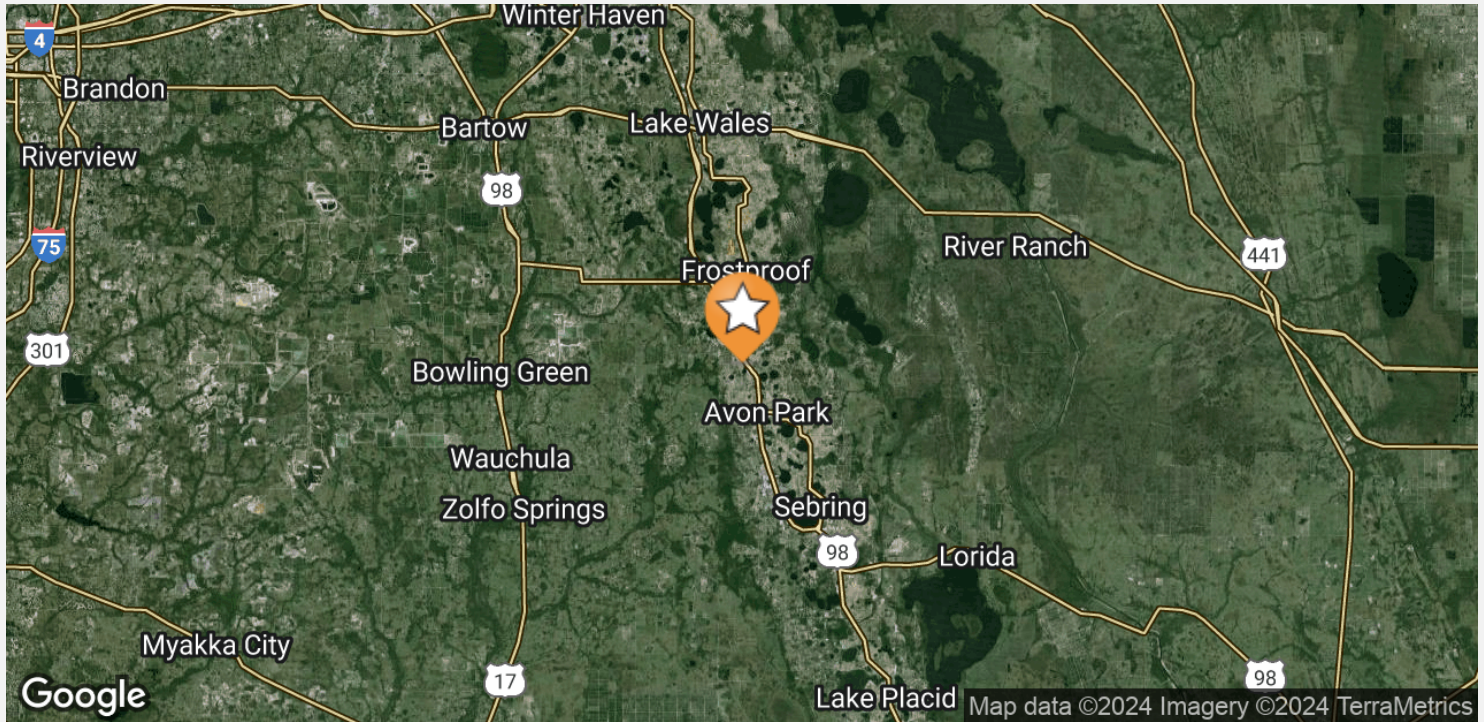


**CROSBYDIRT.COM**  
***CORPORATE OFFICE***  
141 5TH ST. NW SUITE 202  
WINTER HAVEN, FL 33881





## OFFERING SUMMARY

<b>Listing Price</b>	\$680,000
<b>Acres</b>	34.3 Acres
<b>\$/Acre</b>	\$19,825
<b>County</b>	Highlands
<b>Zoning</b>	AG
<b>Utilities</b>	12" Well
<b>Soils</b>	95% Tavares sand with 4% Placid fine sand
<b>Parcel IDs</b>	C05332802002300000
<b>Coordinates</b>	27.6464751, -81.5349474
<b>RE Taxes</b>	\$649.09

## PROPERTY OVERVIEW

34.3 acre future Lakefront development site with 750' on Lake Adelaide at Avon Park, FL. Current use is a young and mature early and valencia grove. 12" diesel powered well and low volume irrigation system. Residential development is adjacent on the south side. Retail shopping is less than 5 minute drive.

## PROPERTY HIGHLIGHTS

- 750' on Lake Adelaide
- Adjacent residential development
- Retail shopping less than 5 minute drive
- Central state location to Tampa, Orlando, Sarasota, Fort Myers & West Palm Beach



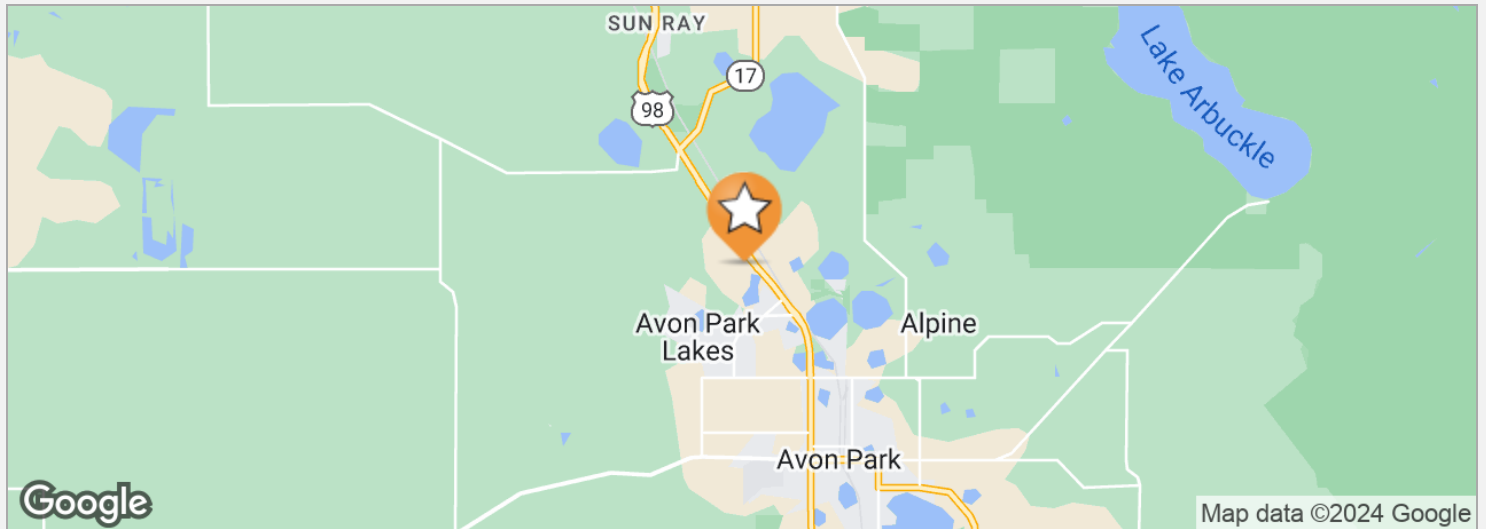












#### DRIVE TIMES

Avon Park 4 minutes  
Sebring Hospital 8 minutes  
Lake Wales 20 minutes  
Sarasota 70 minutes  
Walt Disney World 90 minutes

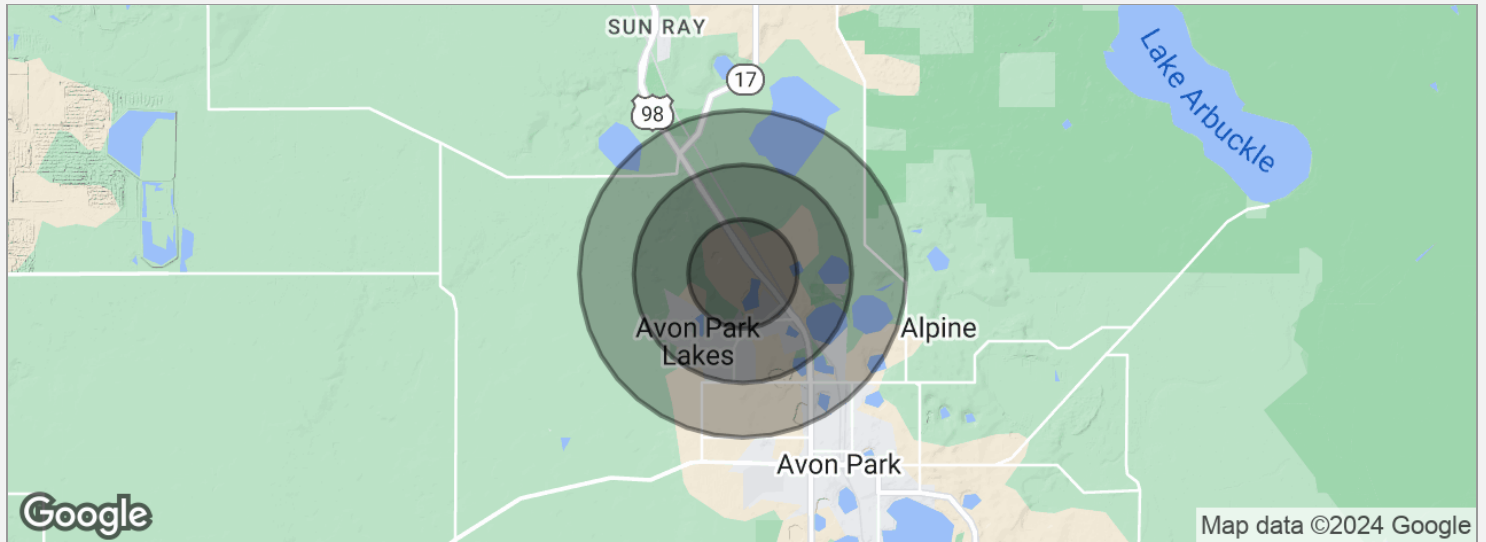
#### DRIVING DIRECTIONS

From Avon Park US 27 & SR 64, proceed north 4 miles to County Line Rd., left 3/10 mile, left to grove.  
From Lake Wales, US 27 & SR 60, proceed south 18.5 miles, Right on County Line Rd, then 3/10 mile



Demographics Map

7



**POPULATION**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	2,051	7,064	10,075
Median age	47.9	44.5	41.2
Median age (male)	46.2	41.7	39.2
Median age (Female)	49.6	47.1	43.2

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	851	2,757	3,998
# of persons per HH	2.4	2.6	2.5
Average HH income	\$49,665	\$53,367	\$48,355
Average house value	\$130,672	\$128,388	\$126,087

\* Demographic data derived from 2020 ACS - US Census