



FOR SALE
RESIDENTIAL LOT
\$134,700

GLEN SAINT MARY RD LOT 4

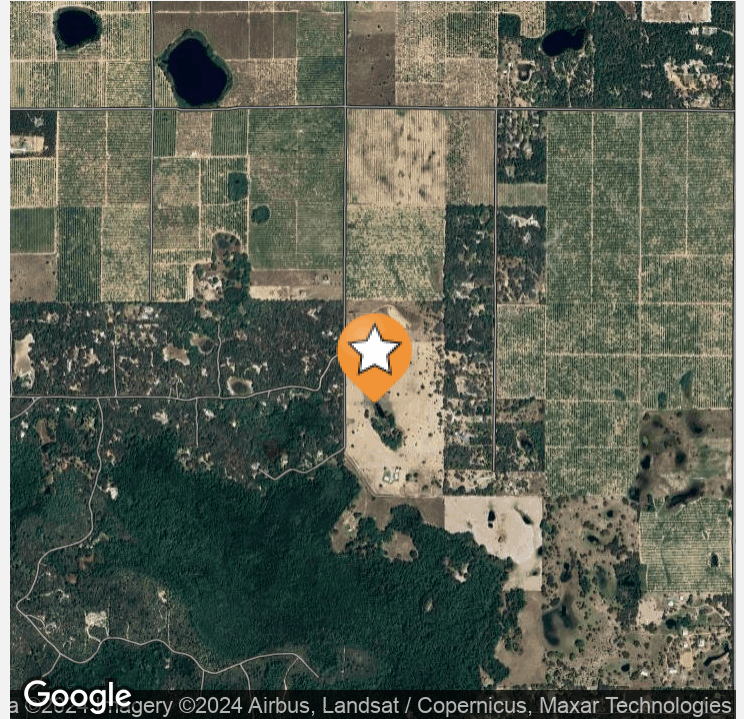
4545 GLEN SAINT MARY ROAD, LAKE WALES, FL 33898



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



OFFERING SUMMARY

Listing Price	\$134,700
Acres	5 Acres
Price Per Acre	\$26,940
County	Polk
Zoning	RC
Utilities	Electricity, Telephone
Soils	Sandy
Parcel IDs	293019-992821-000040
Coordinates	27.8536, -81.4641
Frontage	258 ft
Real Estate Taxes	\$7.64

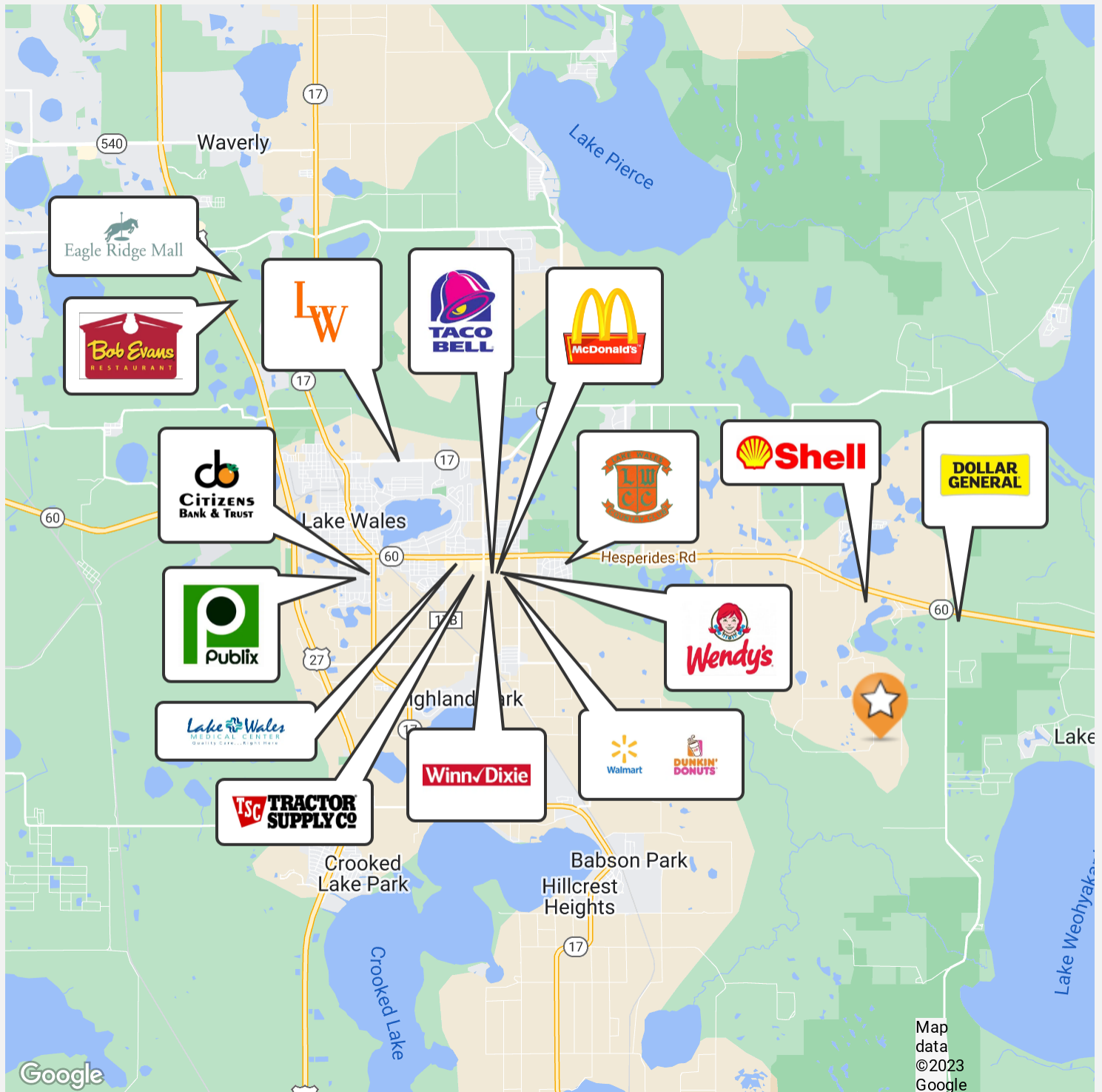
PROPERTY OVERVIEW

Five +/- acre residential lot. Rolling hills. Secluded yet close to schools, restaurants and shopping. Deer, turkey and hogs on the property.

PROPERTY HIGHLIGHTS

- Telephone and Electricity available onsite
- A well would be required for site
- Secluded yet close to schools, restaurants and shopping
- Deer, turkey and hogs on the property.

ID#: 1295640



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Additional Photos

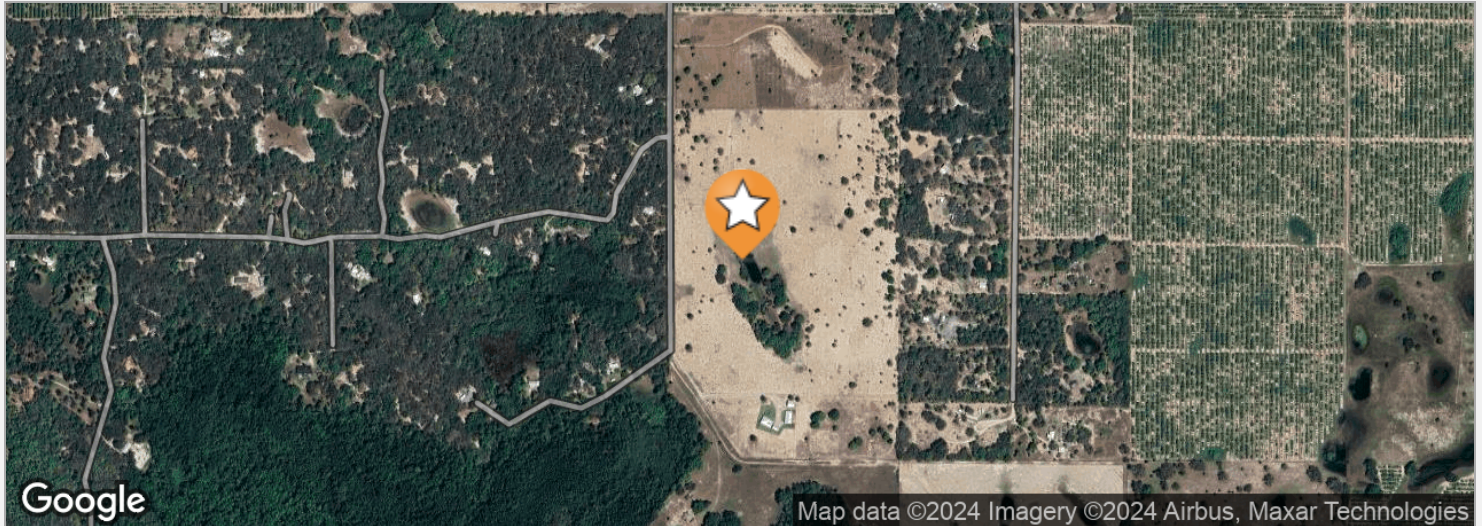
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GLEN SAINT MARY RD LOT 4

4545 Glen Saint Mary Road, Lake Wales, FL 33898



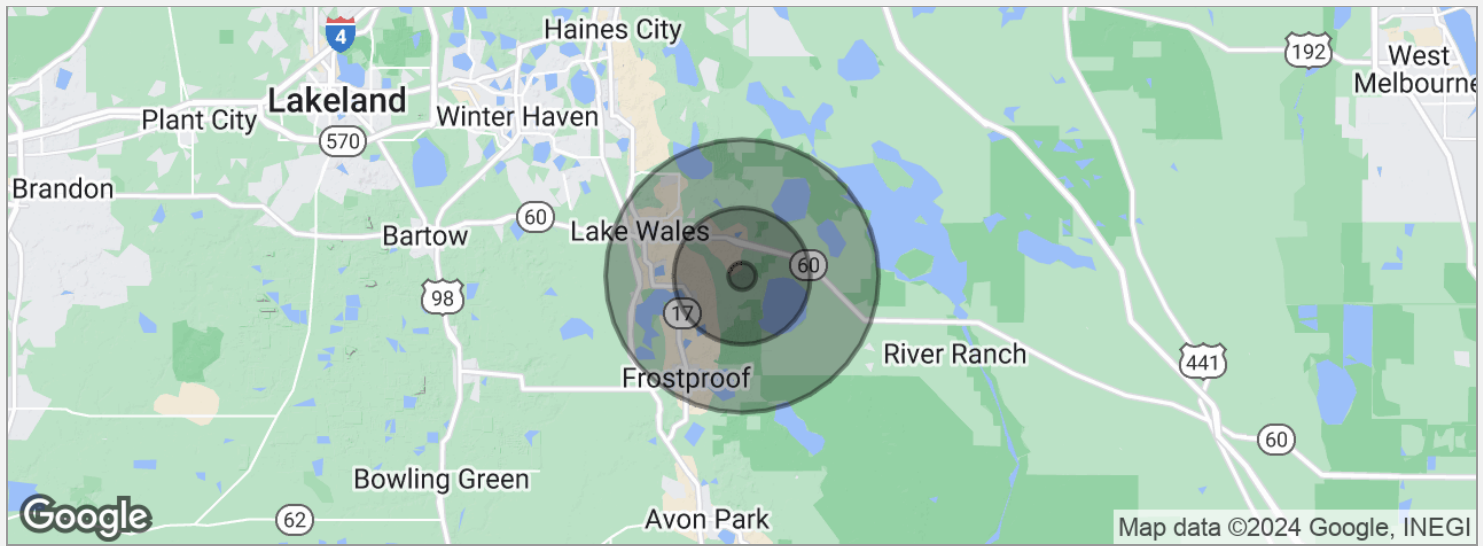
DRIVE TIMES

40 minutes to Winter Haven
60 minutes to Vero Beach
90 minutes to Tampa
98 minutes to Orlando

DRIVING DIRECTIONS

From Hwy 60 and Walk in Water Road, Travel south on Walk in Water Road 1.25 miles to Dogyard Road. Travel west on Dogyard Road 1 mile to Glen St. Mary Road. Travel south on Glen St. Mary Road 0.6 miles to property.

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	138	6,616	38,356
Median age	43.4	49.7	44.6
Median age (male)	46.3	49.1	43.6
Median age (Female)	40.1	48.6	46.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	58	4,474	19,494
# of persons per HH	2.4	1.5	2.0
Average HH income	\$42,244	\$30,795	\$43,470
Average house value	\$149,608	\$117,398	\$144,126

* Demographic data derived from 2020 ACS - US Census

CHIP FORTENBERRY MBA, ALC

Broker Associate



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PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.

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