SAUNDERS LAND

Babson Park Transitional Land

Ross St Babson Park, FL 33827

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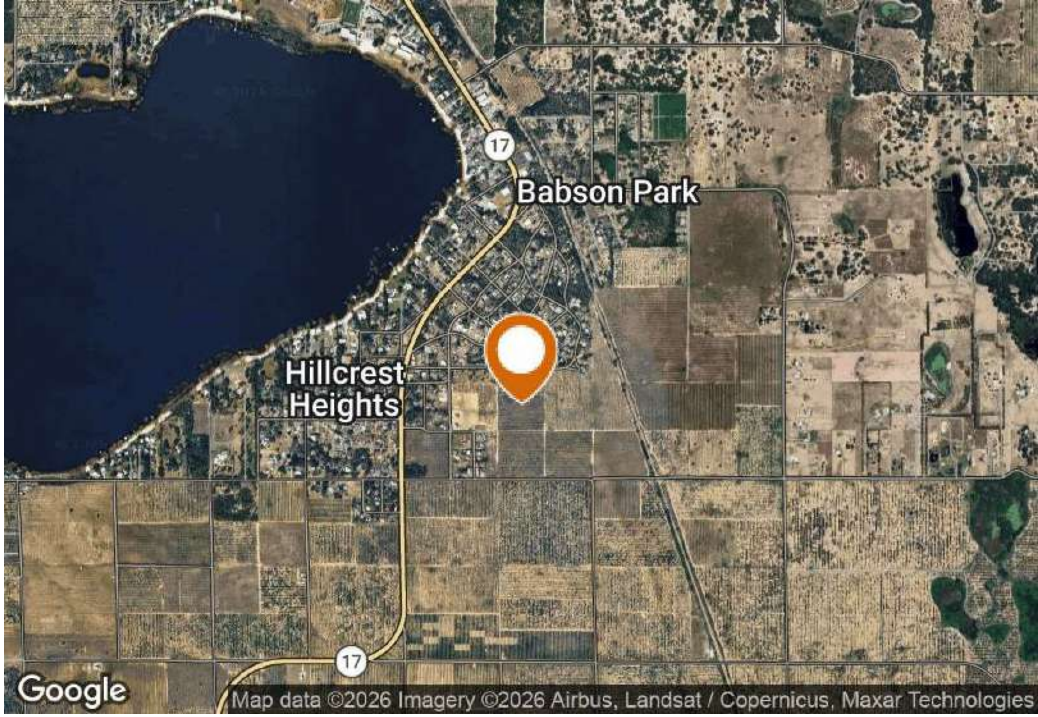
Ross St

Table of Contents

Aerial Photo	2
Property Information	4
Property Overview	5
Location & Future Land Use Description	6
Location Information	7
Regional & Location Map	8
County	9
Neighborhood Aerial Map	10
Market Area Map	11
Additional Photos	12
Agent And Company Info	13
Advisor Biography	14

SECTION 1

Property Information



Offering Summary

Sale Price:	**$355,000**
Acreage:	10.14 ± Acres
Price / Acre:	$35,000 ±
FLU:	Residential Suburban (RS) (Unincorporated Polk County)
Water:	6 inch irrigation well
Power:	Available
Property Taxes:	$1,567.94 (2025)
Property Type:	Land: Citrus, Residential Development
Parcel ID:	28-30-33-000000-042030

Property Summary

The property consists of approximately 10 acres and is located in Babson Park, FL. Scenic Highway is located just over 1,000 ± feet west of the property and can be accessed via Ross Street. The north and west boundaries are adjacent to residential communities while the south and east boundaries border agricultural land. There is a 6-inch water well located along the east side of the property.

Additionally, the property is located within unincorporated Polk County and has a Future Land Use designation of Residential Suburban. Previously used as a citrus grove, the property is well suited for continued agricultural use or future residential development.

Location Description

The property is located in Babson Park, approximately 7 ± miles south of State Road 60 and 5 ± miles east of US Highway 27. Nearby properties include residential communities, Webber International University, and Babson Park Elementary. Babson Park is a primarily rural community in southeastern Polk County known for its agricultural character, convenient access to nearby cities, and proximity to the City of Lake Wales. Downtown Lake Wales is approximately a 10 to 15 minute drive north.

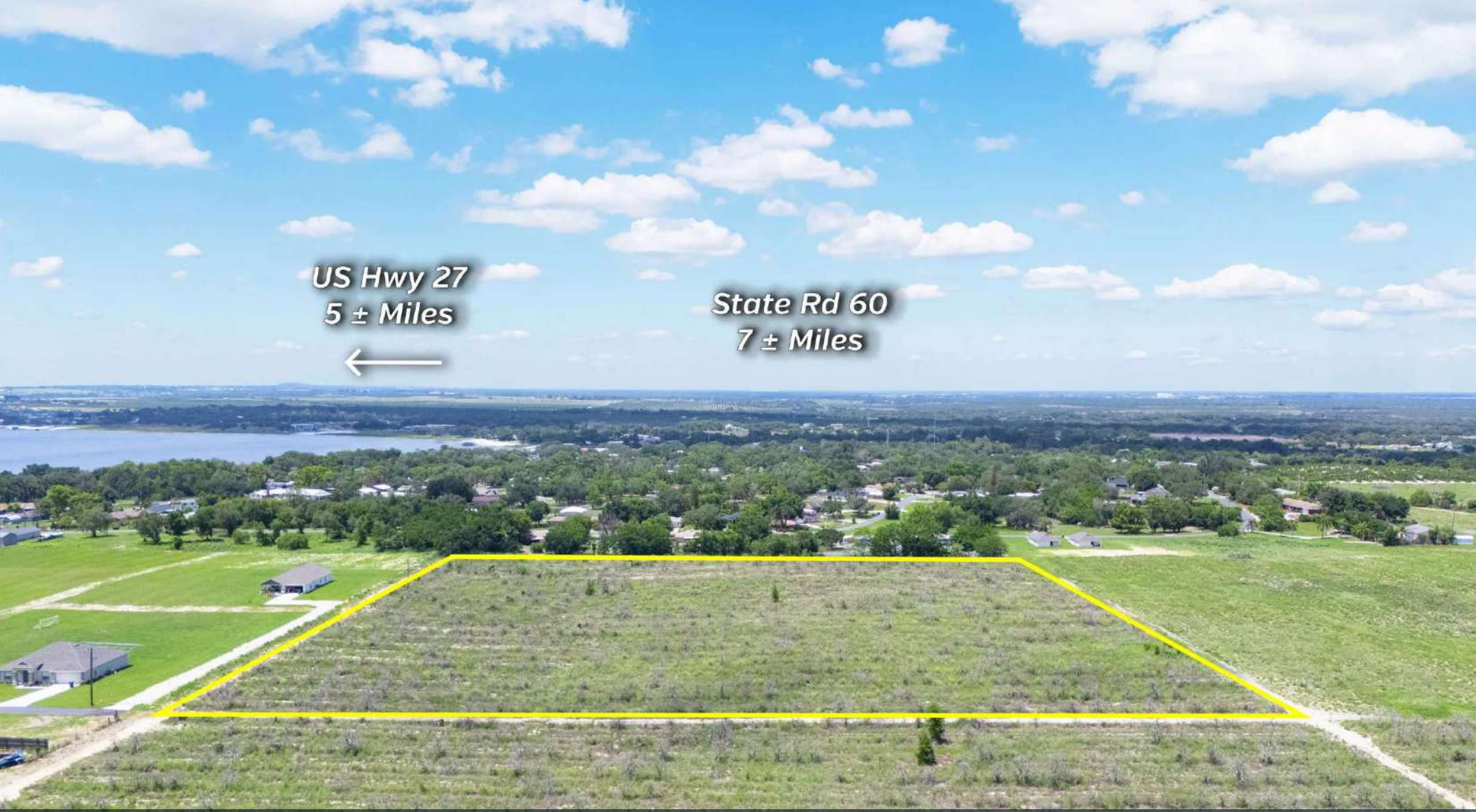
Webber International University is located on 110 acre campus and it is a not for profit private institution and hosts students from more than 48 different countries.

Scenic Highway is a major north to south thoroughfare in the area. The highway travels parallel to US 27, passing through Haines City, Lake Hamilton, Dundee, Lake Wales, Babson Park, and Frostproof. It is known for extending 38.7 miles along the Lake Wales Ridge.

Another point of interest nearby is Crooked Lake. This lake is over 4,000 acres situated just west of Frostproof and Babson Park. It serves as a regional hub for boating, freshwater fishing, and outdoor recreation

Future Land Use Description

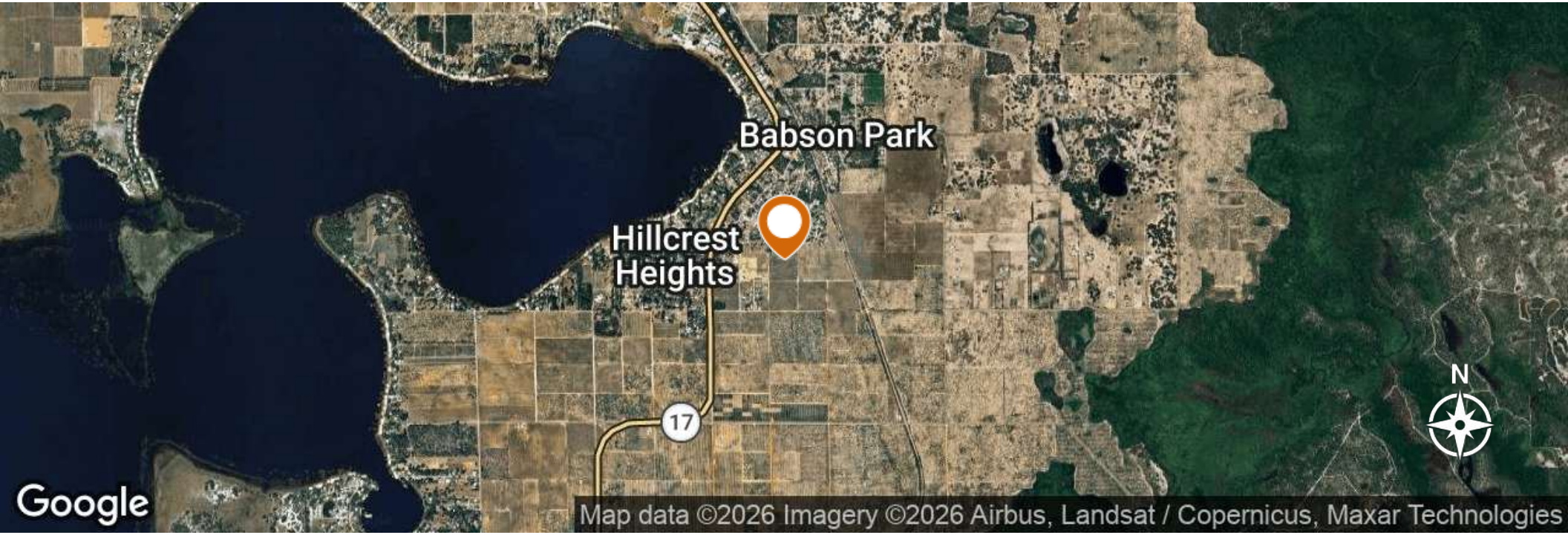
The property is located within unincorporated Polk County and has a Residential Suburban (RS) Future Land Use designation. The current Future Land Use allows for one dwelling unit per five acres allowing for potential future residential development. There are other potential uses with conditional approval.



SECTION 2

Location Information

REGIONAL & LOCATION MAP

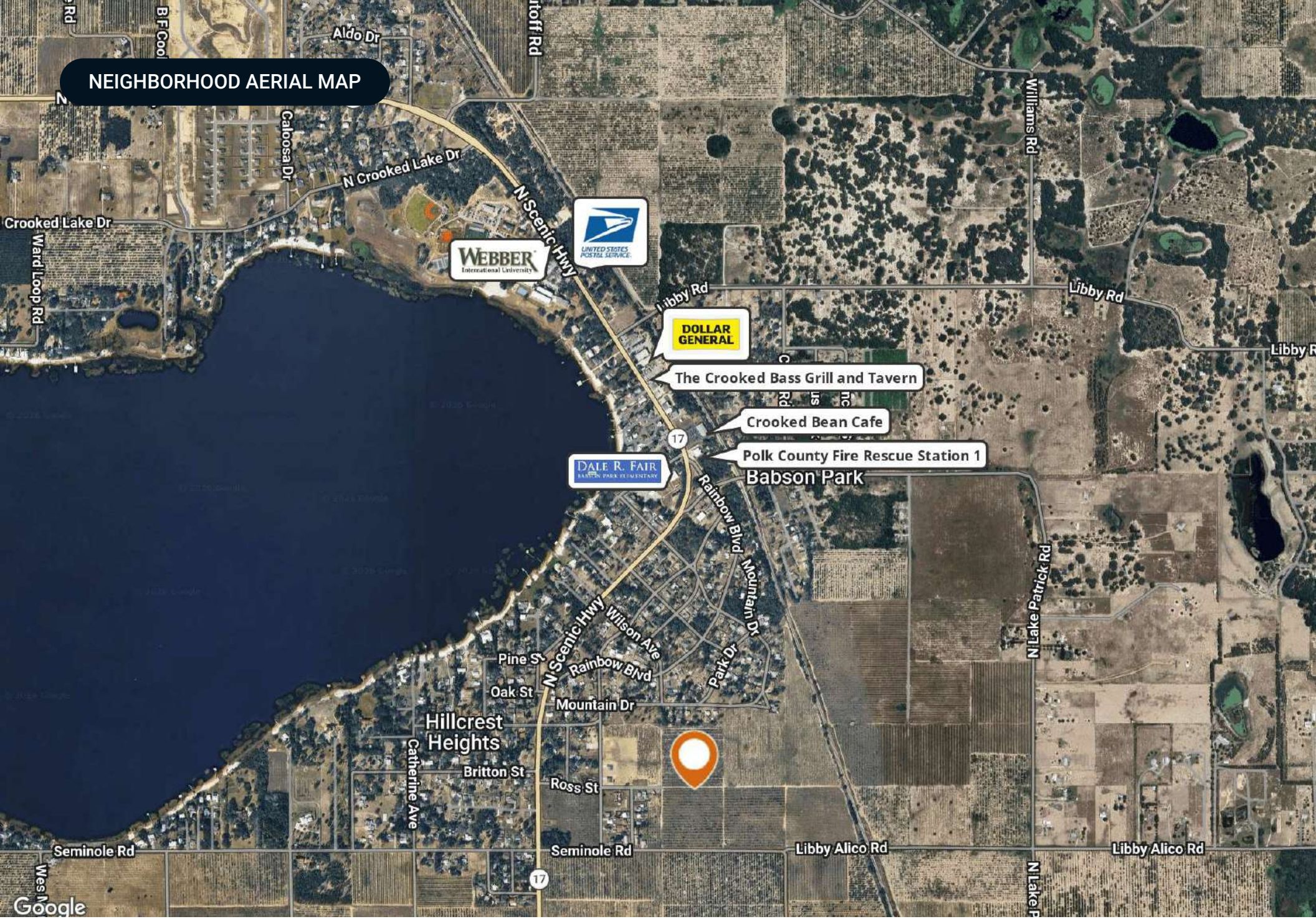


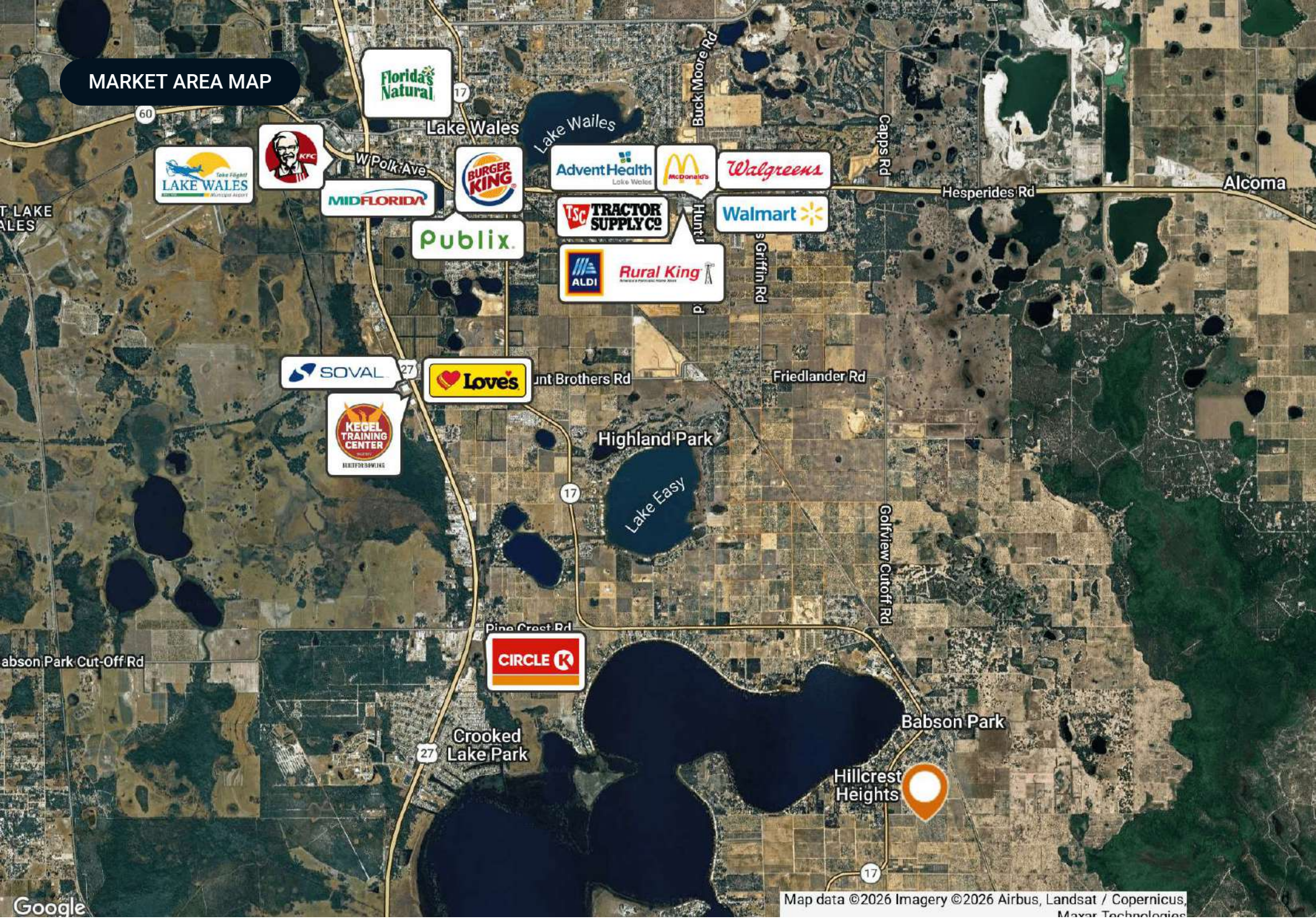
Polk County

FLORIDA

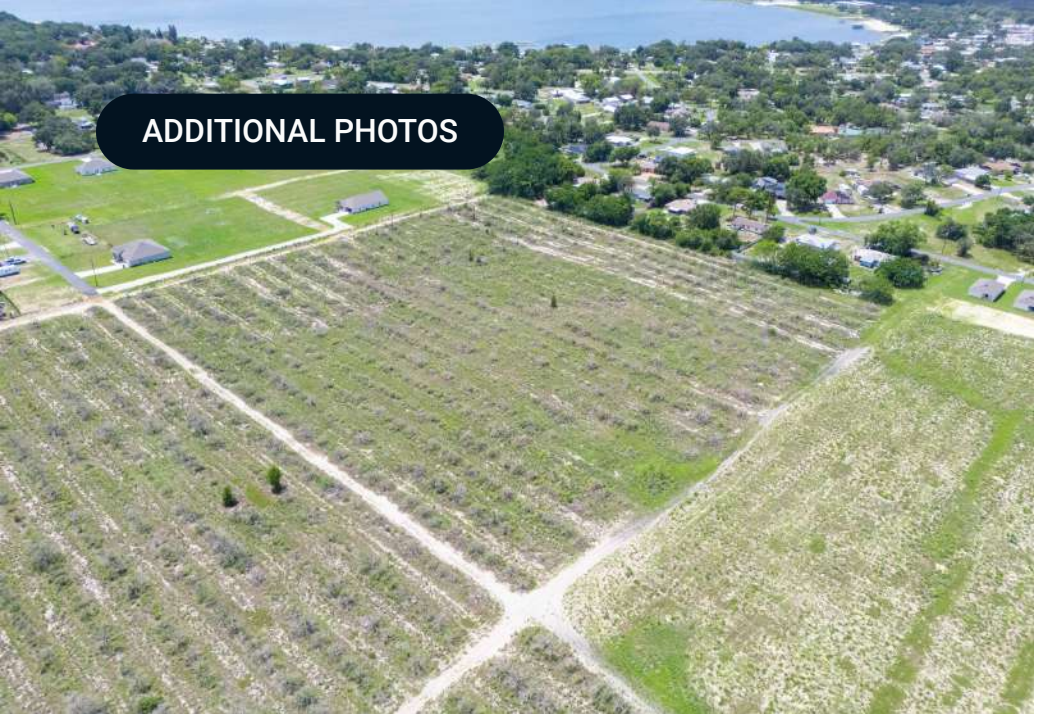
Founded	1861	**Density**	386.5 (2019)
County Seat	Bartow	**Population**	775,084 (2023)
Area	1,875 sq. mi.	**Website**	polk-county.net

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.


NEIGHBORHOOD AERIAL MAP
Aldo Dr
Caloosa Dr
N Crooked Lake Dr
Crooked Lake Dr
Ward Loop Rd
N Scenic Hwy
WEBBER International University
UNITED STATES POSTAL SERVICE
Libby Rd
DOLLAR GENERAL
The Crooked Bass Grill and Tavern
Crooked Bean Cafe
Polk County Fire Rescue Station 1
DALE R. FAIR BABSON PARK ELEMENTARY
Babson Park
Rainbow Blvd
Mountain Dr
Wilson Ave
Park Dr
Pine St
Oak St
Hillcrest Heights
Catherine Ave
Britton St
Ross St
Seminole Rd
Libby Alico Rd
N Lake Patrick Rd
Williams Rd
17
Google


MARKET AREA MAP
Florida's Natural
Lake Wales
Lake Wailes
Buck Moore Rd
Capps Rd
Alcoma
Hesperides Rd
W Polk Ave
AdventHealth
Lake Wales
Walgreens
Walmart
TRACTOR SUPPLY CO
ALDI
Rural King
Publix
MIDFLORIDA
SOVAL
Loves
Friedlander Rd
Highland Park
Lake Easy
Golfview Cutoff Rd
KEGEL TRAINING CENTER
CIRCLE K
Babson Park
Crooked Lake Park
Hillcrest Heights
Google
Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus,

ADDITIONAL PHOTOS



SECTION 3

Agent And Company Info

ADVISOR BIOGRAPHY

Maricruz Gutierrez Mejia

Associate Advisor
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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 Land
• Commercial Development
• Residential Development

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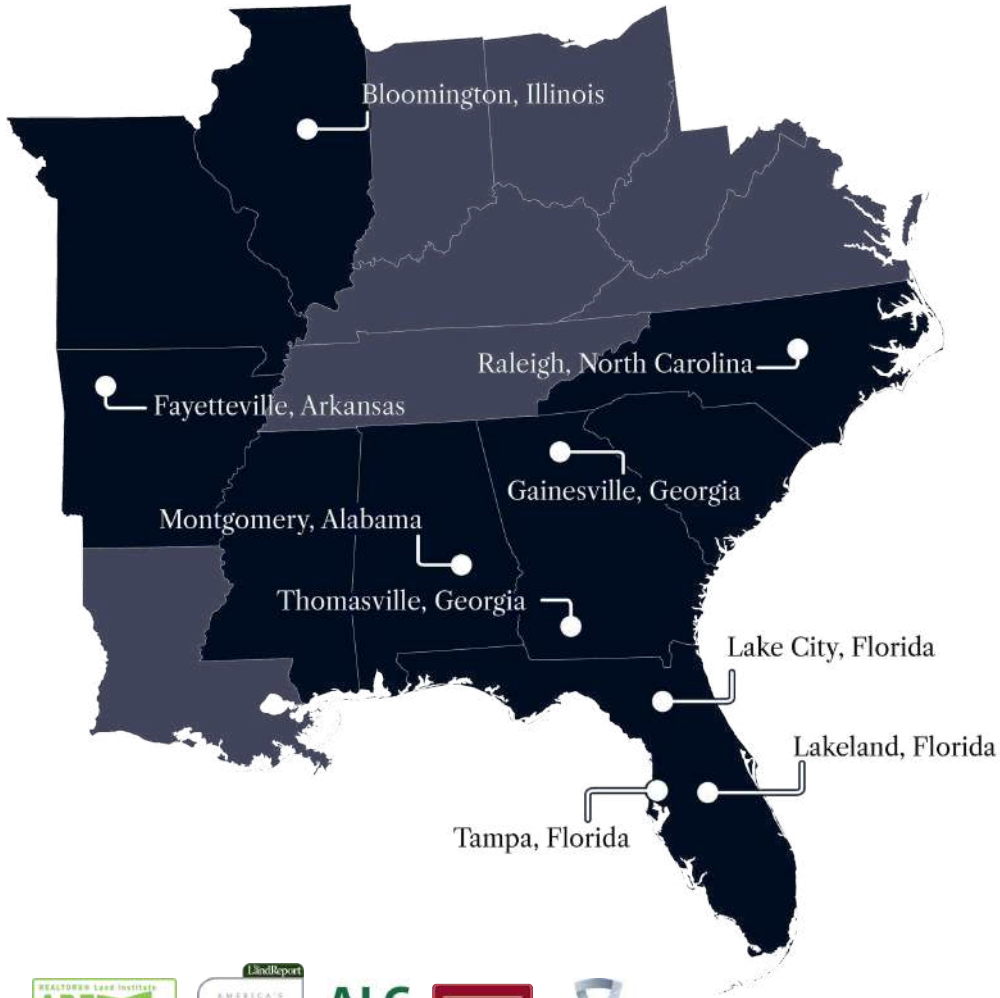

APEX AWARDS · BEST BROKERAGES · ALC · CCIM · SIOR

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