

LAND FOR SALE

OLD SCENIC HIGHWAY ACREAGE

OLD SCENIC HWY

Lake Wales, FL 33853

LISTED BY:

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SALE PRICE	\$1,200,000
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OFFERING SUMMARY

ACREAGE:	29.95 Acres
PRICE / ACRE:	\$40,067
CITY:	Lake Wales
COUNTY:	Polk
PROPERTY TYPE:	Residential Development & Transitional

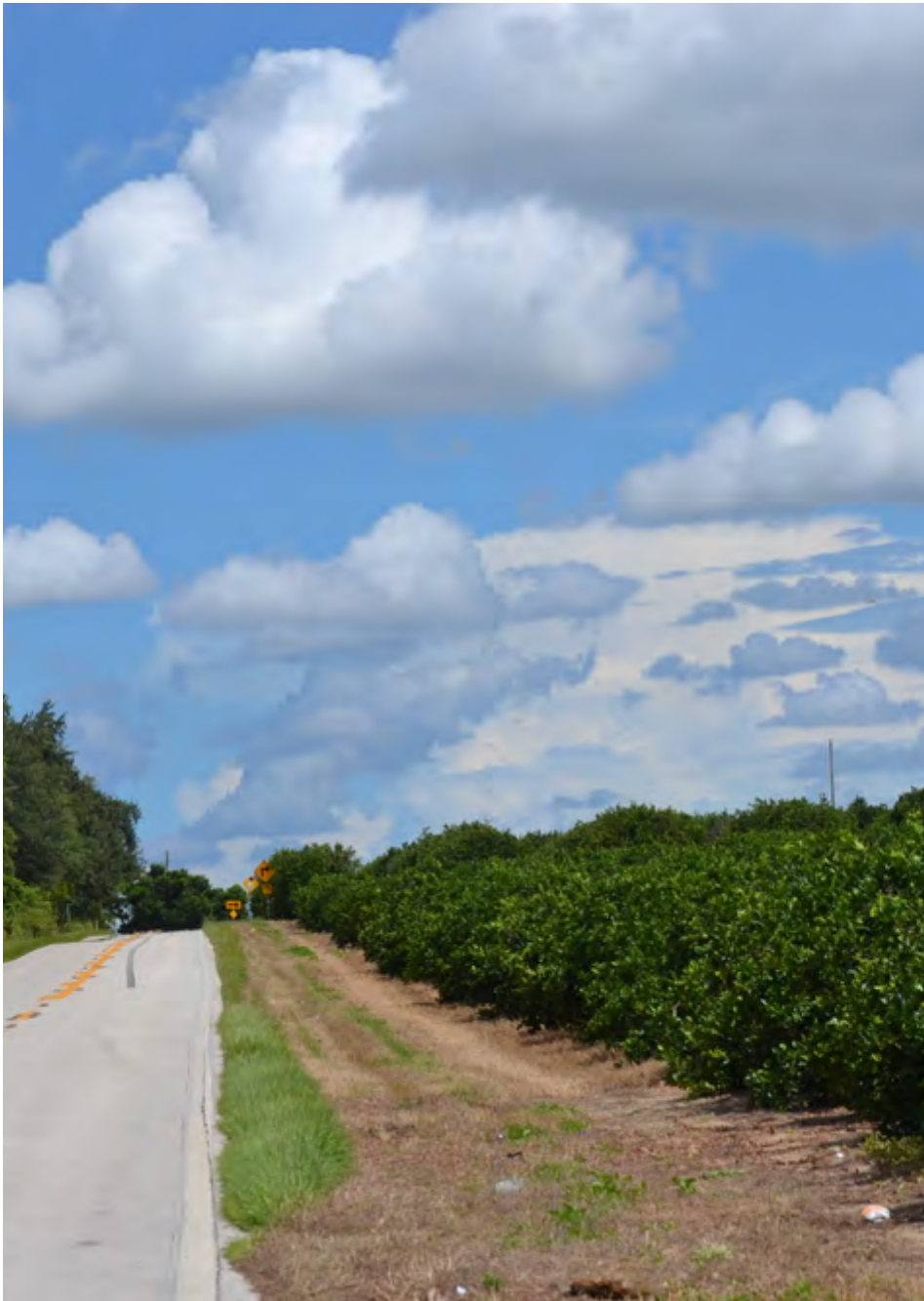
PROPERTY OVERVIEW

The Old Scenic Highway Acreage is a residential development opportunity located in unincorporated Polk County and has a Land Use of Agriculture/Residential-Rural. It lies adjacent to the City of Lake Wales, and the City has expressed a willingness to annex the property into the City. If the property is annexed into the City, it can expect to receive either a Business Park Center (BPC) or Medium Density Residential (MDR) Zoning/Future Land Use.

The primary function of the Business Park Center (BPC) classification is to promote employment opportunities within the region by allowing for the establishment of office parks, research and development parks, light-industrial facilities, distribution centers, and mixed-use employment parks.

The primary function of the Medium Density Residential (MDR) classification is to provide areas for housing incompatible groupings at a density of up to 12 units per gross acre.

Contact David Hitchcock or Clay Taylor to schedule your showing of the Old Scenic Highway Acreage, a residential development opportunity.



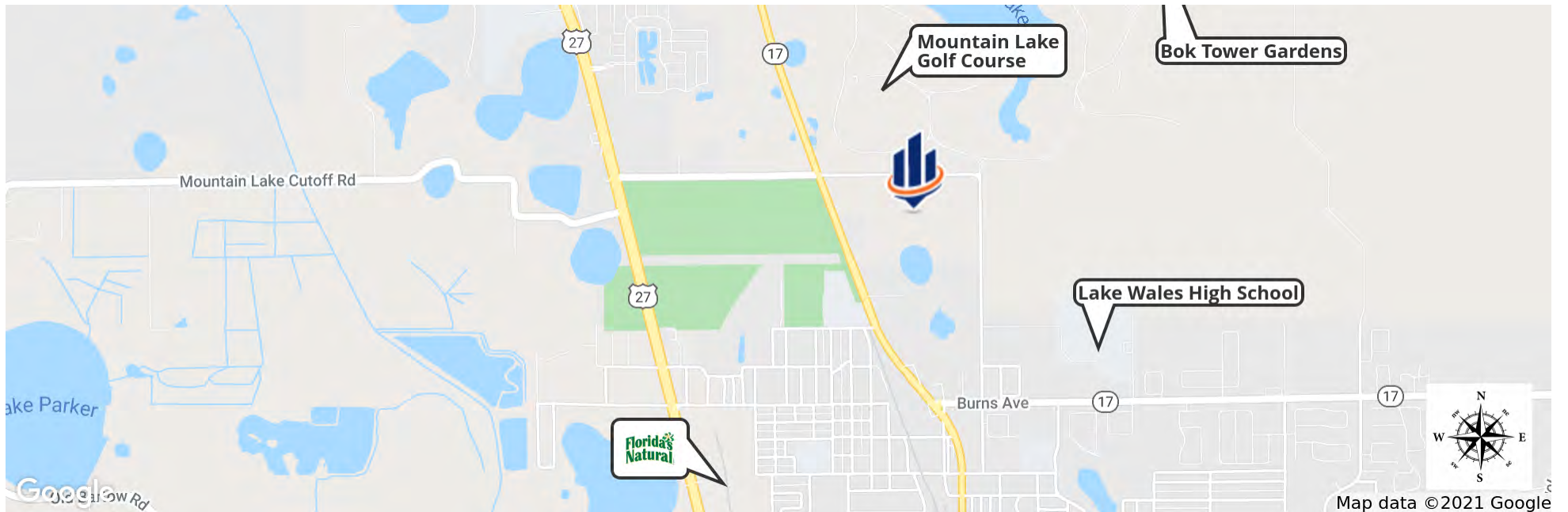
SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Residential Development • Transitional
UPLANDS / WETLANDS:	29.30 ± Upland Acres / 0.65 ± Wetland Acres
SOIL TYPES:	Candler Sand Tavares Fine Sand
TAXES & TAX YEAR:	\$511.34 [2021]
ZONING / FLU:	A/RR
LAKE FRONTAGE / WATER FEATURES:	500 ± FT on Lake Caroline
WATER SOURCE & UTILITIES:	City water furnished by the City of Lake Wales is adjacent to the property. City sewer is about 0.6 miles away.
ROAD FRONTAGE:	660 ± FT on Old Scenic Hwy
NEAREST POINT OF INTEREST:	Bok Tower, Spook Hill
CURRENT USE:	Citrus Grove



LOCATION & DRIVING DIRECTIONS

PARCEL:	272935 000000 031030
GPS:	27.922549, -81.5900334
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • From Central Ave in Lake Wales go north on SR 17 [Scenic Hwy] to Old Scenic Hwy • Take a right on Old Scenic Hwy and go about 0.4 miles, the property will be on the right.
SHOWING INSTRUCTIONS:	Call David Hitchcock or Clay Taylor





LAKE WALES

POLK COUNTY

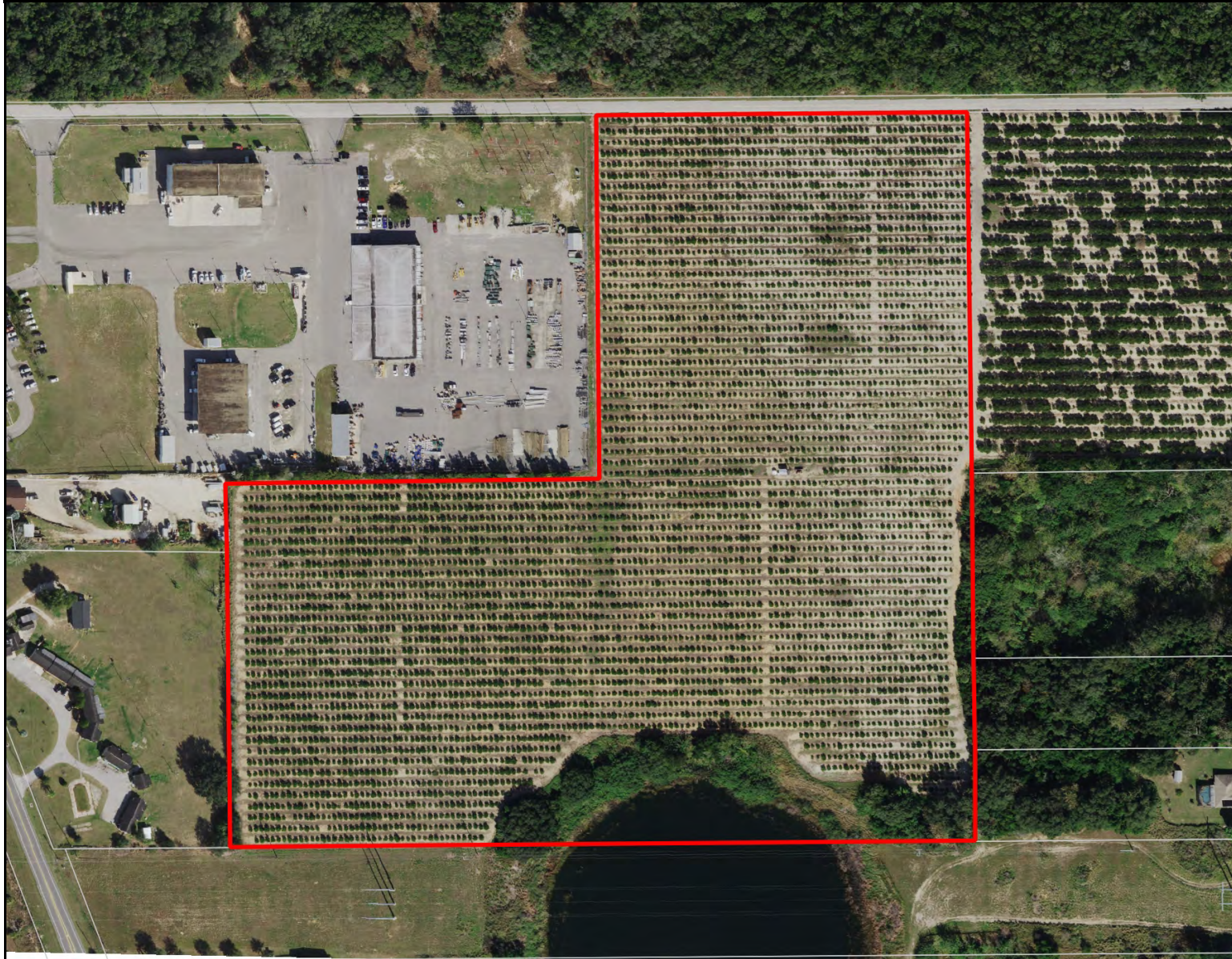
FOUNDED	1917
POPULATION	16,577 [2018]
AREA	14
WEBSITE	lakewalesfl.gov
MAJOR EMPLOYERS	NuCor Steel AdventHealth Florida's Natural Growers Peterson Industries

In 1925 the Atlantic Coast Line Railroad built a new line from Haines City joining lines to Everglades City. A depot was opened on this line at Lake Wales. The City of Lake Wales was officially incorporated in April 1917.

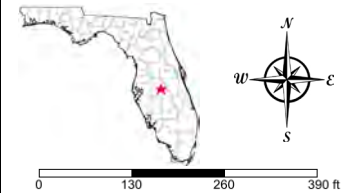
Part of the Lakeland–Winter Haven Metropolitan Statistical Area, Lake Wales is located in central Florida, west of Lake Kissimmee and east of Tampa. The city is strategically located near the geographical center of the Florida peninsula on the Lake Wales Ridge upland area. There are 9 million people living within 100 miles of the city and it is only 9 miles from the CSX Intermodal Facility.

The Lake Wales Commerce and Technology Park is on busy Rt 27 south of the city and features tenants like Kegel, Merlin Entertainment, Tru Green, and AT&T. Bok Tower Gardens is a nearby national historic landmark located featuring a 205-foot carillon tower atop one of the highest points in the state.

SITE MAP

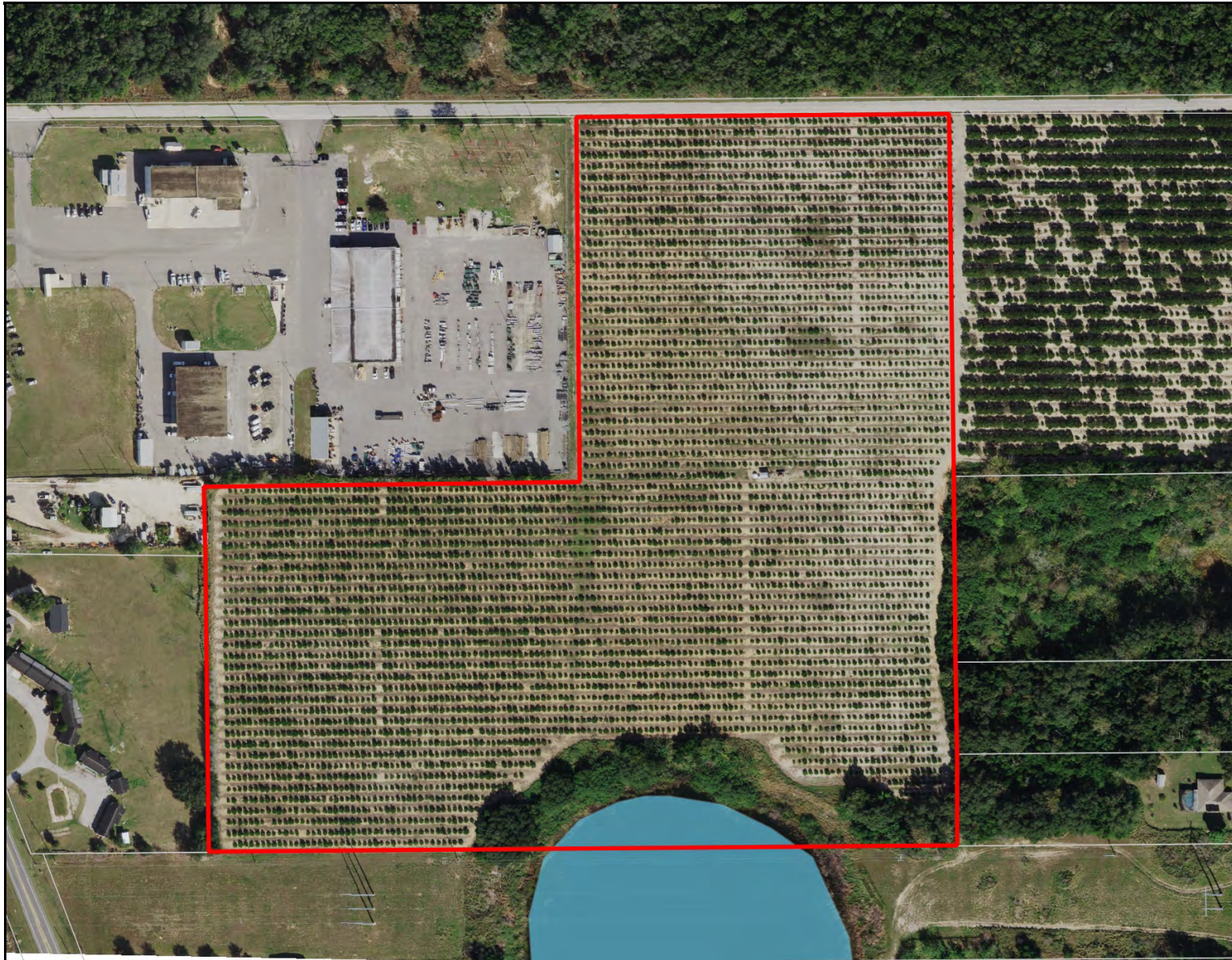


- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- ⌂ Parcel Outlines



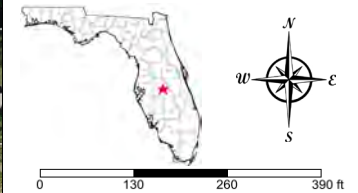
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WETLANDS MAP



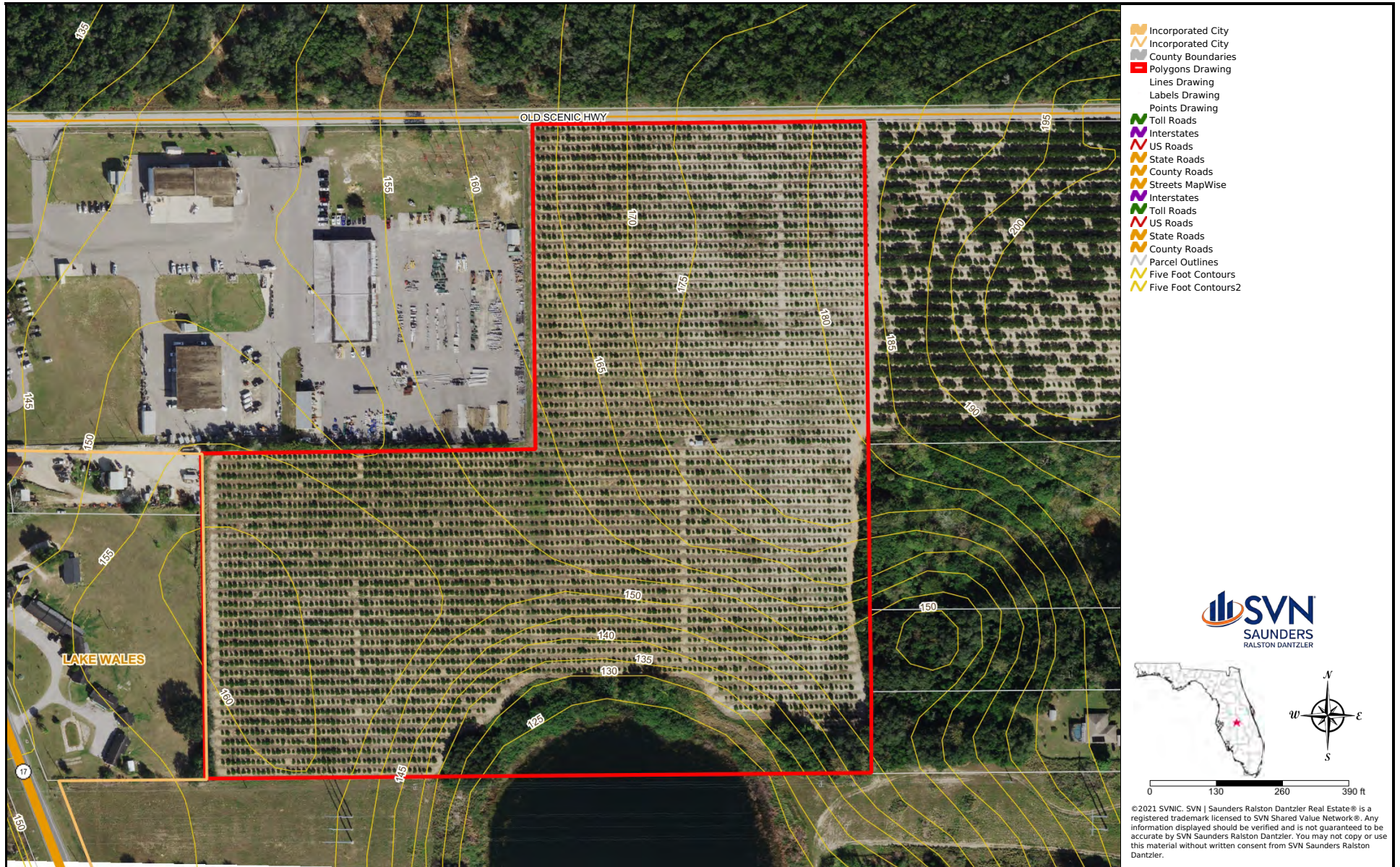
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
5200	Lakes	.6
TOTAL WETLANDS		0.6
TOTAL UPLANDS		29.3
TOTAL ACRES		29.9



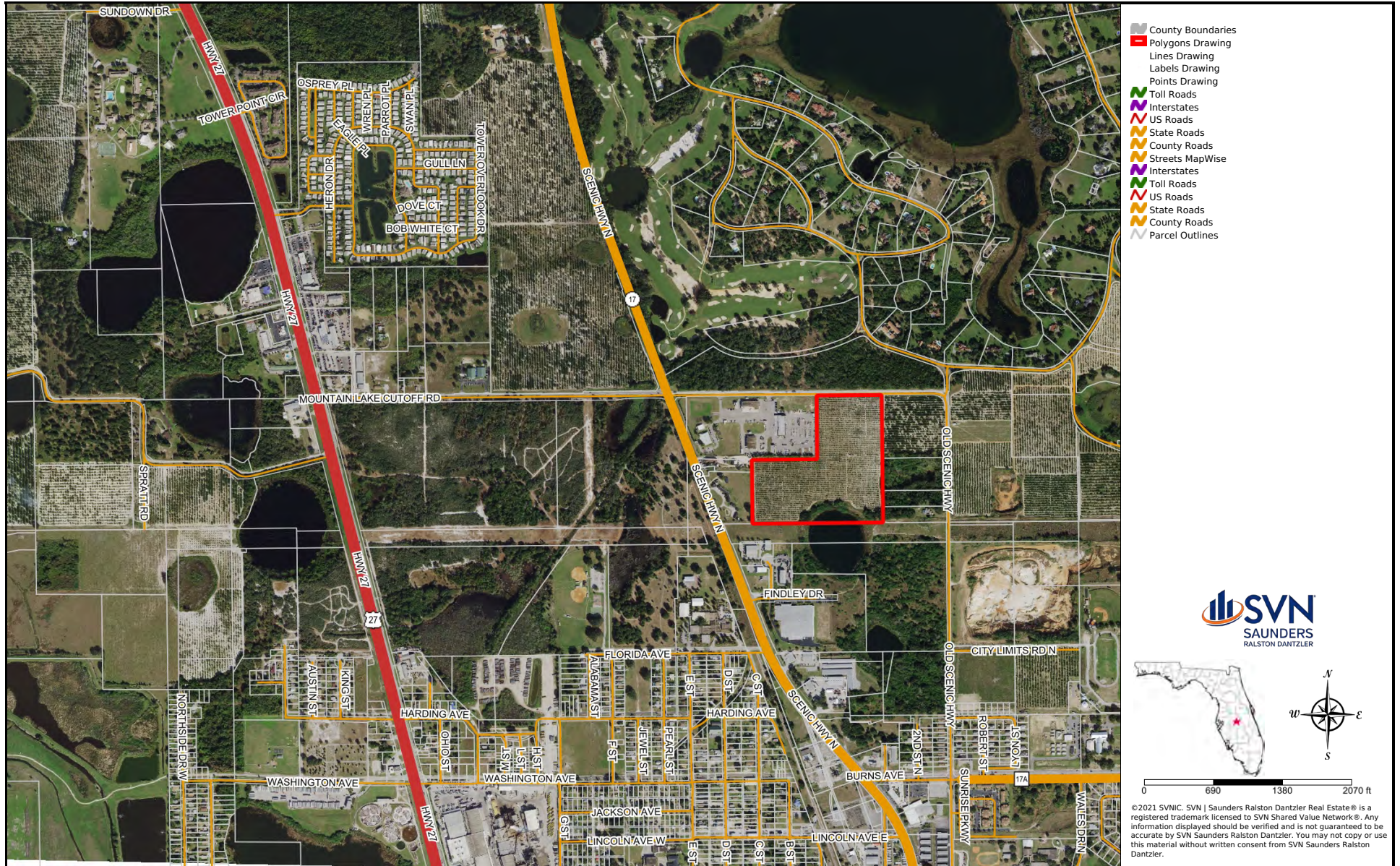
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CONTOURS MAP



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LOCATION MAP



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DAVID HITCHCOCK ALC, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 40-year veteran of the Florida Agribusiness industry, David has an excellent background in citrus and agricultural businesses. David's previous management positions include Bob Paul Citrus, Alcoma Packaging, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a bachelor of science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and co-captain of the 1973 Gator Football Team.

EDUCATION

Central and South Florida agricultural properties

Agriculture transitional properties [transition-to-next-use]

Residential development properties

SVN | Saunders Ralston Dantzler

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Lakeland, FL 33801



CLAY TAYLOR, ALC

Senior Advisor

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PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRE for 15 years now. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years were at Lakeland High School as a teacher and football coach. He coached the defensive backs, the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts team to six State Championships six and the "mythical" National Championship twice.

He obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

He is a member of National RLI (Realtor's Land Institute) and has served as treasurer of the Florida RLI Chapter since 2008, FAR (Florida Association of Realtors®), NAR (National Association of Realtors®), LAR (Lakeland Association of Realtors®), and CID (Commercial & Industrial Division of LAR).

Clay's personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

EDUCATION

Development Land (residentially zoned or entitled land and finished lot subdivisions)

Agricultural Land

Hunting & Recreational Tracts

Ranches & Pasture Land

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