

COUNTRY CLUB ACRES - PHASE 4

LAKE WALES, FL | POLK COUNTY

TRACT A 47.38 ± ACRES TOTAL

TRACT B 4.78 ± ACRES TOTAL



THE FOURTH & LAST PHASE OF THE
LAKE WALES COUNTRY CLUB RESIDENTIAL DEVELOPMENT



About Country Club Acres Phase 4

The Fourth and Last Phase of the Lake Wales Country Club Residential Development

The subject property is the fourth and last phase of the Lake Wales Country Club Residential Development. There are currently 200 ± residential units consisting of single family residences, town homes, and condominiums. The new phase 4 development will have a significant number of lots on the contiguous border of the country club. The new phase will contain 88 single family residences and 4 duplex units. This will include 37 golf course lots.

The Lake Wales Country Club was founded and rooted in the Old Florida of the Roaring 20s, making it the finest in private clubs with superior amenities, programs, and gracious hospitality.

An exceptional 18-hole championship golf course was completed in 1926 and challenges even the best of athletes. It was designed by the legendary Donald Ross (renowned for Pinehurst No. 2, Oakland Hills, and Seminole, among others).

Featuring a charming and spacious Spanish-style clubhouse, the club offers excellent dining, a well-appointed pro shop, full golf practice facility, and a top-drawer tennis program.

Residential owners must obtain a social membership with the Lake Wales Country Club.

Minutes to Central Florida's Most Famous Gardens & Carillon - Bok Tower!

OVERVIEW

Site Address: SR 60 East, Lake Wales, FL 33898

Nearest Intersection: SR 60 & Lewis Griffin Road

Total Gross Acres: 52.16 ± acres

Tract A: 47.38 ± acres | Tract B: 4.78 ± acres

Sale Price:

Tract A: \$470,000 | Tract B: \$167,300

Price per Acre:

Tract A: \$9,919 | Tract B: \$35,000

Access:

- From the west, the subject property will have access through existing phases of Country Club Village
- Additional entrance is planned off Capps Road

Association: Residential owners must obtain a social membership with the Lake Wales County Club.

Parcel IDs:

Tract A: 283005 000000 021020

Tract B: 283005 000000 044010

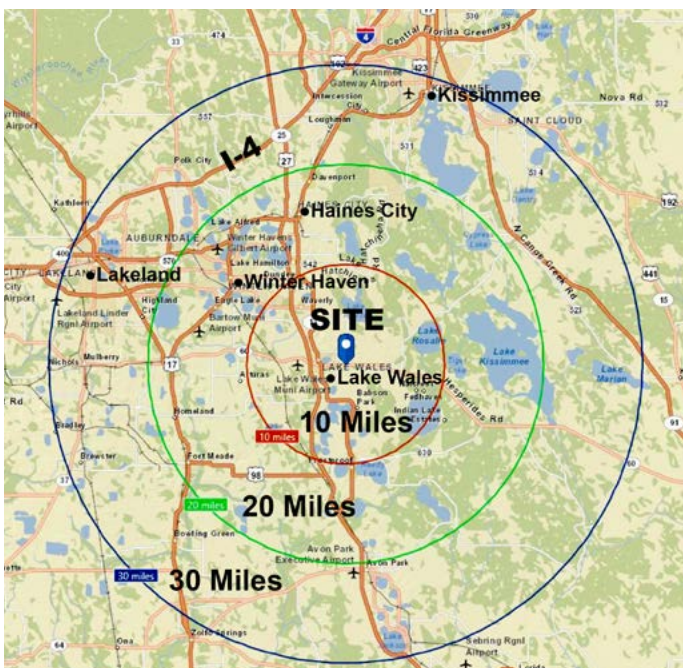
Driving Directions:

In Lake Wales, FL, take SR 60 east about 4 miles
Property will be on the left

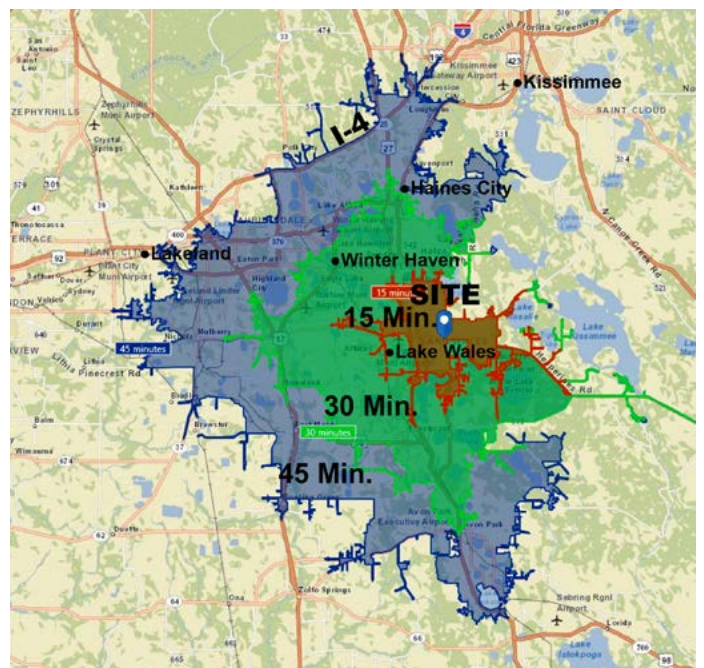


Bok Tower

10-20-30 MILE RADIUS



15-30-45 MINUTE DRIVE TIMES





SPECIFICATIONS & FEATURES-TRACT A

Acreage: 47.38 ± acres

Sale Price: \$470,000

Price per Acre: \$9,919

Permitted Lots: 92 Lots
(Includes 37 golf course lots)

Price per Lot: \$5,108

Average Lot Size: 25,775 SF

Road Frontage:

2,380 ± feet on Capps Road

265 ± feet on SR 60

Golf Course Contiguous Border: 4,300 ± feet

Land Use: Residential Suburban with a Planned Development Overlay

Planning/Permits:

- Contains wetlands to be mitigated to an off-site property approved by the Southwest Florida Water Management District (SWFWMD)
- The off-site property was given and received by Polk County and contains about 38 acres (SWFWMD) issued a permit in 2004 that expired in October, 2009
- SWFWMD staff believes it will be a simple process to renew the permit

Taxes: \$4,171 in 2017



SPECIFICATIONS & FEATURES-TRACT B

Acreage: 4.78 ± acres

Sale Price: \$167,300

Price per Acre: \$35,000

Road Frontage: 665 ± feet on SR 60

Golf Course Contiguous Border: 185 ± feet

Land Use: Residential Suburban (RS)

Possible Uses: Multi-family, residential infill community, golf course, nurseries-greenhouses, schools, religious institution

Taxes: \$3.45 in 2017 (with agricultural classification)

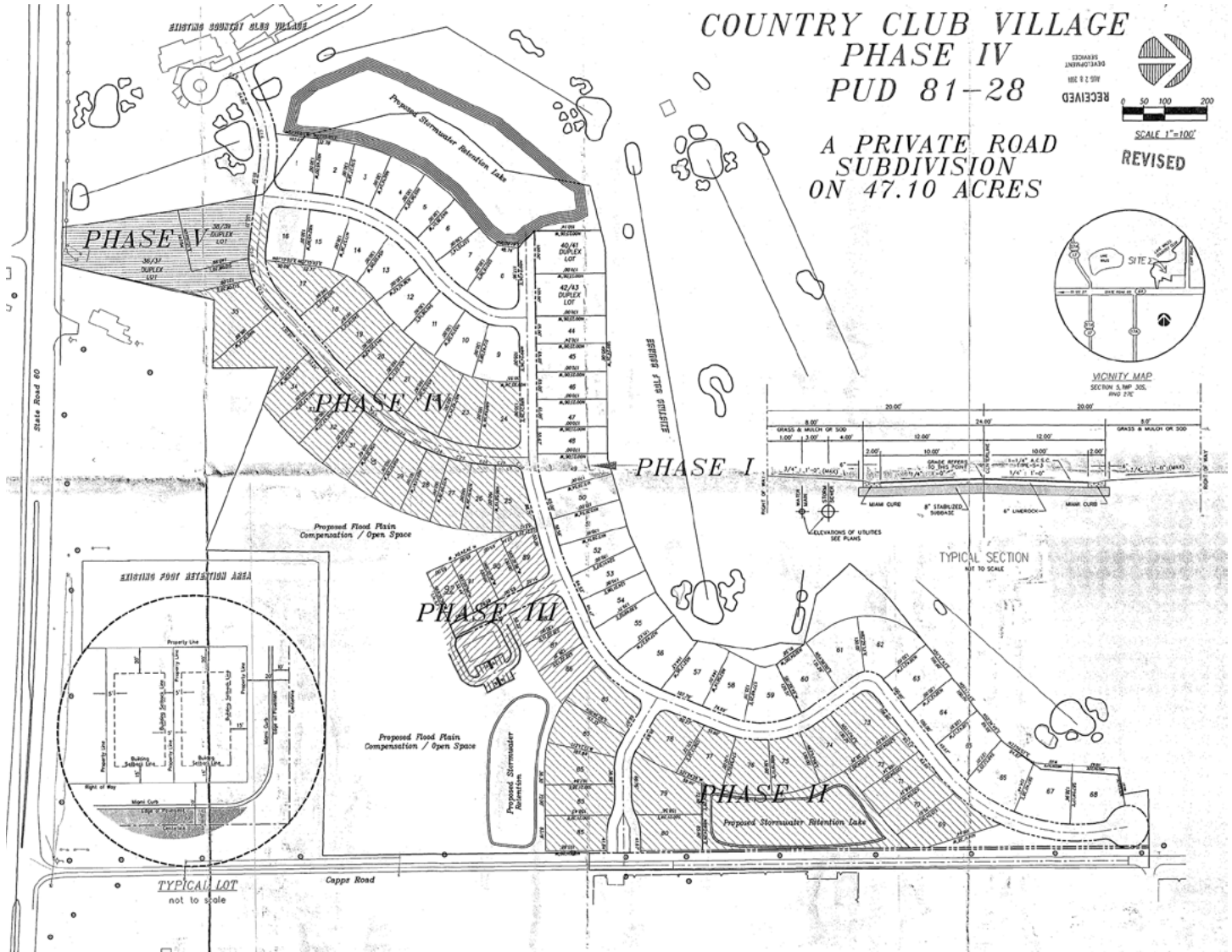


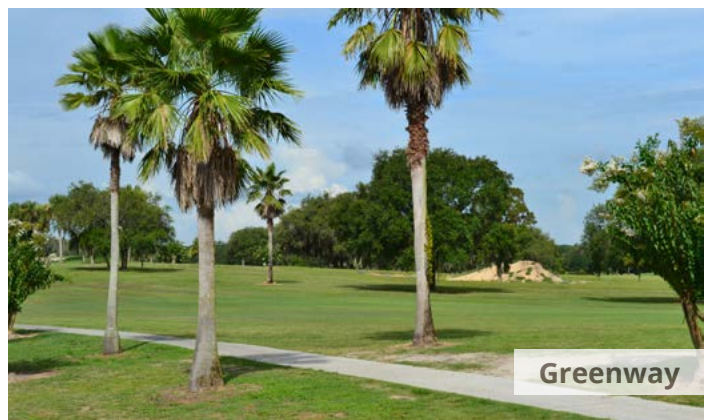
Lake Wales Country Club

Centrally Located!
Minutes to Lake Wales, Winter Haven, Lakeland

Road Frontage on SR 60
3.6 ± Miles East of Downtown Lake Wales
28 ± Miles to I-4
18 ± Miles to Winter Haven

TRACT A - PHASE 4 - SITE PLAN







114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

**52.16 ± Acres • The Fourth and Last Phase of the
Lake Wales Country Club Residential Development**
Centrally Located! Minutes to Lake Wales, Winter Haven, Lakeland

Visit SVNsaunders.com & Search For: Country Club Acres

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transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
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through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.



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