CROSBY
& ASSOCIATES, INC.
AGRICULTURE & COMMERCIAL REAL ESTATE

FOR SALE
LAND
$5,000,000

200 ACRES OF COMMERCIAL & RESIDENTIAL
DEVELOPMENT LAKE WALES, FL

0 CHALET SUZANNE RD, LAKE WALES, FL 33859

LORENA@CROSBYDIRT.COM
LORENA ALVAREZ CORDERO
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CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881

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Executive Summary

VIDEO

SALE PRICE **$5,000,000**

OFFERING SUMMARY

Acres	200 Acres
$/Acre	$25,000
County	Polk
Utilities	City of Lake Wales Water and Sewer Available.
Parcel IDs	272916000000011000
Coordinates	27.9618067, -81.6191428
Real Estate Taxes	$10,276.60

PROPERTY OVERVIEW

Exciting opportunity for a large Mixed Use, Multifamily or Single Family Residential Development. 2 traffic lights and a third installed soon for access. Property is approximately 200 acres and has future land use of Medium Density Residential and zoning of R-3. Located along US Hwy 27 corridor in an area of booming commercial and residential development. It is located directly adjacent to Publix, Home Depot, Kohl's, and much more. It is directly across the street from the 600,000 SF Eagle Ridge Mall. This site surrounds a new 260 unit apartment complex which has enjoyed record rental rates in the City of Lake Wales. The southern portion of Star Lake Blvd. will be constructed for access to the apartments and will terminate and the new traffic light to be installed.

PROPERTY HIGHLIGHTS

- Maximum Density of 1,650 units
- Hwy 27 Corridor
- Across from Eagle Ridge Mall

ID#: 1089013

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DEVELOPMENT MAP
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DEVELOPMENT MAP

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Additional Photos

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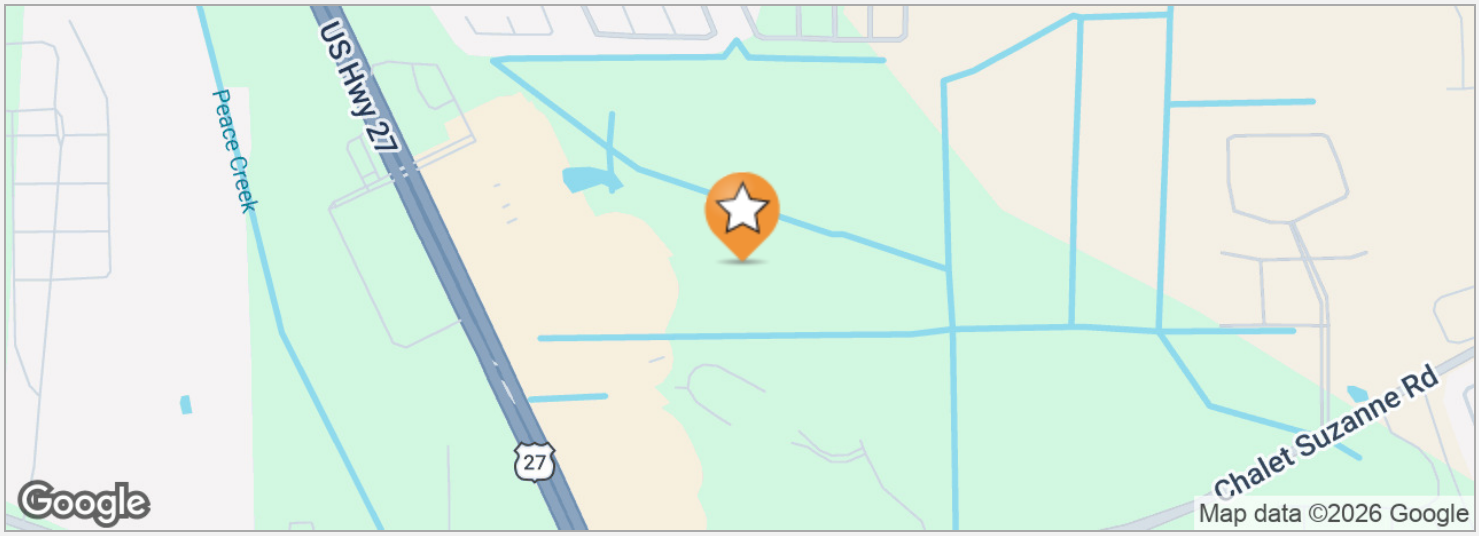
Location Maps 2



DRIVE TIMES

10 Minutes to Winter Haven
30 Minutes to Lakeland
1 Hour to Orlando
1 Hour to Tampa

DRIVING DIRECTIONS

From US Hwy 27 & State Rd 60 in Lake Wales, proceed south on Hwy 27 approximately 4.5 miles to Chalet Suzanne Rd. approximately 500 feet. Property is located on north side of Chalet Suzanne Rd. right behind the Publix Shopping Center.

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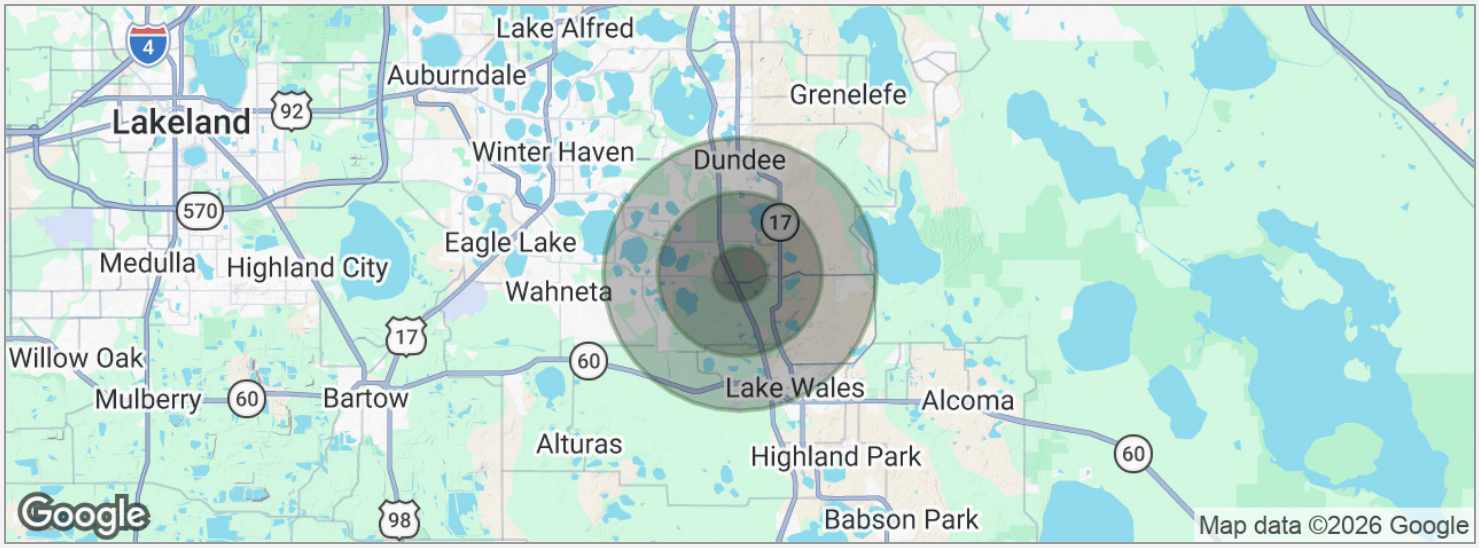
Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,111	16,409	56,082
Median age	43	50	45
Median age (male)	42	49	45
Median age (Female)	44	50	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	848	7,312	22,779
# of persons per HH	2.5	2.2	2.5
Average HH income	$68,771	$68,614	$75,560
Average house value	$257,020	$274,769	$292,085

** Demographic data derived from 2020 ACS - US Census*

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