



FOR SALE
LAKE WALES RESIDENTIAL SITE
\$880,000

40.67 ACRE PASTURE

DOGYARD ROAD, LAKE WALES, FL 33898



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



SALE PRICE

\$880,000

OFFERING SUMMARY

| | |
|-----------------------|---|
| Listing Price | \$880,000 |
| Acres | 40.67 Acres |
| Price Per Acre | \$21,638 |
| County | Polk |
| Zoning | Agricultural |
| Irrigation | 10 inch well with Detroit Diesel power unit |
| Utilities | Telephone, Electricity |
| Soils | Astatula Sand |
| Taxes | \$4,698 |
| Parcel IDs | 293019000000033010 |
| Coordinates | 27.8633682, -81.4631981 |
| Frontage | 1,376 ft |

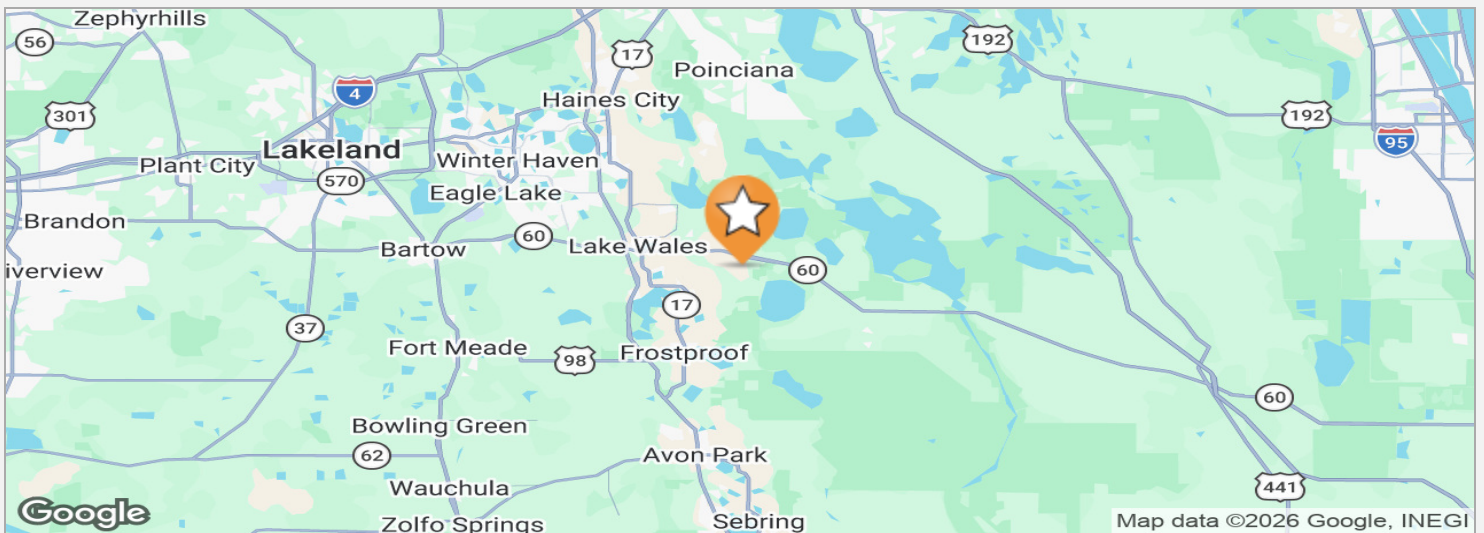
PROPERTY OVERVIEW

The 40.67-acre property, formerly a citrus grove, offers a unique blend of privacy and convenience. It includes a 10-inch well and a secluded setting, yet remains close to shopping centers, schools, and restaurants. Future land use allows for one unit per five acres, making it perfect for a large private estate or for subdivision into five-acre tracts. Electricity and telephone service are available at the site, adding to its development potential.

PROPERTY HIGHLIGHTS

- Property is located on two hard roads, Dogyard Road & Glen St. Mary Road
- 40.67 acres of land, previously used as a citrus grove
- Secluded setting with privacy, yet close to shopping, schools, and restaurants
- Future land use allows 1 unit per 5 acres
- Ideal for a large private estate or subdivision into 5-acre tracts
- 10-inch well with Detroit Diesel power unit on the property
- Electricity and telephone available at the site





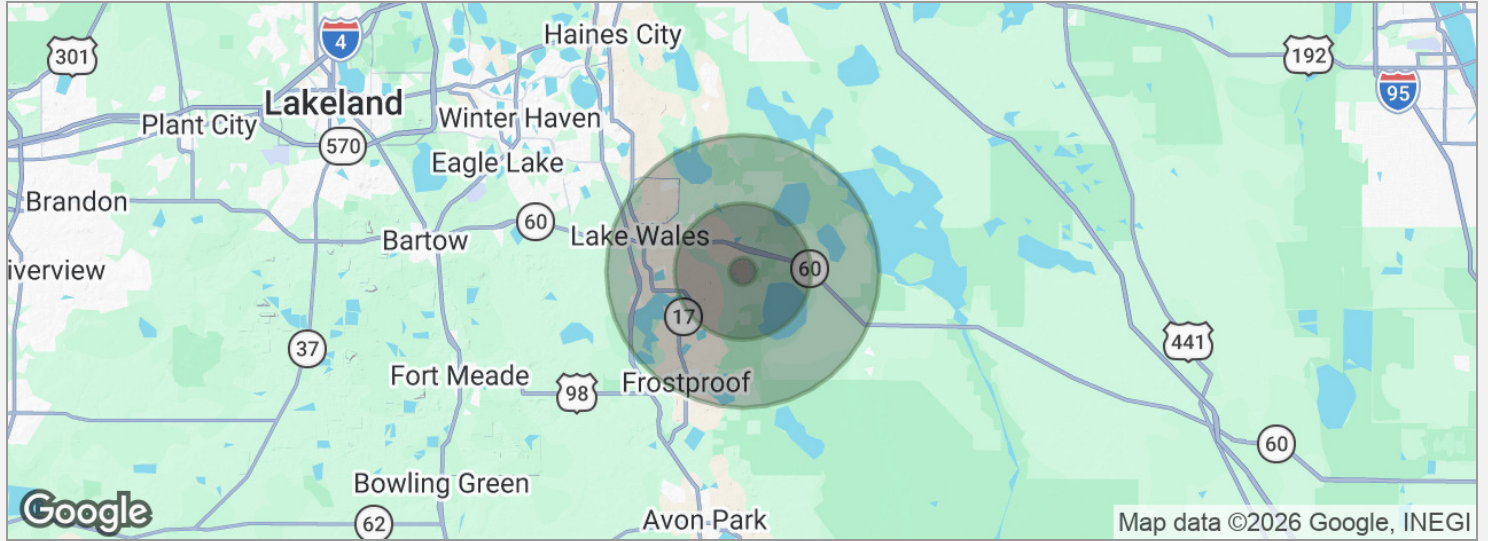
DRIVE TIMES

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 property.





POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|---------------|----------------|-----------------|
| Total population | 275 | 7,694 | 43,858 |
| Median age | 42 | 52 | 45 |
| Median age (male) | 42 | 52 | 44 |
| Median age (Female) | 41 | 52 | 46 |

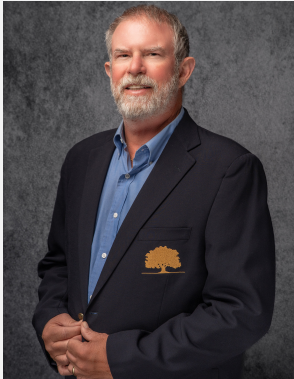
HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|---------------|----------------|-----------------|
| Total households | 102 | 3,651 | 17,998 |
| # of persons per HH | 2.7 | 2.1 | 2.4 |
| Average HH income | \$62,467 | \$63,727 | \$66,982 |
| Average house value | \$252,631 | \$239,267 | \$239,696 |

* 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.