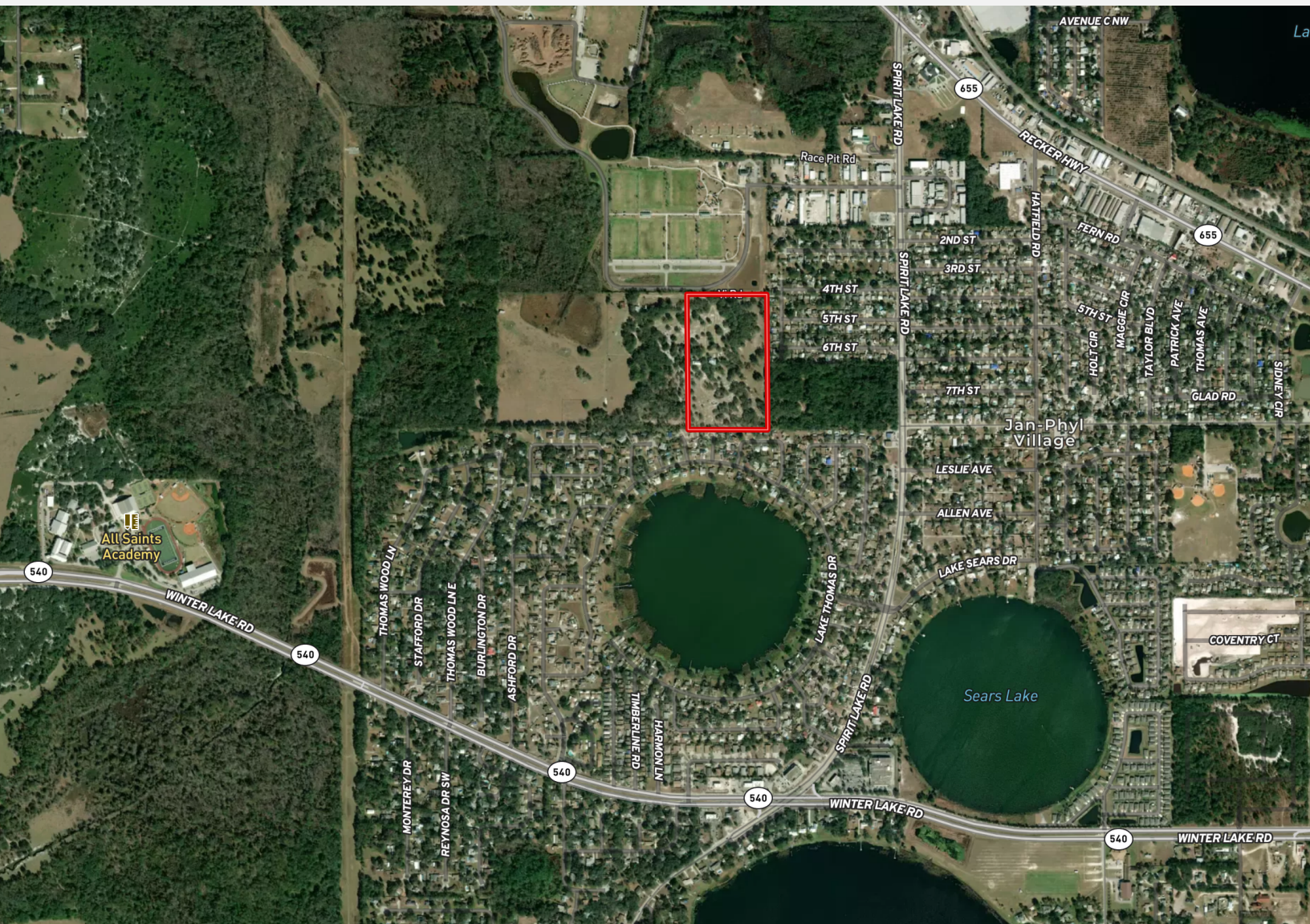


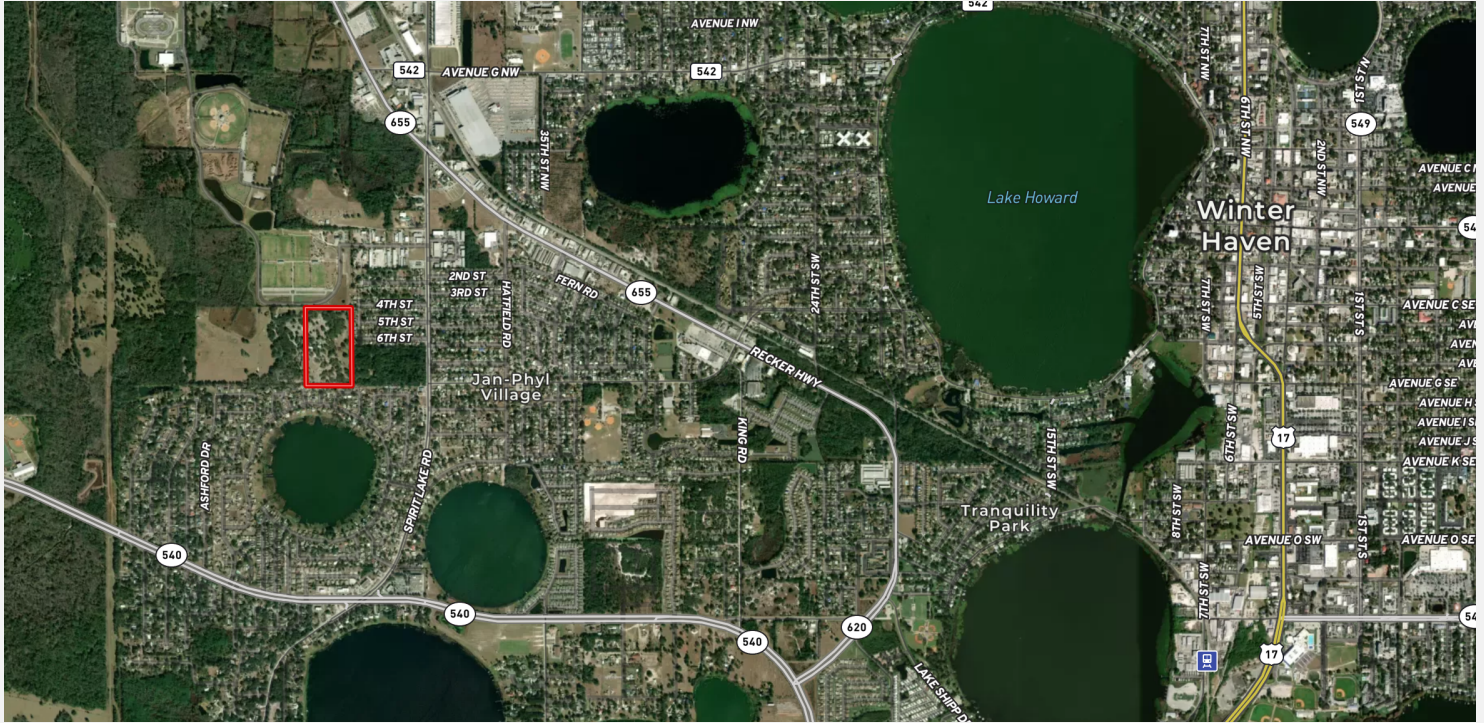
**FOR SALE  
LAND  
\$1,100,000**

23 ACRE DEVELOPMENT SITE IN POLK COUNTY

**1 VI RD , WINTER HAVEN, FL 33880**







## PROPERTY DESCRIPTION

Step into a world of possibilities with this 23-acre development site. With RM (Residential Medium) zoning, it can be transformed to accommodate up to 230 units. Currently boasting a 3,300 sqft home and large covered barn complete with secure fencing. Take advantage of the endless potential here!

## PROPERTY HIGHLIGHTS

- Zoned RM (Residential Medium)
- Yield up to 230 units
- 23 Acres
- 50 min to Tampa
- 1 hr 10 min to Orlando International Airport
- 5 miles to Polk Parkway
- 4 miles to Downtown Winter Haven

## OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	23 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	561	2,310	4,349
Total Population	1,397	6,154	11,386
Average HH Income	\$59,084	\$52,696	\$49,111

ID#: 1158352





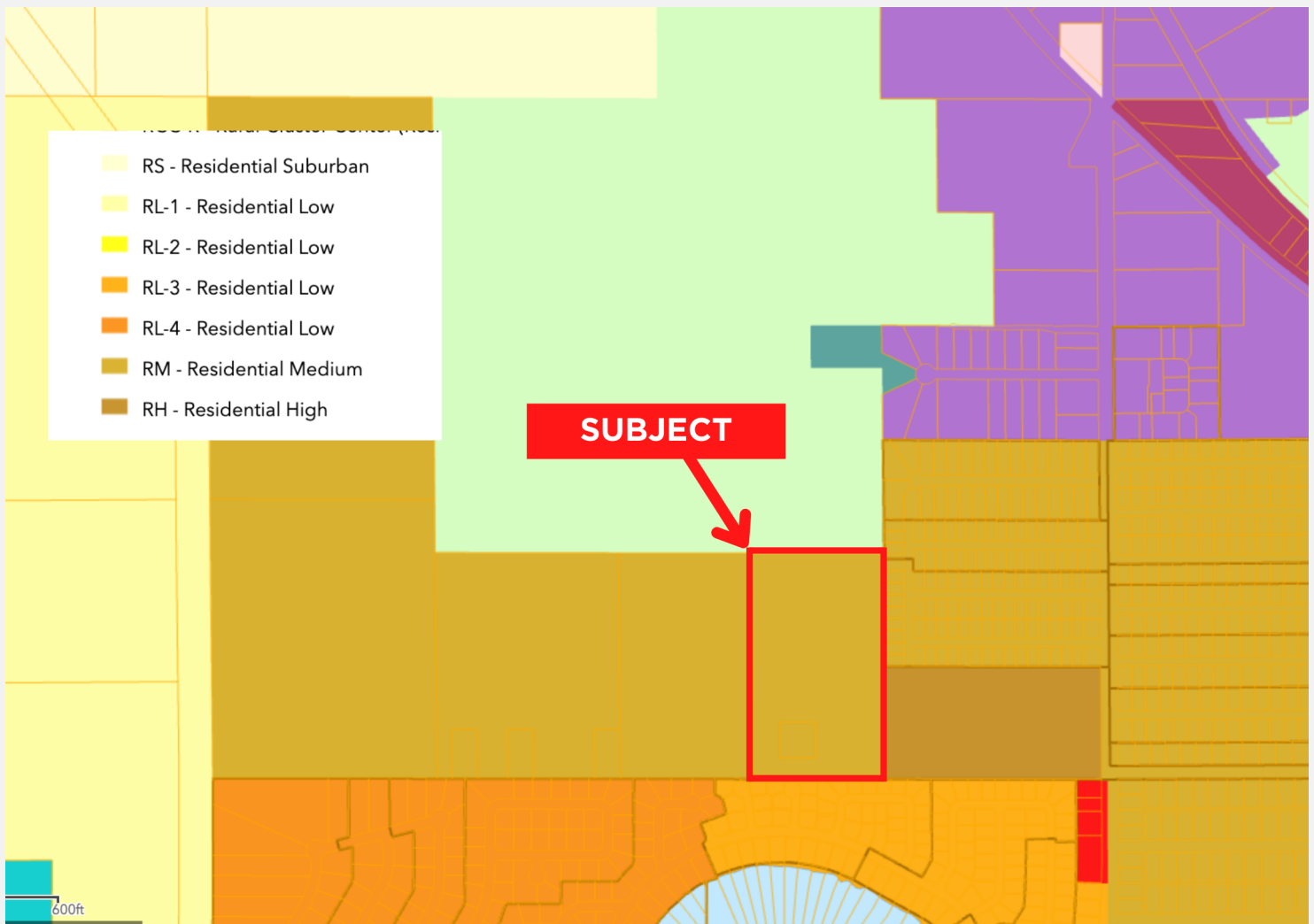
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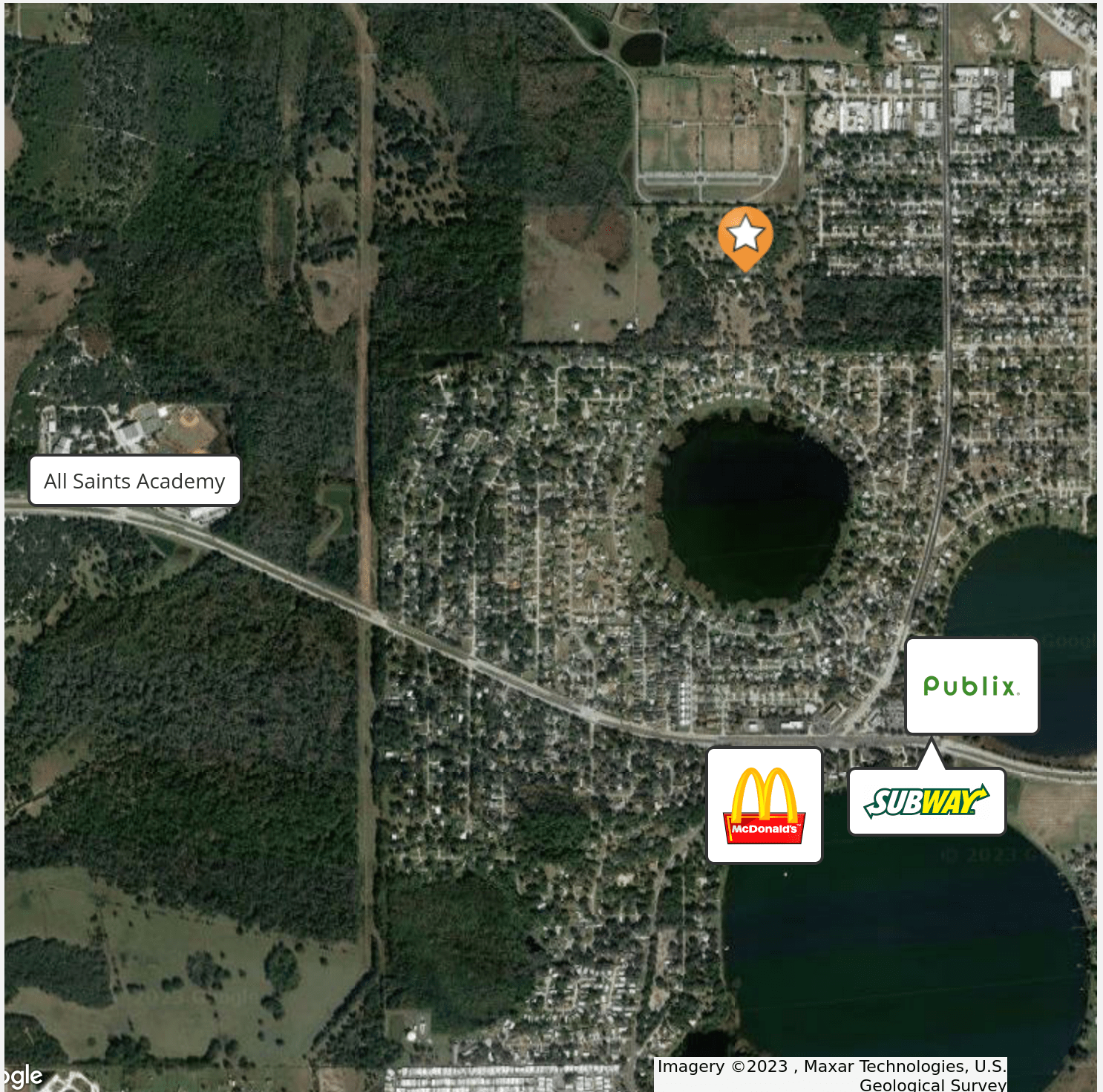
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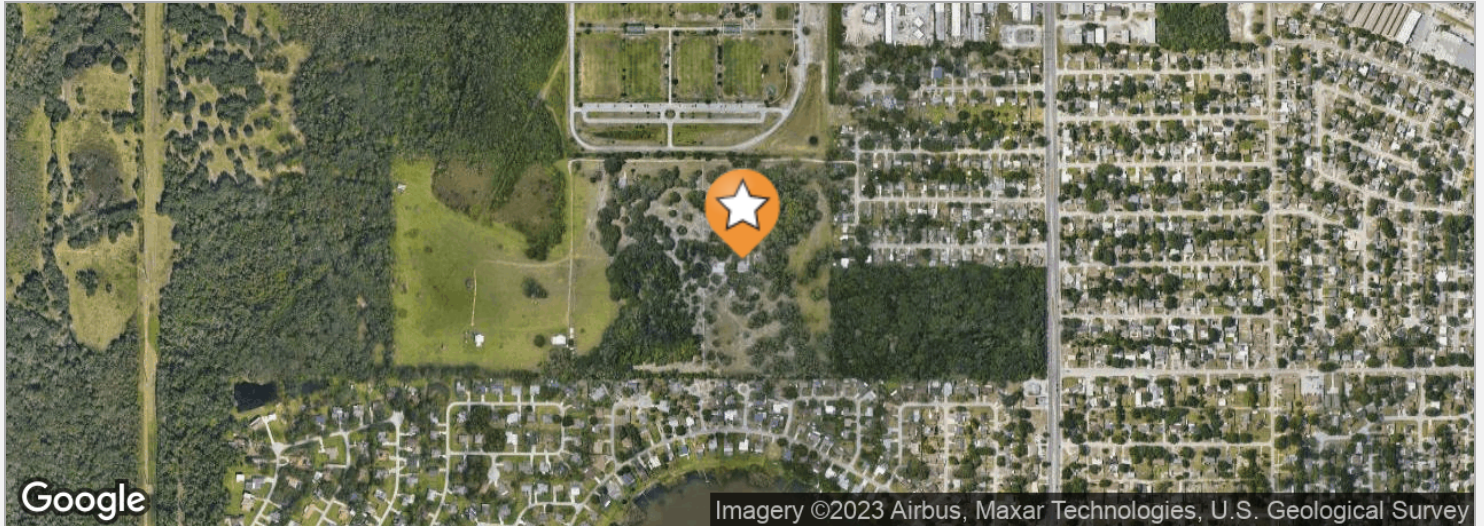
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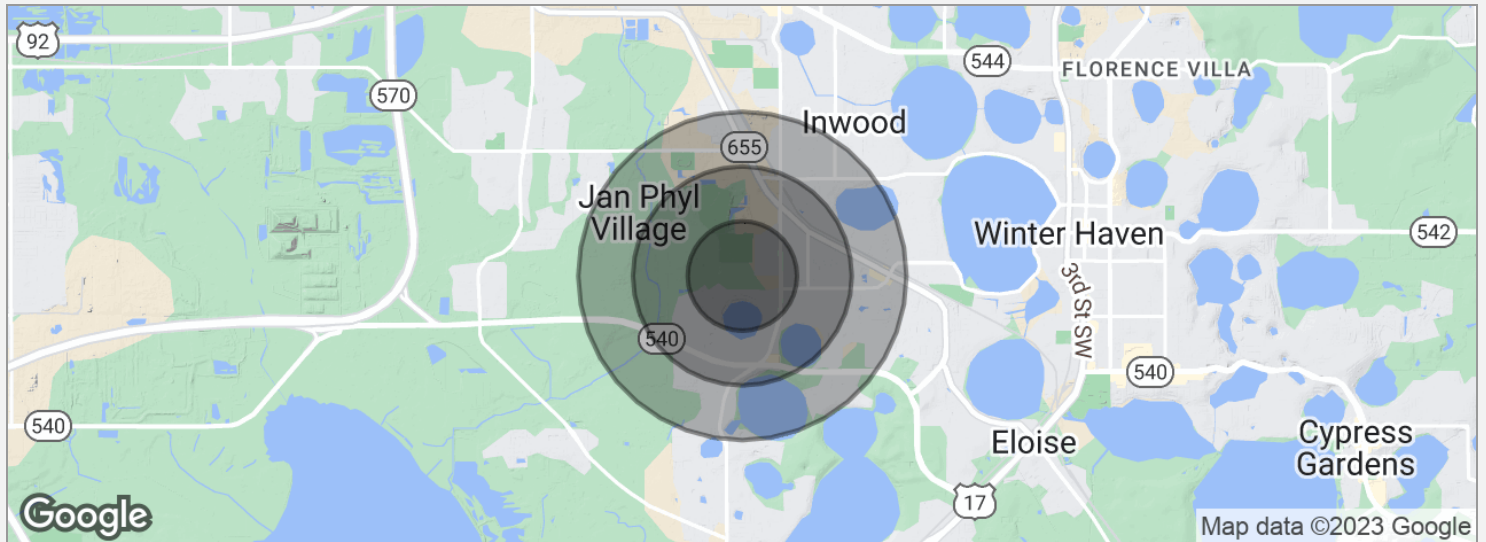


## DRIVE TIMES

## DRIVING DIRECTIONS

ID#: 1158352





## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total population	1,397	6,154	11,386
Median age	40.9	36.8	37.0
Median age (male)	40.4	35.9	35.8
Median age (Female)	42.4	38.0	38.0

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	561	2,310	4,349
# of persons per HH	2.5	2.7	2.6
Average HH income	\$59,084	\$52,696	\$49,111
Average house value	\$165,710	\$150,409	\$139,896

\* Demographic data derived from 2020 ACS - US Census

ID#: 1158352



## JOHN DONLEY

### Land Specialist

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.

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