

# **Fischbach** **LAND COMPANY**

**MASTER PLANNED COMMUNITY**  
**Approved 2,900 Residential Units**

**LOT 2**  
**0.73± AC**

**SELF - STORAGE**  
**(Coming Soon)**

**SLIM CHICKENS**  
**(Coming Soon)**

**LOT 1**  
**1.16± AC**



**US HIGHWAY 27**  
**COMMERCIAL**  
**LAKE WALES, FL**

# Property Overview

Excellent opportunity for retail, restaurant and medical office development. This master planned site is in the heart of central Florida growth with access to a fully lighted intersection! Water and sewer on site, off-site retention, and rough graded. Phenomenal visibility with frontage on US Hwy 27. Proximity Publix, Lowes, Home Depot and other national retailers.



[FischbachLandCompany.com/USHighway27Commercial](https://FischbachLandCompany.com/USHighway27Commercial)

3 MILES	5 MILES	10 MILES
14,711 Population	52,642 Population	162,276 Population
6,427 Households	21,369 Households	62,871 Households
\$51,464 Median Household Income	\$54,592 Median Household Income	\$53,390 Median Household Income

## Property Highlights



Fully Lighted  
Intersection



Zoned C-3 – Highway  
Commercial

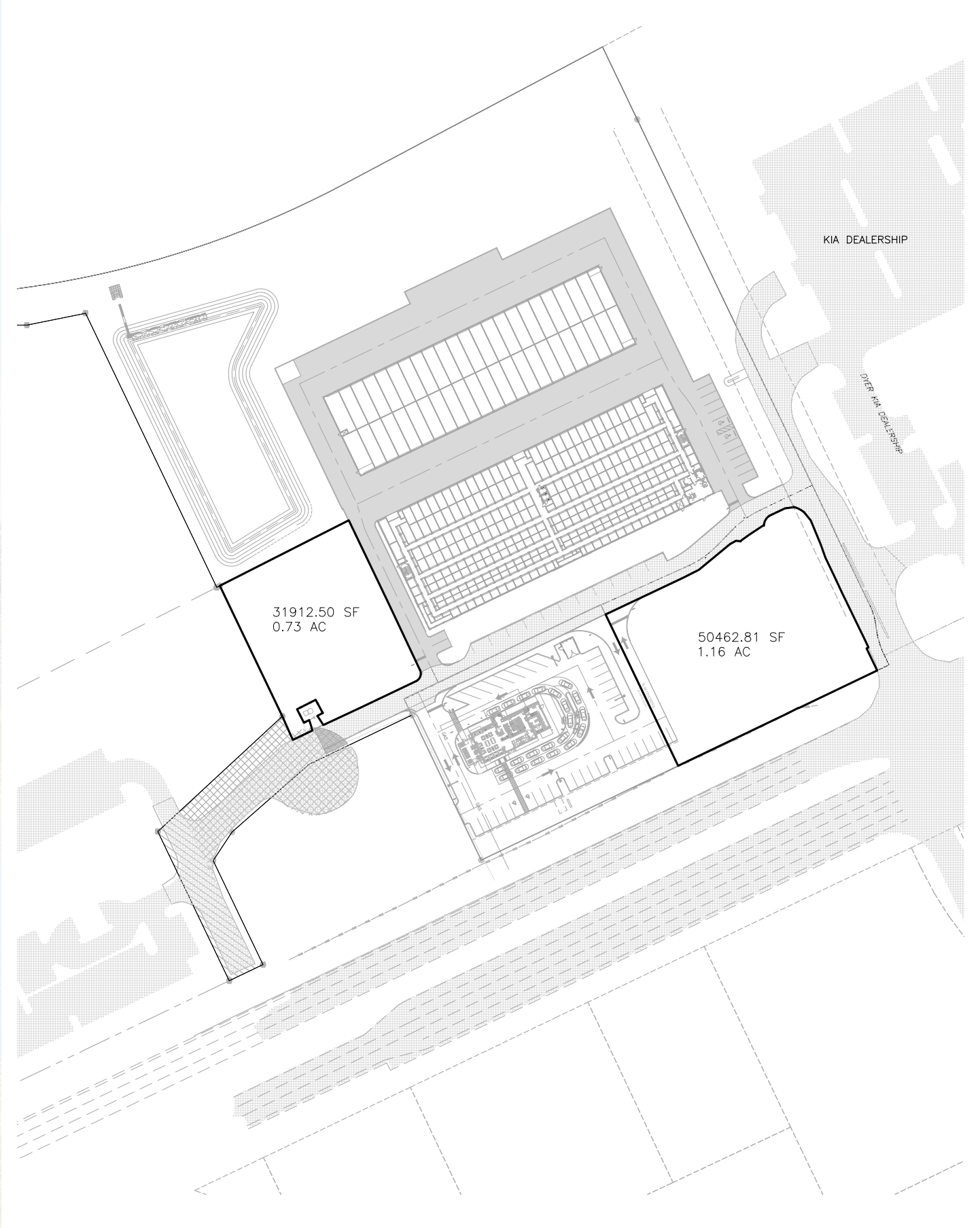


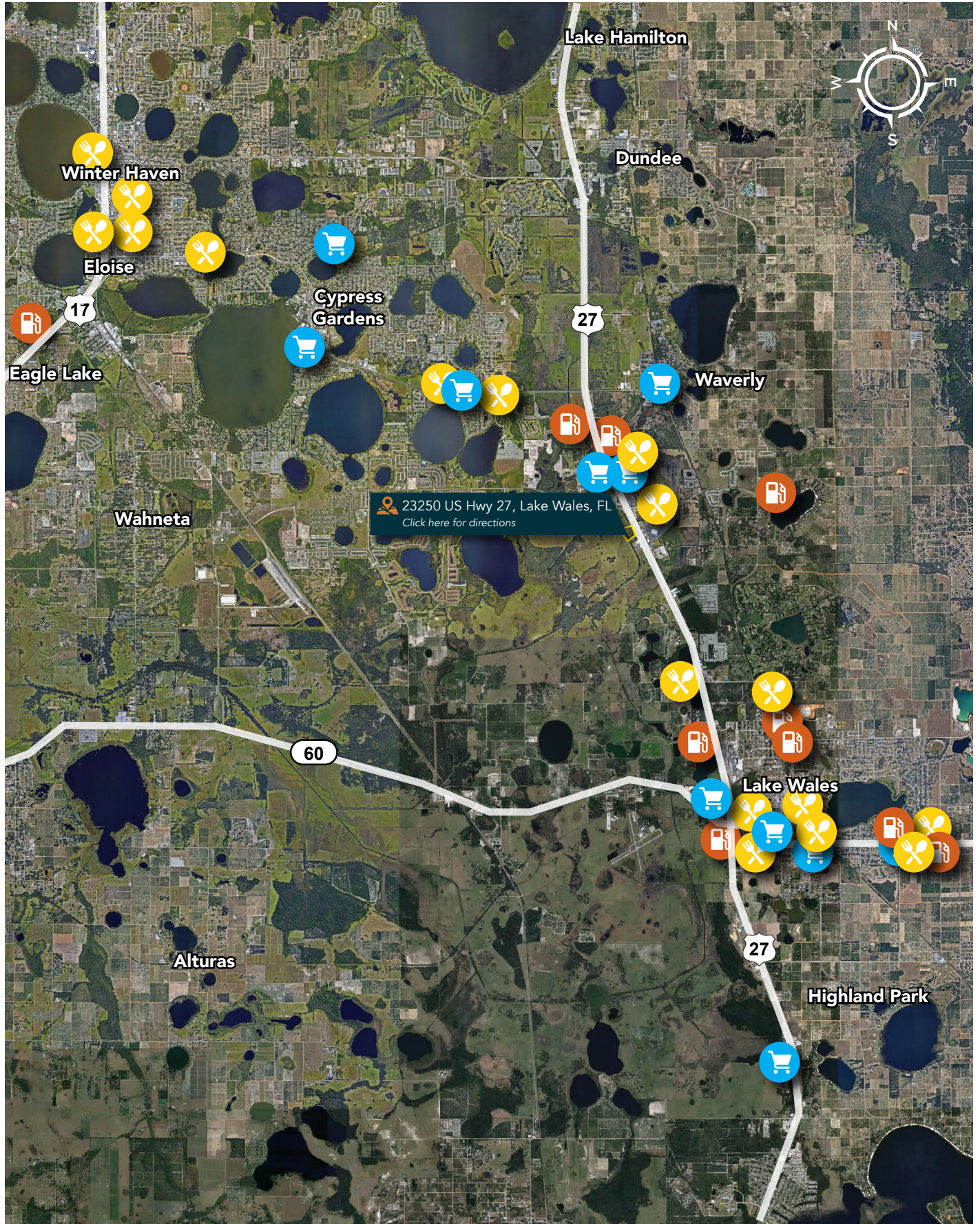
Ready to Build



<b>Property Address</b>	23250 US Highway 27, Lake Wales, FL 33853	<b>Water</b>	City of Lake Wales - Stubbed to Each Lot
<b>Property Type</b>	Commercial Land	<b>Sewer</b>	City of Lake Wales - Stubbed to the Site
<b>Size</b>	1.16 Acres and 0.73 Acres	<b>Electric</b>	Duke Energy - Conduit Stubbed to Each Lot
<b>Zoning</b>	C-3 Highway Commercial	<b>Stormwater</b>	Off-site Pond Stubbed to Each Lot
<b>Price</b>		<b>Lot Conditions</b>	Cleared and Rough
<b>Lot 1 – 1.16 Acres</b>	\$1,600,000	<b>Road Network</b>	In place for Each Lot
<b>Lot 2 – 0.73 Acres</b>	\$600,000	<b>Nearest Intersection</b>	US Hwy 27 and Eagle Ridge Drive

# Site Plan





# Fischbach LAND COMPANY

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