

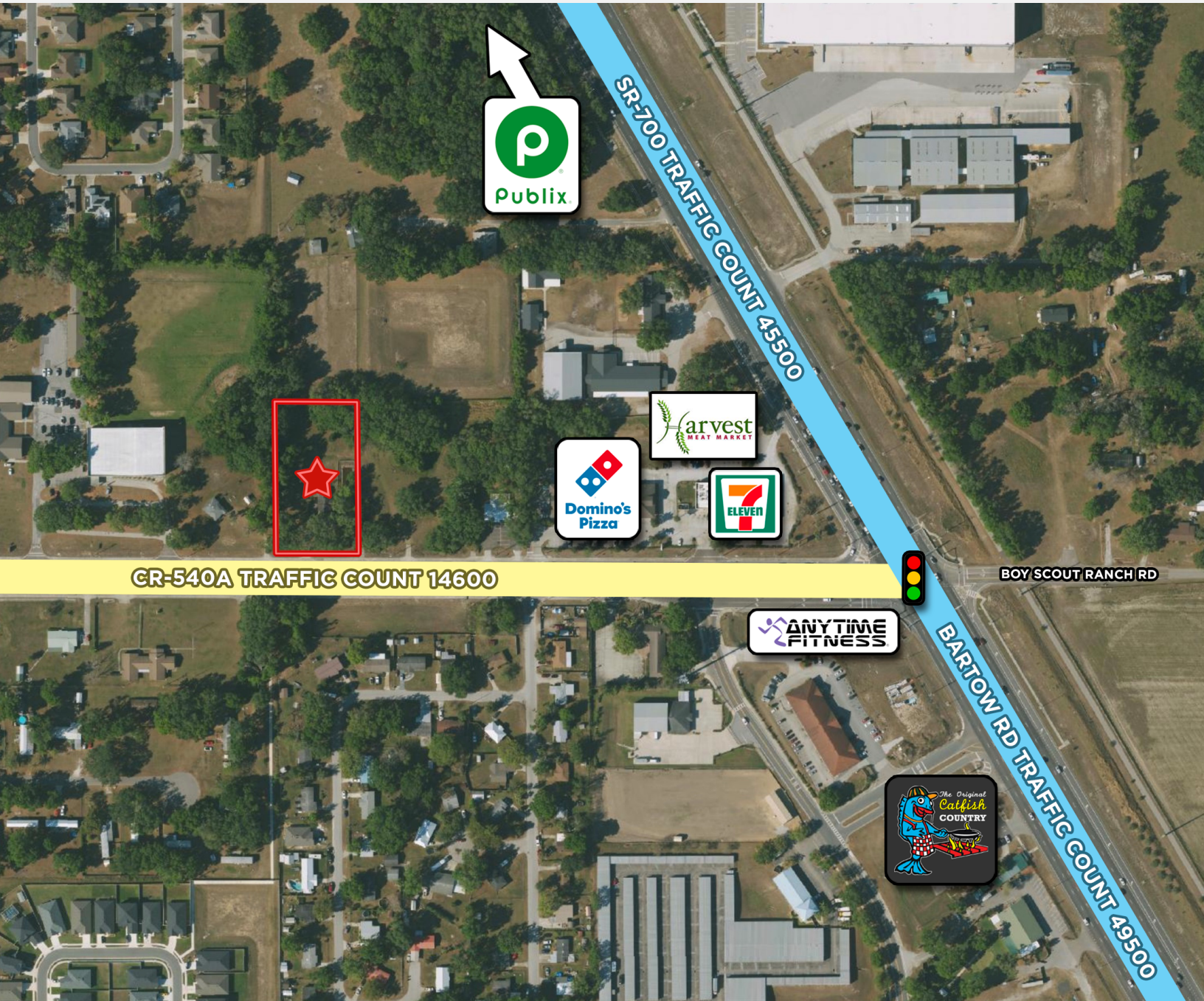


LAND FOR SALE

\$550,000

1.30 ACRES OF COMMERCIAL 540A LAKELAND, FL

4504 HIGHWAY 540A E, LAKELAND, FL 33813



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LORENA ALVAREZ CORDERO
863.412.9288



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



SALE PRICE

\$550,000

OFFERING SUMMARY

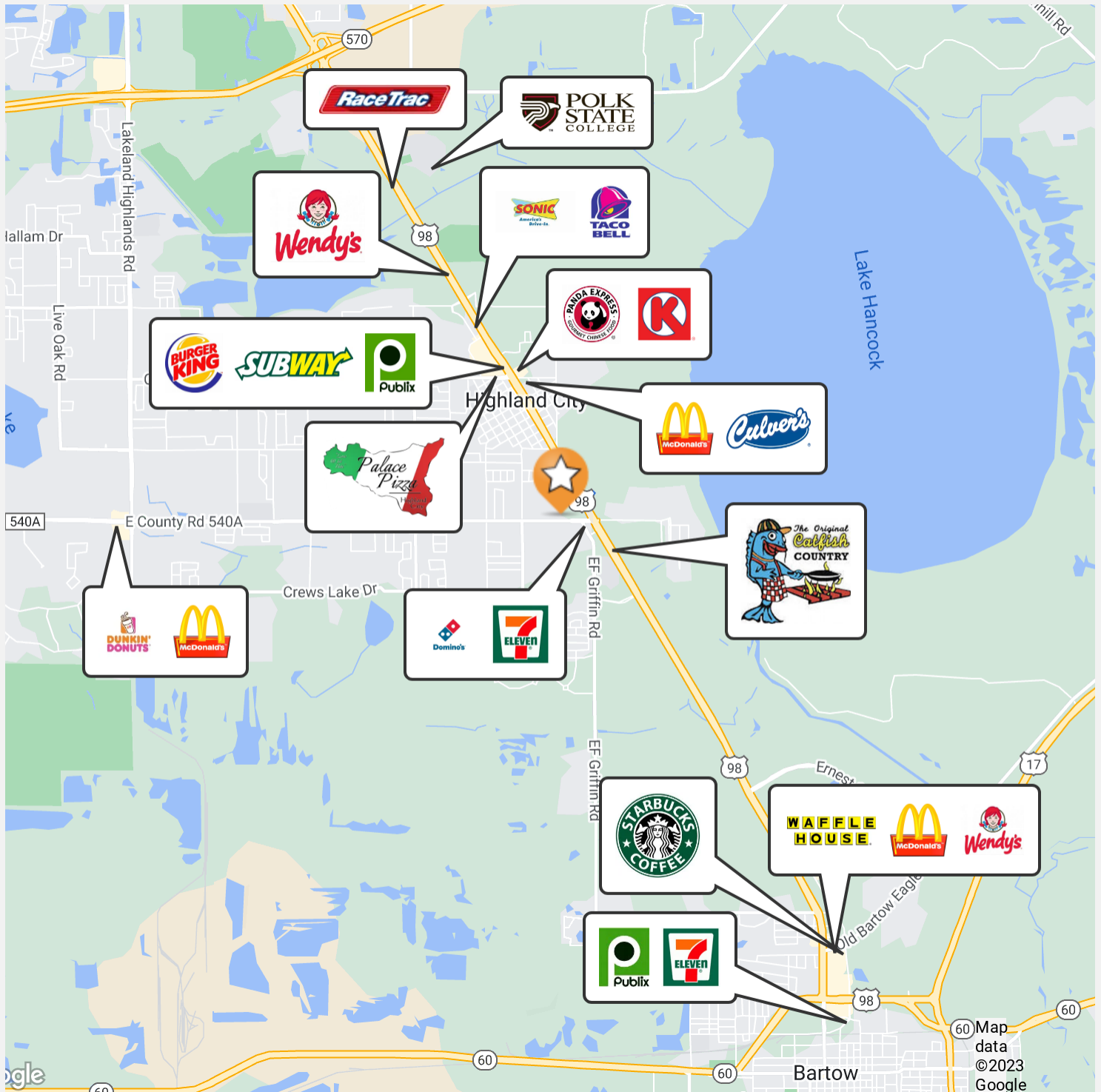
Acres	1.3 Acres
\$/Acre	\$423,077
County	Polk
Utilities	Water is Serviced by City of Lakeland and a Septic would be needed
Parcel IDs	242923288033000550, 24-29-13-000000-044080
Coordinates	27.9532, -81.8739
Real Estate Taxes	\$2526

PROPERTY OVERVIEW

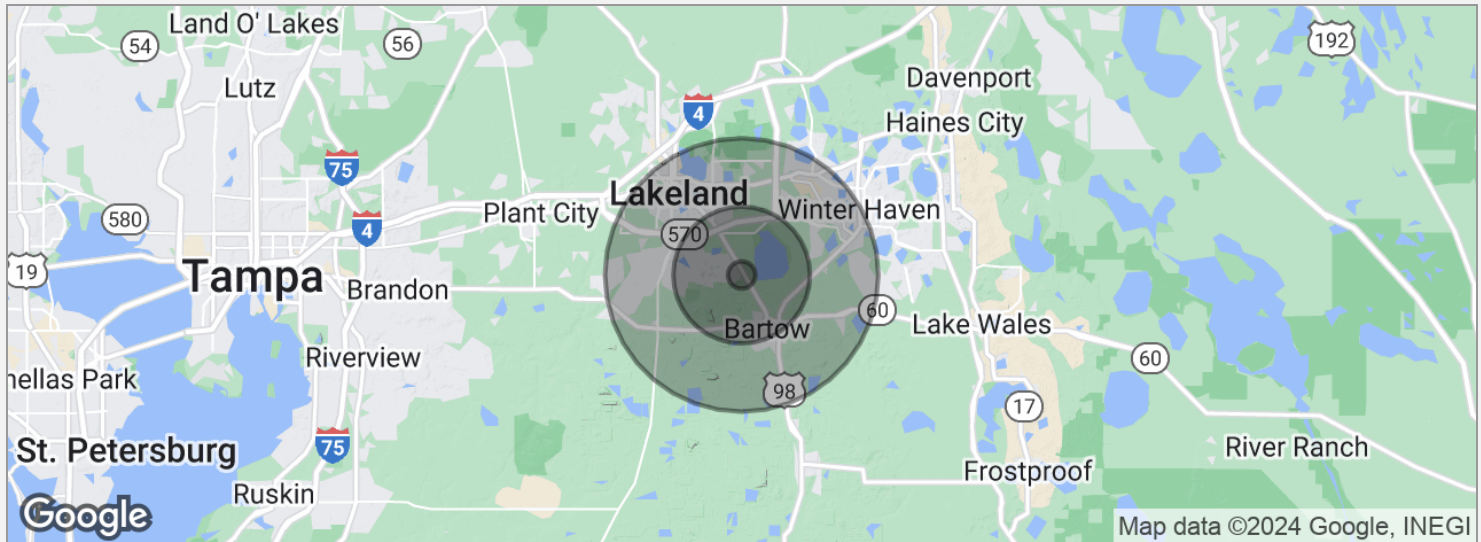
Are you an aspiring business owner searching for the perfect place to turn your entrepreneurial dreams into reality? Look no further than this outstanding 1.30-acre commercial property, strategically located in Highlands City, FL, just a stone's throw from a bustling retail strip center. With its location near a busy intersection, this property offers unmatched visibility and accessibility, ensuring a steady stream of potential customers for your business. The 1.30-acre lot provides ample space to customize for your specific needs, whether you envision a retail store, restaurant, office space, or something entirely unique. Additionally, the property's proximity to various amenities adds to the convenience for both you and your future clientele. As Highlands City experiences rapid growth, seize this opportunity to be part of a flourishing community and establish your presence in this dynamic location.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,977	23,724	110,744
Total Population	5,457	62,243	277,712
Average HH Income	\$67,886	\$80,598	\$60,092







POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,457	62,243	277,712
Median age	34.1	39.1	38.4
Median age (male)	33.1	38.5	37.1
Median age (Female)	35.9	39.7	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,977	23,724	110,744
# of persons per HH	2.8	2.6	2.5
Average HH income	\$67,886	\$80,598	\$60,092
Average house value	\$174,577	\$198,964	\$151,742

* 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