



20 acres Single Family site in Hillsborough County

20 acres which are currently being used to grow citrus have become available.

However, the property is zoned R-1 which allows for 1 unit per gross acre.

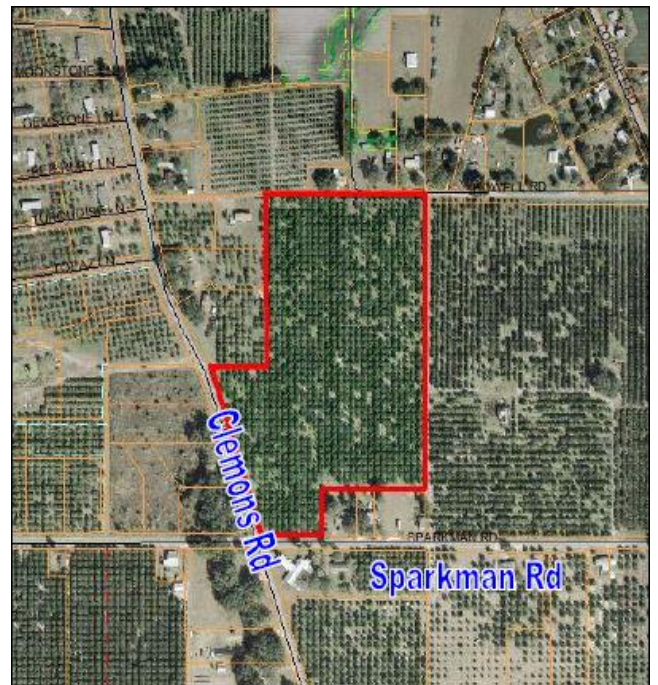
The site is also located 0.6 miles from the Springhead Elementary School.

This property would greatly suit individuals who may not want to live in Orlando or Tampa and not mind commuting if it allows for more affordable cost for a new home. This property is centrally located with I-4 being 4 miles away, and SR 60 being 3.25 miles on County Line Road.

Property has road frontage on Clemons Road and also on Sparkman Road.

The property has been priced at \$1,080,000. Please contact our office if you have any further questions or visit our website www.crosbyandassociates.net for the full brochure on this property. ❖

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 I-4 being 4 miles away.*



Looking for Lakefront

If you are looking for lakefront to develop, this property may suit your needs.

Comprises of approximately 163 acres, this property has 950 feet frontage on Lake Cummings, 1,800 feet frontage on Lake Echo and 1,750 feet frontage on Lake George.

This property is located in Lake Alfred which is only a 7-minute drive to I-4 for the Tampa and Orlando commuters. This could make it an ideal development for workers who want the benefit of access to one of Florida's lakes but also need to be within a comfortable distance to their jobsites.

The City of Lake Alfred has water and sewer connections available at the north and east of the property.

The site has a zoning of R1AA which allows for 3.6 units per acre. The property is also adjacent to a property zoned R1A which allows 4.2 units per acre.

There are portions of this acreage which are wetlands or zoned conservation which prohibits development from taking place.

The price for this property is \$9,500,000. Please contact our office or visit our website to receive further information on this property. ❖



Land Queen joins team

Nancy Schafer joined the Crosby & Associates, Inc. team in January 2006.

Ms. Schafer brings with her a vast knowledge of the land industry, including being a former Florida Citrus Commissioner and a third generation Floridian.

Her self-proclaimed title is well earned. She is responsible for finding buyers for over 500 acres that this company had listed.

She is also currently a candidate for CCIM and a graduate from Graduate Realtor Institute with a GRI Designation.

If you are looking to buy or sell acreage, please give her a call at 407-489-1348. ❖

RESIDENTIAL DEVELOPMENT SITES



SINGLE FAMILY:

- 80 Acres on Church Rd., Lake Wales. \$1,920,000 (#323) (Pictured to the left.)
- 319 Acres in Davenport on Hickman Rd. \$9,570,000 (#372)
- 50.5 Acres on Alt. 27/Lake Patrick Rd. \$1,262,500 (#377)
- 20 Acres on Highland Drive in Lake Wales. \$640,000 (#378)
- 5 Acres on Gifford Dock in Vero Beach. \$3,750,000 (#406)
- 5 Acres on Gifford Dock in Vero Beach. \$3,750,000 (#407)
- 6 Acres on Gifford Dock in Vero Beach. \$4,000,000 (#408)
- 80 Acres on US Hwy 27 in Lake Wales. \$2,500,000 (#413)
- 40 Acres on Lewis Griffen Rd. Lake Wales \$1,160,000 (#414)
- 31 Acres Bellview Dr. Lake Wales \$1,085,000 (#422)
- 10 Acres Stalnaker Rd. Dundee \$525,000 (#426)
- 23 Acres Alico Libby Rd., Babson Park \$460,000 (#430)
- 30 Acres on Snyder Rd., Sebring \$750,000 (#431)

MULTI-FAMILY:

- 20 Acres in Lake Wales. \$3,000,000 (Pictured below Tract 4) (#126A)
- 30.6 Acres in Avon Park. (Land Use: Mobile Home or Multi-family site) \$1,927,800 (#373)

MIXED USE SITES

- 18.2 Acres in Winter Haven on Avenue R, SW. \$6,500,000. (#360)

COMMERCIAL SITES

- 2 Acres in Lake Wales. Perfect for hotel. \$850,000 (Pictured to the right Tract 1) (#126C)
- 185 Acres in Lake Wales. \$12,000,000 (Pictured to the right Tract 2) (#126D)
- 33 Acres in Lake Wales. \$7.00/per sf (Pictured to the right Tract 3) (#126E)
- 1.65 to 4.3 Acres in Lake Wales (Commercial/Business Park). From \$125,000/AC. (#239)
- 2900 SF Lake Wales on Longleaf Blvd. (Class "A" Bank Site or Office Space. First Floor ONLY) \$1,100,000. (#327)
- 3200 SF Lake Wales on Longleaf Blvd. (Land use: General commercial or Office Space.) \$750,000. (#328)
- 14,000 SF on 2.91 Acres in Winter Haven on Havendale Blvd. \$1,300,000. (#338)
- Mobile Catering Business (Land, business, and equipment) in Winter Haven on 34th St. N.W. \$290,000. (#340)
- 5 Acres in Frostproof on Central Avenue. (Land use: Commercial) \$105,000. (#344)
- 0.7 Acres on SR 60 in Lake Wales. \$140,000 (#366)
- 2 Acres on US Hwy 27 in Lake Wales. (Land Use: Commercial/Motel) \$2,000,000 (#368)
- 0.68 Acres on US Hwy 27 in Frostproof. \$80,000 (#387)
- 2.32 Acres Lakefront Auburndale on US Hwy 92. \$930,000(#396)
- Apartment Building for sale in Winter Haven. \$450,000 (#400)
- 0.76 Acres in Frostproof. \$98,000 (#401)
- 4.98 Acres on US Hwy 27. \$2,210,000 (#402)
- 7.35 Acres on Mann Road in Babson Park. \$875,000 (#404)
- 5,204 SF Single tenant income property building on US Hwy 1 in Vero Beach. \$1,350,000 with 7% CAP rate (#405)
- 9,029 SF commercial building on US Hwy 17 in Winter Haven. \$1,415,000 (#419)



INDUSTRIAL SITES

- 18.2 Acres in Haines City on Robinson Drive with Railroad frontage. \$1,260,000 (#300)

FOR LEASE

- 2,500 SF and up, office/warehouse flex space in Longleaf Business Park. (#288)
- 3,000 SF office space on 2nd floor of Longleaf Business Park. \$14.00 SF + \$4.00 CAM. (#328)
- 20,000 SF will divide for office/warehouse in Lake Wales. \$5.50/SF. (#330)
- 8,000-50,000 SF distribution warehouse in Longleaf Business Park. \$6.50 SF (#331)
- 1,500-10,000 SF office or medical space on Carlton Avenue in Lake Wales. \$16.00 SF + NNN. (#332)
- 2,500-50,000 SF in Lake Hamilton available in February. From \$5.25/SF (#398)
- 2,500 SF "Condo" on Central Avenue in Downtown Winter Haven. \$2,708/Month (Pictured to the right.) (#427)
- 1,080 SF retail or office in Orlando, FL. \$2,500/month. (#428)
- 500-7,000 SF office space in downtown Dundee.
- 1,000-2,000 SF office or retail downtown Lake Wales.
- 20,000 SF Industrial space available in Winter Haven.



CALL 863-293-5600 OR VISIT www.crosbyandassociates.net TODAY!