

LAKE WALES 10 ACRE RESIDENTIAL DEVELOPMENT

LEWIS GRIFFIN ROAD
LAKE WALES, FL 33898

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Property Overview



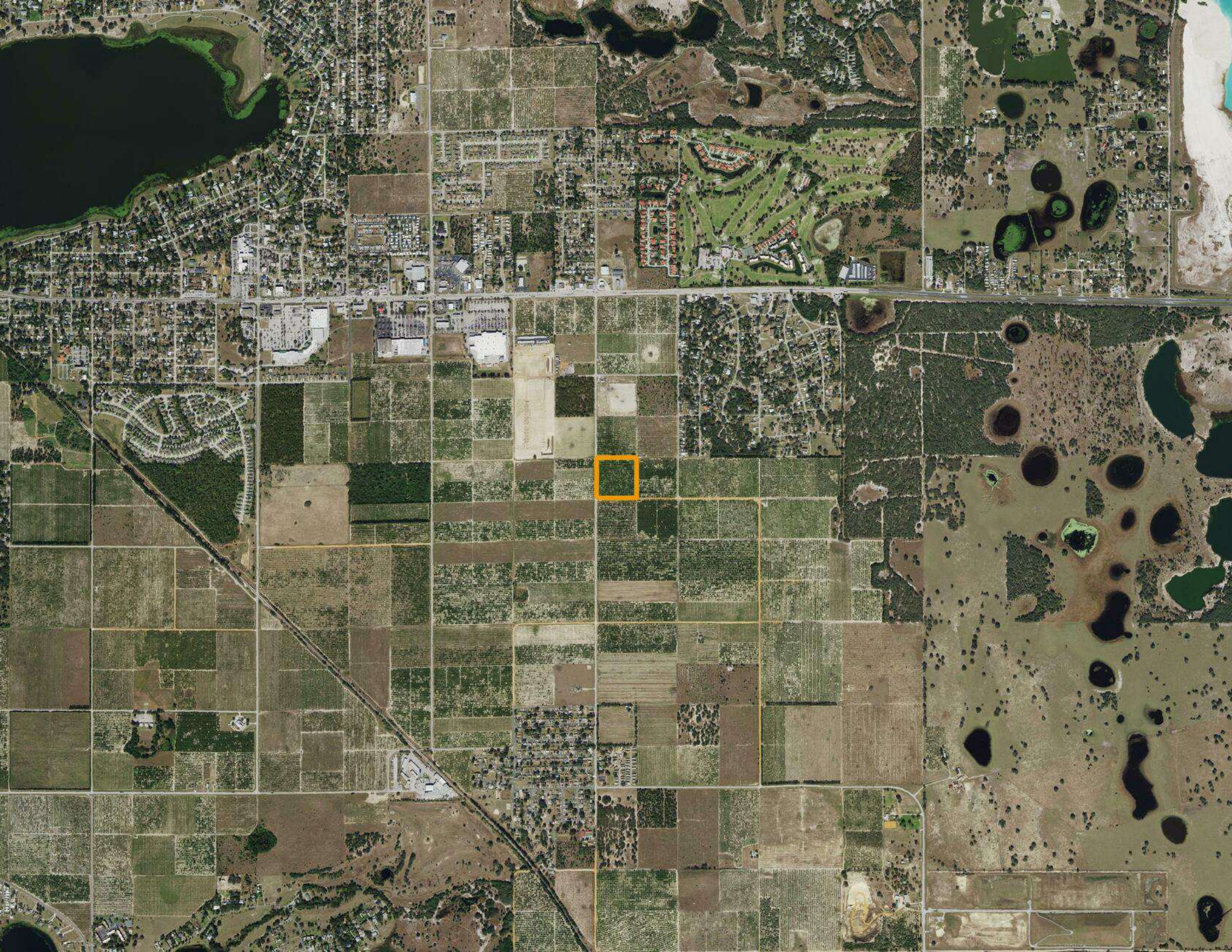
Sale Price **\$500,000**

OFFERING SUMMARY

Acreage: 10 Acres
Price / Acre: \$50,000
City: Lake Wales
County: Polk
Property Type: Land: Citrus, Land Investment, Residential Development

PROPERTY OVERVIEW

Introducing a prime investment opportunity in Lake Wales, FL. This property is zoned A/RR, offers unlimited potential for land and residential development. The ideal location provides a peaceful retreat while remaining conveniently accessible, making it perfect for residential investors seeking to create an idyllic community or build a dream home. The DR Horton Taylor Grove Residential Development is around 700 feet away to the Northwest. Don't miss the chance to secure a valuable asset in the thriving Lake Wales area.





SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Citrus• Land Investment• Residential Development
Uplands / Wetlands:	9.7 Acres uplands
Soil Types:	Candler
Taxes & Tax Year:	2023 - \$192.00
Zoning / FLU:	A/RR
Water Source & Utilities:	Lake Wales Municipal utilities are approximately 1,500' away.
Road Frontage:	660' frontage on Lewis Griffin Rd, 660' on Grove Road Two
Irrigation:	The grove has microjet irrigation and purchases water from an adjacent well.



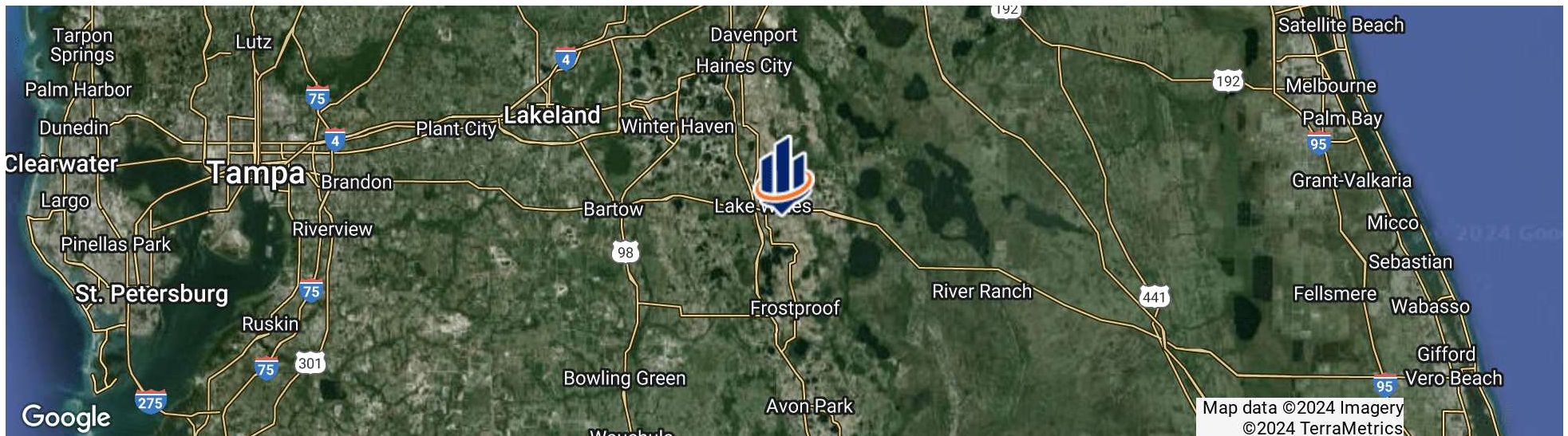
LOCATION & DRIVING DIRECTIONS

Parcel: 283008000000043030

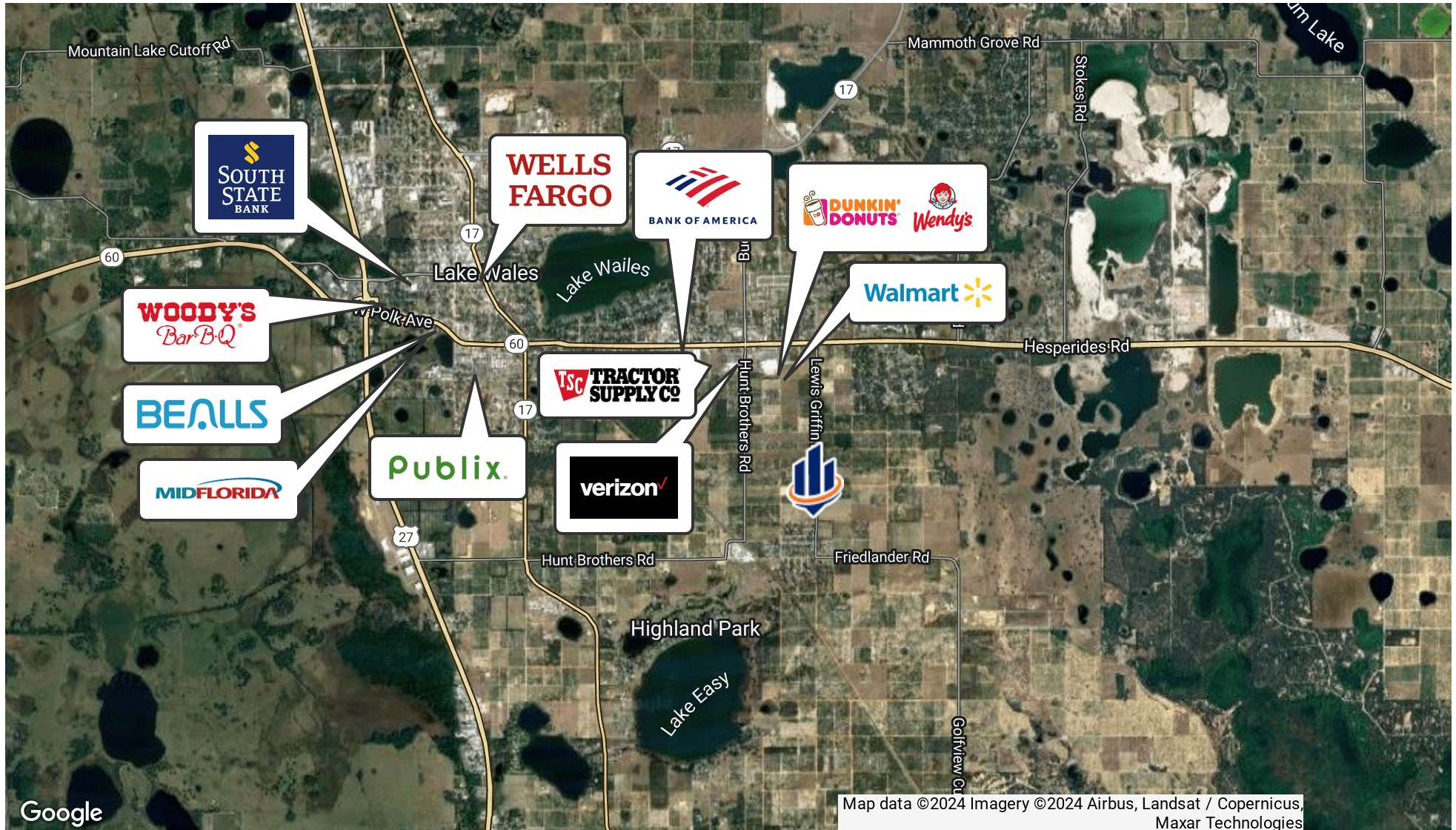
GPS: 27.8758758, -81.5476925

Driving Directions: From US 27 in Lake Wales go east on State Road 60 three miles to Lewis Griffin Rd, Take a right and go 0.6 of a mile and the property will be on the left

Showing Instructions: Call David Hitchcock

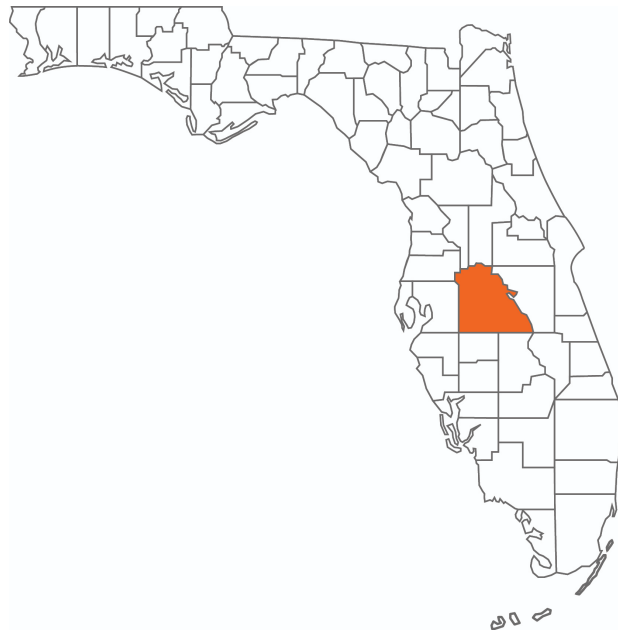


Retailer Map



Additional Photos





POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



LAKE WALES

POLK COUNTY

Founded	1917
Population	16,774 [2023]
Area	14
Website	lakewalesfl.gov
Major Employers	NuCor Steel AdventHealth Florida's Natural Growers Peterson Industries

The city of Lake Wales, Florida was officially incorporated in April 1917. The city developed quickly when in 1925, the Atlantic Coast Line Railroad constructed a new railway connecting Haines City to Everglades City. With the development of this line, a new depot was opened in Lake Wales.

Located west of Lake Kissimmee and east of Tampa, the city of Lake Wales is part of the Lakeland–Winter Haven Metropolitan Statistical Area of Central Florida. The city is geographically located near the center of Florida's peninsula, right on the Lake Wales Ridge upland area. Currently, 9 million people live within 100 miles of the city.

The city of Lake Wales serves as an excellent location for commercial real estate. Featuring tenants like Kegel, Merlin Entertainment, TruGreen, and AT&T, the Lake Wales Commerce and Technology Park is on the busy U.S. Route 27 just south of the city. Bok Tower Gardens is a nearby national historic landmark featuring a 205 foot carillon tower atop one of Florida's highest points.



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PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a Bachelor of Science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and Co-Captain of the 1973 Gator Football Team.

David is also an active bicyclist, both in road and mountain biking. He is married, a father of two daughters, and a grandfather of six.

SVN | Saunders Ralston Dantzler
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