

Grant Road

# Lake Wales 26 Single Family Lots

Grant Road, Lake Wales, Florida 33898

Clay Taylor, ALC  
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Clayton Taylor  
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Downtown Lake Wales  
(7 ± Minutes)



## PROPERTY OVERVIEW



### Sale Price

**\$715,000**

### Offering Summary

Acreage:	9.45 Acres
Lots Count:	26
Price/Lot:	\$27,500
State:	Florida
City:	Lake Wales
County:	Polk
Zoning:	R-1B
Future Land Use:	LDR - Low Density Residential
Utilities:	Available on site
Property Type:	Development Land

### Property Overview

This property is 9.45 acres located just north of SR 60 in Lake Wales, FL. The property has preliminary plat approval for 26 single family lots. Each lot ranges from 60 ft to 90 ft in width. Please see the enclosed site plan. Seller will deliver the property with full engineering & approvals in place. Full engineering permits are anticipated to be received in Early Fall 2026. Due Diligence is available upon request. Water, Sewer, and Electric is available at the property on Grant Road.

The surrounding area is comprised of Wal-Mart, Aldi, 7-Eleven, McDonalds, Taco Bell, and several other national retailers. Additionally, residential developments in the surrounding area include Lennar, KB Homes, Southern Homes, among others.

## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Uplands / Wetlands:</b>	All Uplands
<b>Soil Types:</b>	Candler
<b>Water Source &amp; Utilities:</b>	Public Water and Sewer are on Grant Rd
<b>Road Frontage:</b>	570 Ft ± on Grant Rd
<b>Nearest Point of Interest:</b>	Walmart: 1500 Ft Lake Wales Country Club: 1/2 Mile Aldi: 1/2 Mile Advent Health Lake Wales: 3/4 Mile Spook Hill Elementary: 1.5 Miles Publix: 2.25 Miles
<b>Current Use:</b>	Vacant Land
<b>Structures &amp; Year Built:</b>	N/A



## Location & Driving Directions

- Parcel: 28300600000022100
- GPS: 27.8974342, -81.5504206
- Driving Directions: Contact advisors
- Showing Instructions: Contact advisors

# SITE PLAN WITH AERIAL



<p><b>SLOAN</b> Engineering Group FOR YOUR BUSINESS AND COMMUNITY'S BEST INTERESTS SERVING THE COMMUNITY SINCE 1981</p>	
CLIENT: <b>SAUNDERS REAL ESTATE</b> PROJECT: <b>GRANT ROAD PROPERTY</b> TITLE: <b>SITE PLAN WITH AERIAL</b> DRAWN BY: <b>JACQUES, P. 2006</b>	SHEET NO. <b>3038</b> OF <b>C200</b>



# PROPERTY MAP



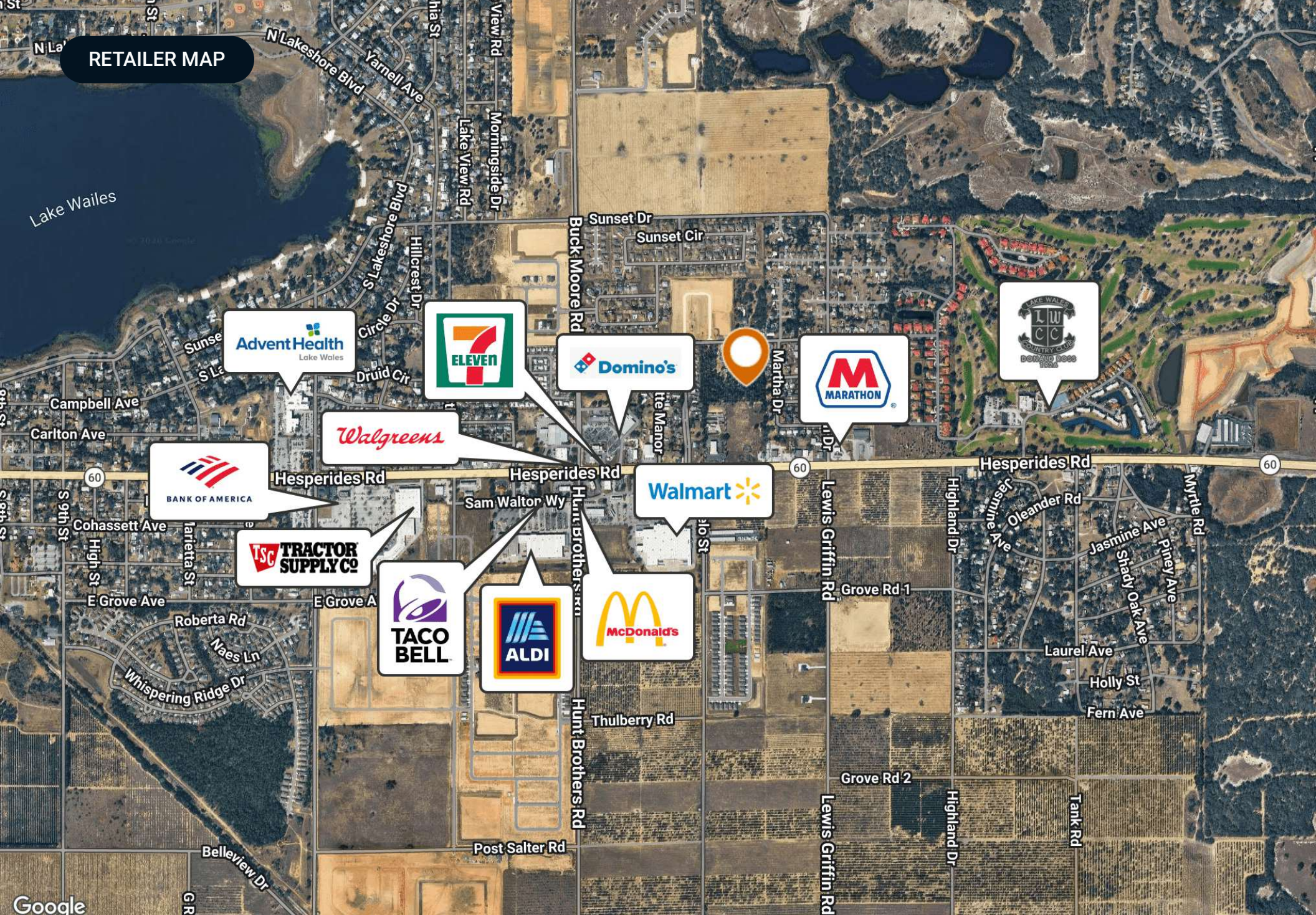
## Grant Road 26 Lots

■ Polygon



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# RETAILER MAP



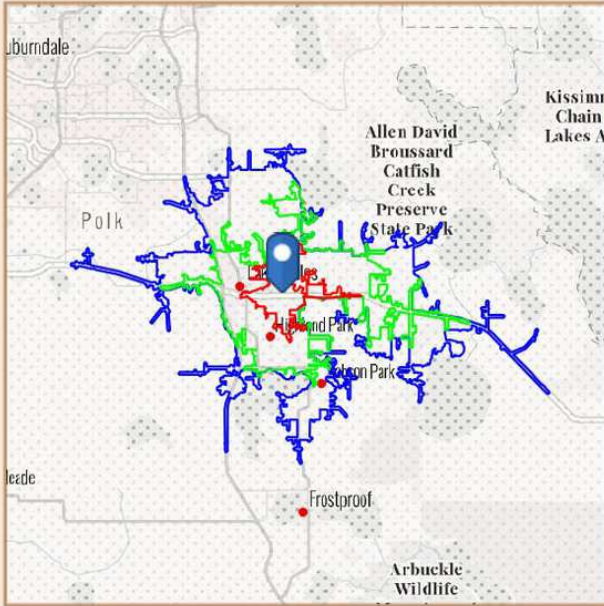
ADDITIONAL PHOTOS



# BENCHMARK DEMOGRAPHICS

Grant Rd, Lake Wales, Florida, 33898

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



## DRIVE TIME

5 mins 10 mins 15 mins

## GEOGRAPHY

Counties Polk County  
 CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area  
 States Florida USA

### AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
0 - 4	5.69%	5.72%	5.33%	5.30%	5.30%	4.69%	5.39%
5 - 9	6.00%	5.92%	5.48%	5.61%	5.61%	5.03%	5.75%
10 - 14	6.45%	6.22%	5.76%	6.00%	6.00%	5.34%	5.98%
15 - 19	6.66%	6.44%	6.10%	6.26%	6.26%	5.84%	6.47%
20 - 34	18.12%	18.13%	16.99%	18.85%	18.85%	18.43%	20.33%
35 - 54	23.36%	22.33%	21.71%	24.12%	24.12%	24.41%	25.20%
55 - 74	23.68%	24.07%	26.15%	23.96%	23.96%	25.55%	22.82%
75+	10.01%	11.20%	12.47%	9.91%	9.91%	10.74%	8.05%

### HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
<\$15,000	11.4%	12.4%	11.0%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	10.7%	9.6%	8.7%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	9.4%	9.2%	9.2%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	12.2%	11.7%	11.7%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	17.2%	18.4%	21.6%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	13.2%	13.9%	14.2%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	15.9%	15.2%	14.9%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	5.9%	5.9%	5.1%	8.1%	8.1%	8.7%	9.8%
\$200,000+	4.2%	3.8%	3.7%	6.6%	6.6%	12.1%	14.0%

### KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
Population	7,470	20,923	36,163	822,142	822,142	23,027,836	339,887,819
Daytime Population	7,598	23,633	37,685	782,956	782,956	22,846,618	338,218,372
Employees	2,984	7,756	13,489	334,740	334,740	10,832,721	167,630,539
Households	2,850	8,157	14,597	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.59	2.51	2.44	2.57	2.57	2.43	2.50
Median Age	40.9	41.5	43.9	41.3	41.3	43.6	39.6

### HOUSING FACTS

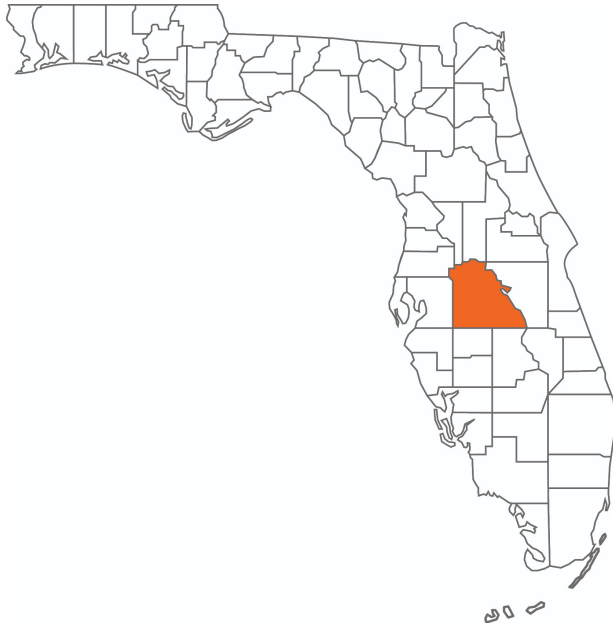
Housing Fact	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
Median Home Value	280,867	263,761	243,707	319,676	319,676	416,969	370,578
Owner Occupied %	65.9%	65.3%	67.7%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	34.1%	34.7%	32.3%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	3,097	9,389	17,552	361,112	361,112	10,635,372	146,800,552

### INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
Median HH Income	\$58,748	\$58,248	\$60,215	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$30,001	\$30,045	\$30,824	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$131,661	\$127,749	\$154,054	\$224,923	\$224,923	\$253,219	\$228,144



## Polk County FLORIDA

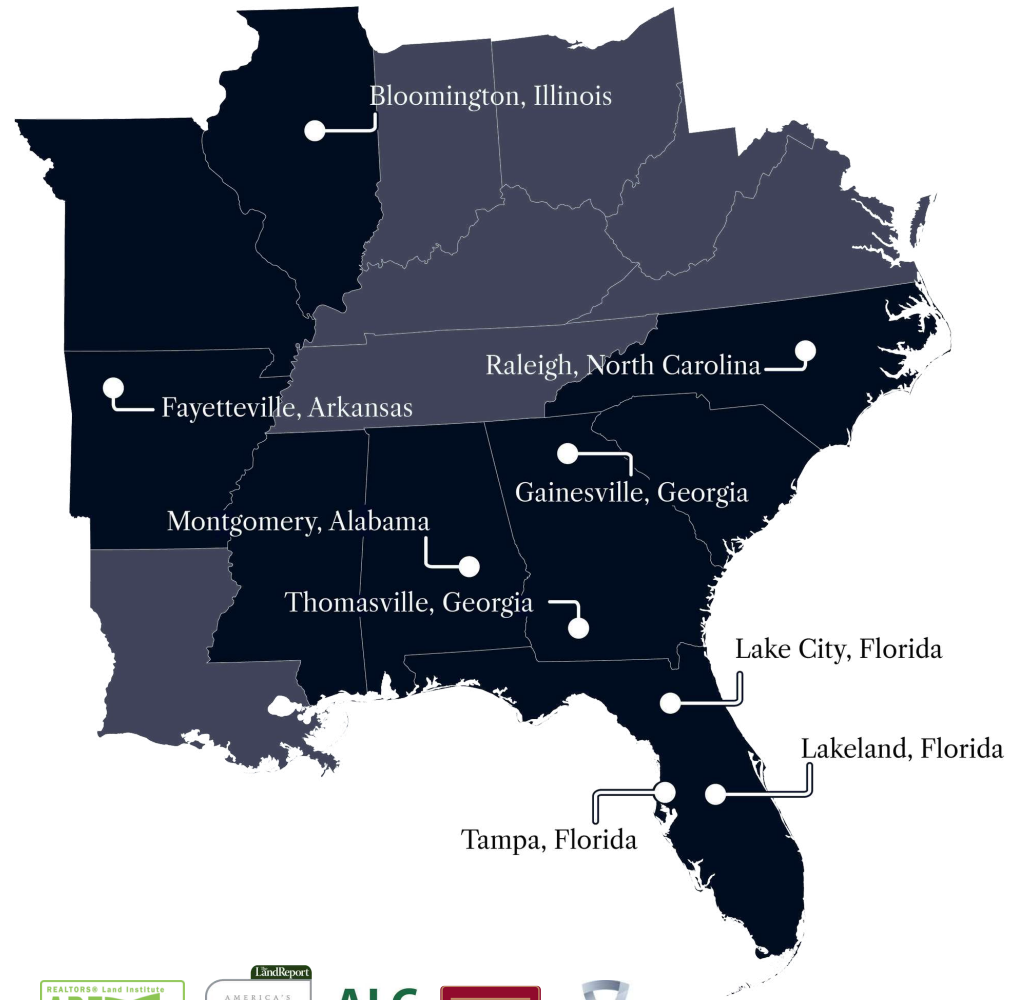


<b>Founded</b>	1861	<b>Density</b>	386.5 (2019)
<b>County Seat</b>	Bartow	<b>Population</b>	775,084 (2023)
<b>Area</b>	1,875 sq. mi.	<b>Website</b>	polk-county.net

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.



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