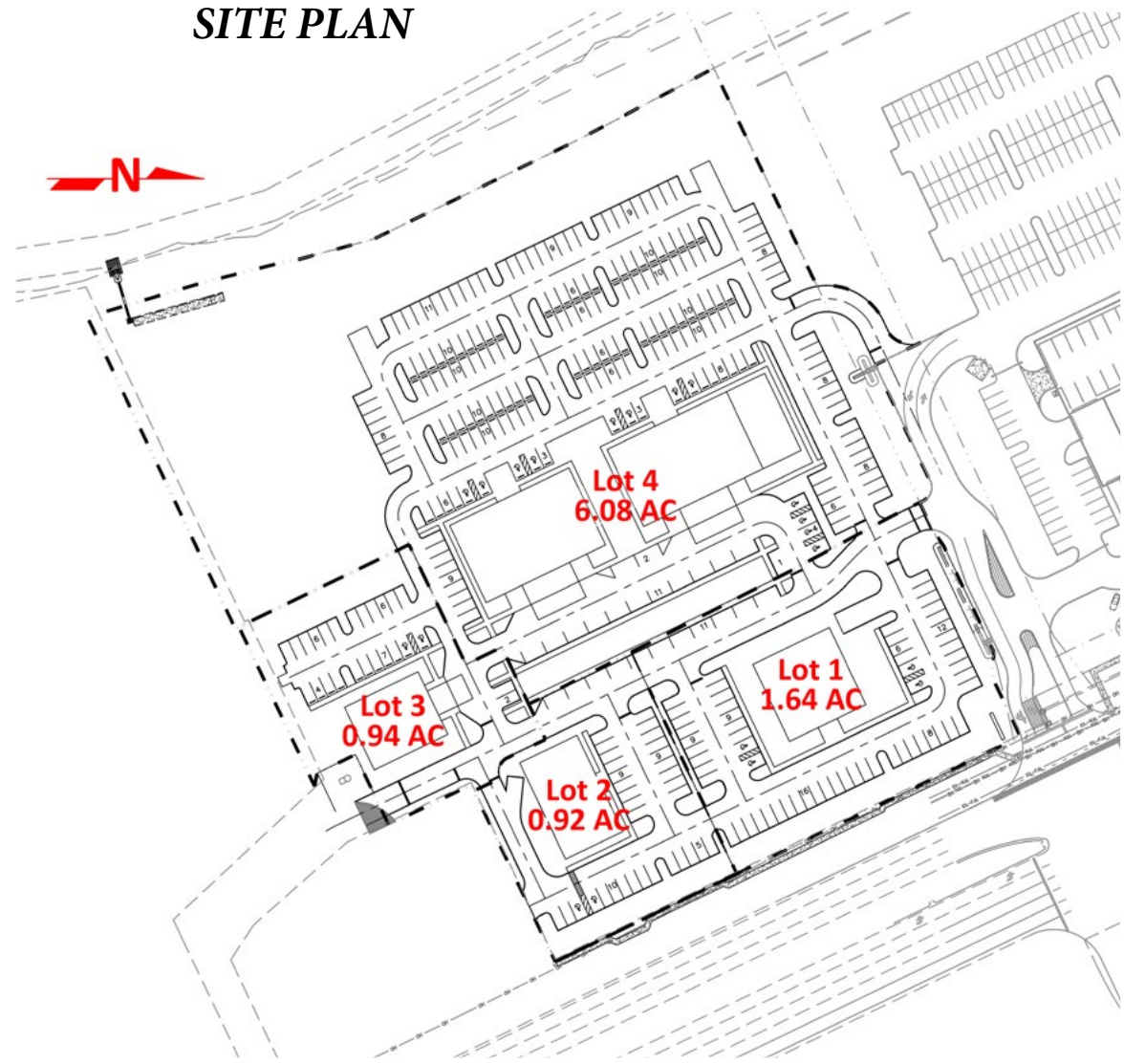




Excellent opportunity for a Retail, Restaurant and Medical Office Development. This master planned site is in the heart of Central Florida growth with access to fully lighted intersection! Water and Sewer on site, off-site retention, and rough graded. Phenomenal visibility with frontage on US Hwy 27. Proximity Publix, Lowes, Home Depot and other national retailers.

- Property Type:** Commercial Land, Vacant Land
- County:** Polk
- Property Address:** 23250 US Highway 27, Lake Wales, Florida 33853
- Nearest Intersection:** US Hwy 27 and Eagle Ridge Drive
- Zoning:** C-3 – Highway Commercial
- US Highway 27 AADT:** 40,000
- Property Uses:** Commercial Retail, Restaurant
- Water By:** City of Lake Wales - stubbed to each lot
- Sewer By:** City of Lake Wales Stubbed to the Site
- Electric By:** Duke Energy - conduit stubbed to each lot
- Stormwater:** Off-site pond, stubbed to each lot
- Lot Conditions:** Cleared and rough
- Road Network:** In place for each lot

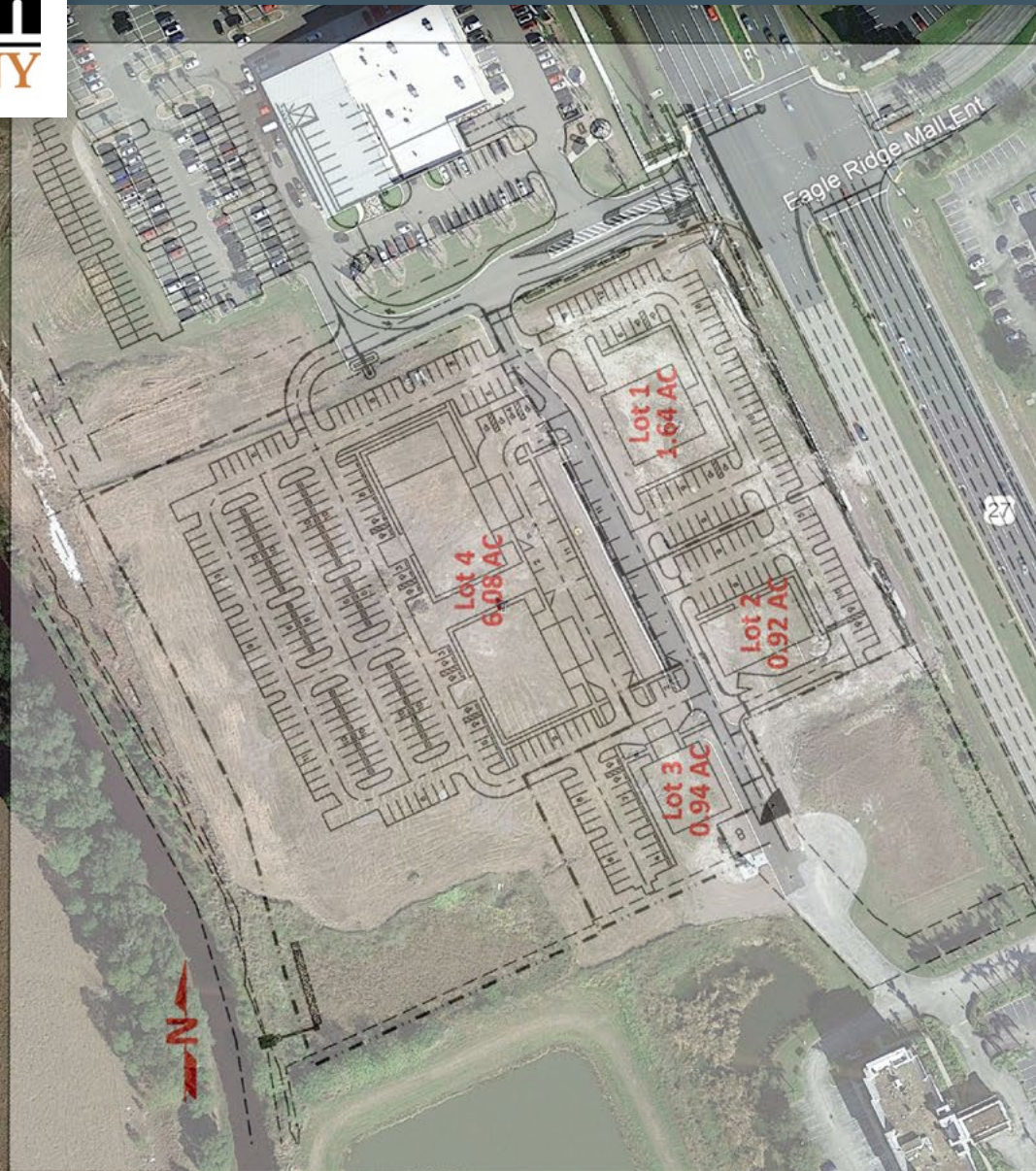
### SITE PLAN



*Prime Location in High Growth Area of Central Florida*

*Road Frontage on US HWY 27*

*Convenient to Major Traffic Corridors and Amenities*



*Water, Sewer, and Off-site Retention Stubbed to Each Lot,  
Rough Graded and Road Network in Place*

### Sale Price:

- Lot 1: Ground Lease
- Lot 2: \$750,000
- Lot 3: \$650,000
- Lot 4 Medical Site: \$3,000,000

### Lot 1

- Acreage: 1.64 +/- Acres
- Price per Acre: Ground Lease
- Price per Square Foot: Ground Lease
- Highway 27 Frontage: 290 +/- feet

### Lot 2

- Acreage: 0.92 +/- Acres
- Price Acre: \$923,913.04
- Price per Square Foot: \$21.21
- Highway 27 Frontage: 190 +/- feet

### Lot 3

- Acreage: 0.94 +/- Acres
- Price per Acre: \$706,521.73
- Price per Square Foot: \$15.87 per SF

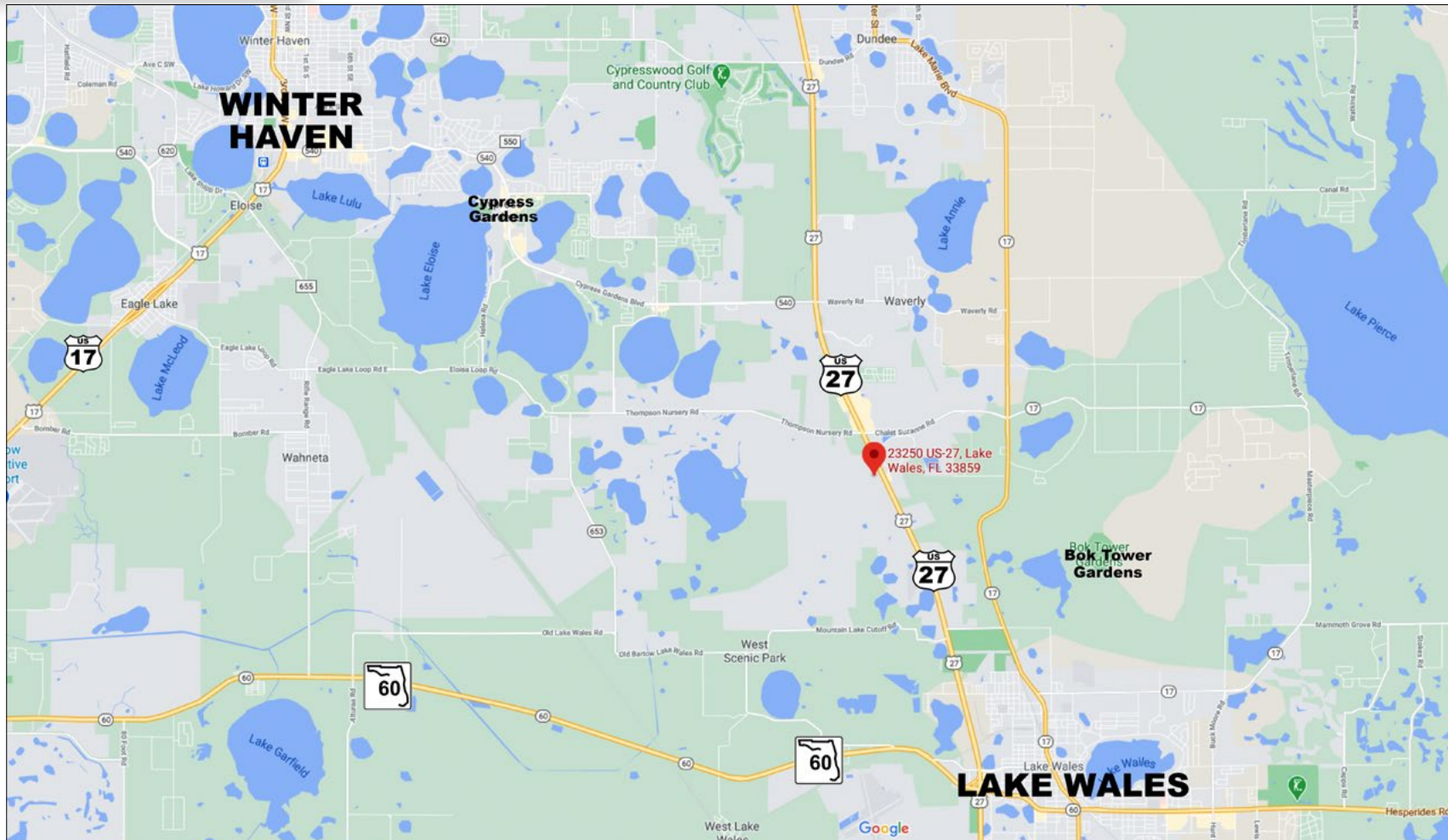
### Lot 4 - Medical Site

- Acreage: 6.08 +/- Acres
- Price per Acre: \$493,421.05
- Price per Square Foot: \$11.32 per SF



*Phenomenal Visibility With Frontage On Us Hwy 27*





### Directions to Property from SR 60:

- Go North on US-27 S (4.4 Miles)
- Property is located at Southwest corner of lighted intersection of US Hwy 27 and Eagle Ridge Mall Property