



**FOR SALE
LAND
\$110,000**

0.38 ACRES COMMERCIAL LOCATED IN EAGLE LAKE |
POLK COUNTY, FL

750 N 3RD ST, EAGLE LAKE, FL 33839



JOHN@CROSBYDIRT.COM
JOHN DONLEY
863.528.2521



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



SALE PRICE

\$110,000

OFFERING SUMMARY

Acres	16,397 SF
Price Per Acre	\$292,224
County	Polk
Zoning	CG
Utilities	City of Eagle Lake: Water & Sewer
Parcel IDs	262906000000042360
Coordinates	27.984309, -81.7521991
Frontage	323.72 ft
Real Estate Taxes	\$944

PROPERTY OVERVIEW

0.38 Acres Commercial property located in Eagle Lake, FL. Property has 325 ft of frontage on 3rd St N, and 72 ft deep. The other side of property is adjacent to the Railroad Tracks. Property has been used to weigh citrus and has a scale that weighs up to 40,000 lbs.

PROPERTY HIGHLIGHTS

- 0.38 Acres
- Zoned: CG (General Commercial)
- 325 ft frontage on 3rd St N
- 72 ft deep

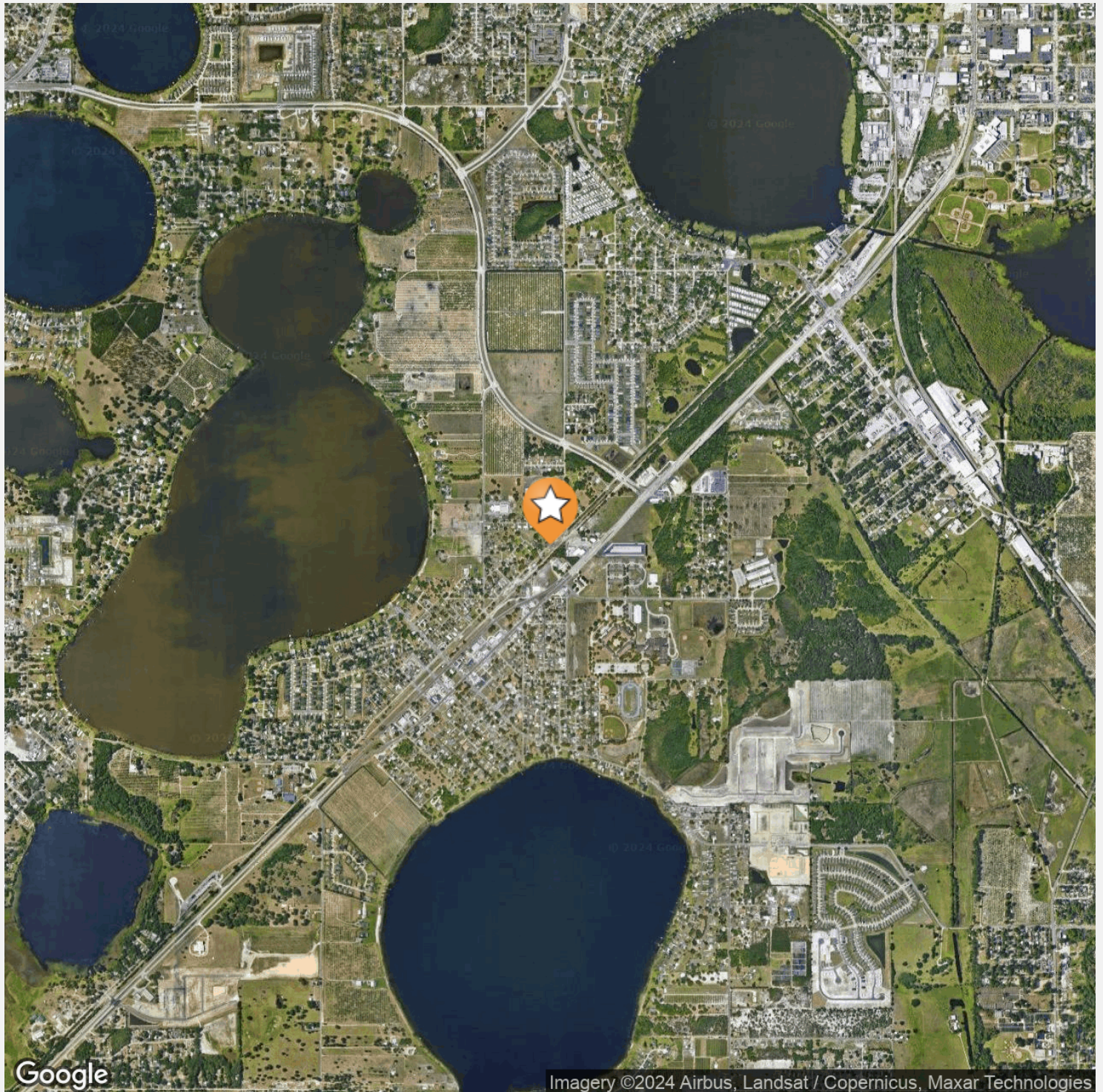


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Additional Photos

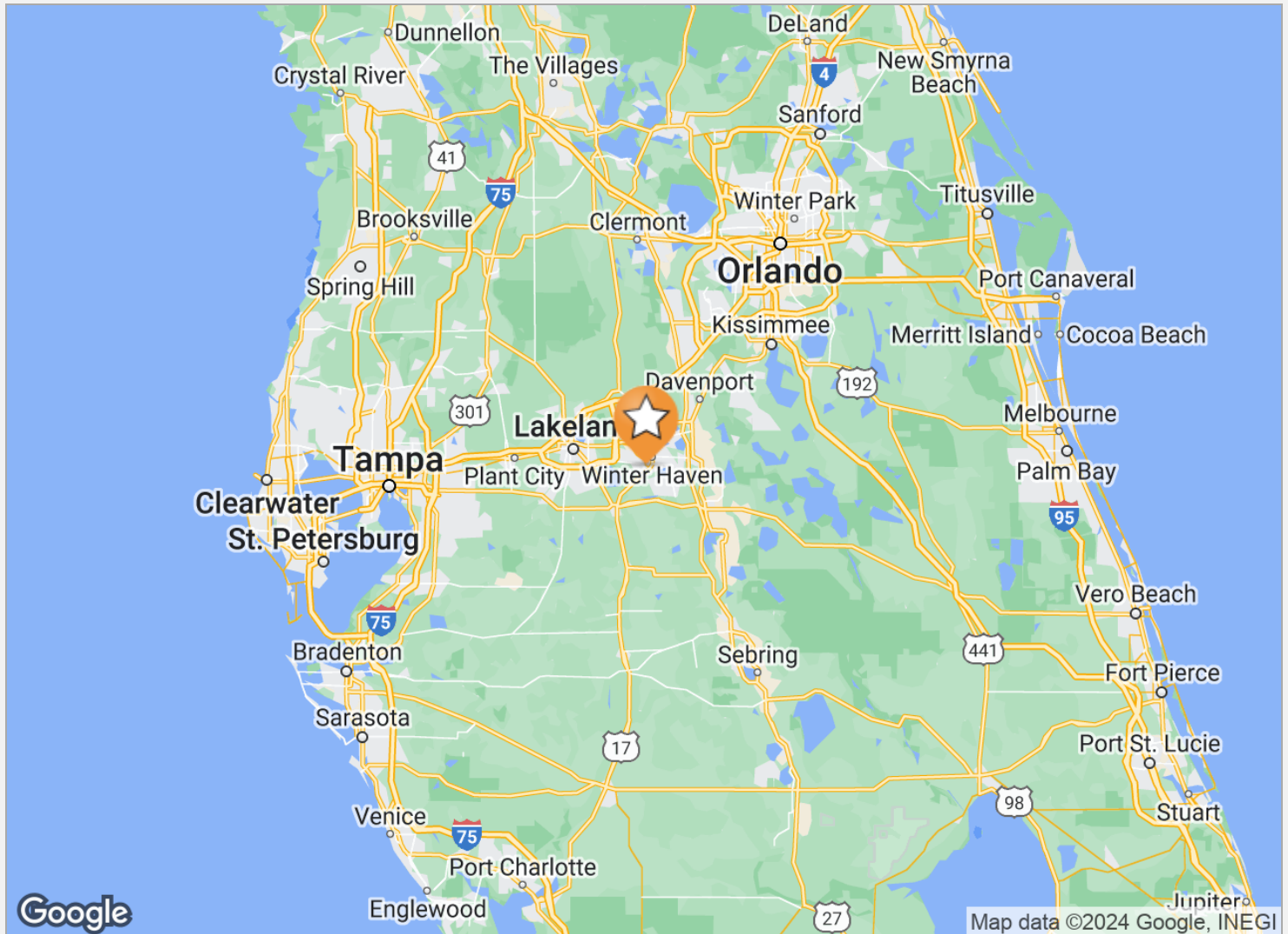
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DRIVE TIMES

Disney/Orlando: 1 hr 10 min
Tampa International Airport: 1 hr 5 min
Orlando International Airport: 1 hr 28 min
Lakeland: 25 min
Winter Haven: 10 min

DRIVING DIRECTIONS

Heading South on US-17, turn right onto FL-540. In 518 ft, turn left onto Old Eagle Lake Winter Haven Rd. Destination is on the left in 0.1 miles.



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Demographics Map

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	68	17,400	48,552
Median age	58.9	41.4	46.1
Median age (male)	63.4	40.3	45.4
Median age (Female)	58.7	43.6	46.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	38	7,432	22,257
# of persons per HH	1.8	2.3	2.2
Average HH income	\$38,430	\$43,136	\$44,682
Average house value	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

After John graduated from Florida State, he acquired extensive first-hand knowledge in the blueberry industry with 5-D Blueberry Farms as well as experience in the citrus industry with Donley Citrus/Lester Donley & Sons. John comes with a wealth of knowledge in agricultural caretaking in addition to experience in the horticulture side. While in those two industries John acquired experience in real estate investments, in both commercial and agriculture properties. John was born and raised in Winter Haven, FL and is a 3rd generation farmer. John's work ethic is based on meeting his client's needs and goals every time. When you and John come together to discuss what your primary goal is in your investment, he'll let that guide him and will deliver on his promises. He is the type of person that will work relentlessly toward his client's goals until the result is obtained.

When he is not working you can find John on the Chain of Lakes in Winter Haven wakeboarding or water skiing. He enjoys hunting in Highlands County, FL and in Pine Ridge, NE. John also loves to give back to charity; one he's fond of is the Lewis Family Cancer Fund which he actively participates in every year.



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