

FOR SALE > LAND

\$199,000

## 2.87 AC CANAL-FRONT SITE ON CROOKED LAKE

10 LAKE SHORE DR. N., LAKE WALES, FL 33859



**CROSBY &  
ASSOCIATES, INC.**

AGRICULTURAL & COMMERCIAL REAL ESTATE



Trevor C. Williams, MA  
trevor@crosbydirt.com

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

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## OFFERING SUMMARY

<b>Listing Price</b>	\$199,000
<b>Acres</b>	2.87 Acres
<b>Price Per Acre</b>	\$69,338
<b>County</b>	Polk
<b>Zoning</b>	Institutional
<b>Utilities</b>	Sewer, water, power
<b>Parcel IDs</b>	27-30-35-927800-005090
<b>Coordinates</b>	27.8265537, -81.5914945
<b>Frontage</b>	1,147 ft

## PROPERTY OVERVIEW

This property is located just off US Hwy 27 at the Warner University entrance in Lake Wales, FL. The property wraps around the end of a canal on Crooked Lake giving it 1147 feet of frontage on Lake Shore Dr. and 356 feet of frontage on the canal. An estimated 14 lots could be developed, or with successful application to planning and zoning - a perfect location for student housing apartments, townhomes, or duplexes. The ever-growing student body of Warner provides a steady flow of potential tenants for this development.

## PROPERTY HIGHLIGHTS

- Canal frontage on Crooked Lake
- Sewer and water at site
- High and Dry
- Potential for student housing project

ID#: 543781



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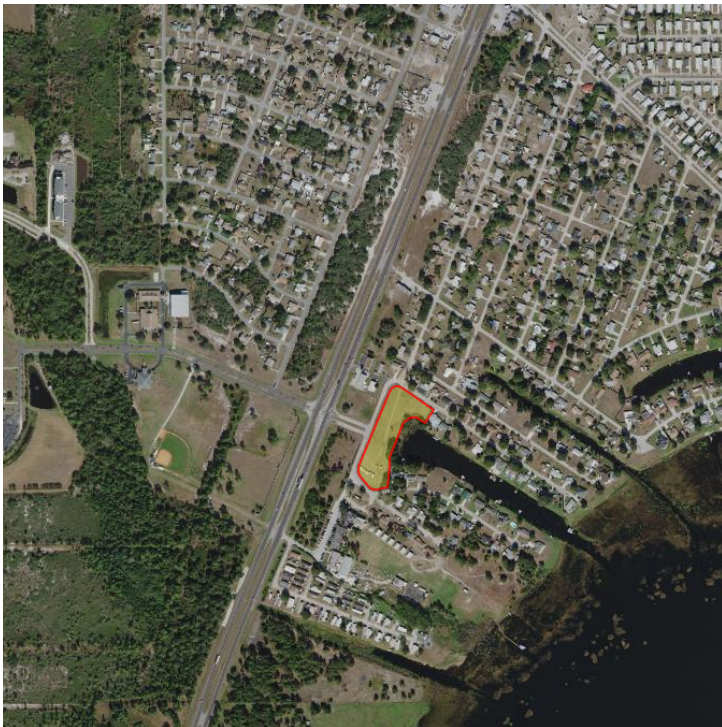
141 5th St. NW

Winter Haven, FL 33881

863.293.5600

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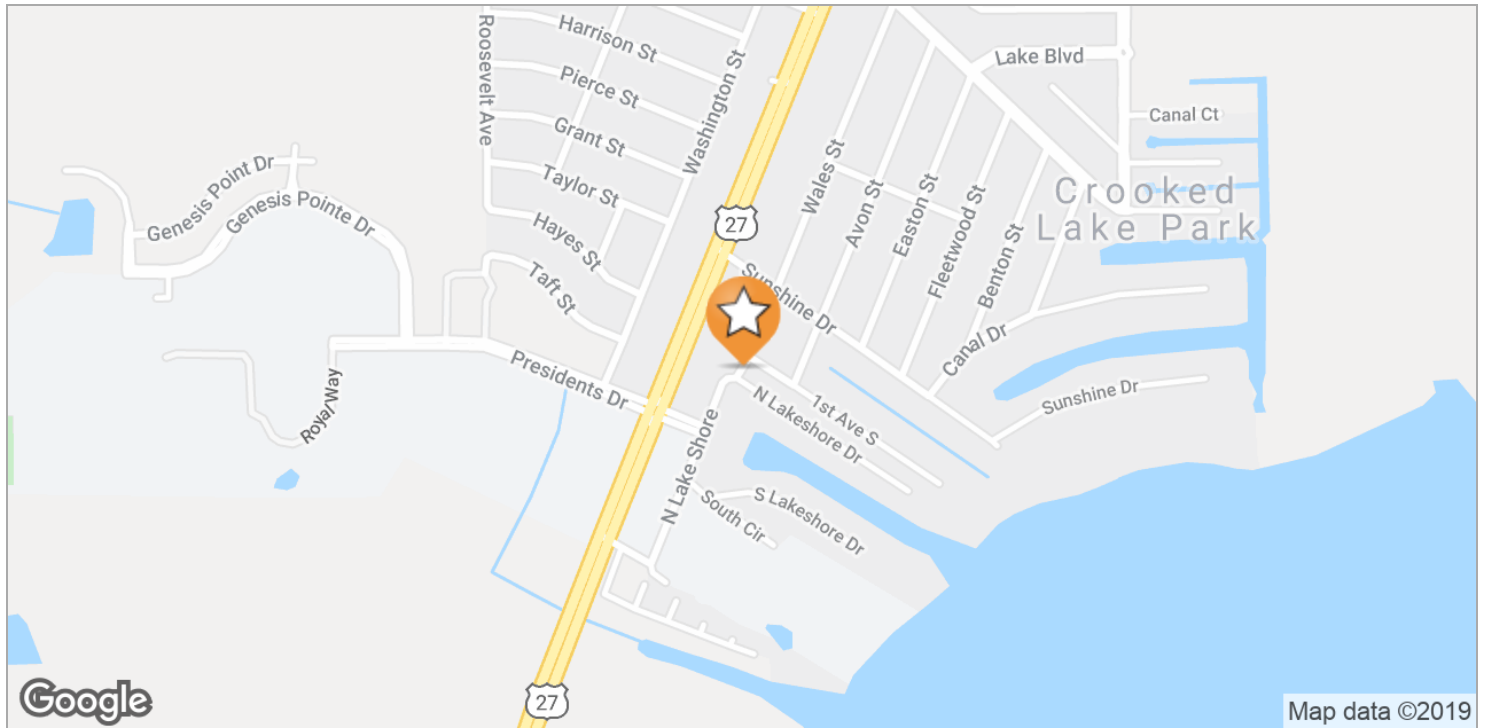


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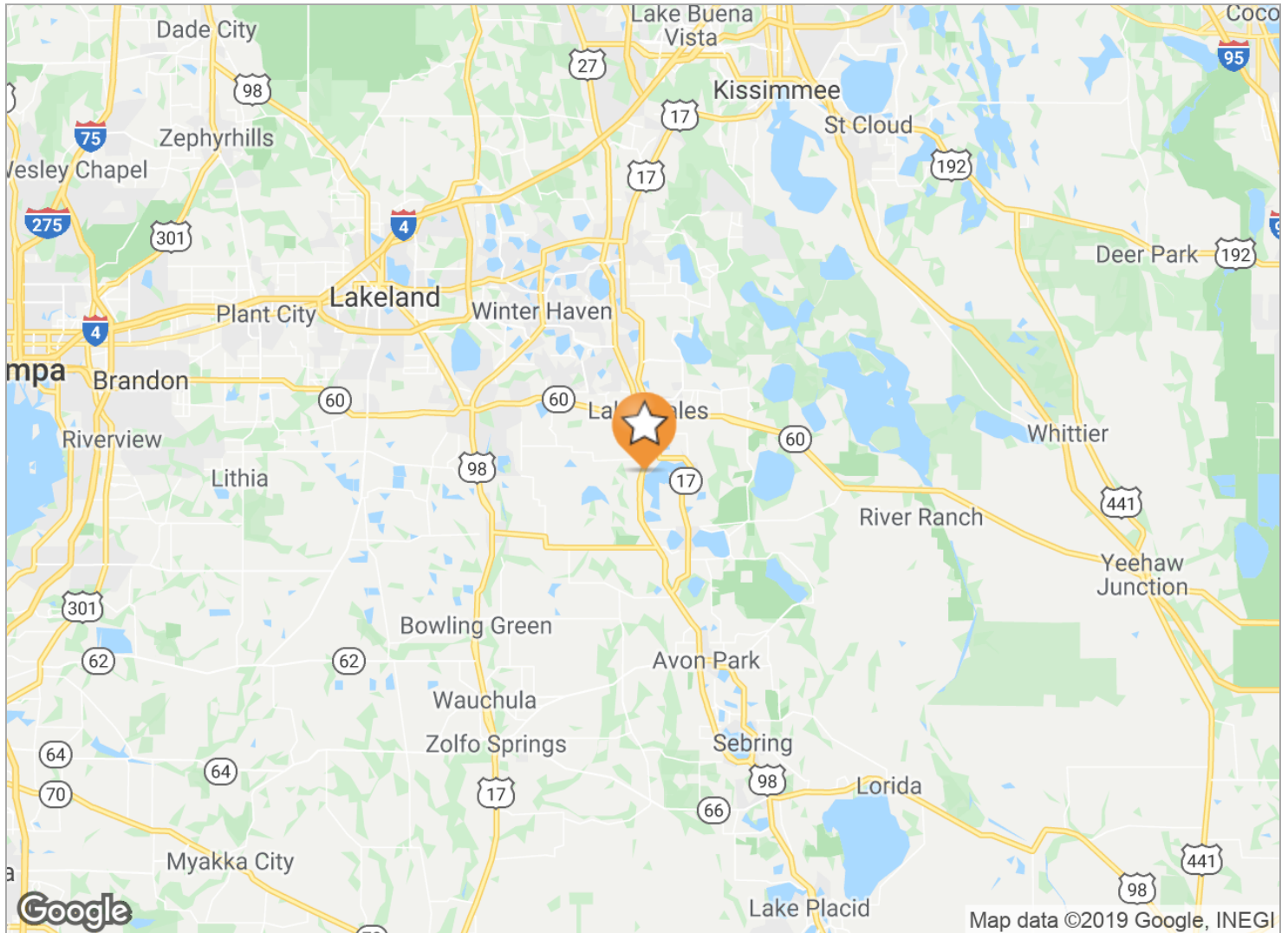


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### LOCATION DESCRIPTION

This property sits across from the entrance to Warner University just east of Hwy 27 in Lake Wales.

### DRIVE TIMES

1.5 hours to Orlando International Airport, 15 minutes from Downtown Lake Wales.

### DRIVING DIRECTIONS

This property sits across from the entrance to Warner University just east of Hwy 27 in Lake Wales.

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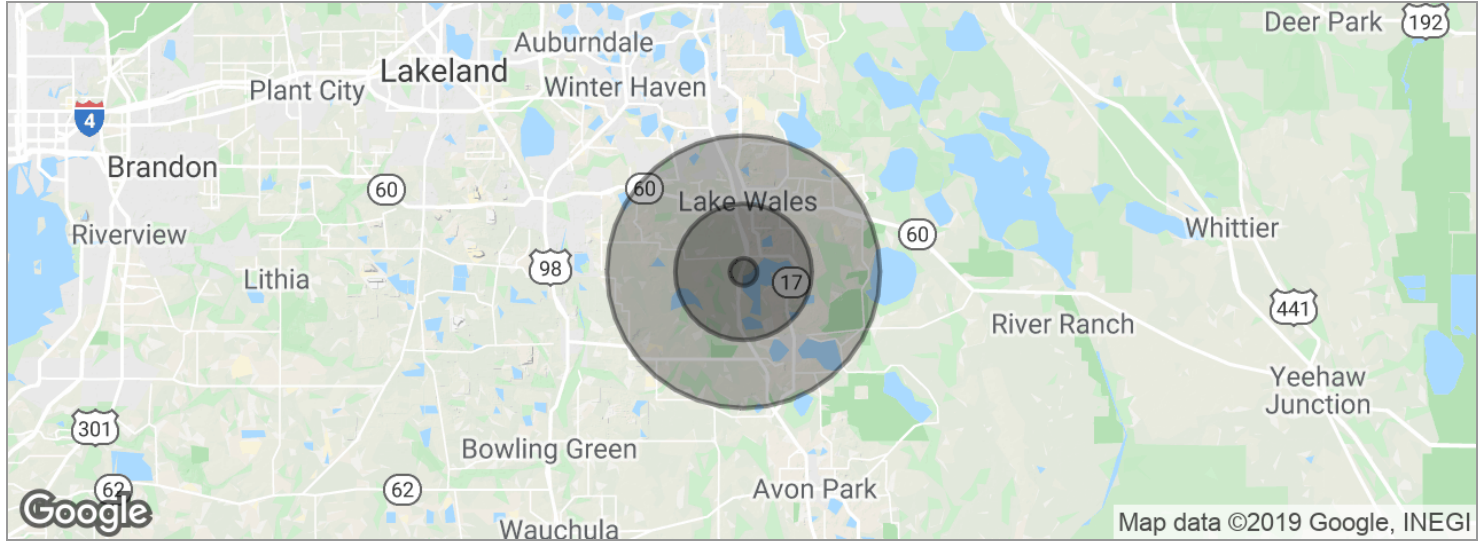
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	496	14,227	48,973
Median age	43.1	40.8	42.4
Median age (male)	44.0	39.0	40.5
Median age (Female)	42.6	41.7	43.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	215	5,747	19,028
# of persons per HH	2.3	2.5	2.6
Average HH income	\$41,535	\$46,138	\$50,670
Average house value	\$107,121	\$125,106	\$157,722

\* Demographic data derived from 2010 US Census

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## TREVOR C. WILLIAMS, MA

Land Specialist, REALTOR®

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## PROFESSIONAL BACKGROUND

As a native Floridian from Polk County, I know and love the beautiful land of The Sunshine State. Holding a Master's degree in Communication, I am able to effectively interact with buyers and sellers, providing reliable and prompt service. I've earned a reputation for tenacious and pro-active real estate representation, and promise to apply those qualities to your real estate project. As a well-rounded real estate professional focusing in ranches, farmland, vacant land, and investments, my love for Florida land and dedication to clients is unmistakable.

## EDUCATION

Bachelor of Arts - Media Studies; Florida State University 2006  
Master of Arts - Communication; Florida State University 2008

## MEMBERSHIPS & AFFILIATIONS

National Association of Realtors (NAR)  
Florida Gulf Coast Association of Realtors (FGCAR)  
Realtors Land Institute (RLI)  
Polk County Farm Bureau  
Florida Cattlemen's Association (FCA)

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