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*Commercial
Real Estate Services
From Local to Global
Since 1998*

For further information
regarding this property,
please contact:

Maria Mahoney,
FL, Real Estate Broker
863-619-6740



For Sale / Lake Wales

40 Acres Residential Parcel



21700 Block of US Highway 27 S, Lake Wales, FL 33859

- Unique residential enclave in the midst of City limits.
- Perfect for a single secluded county estate or small residential development with private woods and recreation land.
- Sale/Purchase Price: \$600,000.00 (\$15,000.00/Acre).

DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



— — LAKE WALES, FLORIDA — —

RARE OPPORTUNITY! IN-TOWN, 40-ACRE RESIDENTIAL DEVELOPMENT PARCEL

PROPERTY ADDRESS: 21700 BLOCK OF US HIGHWAY 27 S, LAKE WALES, FL 33859

PROPERTY LOCATION: On divided US Highway 27 S surrounded by Tower Lakes, Tower Point Apartments and Tower Woods communities). Less than 2 miles South of the Lake Wales Mall and SR 540 W (Winter Haven), 2 miles North of State Road 60 (major East/West Florida connector) and under 2 miles from Downtown Lake Wales. Across The Vanguard School, international boarding school and immediate access to all points of Florida.

SIZE/TYPE PROPERTY: 40 acres un-platted vacant land.

ZONING/LAND USE: R1-B (Residential 1 unit/acre in city limits of Lake Wales). Land Use: Medium Density Residential.

FEATURES: The property is accessed from US Highway 27 via an easement running approx. 1,500 LF between Tower Lakes and Tower Point. The land is level and heavily wooded. A 10± acre clearing is located on the NE corner of the property, close to the Mountain Lake Estates, an upscale golf residential community.

UTILITIES: City of Lake Wales municipal water and sewer on US Highway 27 S (location to be verified).

TRAFFIC COUNT: 40,000 AADT US Highway 27 S.

AD VALOREM TAXES: \$2,042.54/Year 2020, subject to increased assessment and tax after sale.

SALE/PURCHASE PRICE: \$600,000.00 (\$15,000.00/Acre), cash to Seller.

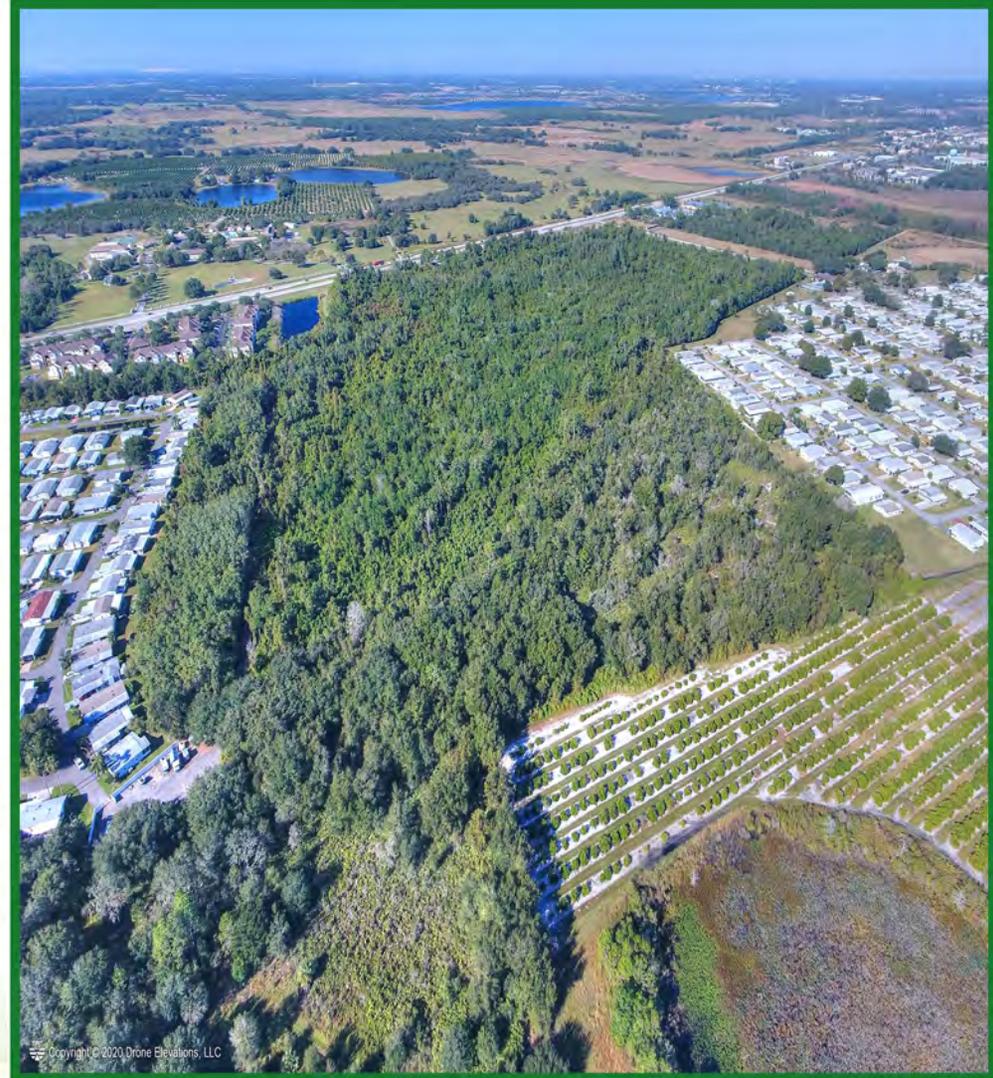
COMMENTS: Unique residential enclave in the midst of City limits. Perfect for a single secluded county estate or small residential development with private woods and recreation land. One of a kind property!

CONTACT INFORMATION: Maria Mahoney, Licensed Florida Real Estate Broker - 863 619-6740
Will Daniel, Commercial Associate 813 695-7371

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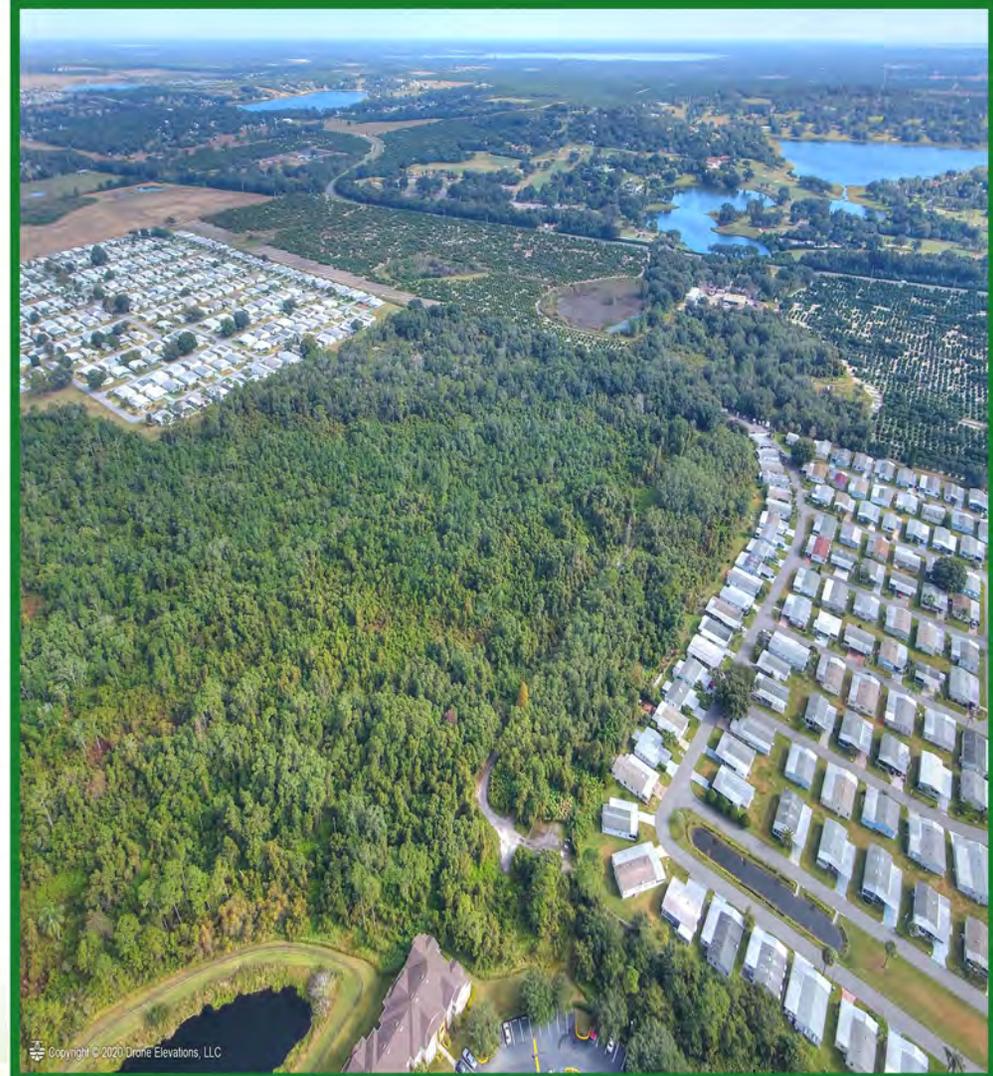
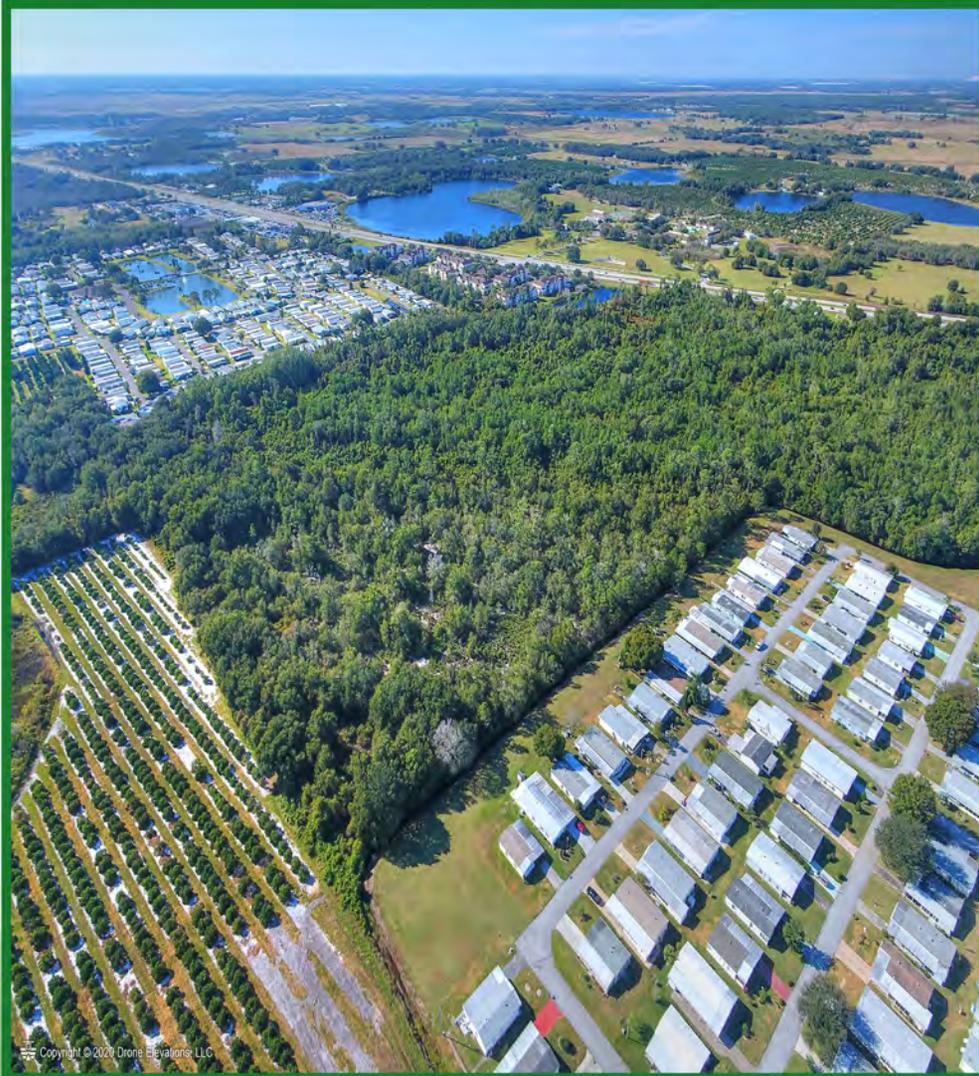
21700 Block of US Highway 27 S., Lake Wales, FL 33859



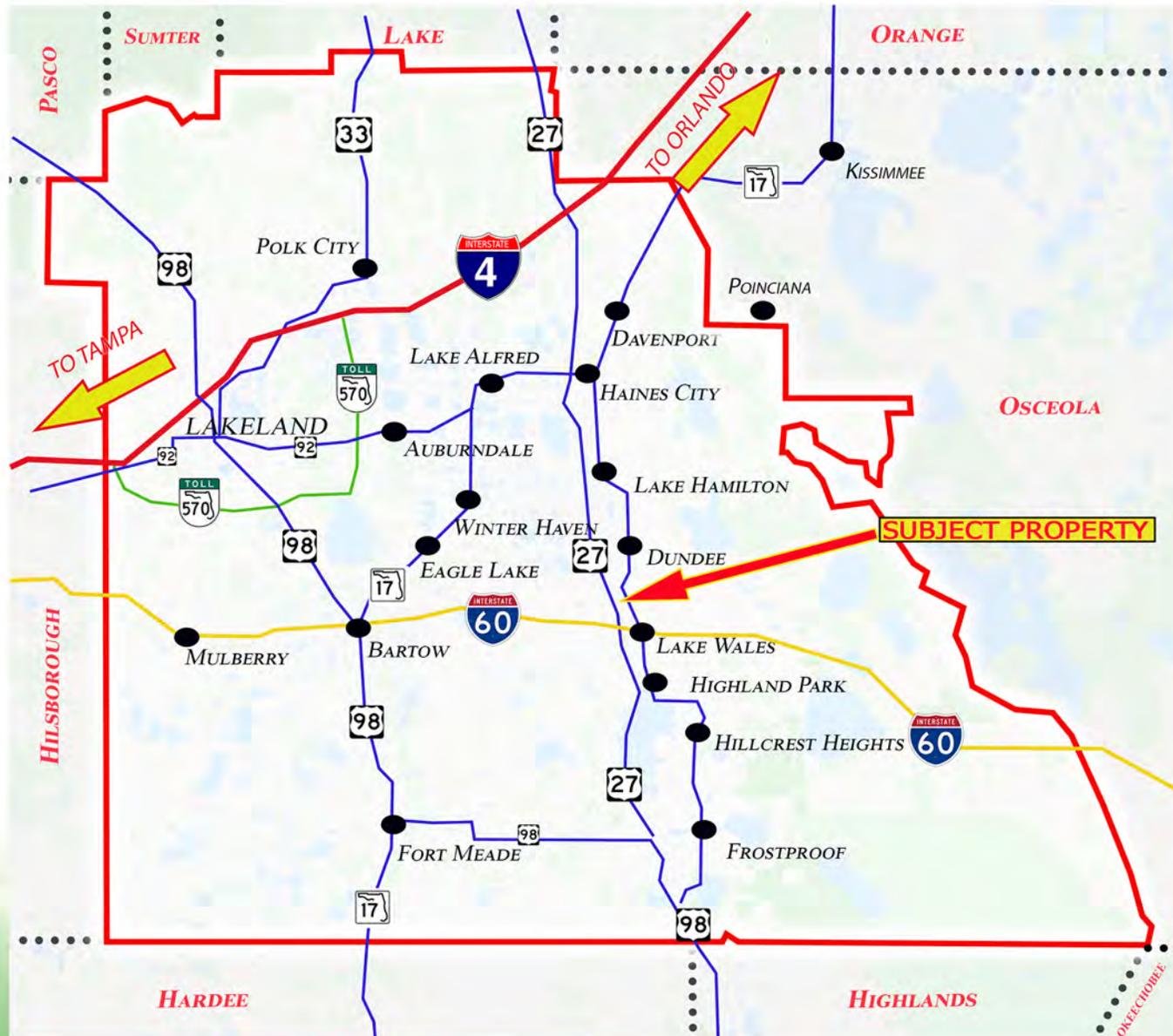
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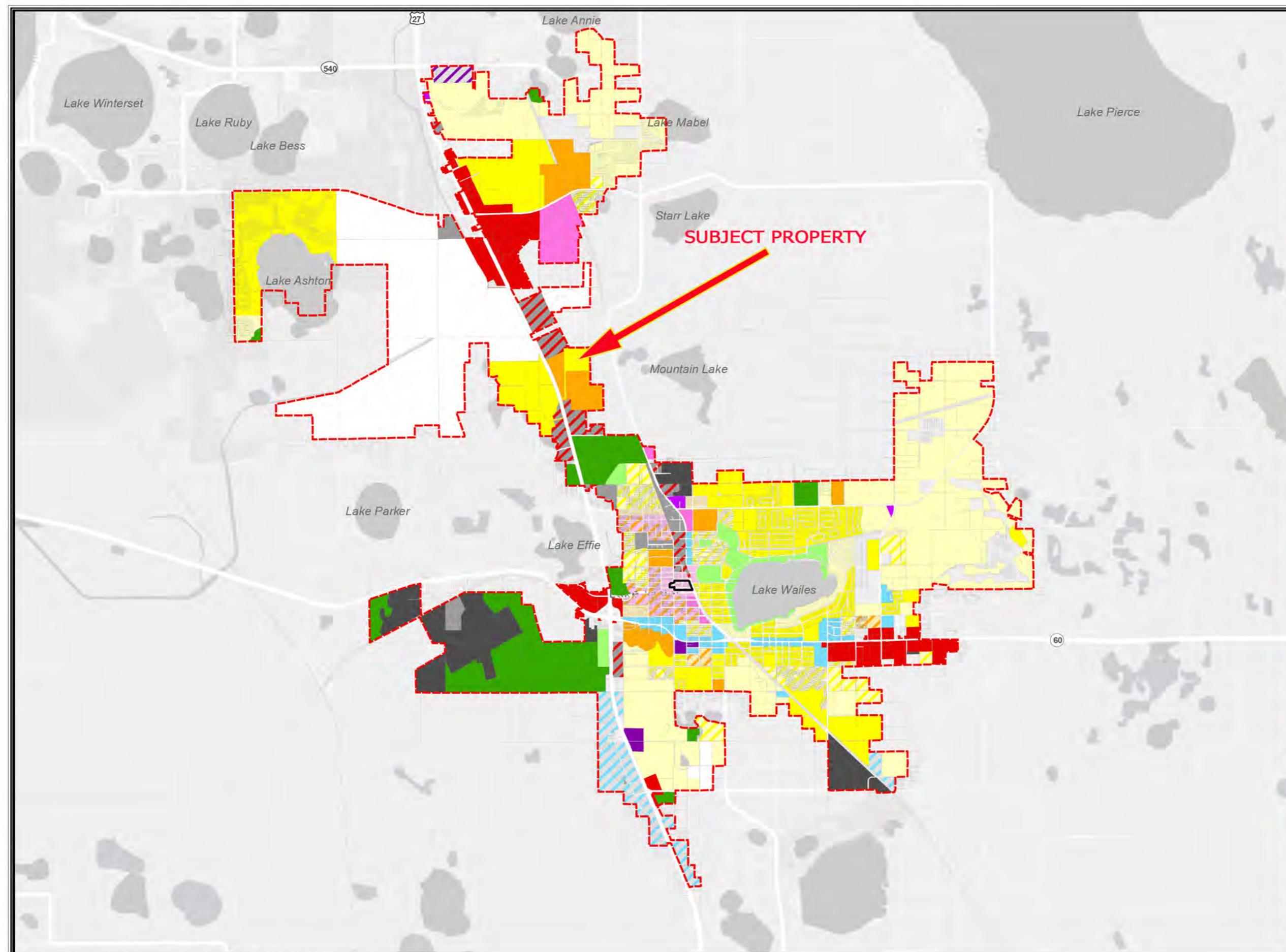
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ZONING

Map 2
City of Lake Wales
Comprehensive Plan
Polk County, Florida



- City Limits
- Property Parcels

ZONING

- R-1A - Residential
- R-1B - Residential
- R-1C - Residential
- R-1D - Residential
- R-2 - Residential
- R-3 - Residential
- C-1 - Downtown Commercial
- C-1A - Downtown Commercial/Historic District
- C-2R - Commercial/Residential
- C-2 - Commercial
- C-3 - Highway Commercial
- C-4 - Neighborhood Commercial
- C-5 - Village Center
- PF - Professional
- BP - Business Park
- BP/C-5
- I-1 - Industrial Park
- LCI - Limited Commercial Industrial
- I-2 - Industrial Infill
- R - Recreation
- CN - Conservation

SEE FLUM

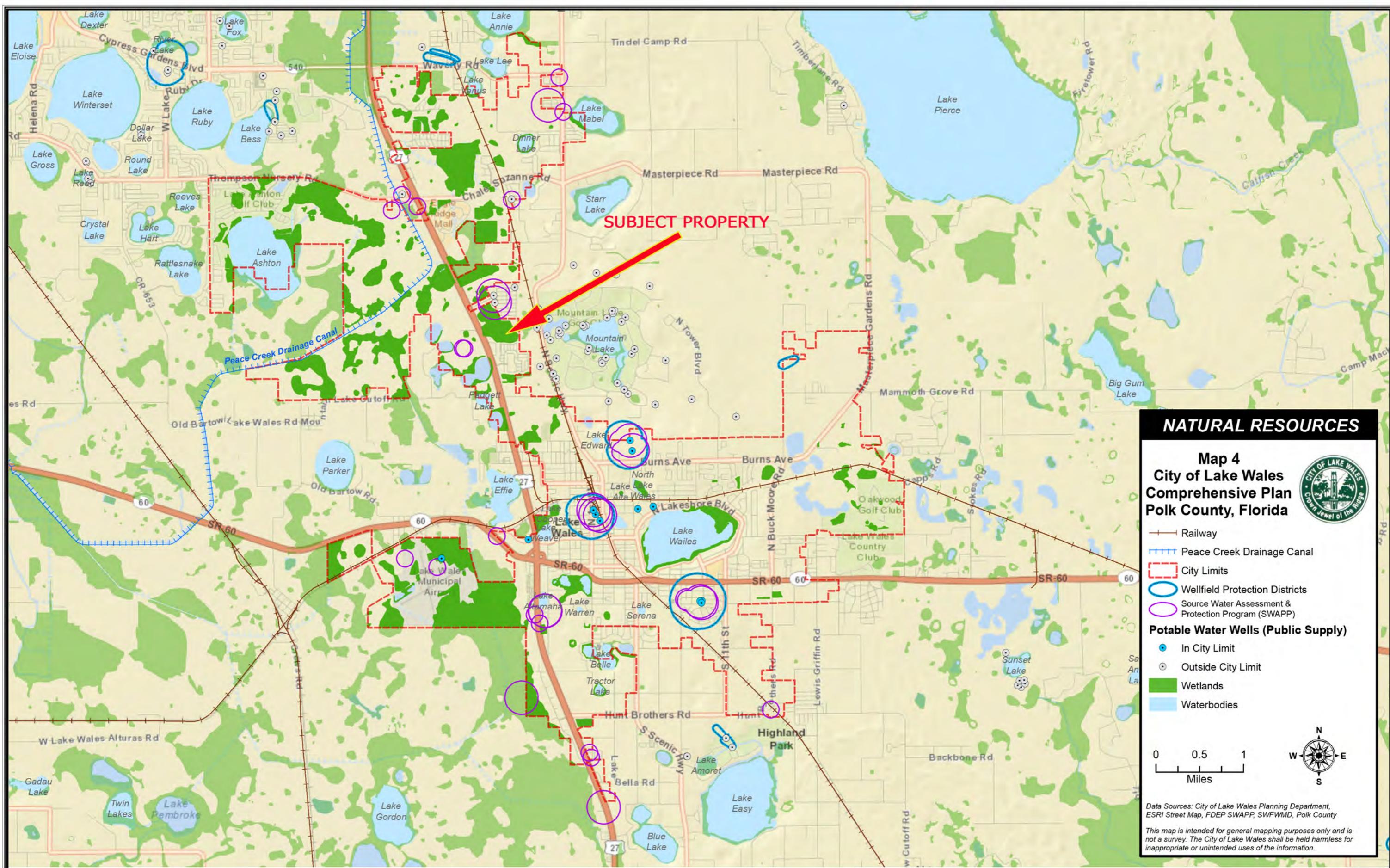
0 0.5 1

Miles



Data Sources: City of Lake Wales Planning Department, ESRI

This map is intended for general mapping purposes only and is not a survey. The City of Lake Wales shall be held harmless for inappropriate or unintended uses of the information.



SOILS & MINERALS

Map 5 Overview Map City of Lake Wales Comprehensive Plan Polk County, Florida



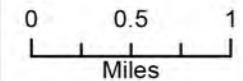
City Limits

Minerals (Sand)

NRCS Soils

MUID, Soils Description

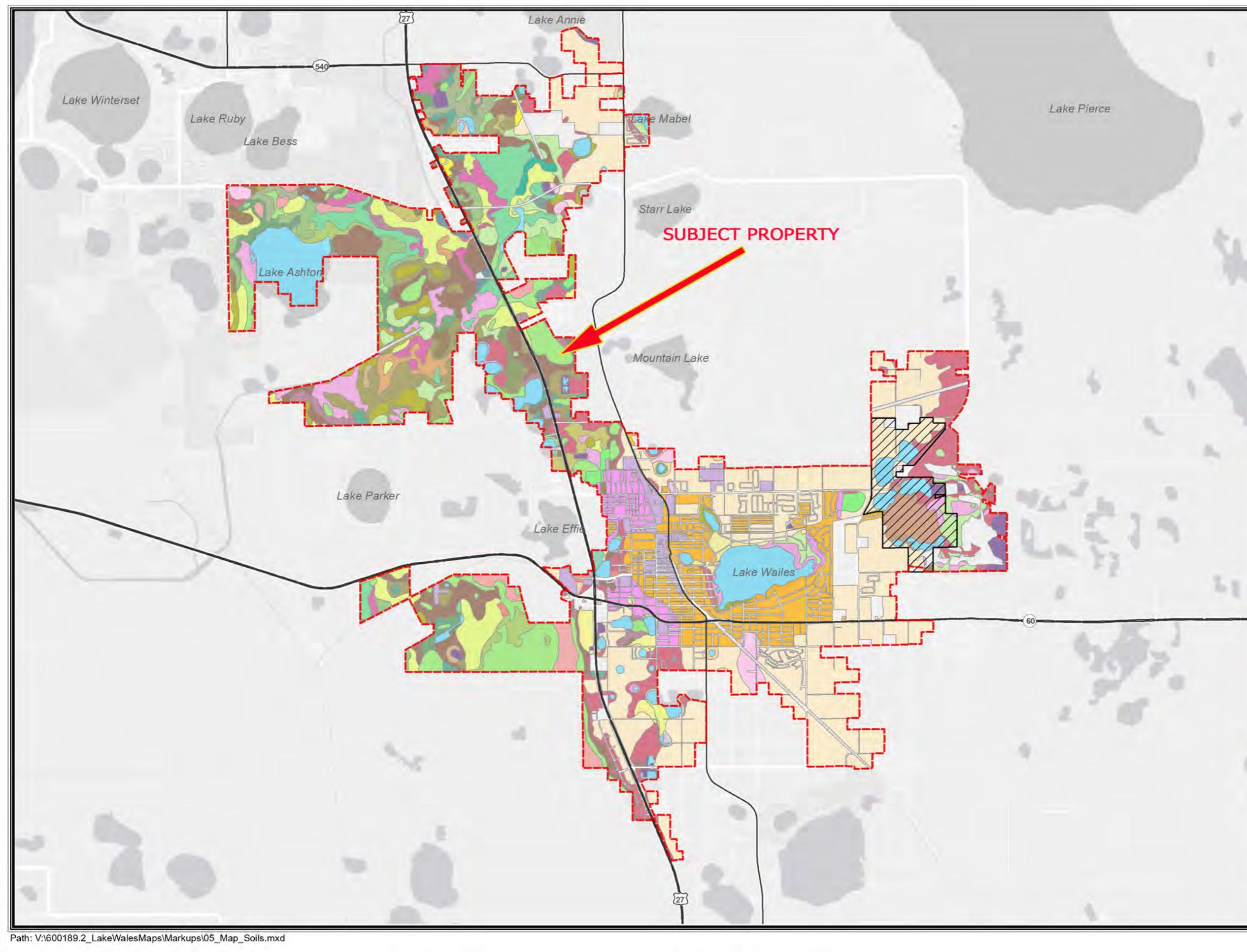
- 2, Apopka fine sand, 0 to 5 percent slopes
- 3, Candler sand, 0 to 5 percent slopes
- 4, Candler sand, 5 to 8 percent slopes
- 6, Eaton mucky fine sand, depressional
- 7, Pomona fine sand
- 12, Neilhurst sand, 1 to 5 percent slopes
- 13, Samsula muck
- 14, Sparr sand, 0 to 5 percent slopes
- 15, Tavares fine sand, 0 to 5 percent slopes
- 16, Urban land
- 17, Smyrna and Myakka fine sands
- 19, Floridana mucky fine sand, depressional
- 21, Immokalee sand
- 22, Pomello fine sand
- 23, Ona fine sand
- 25, Placid and Myakka fine sands, depressional
- 26, Lochloosa fine sand
- 27, Kendrick fine sand, 0 to 5 percent slopes
- 30, Pompano fine sand
- 31, Adamsville fine sand
- 32, Kaliga muck
- 33, Holopaw fine sand, depressional
- 35, Hontoon muck
- 36, Basinger mucky fine sand, depressional
- 38, Electra fine sand
- 40, Wauchula fine sand
- 42, Felda fine sand
- 46, Astatula sand, 0 to 8 percent slopes
- 47, Zolfo fine sand
- 50, Candler-Urban land complex, 0 to 5 percent slopes
- 53, Myakka-Immokalee-Urban land complex
- 58, Udorthents, excavated
- 59, Arents-Urban land complex, 0 to 5 percent slopes
- 61, Arents, organic substratum-Urban land complex
- 63, Tavares-Urban land complex
- 68, Arents, 0 to 5 percent slopes
- 70, Duette fine sand
- 74, Narcoossee sand
- 76, Millhopper fine sand, 0 to 5 percent slopes
- 77, Satellite sand
- 86, Felda fine sand, depressional
- 87, Basinger fine sand
- 85, Winder fine sand, depressional
- 99, Water

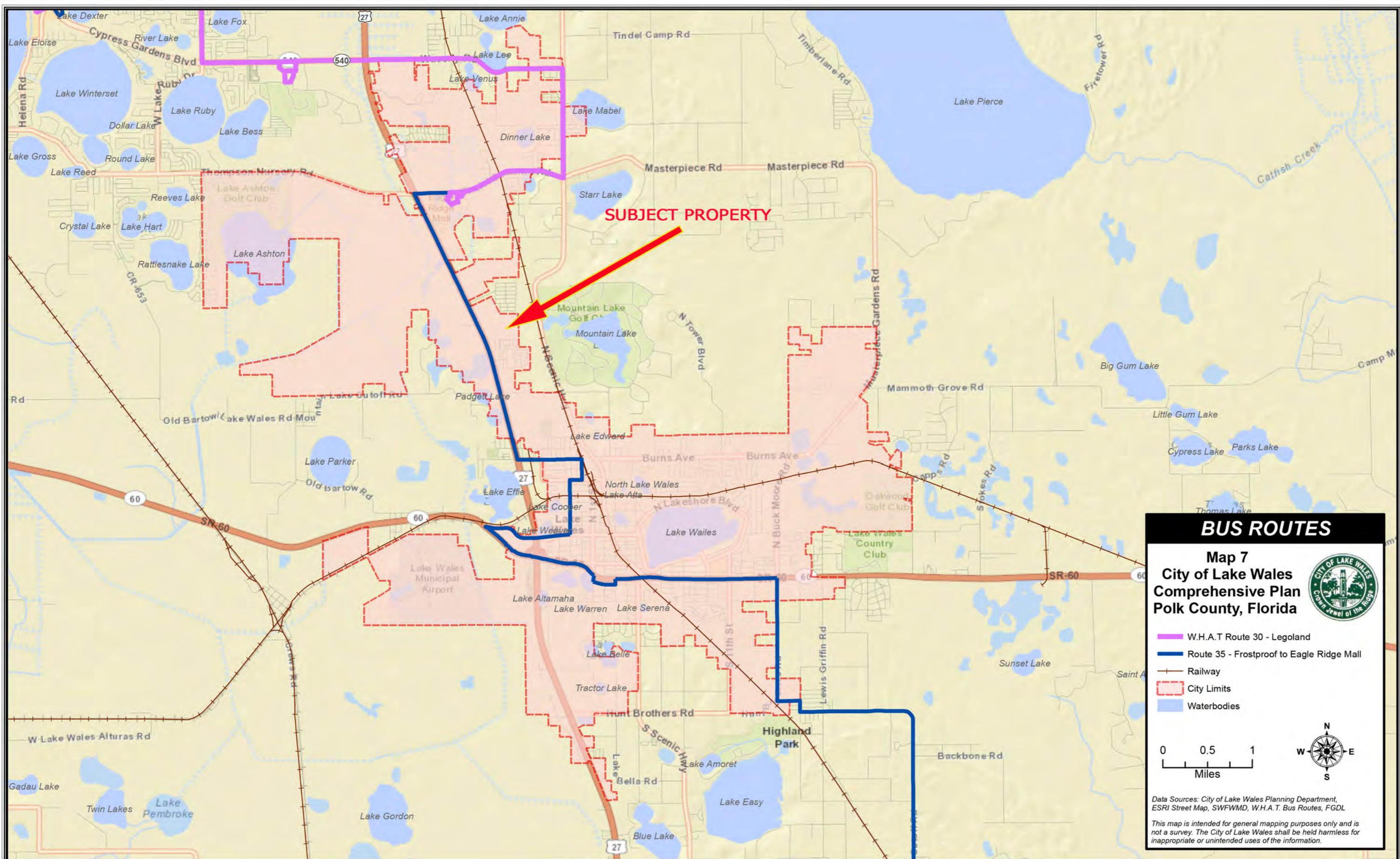


Data Sources: City of Lake Wales Planning Department, ESRI, NRCS Soils, SWFWMD, Polk County

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SUBJECT PROPERTY





BUS ROUTES

Map 7
City of Lake Wales
Comprehensive Plan
Polk County, Florida

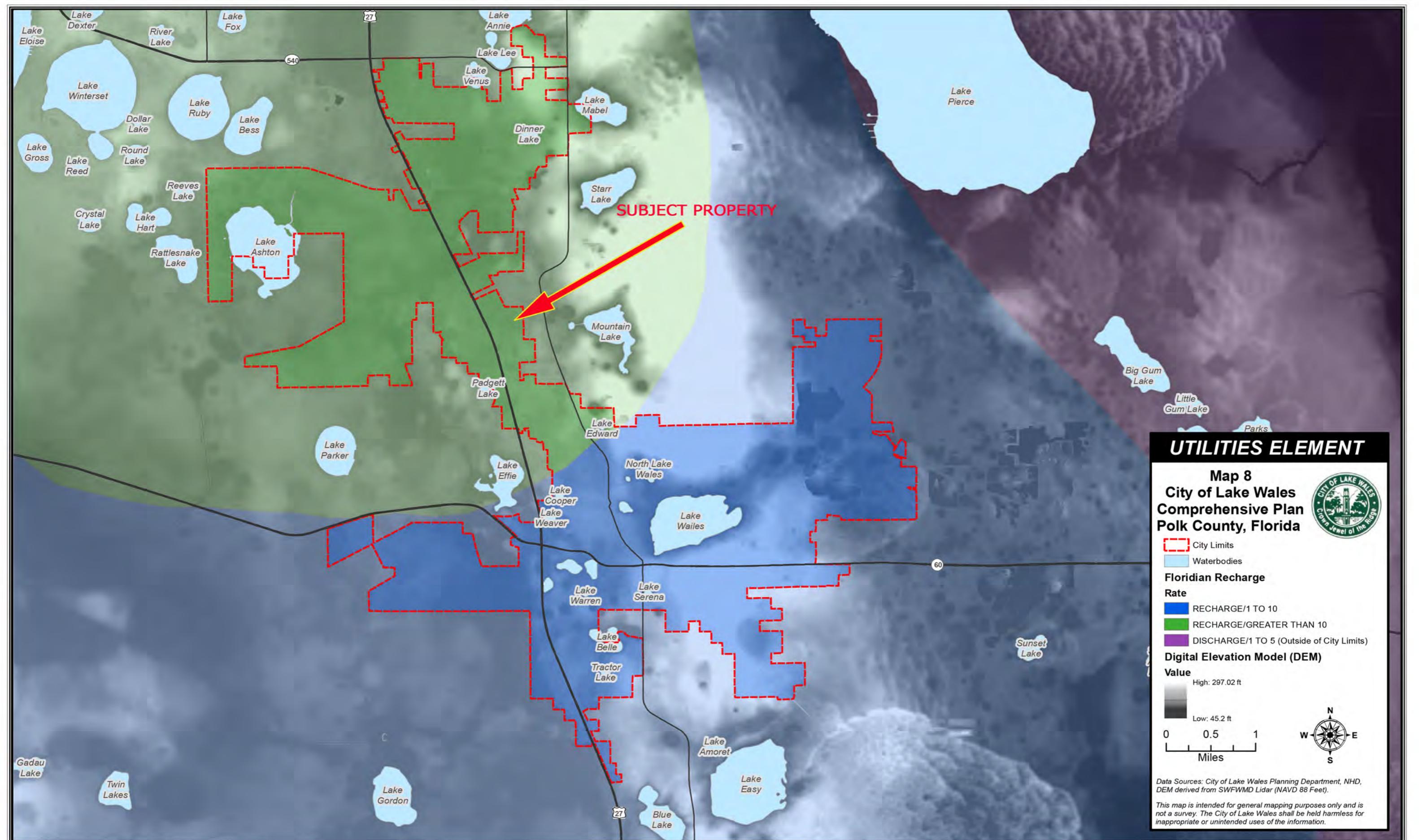
- W.H.A.T. Route 30 - Legoland
- Route 35 - Frostproof to Eagle Ridge Mall
- Railway
- City Limits
- Waterbodies

0 0.5 1

Miles

Data Sources: City of Lake Wales Planning Department, ESRI Street Map, SWFWMD, W.H.A.T. Bus Routes, FGD

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UTILITIES ELEMENT

Map 8
City of Lake Wales
Comprehensive Plan
Polk County, Florida



- City Limits
 - Waterbodies
- Floridian Recharge**
- Rate**
- RECHARGE/1 TO 10
 - RECHARGE/GREATER THAN 10
 - DISCHARGE/1 TO 5 (Outside of City Limits)
- Digital Elevation Model (DEM)**
- Value**
- High: 297.02 ft
- Low: 45.2 ft
- 0 0.5 1
- Miles



Data Sources: City of Lake Wales Planning Department, NHD, DEM derived from SWFWMD Lidar (NAVD 88 Feet).

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