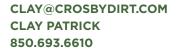


# **FOR SALE**

FL

LAKEPOINT RD, ALFORD, FL 32420







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



Property Summary 2



#### PROPERTY DESCRIPTION

Nestled at the intersection of Jackson, Bay and Calhoun Counties lies an untouched 25-acre sand/clay borrow pit. With frontage on County Line 231, this is a prime opportunity for anyone looking to create their own paradise in this scenic corner of Florida. It's partially dug out already - the possibilities are endless!

### **PROPERTY HIGHLIGHTS**

- Frontage on 231
- Near Bay & Calhoun County lines
- 25 acres
- Paved Access

### **OFFERING SUMMARY**

Sale Price:

Lot Size:			25 Acres
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
DEMOGRAPHICS	IMILL	J MILLS	10 MILLS
Total Households	38	7,432	22,257
Total Population	68	17,400	48,552
Average HH Income	\$38,430	\$43,136	\$44,682

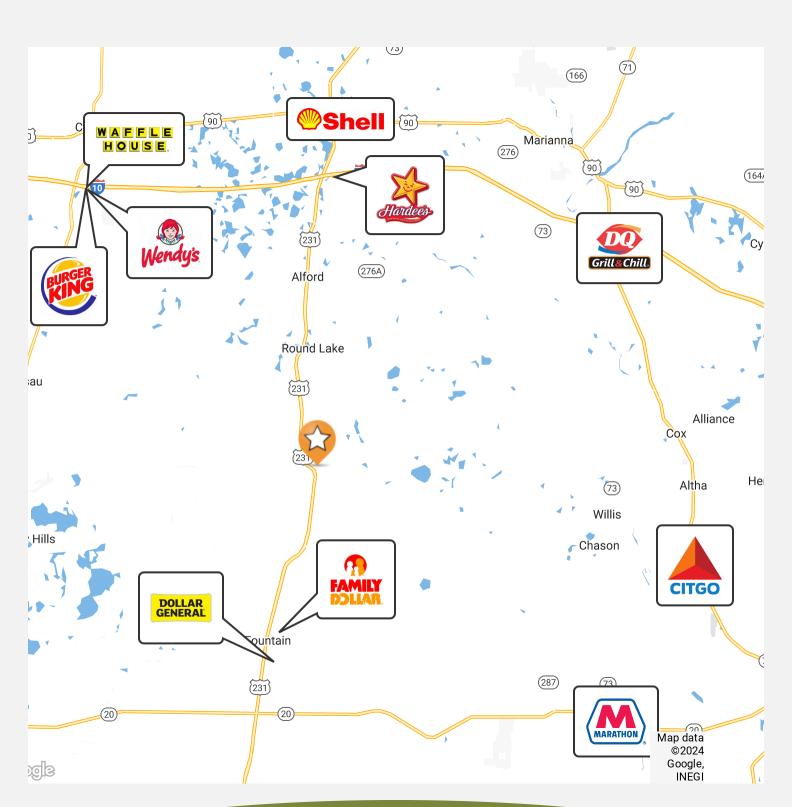
ID#: 1199000



\$259,000



Retailer Map 3





wetlands



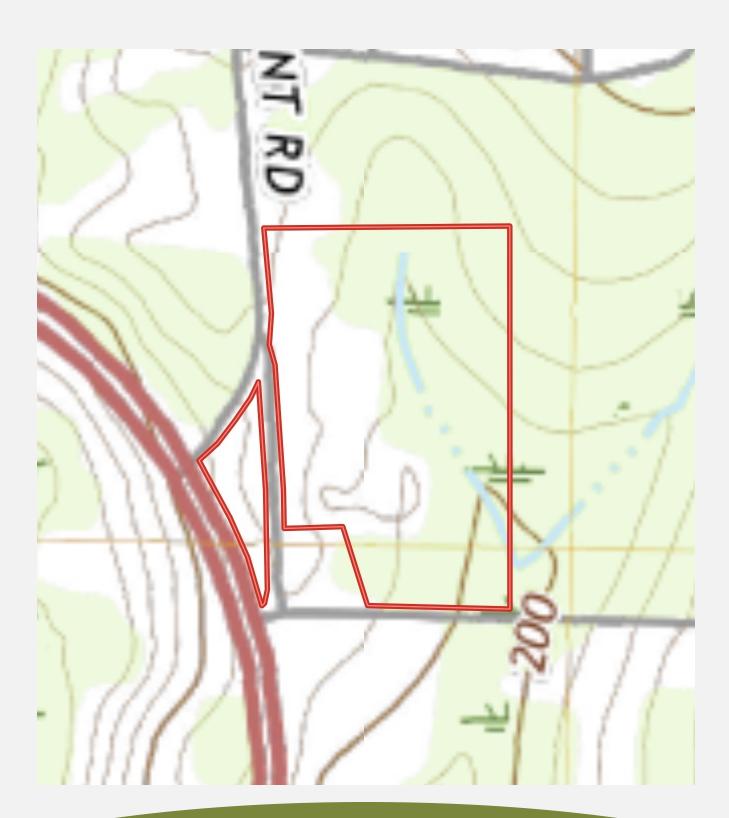


floodplains 5





topography 6







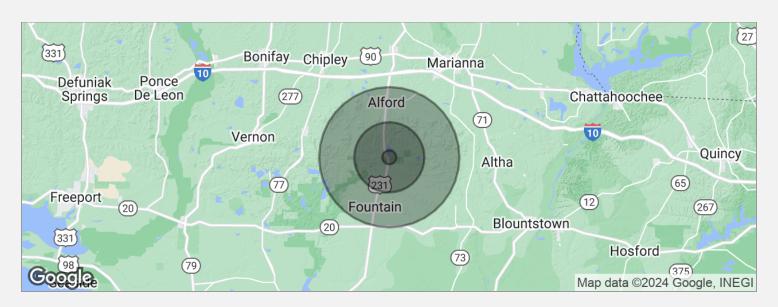
soils 7

CODE   DESCRIPTION   ACRES   %   CPI   NCCPI   CAP   1	All Pol	ygons 🗁 23 ac							
Rutlege association  8.11	CODE	DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP	9	
percent slopes  7.13 30.99% - 18 4s  7.15 30.99% - 18 4s  7.16 4s  7.17 and sand, 5 to 8 percent slopes  7.18 4s  7.19 and 5 to 8 percent slopes  7.19 and 5 to 8 percent slopes  7.10 and 5 to 8 percent slopes  7.10 and 5 to 8 percent slopes  7.11 and 5 to 8 percent slopes  7.12 and 5 to 8 percent slopes  7.13 and 5 to 8 percent slopes  7.14 and 5 to 8 percent slopes  7.15 and 5 to 8 percent slopes  7.16 and 5 to 8 percent slopes  7.17 and 5 to 8 percent slopes  7.18 4s  7.18 4s  7.19 and 6 to 8 percent slopes  7.19 and 6 to 8 percent slopes  7.10 and 6 to 8 percent sl	48		8.11	35.25%		32	7w	9	59
percent slopes  6.13	39		7.13	30.99%		18	4s	8	
Faceville-Esto complex, 5 to 15 percent slopes, severely eroded  38 Lakeland sand, 0 to 5 percent slopes  O CPI 29 5 NCCPI 5 03 Cap	60		6.13	26.64%		37	4s	8	48
Faceville-Esto complex, 5 to 15 percent slopes, severely eroded  38 Lakeland sand, 0 to 5 percent slopes  OCPL  29 5 NCCPL  5 03 Cap  FREEMANRD	59		1.25	5.43%		34	3s	8	
percent slopes  O.05 0.22% - 25 35   Totals 0.0Pl 29 5 NCCPl 5 03 Cap	27	complex, 5 to 15 percent slopes,	0.33	1.43%		62	6e	Θ	BU STATE OF THE ST
	38		0.05	0.22%		25	3s	8	
23 ac 🐧 Average Average Average									FREEMAN RD FREEMAN RD





Demographics Map 8



POPULATION	1 MILE	5 MILES	10 MILES
Total population	68	17,400	48,552
Median age	58.9	41.4	46.1
Median age (male)	63.4	40.3	45.4
Median age (Female)	58.7	43.6	46.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME  Total households	<b>1 MILE</b> 38	<b>5 MILES</b> 7,432	<b>10 MILES</b> 22,257
Total households	38	7,432	22,257

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census





Advisor Bio & Contact 1 9

#### **CLAY PATRICK**

**Broker Associate** 

2860 Highway 71 N ste C Marianna, FL 32446 T 850.693.6610 C 850.693.6610 clay@crosbydirt.com FL #BK577436

#### PROFESSIONAL BACKGROUND

Clay was raised on a cattle farm in Jackson County, Florida. He has more than 30 years of experience in the real estate industry, specializing in investment properties, row crop/agricultural farms, large hunting tracts, and commercial properties. Clay is licensed in both Alabama and Florida. He strives to provide his clients and customers with the utmost honesty and integrity. Clay leverages his knowledge of the industry to advise and educate his clients. He studied Business at Chipola College as well as Forestry at Pensacola State College. He earned his commercial pilot's license at the age of 21. Clay earned his Accredited Land Consultant designation in 2019. He also had a 21-year career in site-work construction developing airports, highways, and subdivisions that provided him with additional land and real estate business knowledge and experience. Clay resides in Bascom, Florida with his wife Gina Patrick.

#### **EDUCATION**

Accredited Land Consultant designation (ALC) Chipola College (Studied Business) Pensacola State College (Studied Forestry)

### **MEMBERSHIPS & AFFILIATIONS**

Member, Realtors Land Institute
APEX Award 2022
APEX Award 2023
Member, Central Panhandle Association of Realtors
Recipient of the Summit Bronze Award 2016
Recipient of the Summit Silver Award 2017
Recipient of the Summit Bronze Award 2018
Recipient of the President's Award 2019
Recipient of the Summit Award 2020

Recipient of the Summit Silver Award 2021

