



SAUNDERS
COMMERCIAL

Iron Mountain Residential Planned Development

Burns Ave, Lake Wales, Florida 33853

Clay Taylor, ALC

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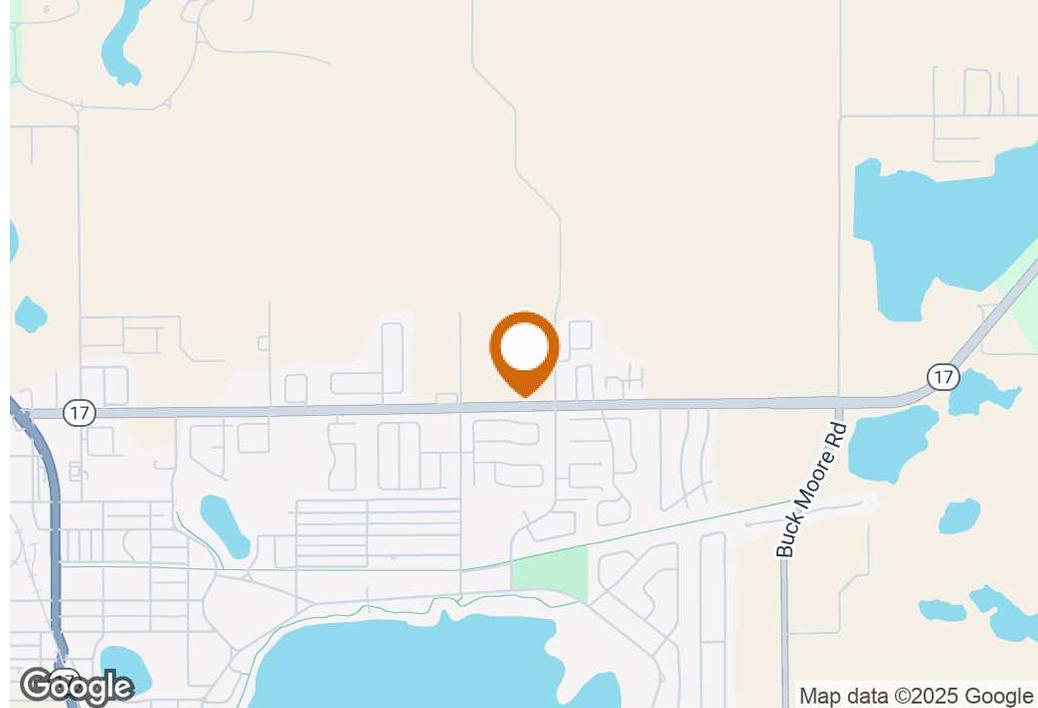
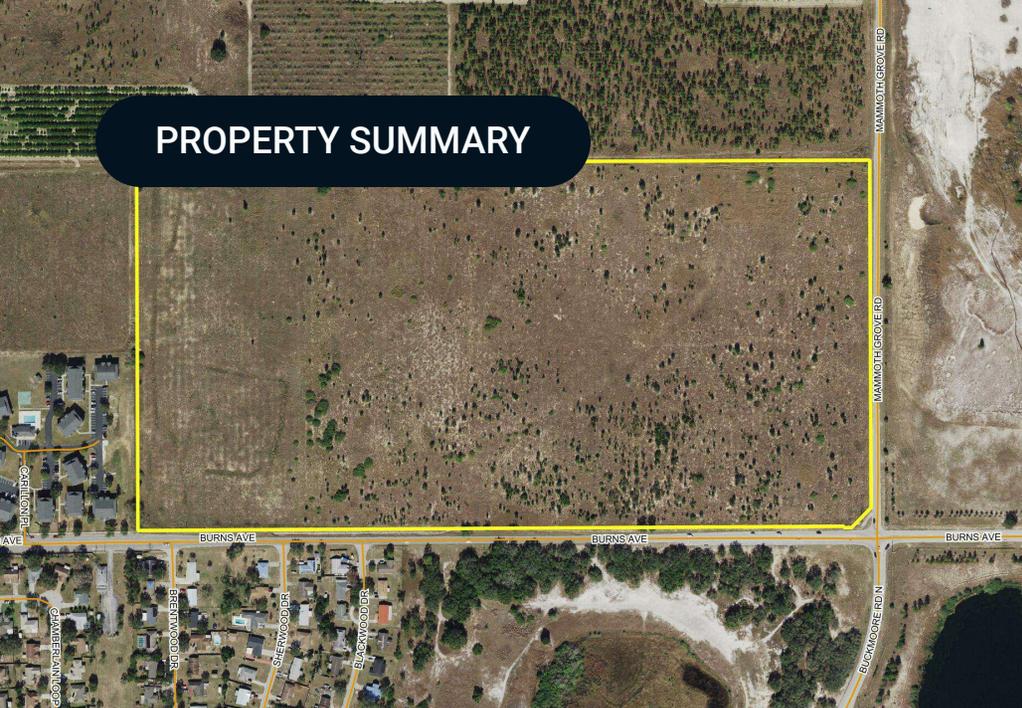
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Clayton Taylor

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$8,200,000
Acreage:	76.95 ± Acres
Zoning:	R-3 - PD (Planned Development)
Market:	Residential Development
Traffic Count:	9,500 ± Cars/Day
APN:	27-29-22-866300-041010
City:	Lake Wales
County:	Polk
Video:	View Here

Property Overview

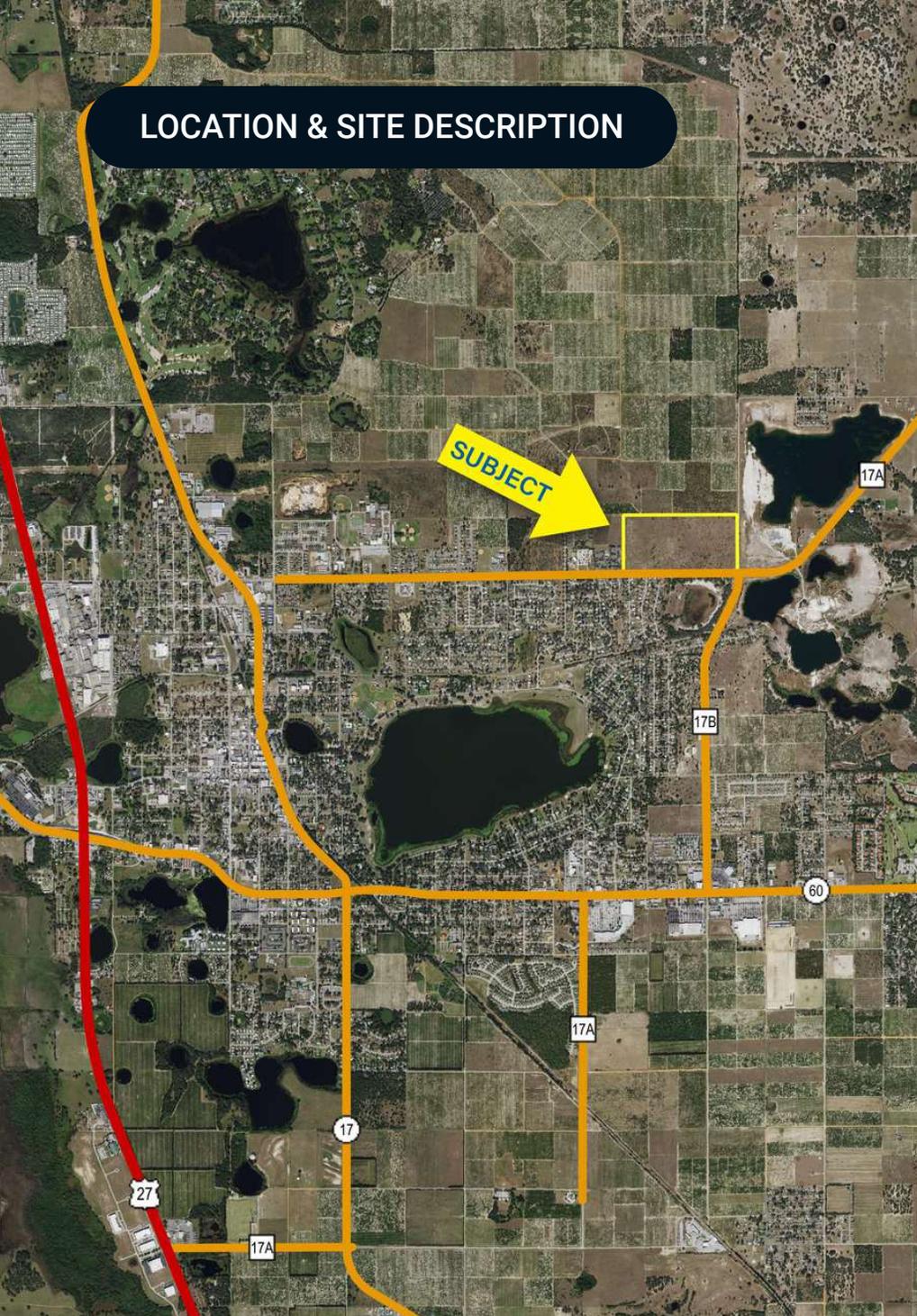
Introducing a unique opportunity for a developer or builder. This property on Burns Ave in Lake Wales, FL offers 326 total units (226 Single Family Lots and 100 Townhome Units), perfectly poised for residential development Zoned R-3 - PD (Planned Development), it presents an opportunity in an area of growth. Nestled in an area of excellent residential development, this prime location offers close proximity to shopping and essential amenities, making it an excellent prospect for a residential developer or builder. With a growing and active community, this property sets the stage for a promising residential venture.

Property Highlights

- Zoned R-3 - PD (Planned Development)
- Ideal for Residential Development
- Prime location in an active residential development area
- Versatile investment opportunity

LOCATION & SITE DESCRIPTION

[VIEW PROPERTY WEBSITE](#)



Location Description

This is an area of very active residential development and home building. This property is within the City limits of Lake Wales (Polk County). Retail, commercial, and restaurants are all close by as well as the Bok Tower Gardens outdoor attraction. This is really centrally located to the east or west coast of Florida. North and South major roads are a short driving distance away.

Site Description

- Residential Units – 326 total (225 Single Family Lots and 100 Townhome Units)
- 76 Single Family Lots 40' x 120'
- 117 Single Family Lots 50' x 120'
- 33 Single Family Lots 60' x 120'
- 100 Townhome Units 25 buildings with 4 Units per building (building size is 88' x 60')
- Amenities include a Clubhouse, pool, Tot lot, dog park and other parks/open space in the development.
- Seller is establishing a CDD. Will advance the process for the eventual developer. It is getting to the point that the Board of Directors will need to be confirmed.
- There will be an HOA – for maintenance of the storm water basins. End users can expand as desired.
- Seller will finish Construction Plans (and get shovel ready) or the buyer can take over and finish. First and second phase construction plans will be delivered.

SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	Residential Development
Uplands / Wetlands:	76.95 acres of uplands, 0 acres of wetland (100% upland)
Soil Types:	Candler Sand (100%)
Zoning / FLU:	Zoning R-3, Approved Planned Development (PD) Future Land Use Medium Density Residential (MDR)
Water Source & Utilities:	Water and sewer are at the site and will be provided by the City of Lake Wales
Road Frontage:	About 2,500 feet of frontage on Burns Avenue and about 1,250 feet of frontage on Mammoth Grove Rd
Nearest Point of Interest:	About 2 miles to US 27, 2.8 miles to Hwy 60 and about 26 miles to I-4.
Current Use:	Vacant land
Land Cover:	Scattered tree and natural vegetation
Survey or Site Testing Reports:	There are a Survey, Environmental Site Assessment, Geotech, Traffic Study, Sand Skink Study, Gopher Tortoise Study, Topo map and Phase 1 Environment reports completed and available.

AERIAL VIEW

*Downtown Lake Wales
5 ± Min*

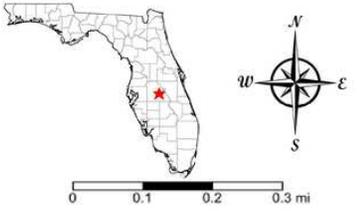
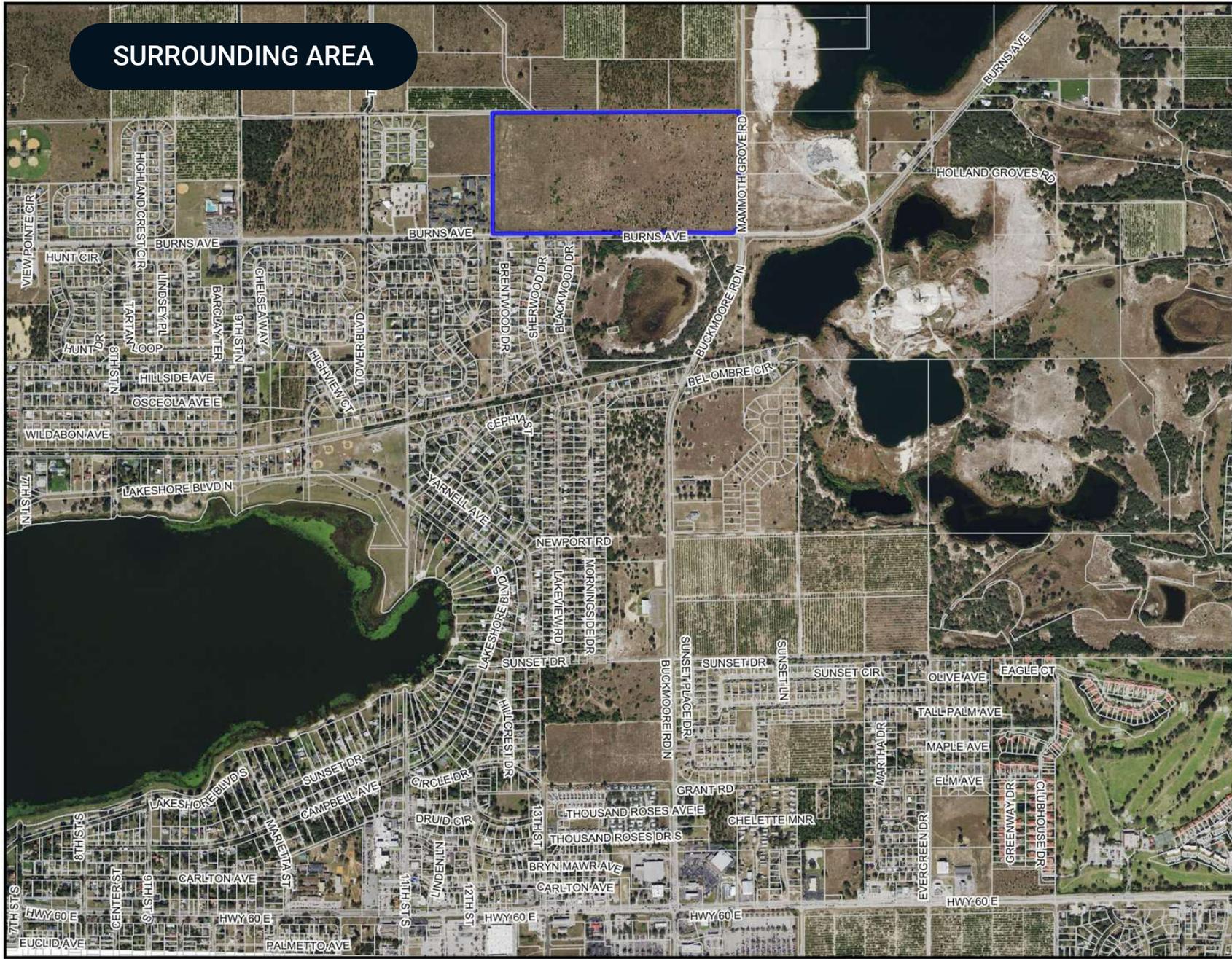


Burns Ave

Mammoth Grove Rd

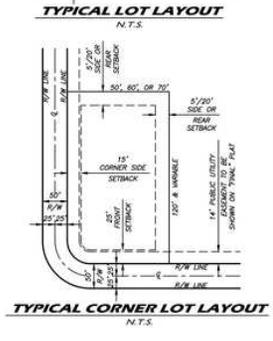
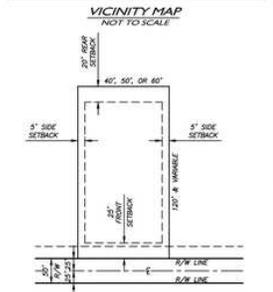
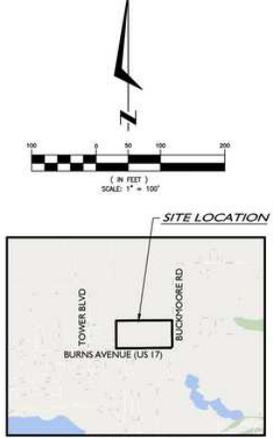
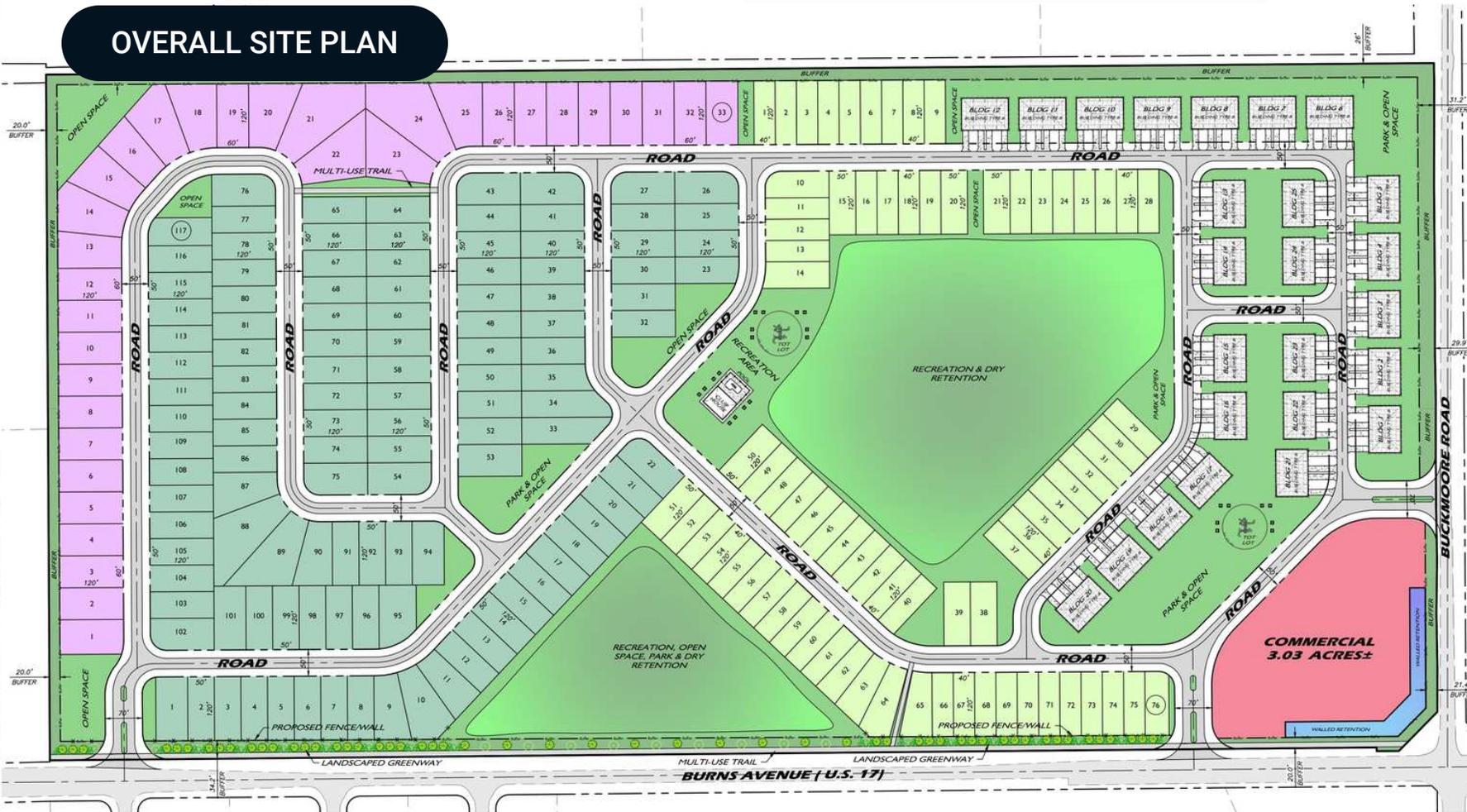
SURROUNDING AREA

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines



IRON MOUNTAIN

OVERALL SITE PLAN



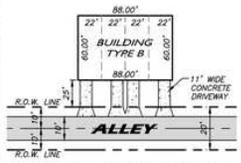
LEGAL DESCRIPTION

LOTS A TO H, INCLUSIVE IN BLOCK 41 OF MOUNTAIN LAKE, AN UNRECORDED PLAT, BEING IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 28 EAST, LESS THE MAINTAINED RIGHT OF WAY AND LESS THE MAINTAINED RIGHT OF WAY AS RECORDED IN O.R. BOOK 4884, PAGE 1111, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

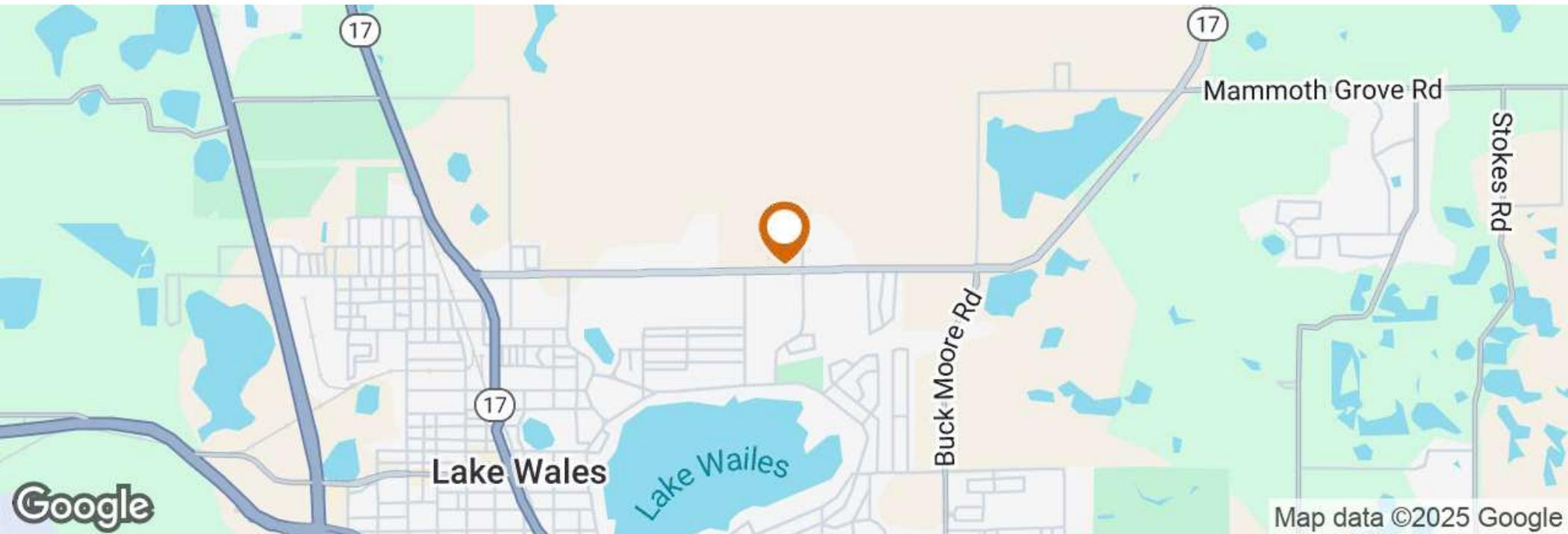
SITE DATA:	
PARCEL NUMBER:	272922-866300-041010
TOTAL LAND AREA:	76.28 ACRES ±
TOTAL NO. OF UNITS	326 UNITS
DENSITY (UNITS / ACRES)	4.27 D.U. / PER ACRE
SETBACKS:	
FRONT:	25 FEET
SIDE:	5 FEET
REAR:	20 FEET
RETENTION AREA:	9.91 ACRES ± = 13%
OPEN SPACE / GREEN AREA:	15.18 ACRES ± = 20%
TOTAL RETENTION & GREENSPACE:	25.09 ACRES ± = 33%
TOTAL COMMERCIAL AREA:	3.03 ACRES ± = 4%
UNDERLYING LAND USE:	R1-A

SINGLE FAMILY LOT COUNT		
MINIMUM LOT AREA	MINIMUM SIZE	NUMBER OF LOTS
4,900 S.F.	80' x 120'	76
6,000 S.F.	50' x 120'	117
7,200 S.F.	60' x 120'	33
TOTAL SINGLE FAMILY UNITS		226

BUILDING AND UNIT COUNTS					
BUILDING TYPE	NUMBER OF BUILDINGS	BUILDING SIZE	NUMBER OF UNITS PER BUILDING	NUMBER OF UNITS	%
H	25	88' x 60'	4	100	100.0%
TOTALS	25			100	100.0%



TYPICAL 4 UNIT BUILDING N.T.S.



NEIGHBORHOOD MAP

BOK TOWER GARDENS

Lake Wales High School

Bath & Body Works

Victory Ridge Academy

Spook Hill Elementary School

BEEF 'O BRADYS

FAMILY DOLLAR

Lake Wales

Lake Wales

McDonald's

BURGER KING

DOLLAR TREE

Advent Health
Lake Wales

TACO BELL

Wendy's

Lake Wales Country Club

W Polk Ave

60

Hesperides Rd

BANK OF AMERICA

Hunt B...

Hesperides Rd

Publix

DOLLAR GENERAL

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Hunt B...

Walmart

Winn-Dixie

SUBWAY

Rd

Mammoth Grove Rd

Buck Moore Rd

Capps Rd

Capps Rd

17

27

17

17

27

60

Hesperides Rd

17

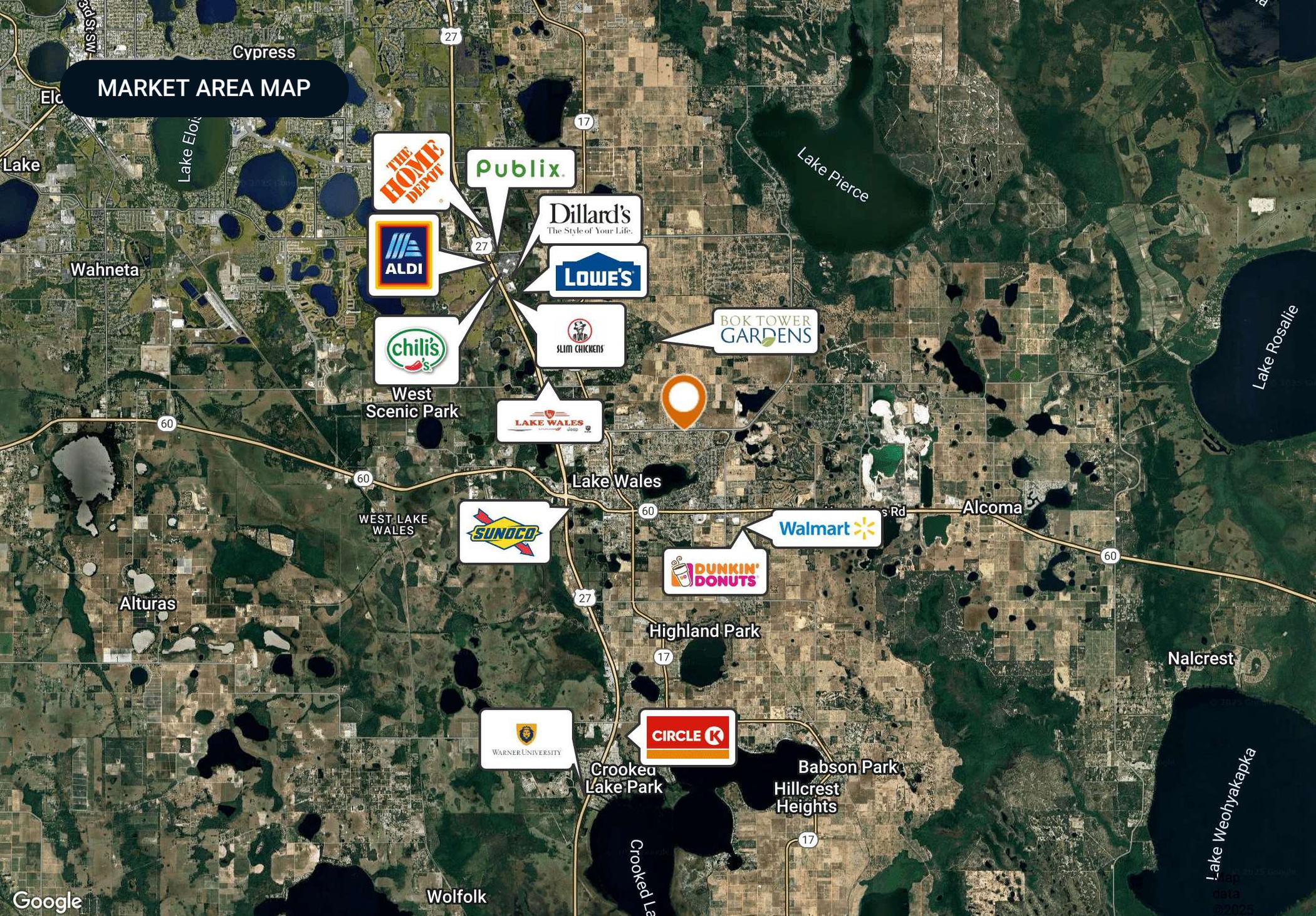
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Google

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MARKET AREA MAP

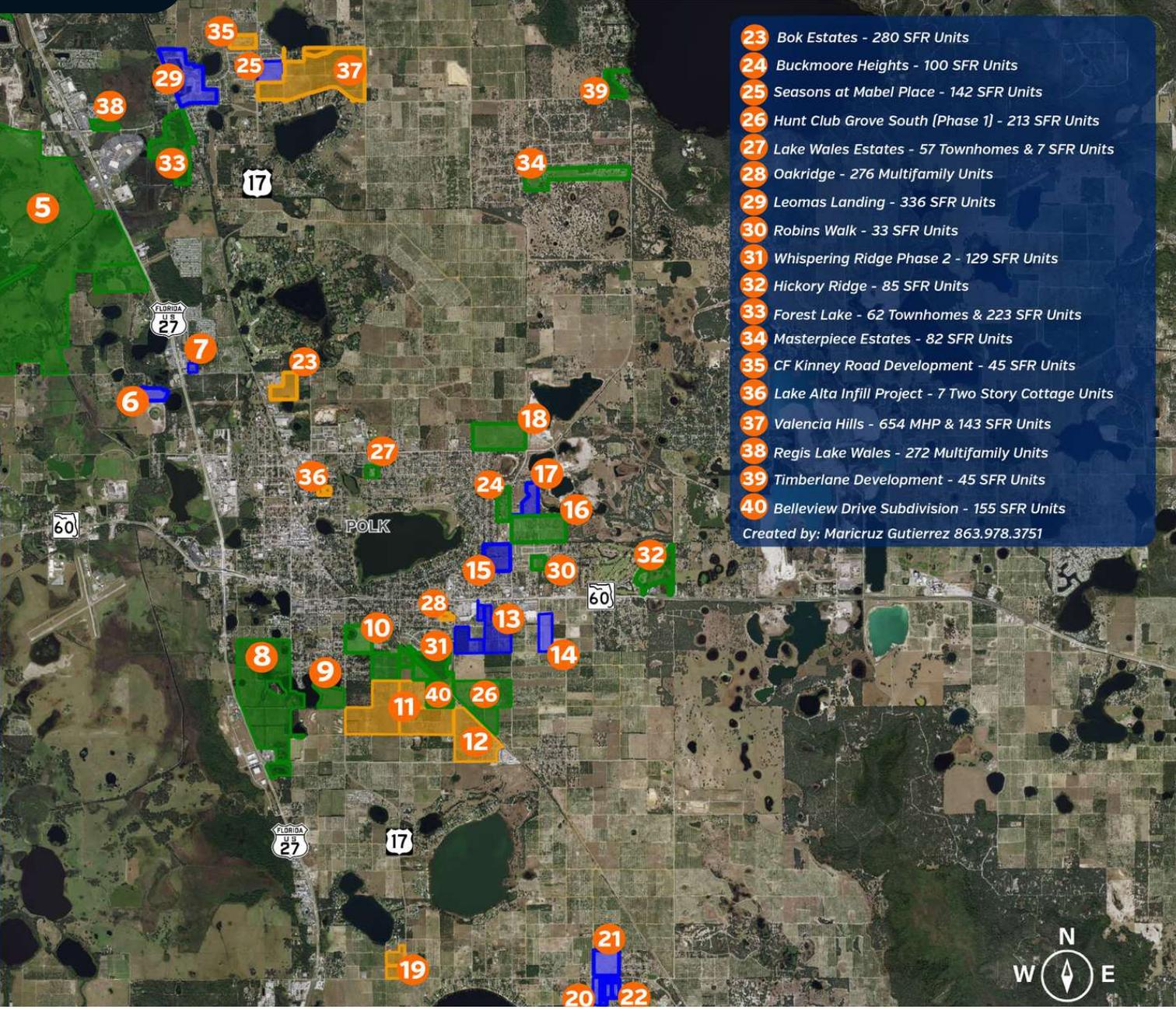


LAKE WALES DEVELOPMENTS MAP

Proposed
Approved
Under Construction
Delivered

- 1** South Pointe Elementary School delivered September 2023 ± 127,000 SF
- 2** Peace Creek Reserve - 120 Townhomes
- 3** Peace Creek Reserve Subdivision - 553 SFR Units
- 4** Peace Creek Village - 286 SFR Units & 38 Townhomes
- 5** Peace Crossing 6,100 SFR/Multifamily Units & 725,000 SF of Commercial Space
- 6** Harper Estates - 61 SFR Units
- 7** Tri Tower Storage - Expansion of Self Storage 17,600 SF
- 8** Ridgcrest 1,020 SFR Units & 9 Acres Commercial Dev
- 9** Belle Lago - 46 SFR Units
- 10** Steeple Chase - 250 SFR Units & 68 Townhomes
- 11** The Groves at Orchard Hills - 392 SFR Units & 2.07 Commercial Acres
- 12** Advance Drainage Systems Facility
- 13** Hunt Club Grove North 334 SFR Units
- 14** Taylor Groves Subdivision - 108 SFR Units
- 15** Robins Run - 156 SFR Units
- 16** Sunset Reserve - 349 SFR Units
- 17** Leighton Landing - 46 SFR Units
- 18** Iron Mountain - 42 SFR & 250 Townhome & 228 Multifamily Units
- 19** Tower Heights - 42 SFR Units
- 20** Babson Court - 23 SFR Units
- 21** Citrus Place - 79 SFR Units

- 23** Bok Estates - 280 SFR Units
 - 24** Buckmoore Heights - 100 SFR Units
 - 25** Seasons at Mabel Place - 142 SFR Units
 - 26** Hunt Club Grove South (Phase 1) - 213 SFR Units
 - 27** Lake Wales Estates - 57 Townhomes & 7 SFR Units
 - 28** Oakridge - 276 Multifamily Units
 - 29** Leomas Landing - 336 SFR Units
 - 30** Robins Walk - 33 SFR Units
 - 31** Whispering Ridge Phase 2 - 129 SFR Units
 - 32** Hickory Ridge - 85 SFR Units
 - 33** Forest Lake - 62 Townhomes & 223 SFR Units
 - 34** Masterpiece Estates - 82 SFR Units
 - 35** CF Kinney Road Development - 45 SFR Units
 - 36** Lake Alta Infill Project - 7 Two Story Cottage Units
 - 37** Valencia Hills - 654 MHP & 143 SFR Units
 - 38** Regis Lake Wales - 272 Multifamily Units
 - 39** Timberlane Development - 45 SFR Units
 - 40** Belleview Drive Subdivision - 155 SFR Units
- Created by: Maricruz Gutierrez 863.978.3751



DEMOGRAPHICS MAP & REPORT

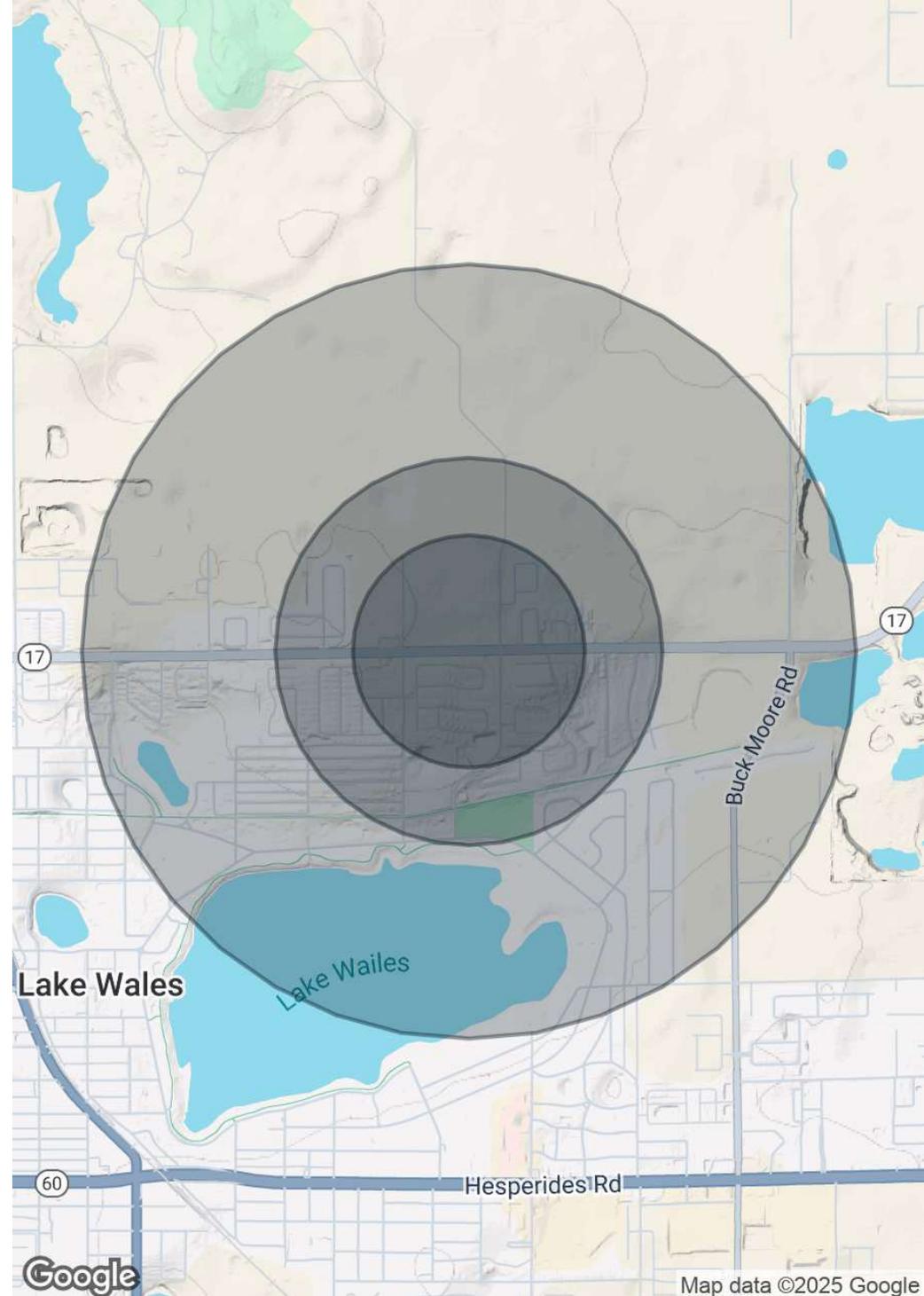
Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	815	2,018	4,325
Average Age	40	40	41
Average Age (Male)	38	39	39
Average Age (Female)	41	41	42

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	287	721	1,609
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$70,706	\$71,224	\$71,636
Average House Value	\$320,668	\$319,104	\$296,266

Demographics data derived from AlphaMap

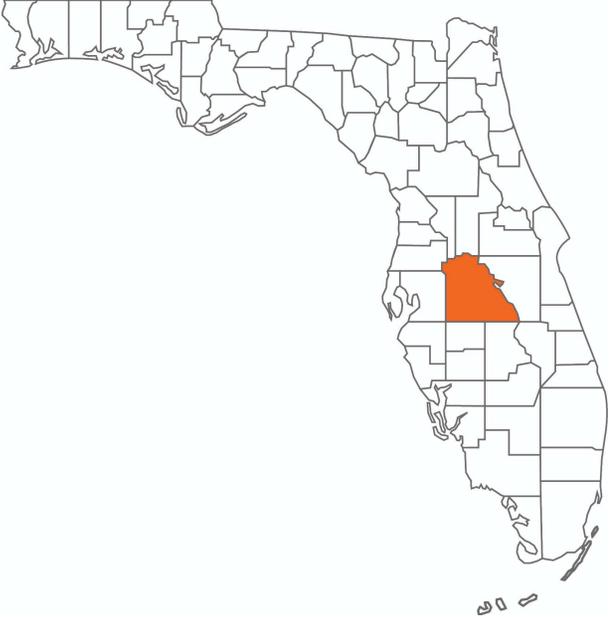


COUNTY



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.

CITY



Lake Wales

POLK COUNTY

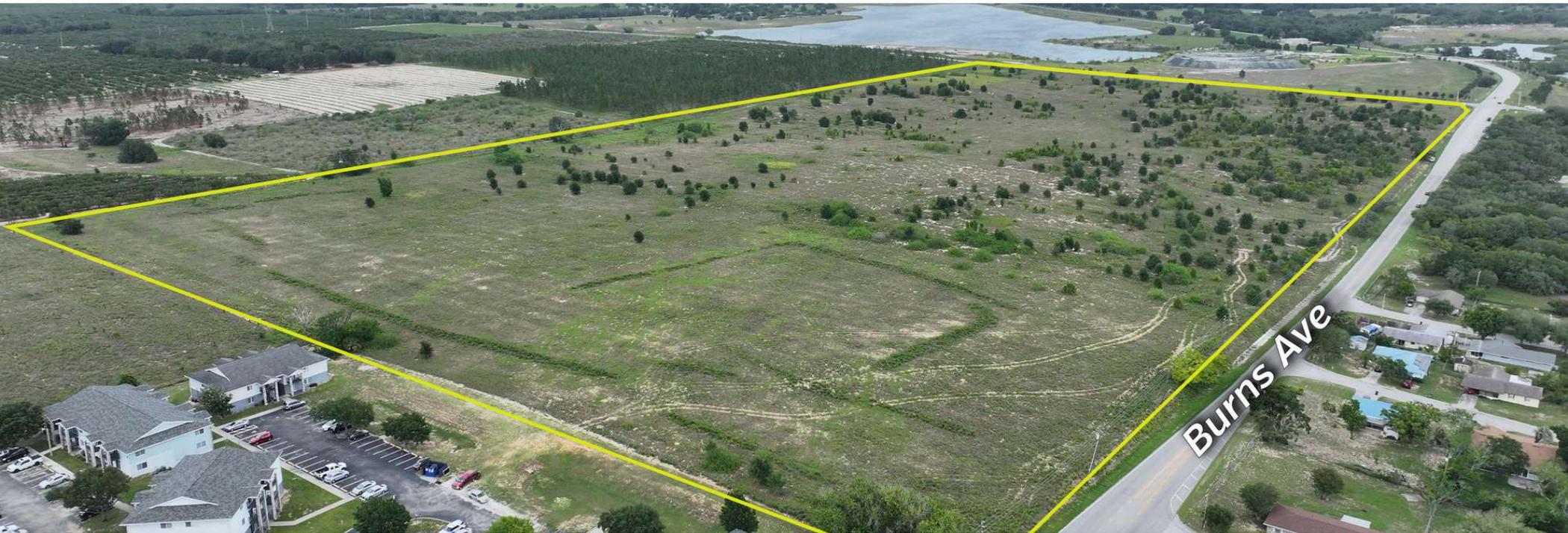
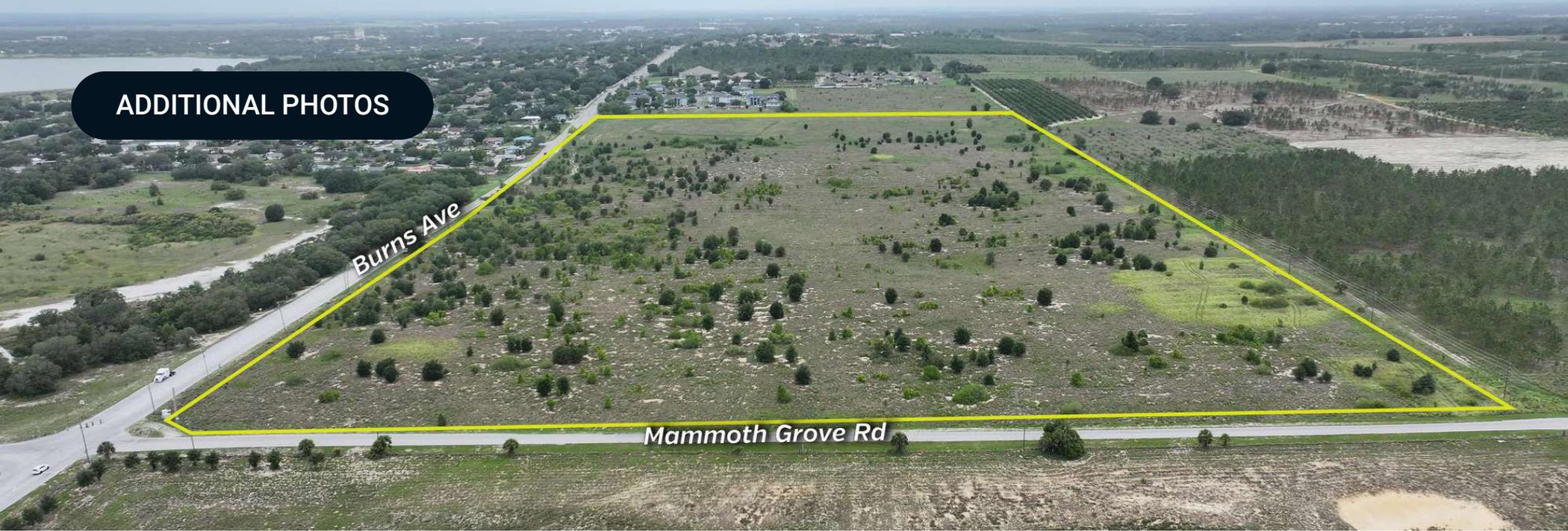
Founded	1917
Population	16,774 (2023)
Area	14
Website	lakewalesfl.gov
Major Employers	NuCor Steel AdventHealth Florida's Natural Growers Peterson Industries

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.

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Clay Taylor, ALC

Senior Advisor

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Direct: 877- 518-5263 x311 | Cell: 863- 224-0835

Professional Background

Clay Taylor, ALC is a Senior Advisor at Saunders Real Estate.

Clay has been with Saunders Real Estate since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI (Realtor’s Land Institute) and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR (Florida Association of Realtors ®), the NAR (National Association of Realtors ®), the LAR (Lakeland Association of Realtors ®), and the CID (Commercial & Industrial Division of LAR).

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land

ADVISOR BIOGRAPHY



Clayton Taylor

Associate Advisor

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Direct: 877- 518-5263 x356 | Cell: 863- 255-7406

Professional Background

Clayton Taylor is an Associate Advisor at Saunders Real Estate.

Clayton was born and raised in Lakeland as a sixth-generation Floridian. While attending Santa Fe Catholic High School, he began to develop strong leadership and teamwork skills as a key player on the school's baseball team. He continued his passion for baseball at Santa Fe College before transferring to the University of Florida. There, he earned a Bachelor of Science in Food and Resource Economics, which would enrich his understanding of agriculture, land use, and real estate. While at UF, Clayton held various leadership roles in the Kappa Alpha Order, notably serving as the chapter's Vice President.

Prior to becoming a real estate advisor, Clayton worked with a land management company, where he deepened his knowledge of landowner needs and how to enhance the value of their properties. This role provided him with practical experience in managing various land types and addressing the challenges faced by property owners. Adding to his expertise in the land real estate industry, Clayton would later complete an internship with Saunders Real Estate. Having been mentored by the firm's expert land brokers, he is able to help clients effectively navigate the real estate process, upholding the highest standards of due diligence.

In his spare time, Clayton is an avid outdoorsman who enjoys duck, deer, and turkey hunting.

Clayton specializes in:

- Residential Development
- Agriculture
- Ranch
- Hunting & Recreation



For more information visit www.saundersrealestate.com

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