



**FOR SALE
LAND
\$2,115,000**

9± ACRE COMMERCIAL SITE ADJACENT TO ALDI |
SIGNALIZED CORNER ACCESS | LAKE WALES, FL

THOMPSON NURSERY ROAD, LAKE WALES, FL 33853



LORENA@CROSBYDIRT.COM
LORENA ALVAREZ CORDERO
863.412.9288



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



SALE PRICE **\$2,115,000**

OFFERING SUMMARY

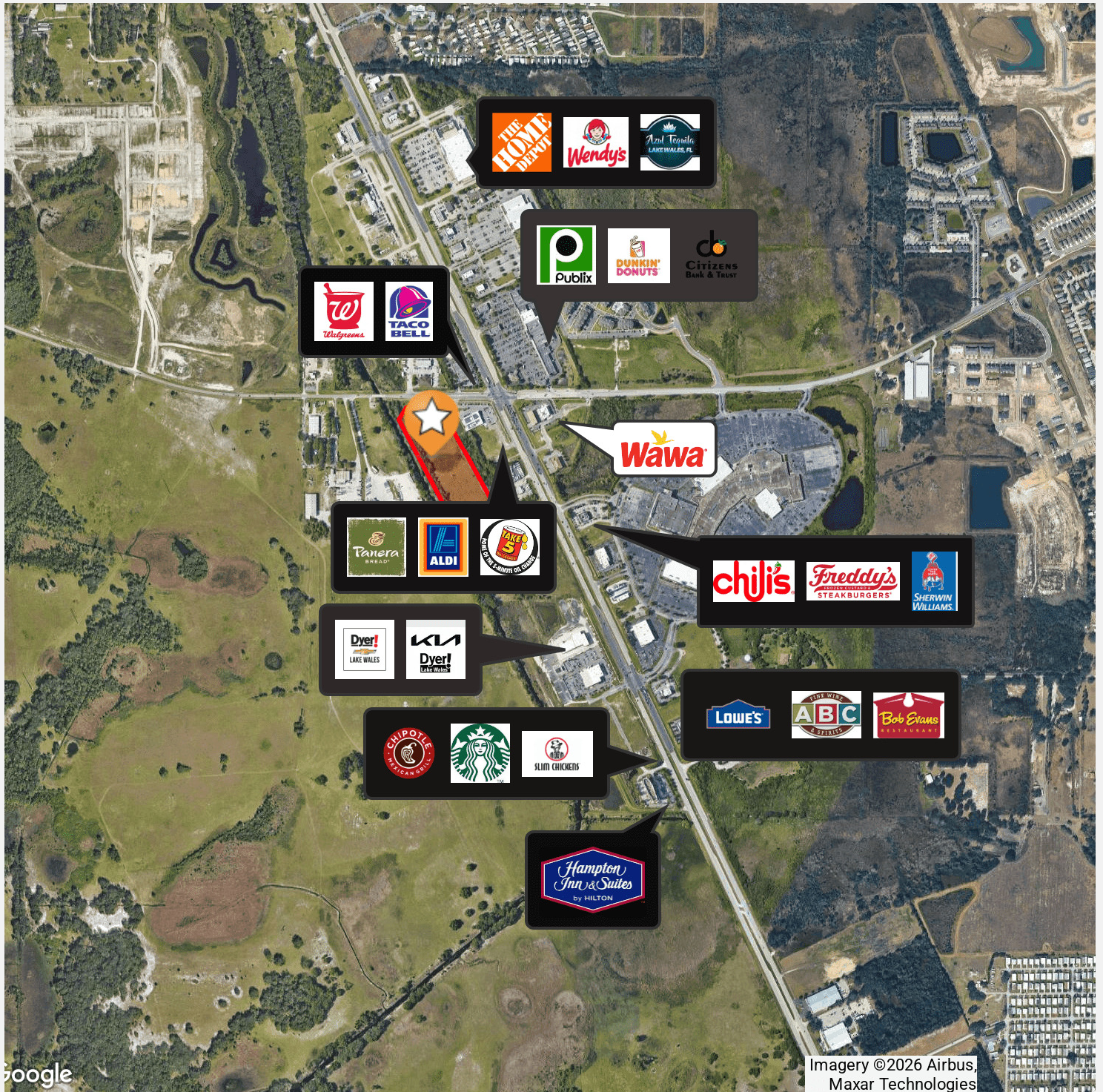
Listing Price	\$2,115,000
Acres	8.99 Acres
Price Per Acre	\$235,261
County	Polk
Zoning	Pasture w/Misc. Imp.
Utilities	City Water and Sewer Available
Soils	Winder fine sand, approx. 6 acres. Eaton mucky fine sand, depression, approx. 3 acres
Parcel IDs	27-29-16-000000-042130
Coordinates	27.9562384, -81.6239686
Real Estate Taxes	297.51

PROPERTY OVERVIEW

This ± 9-acre commercial site sits within one of Lake Wales' most active retail growth areas. The property carries a CEX (Commercial Enclave-X) future land use designation, supporting commercial development within an established retail concentration—ideal positioning for neighborhood and regional-serving retail.

The surrounding US-27 corridor is already functioning as a proven national-brand cluster anchored by ALDI and complemented by strong restaurant and service-retail co-tenancy, including Panera. The combination of grocery-driven daily traffic and established restaurant draw creates durable retail fundamentals—high trip frequency, strong tenant-to-tenant cross-shopping, and consistent US-27 visibility.

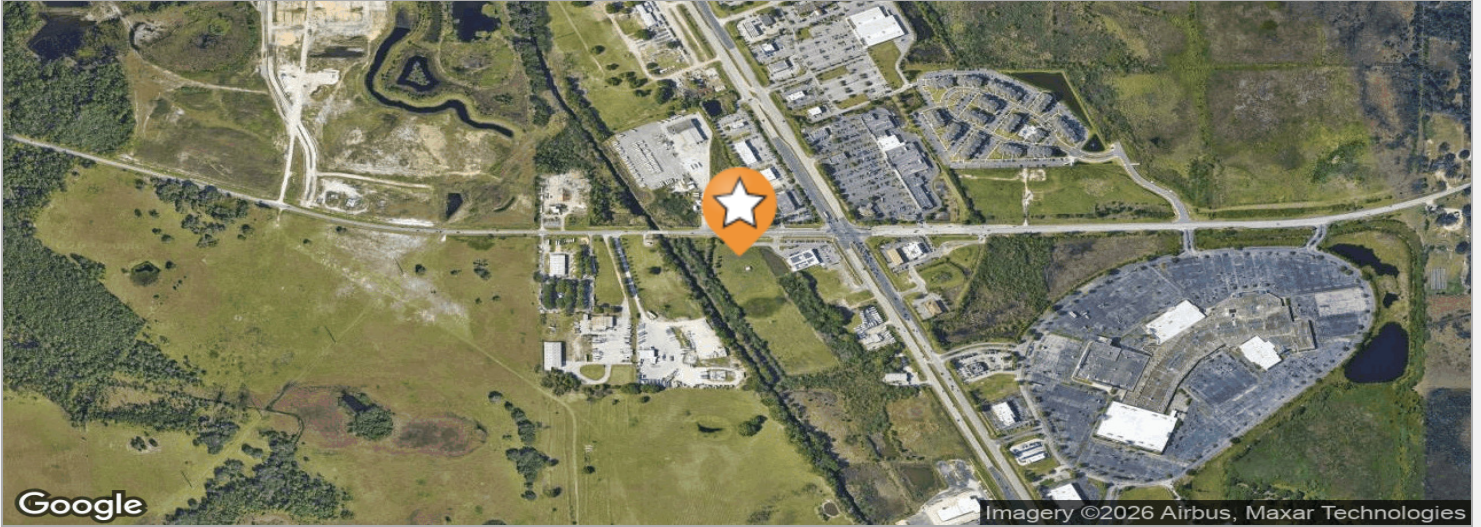




Google

Imagery ©2026 Airbus,
 Maxar Technologies



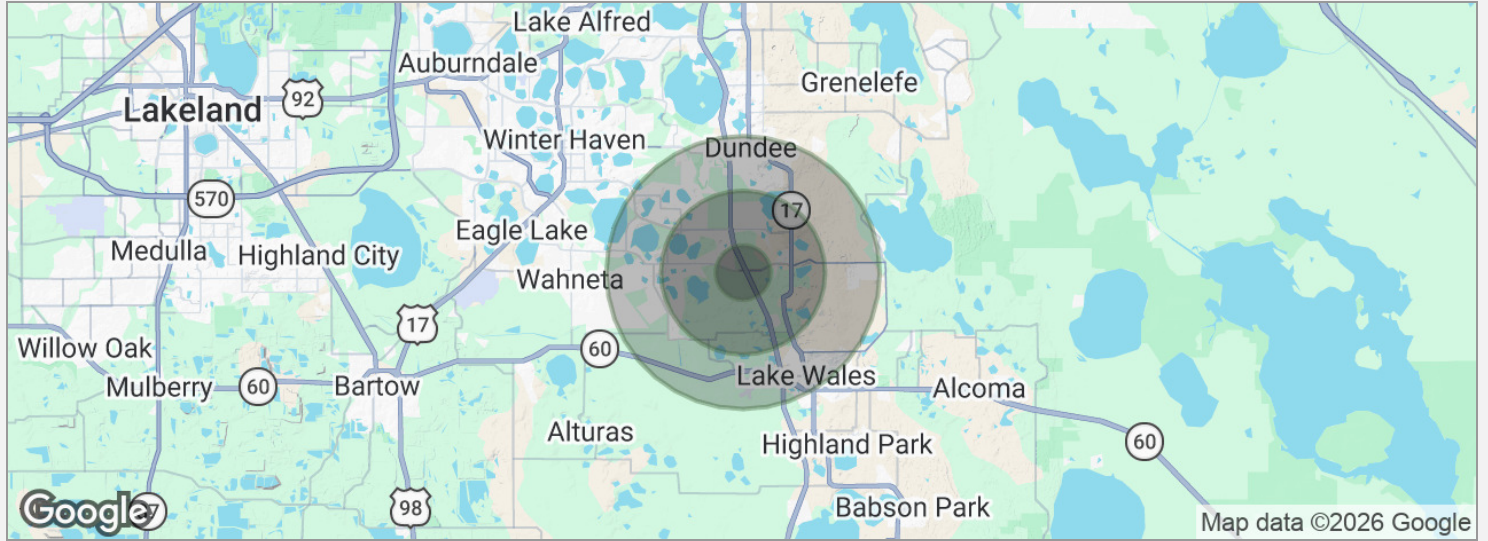


DRIVE TIMES

- 8 mins to Legoland Florida
- 30 mins to I-4
- 1 hour to Orlando
- 1 hour to Tampa

DRIVING DIRECTIONS

From US HWY 27 & SR 60 in Lake Wales, FL go south on US Hwy 27 approximately 4.5 miles to Thompson Nursery Rd. Property is located on the south side of Thompson Nursery Rd. just west of US HWY 27



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	1,776	18,232	55,108
Median age	44	50	45
Median age (male)	43	49	45
Median age (Female)	45	50	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	721	8,072	22,415
# of persons per HH	2.5	2.3	2.5
Average HH income	\$70,128	\$70,392	\$74,815
Average house value	\$251,152	\$283,748	\$290,841

* 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 WinterHaven, 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

Active Member with East Polk County Realtors Association
Awarded EPCAR's Rising Star Award 2022
Board Member at The Mission Winter Haven