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Eshenbaugh
LAND COMPANY

The Dirt Dog



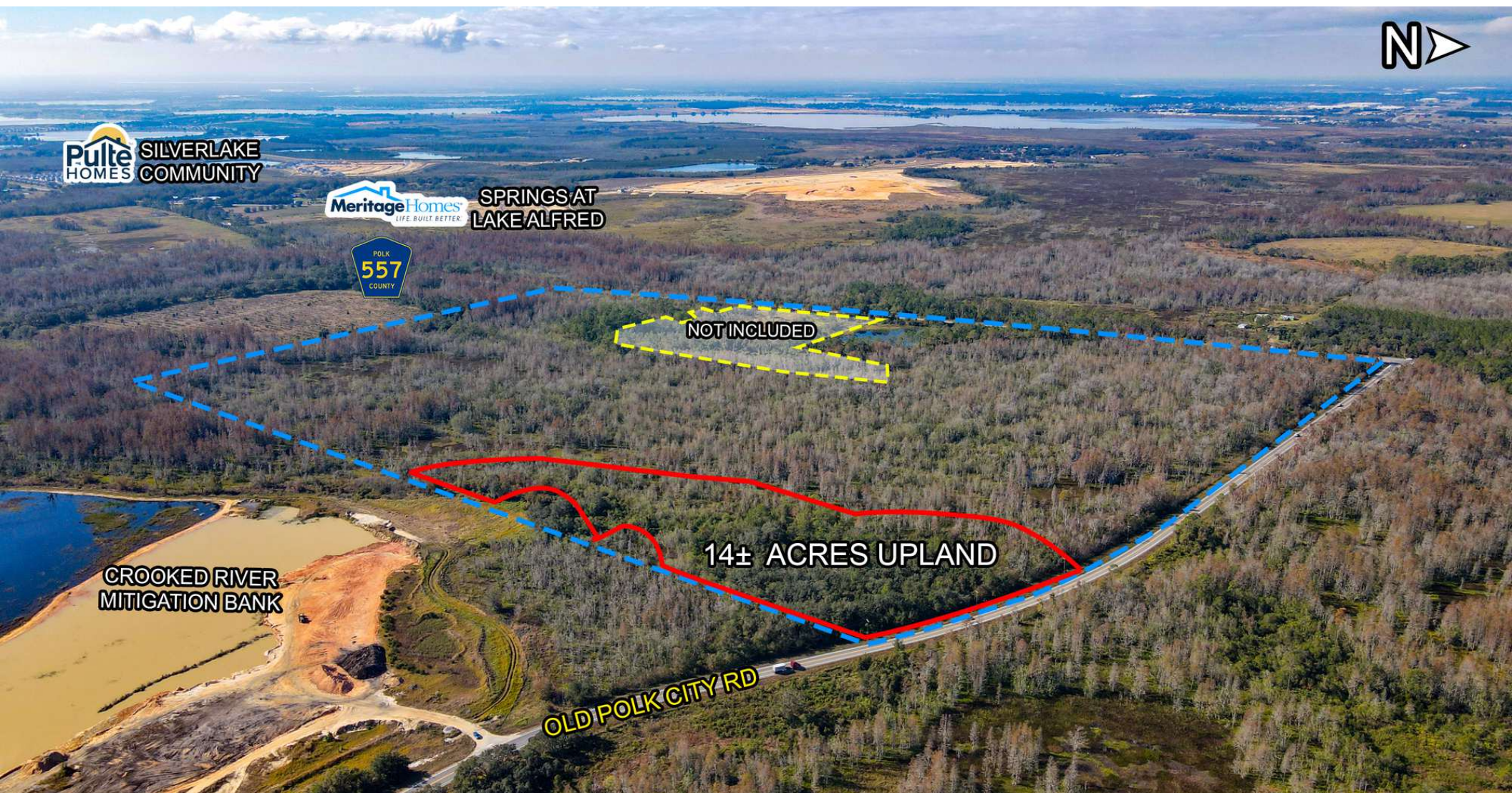
304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerials



Property Description

PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity located at 5027 State Road 557, Lake Alfred, FL, 33850. The property was recently annexed into the City of Lake Alfred and is anticipated to be zoned I1 (light industrial), providing an ideal canvas for a prospective land or residential investor looking to capitalize on the thriving market in the Lake Alfred area. However, as of the date of this offering, the zoning and future land use designation has not yet been assigned. With its strategic location and anticipated light industrial zoning, this property offers an enticing prospect for development or investment.

LOCATION DESCRIPTION

Nestled on the northern side of the charming community of Lake Alfred, this area offers a serene and inviting environment for a small industrial development. Boasting easy access and just 1.25 miles south of the newly reconfigured I-4 and CR 577 interchange with a new diamond configuration with dual teardrop shaped roundabouts. It should be noted that CR 577 is being widened from two to four lanes from Interstate 4 south to U.S. 17/92 in Lake Alfred and is funded for FY 2026. This location would be ideal for a service or distribution company that could serve both Tampa and Orlando MSA's and capture more revenue potential.

PROPERTY SIZE

145.0 Gross Acres (14+/- Upland Acres)

ZONING

I1 (Light Industrial)

PARCEL ID

26-27-05-000000-014010

PROPERTY OWNER

DH LAND GROUP LLC

PRICE

\$1,600,000

BROKER CONTACT INFO

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Advisor

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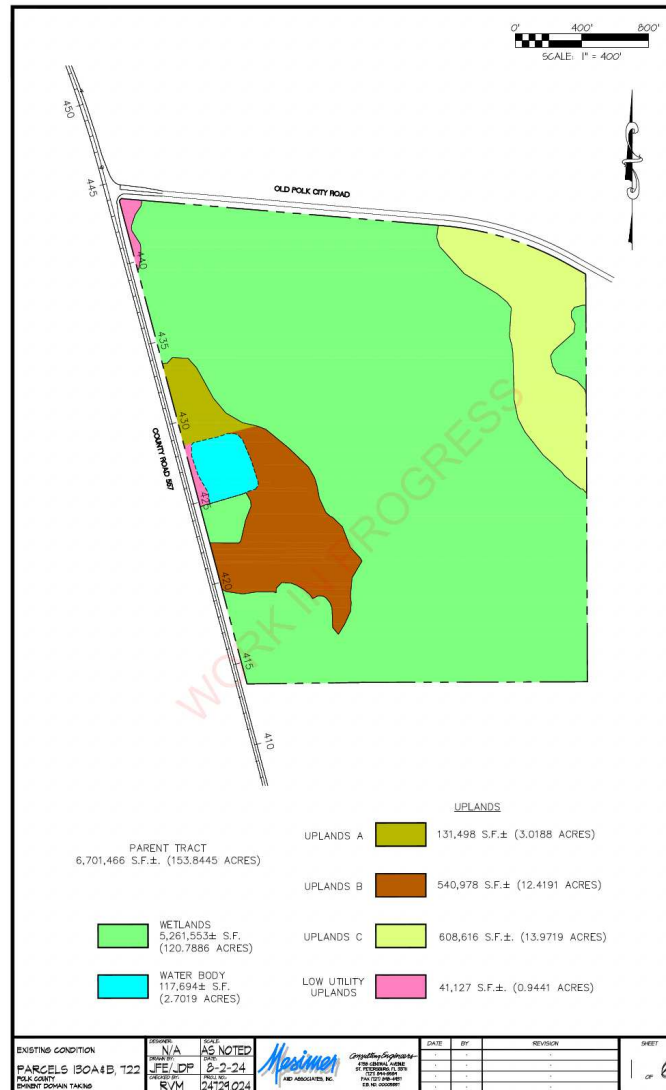
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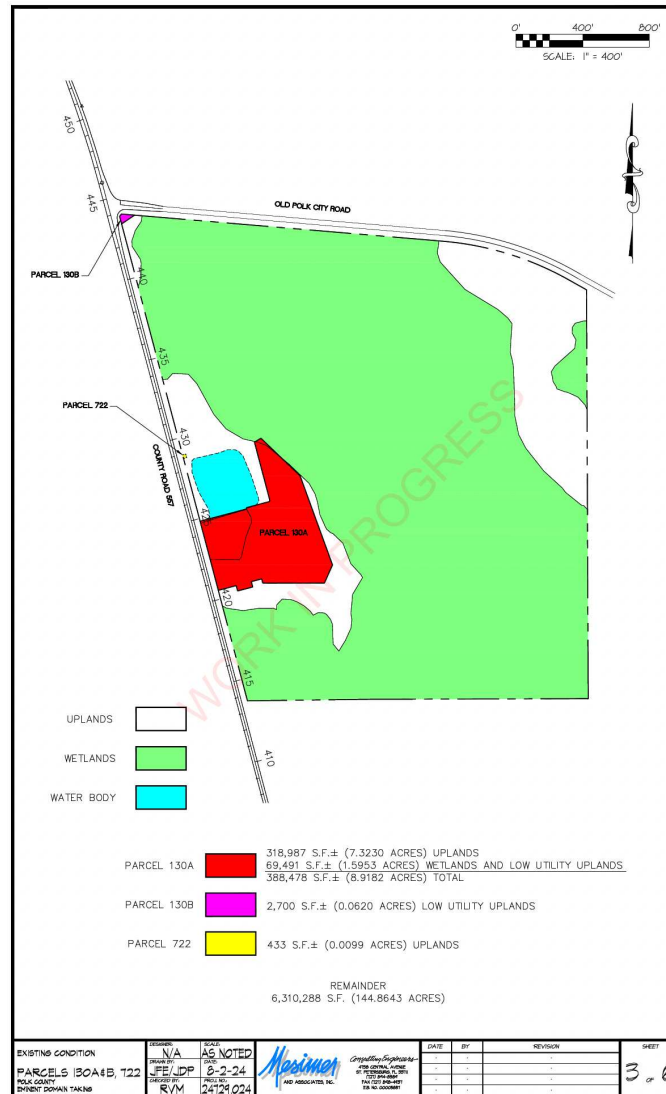
Site Plans



Site Plans



Site Plans



Demographics Map & Report

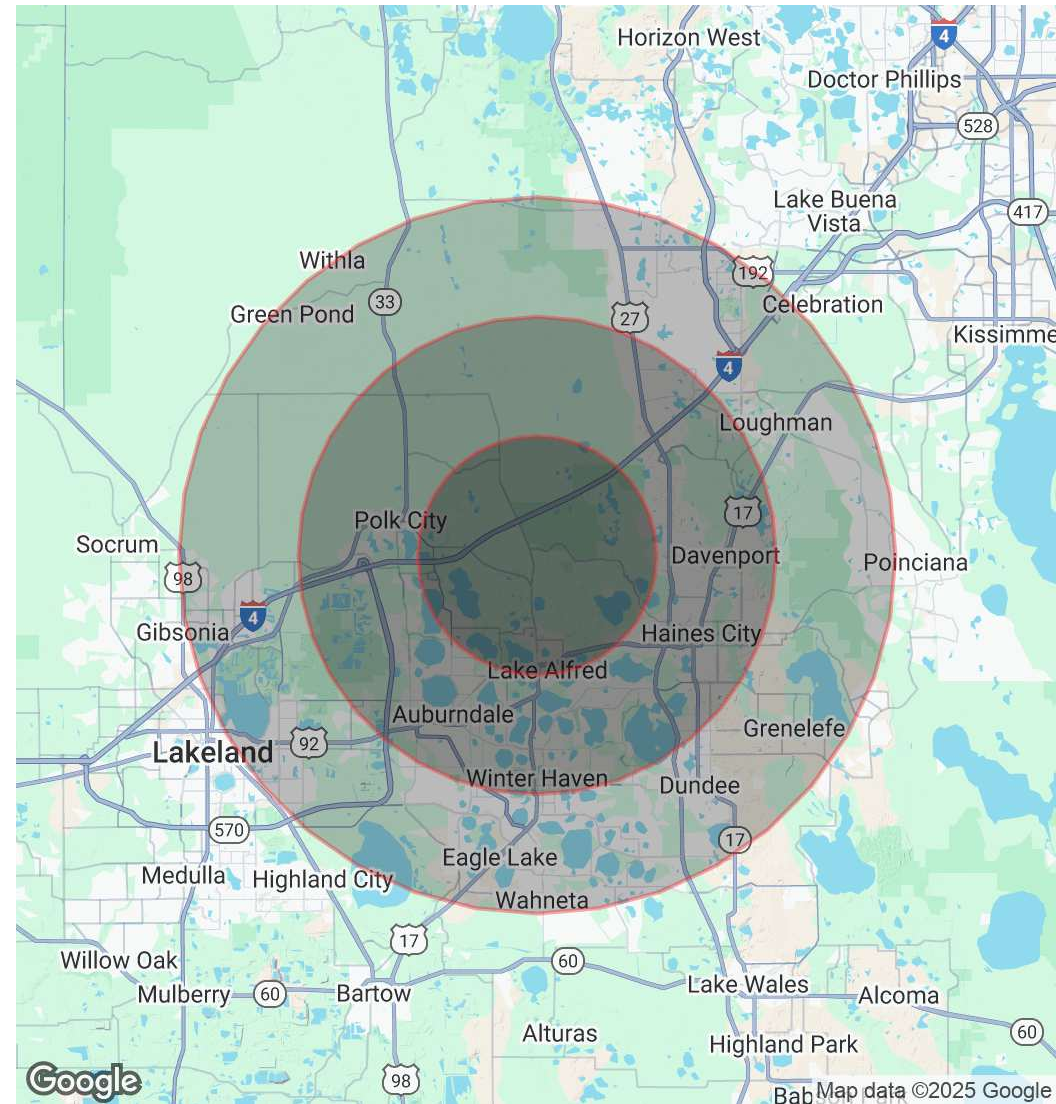
POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	21,333	220,081	433,078
Average Age	45	42	42
Average Age (Male)	44	41	41
Average Age (Female)	45	43	43

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	7,826	81,225	163,294
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$87,684	\$83,392	\$83,946
Average House Value	\$308,335	\$290,417	\$296,910

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.