



FOR SALE
LAND
\$1,200,000

19.72-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY
IN LAKELAND, FL | POLK COUNTY

1525 FISH HATCHERY RD, LAKELAND, FL 33801



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CORPORATE OFFICE
141 5TH ST. NW SUITE 202
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SALE PRICE **\$1,200,000**

OFFERING SUMMARY

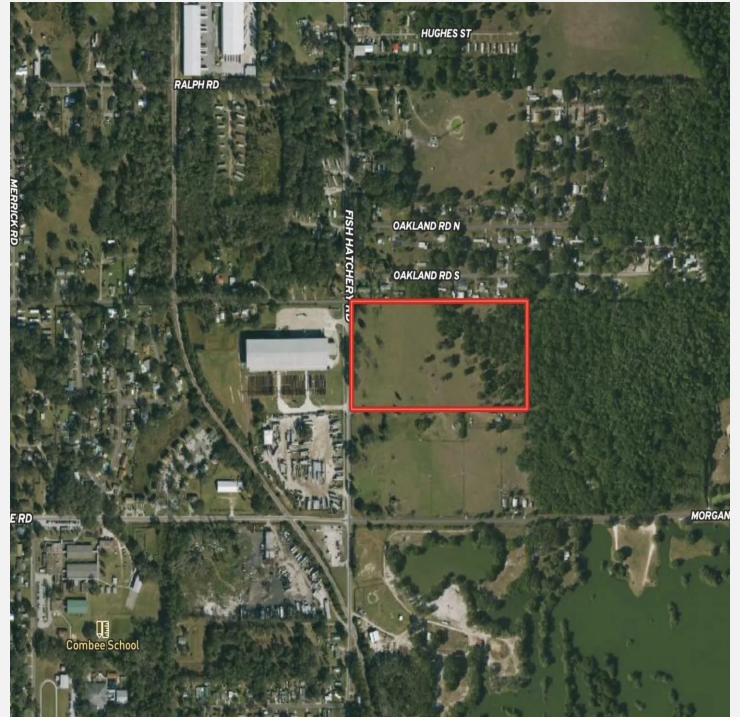
Acres	19.72 Acres
Price Per Acre	\$60,852
County	Polk
Zoning	RE2
Utilities	Water and Electric- City of Lakeland
Parcel IDs	242810000000012010
Coordinates	28.065274, -81.893569
Real Estate Taxes	\$55.62

PROPERTY OVERVIEW

Discover the potential of this 19.72-acre property located on Fish Hatchery Rd in Lakeland, FL. With RL-1 zoning permitting one single-family residence per acre, this land offers an exceptional opportunity for various uses. Possible industrial- Nearby Industrial users such as Allied Crawford, Saddle Creek Logistics, and the Sam's Club Distribution Center. Nature enthusiasts will appreciate the proximity to Saddle Creek Park, offering fishing, hiking, and picnicking opportunities. Tenoroc High School is just 2 miles away, making it convenient for families.

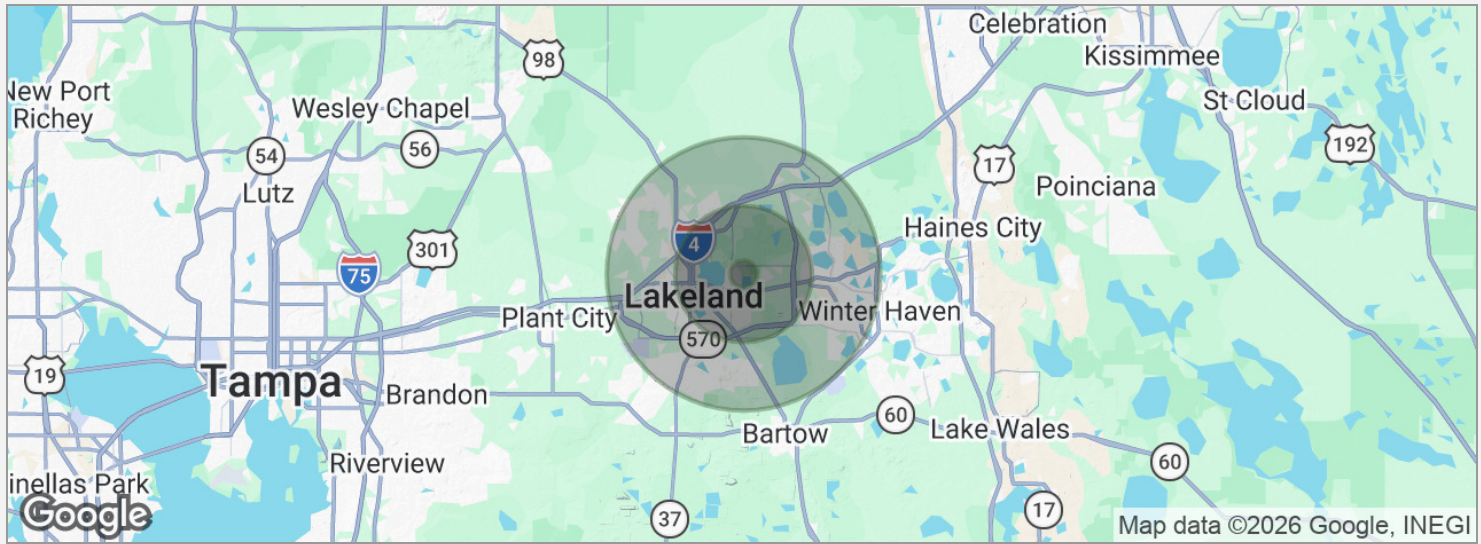
PROPERTY HIGHLIGHTS

- Zoning: RL-1 (Residential Low-Density)
- Zoning Allows: 1 Single Family Residence per acre
- Utilities: Are City of Lakeland water and electric (next to site)
- Sewer: Not currently available on the property



Demographics Map

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,879	86,653	324,144
Median age	38.7	39.0	40.4
Median age (male)	36.5	37.6	39.1
Median age (Female)	40.9	41.2	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,158	37,531	133,568
# of persons per HH	2.5	2.3	2.4
Average HH income	\$45,031	\$48,512	\$60,993
Average house value	\$93,247	\$115,465	\$156,735

* Demographic data derived from 2020 ACS - US Census

LORENA ALVAREZ CORDERO

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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