

LAKE WALES DEVELOPMENT OPPORTUNITY - 5 ACRES COUNTRY CLUB ADJACENT

0 STATE ROAD 60 EAST
LAKE WALES , FL 33898

Craig Morby

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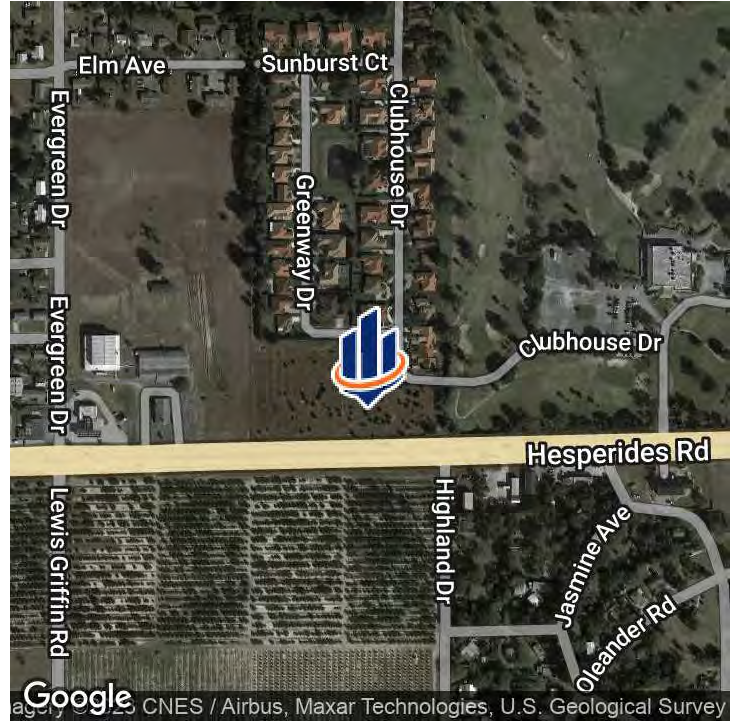
Eric Ammon, CCIM

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Property Summary



OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	4.78 Acres
Price / Acre:	\$78,452
Zoning:	RS Unincorporated Polk County
APN:	28-30-05- 000000-044010

PROPERTY OVERVIEW

This property parcel is located on State Road 60 E, just outside of downtown Lake Wales, within a few minutes from Walmart, Publix, other retail and restaurants. The subject parcel sits directly next to the Lake Wales Country Club and residential areas.

This location would be the perfect spot for a medical facility, self storage business, retail, restaurant, office and many more. This parcel is ready to be annexed into the City of Lake Wales- the Planning City has given its written approval to designate the site with a C-3 classification. Application would have to made, and the process would take approx. 4 months. More details available upon request. Currently zoned RS, Unincorporated Polk County,

Lake Wales is located in Polk County, the fastest growing county in the country. More than 1,100 people move to Florida every day, with close to 90 moving in Polk County daily. Highway 60 is an east west State route that runs across the state from Clearwater to Vero Beach.

Complete Highlights

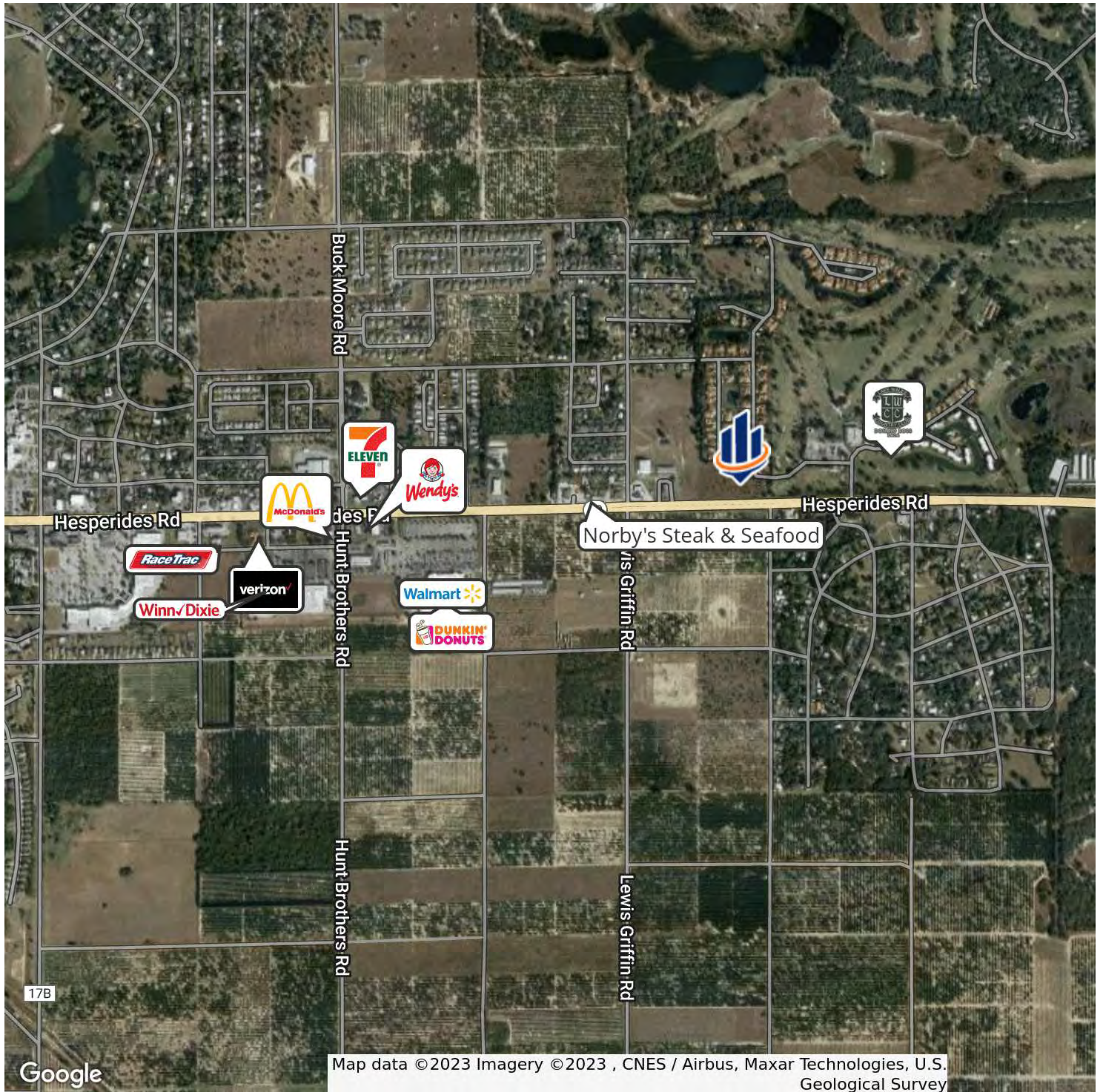


PROPERTY HIGHLIGHTS

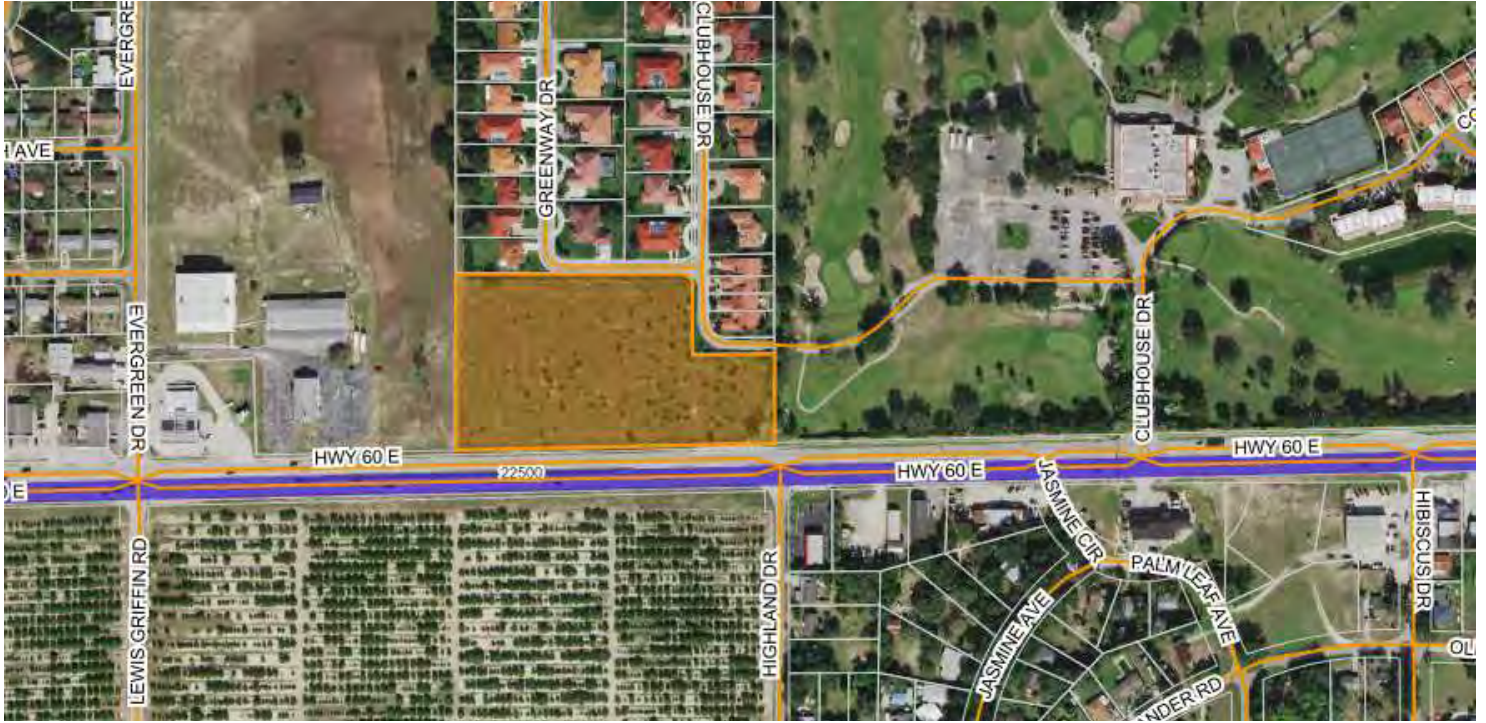
- 4.78 Acres - Lake Wales, next to Lake Wales Country Club
- City of Lake Wales Planning & Zoning department has given a written indication of willingness to re-assign the zoning as C-3, with annexation.
- C-3 uses include - medical facility, self storage business, retail, restaurant, hotel, office and many more.
- Current zoning is RS (Residential Suburban), Unincorporated Polk County.
- 662 feet of frontage on State Road 60
- 28 miles to Lakeland, 16 miles to Bartow.
- 22,500 AADT



Retailer Map



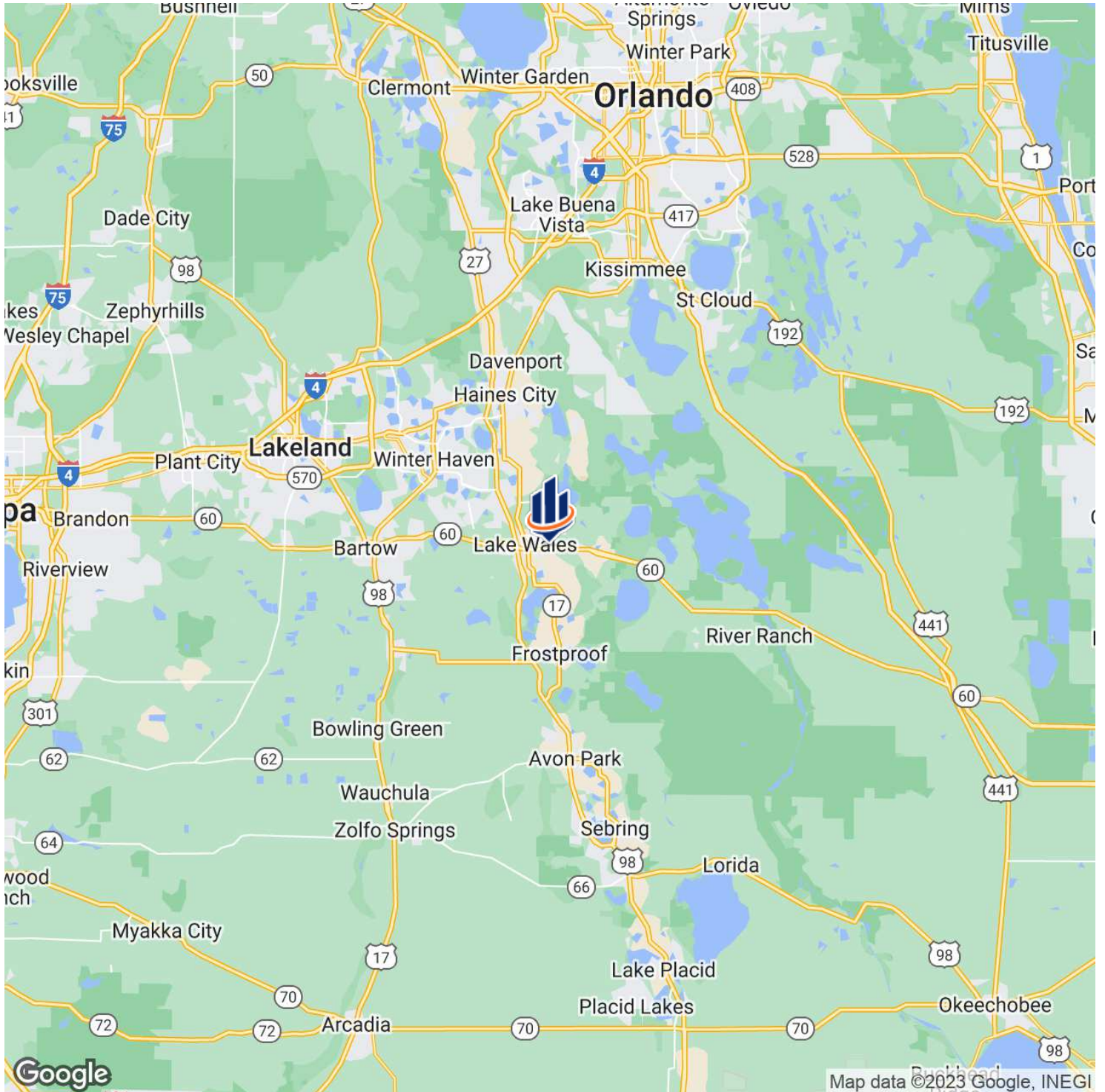
Additional Photos



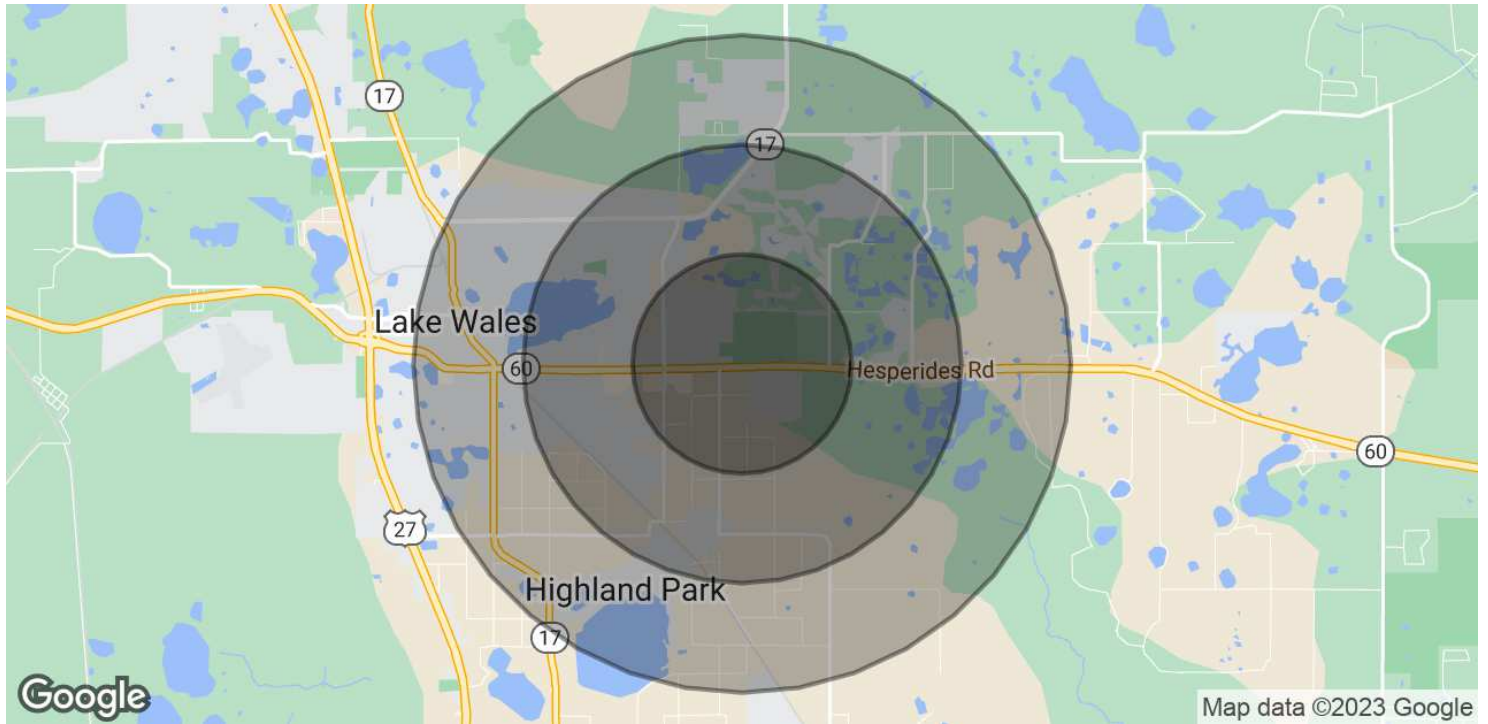
Additional Photos



Location Map



Demographics Map & Report



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,081	9,740	14,840
Average Age	37.6	38.8	38.9
Average Age (Male)	36.4	36.0	37.4
Average Age (Female)	42.5	45.2	43.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,481	4,426	6,629
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$37,471	\$45,974	\$49,076
Average House Value	\$109,354	\$140,177	\$151,175

* Demographic data derived from 2020 ACS - US Census

Advisor Biography



CRAIG MORBY

Senior Advisor

craig.morby@svn.com

Direct: **877.518.5263 x442** | Cell: **863.581.0059**

PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 12 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and as the Commercial and Industrial Development Co-Chair for the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and three cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- CID Co-Chair - Lakeland Association of Realtors

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
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Advisor Biography



ERIC AMMON, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

MEMBERSHIPS

Certified Commercial Investment Member

SVN | Saunders Ralston Dantzler

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Lakeland, FL 33801

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