

LAKE WALES, FL 19+ ACRES
IDEAL RESIDENTIAL DEVELOPMENT SITE



This property would be ideal for residential development or possibly some type development that would meet the medical needs of residents? The property is "high and dry" with elevations ranging from 188 ft. above sea level to 174'. Soils are Candler which is a well drained soil.

There is a 6" former irrigation well on the property that is permitted until May, 2022.

There is 641 ft. frontage on paved Buck Moore Rd., (County Rd. 17-B) and paved Sunset Drive has 1275 ft. frontage. There are older established residential subdivisions on the North and the West and a newer subdivision (Sunset Pointe) on the East. The South side is bounded by an existing citrus grove. The entire property is close to shopping, banking, medical facilities, etc.

The property has not been annexed into the City of Lake Wales but adjoining areas indicate they have been annexed.

Water and sewer readily available. The City of Lake Wales encourages development.

Current taxes are \$ 2,281. per year. PRICE \$ 425,000.

EXCLUSIVELY BY:

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This property is centrally located in the State of Florida. Approximate mileage:

Miami 208 miles

Orlando Int. Airport 41 miles

Tampa Int. Airport 58 miles

A short distance from Hwy. 60, a major East/West corridor.

Easy access to US 27, 6 lane major North/South corridor

DISCLAIMER NOTICE: Any information provided or implied in this package is obtained from sources that I consider reliable; however, I am not responsible for mis-statement of facts, errors, omissions, prior sales, leases, easements, changes in price, zoning changes or withdrawal from market without notice. This office is not responsible for verification of property boundaries, wetlands or scrub verification, soils or sub-soils, oil, mineral or air rights, determination of flood hazard areas, underground hazards such as sink holes, buried tanks or other contamination. This office will provide a list of firms available for environmental assessments if you so request.

The Comprehensive Plan that is now effective in Florida has made a drastic change in our land use and development as we knew it in the past. County and/or City Planning verification for intended use is recommended. A buyer should personally confirm that the intended purchase meets their present zoning requirements and any intended future use.

Real Estate investments contain risk. It is also suggested that potential buyers investigate and inspect this property, obtain any professional advice their intended project would indicate such as contractors, building inspectors, engineers, Planners, CPA, assessment and environmental firms and various local, state and federal regulatory agencies to fully evaluate the property. This should include your personal confirmation of present zoning, future land use, air rights, road frontage and road designations, availability of utilities, easements, deed restrictions, services and all other regulations or changes that may affect the intended use.



View from property looking South to major intersection of Hwy. 60 and Buck Moore Rd. (SR 17B)



Buck Moore Rd. looking West. Elevation about 174' at road and rises to about 188' above sea level. All very well drained.



Sunset Pointe has been a very successful subdivision. Homes are well maintained and highway area is zoned for professional offices.



Aprx. Highest point on property looking East toward Buck Moore Rd.



View to South to adjoining citrus grove which has been annexed into the City of Lake Wales.



Southwest corner of the property where it adjoins an existing subdivision.



West portion. Trees of any size were purposely left when mowing as may be desirable to a subdivision lot.



View from Sunset Drive looking South. There is an elevation rise from this County Rd. as well as Buck Moore Rd.



Survey marker NW corner of the property (on Sunset Dr.)

This property has all of the advantages for development.

There is a 6" water line on the North side of Sunset Dr. (a County Road) and there is an 8" water main and hydrant along the East side of this property on Buck Moore Rd.

There is a 12" forced main on the East side of Buck Moore Rd. which services Sunset Pointe.

Any access to water and sewer would require annexation into the City of Lake Wales.

SCHOOLS: 1 High school, 1 middle school and 3 elementary schools within 2 miles of this property. Lake Wales has 3 colleges. Webber International, Warner Southern and J.D. Alexander campus of Polk State College.

MEDICAL FACILITIES: Lake Wales Medical Center is local to this property and the area around the medical center includes numerous physicians and medical specialists, a pharmacy, dentists, etc.

COMMUNICATIONS: Cable, Internet, phone, garbage collection, police protection, etc.

MOTELS: There are several new motels on US 27 and several B&B.

AREA ATTRACTIONS INCLUDE: Historic Bok Tower, Legoland (closeby Winter Haven) West Gate Resort (Hwy. 60 East) Spook Hill, Florida Fly Wheelers, sky diving at the Lake Wales Airport, Kissimmee River for fishing and numerous State and County parks, etc.

POPULATION: 15,000+-.

The facilities are here for your care and lots of things to enjoy plus you are right in the center of the State of Florida with side trips in any direction.