

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

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



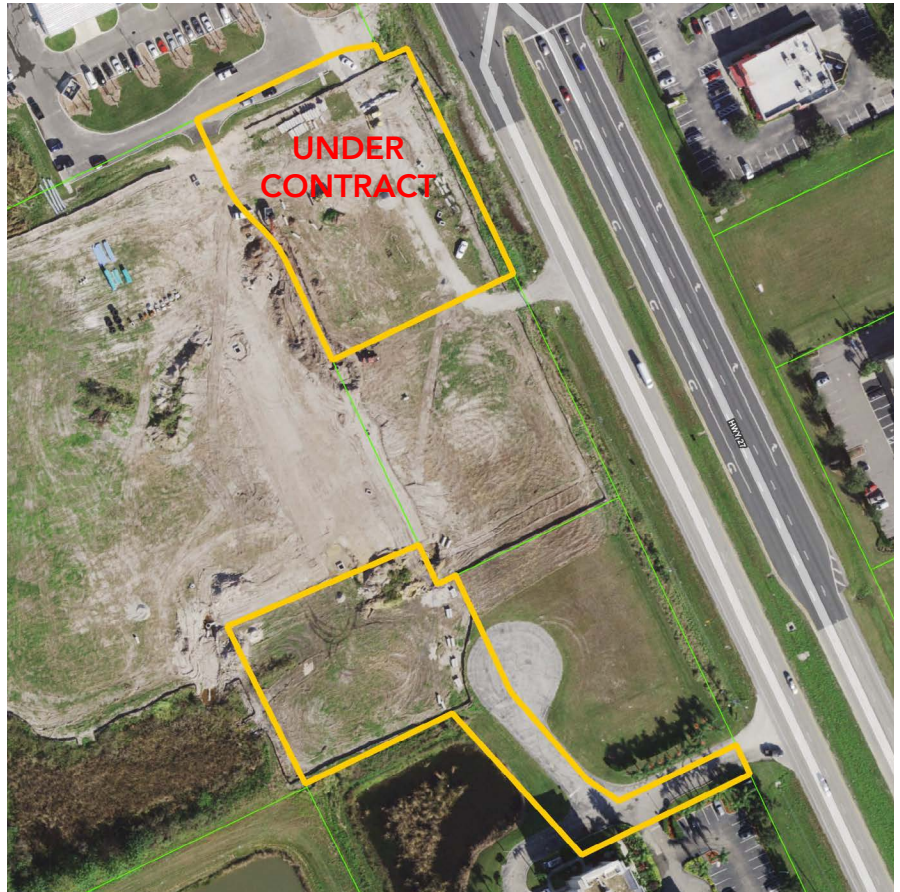
Fully Lighted Intersection



Zoned C-3 – Highway Commercial

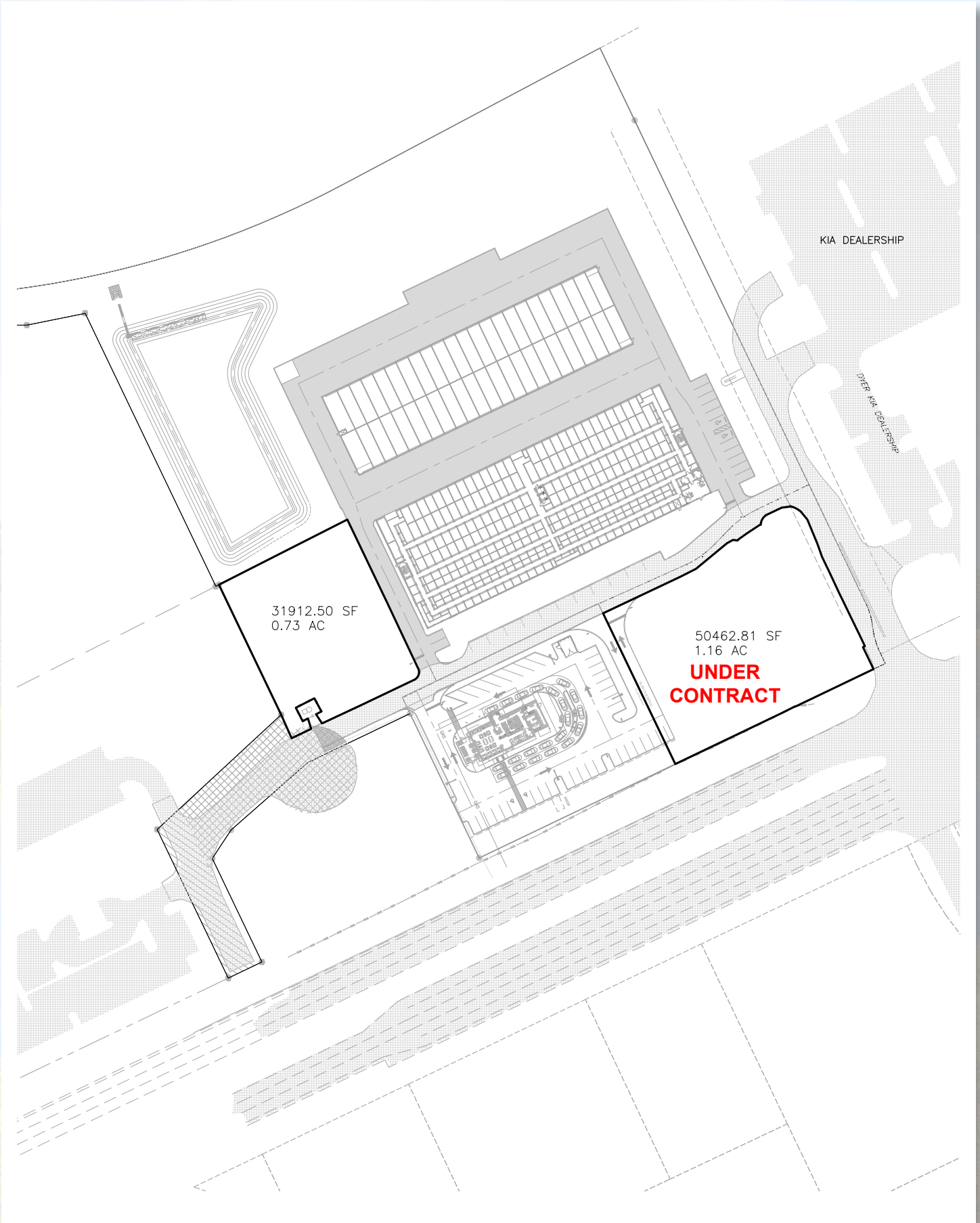


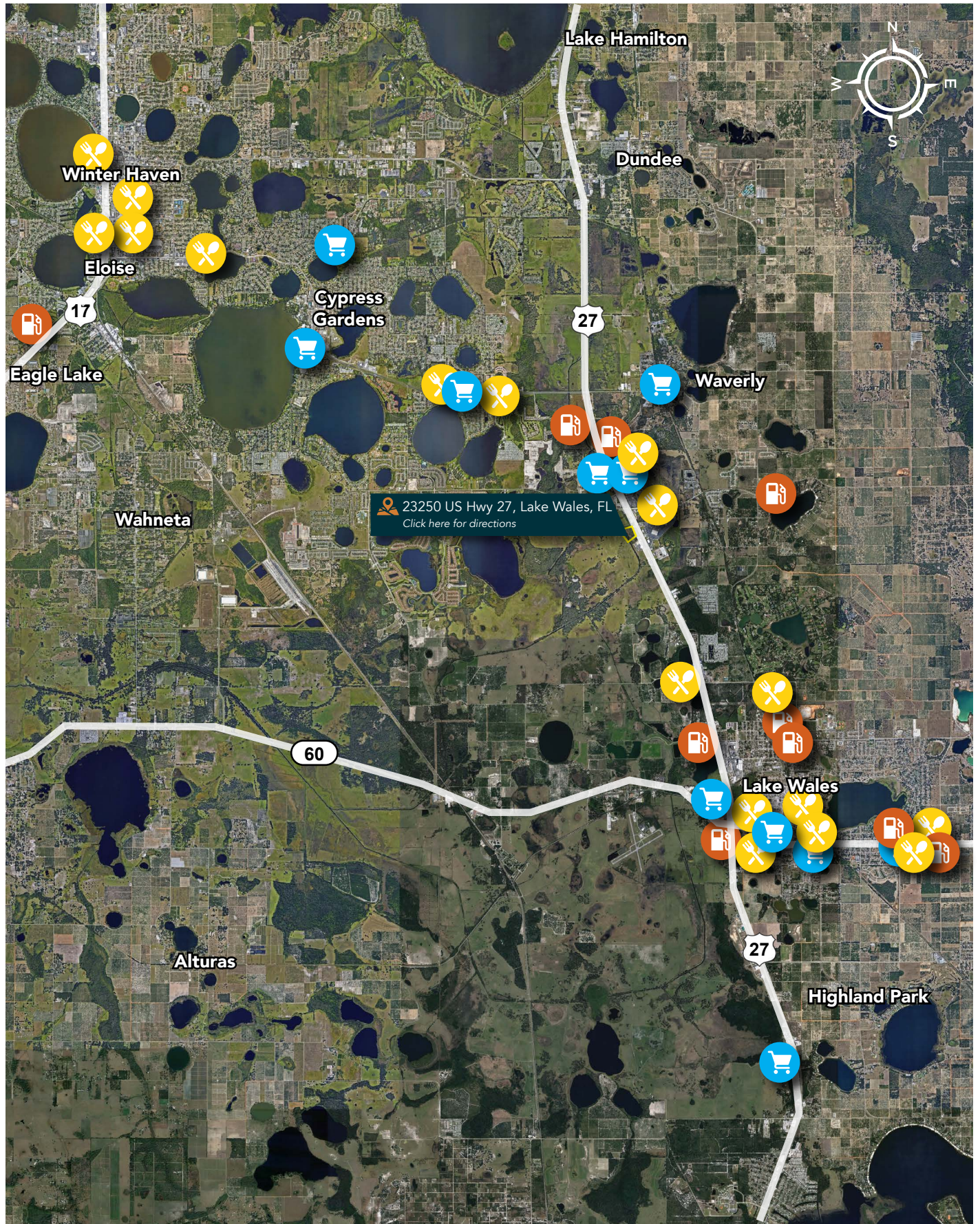
Ready to Build



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

Site Plan





Fischbach LAND COMPANY

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917 S PARSONS AVENUE, BRANDON, FL 33511

PHONE: 813-540-1000



REED FISCHBACH | Broker
reed@fischbachlandcompany.com