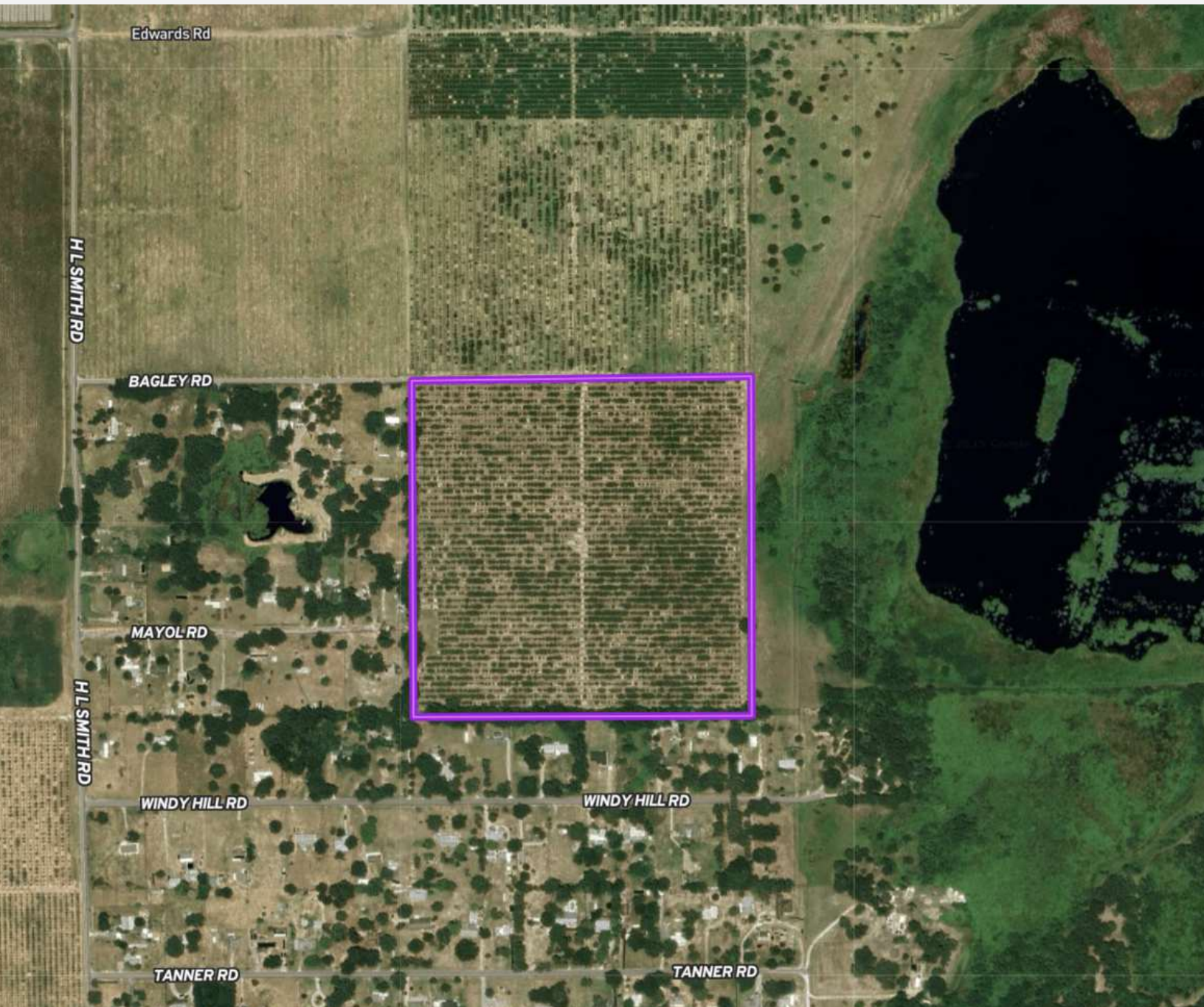




FOR SALE
LAND \$2,400,000

40 ACRES RESIDENTIAL DEVELOPMENT POLK COUNTY FL

BAGLEY RD, HAINES CITY, FL 33844



JONATHAN@CROSBYDIRT.COM
JONATHAN BENTLEY
863.219.2201



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



SALE PRICE **\$2,400,000**

OFFERING SUMMARY

Listing Price	\$2,400,000
Acres	40 Acres
Price Per Acre	\$39,995
County	Polk
Utilities	water sewage available in close proximity
Soils	Tavares fine sand, Candler sand
Parcel IDs	272824000000041010
Coordinates	28.0298416, -81.5812549
Real Estate Taxes	2000

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity! This prime property, strategically located at Bagley Rd, Haines City, FL, 33844, offers immense potential for land and other investors. Zoned N-A, this expansive parcel of land is perfect for a wide range of commercial and industrial developments. Its strategic location in the Haines City area ensures excellent visibility and accessibility, making it an ideal choice for investors seeking to capitalize on its promising location. Don't miss out on the chance to acquire this valuable property and unlock its full potential for future development and growth.

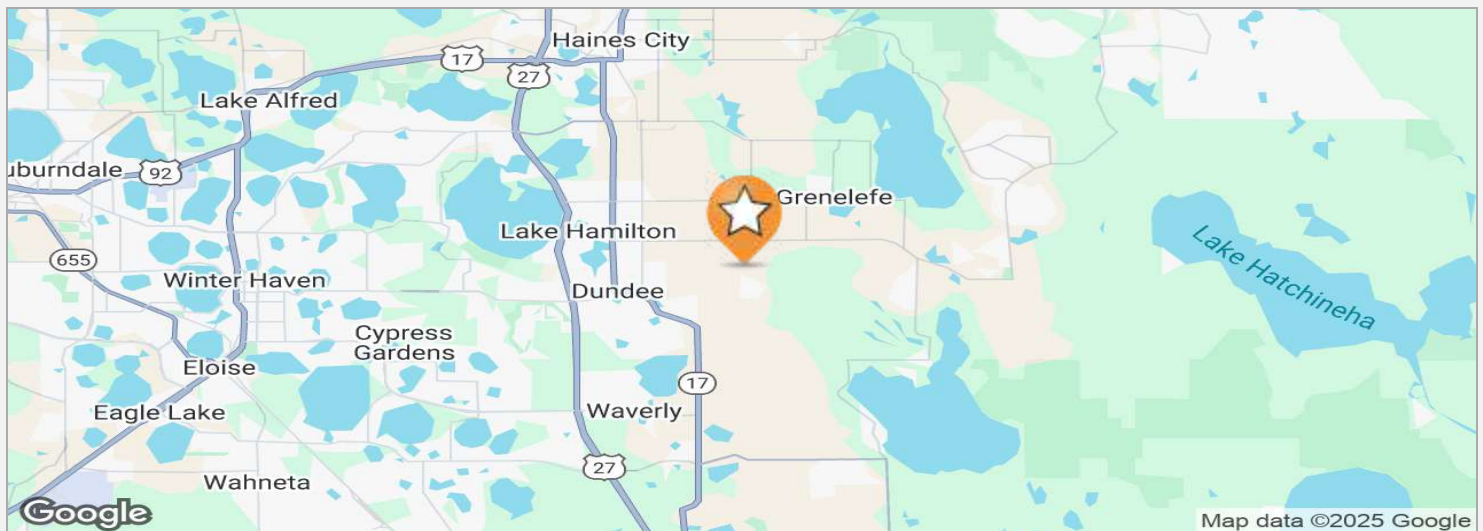
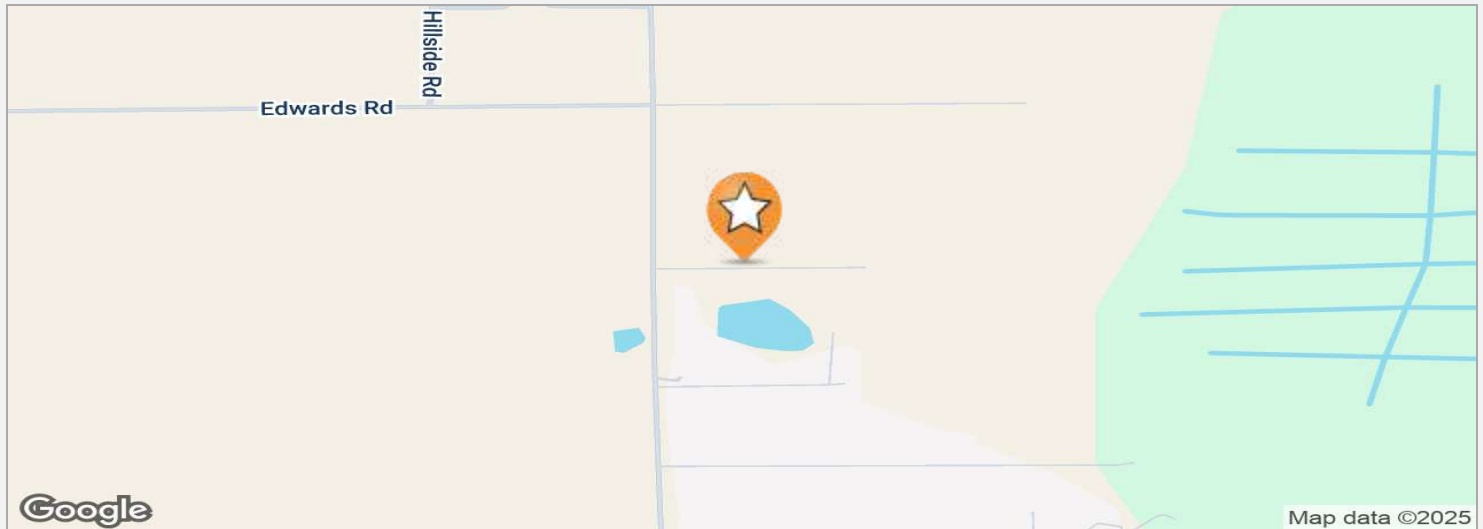
PROPERTY HIGHLIGHTS

- Strategic location in Haines City
- Excellent visibility
- Accessible location
- Wide range of potential uses
- Promising investment opportunity

Additional Photos

3



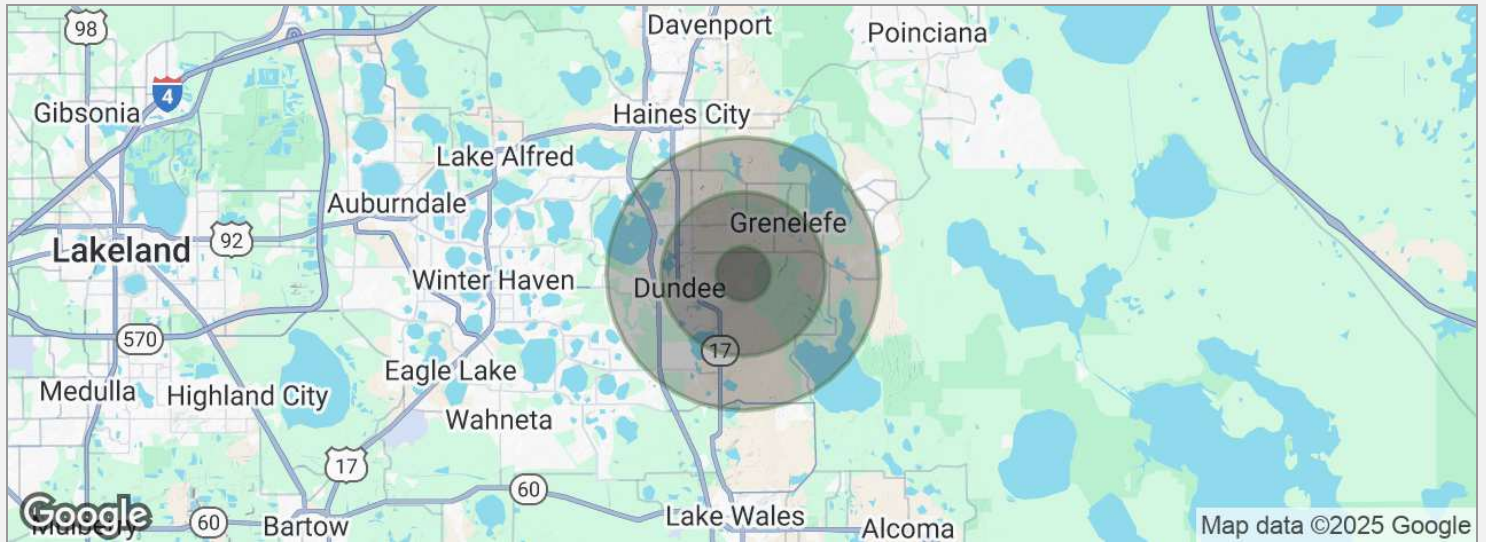


DRIVE TIMES

10-15 minutes from the intersection of Dundee Rd. and Hwy 27

DRIVING DIRECTIONS

From the intersection of Highway 27, go east on Dundee Rd. After .7 mi turn rt on West Main St. .5 mi slight left onto Main St. .1 miles continue straight onto Lake Marie Blvd. 1.8 mi Turn left on HL Smith Rd. .5 Miles Turn Right onto Bagley Rd.



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	743	10,525	35,348
Median age	40	42	42
Median age (male)	39	41	41
Median age (Female)	40	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	252	3,875	13,010
# of persons per HH	2.9	2.7	2.7
Average HH income	\$103,769	\$80,050	\$76,205
Average house value	\$417,691	\$341,227	\$308,165

* Demographic data derived from 2020 ACS - US Census

JONATHAN BENTLEY

Land Professional | REALTOR®

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FL #SL3617571

PROFESSIONAL BACKGROUND

With a deep-rooted background in agriculture and agricultural insurance, I've earned the trust of farmers and ranchers by helping them unlock the true value of their land. As the landscape of Florida real estate continues to evolve, I bring a straightforward, honest approach to every land transaction.

Proudly part of the Bentley family, which has been involved in Central Florida's agricultural industry for over 75 years, I understand the unique challenges and opportunities facing both buyers and sellers in this region.

I live in Winter Haven, Florida, with my wife, our four children, and our cat, Boo. In my free time, I enjoy fishing, hunting, and spending quality time with my family. I'm also an active coach in my children's sports, keeping me connected to the community.

Living in the southeastern United States is a privilege, and I look forward to assisting you with all your real estate needs.

MEMBERSHIPS & AFFILIATIONS

EPCAR (East Polk County Realtors Associates, Inc)