



**FOR SALE
LAND
\$3,000,000**

12.4 ACRE COMMERCIAL SITE BEHIND PUBLIX

CHALET SUZANNE ROAD, LAKE WALES, FL 33859



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CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



OFFERING SUMMARY

Listing Price	\$3,000,000
Acres	12.4 Acres
Price Per Acre	\$241,935
County	Polk
Utilities	City of Lake Wales water and sewer available
Coordinates	27.9580919, -81.6182845
Real Estate Taxes	\$3985

PROPERTY OVERVIEW

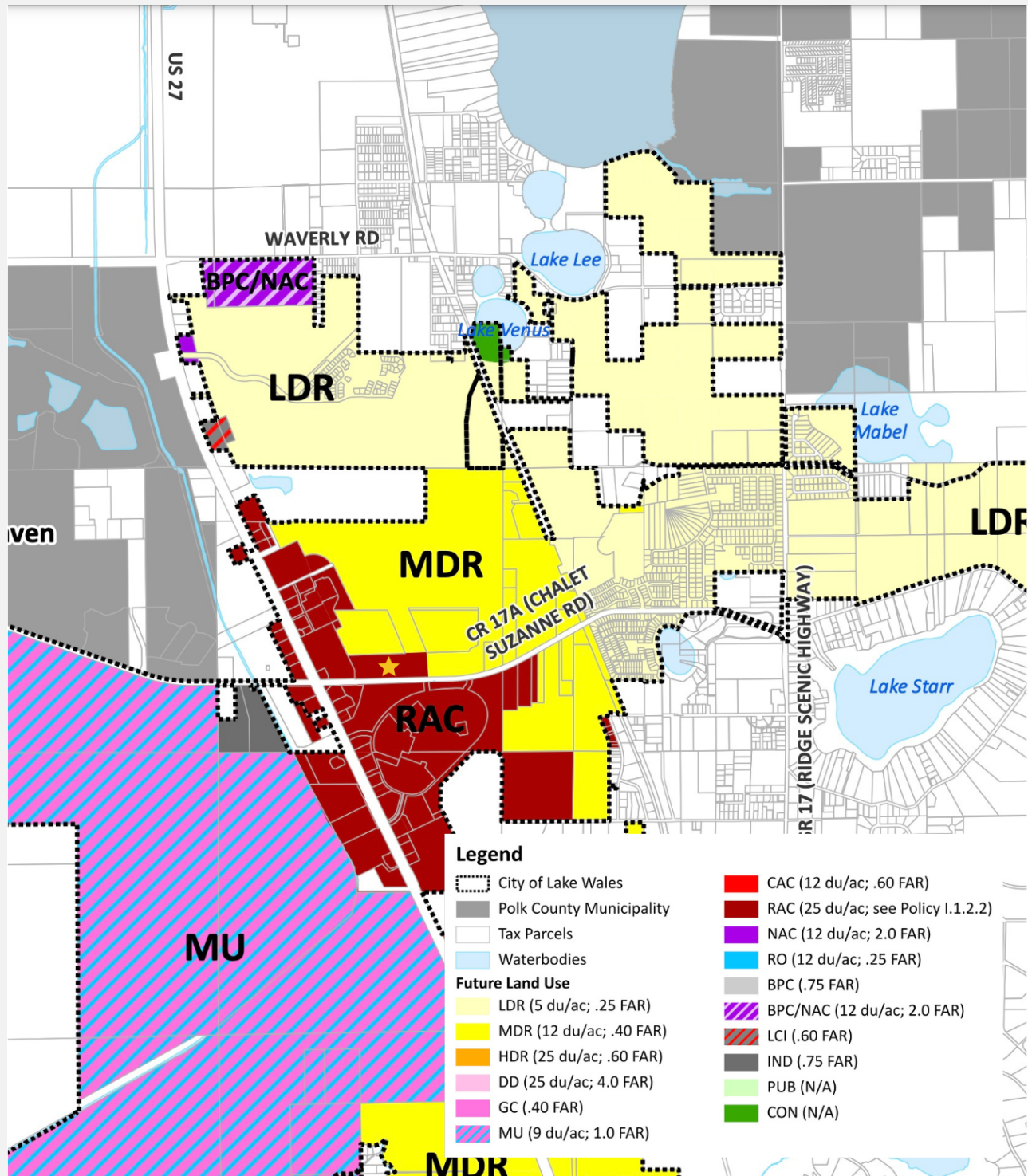
Exciting opportunity for a retail or hospitality project. Lighted corner at new road that is under construction. Property is approximately 12.4 acres and is zoned C-3 Highway Commercial. Located along US Hwy 27 corridor in an area of booming commercial and residential development. This property offers an excellent opportunity for retail, multifamily, and hotel development. It is located directly adjacent to Publix, Home Depot, Kohl's, and many other stores and restaurants. Additionally, it is directly across the street from the 600,000 square foot Eagle Ridge Mall. There is a proposed traffic light and new road which will give this site a lighted hard commercial corner. Also adjacent to this site is a new Class A 335 unit apartment complex. The southern portion of Star Lake Blvd. will be constructed for access to the apartments and will terminate and the new traffic light to be installed.

PROPERTY HIGHLIGHTS

- Adjacent to Publix and Class A Apartments
- Commercial Zoning
- New Traffic Light to be installed
- 1,275' road frontage on Chalet Suzanne Rd.
- Water & Sewer Available







WETLANDS

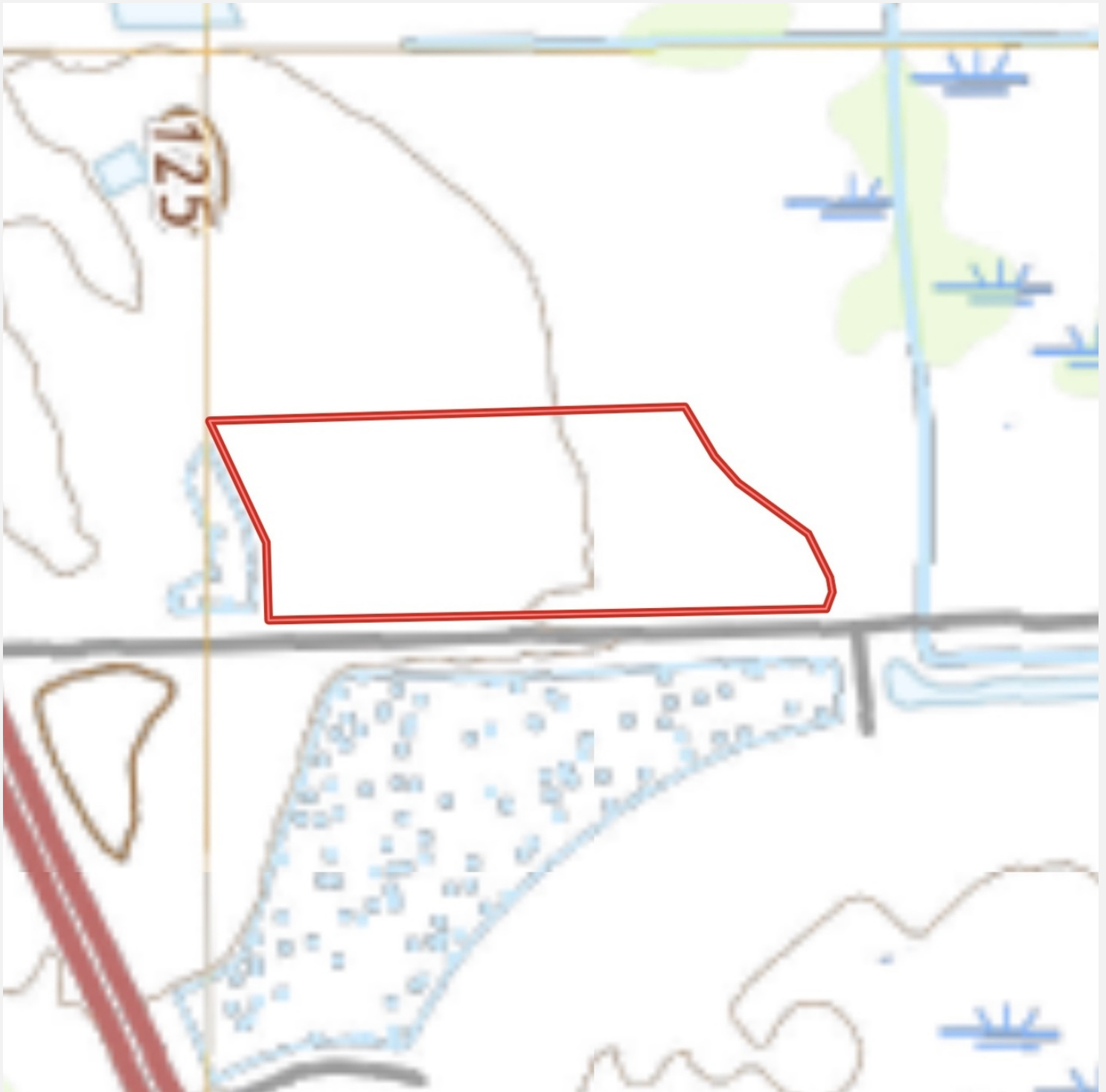
Chalet Suzanne Road, Lake Wales, FL 33859

wetlands

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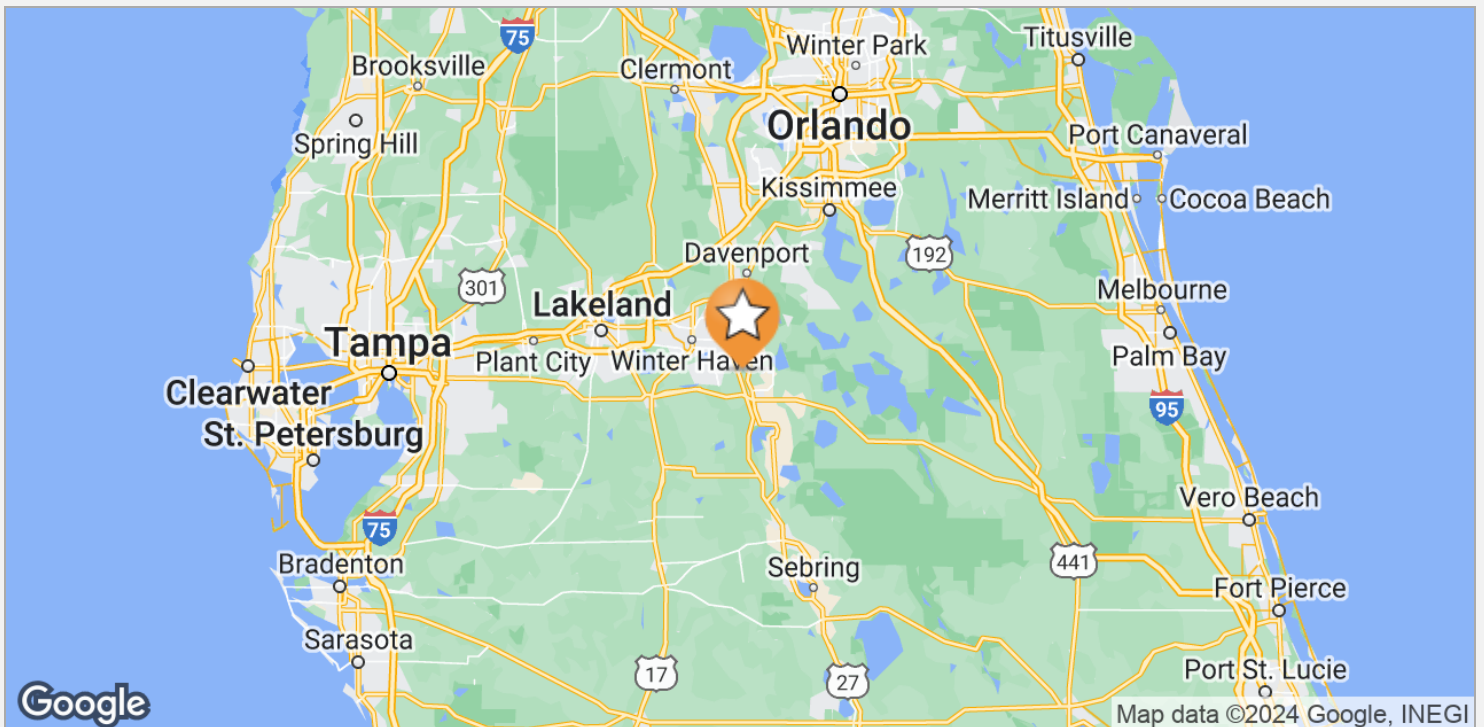
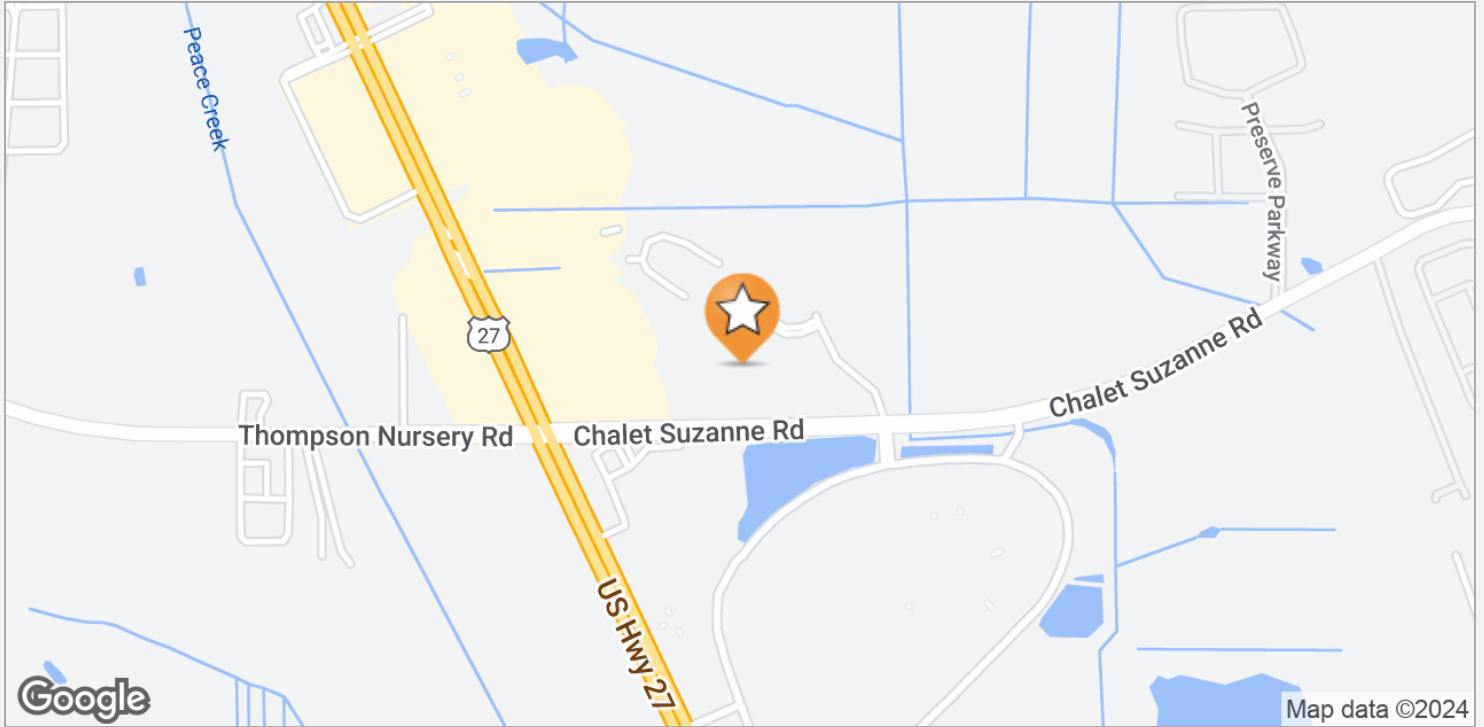


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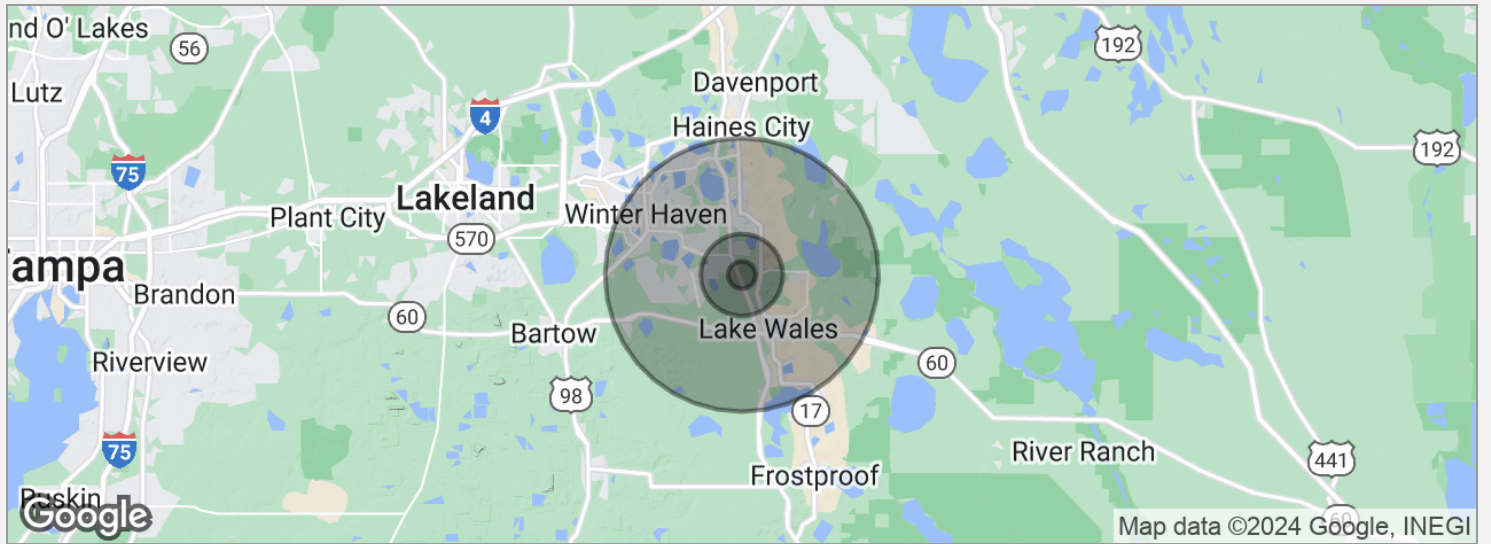
Location Maps 2

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POPULATION	1 MILE	3 MILES	10 MILES
Total population	2,096	12,665	140,988
Median age	42.9	44.6	42.5
Median age (male)	56.9	49.3	41.3
Median age (Female)	38.4	44.2	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total households	1,155	6,392	62,031
# of persons per HH	1.8	2.0	2.3
Average HH income	\$41,784	\$49,706	\$53,757
Average house value	\$141,159	\$172,011	\$161,844

* Demographic data derived from 2020 ACS - US Census

ERIN CARDEN CCIM

Commercial REALTOR®



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PROFESSIONAL BACKGROUND

After graduating from Florida Southern College in Lakeland, FL, Erin became a licensed real estate agent in 2002. She promptly purchased her first investment property and started working for Crosby & Associates, Inc. For seven years she gained experience in commercial sales and leasing, market research, land development and financial analysis under the mentorship of Benjamin Crosby. Here she learned the importance of market timing, trends and independent research and analysis. She built a personal portfolio of investment properties that included residential and commercial renovations. These projects honed her skills in landlord-tenant negotiations and property management. She furthered her education at the CCIM Institute and in 2008 obtained the prestigious CCIM Designation.

After a leave of absence to start her family, she returned to Crosby & Association in 2018 with extensive commercial property management experience and a passion for community redevelopment in Polk County, FL. She specializes in Land Development as well as Brick-and-Mortar Commercial Properties in Central Florida. Erin resides in Winter Haven with her husband of 20 years and two daughters.

EDUCATION

B.A. from Florida Southern College

CCIM Designation (Certified Commercial Investment Member)

Realtors Land Institute - Site Selection Course

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Members (CCIM) Institute

Member Florida CCIM Chapter

East Polk County Association of Realtors