CROSBY
& ASSOCIATES, INC.
AGRICULTURE & COMMERCIAL REAL ESTATE

FOR SALE
LAND
$990,000

16 BUILD-READY ESTATE LOTS IN STONE ISLAND/WILLOW CREEK — ±182 ACRES ASSEMBLAGE (VOLUSIA COUNTY)

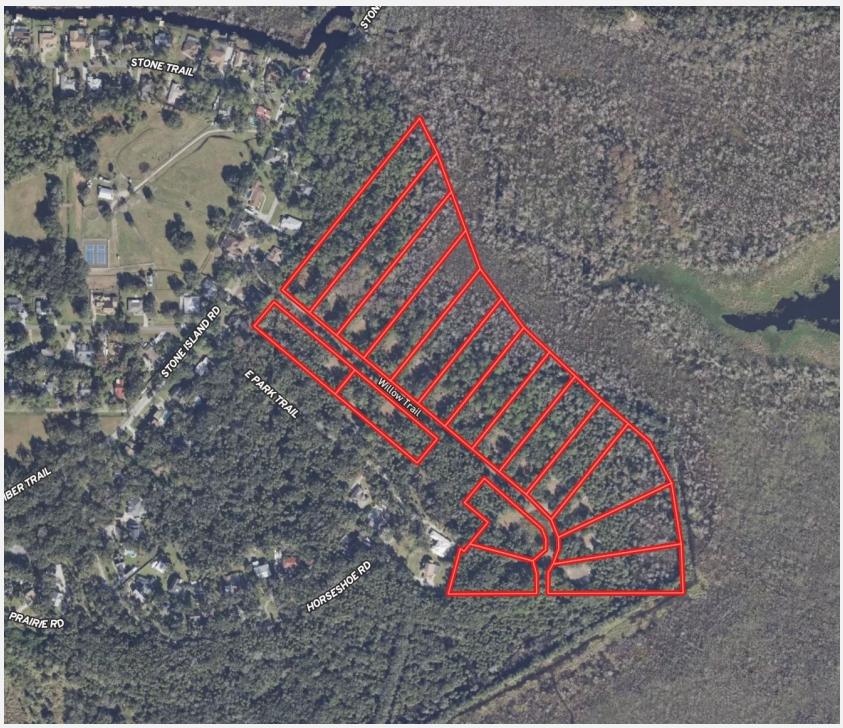
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SALE PRICE **$990,000**

OFFERING SUMMARY

Listing Price	$990,000
Acres	182.12 Acres
County	Volusia
Zoning	PUD
Utilities	I-4 to Exit 108 DeBary/Deltona, East on DeBary Ave, R on Main St. L on Lakeshore Dr. to R on Stone Island Rd to L on
Parcel IDs	25 parcels
Coordinates	28.84885, -81.2287112

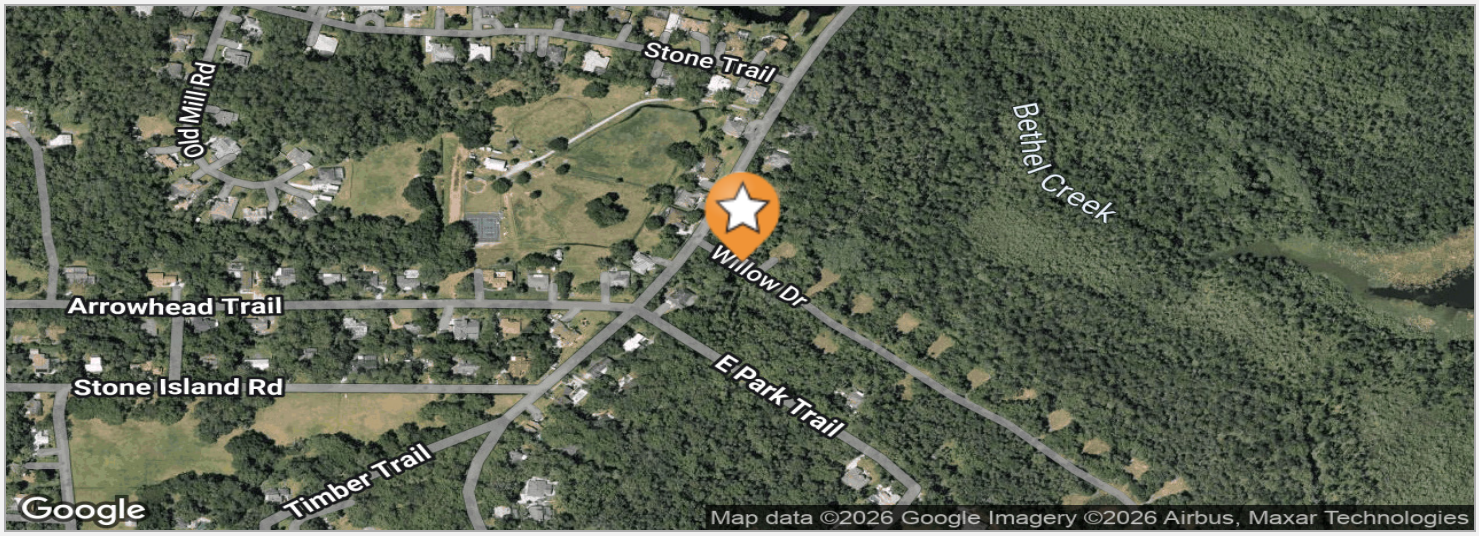
PROPERTY OVERVIEW

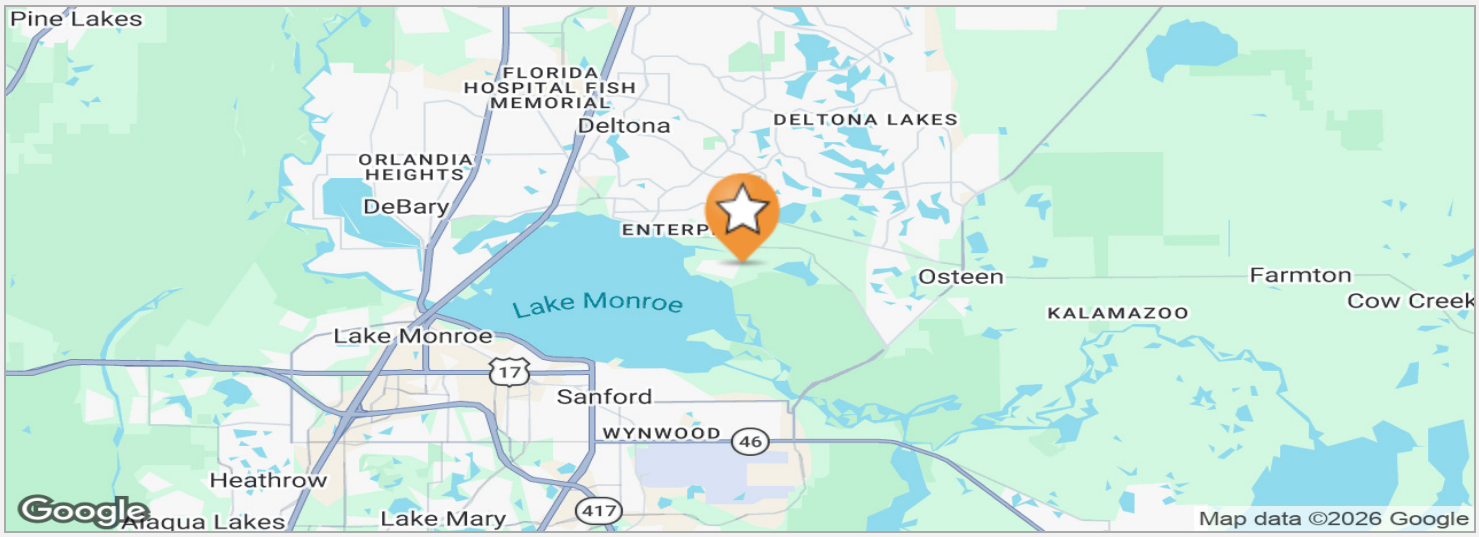
STONE ISLAND ESTATES & WILLOW CREEK LOTS — Volusia County, Florida (±182.16 Acres Total) Investors, developers, and builders this is a rare, multi-parcel offering within the sought-after Stone Island / Willow Creek area, anchored by a build-ready, gated enclave. The assemblage totals approximately 182.16 acres across three mapped locations, with Location 3 (±34.23 acres) confirmed as the currently buildable component per Volusia County Planning & Zoning and the Building Division. Location 3 is zoned R-3, allowing a maximum 35' building height and 1,000 SF minimum dwelling size, and includes 16 vested estate lots that have been site-prepped with water lines to each site, drainage culverts at lot entrances, and power poles/lines installed throughout. These oversized homesites range from approximately 1.36 to 3.09 acres, accessed through a private, gated entry on Willow Trail. The property also lies within the Enterprise Community Overlay Zone, which includes additional streetscape and design standards that should be factored into development budgeting. Important note on Locations 1 & 2: These areas are not currently buildable due to wetlands, conservation, and related development constraints Location 1 includes lakefront acreage that may offer future potential only through appropriate environmental study, permitting, and any required mitigation (buyer to verify).

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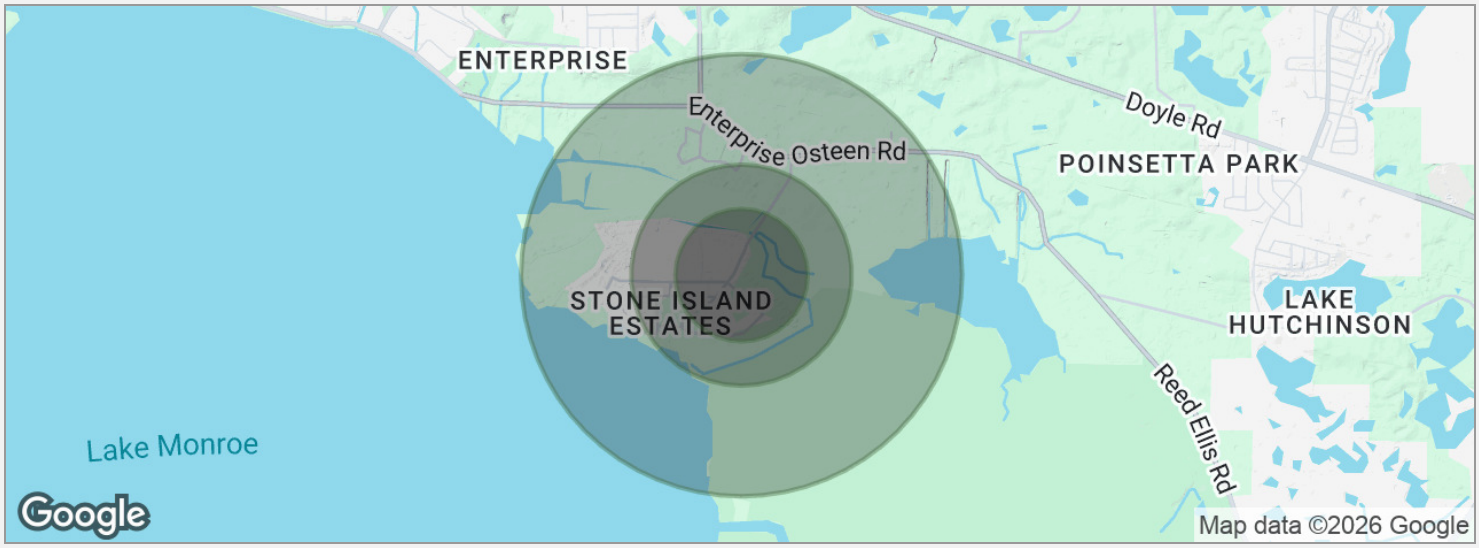
DRIVING DIRECTIONS

I-4 to Exit 108 DeBary/Deltona, East on DeBary Ave, R on Main St. L on Lakeshore Dr. to R on Stone Island Rd to L on Willow Trail.

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	131	410	663
Median age	54	54	53
Median age (male)	52	52	52
Median age (Female)	55	55	54

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	56	176	285
# of persons per HH	2.3	2.3	2.3
Average HH income	$91,359	$91,359	$90,969
Average house value	$347,054	$347,054	$345,148

** Demographic data derived from 2020 ACS - US Census*

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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 Winter Haven, 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

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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