SAUNDERS LAND

Underpass Road 74 ± Acre Land Opportunity

Lake Wales, FL 33898

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Lake Easy

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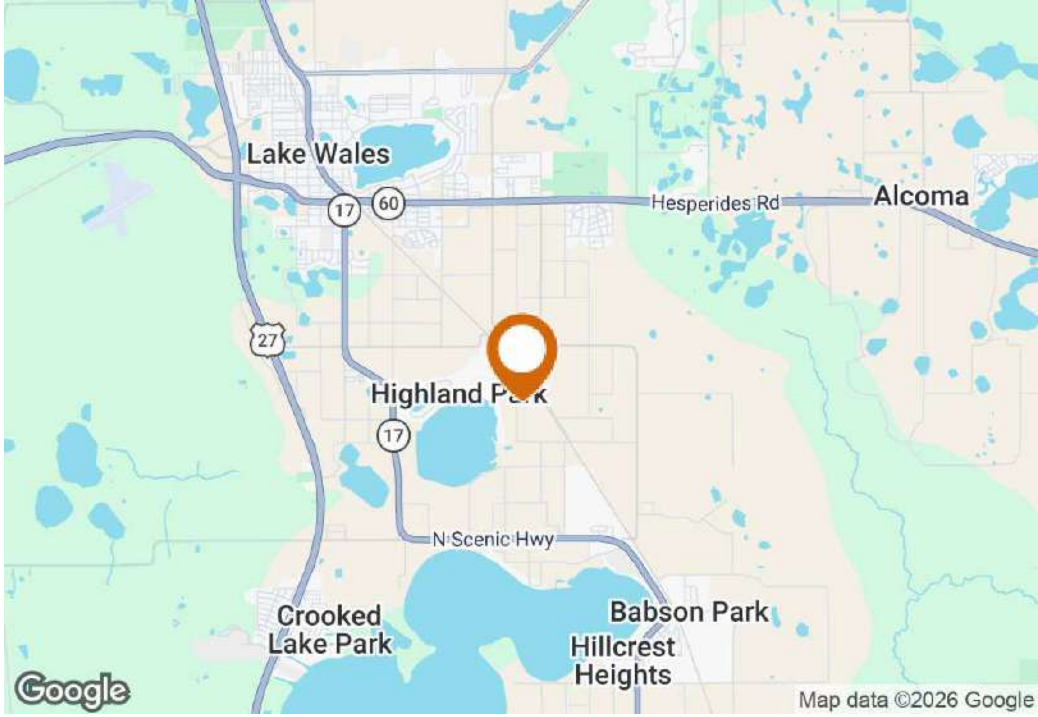
SECTION 1

Property Information



Offering Summary

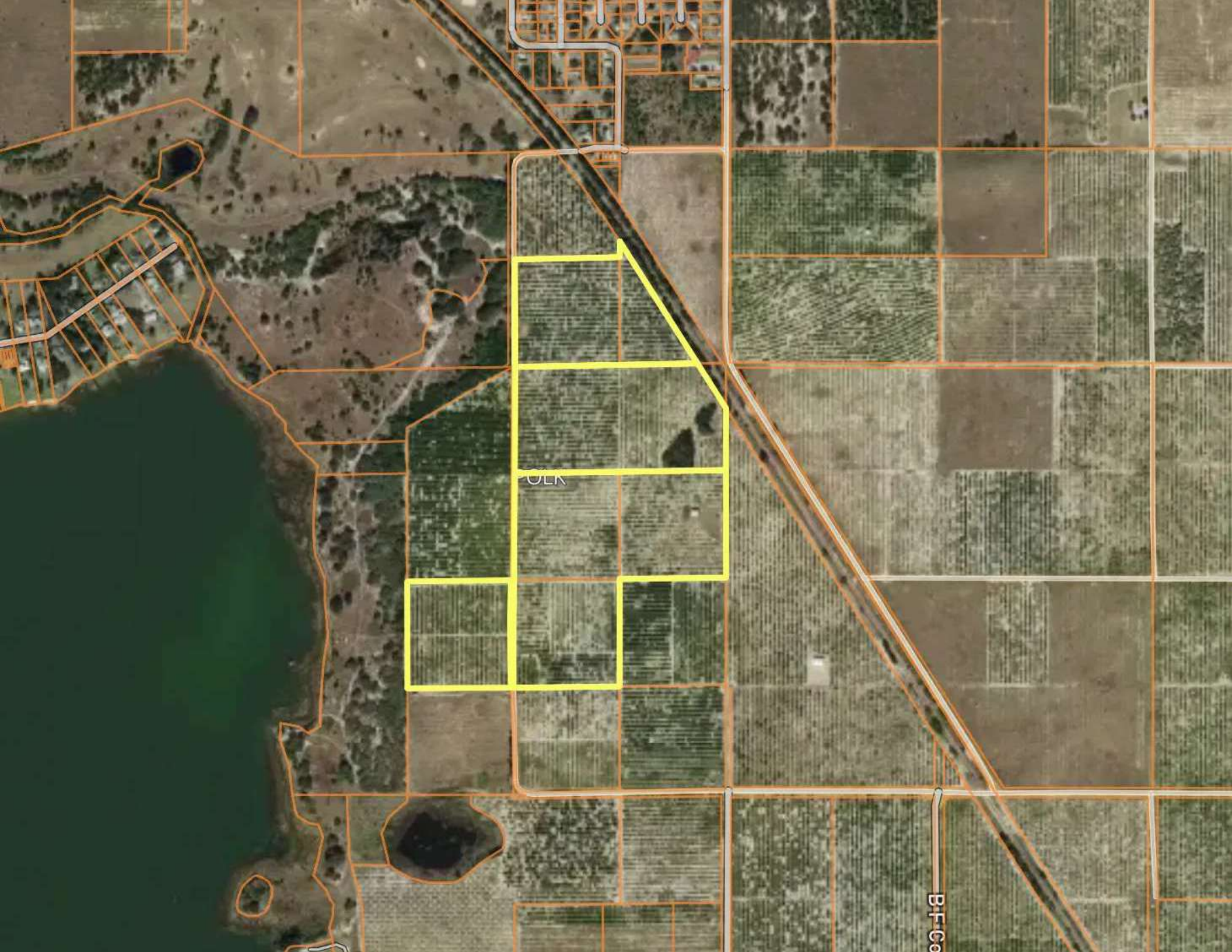
Sale Price:	**$2,220,000**
Acreage:	73.98 ± Acres
Price / Acre:	$30,000 ±
FLU:	Residential Suburban (RS) (Unincorporated Polk County)
Water:	2 irrigation wells
Power:	Available
Property Taxes:	$1,183.93 (2025)
Property Type:	Land: Citrus
Parcel ID:	28-30-19-000000-012030, 28-30-19-000000-011030, 28-30-19-000000-011020, 28-30-19-000000-011010, 28-30-18-000000-022050, 28-30-18-000000-022020

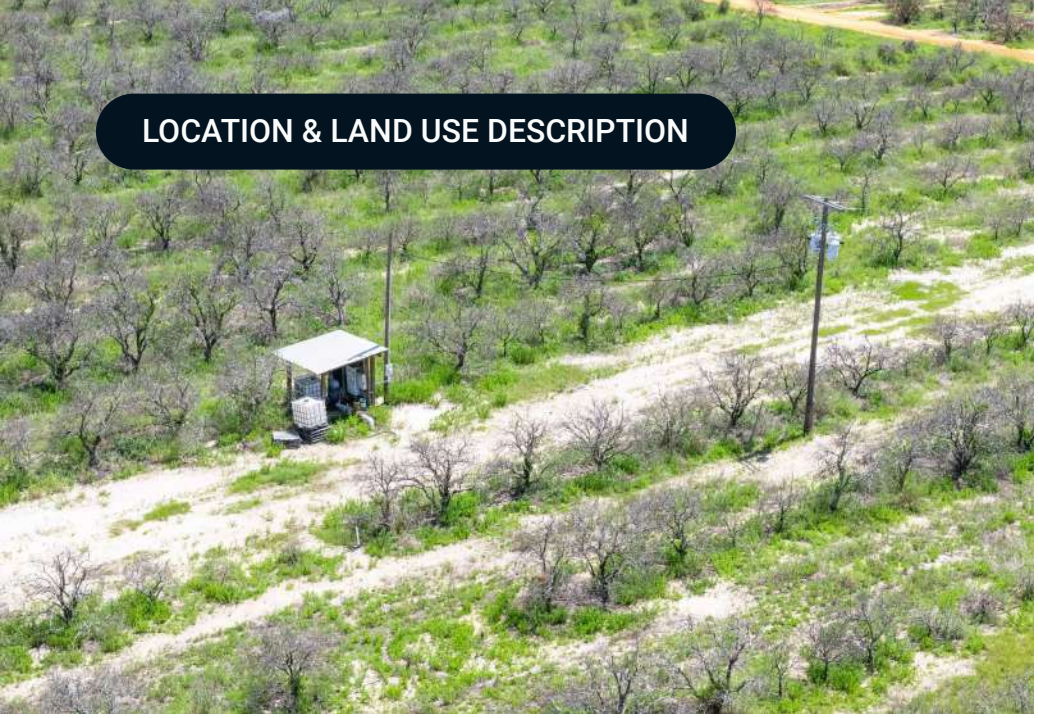
Property Summary

The subject property consists of approximately 74 ± acres located in South Lake Wales. Previously used as a citrus grove, the property is all uplands and features gently rolling topography, offering an opportunity for continued agricultural use or future residential development.

The site is made up of six parcels, with five contiguous parcels making up the majority of the site and one separate parcel located to the west. There is approximately 2,670 ± feet of frontage along Underpass Road and about 980 ± feet of the east boundary adjacent to railroad tracks.

Improvements include a 1,500 ± square foot pole barn located on the east side of the property, two irrigation wells, and electricity. The north side of the property is served by a 10 inch well while the southwest side is served by an 8 inch well.


OLK



Location Description

The property is located in South Lake Wales, approximately 2 miles south of State Road 60 with access via Underpass Road. US Highway 27 and Scenic Highway are just over 2 miles west of the property. To the north of the property there is a residential neighborhood while the remainder of the property is surrounded by agricultural land.

Downtown Lake Wales is also just a 10 to 15 minute drive northwest and nearby major retailers include Walmart, Publix, Tractor Supply, and many more.

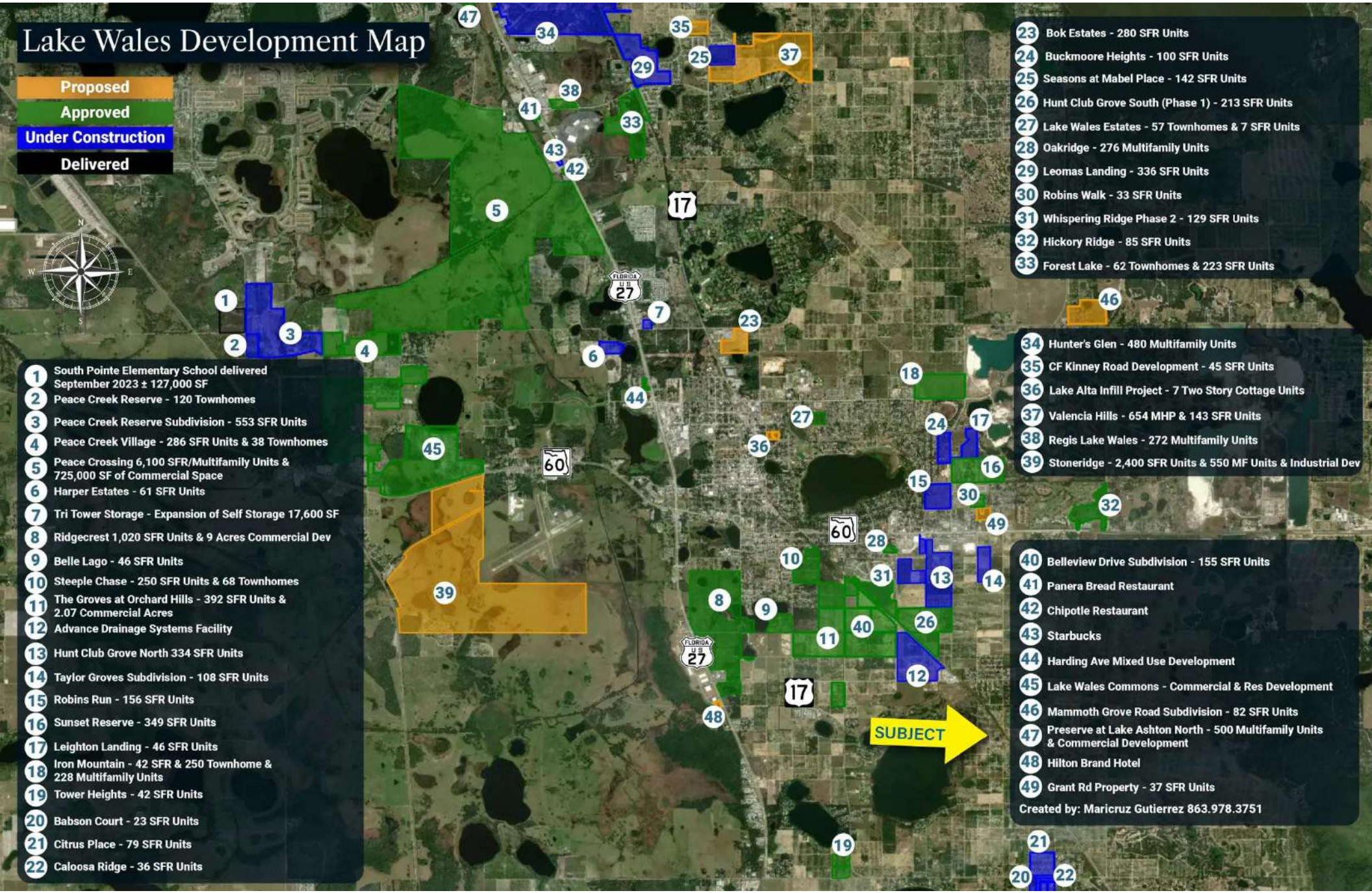
Future Land Use Description

The property is located within unincorporated Polk County and has a Residential Suburban (RS) Future Land Use designation. The current Future Land Use allows for one dwelling unit per five acres allowing for potential future residential development. There are other potential uses with conditional approval.

SECTION 2

Location Information

REGIONAL & LOCATION MAP


Lake Wales Development Map
Proposed
Approved
Under Construction
Delivered
1 South Pointe Elementary School delivered September 2023 ± 127,000 SF
2 Peace Creek Reserve - 120 Townhomes
3 Peace Creek Reserve Subdivision - 553 SFR Units
4 Peace Creek Village - 286 SFR Units & 38 Townhomes
5 Peace Crossing 6,100 SFR/Multifamily Units & 725,000 SF of Commercial Space
6 Harper Estates - 61 SFR Units
7 Tri Tower Storage - Expansion of Self Storage 17,600 SF
8 Ridgecrest 1,020 SFR Units & 9 Acres Commercial Dev
9 Belle Lago - 46 SFR Units
10 Steeple Chase - 250 SFR Units & 68 Townhomes
11 The Groves at Orchard Hills - 392 SFR Units & 2.07 Commercial Acres
12 Advance Drainage Systems Facility
13 Hunt Club Grove North 334 SFR Units
14 Taylor Groves Subdivision - 108 SFR Units
15 Robins Run - 156 SFR Units
16 Sunset Reserve - 349 SFR Units
17 Leighton Landing - 46 SFR Units
18 Iron Mountain - 42 SFR & 250 Townhome & 228 Multifamily Units
19 Tower Heights - 42 SFR Units
20 Babson Court - 23 SFR Units
21 Citrus Place - 79 SFR Units
22 Caloosa Ridge - 36 SFR Units
23 Bok Estates - 280 SFR Units
24 Buckmoore Heights - 100 SFR Units
25 Seasons at Mabel Place - 142 SFR Units
26 Hunt Club Grove South (Phase 1) - 213 SFR Units
27 Lake Wales Estates - 57 Townhomes & 7 SFR Units
28 Oakridge - 276 Multifamily Units
29 Leomas Landing - 336 SFR Units
30 Robins Walk - 33 SFR Units
31 Whispering Ridge Phase 2 - 129 SFR Units
32 Hickory Ridge - 85 SFR Units
33 Forest Lake - 62 Townhomes & 223 SFR Units
34 Hunter's Glen - 480 Multifamily Units
35 CF Kinney Road Development - 45 SFR Units
36 Lake Alta Infill Project - 7 Two Story Cottage Units
37 Valencia Hills - 654 MHP & 143 SFR Units
38 Regis Lake Wales - 272 Multifamily Units
39 Stoneridge - 2,400 SFR Units & 550 MF Units & Industrial Dev
40 Belleview Drive Subdivision - 155 SFR Units
41 Panera Bread Restaurant
42 Chipotle Restaurant
43 Starbucks
44 Harding Ave Mixed Use Development
45 Lake Wales Commons - Commercial & Res Development
46 Mammoth Grove Road Subdivision - 82 SFR Units
47 Preserve at Lake Ashton North - 500 Multifamily Units & Commercial Development
48 Hilton Brand Hotel
49 Grant Rd Property - 37 SFR Units
Created by: Maricruz Gutierrez 863.978.3751
SUBJECT
FLORIDA US 27
60
17

Polk County

FLORIDA

Founded	1861	**Density**	386.5 (2019)
County Seat	Bartow	**Population**	775,084 (2023)
Area	1,875 sq. mi.	**Website**	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

CITY

Lake Wales

POLK COUNTY

Founded	1917
Population	16,774 (2023)
Area	14
Website	lakewalesfl.gov
Major Employers	NuCor Steel AdventHealth Florida's Natural Growers Peterson Industries

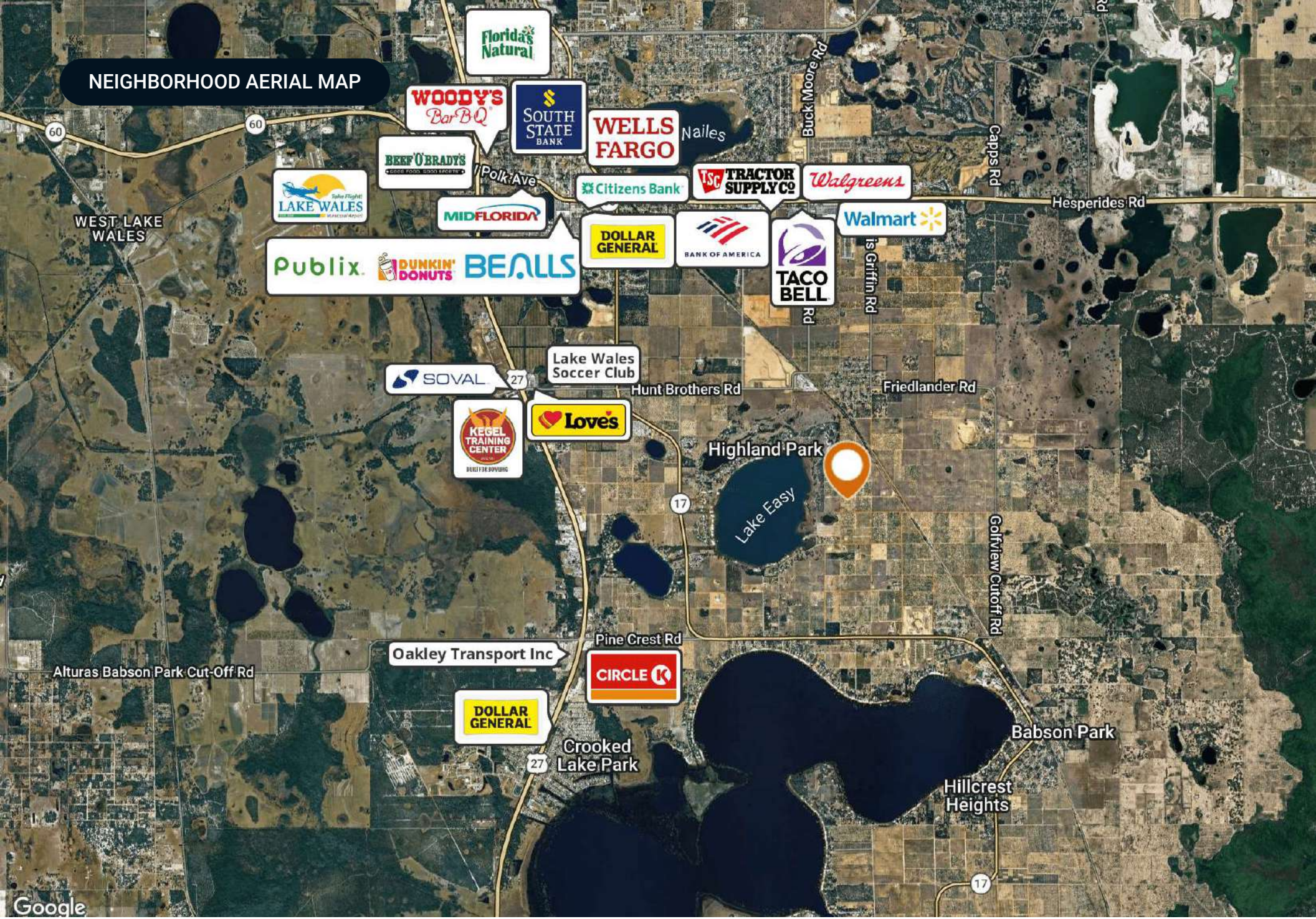
The city of Lake Wales, Florida was officially incorporated in April 1917. The city developed quickly when in 1925, the Atlantic Coast Line Railroad constructed a new railway connecting Haines City to Everglades City. With the development of this line, a new depot was opened in Lake Wales.

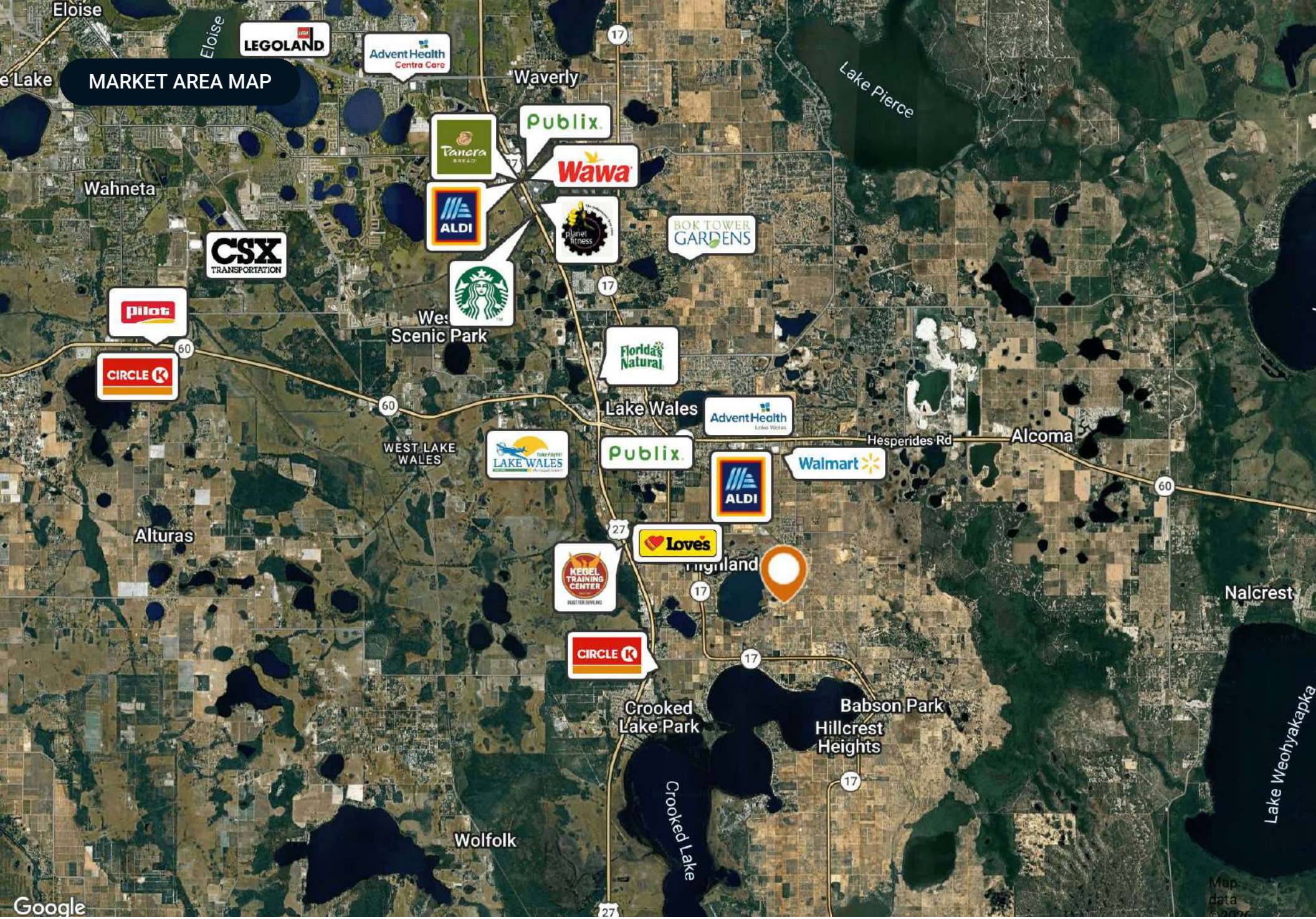
Located west of Lake Kissimmee and east of Tampa, the city of Lake Wales is part of the Lakeland–Winter Haven Metropolitan Statistical Area of Central Florida. The city is geographically located near the center of Florida's peninsula, right on the Lake Wales Ridge upland area. Currently, 9 million people live within 100 miles of the city.

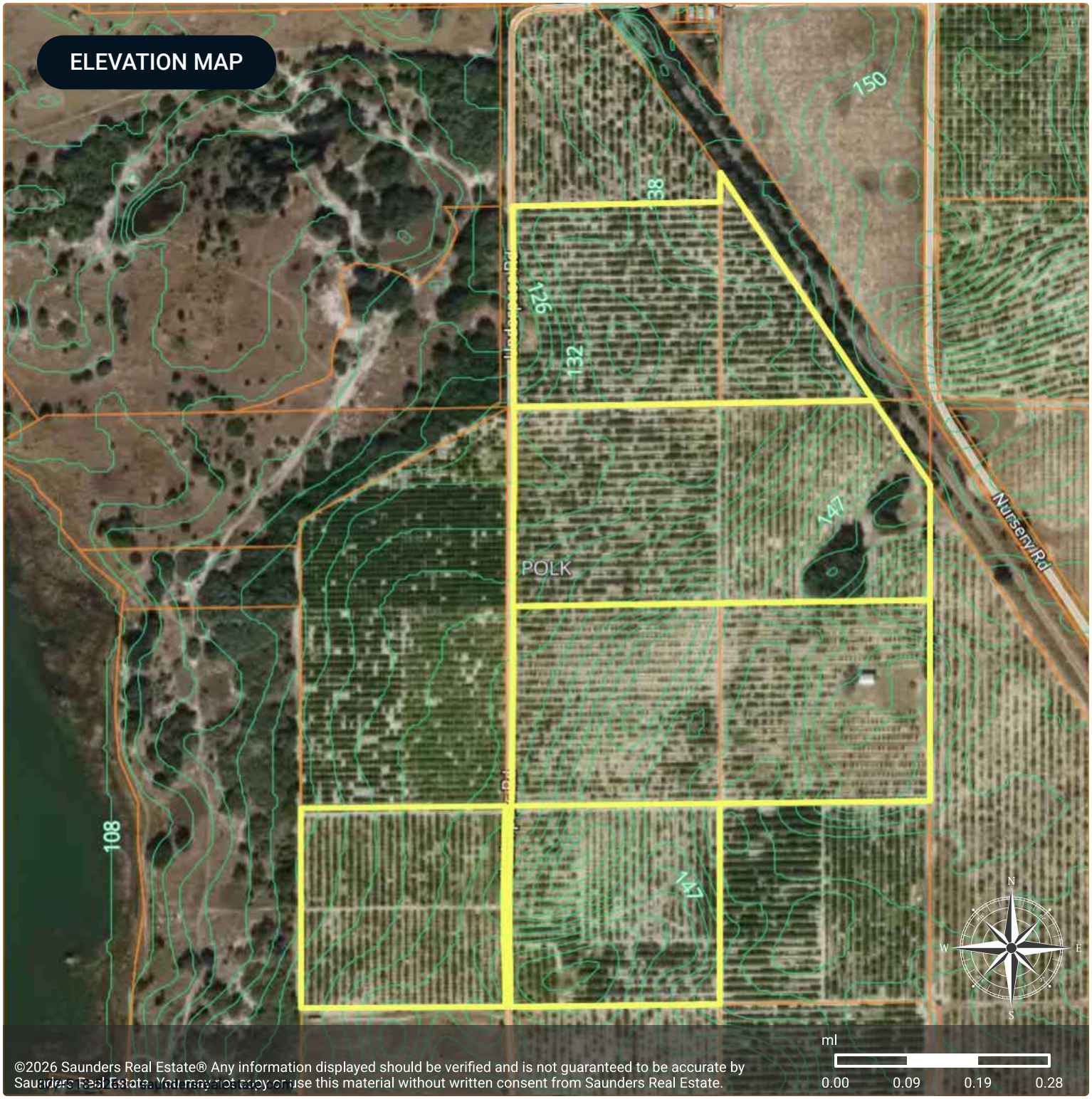
The city of Lake Wales serves as an excellent location for commercial real estate. Featuring tenants like Kegel, Merlin Entertainment, TruGreen, and AT&T, the Lake Wales Commerce and Technology Park is on the busy U.S. Route 27 just south of the city. Bok Tower Gardens is a nearby national historic landmark featuring a 205 foot carillon tower atop one of Florida's highest points.

SECTION 3

Maps And Photos


NEIGHBORHOOD AERIAL MAP
Florida's Natural
WOODY'S Bar-B-Q
SOUTH STATE BANK
WELLS FARGO
Nailes
BEEF 'O' BRADY'S
Polk Ave
Citizens Bank
TRACTOR SUPPLY CO
Walgreens
Walmart
LAKE WALES
MIDFLORIDA
DOLLAR GENERAL
BANK OF AMERICA
TACO BELL
Publix
DUNKIN' DONUTS
BEALLS
WEST LAKE WALES
Buck Moore Rd
Capps Rd
Hesperides Rd
is Griffin Rd
Rd
SOVAL
27
Lake Wales Soccer Club
Hunt Brothers Rd
Friedlander Rd
KEGEL TRAINING CENTER
Loves
Highland Park
Lake Easy
17
Golfview Cutoff Rd
Pine Crest Rd
Oakley Transport Inc
CIRCLE K
Alturas Babson Park Cut-Off Rd
DOLLAR GENERAL
Crooked Lake Park
Babson Park
Hillcrest Heights
60
Google


MARKET AREA MAP
Eloise
LEGOLAND
Advent Health Centra Care
Waverly
Lake Pierce
Publix
Panera
Wawa
Wahneta
ALDI
planet fitness
BOK TOWER GARDENS
CSX TRANSPORTATION
Pilot
Scenic Park
Florida's Natural
CIRCLE K
Lake Wales
AdventHealth
WEST LAKE WALES
LAKE WALES
Hesperides Rd
Alcoma
Walmart
ALDI
Alturas
Loves
KEGEL TRAINING CENTER
Nalcrest
CIRCLE K
Crooked Lake Park
Babson Park
Hillcrest Heights
Crooked Lake
Lake Weohyakapka
Wolfolk
Google
Map data



SAUNDERS REAL ESTATE

Elevation Map

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ADDITIONAL PHOTOS

SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY

Maricruz Gutierrez Mejia

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Professional Background

Maricruz is an Advisor at Saunders Real Estate.

As a Lake Wales native, Maricruz possesses a unique understanding of Florida's commercial real estate market. Since joining Saunders Real Estate in 2022, she has grown through several roles, beginning as an intern, advancing to Research Advisor, and now serving on the brokerage side as an advisor.

Maricruz specializes in the sale and lease of medical office properties, representing both investors and healthcare professionals seeking space tailored to their operations. Her expertise also extends to land sales and site selection across a range of commercial property types.

A graduate of the University of Central Florida with a Bachelor of Science in Real Estate, Maricruz was an active member of the UCF Real Estate Society and recipient of the 2022 CREW Orlando Scholarship. She previously served as a member of CREW Orlando and the UCREW Committee, where she helped introduce college students to careers in commercial real estate.

Maricruz is currently a CCIM Candidate, working toward her designation with an expected completion by the end of 2026. The Certified Commercial Investment Member (CCIM) designation is a globally recognized credential signifying expertise in commercial investment real estate and financial analysis. She is also a graduate of the LEDC Summer Leadership Program and a current member of Leadership Lake Wales Class 29, where she continues to build upon her leadership and community involvement.

Maricruz specializes in:
• Medical (Sales & Leasing)
• Tenant & Buyer Representation (Medical Users)
• Citrus Land
• Commercial Development
• Residential Development

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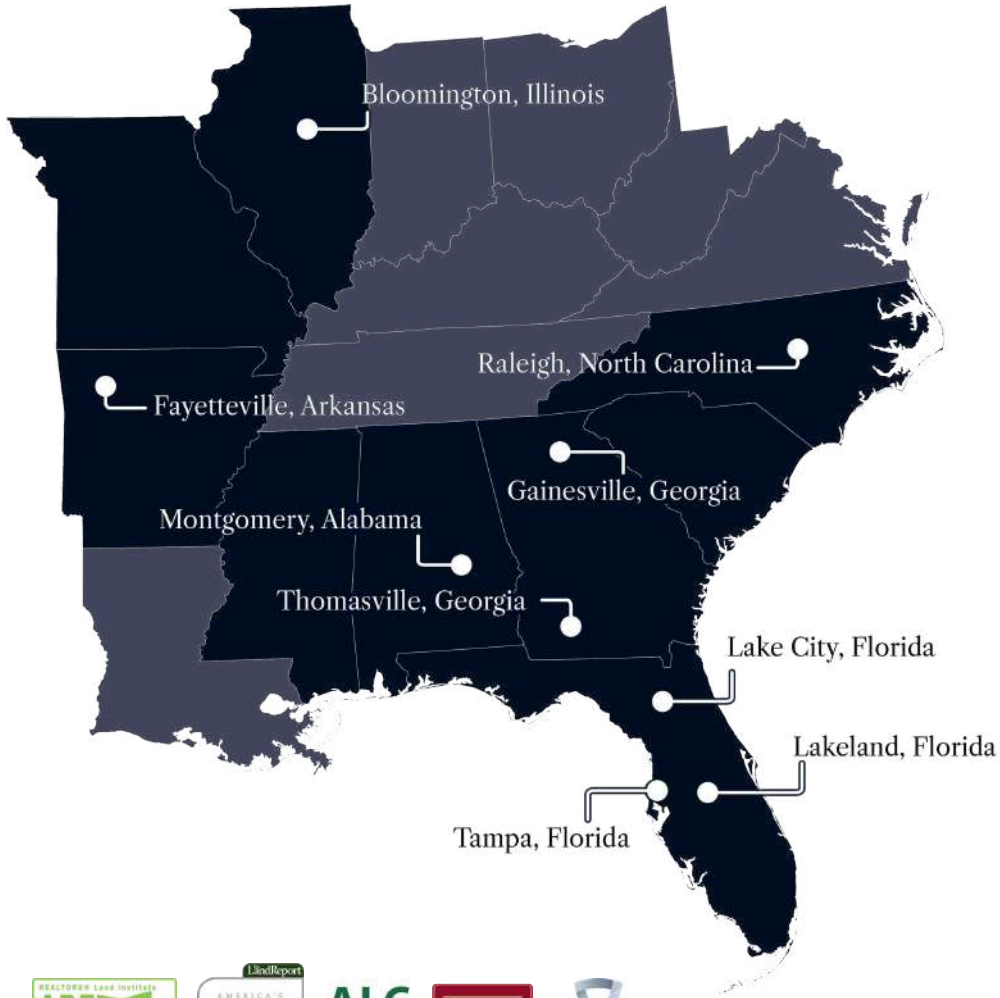

APEX AWARDS · BEST BROKERAGES · ALC · CCIM · SIOR

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