

Cross Property 360 Property View

1080 S BUENA VISTA DRIVE, LAKE ALFRED, Florida 33850

Listing

P4934900 1080 S BUENA VISTA DR, LAKE ALFRED, FL 33850



County: Polk Subdiv: Subdiv/Condo: Style: Five or More On Market Date: 05/20/2025 Total Acreage: 2 to less than 5 Price Per Acre: \$334,728.00 For Lease: No Flood Zone Code: AE	Status: Active List Price: \$800,000 Designated Builder: No Special Sale: None ADOM: 2 CDOM: 2 Pets:
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Presenting an exceptional development opportunity in Lake Alfred! Located on 2.39 acres (107,500 sq ft) along 1080 S Buena Vista Dr, this parcel boasts 250 feet of frontage with serene canal access to freshwater Lake Echo. Enjoy mature shade trees and a prime site bordering quality apartments, with easy access to I-4 and Central Florida attractions. Zoned R-2 with sewer and water available, this property offers versatile options for residential or mixed-use projects. Ideal for developers seeking a blend of natural beauty and convenient location. Key Points: • Location: 1080 S Buena Vista Dr, Lake Alfred, FL 33850 • Land Size: 2.39 acres (107,500 sq ft) with 250 feet of frontage • Natural Features: Mature shade trees and direct canal frontage offering freshwater access to Lake Echo • Zoning: Zoned R-2; offering diverse development possibilities • Accessibility: Convenient proximity to I-4 and Central Florida attractions, neighboring quality apartments • Development Potential: Ideal for residential or mixed-use projects • Frontage: 250 feet 1080 S Buena Vista Dr. well-maintained frontage • Utilities: Sewer and water are readily available for easy development • Flood Zone: Code: AE . Compared to many other properties in Lake Alfred, this parcel truly stands out due to several unique advantages: Convenient Transportation: With easy access to I-4, residents or developers are just minutes away from Central Florida's premier attractions, shopping centers, dining options, and employment hubs. This connectivity is a major draw, ensuring that everything the region offers is within easy reach. Recreational Appeal: The canal frontage to freshwater Lake Echo not only enriches the scenic quality but also provides opportunities for leisure activities such as boating, fishing, or simply enjoying lakeside views. Charming Local: Being located in the quaint town of Lake Alfred, the property benefits from the town's unique local charm, which includes a quieter lifestyle with access to local stores, restaurants, and community amenities that demonstrate long-term desirability for both residents and developers. Strategic Location: Positioned along S Buena Vista Drive, the property enjoys 250 feet of frontage and is conveniently situated close to I-4. This ensures excellent connectivity to Central Florida's attractions and amenities. Would you like to learn more about potential development strategies and unique features this lot offers?

Land, Site, and Tax Information

Legal Desc: BEG AT PT IN MIDDLE OF ASPHALT RD ON S BDRY OF N1/2 OF SW1/4 OF NE1/4 OF SEC RUN NELY ALONG MIDDLE OF RD 200 FT RUN W 469 FT TO MIDDLE OF LAGOON RUN SLY ALONG MIDDLE OF LAGOON TO S BDRY OF N1/2 OF SW1/4 OF NE1/4 RUN E 431.5 FT M/L TO POB LESS ROAD R/ W ALONG E BDRY & S 50 FT OF THAT PORTION OF N 462 FT OF S1/2 OF NE1/4 OF SEC 5 LYING W OF BUENA VISTA DR & E OF CANAL OR LAGOON

SE/TP/RG: 05-28-26

Subdivision #:

Between US 1 & River:

Tax ID: [26-28-05-000000-014060](#)

Taxes: \$1,000

Homestead:

CDD:

AG Exemption YN:

Alt Key/Folio #: 262805000000014060

Add Parcel: No

of Parcels: 1

Ownership: Fee Simple

Book/Page: P-81

Lot Dimensions: 250x430

Water Frontage: Yes-Canal - Freshwater

Water Frontage Lengths (in feet):

Water Access: Yes-Canal - Freshwater

Water View: Yes-Canal

Utilities: Sewer Available, Street Lights, Water Available

Water: Public

Sewer: Public Sewer

Fences: Chain Link

Horse Amenities:

Road Responsibility: Public Maintained Road

View: Trees/Woods

Zoning: R-2

Future Land Use:

Zoning Comp: Yes

Tax Year: 2024

Annual CDD Fee:

Additional Tax IDs:

Complex/Comm Name:

Land Lease Fee:

Lot Size Acres: 2.39

Water Name:

Water Extras: No

Road Surface Type: Paved

Block/Parcel:

Front Footage: 252

Front Exposure: East

Lot #:

Other Exemptions:

Development:

Subdiv/Condo:

Lot Size: 104,039 SqFt / 9,666 SqM

Community Information

HOA / Comm Assn: No

HOA Fee:

HOA Pmt Sched:

Mo Maint\$(add HOA):

Master Assn/Name: No

Master Assn Fee:

Master Assn Ph:

Realtor Information

List Agent: [Michael Norris](#)

E-mail: nh@norrisandcompanyrealty.com

List 2 Agent: [Dee Norris](#)

List Agent 2 Email: nh@norrisandcompanyrealty.com

Office: [NEXTHOME NORRIS & COMPANY REALTY](#)

Original Price: \$800,000

Previous Price:

Seller Representation: Transaction Broker

Possession: Close Of Escrow

Owner:

List Agent ID: 255000148

List Agent Fax: 863-875-4873

List Agent 2 ID: 255000225

Office Fax: 863-875-4873

Price Change:

Owner Phone:

List Agent Direct: 863-287-3105

List Agent Cell: 863-287-3105

List Agent 2 Phone: 863-287-3106

Office ID: 255000574

Office Phone: 863-875-5583

Expiration Date: 05/31/2026

Listing Type: Exclusive Right To Sell

Listing Service Type: Full Service

Realtor Info: As-Is, Brochure Available, Sign

Showing Instructions: Appointment Only, Contact Call Center, Use ShowingTime Button

Driving Directions: From Winter Haven take US 17N/6th St to US 92E, turn R. Turn L on Frank, R on Buena Vista, property is on L.

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

Tax

Owner Information

Owner:	Nycz Kazimierz Jozef	Owner 2:	Nycz Dana
Owner (Alternate Format):	Kazimierz Jozef & Dana Nycz	Mailing Address:	520 Pinner Ct
Mailing Zip:	33850	Mailing City & State:	Lake Alfred Fl
Mailing Carrier Route:	C001	Mailing ZIP + 4:	3200
		Owner Occupied:	No

Location Information

Neighborhood Code:	6666.3-6666.3	Township:	28
Range:	26	Section:	05
Property ZIP:	33850	Property ZIP 4:	3408
Census Tract:	012900	Census Block:	03
Census Block Group:	2	Zoning:	R-2
Zoning Desc:	RURAL ESTATES-R-2	School District Name:	Polk County SD
Map 1:	28-26-05	Map 2:	28-26-05
Spatial Flood Zone Code:	AE	Spatial Flood Zone Date:	12/22/2016
Spatial Flood Panel:	12105C0355G		

Tax Information

Folio/Strap/PID (1):	26-28-05-000000-014060	Folio/Strap/PID (2):	05-28-26-000000-014060
Folio/Strap/PID (3):	262805000000014060	Account Number:	52826000
Tax Area:	92440	Total Taxable Value:	\$52,019
Plat Book-Page:	P-81		
Legal Description:	BEG AT PT IN MIDDLE OF ASPHALT RD ON S BDRY OF N1/2 OF SW1/4 OF NE1/4 OF SEC RUN NELY ALONG MIDDLE OF RD 200 FT RUN W 469 FT TO MIDDLE OF LAGOON RUN SLY ALONG MIDDLE OF LAGOON TO S BDRY OF N1/2 OF SW1/4 OF NE1/4 RUN E 431.5 FT M/L TO POB LESS ROAD R/ W ALONG E BDRY & S 50 FT OF THAT PORTION OF N 462 FT OF S1/2 OF NE1/4 OF SEC 5 LYING W OF BUENA VISTA DR & E OF CANAL OR LAGOON		

Assessment & Taxes

Assessment Year	2024	2023	2022
Just Value - Total	\$52,019	\$52,019	\$52,019
Just Value - Land	\$52,019	\$52,019	\$52,019
Assessed Value - Total	\$52,019	\$52,019	\$52,019
Assessed Value - Land	\$52,019	\$52,019	\$52,019
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Tax Year	2024	2023	2022
Total Tax	\$999.82	\$1,015.24	\$1,031.85
Change (\$)	-\$15	-\$17	
Change (%)	-2%	-2%	

Characteristics

County Use:	Vacant Commercial	State Land Use Desc:	COMMERCIAL-VACANT-10
Land Use - CoreLogic:	Commercial Acreage	Lot Sq Ft:	104,039
Lot Acres:	2.388	Lot Frontage:	250
Lot Depth:	430		

History

Listing History from MLS

MLS#: **P4934900**

1080 S Buena Vista Dr LAKE ALFRED 33850

PropType: **LAND**

Active

Tax ID: 26-28-05-000000-014060

LO: NEXTHOME NORRIS & COMPANY REALTY
LA: Michael Norris



Eff Date	Change Type	Change Info	Current Price	DOM
05/20/2025	New Listing	->ACT	\$800,000	

MLS#: [P4710525](#)
Sold

1080 S Buena Vista Dr LAKE ALFRED 33850
Tax ID: 26-28-05-000000-014060

PropType: **LAND**
LO: Coldwell Banker Residential Re
LA: J. Michael Nolen, JR



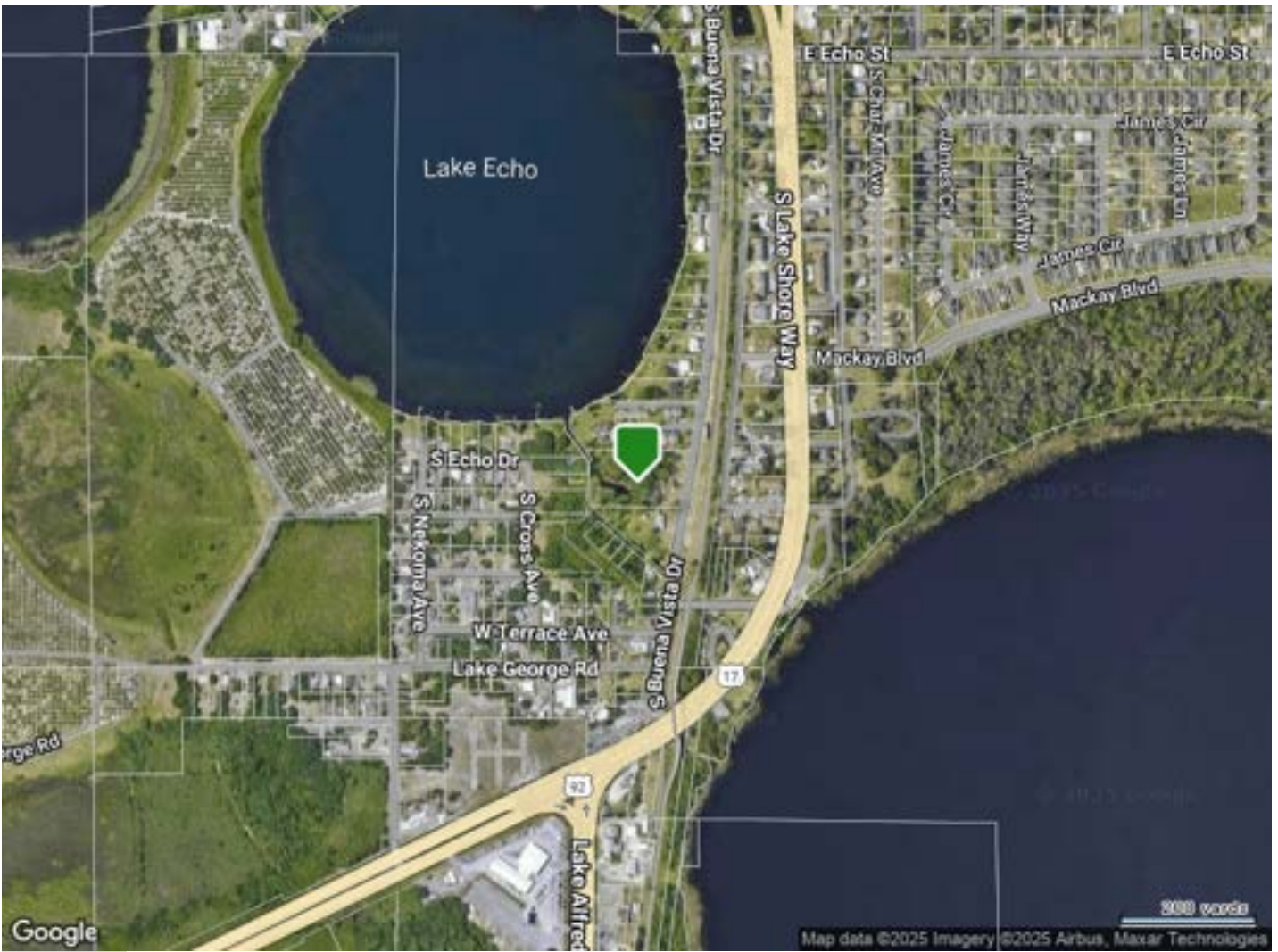
Eff Date	Change Type	Change Info	Current Price	DOM
04/10/2017	Closed	PNC->SLD	\$59,000	157
12/26/2016	Pending	ACT->PNC	\$68,900	158
09/06/2016	Back On Market	PNC->ACT	\$68,900	46
07/08/2016	Pending	ACT->PNC	\$68,900	47
05/23/2016	New Listing	->ACT	\$68,900	

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Document Type	Multi/Split	Buyer Name(s)	Buyer Name(s)2	Seller Name(s)	Title	Company	Doc. #
04/11/17	04/10/17	\$59,000		Warranty Deed		Nycz Kazimierz J & Dana		Reynolds Helen Real Estate M	Title		10115-268
04/11/17	04/04/17		Y	Affidavit		Harker Barbara		Reynolds Helen M			10115-267
04/11/17	04/06/17		Y	Affidavit		Burkett Nancy		Reynolds Helen M			10115-266
04/11/17	04/05/17		Y	Affidavit		Reynolds Thomas A		Reynolds Helen M			10115-265
				Deed (Reg)		Reynolds George B					1278-452

Parcel Map





Flood Map

Flood Zone Code:	AE	Special Flood Hazard Area (SFHA):	In
Flood Zone Date:	12/22/2016	Within 250 Feet of Multiple Flood Zone:	Yes (X,AE)
Flood Zone Panel:	12105C0355G	Flood Community Name:	LAKE ALFRED
Flood Code Description:	Zone Ae-An Area Inundated By 100-Year Flooding		



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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