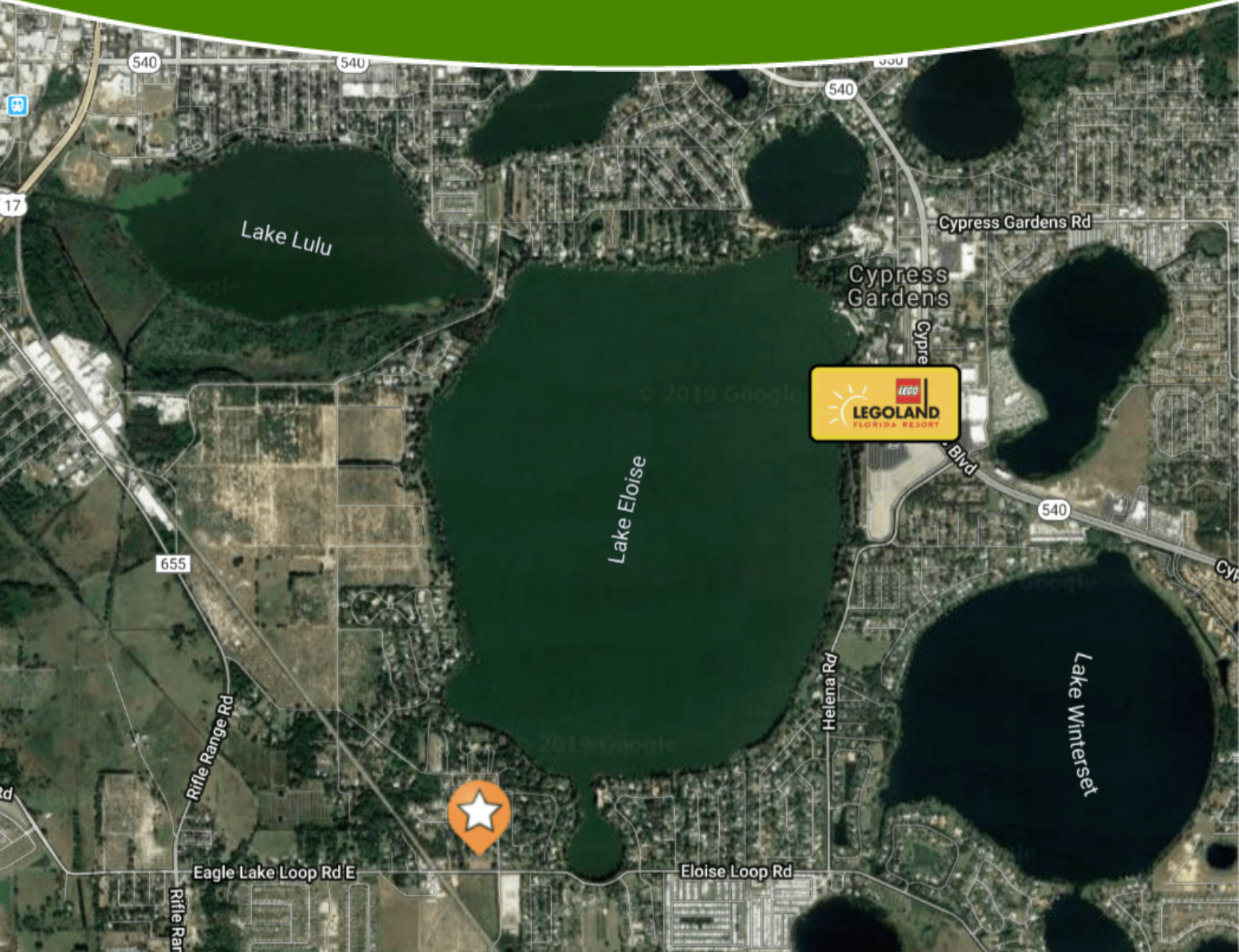


FOR SALE > LAND

\$500,000

## 4.5± DEVELOPMENT SITE

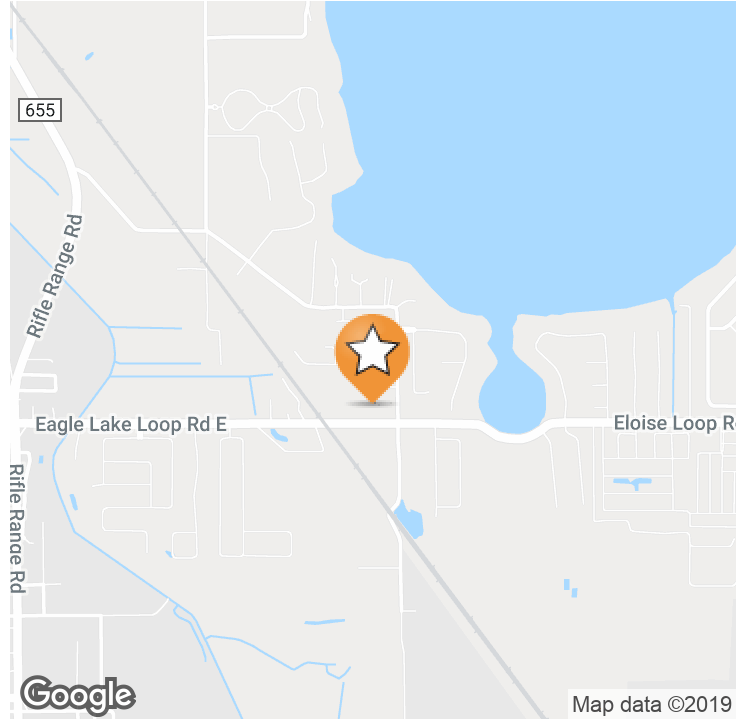
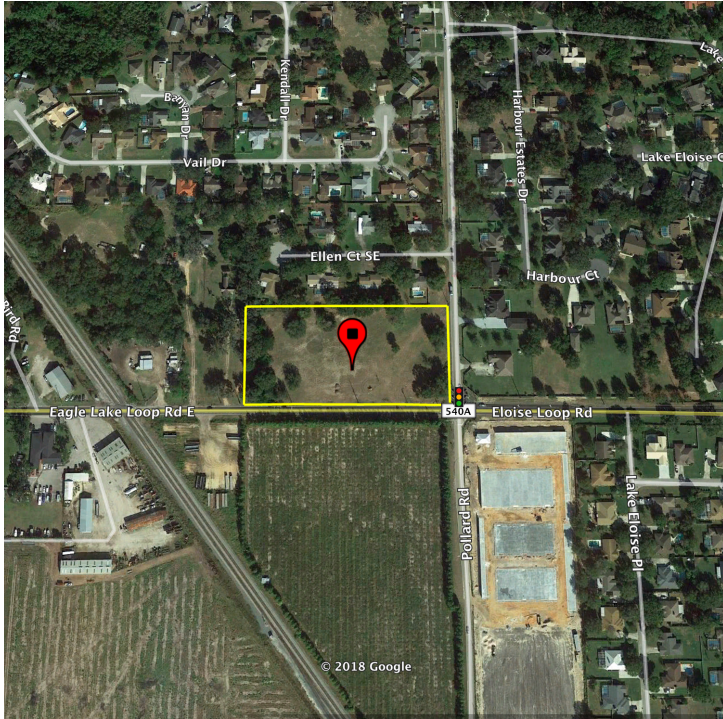
EAGLE LAKE LOOP RD, WINTER HAVEN, FL 33884



**CROSBY &  
ASSOCIATES, INC.**  
AGRICULTURAL & COMMERCIAL REAL ESTATE

John Donley  
john@crosbydirt.com

[crosbydirt.com](http://crosbydirt.com)



## OFFERING SUMMARY

<b>Listing Price</b>	\$500,000
<b>Acres</b>	4.5 Acres
<b>Price Per Acre</b>	\$111,111
<b>County</b>	Polk
<b>Utilities</b>	Water Sewer
<b>Taxes</b>	\$499
<b>Parcel IDs</b>	26-29-09-000000-022040
<b>Coordinates</b>	27.9680367, -81.7114487
<b>Frontage</b>	630 ft
<b>Sewer</b>	Yes

## PROPERTY OVERVIEW

4.5± Acre infill site minutes away from Legoland and ready for residential development. This property sits on the corner of Eagle Lake Loop Rd and Eloise Loop Rd. Would make a great site for multifamily or commercial. New Self Storage Units across the street.

## PROPERTY HIGHLIGHTS

- 2.8 miles to Legoland
- 4.5 miles to Downtown Winter Haven
- Close to Shopping / Retail / Restaurants
- Traffic Lighted Corner

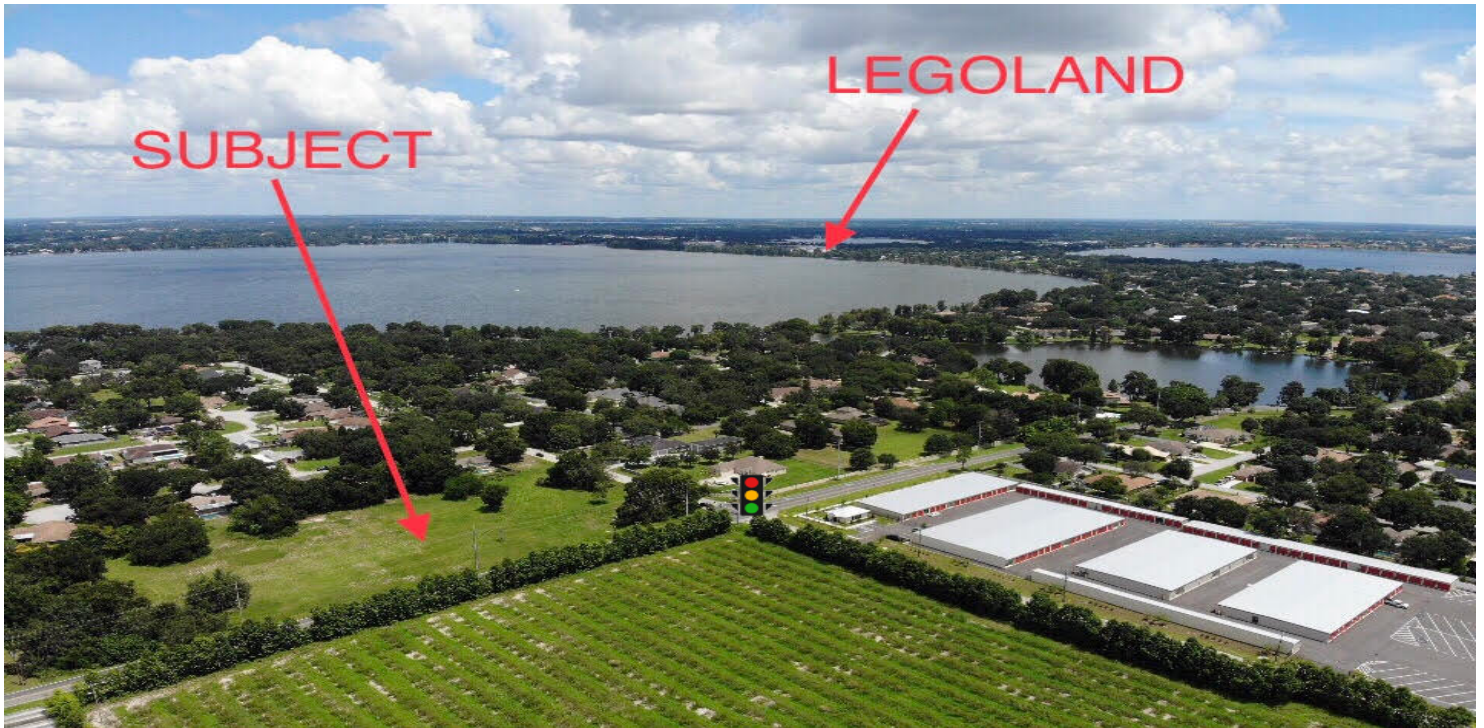
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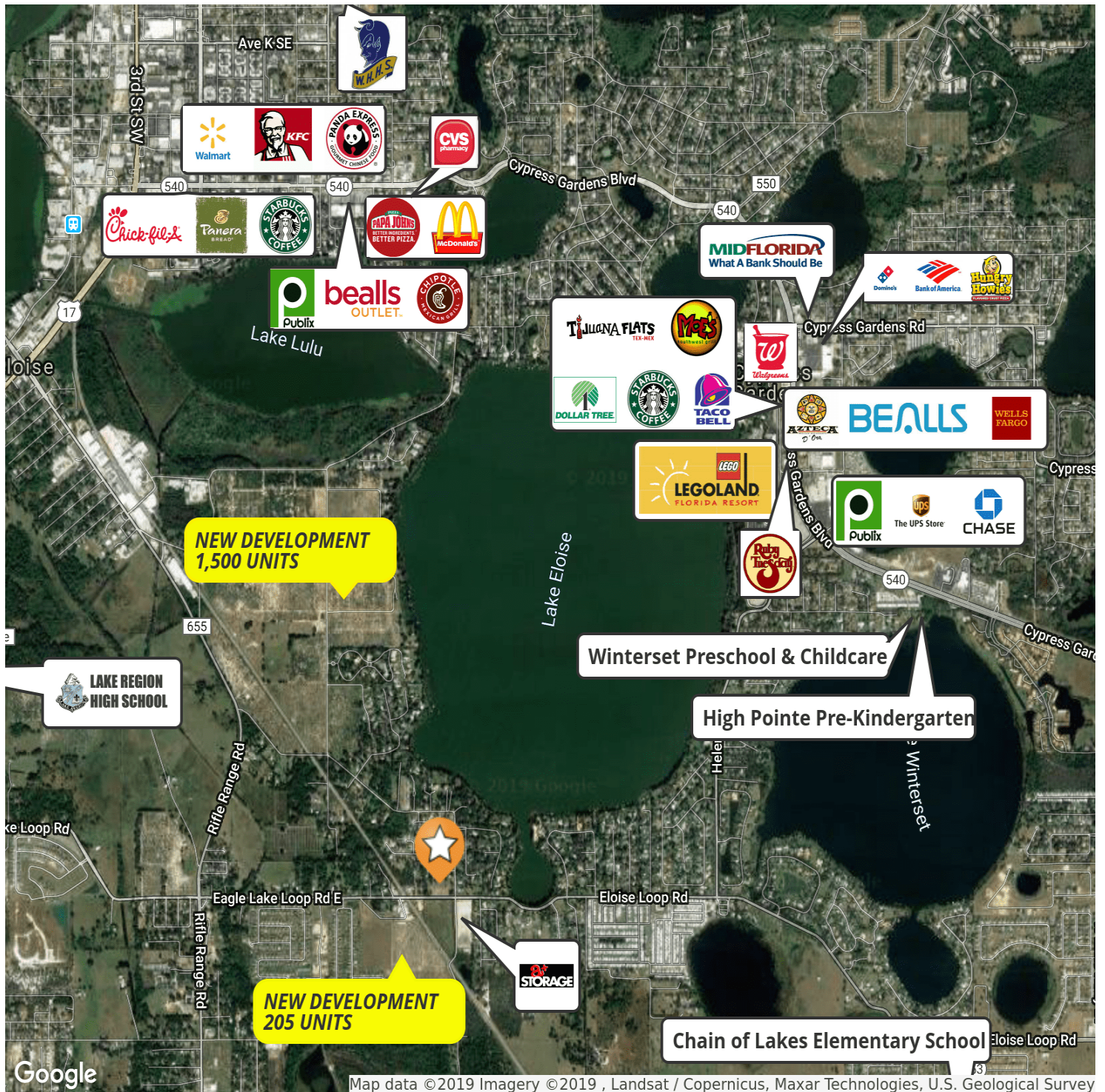
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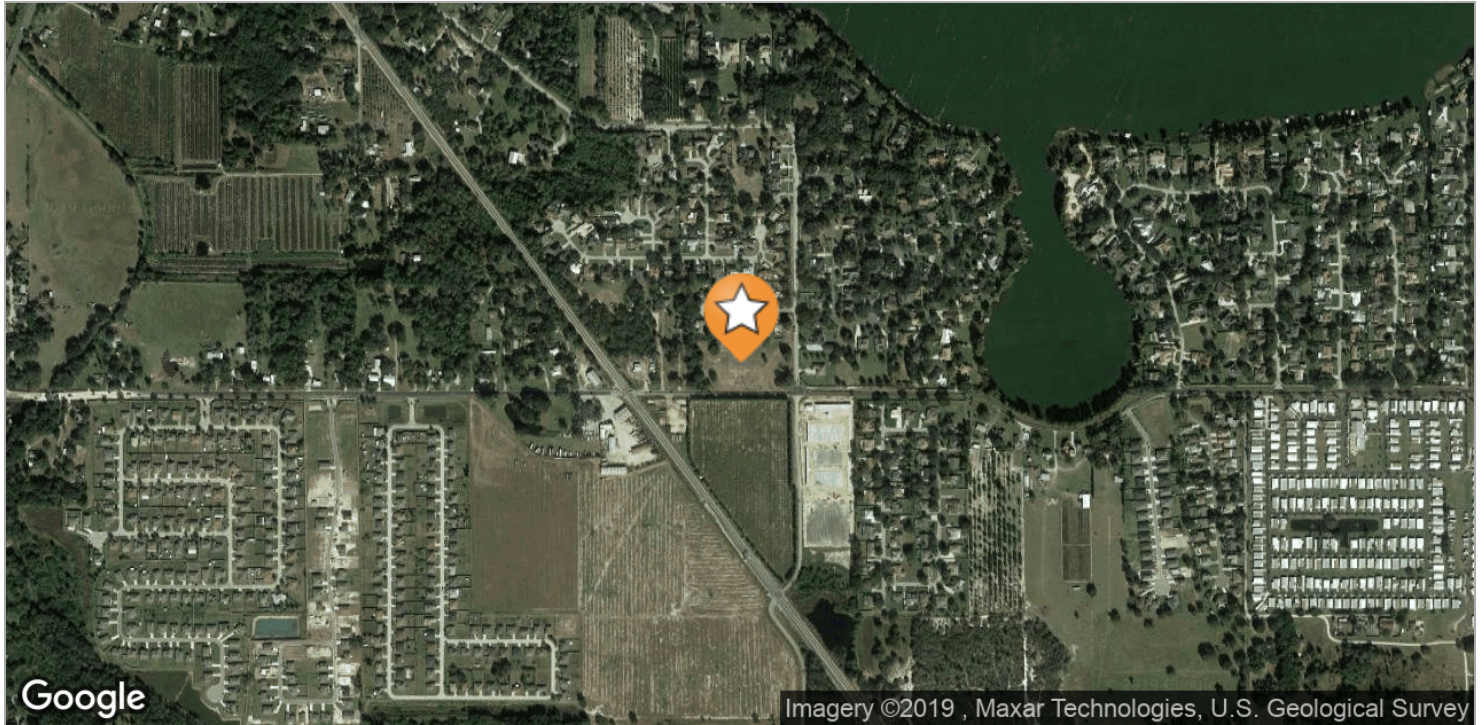


## 4.5± DEVELOPMENT SITE

Eagle Lake Loop Rd, Winter Haven, FL 33884

Location Maps

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ID#: 537261

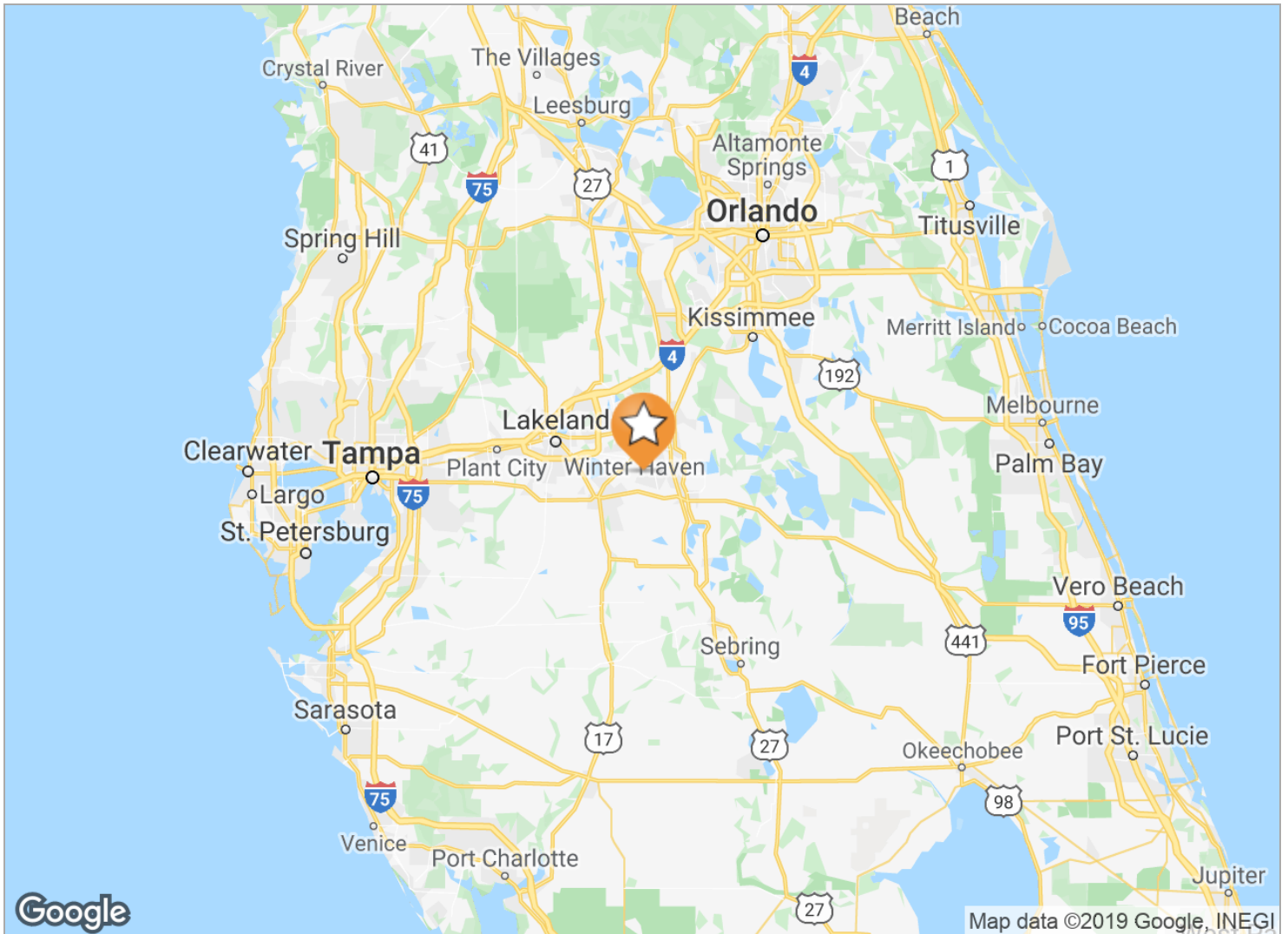


## 4.5± DEVELOPMENT SITE

Eagle Lake Loop Rd, Winter Haven, FL 33884

Location Maps 2

8



### LOCATION DESCRIPTION

S 337.5 FT OF E 645 FT OF SE 1/4 OF SE 1/4 LESS R/W

### DRIVING DIRECTIONS

ID#: 537261

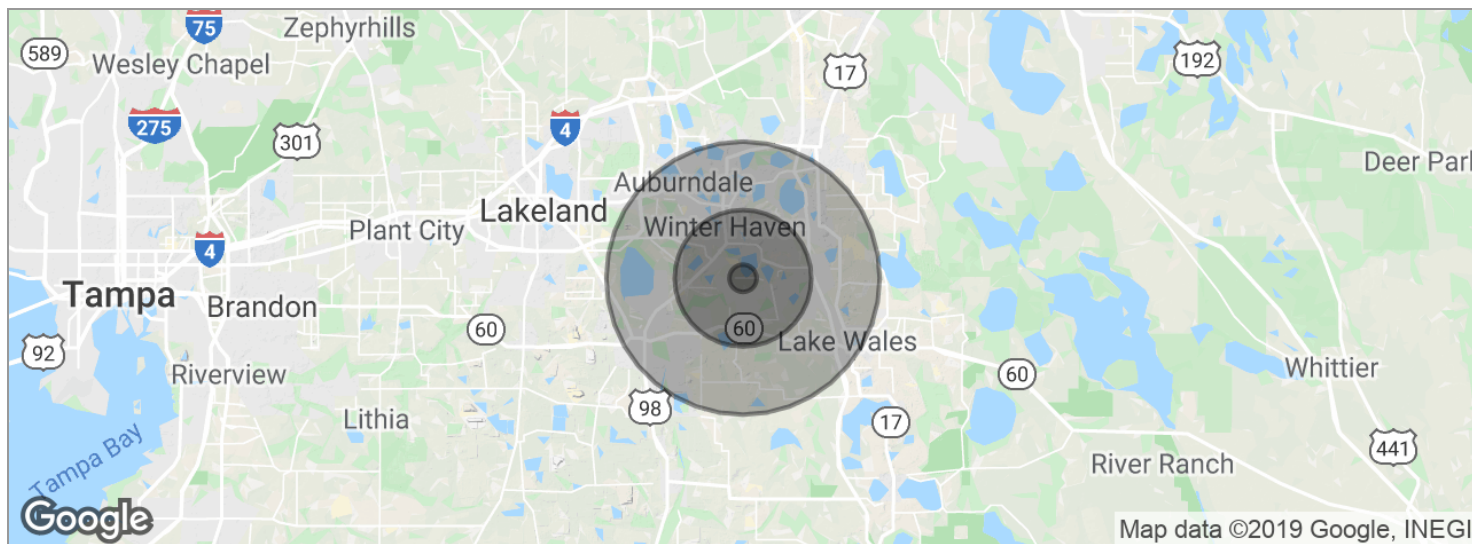


# 4.5± DEVELOPMENT SITE

Eagle Lake Loop Rd, Winter Haven, FL 33884

## Demographics Map

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,069	64,297	172,326
Median age	38.4	38.8	40.4
Median age (male)	37.6	38.3	39.9
Median age (Female)	40.3	39.8	41.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	719	24,740	67,485
# of persons per HH	2.9	2.6	2.6
Average HH income	\$74,325	\$58,992	\$52,075
Average house value	\$124,169	\$174,814	\$165,288

\* Demographic data derived from 2010 US Census

ID#: 537261





# CROSBY & ASSOCIATES, INC.

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AGRICULTURAL & COMMERCIAL REAL ESTATE

Our Mission is to be the most trusted and effective real estate brokerage and investment advisor in the Southeast United States. We are committed to providing personalized services, utilizing creative solutions, and building lasting relationships with our clients.

**Corporate Office**

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

225 West Main Street  
Tavares, FL 32778

52 Commerce Street  
Hawkinsville, GA 31036

2312 13th St.  
St. Cloud, FL 34769



## JOHN DONLEY

### Land Specialist, REALTOR®

141 5th St. NW, Suite 202  
Winter Haven, FL 33881  
T 863.528.2521  
john@crosbydirt.com  
FL #SL3436114

## PROFESSIONAL BACKGROUND

After John graduated from Florida State, he acquired extensive first hand knowledge in the blueberry industry with 5-D Blueberry Farms as well as experience in the citrus industry with Donley Citrus/Lester Donley & Sons. John comes with a wealth of knowledge in agricultural caretaking in addition to experience in the horticulture side. While in those two industries John acquired experience in real estate investments, in both commercial and agriculture properties.

John was born and raised in Winter Haven, FL and is a 3rd generation farmer. John's work ethic is based on meeting his client's needs and goals every time. When you and John come together to discuss what your primary goal is in your investment, he'll let that guide him and will deliver on his promises. He is the type of person that will work relentlessly toward his client's goals until the result is obtained.

When he is not working you can find John on the Chain of Lakes in Winter Haven wakeboarding or water skiing. He enjoys hunting in Highlands County, FL and in Pine Ridge, NE.

John also loves to give back to charity; one he's fond of is the Lewis Family Cancer Fund which he actively participates in every year.

## EDUCATION

Florida State University: Bachelor of Science- Recreation & Leisure Administration

## MEMBERSHIPS & AFFILIATIONS

East Polk County Association of REALTORS®, Inc.  
National Association of REALTORS®  
Polk County Cattlemen  
Polk County Farm Bureau  
Florida Blueberry Growers Association

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