

LAKE BELLA ROAD ACREAGE

0 LAKE BELLA RD
LAKE WALES, FL 33853

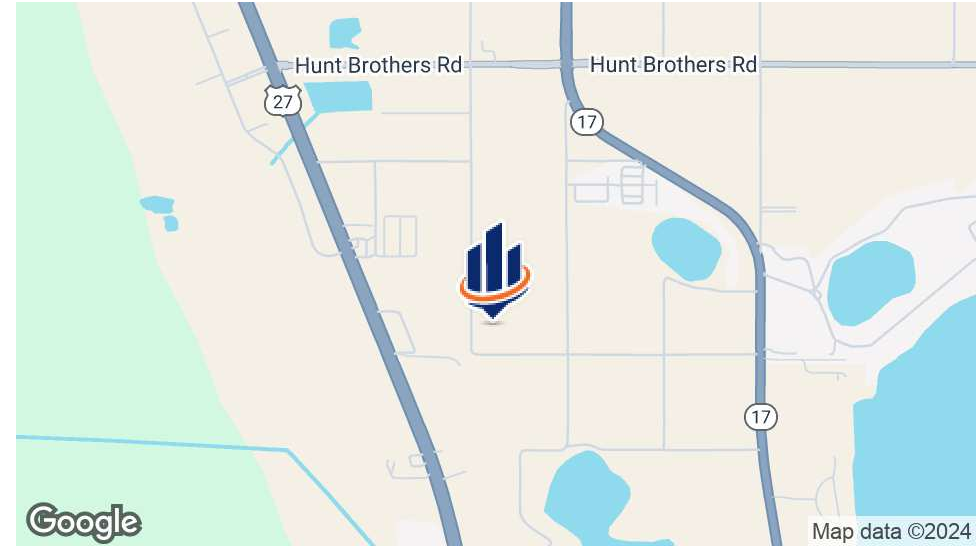
Maricruz Gutierrez Mejia
C: 863.978.3751
maricruz.g.mejia@svn.com

David Hitchcock, ALC, CCIM
C: 863.557.0082
david.hitchcock@svn.com





Property Summary



OFFERING SUMMARY

Sale Price:	\$345,000
Lot Size:	9.84 ± Acres
Price Per Acre:	\$35,060
Future Land Use:	A/RR
Road Frontage:	1,300 FT [Lake Bella Rd]
Property Taxes:	\$154.93 [2023]
County:	Polk
Parcel ID:	27-30-23-000000-011040

PROPERTY DESCRIPTION

This site is approximately 10 acres located along Lake Bella Rd and about 1 mile east of Hwy 27. The property currently is a Hamlin grove with a well and electric pump on site. It's in a great location as it is in proximity to major developments that are underway in the Lake Wales area.

The current future land use is Agricultural Rural Residential [A/RR] which allows for one (1) dwelling unit per 5 acres. The property is contiguous to the city limits of Lake Wales which creates an opportunity for this site to be annexed and potentially achieve a higher density. Water is nearby along US 27. Sewer is 1.5 miles north of site along Scenic Hwy and will come down as properties are developed.

PROPERTY HIGHLIGHTS

- Proximity to US 27 & State Rd 60
- In the path of major developments

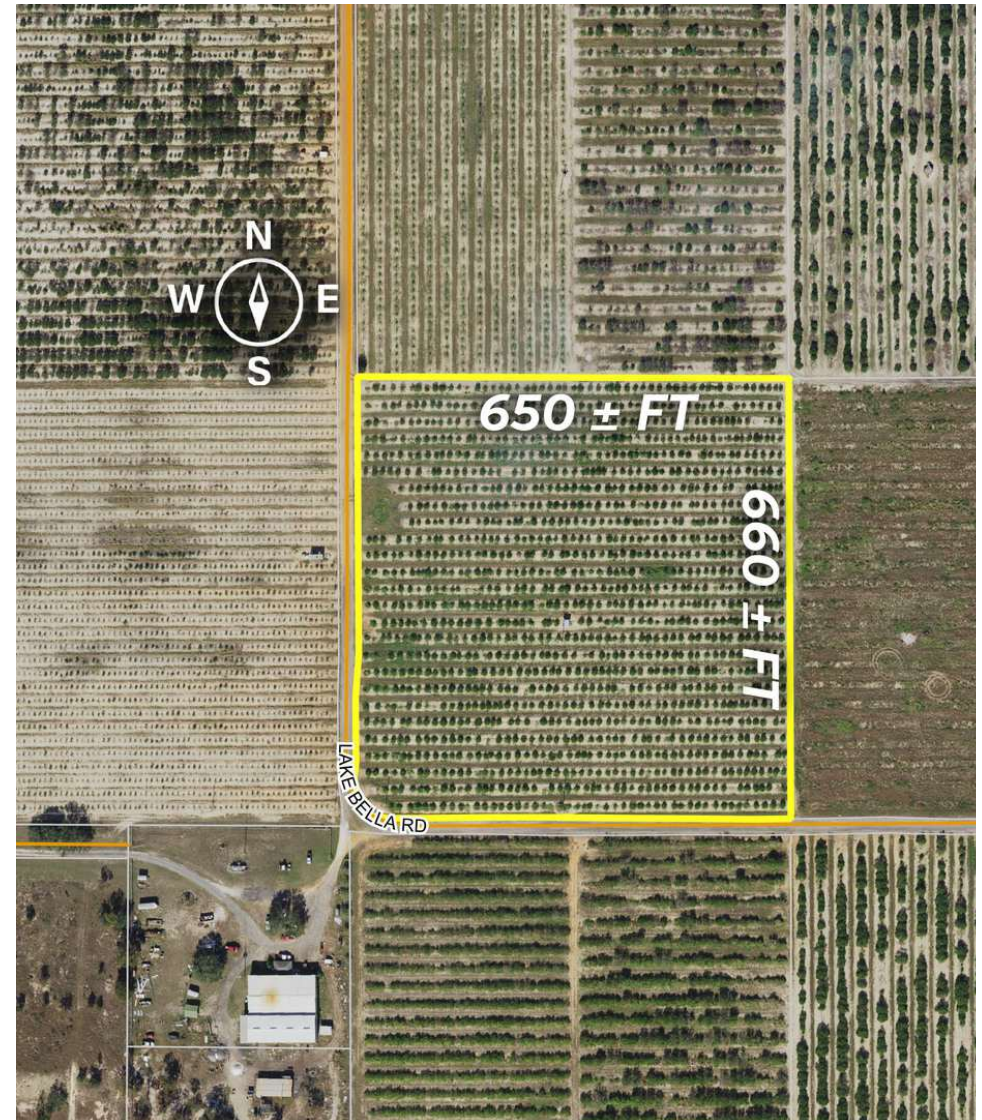
Location Description

LOCATION DESCRIPTION

Located in southeast Polk County, the site offers proximity to thoroughfares such as US 17, US Hwy 27, and State Road 60. These thoroughfares provide access to the entire state and cities such as Sebring, Orlando, Tampa, and Miami.

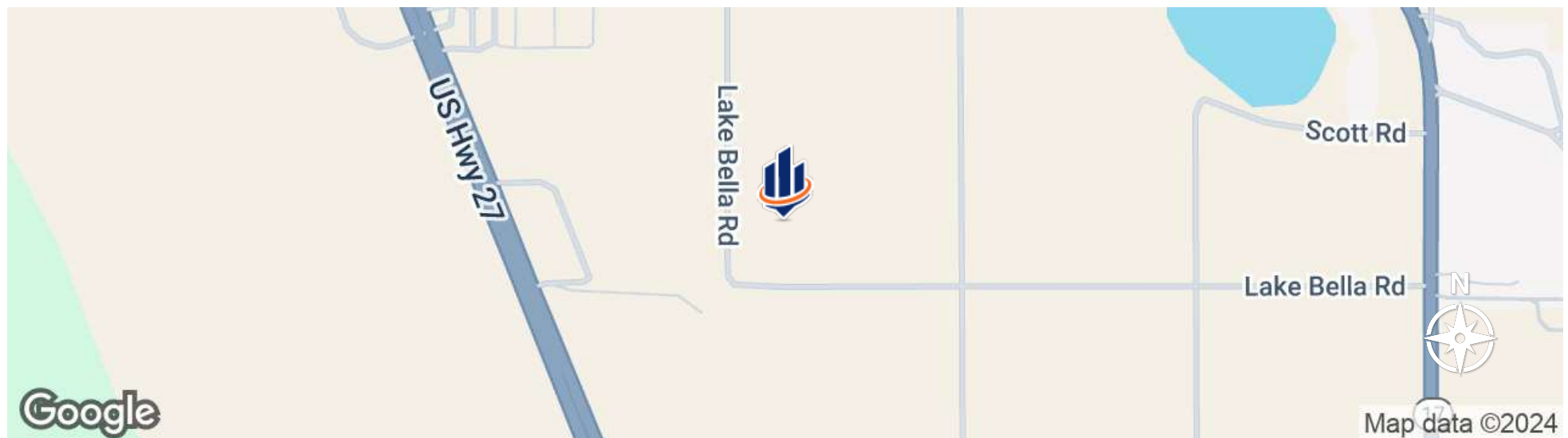
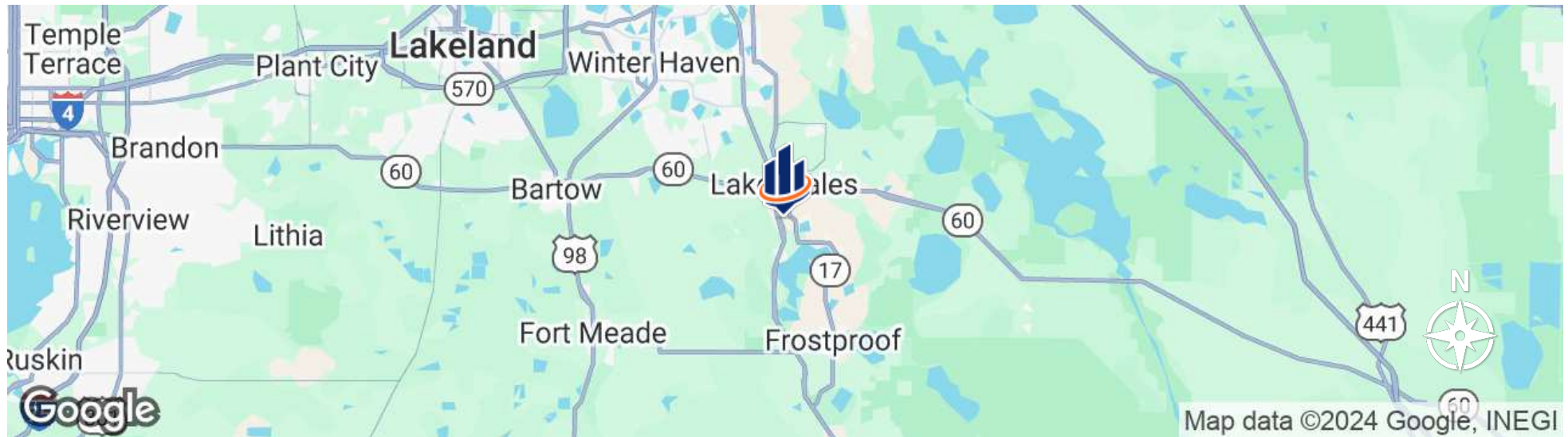
The site also features proximity to a variety of retailers, schools, employers, and major thoroughfares. Retailers within a 10 ± minute drive include Walmart, Publix, Winn Dixie, and Tractor Supply. Advent Health Lake Wales Hospital is also a short 10 ± minute drive north.

This property is also in the path of development as there are currently numerous residential and commercial developments underway. These developments will have a major economic impact in the area.

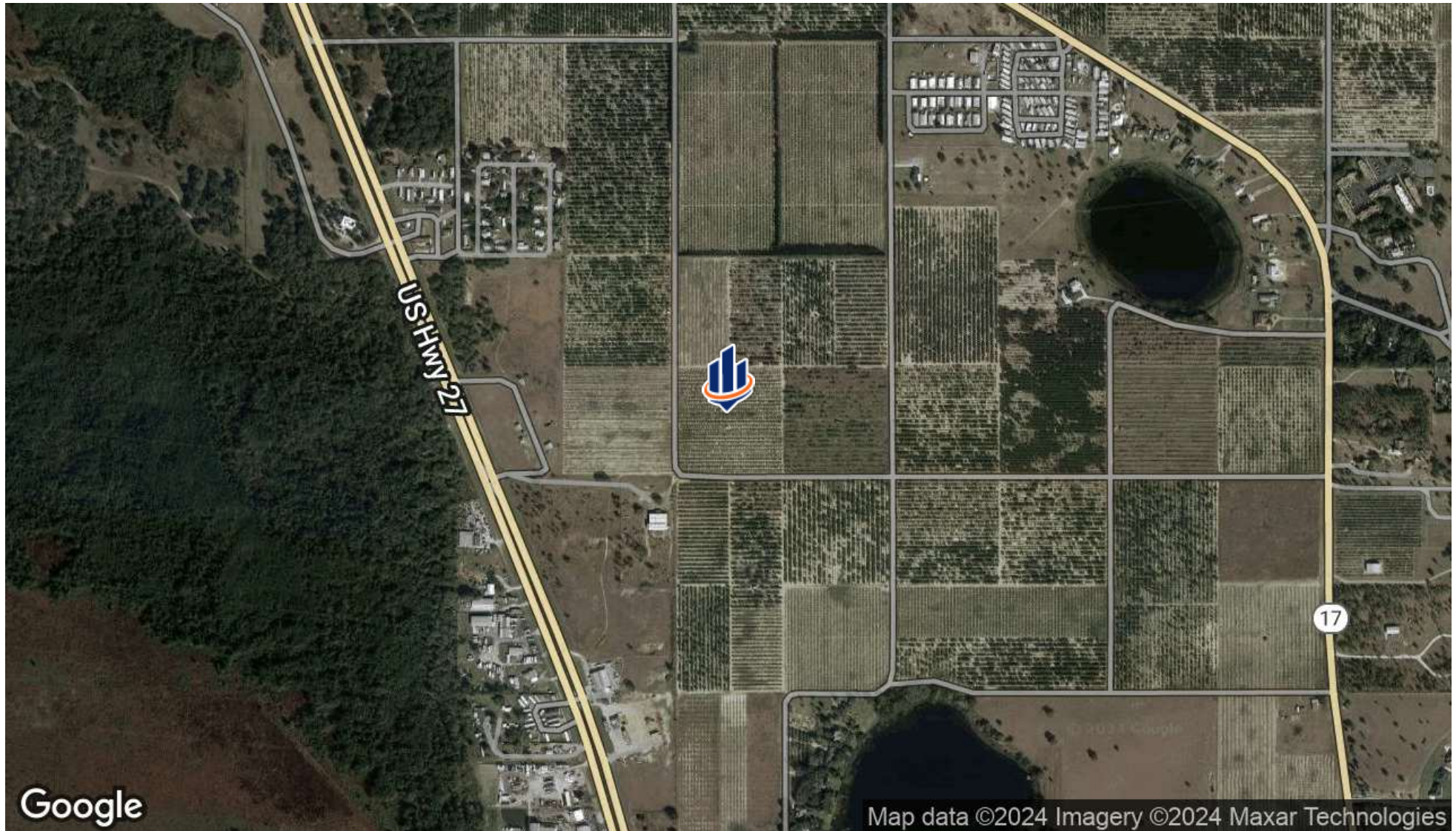




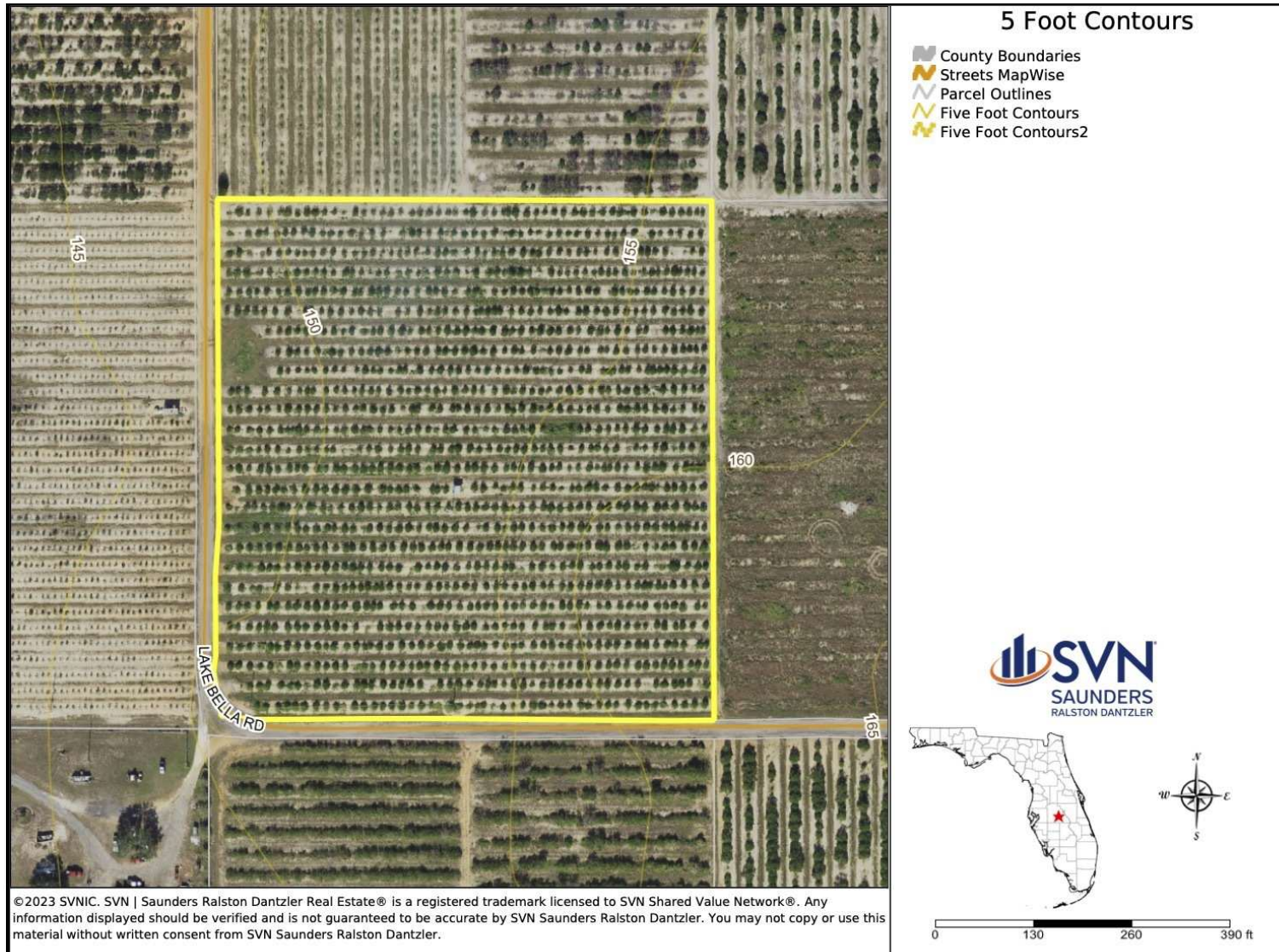
Regional & Location Map



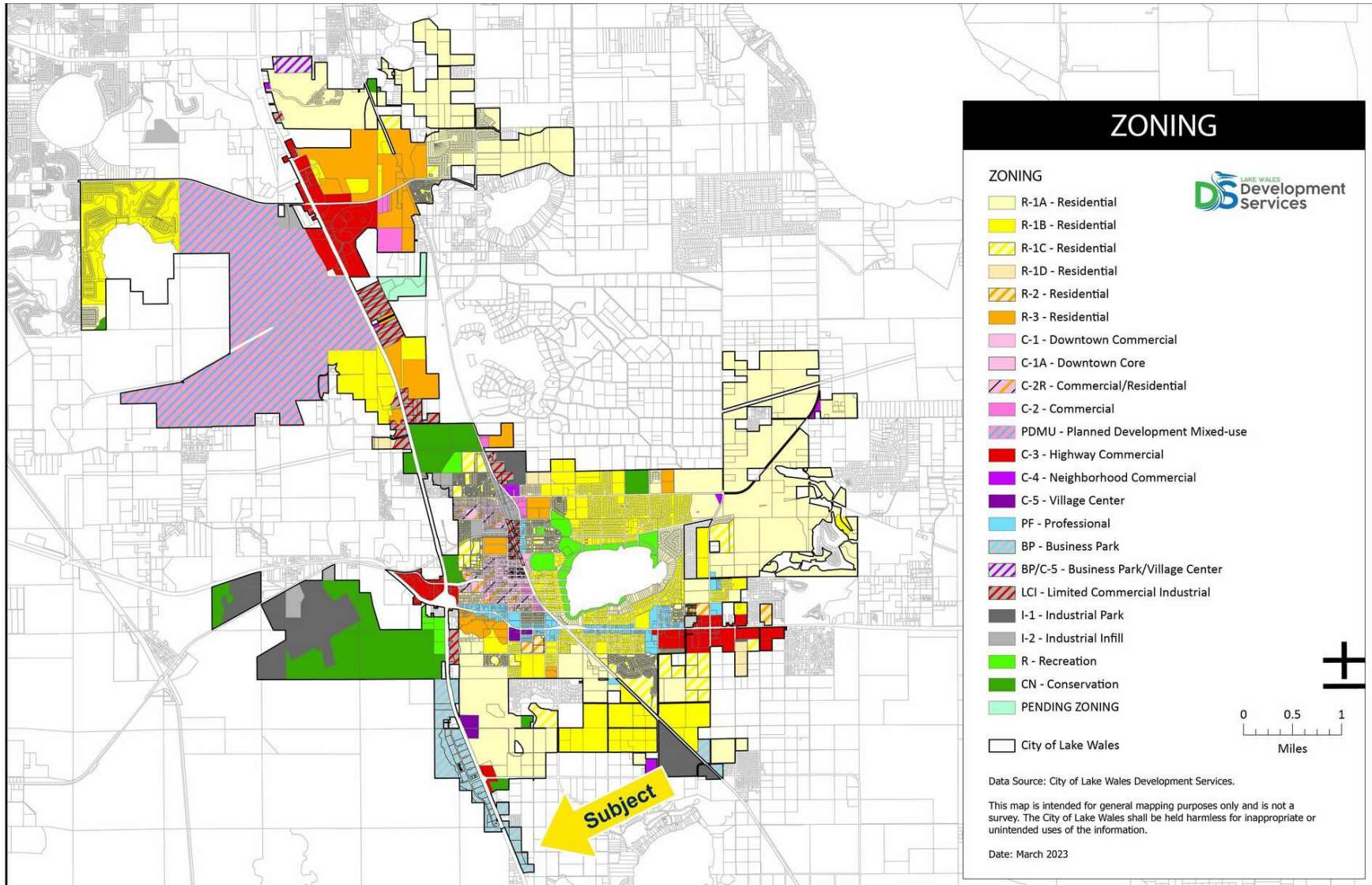
Aerial Map



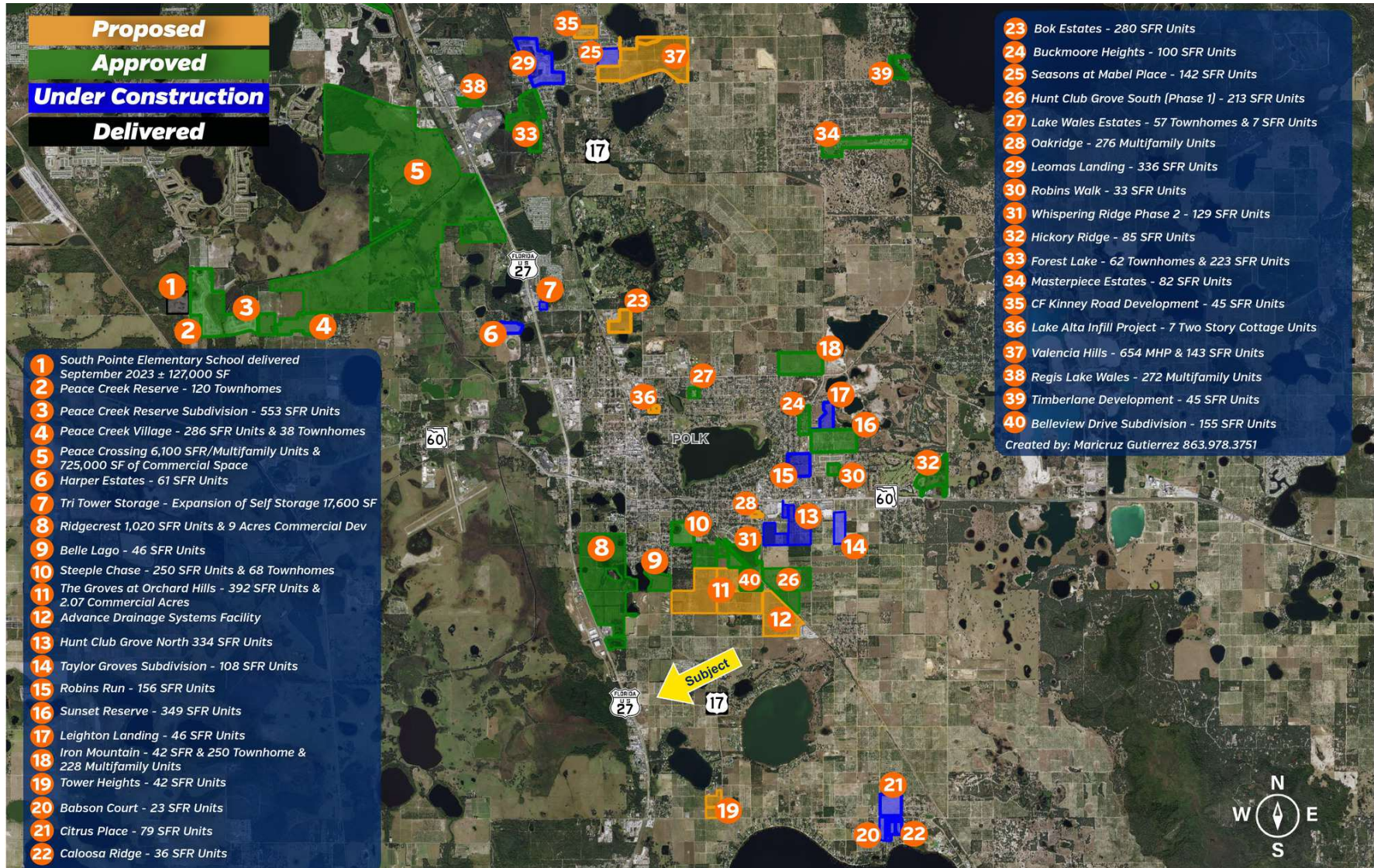
5 Foot Contours



Lake Wales Zoning & City Limits



Lake Wales Developments



Lake Wales Market Area Map



Google

Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies



Additional Photos





MARICRUZ GUTIERREZ MEJIA

Associate Advisor

maricruz.g.mejia@svn.com

Direct: 877.518.5263 x431 | Cell: 863.978.3751

PROFESSIONAL BACKGROUND

Maricruz Gutierrez Mejia is an advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. As a Lake Wales native, Maricruz possesses a unique understanding of Florida's multifaceted commercial real estate market. In her role as an advisor, Maricruz's depth of expertise spans across a variety of commercial property types, specializing in investment sales and site selection.

Maricruz's real estate journey began at the University of Central Florida where she would earn her Bachelor of Science degree in real estate in 2022. During her time at UCF, she not only excelled academically, but she also actively contributed to the real estate community as a proud member of the UCF Real Estate Society.

Maricruz is also an active member of CREW Orlando, Central Florida's premier business organization for women in commercial real estate and its related fields. CREW Orlando is dedicated to driving transformation within the commercial real estate industry by advancing women and other underrepresented groups. Her excellence and ambition were further recognized when she was awarded the prestigious 2022 CREW Orlando Scholarship. Maricruz is also a member of the UCREW Committee whose mission is to introduce college students to the diverse opportunities in commercial real estate.

As a graduate of the LEDC Summer Leadership Class, along with her numerous other accomplishments, Maricruz continually builds upon her leadership skills and industry expertise. Each of her experiences have equipped Maricruz with the tools necessary to excel in commercial real estate, allowing her to provide clients with the highest level of service and guidance.

Maricruz specializes in:

- Commercial Properties
- Investment Sales
- Site Selection



DAVID HITCHCOCK, ALC, CCIM

Senior Advisor

david.hitchcock@svn.com

Direct: **877.518.5263 x313** | Cell: **863.557.0082**

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.

David specializes in:

- Central and South Florida Agricultural Properties
- Agriculture Transitional Properties [Transition-To-Next-Use]
- Residential Development Properties



1723 Bartow Rd
Lakeland, FL 33801
877.518.5263 x431
www.SVNsaunders.com