



# Lake Wales Commercial Site with State Road 60 Frontage

2030 & 2024 State Road 60, Lake Wales, Florida 33859

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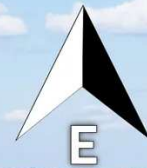


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U.S. Hwy 27  
(2 ± Miles)

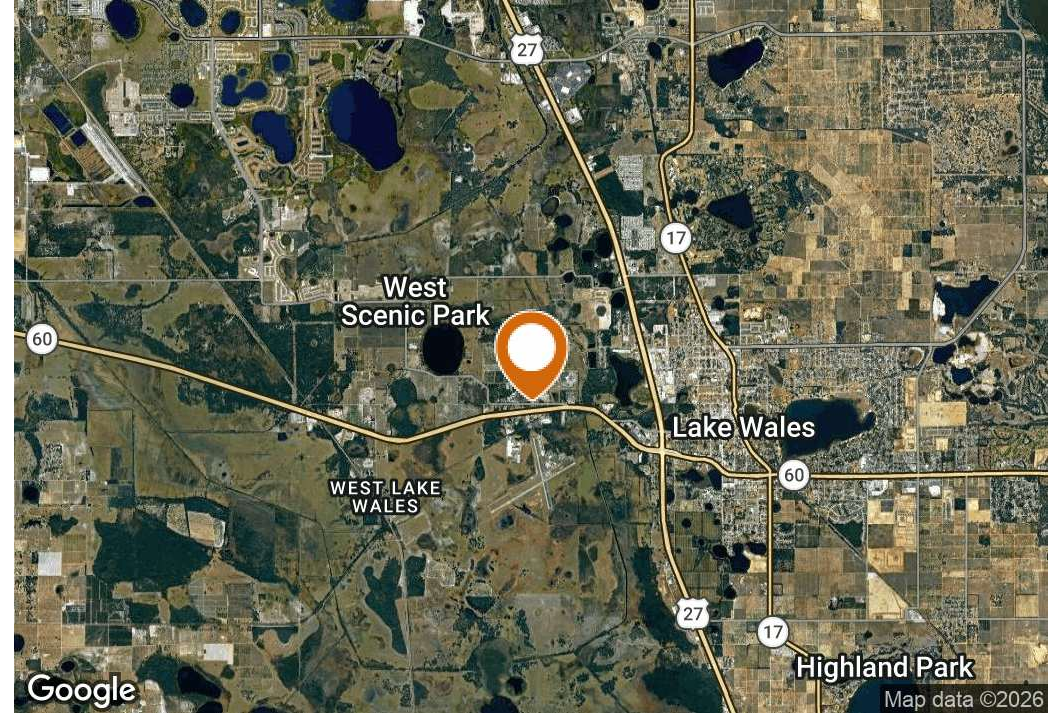


SECTION 1

# Property Information



## EXECUTIVE SUMMARY



## Offering Summary

|                  |                                                                  |
|------------------|------------------------------------------------------------------|
| Sale Price:      | \$300,000                                                        |
| Lot Size:        | 0.96 ± Acres                                                     |
| Future Land Use: | Linear Commercial Corridor (LCC)<br>Unincorporated Polk County   |
| Traffic Count:   | 29,000 Cars/Day                                                  |
| Road Frontage:   | 235 ± FT                                                         |
| Market:          | Southeast Polk County                                            |
| Property Taxes:  | \$305.56 (2025)                                                  |
| Utilities:       | Well/Septic                                                      |
| Parcel ID:       | 27-30-04-000000-014180,<br>27-30-04-000000-014240                |
| Zoning:          | Linear Commercial Corridor (LCC)<br>(Unincorporated Polk County) |
| Traffic Count:   | 29,000                                                           |

## Property Overview

The subject property consists of approximately 1 ± acre and features approximately 235 ± feet of frontage along State Road 60. The property was previously improved with residential homes which have since been demolished, leaving a vacant commercial site available for future development. A major benefit of the property is the full median opening along State Road 60 providing convenient access from both directions of travel and improved accessibility for future users.

The current Future Land Use designation is Linear Commercial Corridor (LCC). This designation is flexible allowing for a variety of commercial uses. Additionally, the site is directly across from the Polk County Fire Station and just north of the Lake Wales Municipal Airport. The site is ideal for businesses looking to expand and are seeking a vacant commercial lot along a major thoroughfare.

## Property Highlights

- Frontage along State Road 60
- Current FLU allows for a variety of uses
- Less than 2 miles west of US Hwy 27 & State Rd 60 intersection



SITE DIMENSIONS





## LOCATION & FUTURE LAND USE DESCRIPTION



### Location Description

The subject property is located in Lake Wales, FL approximately 60 miles east of Tampa and less than two miles west of the intersection of US Highway 27 and State Road 60. Both US Highway 27 and State Road 60 are major thoroughfares that provide convenient access throughout Central Florida.

US Highway 27 serves as one of Central Florida's primary north-south corridors, while State Road 60 is a major east-west corridor connecting the Tampa Bay area to Florida's east coast. The property is located directly across from the Polk County Fire Station and just north of the Lake Wales Municipal Airport. This site is in an ideal location within an established commercial area with convenient access to surrounding businesses and services.

### Future Land Use Description

According to the Polk County Land Development code, the purpose of the Linear Commercial Corridor is to recognize existing linear concentrations of commercial, office, institutional, and industrial uses along roadways.

### Examples of Permitted Uses

- Office Park
- Veterinary Service
- Studio, Production
- Retail
- Personal Service
- Nurseries and Greenhouses





Old Bartow Rd



# 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 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
- 22 Caloosa Ridge - 36 SFR Units

**Subject**

- 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 Stoneridge - 2,400 SFR Units & 550 MF Units & Industrial Dev

- 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
- 48 Hilton Brand Hotel
- 49 Grant Rd Property - 37 SFR Units

Created by: Maricruz Gutierrez 863.978.3751



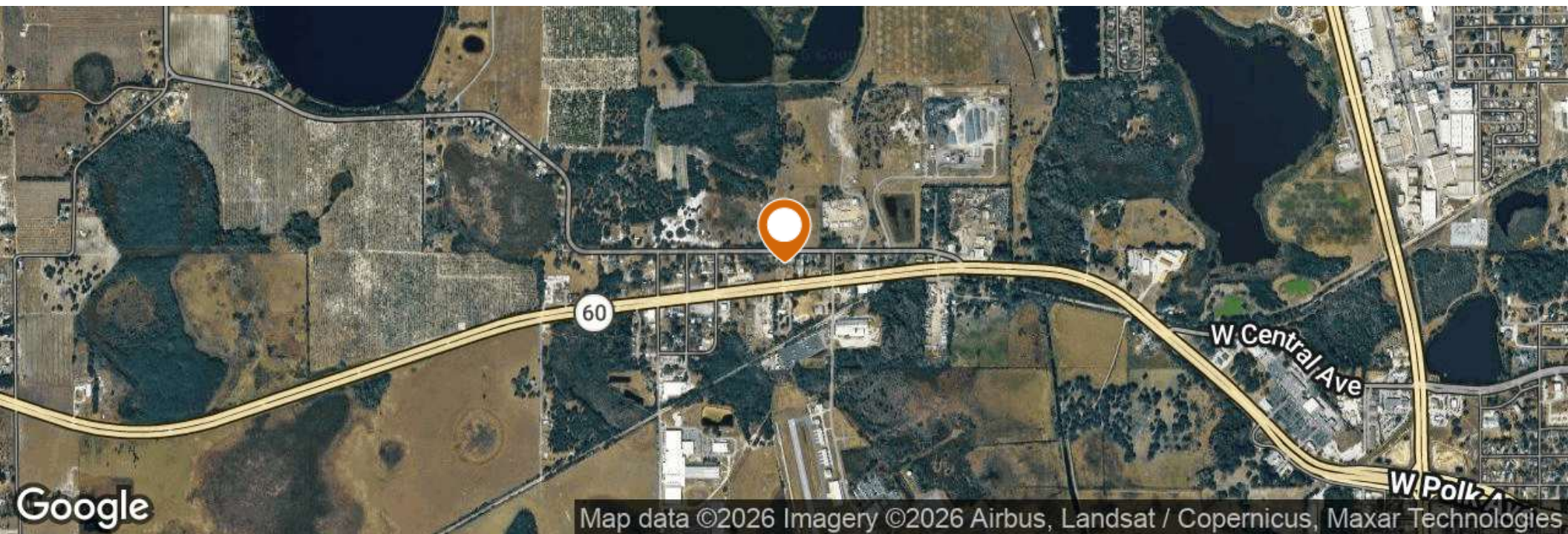
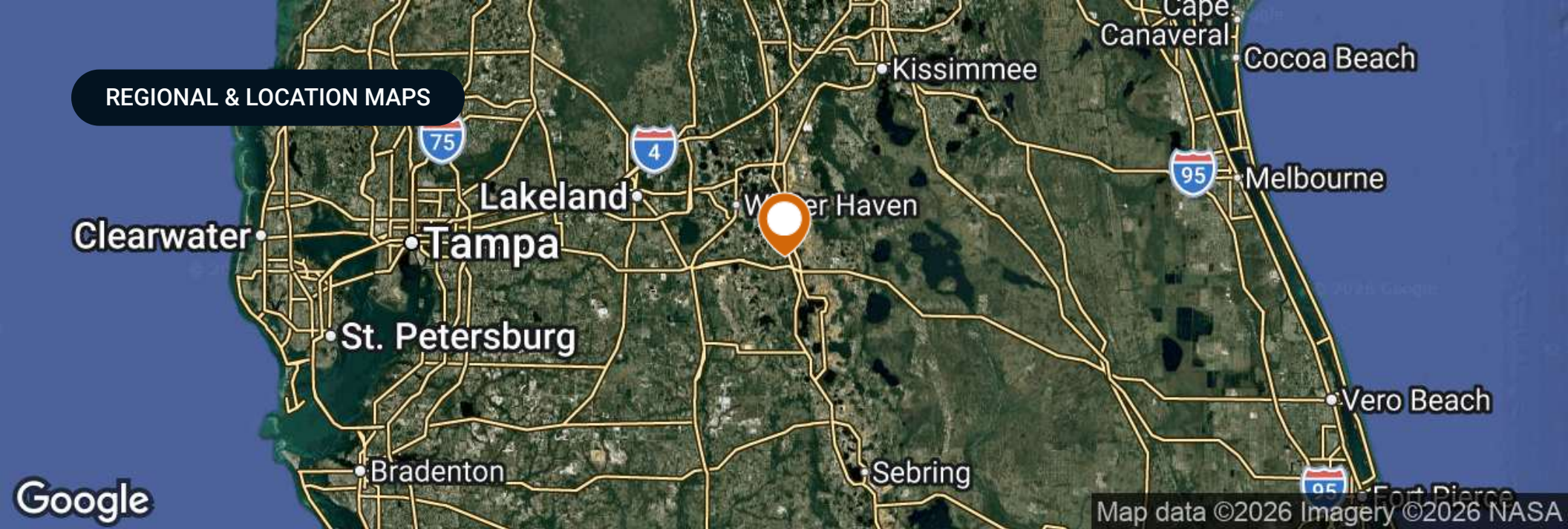
Tampa  
(60 ± Miles)



SECTION 2

# Location Information



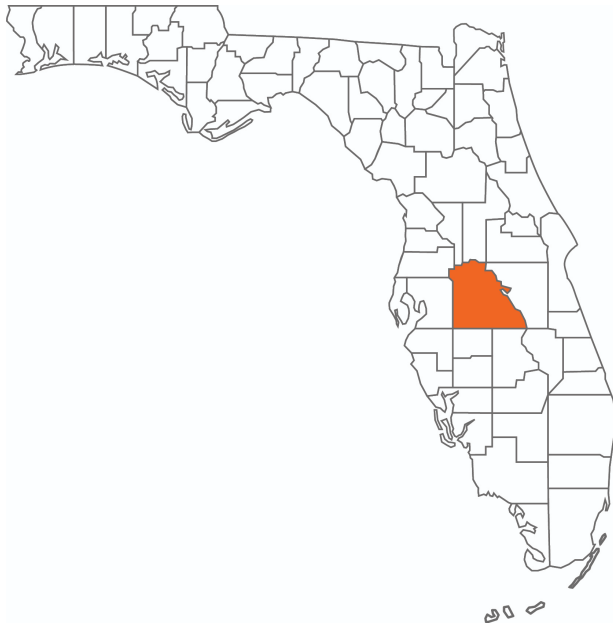






COUNTY

## 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.





Lake Wales  
POLK COUNTY

|                 |                                                                                 |
|-----------------|---------------------------------------------------------------------------------|
| Founded         | 1917                                                                            |
| Population      | 16,774 (2023)                                                                   |
| Area            | 14                                                                              |
| Website         | <a href="http://lakewalesfl.gov">lakewalesfl.gov</a>                            |
| Major Employers | NuCor Steel<br>AdventHealth<br>Florida’s Natural Growers<br>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.



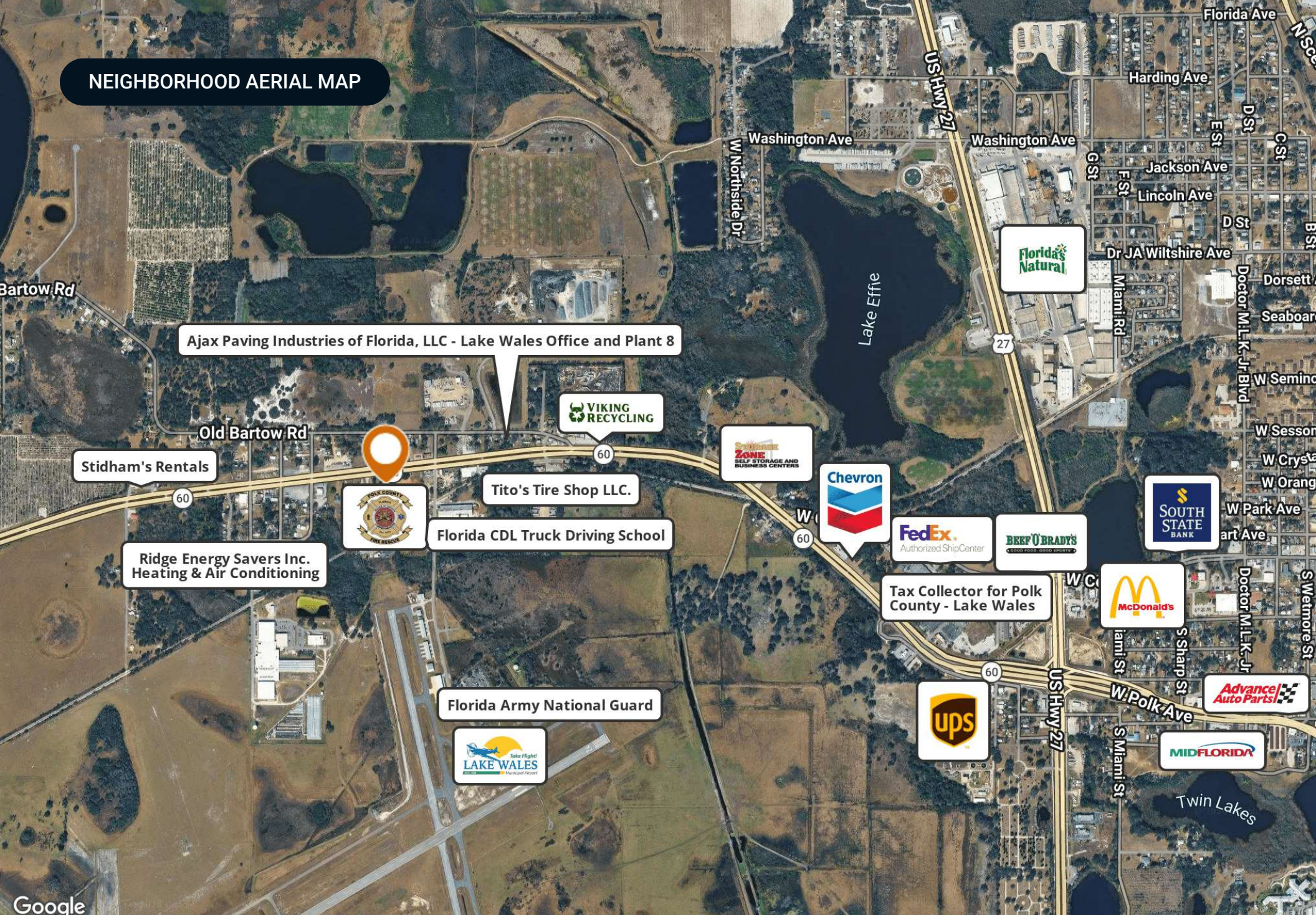


SECTION 3

# Maps And Photos



## NEIGHBORHOOD AERIAL MAP











## SECTION 4

# 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
- Commercial Development
- Residential Development

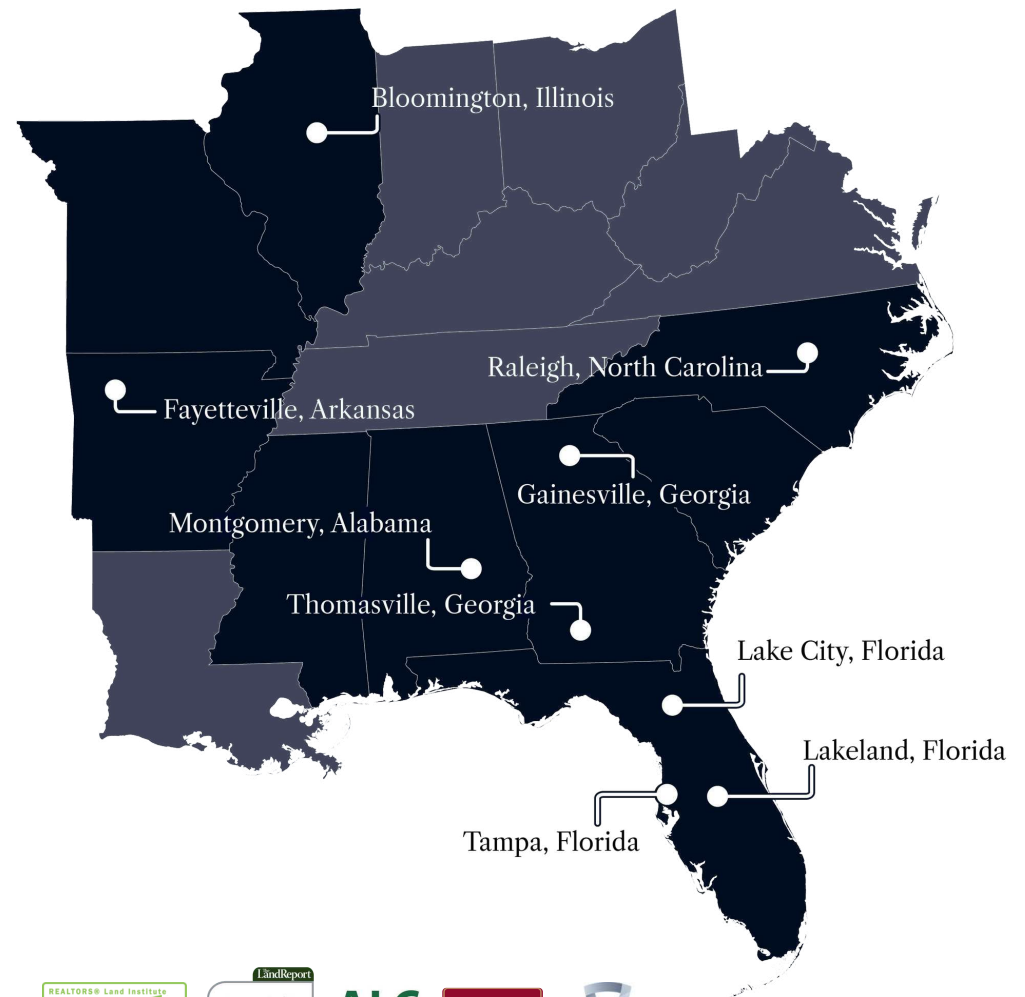




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