



**FOR SALE**  
**MIXED USE**  
**\$2,394,000**

PEACE RIVER MIXED-USE DEVELOPMENT TRACT — 114±  
ACRES | 18± AC COMMERCIAL | 2,179' ON SR-64

**2485 S FLORIDA AVENUE, WAUCHULA, FL 33873**



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**CORPORATE OFFICE**  
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## SALE PRICE

**\$2,394,000**

## OFFERING SUMMARY

|                       |  |
|-----------------------|--|
| <b>Listing Price</b>  | \$2,394,000  |
| <b>Acres</b>          | 114.09 Acres   |
| <b>Price Per Acre</b> | \$20,983   |
| <b>County</b>         | Hardee   |
| <b>Utilities</b>      | Septic and Well Needed   |
| <b>Parcel IDs</b>     | 21-34-25-0000-03870-0000, 28-34-25-0000-06300-0000, 21-34-25-0000-09320-0000, 21-34-25-0000-09330-0000 |
| <b>Coordinates</b>    | 27.5014, -81.8163  |

## PROPERTY OVERVIEW

Positioned just outside Wauchula in Hardee County, this 114± acre riverfront assemblage pairs rare Peace River access with high-visibility highway frontage. The property presents approximately 859.53 feet of Peace River shoreline and ±2,179 feet along State Road 64, with South Florida Avenue bisecting the tract for excellent internal circulation and multiple access points.

With nearby examples of outdoor hospitality and limited large-scale development in the immediate Wauchula area, the site is well-suited for an RV resort or river-oriented recreational destination, a mixed-use commercial, or a phased residential plan with a commercial village at the hard corner.



Additional Photos

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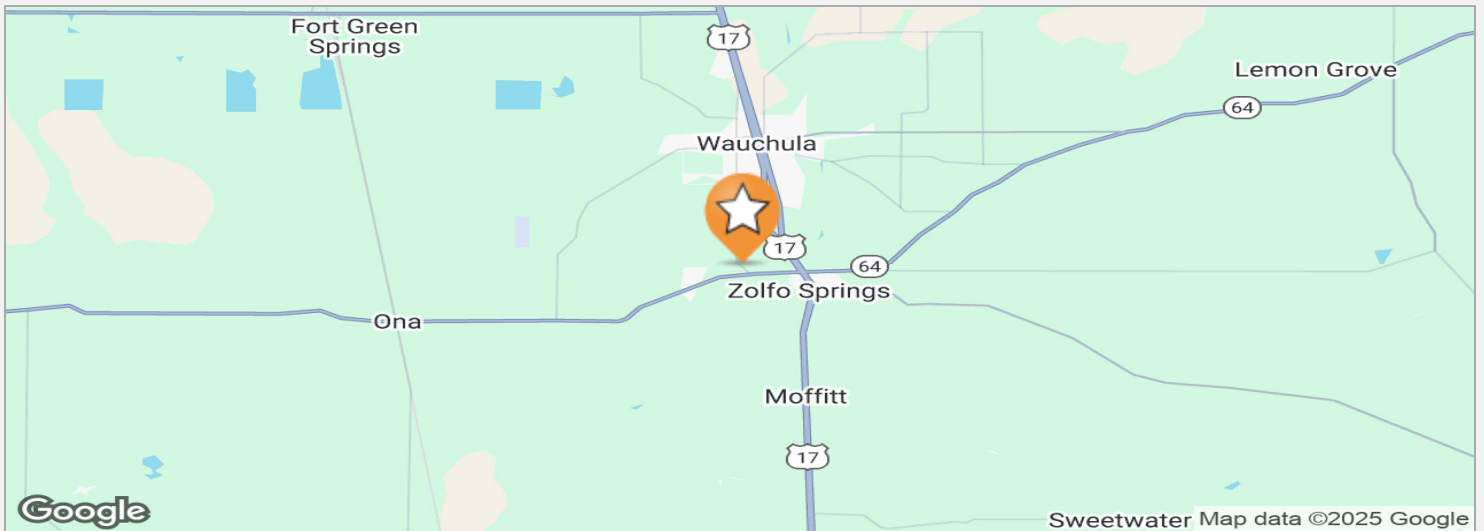
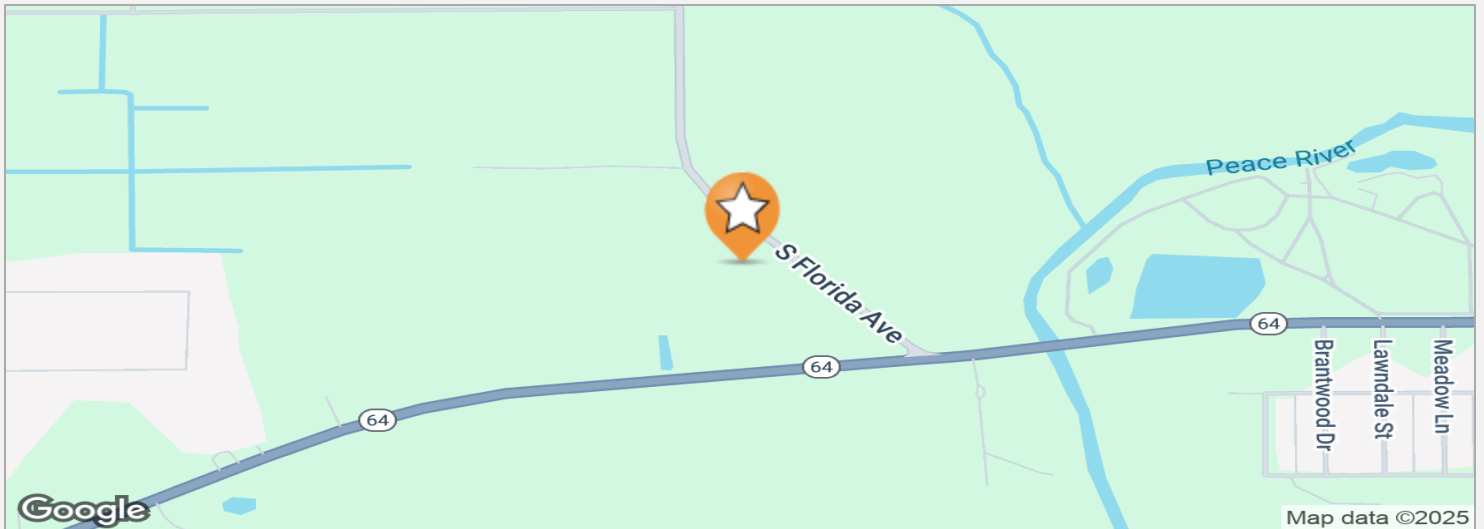


Additional Photos

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### DRIVE TIMES

From Tampa, FL: 1 hr 15-1 hr 20 min.  
 From Orlando, FL: 1 hr 35-1 hr 40 min.  
 From St. Petersburg, FL: 1 hr 15-1 hr 20 min.  
 From Miami, FL: 3 hr 0-3 hr 30 min.  
 From Sarasota, FL: 1 hr 10-1 hr 15 min.

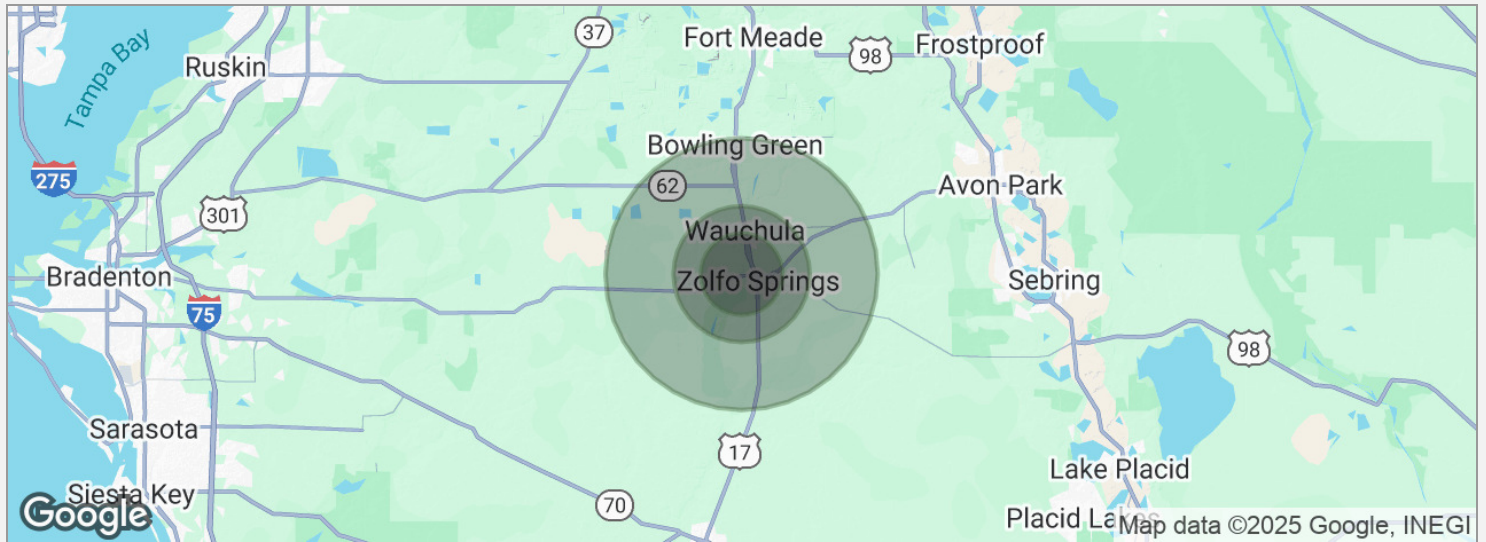
### DRIVING DIRECTIONS

Start in Tampa. Get on I-4 E toward Lakeland. Take exit onto FL-570 (Polk Pkwy) east/southbound. Merge onto US-98 south toward Bartow/Bradenton. Continue toward Wauchula via US-17 south. In Wauchula, take S Florida Ave to 2485 S Florida Ave.



## Demographics Map

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### POPULATION

|                     | 3 MILES | 5 MILES | 10 MILES |
|---------------------|---------|---------|----------|
| Total population    | 6,132   | 12,476  | 20,272   |
| Median age          | 38      | 37      | 38       |
| Median age (male)   | 37      | 36      | 37       |
| Median age (Female) | 39      | 38      | 39       |

### HOUSEHOLDS & INCOME

|                     | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 2,161     | 4,260     | 6,994     |
| # of persons per HH | 2.8       | 2.9       | 2.9       |
| Average HH income   | \$63,548  | \$66,826  | \$69,393  |
| Average house value | \$161,393 | \$180,241 | \$196,634 |

\* Demographic data derived from 2020 ACS - US Census



## 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 East Polk County Realtors Association

Awarded EPCAR's Rising Star Award 2022

Board Member at The Mission Winter Haven