Scenic Hwy Mobile Home Development Lake Wales, FL • Polk County

7.6 +/- Acres **51 Permitted Mobile Home Lots**



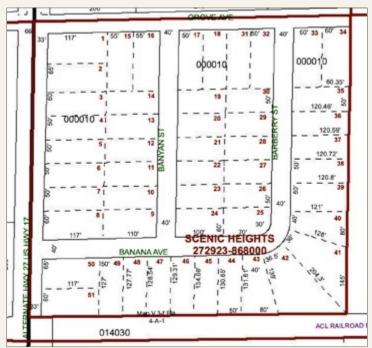


Scenic Hwy Mobile Home Development

Lake Wales, FL • Polk County







1.8 +/- Miles to Eagle Ridge Mall 2 +/- Miles to downtown Lake Wales, shopping & restaurants

51 Permitted Lots! Cleared and Ready Located in Emerging Development Area on SR 17 Close to US 27, Restaurants, Eagle Ridge Mall, Shopping & Healthcare

100% usable land for a mobile home park. Cleared and ready!

Sale Price: \$250,000

Price per Acre: \$32,894.74

County: Polk

Site Address: US 17 (Scenic Hwy N.), Lake Wales, FL 33898 Nearest Intersection: US 17 (Scenic Hwy N.) and Hickory Hammock Road are at the NW corner of the property

Acreage: 7.6 +/- acres

Permitted Lots: 51 mobile home lots

Price per Lot: \$4,902.96

Average Lot Size: 5,060 feet wide by 100,120 feet deep Road Frontage: 600 +/- feet on US 17 (Scenic Hwy N.) Utilities: Water & sewer are about 1 mile away

Zoning/FLU: A/RR

Uplands/Wetlands: 100% uplands

Platt: Platting was done prior to 1977. The owner has been told by the County attorney in writing that he can retain the density.

Taxes: \$156.40

Parcel ID: 27292386800000010

GPS: 27.949707, -81.594597

Directions:

- From Lake Wales, go north on US 27, turn right (east) on Chalet Suzanne Road and go 1.7 miles
- Turn right (south) on Scenic Hwy (US 17) and go 0.7 mile to the property on the left



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