



**FOR SALE  
LAND  
\$4,000,000**

12.4 ACRE COMMERCIAL SITE BEHIND PUBLIX

**CHALET SUZANNE ROAD, LAKE WALES, FL 33859**



LORENA@CROSBYDIRT.COM  
LORENA ALVAREZ CORDERO  
863.412.9288



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



## OFFERING SUMMARY

<b>Acres</b>	\$4,000,000
	12.4 Acres
	\$322,581
<b>County</b>	Polk
<b>Utilities</b>	City of Lake Wales water and sewer available
<b>Coordinates</b>	27.9580919, -81.6182845
<b>Real Estate</b>	\$10,276.60
<b>Taxes</b>	

## PROPERTY OVERVIEW

Exciting opportunity for a retail or hospitality project. Lighted corner at new road that is under construction. Property is approximately 12.4 acres and is zoned C-3 Highway Commercial. Located along US Hwy 27 corridor in an area of booming commercial and residential development. This property offers an excellent opportunity for retail, multifamily, and hotel development. It is located directly adjacent to Publix, Home Depot, Kohl's, and many other stores and restaurants. Additionally, it is directly across the street from the 600,000 square foot Eagle Ridge Mall. There is a proposed traffic light and new road which will give this site a lighted hard commercial corner. Also adjacent to this site is a new Class A 335 unit apartment complex. The southern portion of Star Lake Blvd will be constructed for access to the apartments and will terminate and the new traffic light to be installed.

## PROPERTY HIGHLIGHTS

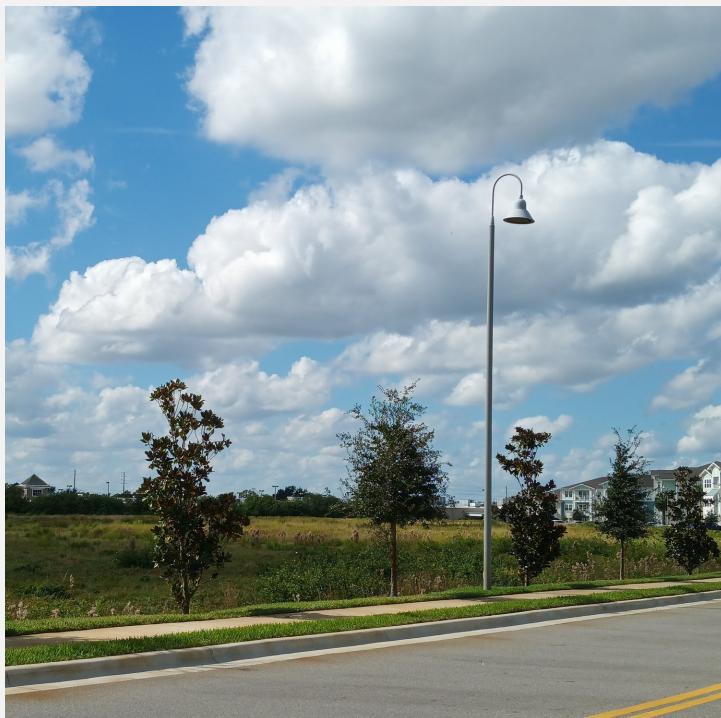
- Adjacent to Publix and Class A Apartments
- Commercial Zoning
- New Traffic Light to be installed
- 1,275' road frontage on Chalet Suzanne Rd.
- Water & Sewer Available

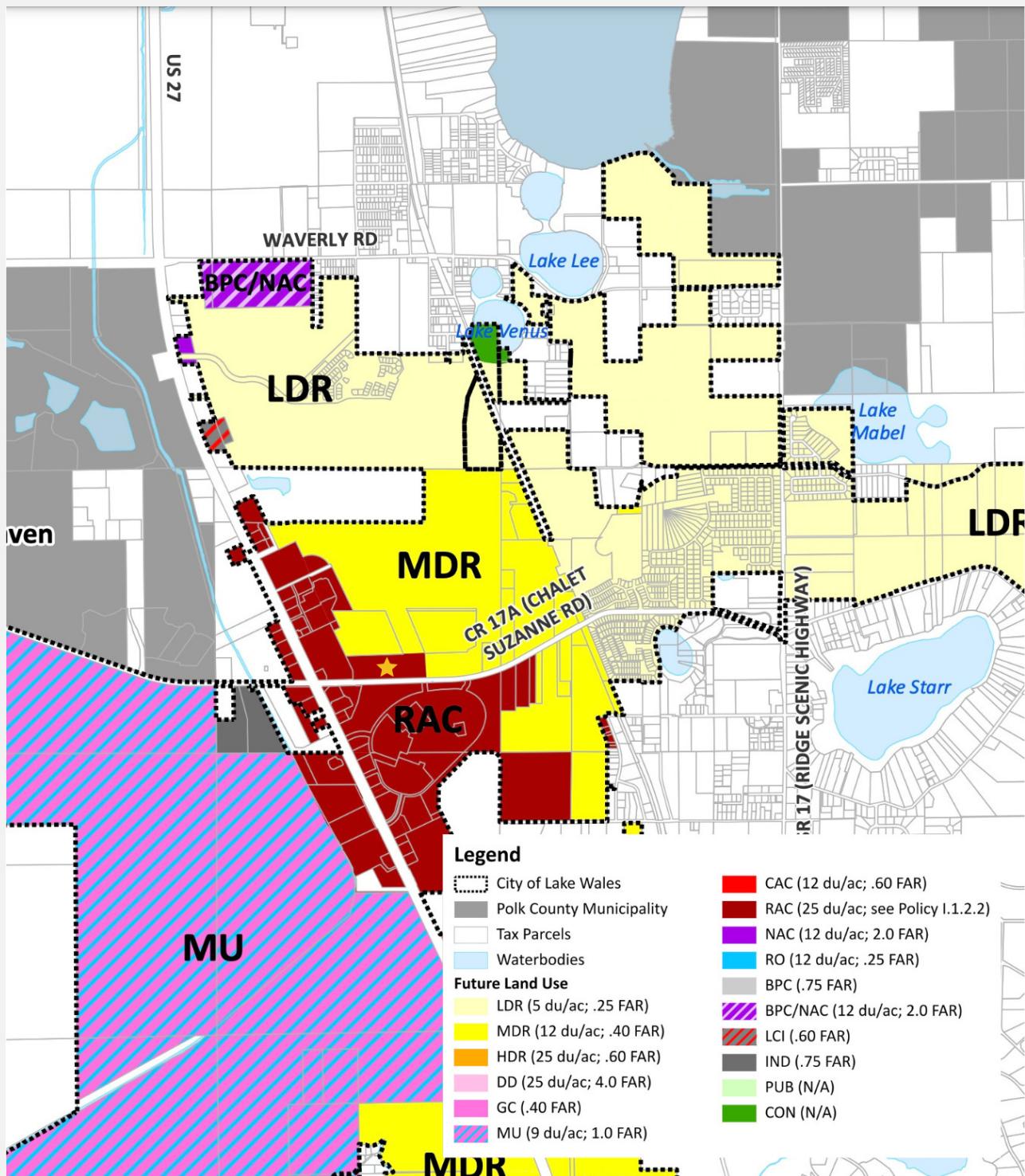




Additional Photos

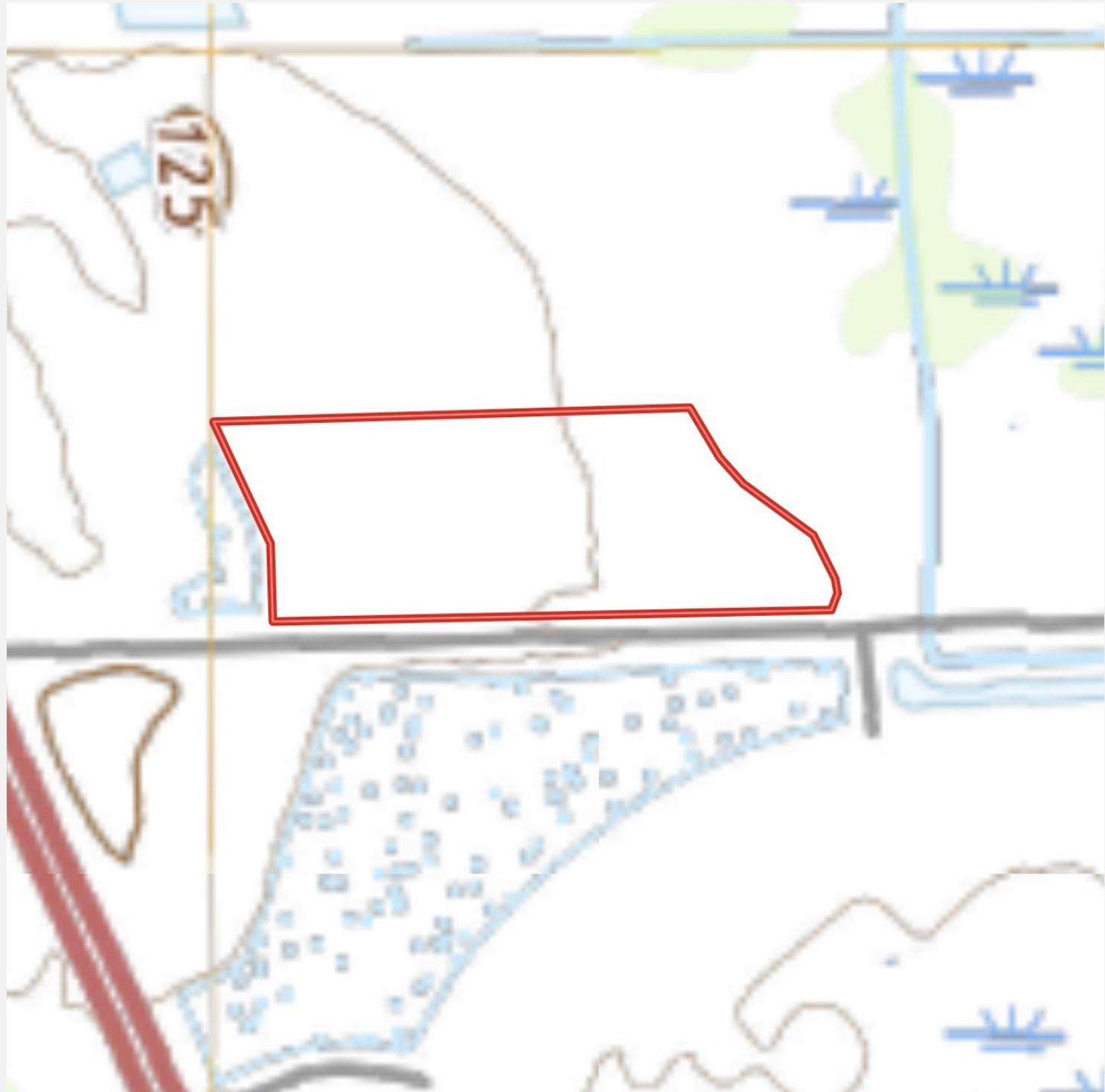
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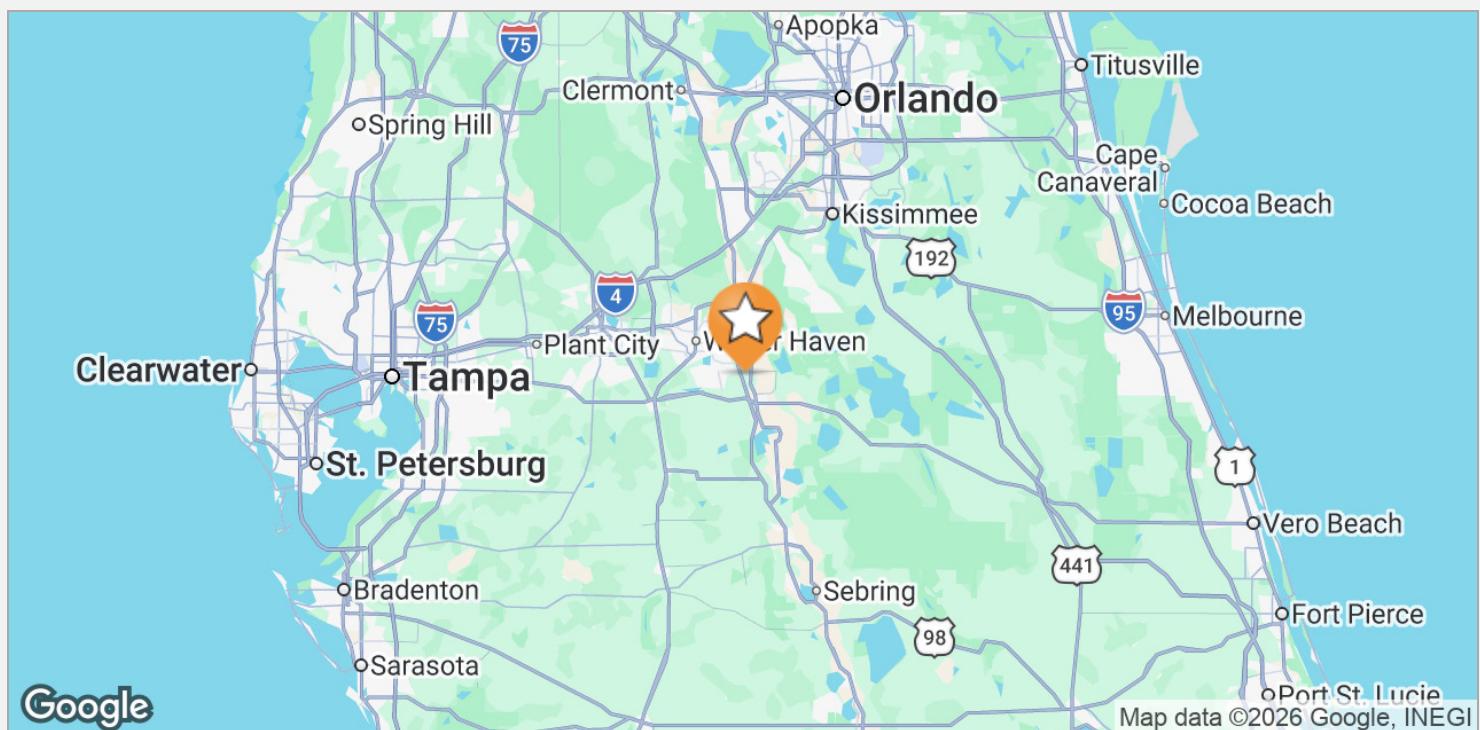
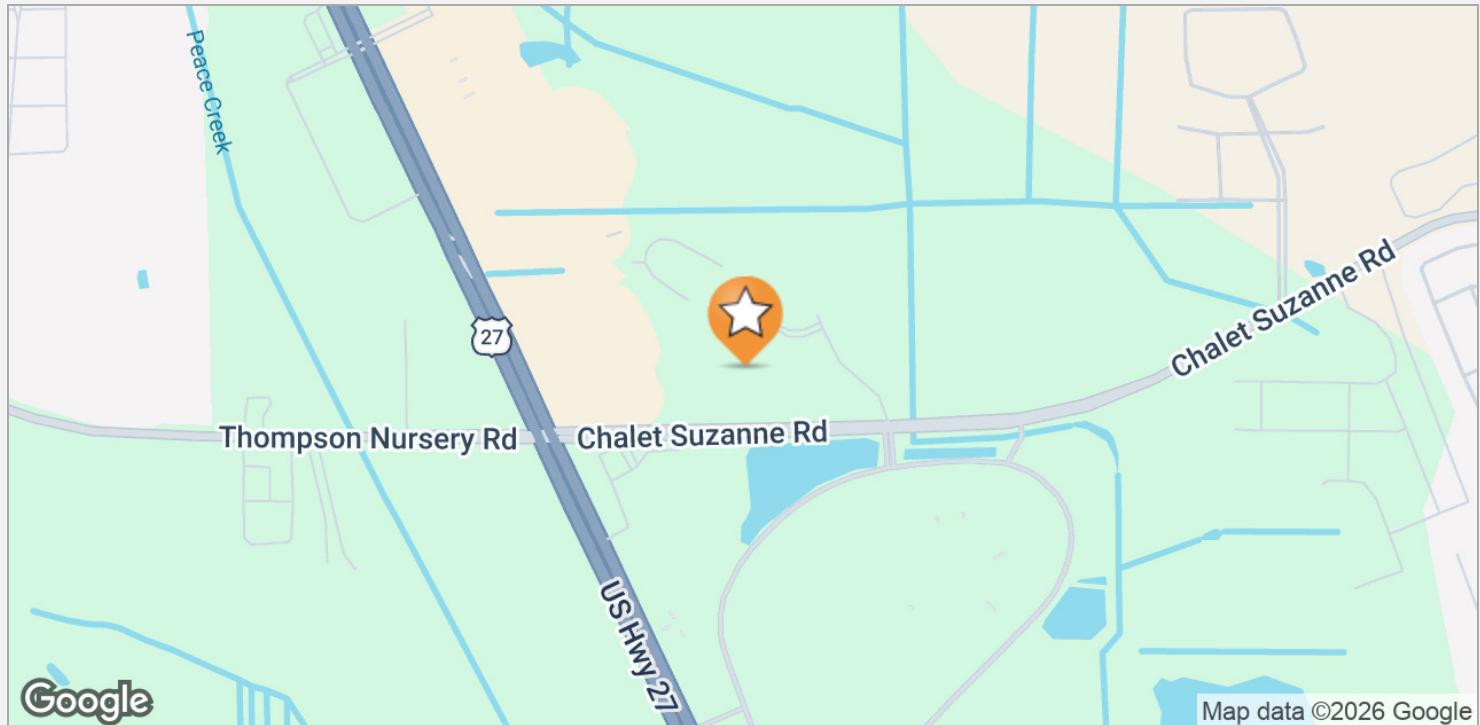


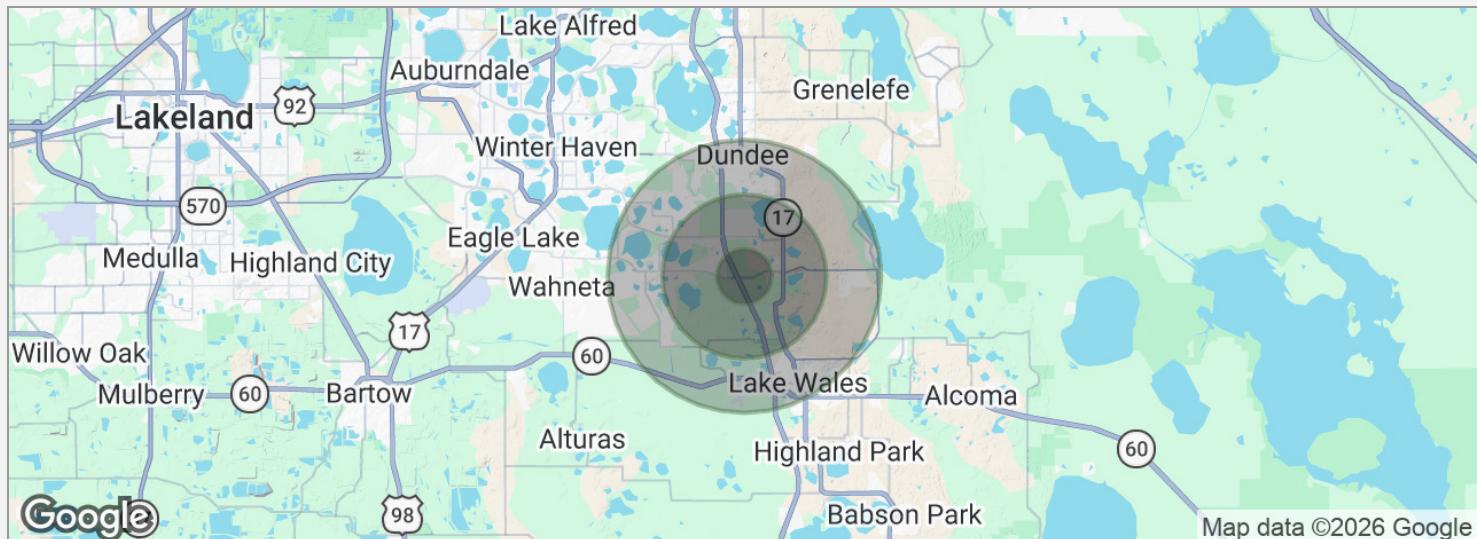












POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,220	16,433	56,082
Median age	45	50	45
Median age (male)	44	49	45
Median age (Female)	46	50	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	927	7,312	22,779
# of persons per HH	2.4	2.2	2.5
Average HH income	\$67,740	\$68,590	\$75,560
Average house value	\$280,648	\$275,760	\$292,085

\* Demographic data derived from 2020 ACS - US Census

## LORENA ALVAREZ CORDERO

Broker



141 5th St. NW, Suite 202  
Winter Haven, FL 33881  
T 863.412.9288  
C 863.412.9288  
lorena@crosbydirt.com  
FL #BK3480328

## PROFESSIONAL BACKGROUND

Lorena Cordero is a seasoned commercial, industrial, and vacant land specialist at Crosby & Associates, bringing deep expertise and a personal touch to Florida's dynamic real estate market. Based in Winter Haven, she skillfully guides clients through complex transactions involving development land, industrial sites, and commercial investments.

At Crosby, Lorena has spearheaded a variety of high-profile listings—from shovel-ready subdivisions to retail and hospitality parcels. Her local market savvy and full-service approach ensure investors and developers alike receive tailored, strategic guidance.

A native Spanish speaker with strong local roots, Lorena is committed to serving a diverse client base across Polk and neighboring counties. Her career is defined by client-first service, transparent communication, and a deep understanding of market trends and entitlement processes.

Beyond her professional life, Lorena is a dedicated mother of two: Andrés, currently in high school, and Esteban, in elementary school. As the parent of a special-needs child, Lorena brings extra empathy, patience, and advocacy skills—qualities she channels into her work, ensuring each client feels truly heard and supported.

Lorena holds a real estate broker's license in Florida and maintains active involvement in community and professional circles. She also supports local education and inclusion initiatives, reflecting her commitment to giving back to the region she serves.

## EDUCATION

A.A.- Polk State College

## MEMBERSHIPS & AFFILIATIONS

Lorena Alvarez Cordero  
Broker  
lorena@crosbydirt.com  
863.412.9288



**crosbydirt.com**

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