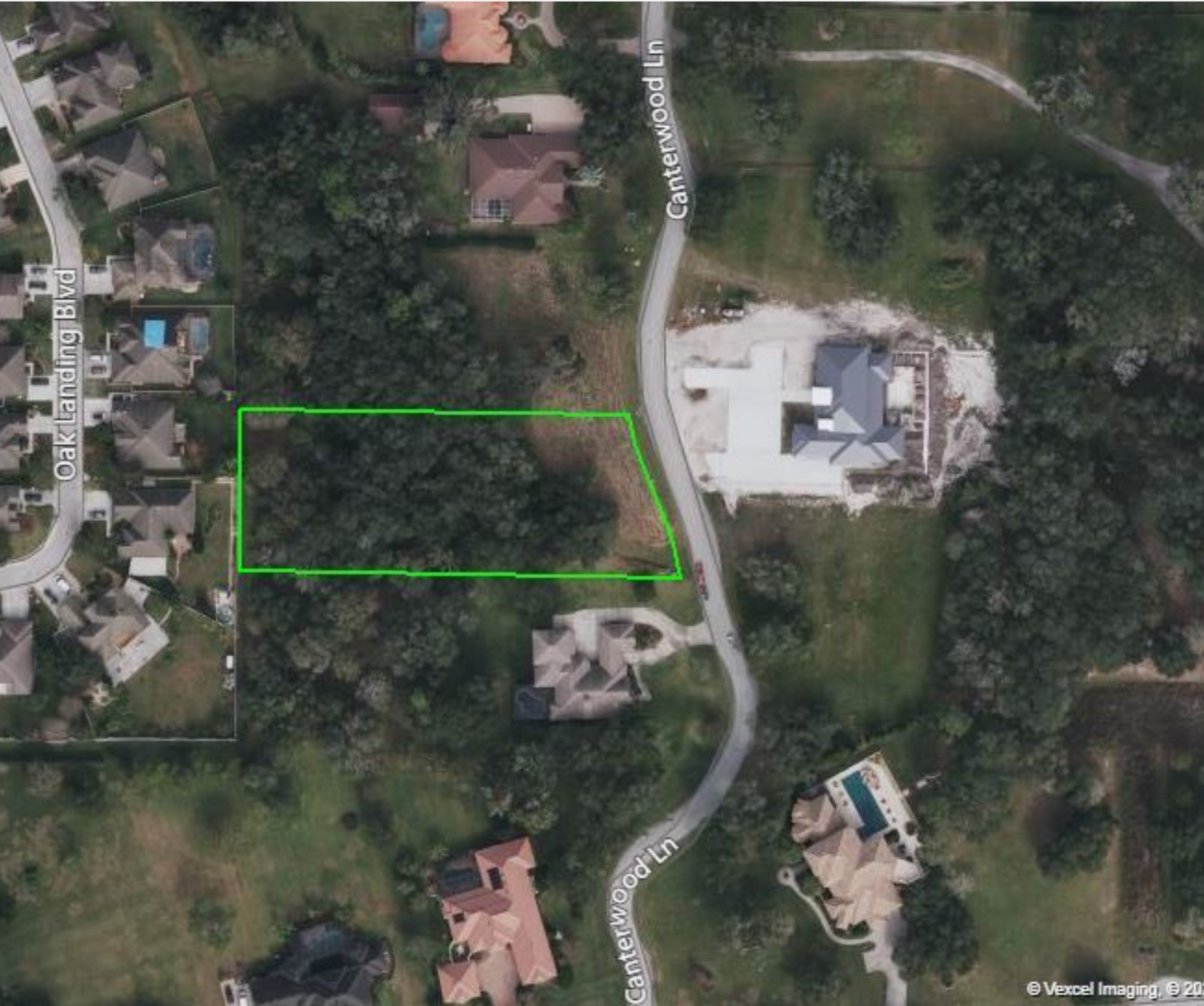




**FOR SALE  
LAND  
\$235,000**

CANTERWOOD HOME SITE

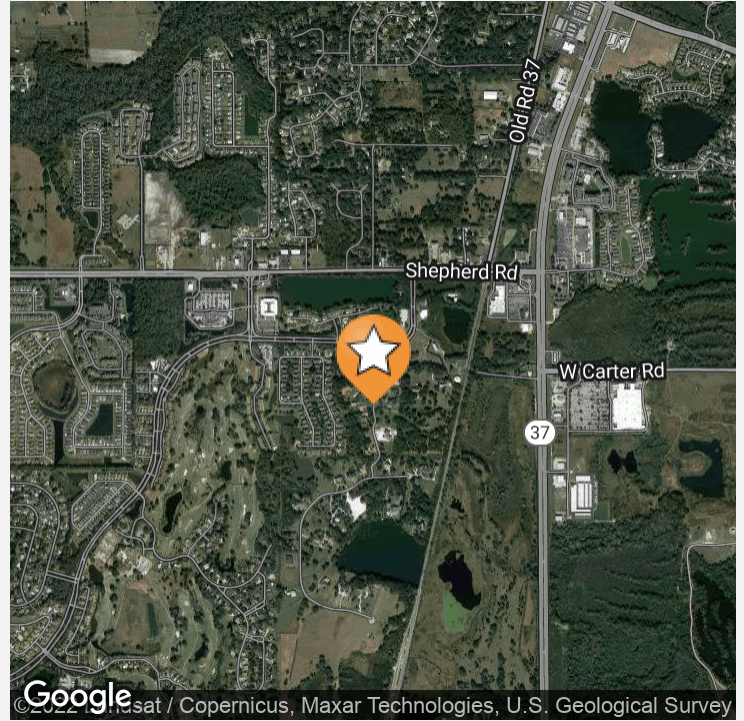
**CANTERWOOD LN LOT 6, MULBERRY, FL 33860**



© Vexcel Imaging, © 20







## OFFERING SUMMARY

**Sale Price:** \$235,000  
**Lot Size:** 1.34 Acres

## PROPERTY OVERVIEW

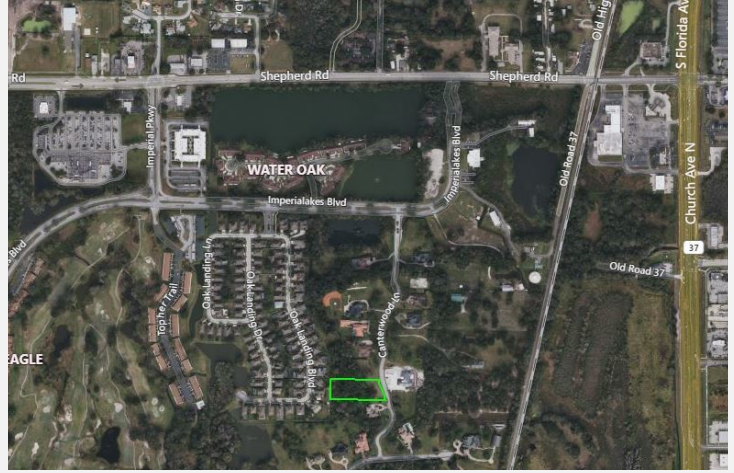
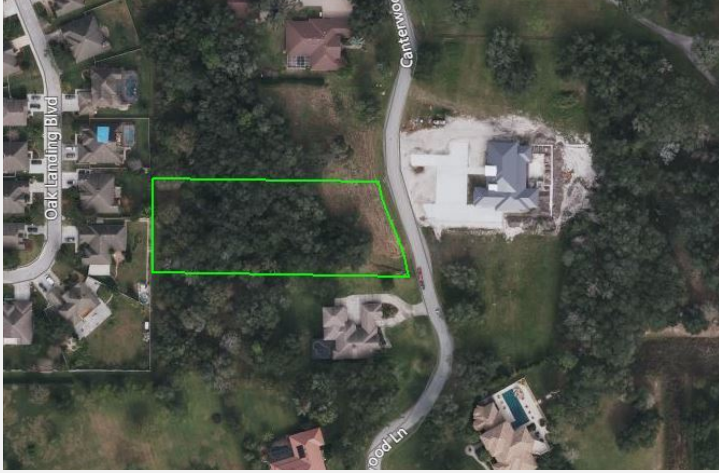
Perfect place to build your dream home in the heart of Florida. 1.34 Acre Lot in the beautiful Canterwood Gated Community. Million dollar custom homes throughout the neighborhood. Great location close to shopping, restaurants, and quick access to I4 and the Polk Parkway. 5 minutes to Lakeland. 45 Minutes to downtown Tampa. 1 hour to Orlando. 45 Minutes to Disney.

## PROPERTY HIGHLIGHTS

- 1.34 Acres in Gated Community
- Easy access to I4 to Tampa and Orlando
- Short drives to Disney or the Beach
- Just minutes from shopping and restaurants

**ID#: 1063288**





ID#: 1063288

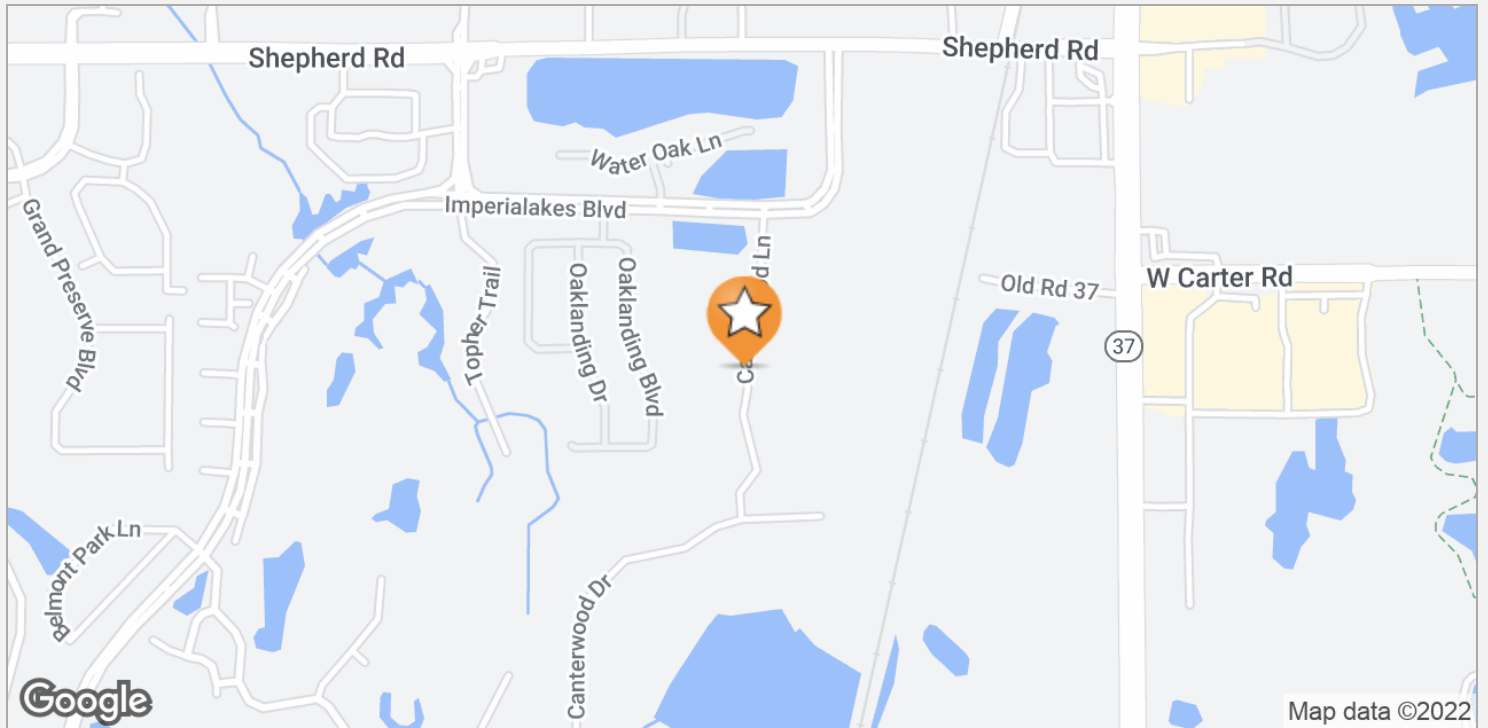


# CANTERWOOD HOME SITE

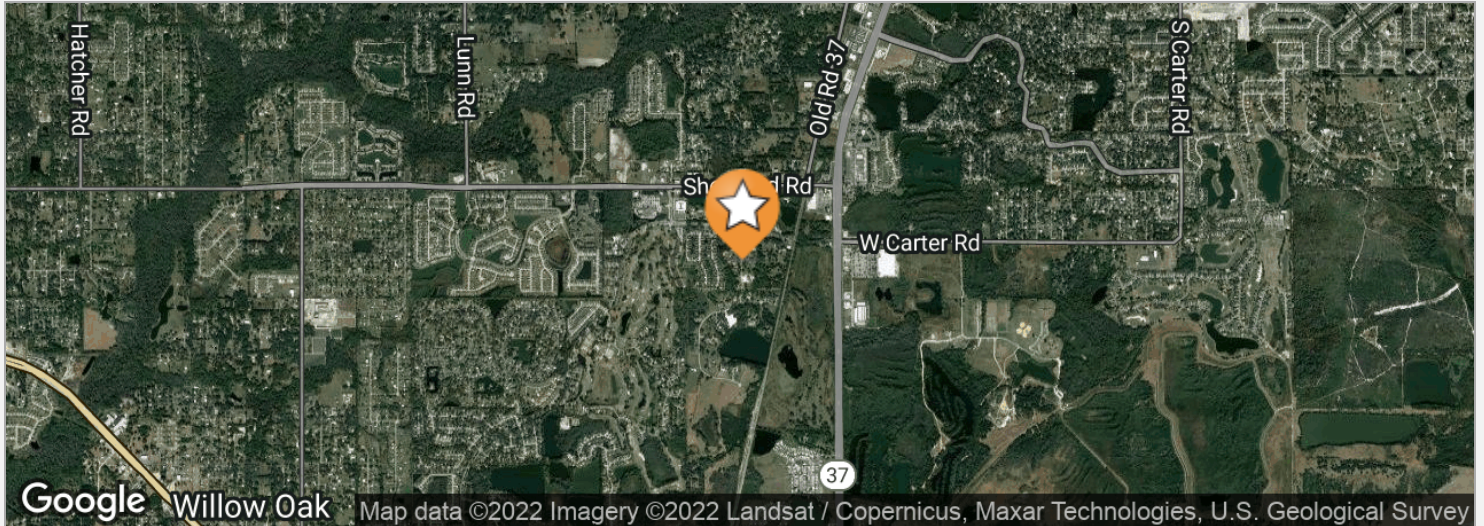
Canterwood Ln Lot 6, Mulberry, FL 33860

Location Maps

4



ID#: 1063288



## LOCATION DESCRIPTION

Perfect place to build your dream home in the heart of Florida. 1.34 Acre Lot in the beautiful Canterwood Gated Community. Million dollar custom homes throughout the neighborhood. Great location close to shopping, restaurants, and quick access to I4 and the Polk Parkway.

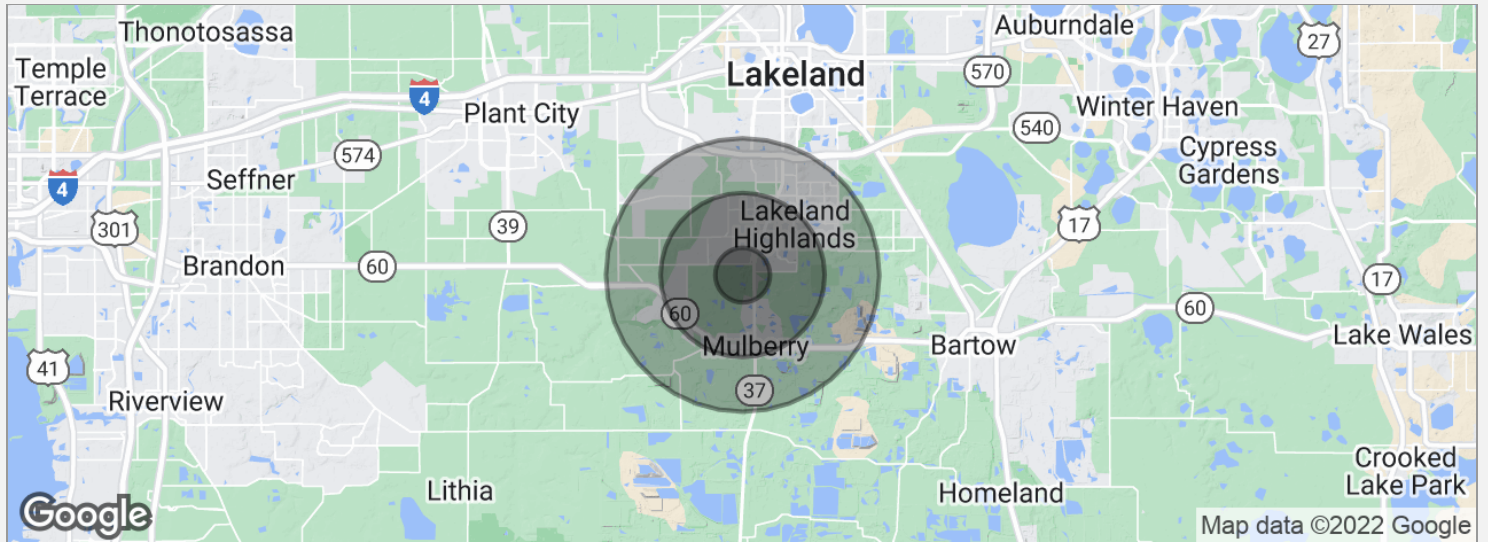
## DRIVE TIMES

5 minutes to Lakeland. 45 Minutes to downtown Tampa. 1 hour to Orlando. 45 Minutes to Disney.

## DRIVING DIRECTIONS

Drive South on Hwy 37 from the Polk Parkway. Turn west onto Shepherd Rd. Turn south onto Imperial Lakes Blvd. Gate to the community is on the south side of the road. Property is approximately 1 mile from the gate on the west side of the road.

**ID#: 1063288**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	3,913	32,830	71,983
Median age	37.7	37.5	38.2
Median age (male)	37.9	36.9	37.4
Median age (Female)	37.9	38.5	39.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,409	11,949	26,455
# of persons per HH	2.8	2.7	2.7
Average HH income	\$76,166	\$76,432	\$75,703
Average house value	\$178,838	\$192,231	\$205,258

\* Demographic data derived from 2020 ACS - US Census

**ID#: 1063288**





# CANTERWOOD HOME SITE

Canterwood Ln Lot 6, Mulberry, FL 33860

## JACOB SCARBOROUGH

Land Specialist

141 5th St. NW, Suite 202  
Winter Haven, FL 33881  
T 863.837.9290  
C 863.837.9290  
Jacob@crosbydirt.com  
FL #SL3506829

## PROFESSIONAL BACKGROUND

Jacob Scarborough joined Crosby & Associates in July 2021. Jacob has previously worked at the Polk County Sheriff's Office as a deputy sheriff for 3 years. Jacob grew up in Bartow, Fla. Jacob and his family has been involved with cattle and citrus production for four generations. As a lifelong individual in agriculture, Jacob has a special interest in recreational and agricultural tracts of land.

Jacob has received his bachelor's degree in criminology from Florida State University and his Florida state real estate license from the Bob Hogue School of Real Estate. Jacob currently resides in the Bartow, Fla., area with his wife and two dogs. When he is not working, Jacob enjoys hunting, golfing, and barbequing.

## EDUCATION

Bachelor's of Science, Florida State University, College of Criminology

## MEMBERSHIPS & AFFILIATIONS

National Association of Realtors  
Florida Association of Realtors  
East Polk County Association of Realtors  
Florida Gulfcoast Commercial Association of Realtors

ID#: 1063288

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