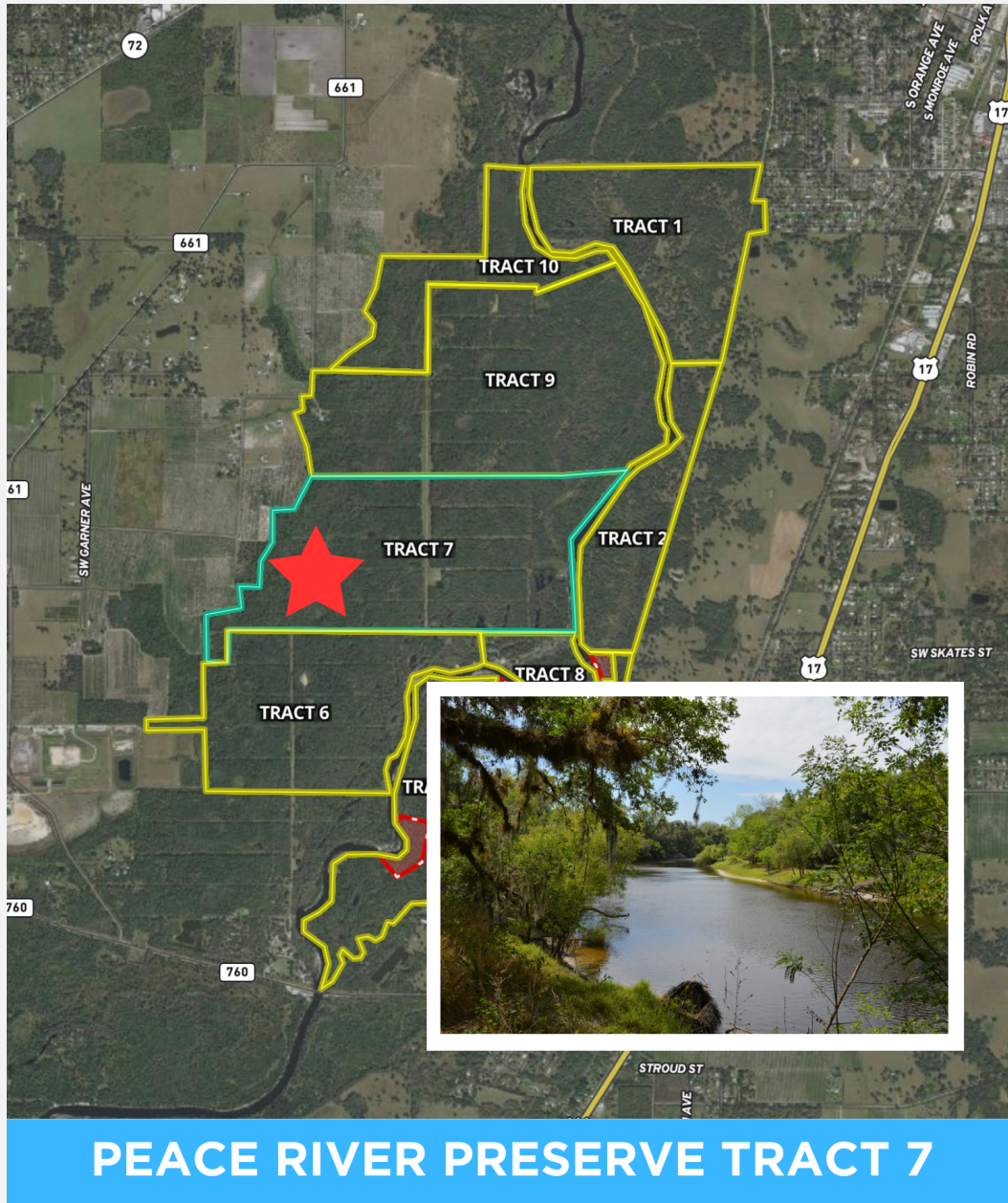




FOR SALE
RECREATIONAL
\$1,994,850

403 ACRE PEACE RIVER PRESERVE TRACT 7

SW ADVENTURE WAY, ARCADIA, FL 34266

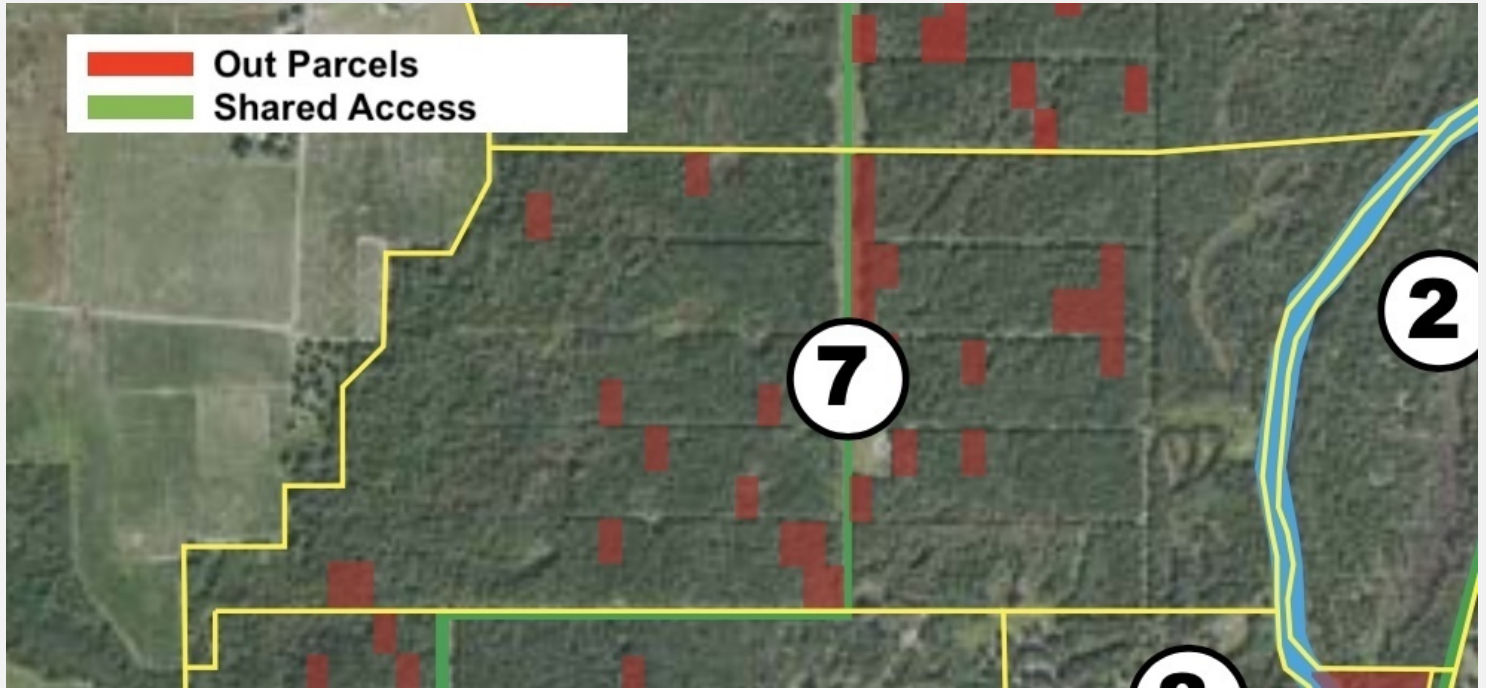


LORENA@CROSBYDIRT.COM
LORENA ALVAREZ CORDERO
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CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



PROPERTY DESCRIPTION

This property has endless recreational opportunities, as well as valuable conservation opportunities with great potential for a conservation easement as the property has yet to be conserved. The property also has the potential for mitigation banks, habitat preservation, water quality mitigation, and university studies. Possibilities outside of conservation include camping, hunting, motor recreation, canoeing, and eco- tours. In the past, this property has been hunted for exotic game and has also been used for river boat tours.

*Within this parcel there are out-parcels, which do not belong to the property**

OFFERING SUMMARY

Sale Price:	\$1,994,850
Lot Size:	403 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	101	6,862	13,569
Total Population	284	17,198	31,648
Average HH Income	\$44,104	\$35,398	\$38,098

ID#: 1191908

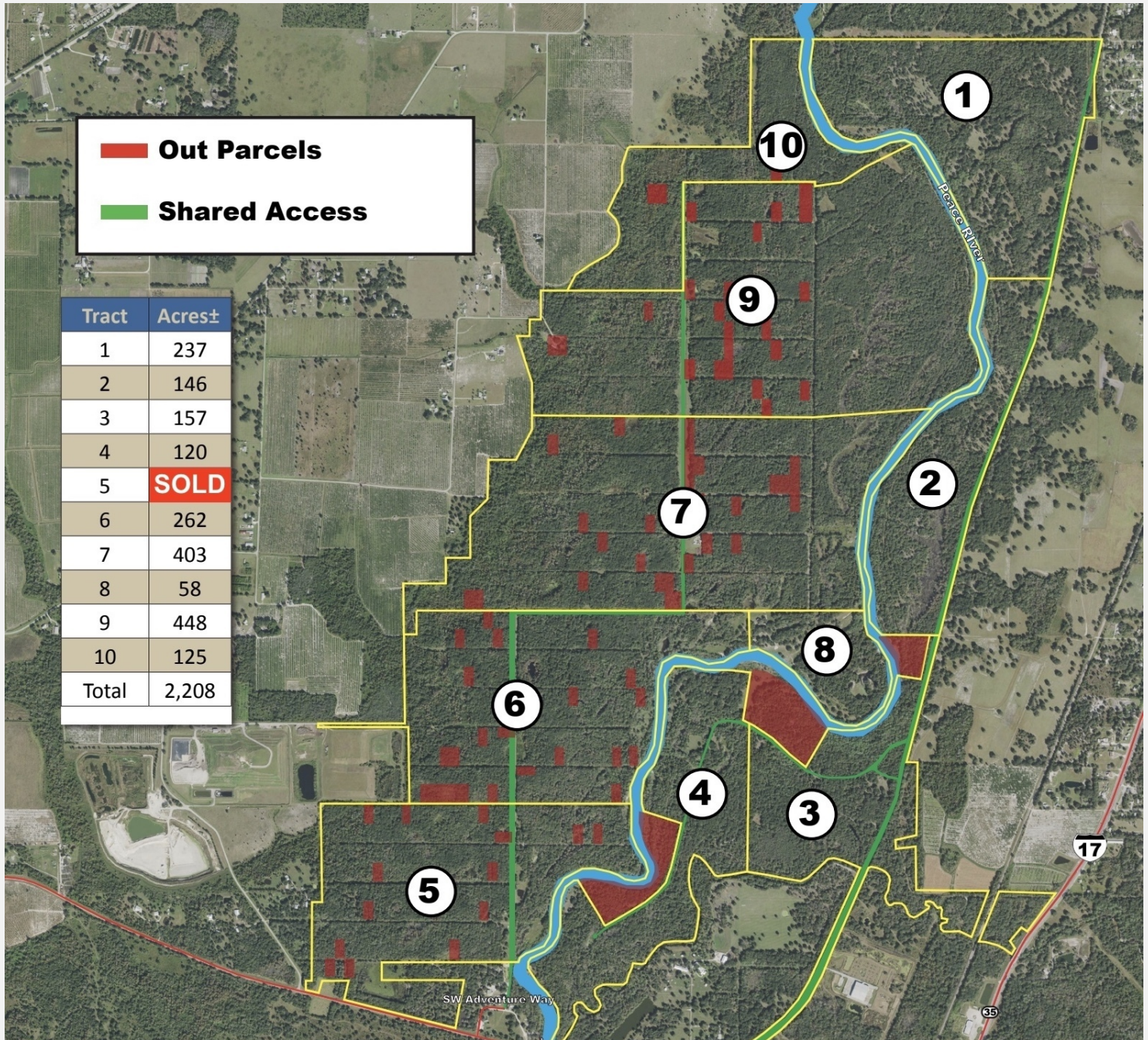
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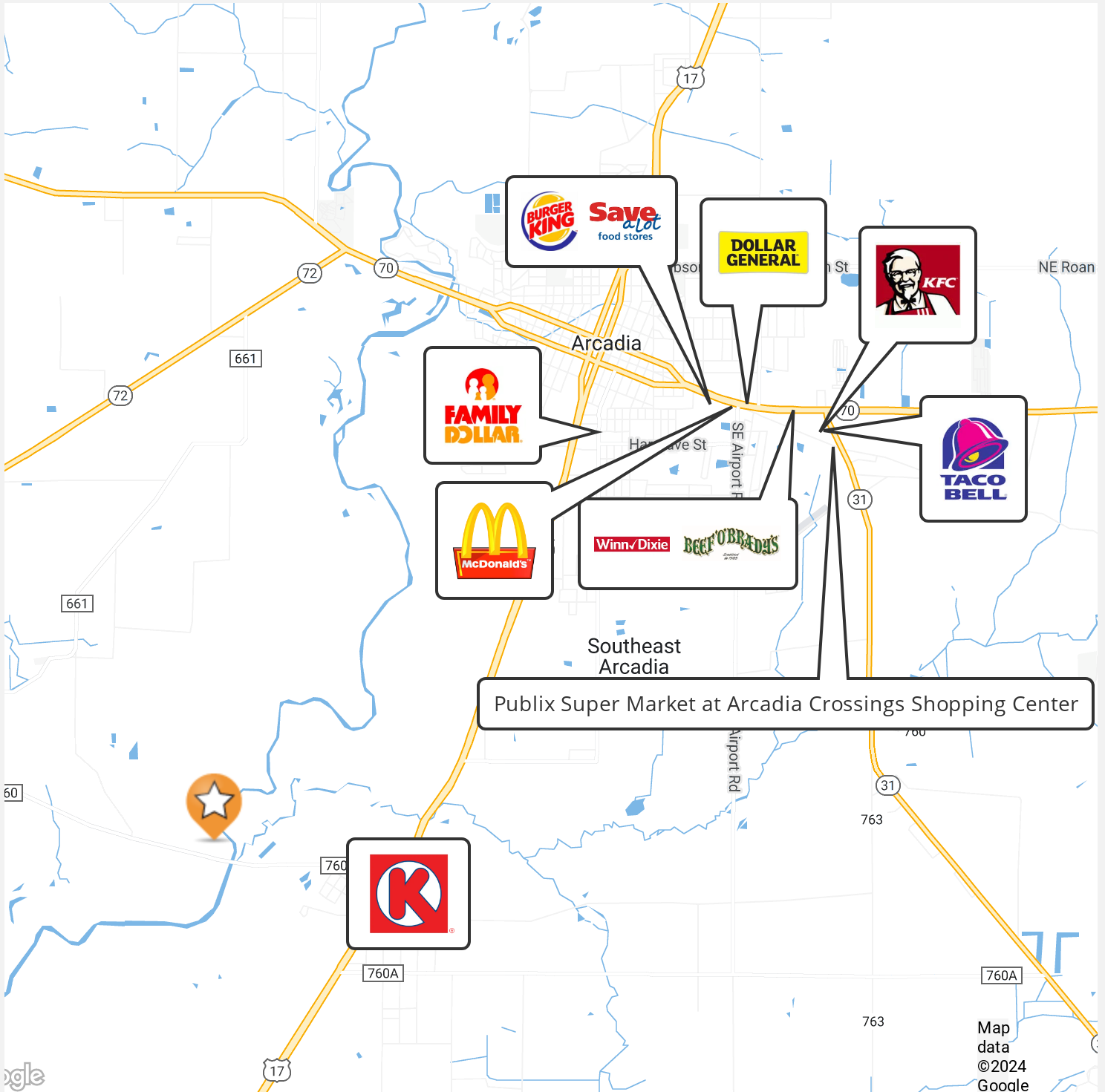
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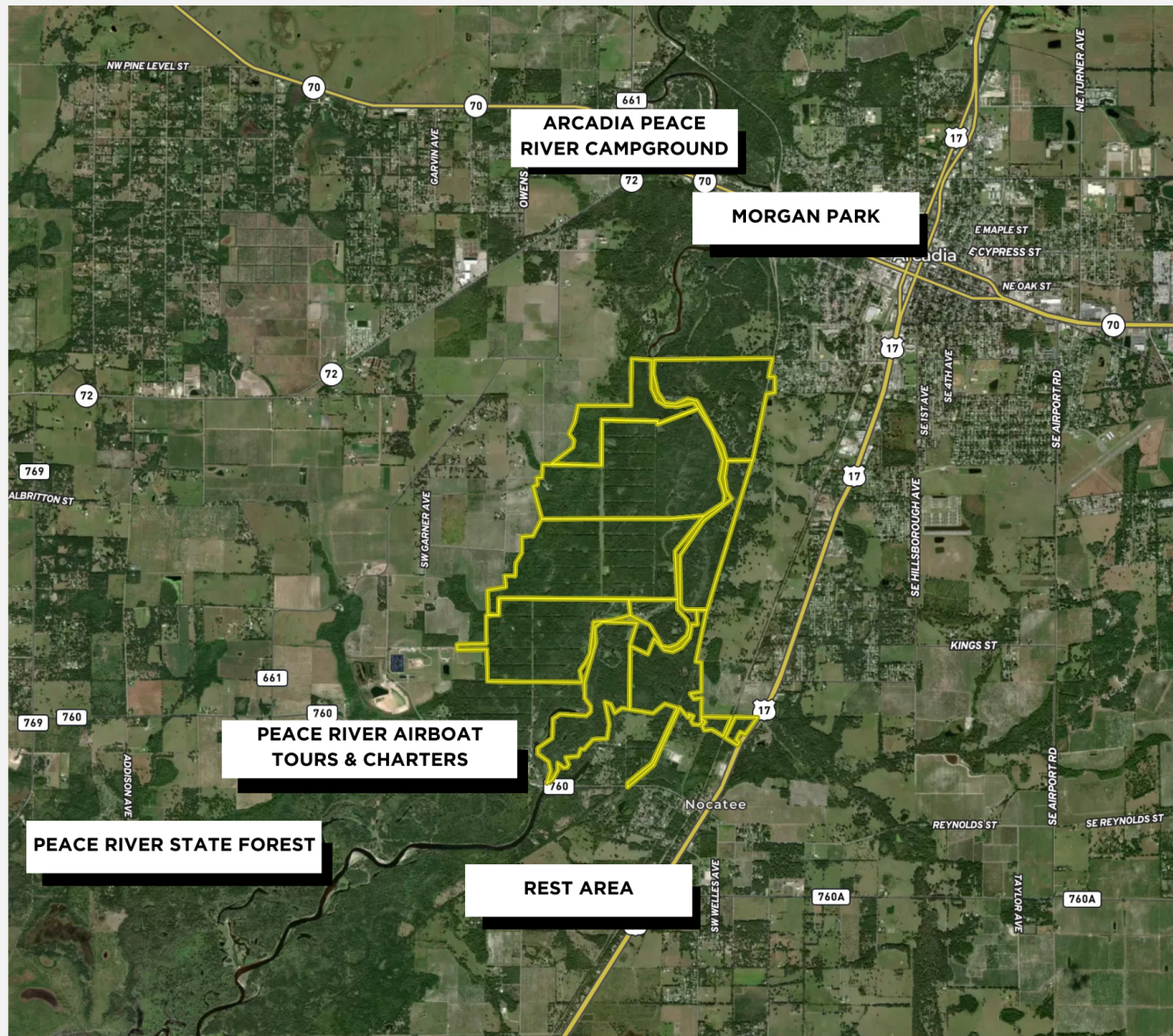
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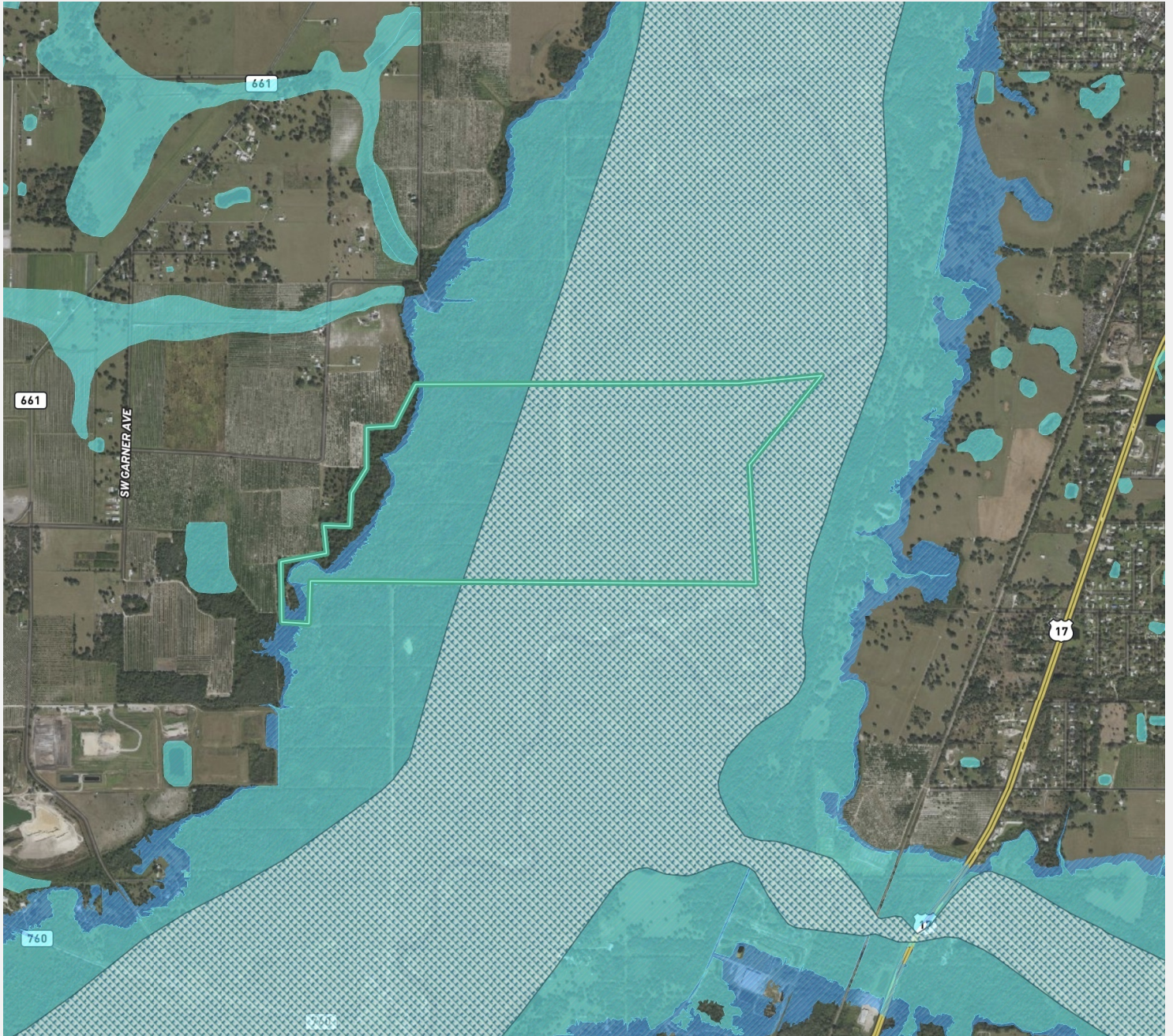
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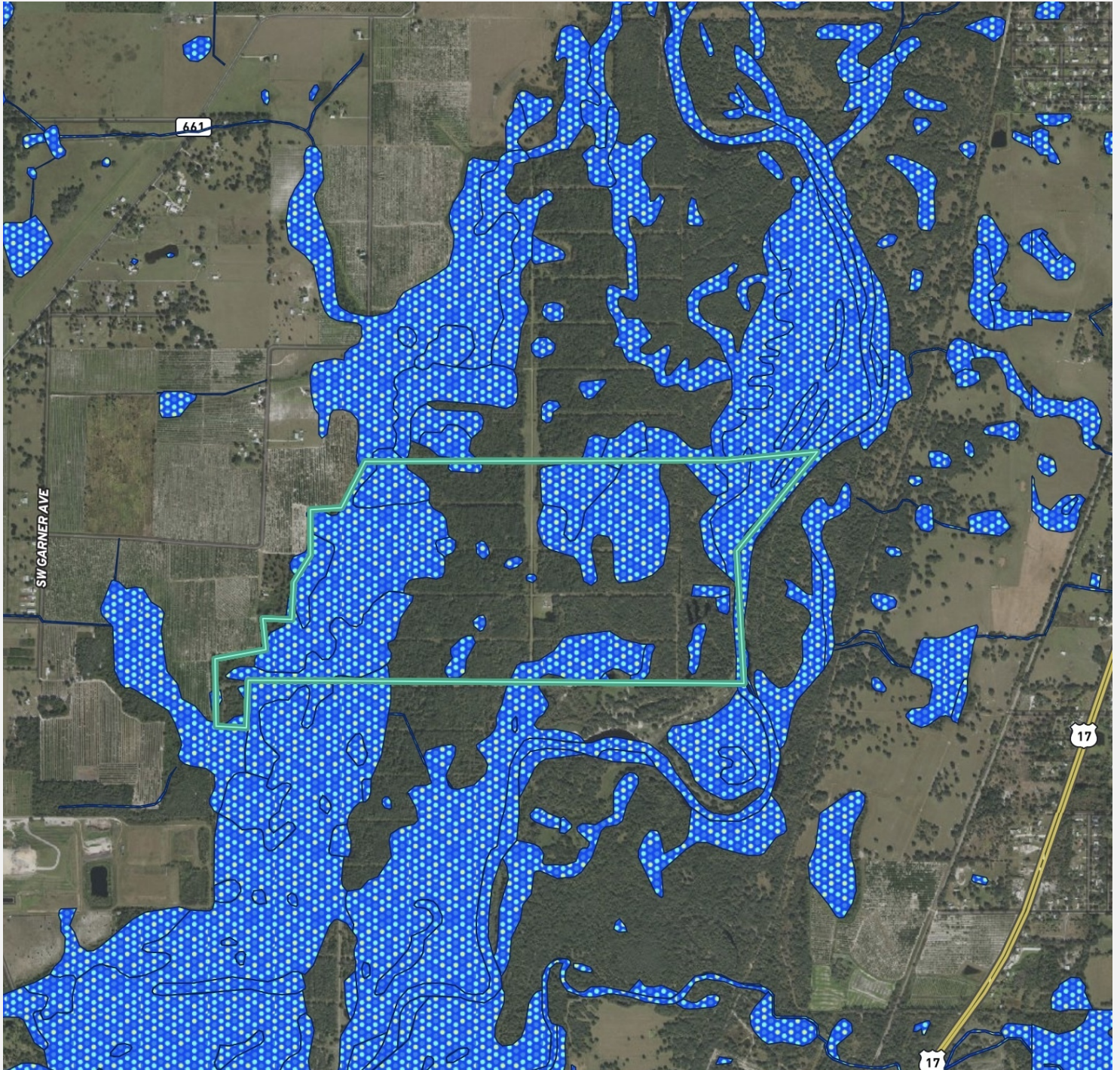
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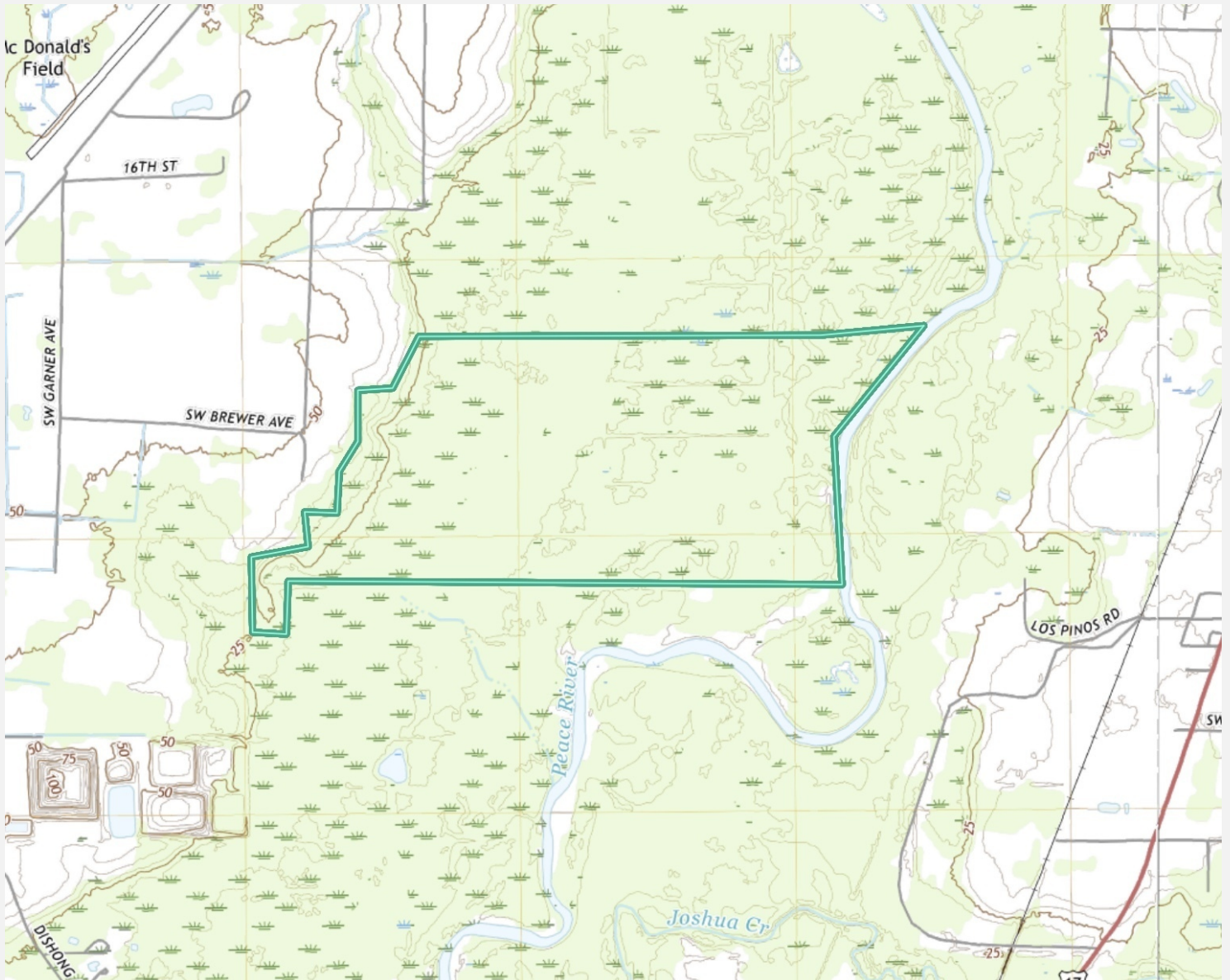
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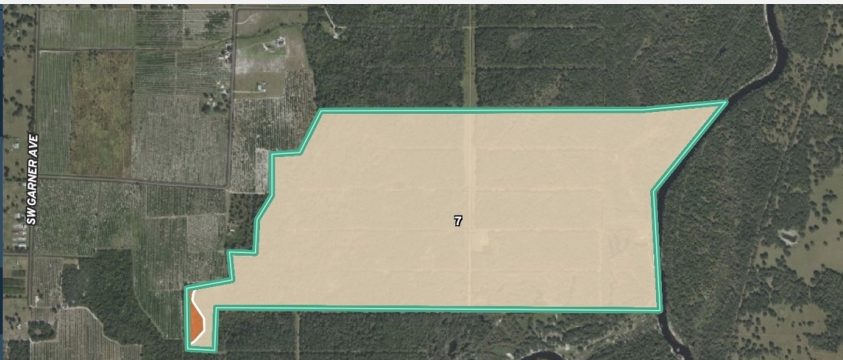
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CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7	Bradenton-Felda-Chobee complex, occasionally flooded	415.26	99.09%	-	23	3w
36	Smyrna fine sand, 0 to 2 percent slopes	3.27	0.78%	-	32	4w
99	Water	0.5	0.12%	-	-	-
42	Zolfo fine sand, 0 to 2 percent slopes	0.04	0.01%	-	36	3w
Totals		0 CPI	23.04 NCCPI		3.01 Cap.	



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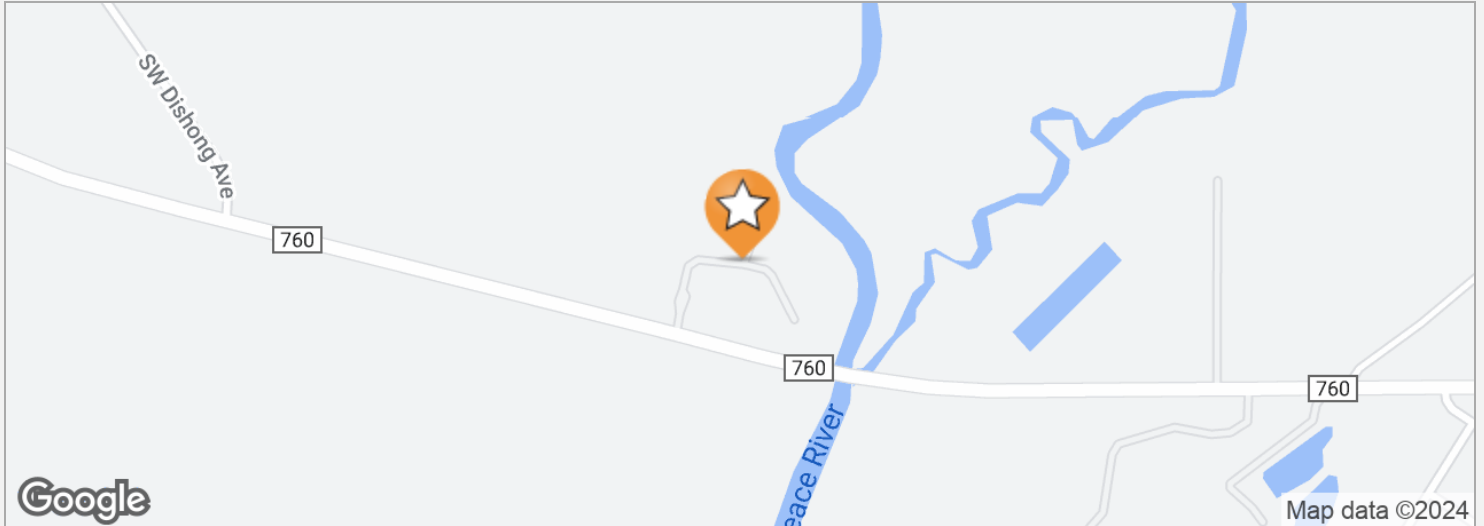
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403 ACRE PEACE RIVER PRESERVE TRACT 7

SW Adventure Way, Arcadia, FL 34266

Location Maps 2

11



DRIVE TIMES

DRIVING DIRECTIONS

1 mile south of Arcadia, Florida just off Highway 17. Property is situated along the Peace River.

ID#: 1191908

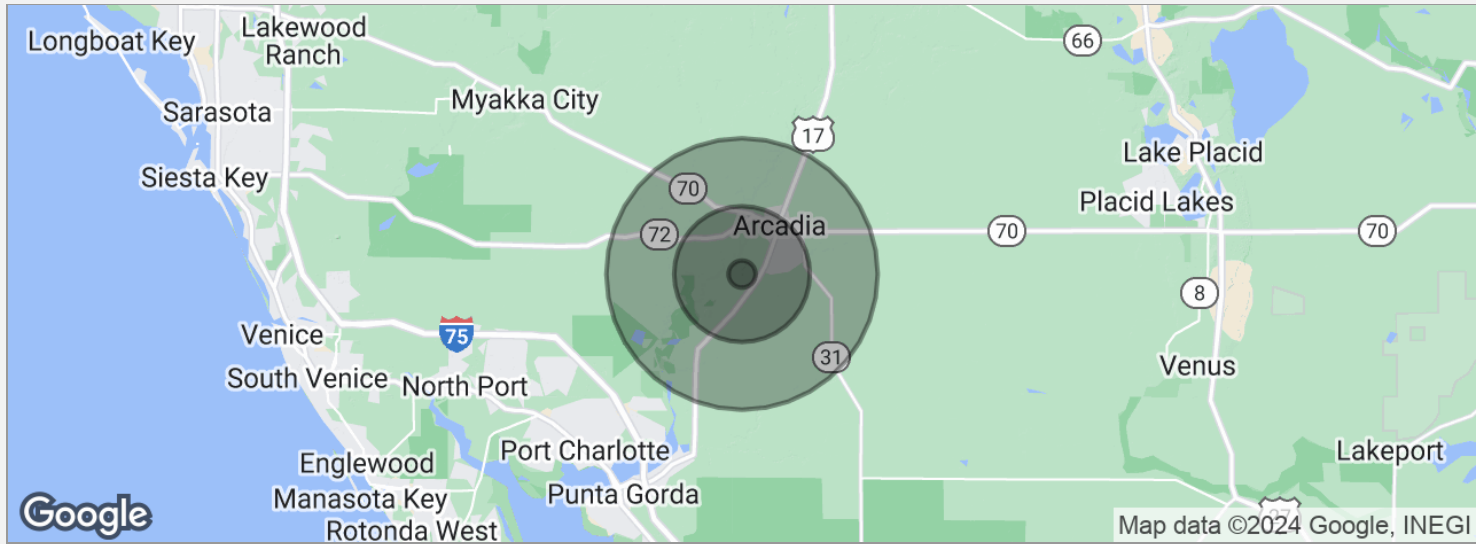
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	284	17,198	31,648
Median age	42.0	36.0	42.1
Median age (male)	36.7	34.4	39.4
Median age (Female)	41.9	36.3	42.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	101	6,862	13,569
# of persons per HH	2.8	2.5	2.3
Average HH income	\$44,104	\$35,398	\$38,098
Average house value	\$112,786	\$95,789	\$118,194

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

As a Licensed Central Florida REALTOR® and President of Crosby & Associates Inc., Lorena Alvarez Cordero is driven by a vision of creating mutually beneficial deals for both real estate buyers and sellers. Recognizing the trust clients place in her, Lorena focuses on providing seamless, rewarding experiences that meet both parties' aspirations.

Lorena's foundation in real estate was shaped by years of hands-on experience assisting her Broker, equipping her with in-depth knowledge of transaction management and industry-specific terminology. This expertise, combined with her executive stint at HUD's CWIS where she managed critical contracts in Puerto Rico and the Virgin Islands, underscores her capability to handle intricate transactions and deliver sage advice.

However, Lorena's value proposition isn't solely her extensive background. By harnessing the latest technology and market research, she offers clients real-time insights to navigate the ever-evolving real estate landscape. This proactive approach ensures her clients stay ahead and enjoy a competitive edge.

At the heart of Lorena's success is her unwavering dedication to client satisfaction. She takes pride in her meticulous attention to details and a personalized approach, striving to find perfect matches for buyers and optimizing returns for sellers. As a Full-Time REALTOR®, Lorena's knowledge of the local market, combined with her unparalleled negotiation skills, ensures that both buyers and sellers leave the table feeling they've achieved their objectives.

EDUCATION

A.A. Social Work from Polk State College

MEMBERSHIPS & AFFILIATIONS

Active Member with East Polk County Realtors Association
Awarded EPCAR's Rising Star Award 2022
Board Member at The Mission Winter Haven
Member Greater Winter Haven Junior League

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PROFESSIONAL BACKGROUND

Born in Tampa, Mr. Crosby believes in earning your trust and respect and his experience spans 39 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 42 years and has three grown daughters and 17 grandchildren.

EDUCATION

2021-2023 REALTORS Land Institute Budget & Finance Committee
2016-2023 Member REALTORS Land Institute Education Committee
2015-2016 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
2013 Florida REALTORS PAC Hall of Fame
Member East Polk, Greater Lake and Sumter County Assn of REALTORS
Member Sarasota Manatee Assn and Orlando Regional Assn of REALTORS
CCIM Designation (Certified Commercial Investment Member)
ALC Designation (Accredited Land Consultant)
Member, Central Florida Commercial Association of REALTORS®
Member, Florida Gulf Coast Commercial Association of REALTORS®
Member, Florida and Georgia Chapters Realtors Land Institute
Member Georgia Association of Realtors & Atlanta Commercial Board of Realtors
REALTORS® Land Institute Instructor: Land 101 Course, Agriculture Brokerage & Marketing Course,
Site Selection Course and Land Investment Analysis Course, Subdivision Development Course

MEMBERSHIPS & AFFILIATIONS

REALTORS® Land Institute 2020 Robert C. Meeks Distinguished Service Award
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

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