

**FOR SALE**  
**LAND**  
**\$1,853,680**

19.72 ACRES LAKELAND, FL - \$2.15 SQFT

**1525 FISH HATCHERY RD, LAKELAND, FL 33801**







**SALE PRICE** **\$1,853,680**

## OFFERING SUMMARY

Acres	19.72 Acres
Price Per Acre	\$94,000
County	Polk
Zoning	RE2
Utilities	Water and Electric- City of Lakeland
Parcel IDs	242810000000012010
Coordinates	28.065274, -81.893569
Real Estate Taxes	\$55.62

## PROPERTY OVERVIEW

Discover the potential of this 19.72-acre property located on Fish Hatchery Rd in Lakeland, FL. With RL-1 zoning permitting one single-family residence per acre, this land offers an exceptional opportunity for various uses. Possible industrial- Nearby Industrial users such as Allied Crawford, Saddle Creek Logistics, and the Sam's Club Distribution Center. Nature enthusiasts will appreciate the proximity to Saddle Creek Park, offering fishing, hiking, and picnicking opportunities. Tenoroc High School is just 2 miles away, making it convenient for families.

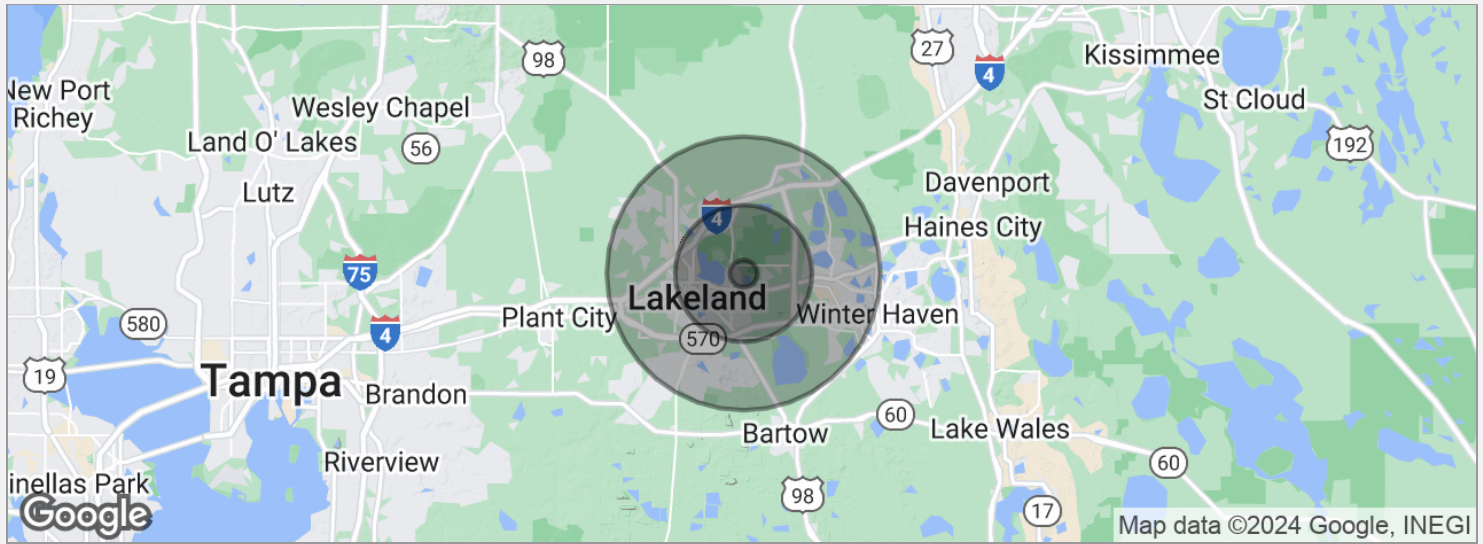
## PROPERTY HIGHLIGHTS

- Zoning: RL-1 (Residential Low-Density)
- Zoning Allows: 1 Single Family Residence per acre
- Utilities: Are City of Lakeland water and electric (next to site)
- Sewer: Not currently available on the property









POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,879	86,653	324,144
Median age	38.7	39.0	40.4
Median age (male)	36.5	37.6	39.1
Median age (Female)	40.9	41.2	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,158	37,531	133,568
# of persons per HH	2.5	2.3	2.4
Average HH income	\$45,031	\$48,512	\$60,993
Average house value	\$93,247	\$115,465	\$156,735

\* Demographic data derived from 2020 ACS - US Census



## LORENA ALVAREZ CORDERO

President | Chief Operating Officer (COO)



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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