



Lake Bella Road

Lake Bella Road Transitional Land

2751 Lake Bella Rd, Lake Wales, Florida 33859

Maricruz Gutierrez Mejia
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Lake Bella Road





Sale Price

\$349,000

Property Overview

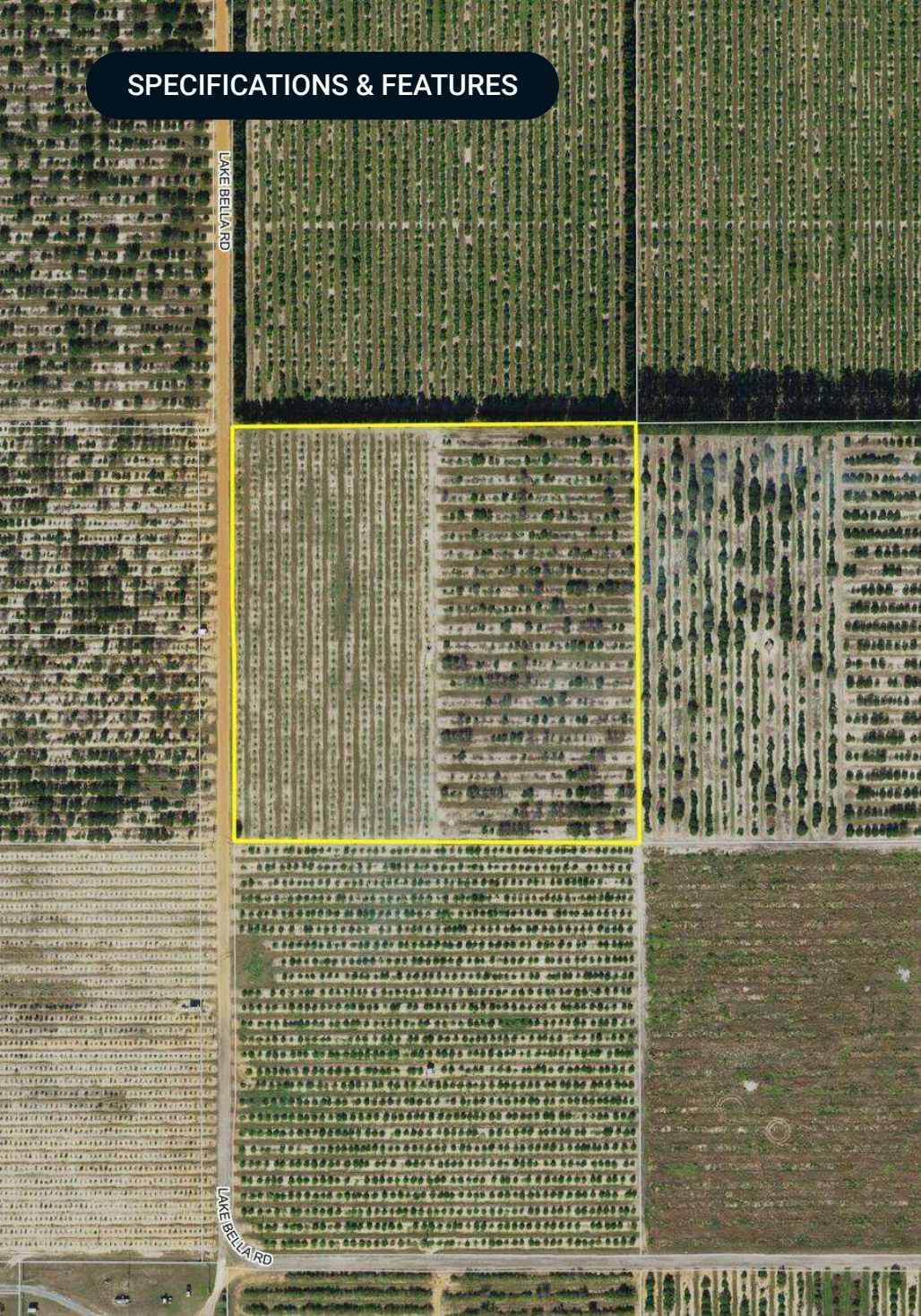
This site is approximately 10 acres located along Lake Bella Road and about 1 mile east of US Highway 27. The property is a former Valencia orange grove with a well and electric pump on site. It's in a great location as it is in proximity to major developments that are underway in the Lake Wales area.

Offering Summary

| | |
|-----------------|---------------------------------------|
| Acreage: | 9.91 ± Acres |
| Price / Acre: | ± \$35,217 |
| State: | Florida |
| City: | Lake Wales |
| County: | Polk |
| Zoning: | Agricultural Rural Residential (A/RR) |
| Property Taxes: | \$1,879.93 (2024) |
| Road Frontage: | 660 ± FT (Lake Bella Rd) |
| Property Type: | Land: |
| Parcel ID: | 27-30-23-000000-011030 |

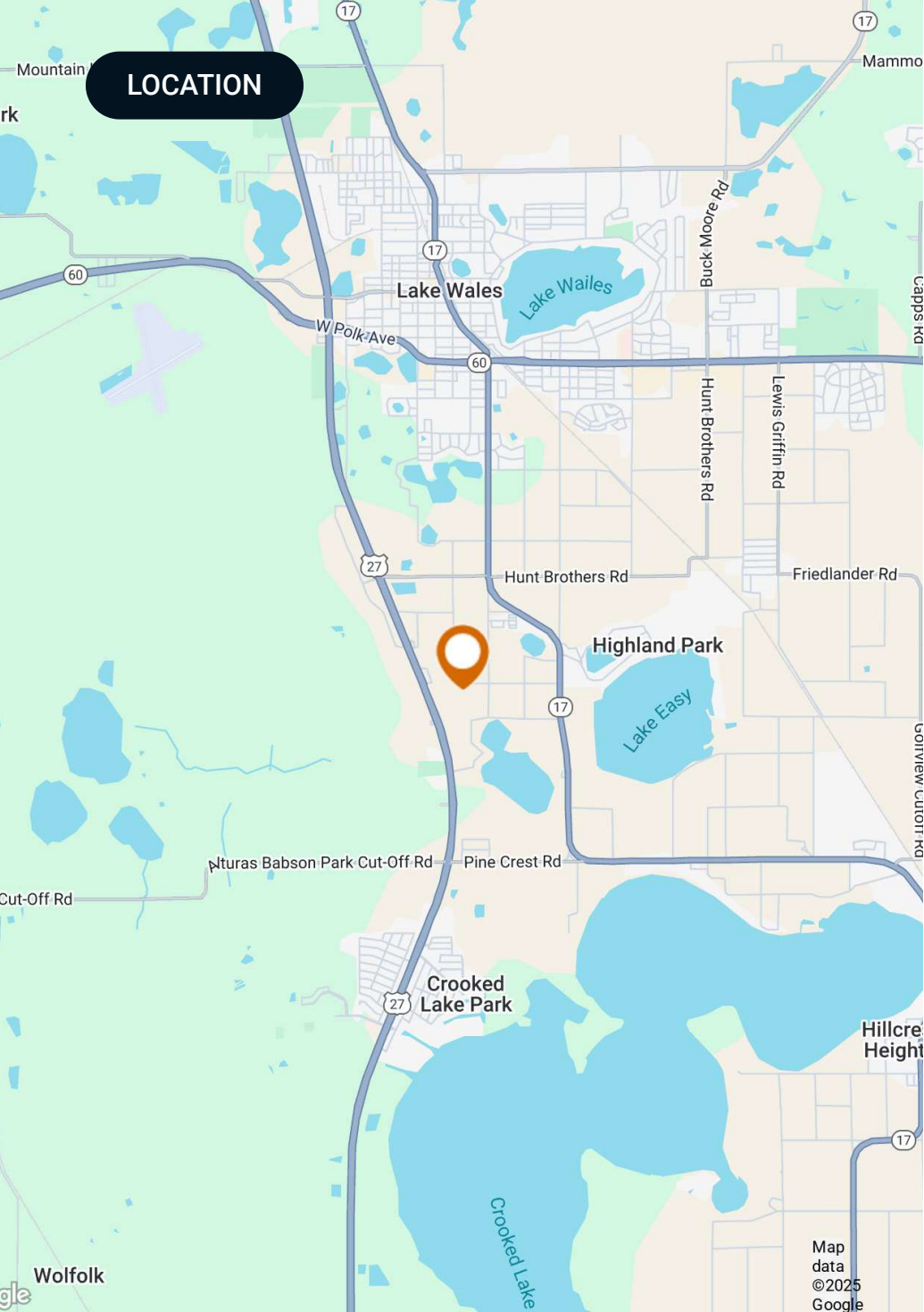
The current future land use is Agricultural Rural Residential (A/RR) which allows for one (1) dwelling unit per 5 acres. Additionally, the property is contiguous to the city limits of Lake Wales which creates an opportunity for this site to be annexed and potentially achieve a higher density. Water is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

SPECIFICATIONS & FEATURES



Specifications & Features

| | |
|----------------------------|--|
| Uplands / Wetlands: | All Uplands / No Wetlands |
| Soil Types: | Candler Sand |
| Taxes & Tax Year: | \$171.73 (2024) |
| Zoning / FLU: | Agriculture/Residential-Rural |
| Water Source & Utilities: | Water nearby along US Hwy 27, Sewer 1.5 ± miles north along Scenic Hwy |
| Road Frontage: | 660 ± FT along Lake Bella Road |
| Nearest Point of Interest: | Scenic Hwy US Hwy 27 & State Rd 60 Interchange Major retailers such as Walmart, Publix, & Aldi Advent Health Lake Wales Hospital Bok Tower Gardens |
| Current Use: | Former orange grove |



Location & Driving Directions

Parcel: 27-30-23-000000-011030

GPS: 27.863814, -81.584397

Driving Directions: From State Rd 60 & US Hwy 27 interchange; head south for 2 ± miles; then turn left onto Candle Rd; go 1/2 a mile then turn right onto Lake Bella Rd and continue for 1,300 FT; the property will be on your left

Showing Instructions: Contact Listing Agent

Lake Wales Development Map

- Proposed**
- Approved**
- Under Construction**
- Delivered**

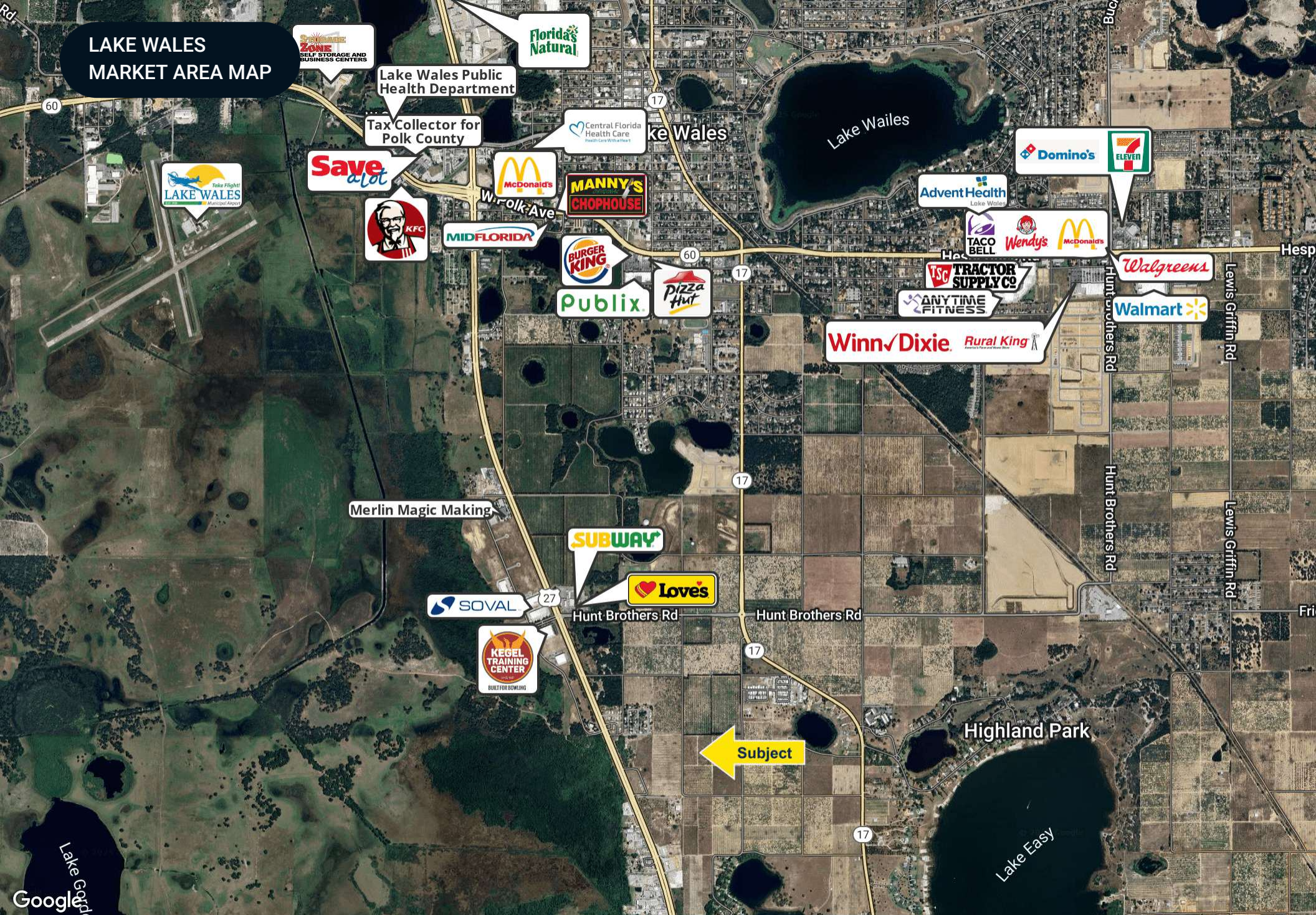
- 1 South Pointe Elementary School delivered September 2023 ± 127,000 SF
- 2 Peace Creek Reserve - 120 Townhomes
- 3 Peace Creek Reserve Subdivision - 553 SFR Units
- 4 Peace Creek Village - 286 SFR Units & 38 Townhomes
- 5 Peace Crossing 6,100 SFR/Multifamily Units & 725,000 SF of Commercial Space
- 6 Harper Estates - 61 SFR Units
- 7 Tri Tower Storage - Expansion of Self Storage 17,600 SF
- 8 Ridgecrest 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
- 22 Caloosa Ridge - 36 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 Hunter's Glen - 480 Multifamily 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
- 41 Panera Bread Restaurant
- 42 Chipotle Restaurant
- 43 Starbucks
- 44 Harding Ave Mixed Use Development
- 45 Lake Wales Commons - Commercial & Res Development
- 46 Mammoth Grove Road Subdivision - 82 SFR Units
- 47 Preserve at Lake Ashton North - 500 Multifamily Units & Commercial Development

Subject



LAKE WALES MARKET AREA MAP



FLORIDA ZONE SELF STORAGE AND BUSINESS CENTERS

Lake Wales Public Health Department

Tax Collector for Polk County

Take Flight! LAKE WALES Municipal Airport

Save a Lot

KFC

McDonald's

MANNY'S CHOPHOUSE

MIDFLORIDA

BURGER KING

Pizza Hut

Publix

Advent Health

Domino's

7 ELEVEN

TACO BELL

Wendy's

McDonald's

Walgreens

TRACTOR SUPPLY CO

ANY TIME FITNESS

Winn-Dixie Rural King

Walmart

Merlin Magic Making

SUBWAY

SOVAL

Loves

KEGEL TRAINING CENTER

Subject

Highland Park

Lake Easy

ADDITIONAL PHOTOS



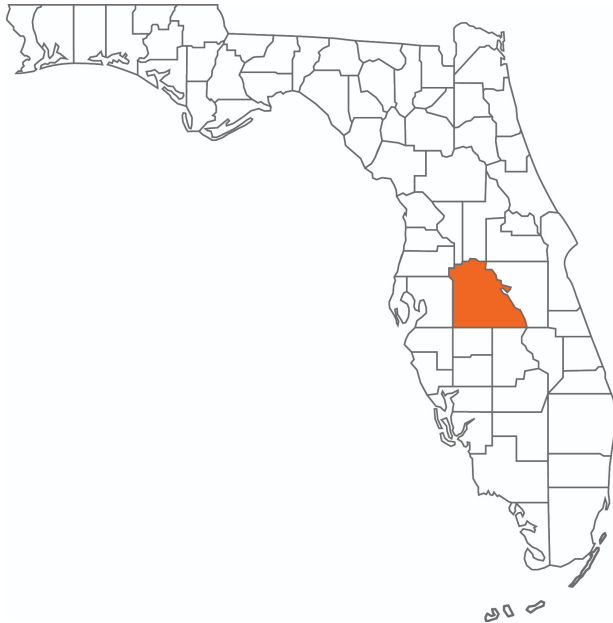


17 Lake Bella Road





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.



ADVISOR BIOGRAPHY



Maricruz Gutierrez Mejia

Associate Advisor

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Direct: **877-518-5263 x431** | Cell: **863-978-3751**

Professional Background

Maricruz is an Advisor at Saunders Real Estate.

As a Lake Wales native, Maricruz possesses a unique understanding of Florida's commercial real estate market. Since joining Saunders Real Estate in 2022, she has grown through several roles, beginning as an intern, advancing to Research Advisor, and now serving on the brokerage side as an advisor.

Maricruz specializes in the sale and lease of medical office properties, representing both investors and healthcare professionals seeking space tailored to their operations. Her expertise also extends to land sales and site selection across a range of commercial property types.

A graduate of the University of Central Florida with a Bachelor of Science in Real Estate, Maricruz was an active member of the UCF Real Estate Society and recipient of the 2022 CREW Orlando Scholarship. She previously served as a member of CREW Orlando and the UCREW Committee, where she helped introduce college students to careers in commercial real estate.

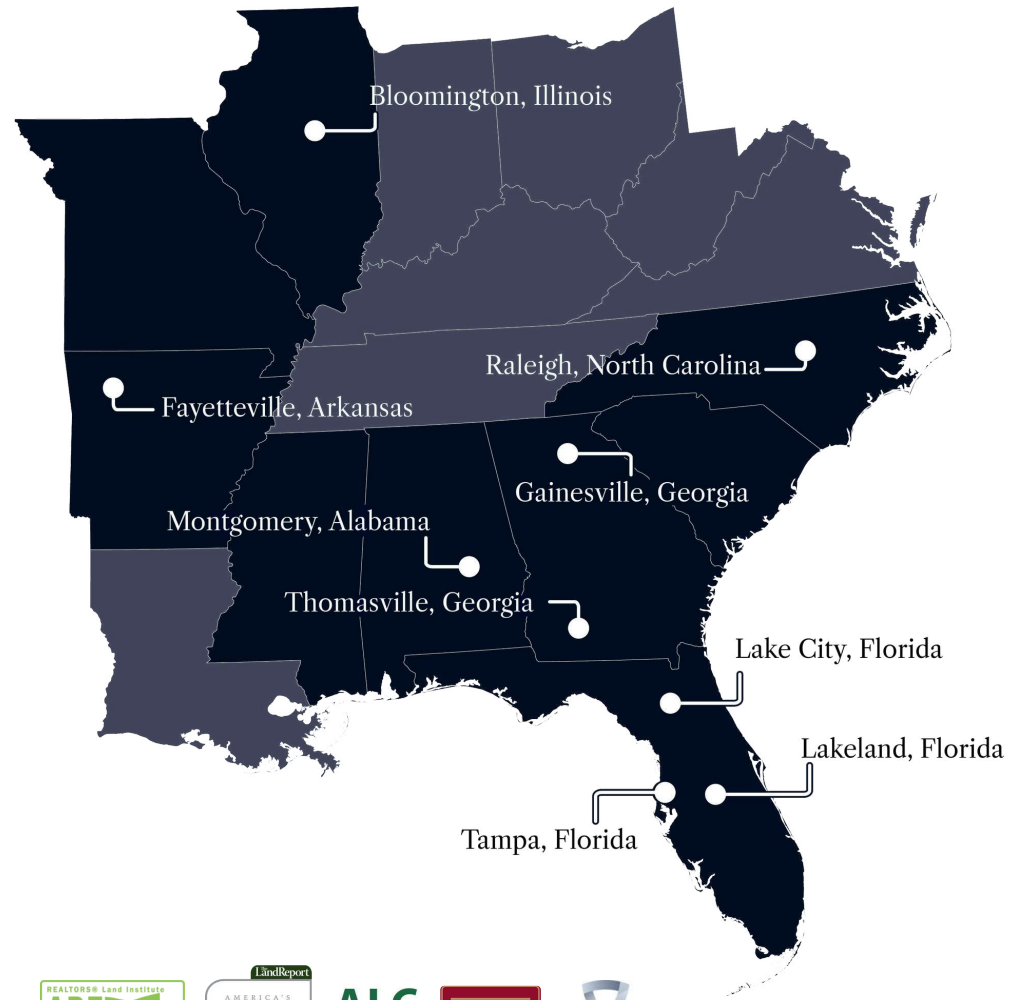
Maricruz is currently a CCIM Candidate, working toward her designation with an expected completion by the end of 2026. The Certified Commercial Investment Member (CCIM) designation is a globally recognized credential signifying expertise in commercial investment real estate and financial analysis. She is also a graduate of the LEDC Summer Leadership Program and a current member of Leadership Lake Wales Class 29, where she continues to build upon her leadership and community involvement.

Maricruz specializes in:

- Medical (Sales & Leasing)
- Tenant & Buyer Representation (Medical Users)
- Citrus
- Commercial Development
- Residential Development



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