



FOR SALE
RESIDENTIAL LOT
\$252,000

GLEN SAINT MARY RD LOT 7

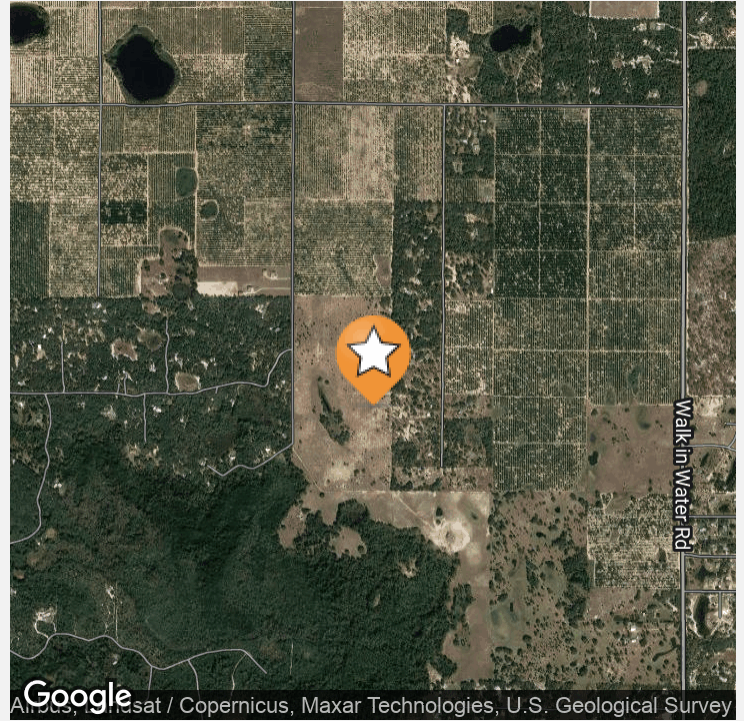
4551 GLEN SAINT MARY ROAD, LAKE WALES, FL 33898



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



OFFERING SUMMARY

| | |
|--------------------------|------------------------|
| Listing Price | \$252,000 |
| Acres | 10.63 Acres |
| Price Per Acre | \$23,706 |
| County | Polk |
| Zoning | RC |
| Utilities | Electricity, Telephone |
| Soils | Sandy |
| Parcel IDs | 293019-992821-000070 |
| Coordinates | 27.8534, -81.4619 |
| Frontage | 50 ft |
| Real Estate Taxes | \$21.89 |

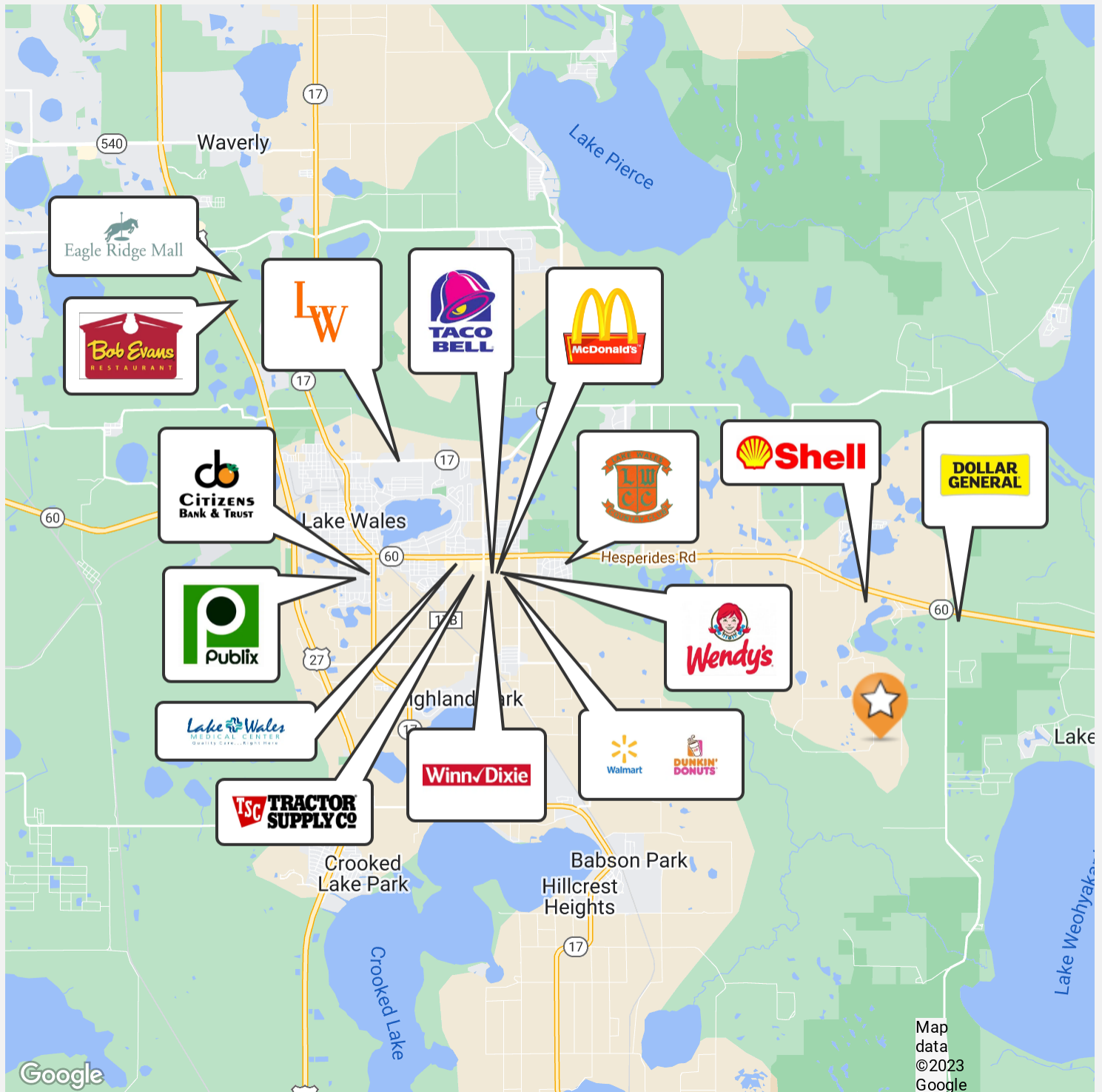
PROPERTY OVERVIEW

10.63 +/- 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#: 1295670



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Additional Photos

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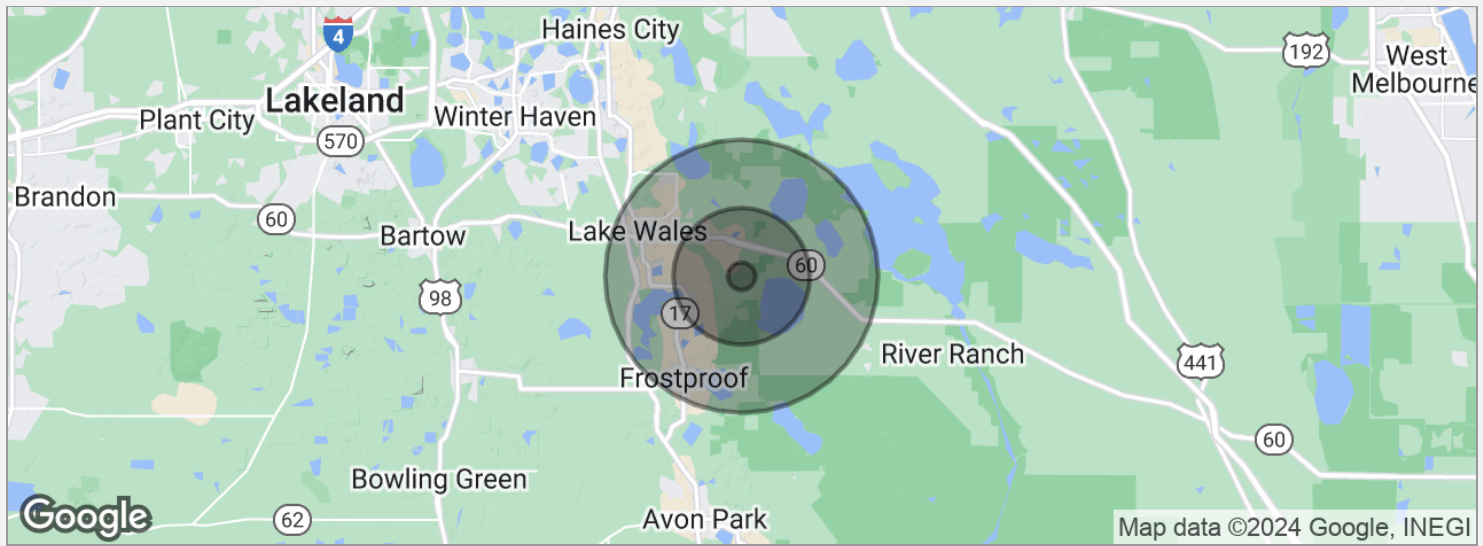
DRIVE TIMES

9 minutes to Lake Wales
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 | 6,544 | 38,243 |
| Median age | 43.4 | 49.8 | 44.6 |
| Median age (male) | 46.3 | 49.3 | 43.6 |
| Median age (Female) | 40.1 | 48.7 | 46.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 58 | 4,436 | 19,445 |
| # of persons per HH | 2.4 | 1.5 | 2.0 |
| Average HH income | \$42,243 | \$30,805 | \$43,437 |
| Average house value | \$149,605 | \$117,872 | \$143,954 |

* 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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