



**FOR SALE  
LAND  
\$1,650,000**

COMMERCIAL LAND OPPORTUNITY

**165 SW 5TH ST, WINTER HAVEN, FL 33880**



**Honeycomb Bread  
Bakers  
and Adlers**

**LORENA@CROBYDIRT.COM  
LORENA ALVAREZ CORDERO  
863.412.9288**



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



**SALE PRICE** **\$1,650,000**

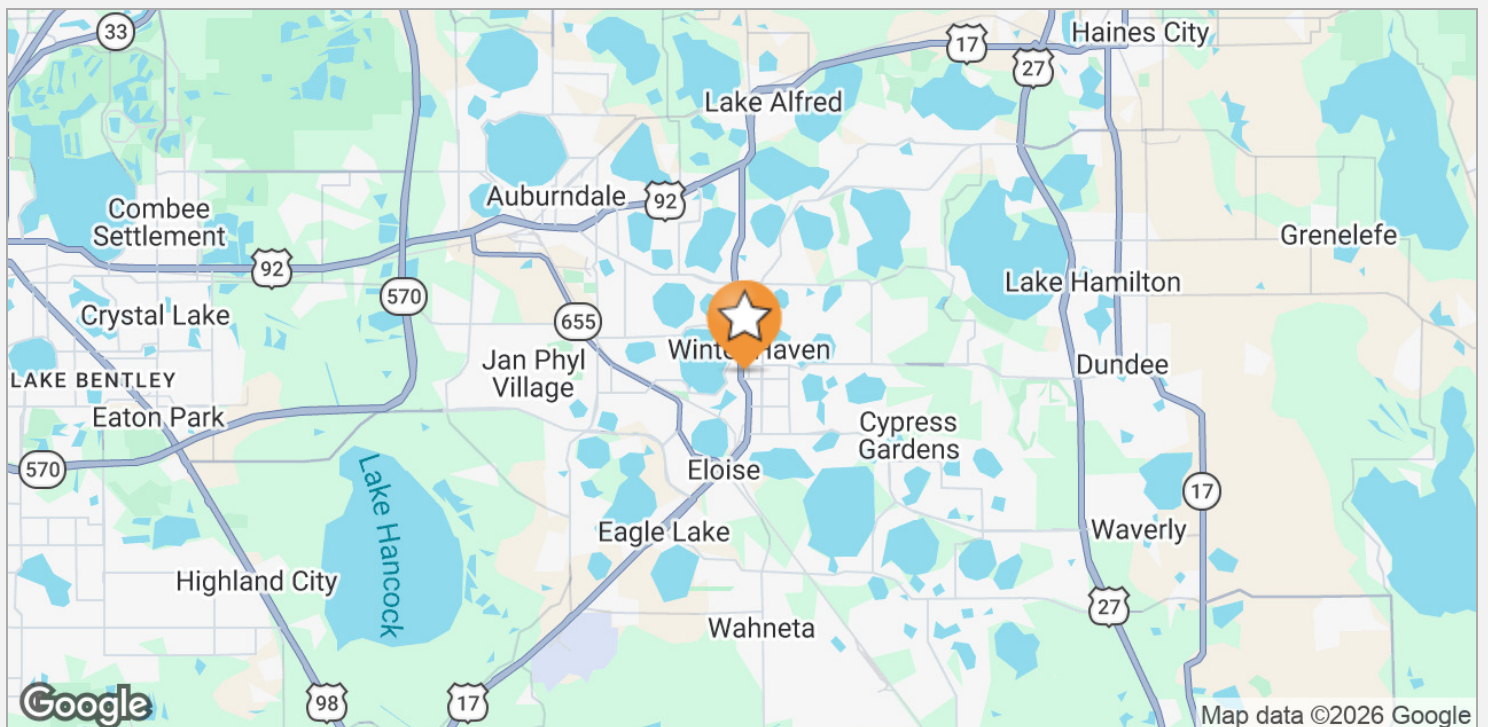
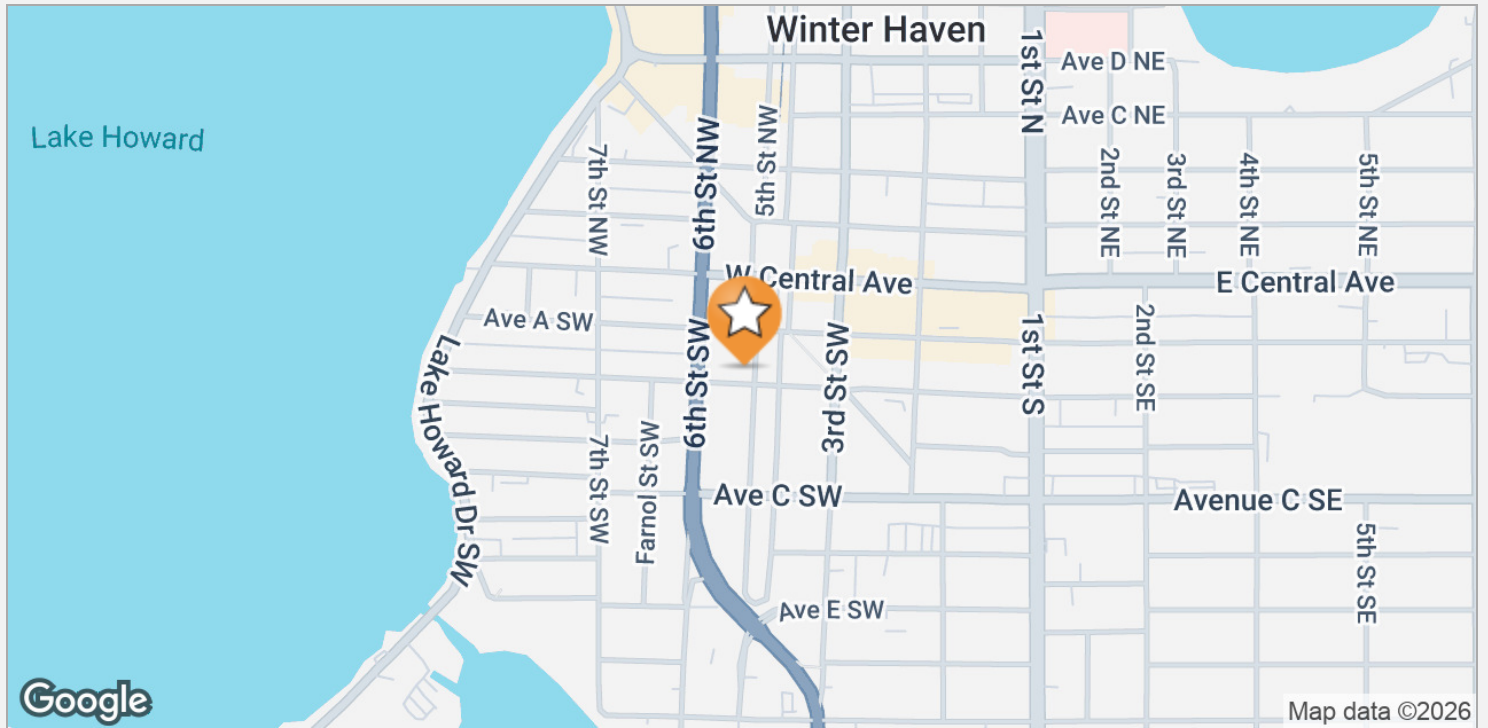
**OFFERING SUMMARY**

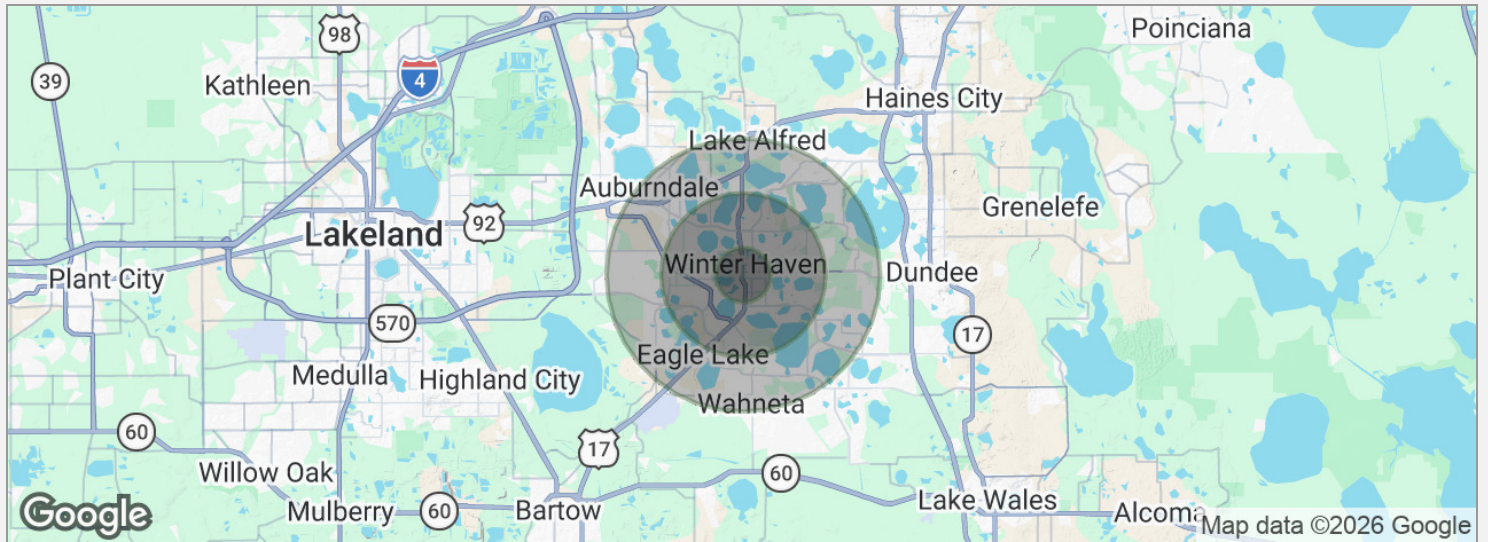
<b>Listing Price</b>	\$1,650,000
<b>Acres</b>	17,459 SF
<b>Price Per Acre</b>	\$4,116,731
<b>County</b>	Polk
<b>Zoning</b>	C-1
<b>Utilities</b>	Would be City of Winter Haven
<b>Parcel IDs</b>	262829629000000100
<b>Coordinates</b>	28.0208, -81.7323

**PROPERTY OVERVIEW**

165 SW 5th St, Winter Haven, FL 33880 presents a strong opportunity for commercial redevelopment or investment in a growing Winter Haven location. This vacant parcel offers approximately 17,476 square feet and is positioned in an area with surrounding commercial and mixed-use activity. The site is ideal for a local owner-user, boutique developer, retail or service user, professional office, café/restaurant operator, or investor seeking a well-located parcel with redevelopment potential. With its central location and visibility, the site offers potential for an owner-user, investor, or developer seeking a parcel in an established part of the city. Buyers should verify intended use, zoning, and development requirements with the City of Winter Haven.







POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,768	50,543	111,866
Median age	38.4	39.0	39.3
Median age (male)	31.7	36.6	37.5
Median age (Female)	48.3	41.6	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,943	19,016	40,456
# of persons per HH	2.3	2.7	2.8
Average HH income	\$64,141	\$74,603	\$79,133
Average house value	\$180,418	\$224,784	\$226,187

\* 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 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