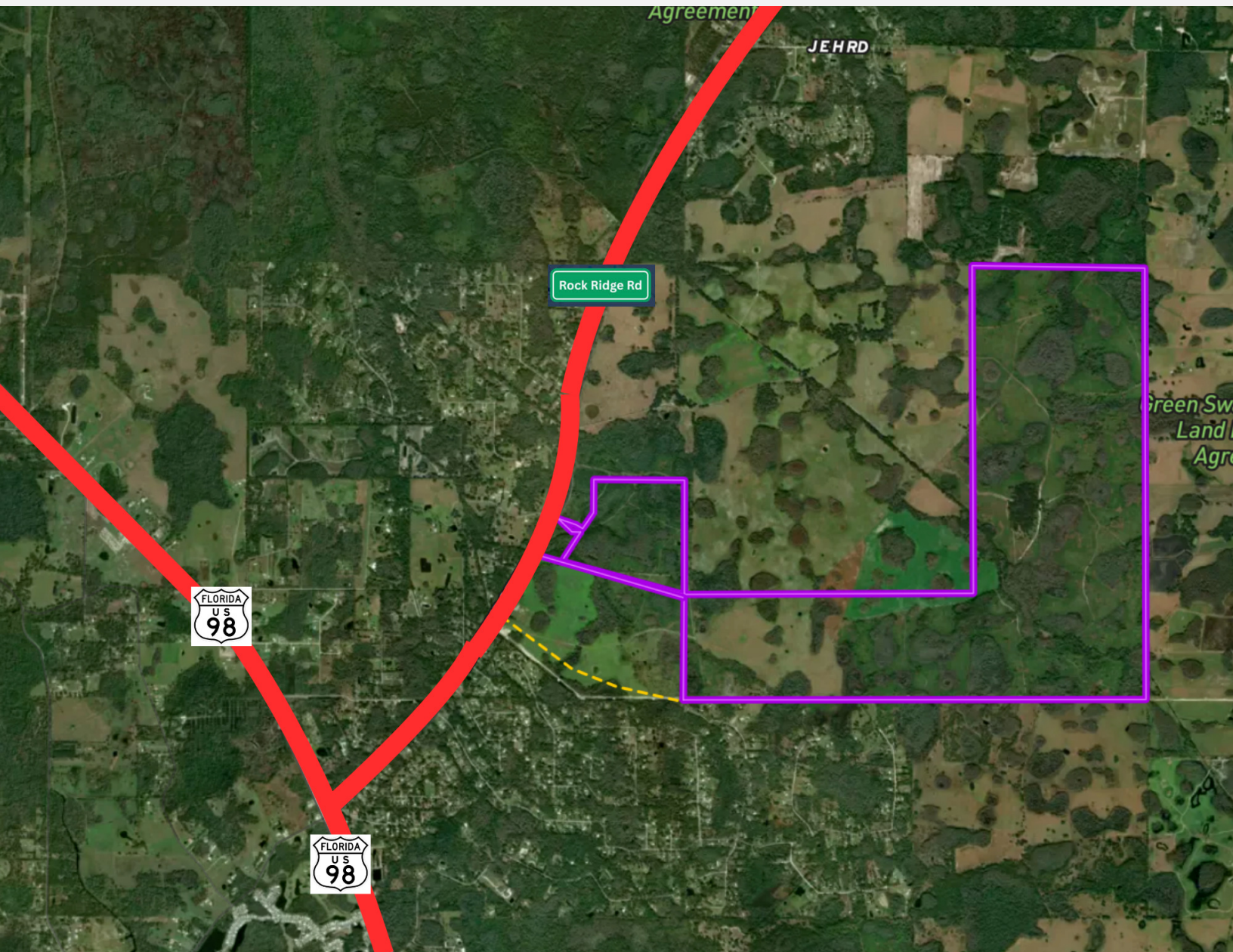




FOR SALE
AGRICULTURAL
\$10,240,880

1,575.52± ACRES | CATTLE, RECREATION & CONSERVATION
| LAKE LAND, FL

ROCKRIDGE RD, LAKE LAND, FL 33809

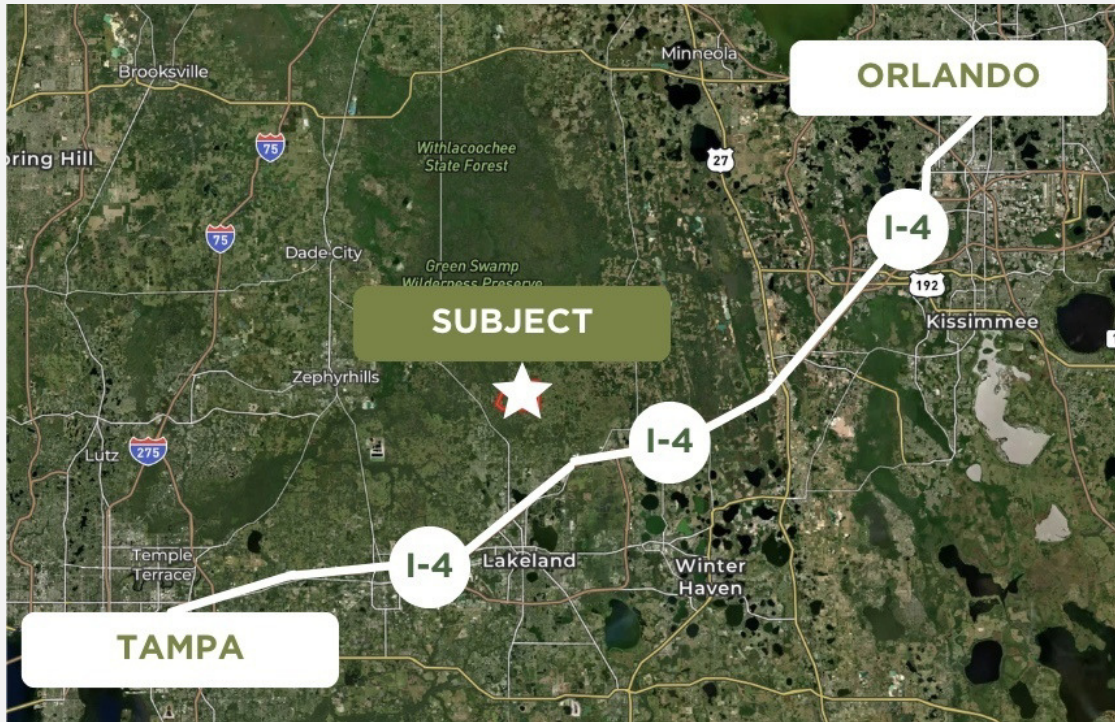


LORENA@CROSBYDIRT.COM
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CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881

Property Summary



PROPERTY DESCRIPTION

The property is protected by a perpetual conservation easement designed to preserve its agricultural, ecological and recreational character while allowing continued cattle ranching and other specifically reserved uses. The easement permits up to nine residential structures across the property subject to specific location, size and subdivision requirements, including a minimum 100-acre lot for each permitted residence. Each residence is limited to 5,000 square feet with up to two related outbuildings. The easement also reserves the right to convert up to 200 acres of designated palmetto natural area to improved pasture. Commercial row-crop production and intensive development are prohibited. Prospective purchasers should independently verify the number of unused residential rights and pasture-conversion acreage remaining and applicable to the 1,575.52± acre offering.

OFFERING SUMMARY

Sale Price:	\$10,240,880
Lot Size:	1,575.52 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2	10	41
Total Population	7	33	126
Average HH Income	\$148,694	\$118,683	\$109,998

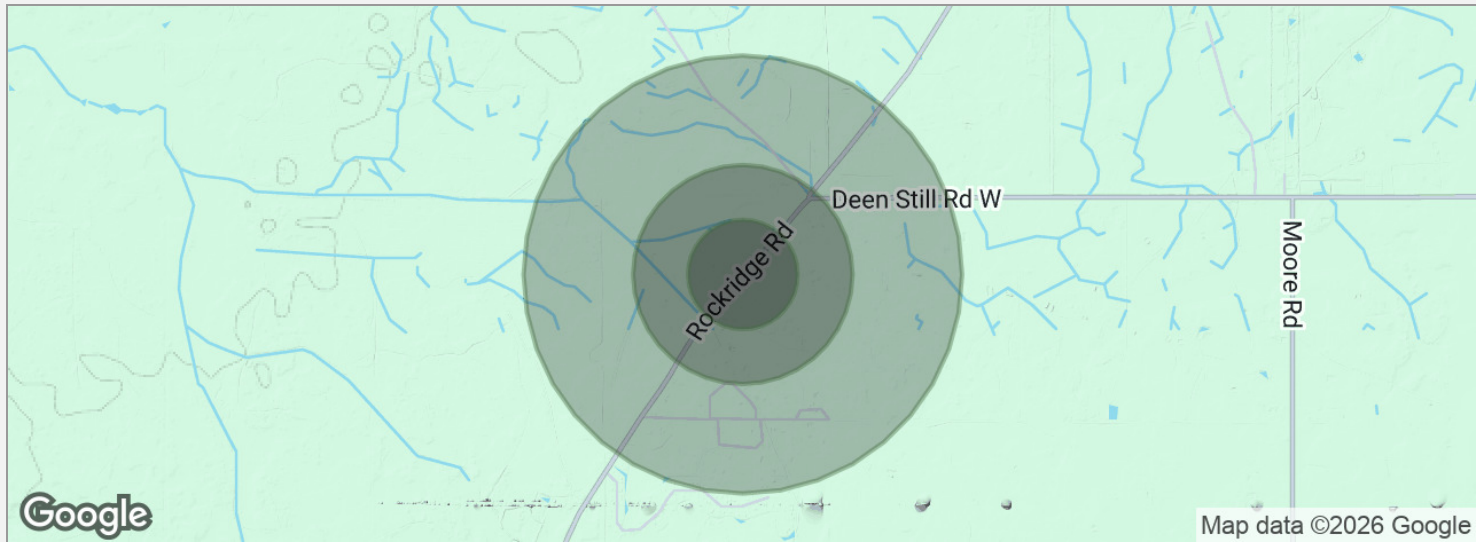
Additional Photos



Additional Photos



Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	7	33	126
Median age	44.5	37.7	38.1
Median age (male)	43.9	37.2	37.5
Median age (Female)	40.3	34.1	34.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2	10	41
# of persons per HH	3.5	3.3	3.1
Average HH income	\$148,694	\$118,683	\$109,998
Average house value	\$528,850	\$234,573	\$227,250

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 1

LORENA ALVAREZ CORDERO

Broker



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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 Lakeland Realtors Association
RLI APEX award
Awarded EPCAR's Rising Star Award 2022
Board Member at The Mission Winter Haven