



**FOR SALE
LAND
\$1,940,000**

120± ACRES NEAR NEW TURNPIKE ACCESS IN HIGH-
GROWTH LAKE COUNTY | PLATTED 3 PARCELS

14238 CORKWOOD LN, ASTATULA, FL 34705

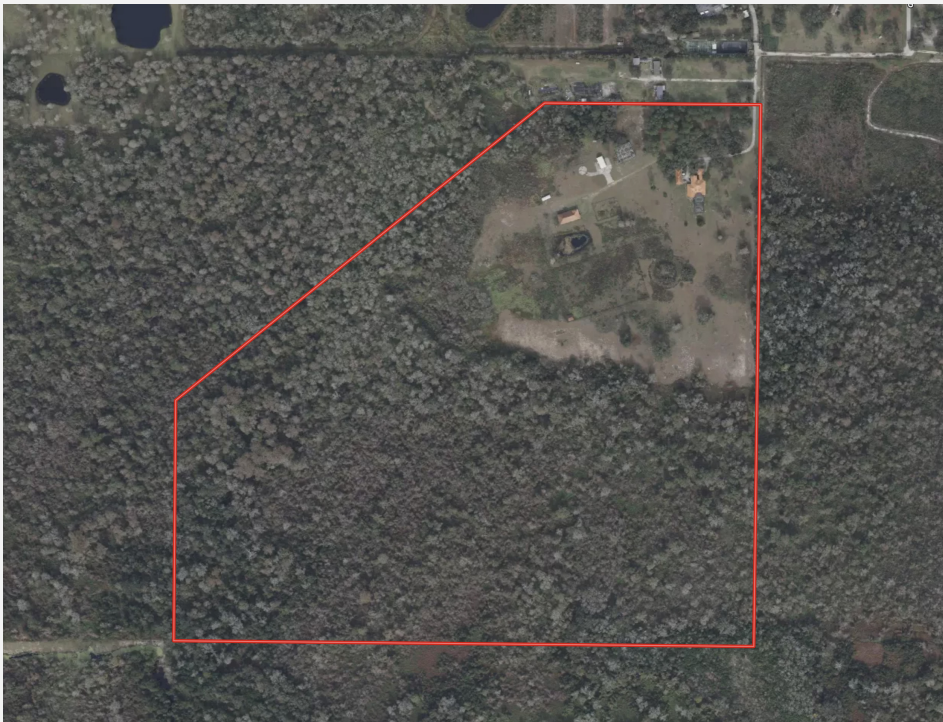


LORENA@CROSBYDIRT.COM
LORENA ALVAREZ CORDERO
863.412.9288

TASHINA@CROSBYDIRT.COM
TASHINA KNOWLES
863.221.9080



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



SALE PRICE

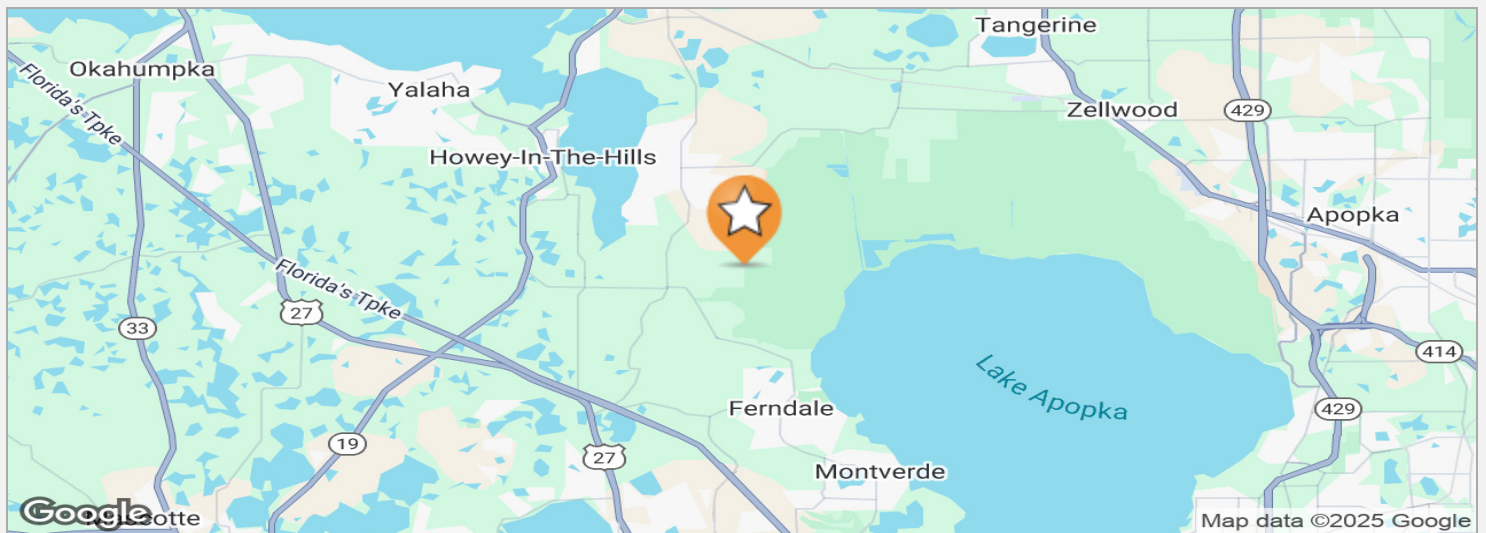
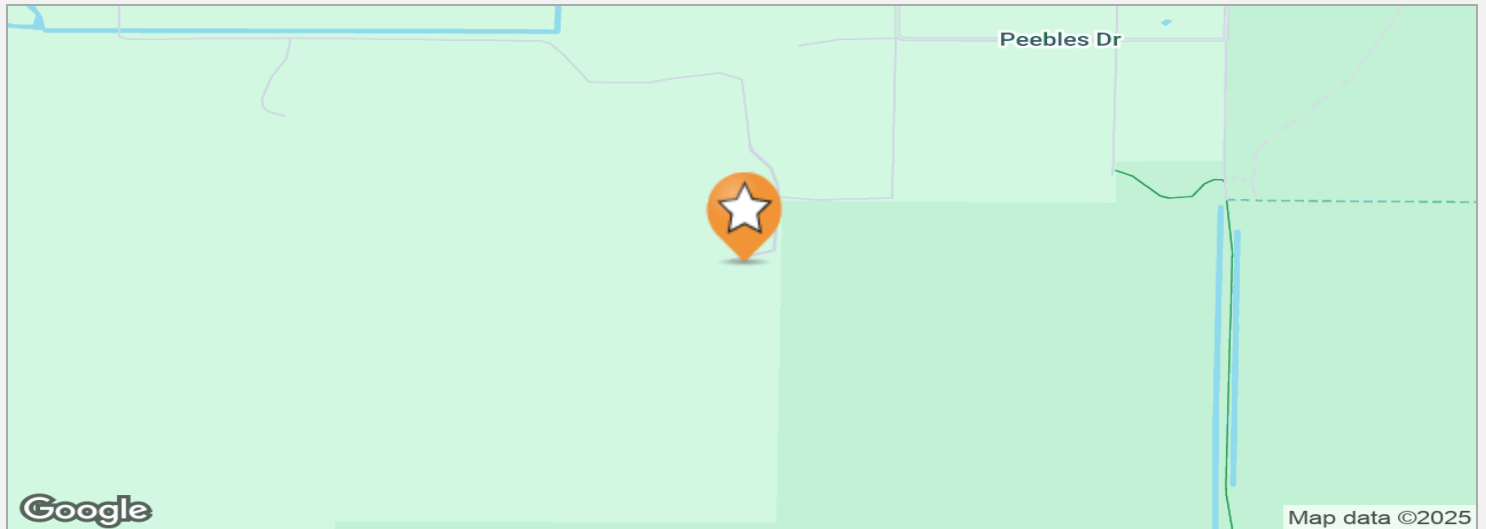
\$1,940,000

OFFERING SUMMARY

Listing Price	\$1,940,000
Acres	120 Acres
Price Per	\$16,167
Acre	
County	Lake
Zoning	⌘
Utilities	Septic & Wel
Parcel IDs	262109000300004800,0921260003000004600,09-21-26-0003-000-0490C
Coordinates	28.6725733, -81.714985

PROPERTY OVERVIEW

120± Acres in high-growth Lake County—an exceptional opportunity for developers and investors. The property is platted into three (3) 40-acre parcels and is located less than 10 minutes from the newest Florida Turnpike access, with Orlando and the Disney area approximately 35 minutes away. Positioned near major new growth, including a nearby 3,000+ home community and a Publix-anchored shopping center along CR 455 near Montverde, this tract also carries prior development approval (2002) indicating potential for a residential subdivision at approximately one (1) unit per acre (buyer to verify current zoning/entitlements). Also included is a gated equestrian estate featuring a 6,000+ SF Mediterranean-style residence with 5 bedrooms, 5 full baths, and 2 half baths, plus a 6-car detached garage. Interior highlights include a chef's kitchen with granite surfaces, a spacious primary suite with in-room projection, and a luxury primary bath of approximately 364 SF; marble and granite finishes are featured throughout the bathrooms, and a dedicated theater room provides seating for 12. Outdoor living is designed for entertaining with approximately 4,700 SF of screened patio space, an outdoor kitchen, two pools, two spas, and a dramatic grotto feature. Equestrian improvements include a custom 10-stall stable designed to complement the main home, with tack room and wash area. Just 10 minutes from Tavares (America's Seaplane City) on Lake Dora, offering boating, events, dining, and nightlife. The property borders the St. Johns River Water Management District with access to extensive trails and offers strong recreational appeal for hunting.

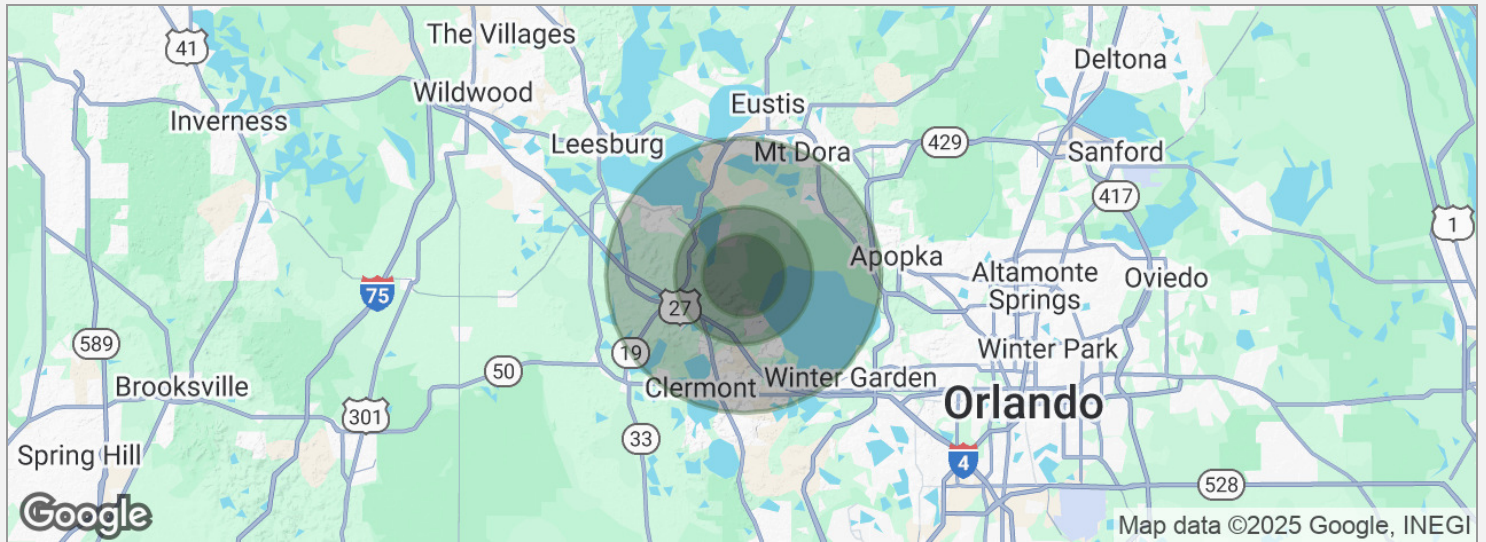


DRIVE TIMES

DRIVING DIRECTIONS

Demographics Map

4



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	2,518	9,070	177,445
Median age	44	45	46
Median age (male)	43	44	45
Median age (Female)	44	45	47

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	924	3,375	70,982
# of persons per HH	2.7	2.7	2.5
Average HH income	\$85,107	\$94,848	\$99,585
Average house value	\$353,474	\$391,420	\$381,376

* 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

TASHINA KNOWLES

Land Professional | REALTOR®



141 5th St. NW, Suite 202
Winter Haven, FL 33881
T 863.221.9080
tashina@crosbydirt.com
FL #SL3537791

PROFESSIONAL BACKGROUND

Tashina is a proud native of Haines City, located in the heart of Polk County, where she continues to reside with her husband and their three sons. Raised on a cattle farm on the outskirts of town, she developed a deep appreciation for both the preservation of natural areas and the development of her community.

Tashina brings a unique perspective to the commercial real estate industry, influenced by her upbringing and a family ethos imparted by her grandmother: "a stranger is just a friend you haven't met yet." This philosophy shapes her approach to real estate, focusing on building lasting relationships. Tashina's local upbringing gives her an unmatched knowledge of the area, which proves invaluable in her professional role.

With a passion for her hometown and its development, Tashina seamlessly blends her love for the community with her professional ambitions. She is dedicated to serving both buyers and sellers, guiding them through the complexities of real estate transactions with a personal touch. Her approach is characterized by a commitment to meeting her clients' needs, fostering new friendships, and turning every stranger into a friend.

Tashina's dual focus on preservation and development reflects her comprehensive understanding of Polk County's unique real estate market. She advocates for thoughtful growth that honors the region's heritage while welcoming new opportunities. Her expertise and relational approach make her an invaluable asset to anyone looking to invest in commercial real estate in the area.

MEMBERSHIPS & AFFILIATIONS

Member of EPCAR