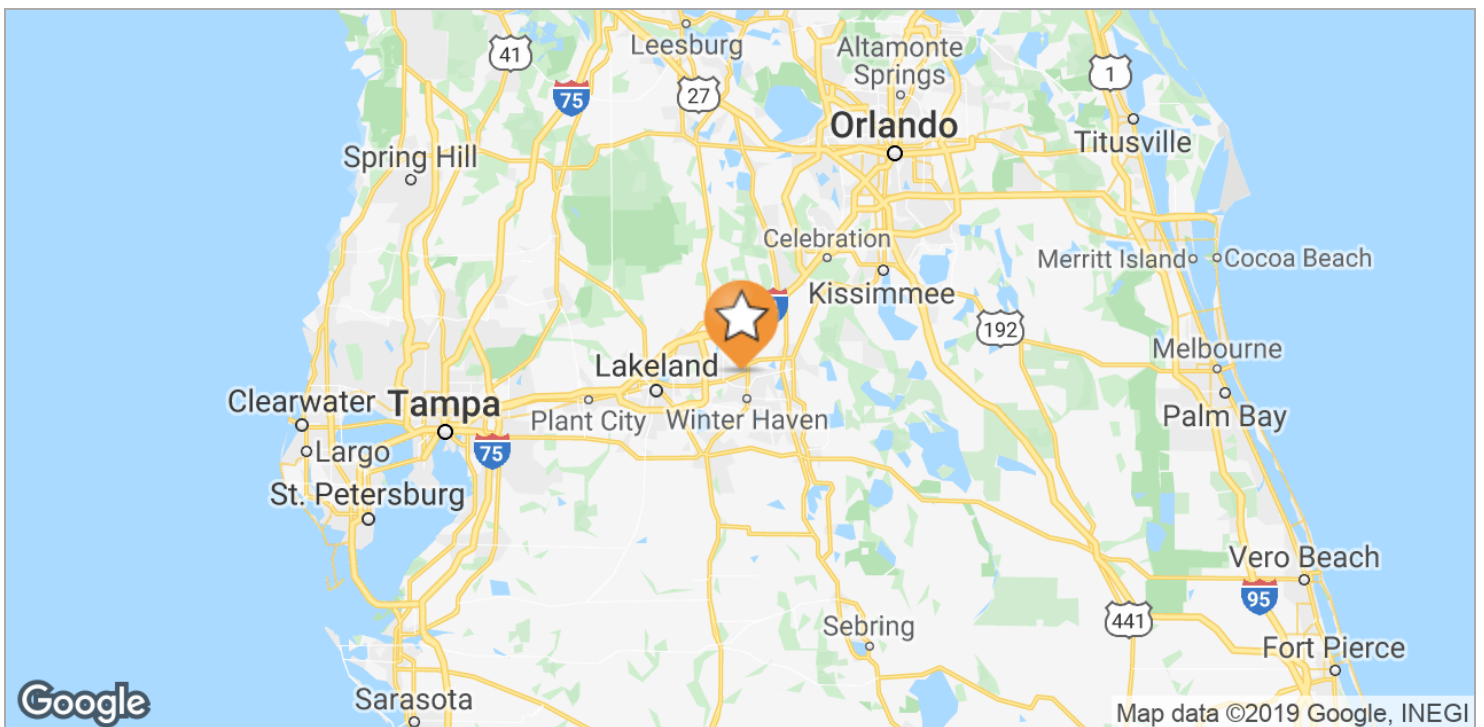


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## LOCATION DESCRIPTION

Located within minutes of three municipalities convenient to shopping and numerous amenities.

## DRIVE TIMES

Five minutes to Lake Alfred, five minutes to Auburndale, 10 minutes to Winter Haven, 10 minutes to Interstate 4.

## DRIVING DIRECTIONS

From the intersection of US 17 & US 92, proceed west on US 92 for 1.25 miles then right (northbound) on Lynchburg Road for .4 mile.

Property starts on you right and then at .9 of a mile on both east and west side of Lynchburg Road.

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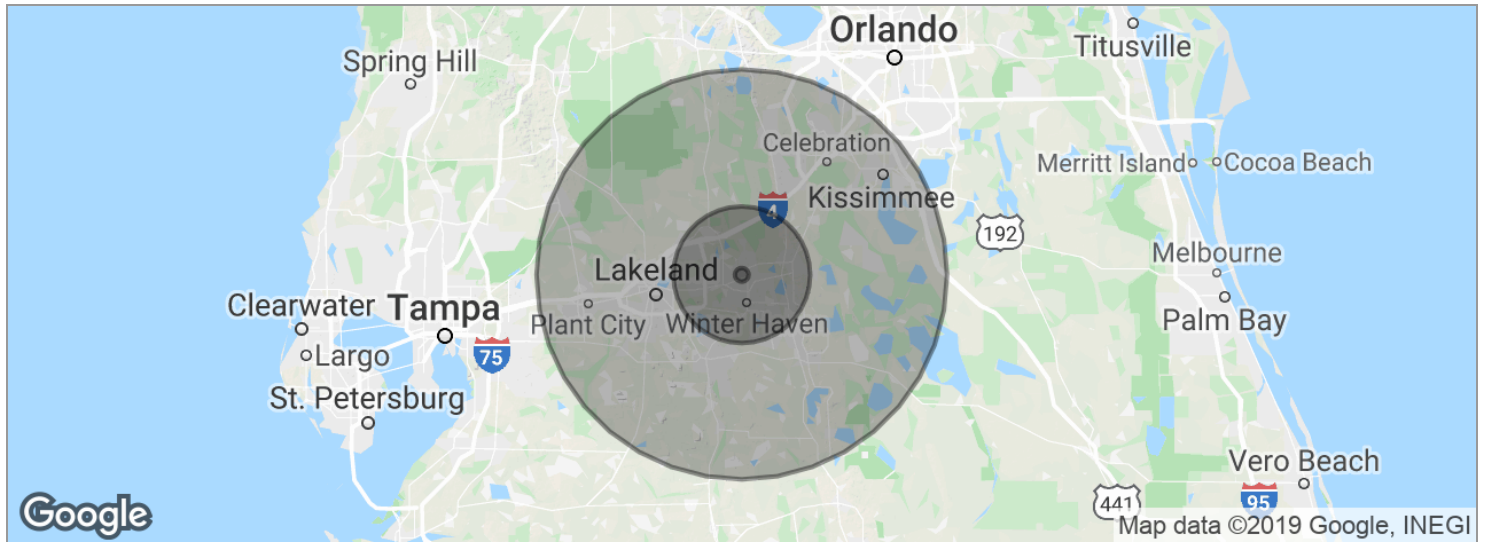
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	66	48,627	328,138
Median age	43.9	47.4	43.1
Median age (male)	38.7	46.4	41.7
Median age (Female)	51.1	48.6	44.5
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	19	17,809	125,338
# of persons per HH	3.5	2.7	2.6
Average HH income	\$54,441	\$45,580	\$50,983
Average house value		\$146,224	\$164,903

\* Demographic data derived from 2010 US Census

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## SQUIRE SMITH, ALC

Land Specialist, REALTOR®

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Winter Haven, FL 33881  
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## 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.

## EDUCATION

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

## 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.

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## BEN CROSBY, CCIM, ALC

### Broker



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### PROFESSIONAL BACKGROUND

Born in Tampa, Mr. Crosby believes in earning your trust and respect and his experience spans more than 35 years in real estate, agricultural investments, commercial and land management. He strives to excel by providing his clients and customers with honest, accurate and timely information in relation to the property they are seeking to buy or sell. Holding licenses throughout the country he is honored to serve as your Land Specialist. He currently resides in Winter Haven with his wife of 40 years and has three grown daughters and 17 grandchildren.

### PROFESSIONAL EXPERIENCE:

- 2016-2019 Member REALTORS Land Institute Education Committee
- 2015-2016 Member Certified Commercial Investment Member (CCIM) Institute Governance Committee
- 2014 Vice President CCIM Institute Region 8 (Florida & Puerto Rico)
- 2013 President Florida CCIM Chapter
- 2009-2014 Trustee, Florida REALTORS® Political Action Committee
- REALTORS® Land Institute (RLI) Instructor: Land 101 Course, Agriculture Brokerage & Marketing Course, Site Selection Course and Land Investment Analysis Course
- Agricultural Investments, Commercial Property Sales and Management
- Held Licenses in Florida, Georgia, California, Colorado, Arkansas, Texas, Alabama, Mississippi & Nevada

### EDUCATION

BA./Business Administration from the University of South Florida  
Held Licenses in Florida, Georgia, California, Colorado, Arkansas, Texas, Alabama, Mississippi & Nevada

### MEMBERSHIPS & AFFILIATIONS

REALTORS® Land Institute (RLI): Florida, Georgia, Colorado  
Florida Chapter Certified Commercial Investment Member (CCIM)  
Member, Central Florida Commercial Association of REALTORS® (CFCAR)  
Member, Florida Gulf Coast Commercial Association of REALTORS® (FGCAR)  
Atlanta Commercial Board of REALTORS®  
Georgia Association of REALTORS®

### Accolades:

Florida Realtors 2019 Commercial Achievement Award  
REALTORS Land Institute Excellence in Instruction Award 2016, 2014, 2010  
REALTORS® Land Institute Land Realtor of America 2014  
Florida Chapter CCIM Hank Thompson Award 2014  
REALTORS® Land Institute Florida Land Realtor of the Year 2010  
REALTORS® Land Institute National Networking Award for Mississippi land transaction 2009  
Recipient of the FGCAR Pinnacle Award Regional #2 Land Producer 2009  
Recipient of the CFCAR Hallmark Award for Overall Top Polk Co. Producer 2009  
Recipient of the CFCAR Hallmark Award for Top Investment Producer 2009  
Recipient of the CFCAR Hallmark Award for Land Top 10 Producer 2007

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