



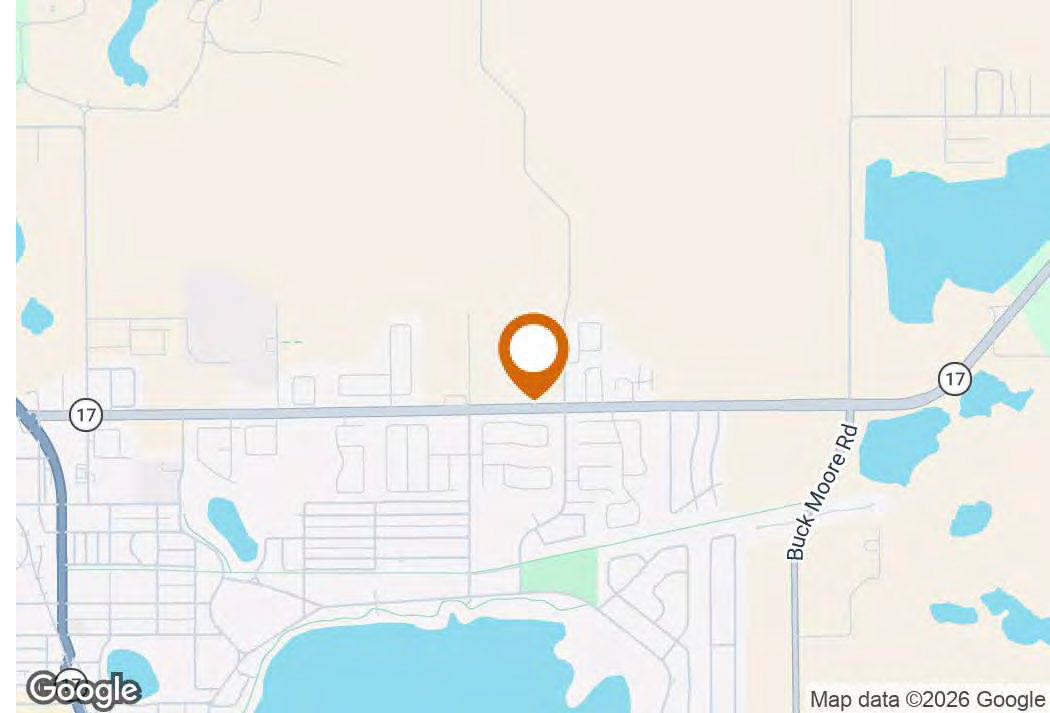
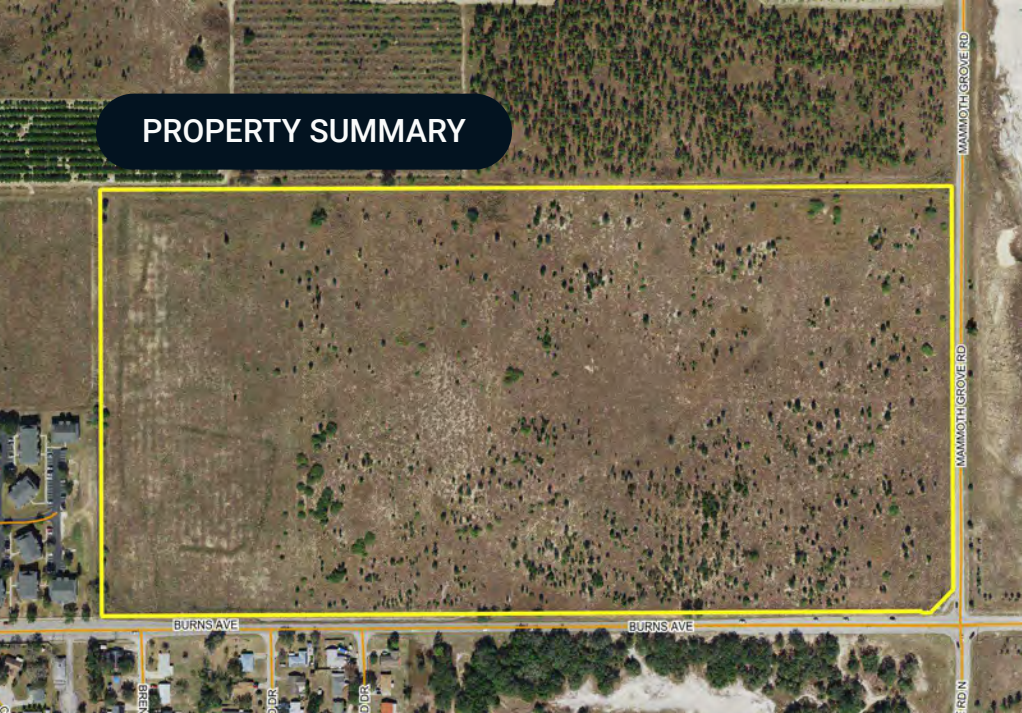
Iron Mountain Residential Planned Development

Burns Ave, Lake Wales, Florida 33853

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$8,260,000
Acreage:	76.95 ± Acres
Zoning:	R-3 - PD (Planned Development)
Market:	Residential Development
Traffic Count:	9,500 ± Cars/Day
APN:	27-29-22-866300-041010
City:	Lake Wales
County:	Polk

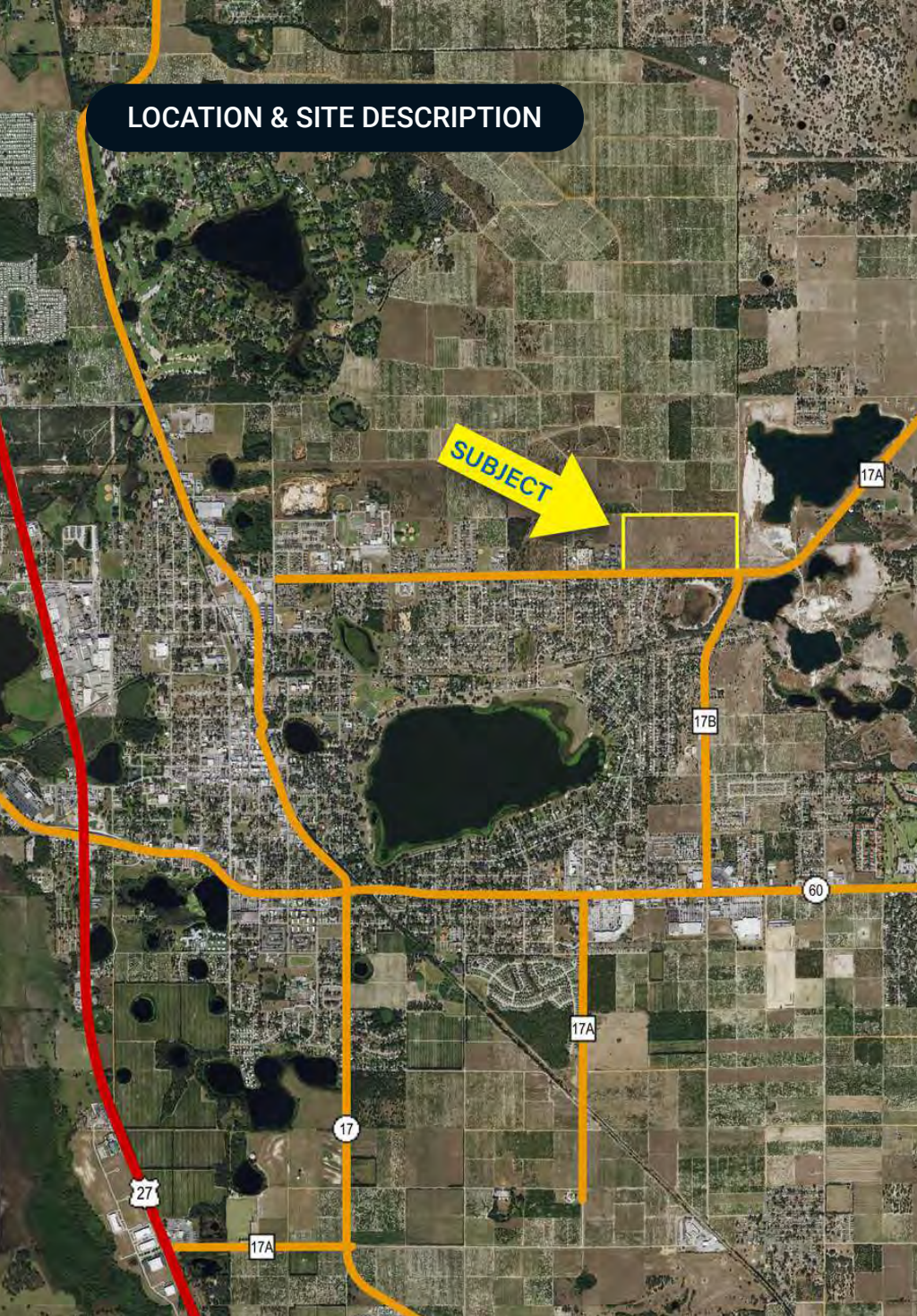
Property Overview

Introducing a unique opportunity for a developer or builder. This property on Burns Ave in Lake Wales, FL offers 282 total units (178 50-ft-wide lots, 54 60-ft-wide lots, and 50 30-ft-wide attached single family lots), perfectly poised for residential development Zoned R-3 - PD (Planned Development), it presents an opportunity in an area of growth. Nestled in an area of excellent residential development, this prime location offers close proximity to shopping and essential amenities, making it an excellent prospect for a residential developer or builder. With a growing and active community, this property sets the stage for a promising residential venture.

Property Highlights

- Zoned R-3 - PD (Planned Development)
- Ideal for Single Family Residential Development
- Prime location in an active residential development area
- Versatile investment opportunity

LOCATION & SITE DESCRIPTION



Location Description

This is an area of very active residential development and home building. This property is within the City limits of Lake Wales (Polk County). Retail, commercial, and restaurants are all close by as well as Bok Tower and Bok Tower Gardens. This is really centrally located to the east or west coast of Florida. North and South major roads are a short driving distance away.

Site Description

- Total Residential Units: 282 total units
- **50' Lots:** 178 units (63.1%) – Single-family detached homes with typical 120' lot depth.
- **60' Lots:** 54 units (19.1%) – Larger single-family detached homes with typical 120' lot depth.
- **30' Lots:** 50 units (17.7%) – Rear-load Single Family Attached (duplex)
- There will be an HOA – for maintenance of the storm water basins and roads. End users can expand as desired.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	76.95 acres of uplands, 0 acres of wetland (100% upland)
Soil Types:	Candler Sand (100%)
Zoning / FLU:	Zoning R-3, Approved Planned Development (PD) Future Land Use Medium Density Residential (MDR)
Water Source & Utilities:	Water and sewer are at the site and will be provided by the City of Lake Wales
Road Frontage:	About 2,500 feet of frontage on Burns Avenue and about 1,250 feet of frontage on Mammoth Grove Rd
Nearest Point of Interest:	About 2 miles to US 27, 2.8 miles to Hwy 60 and about 26 miles to I-4.
Current Use:	Vacant land
Land Cover:	Scattered tree and natural vegetation
Survey or Site Testing Reports:	There are a Survey, Environmental Site Assessment, Geotech, Traffic Study, Sand Skink Study, Gopher Tortoise Study, Topo map and Phase 1 Environment reports completed and available.

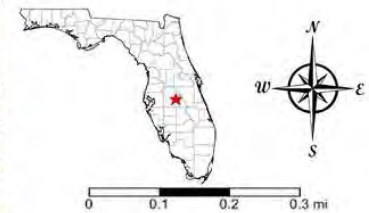
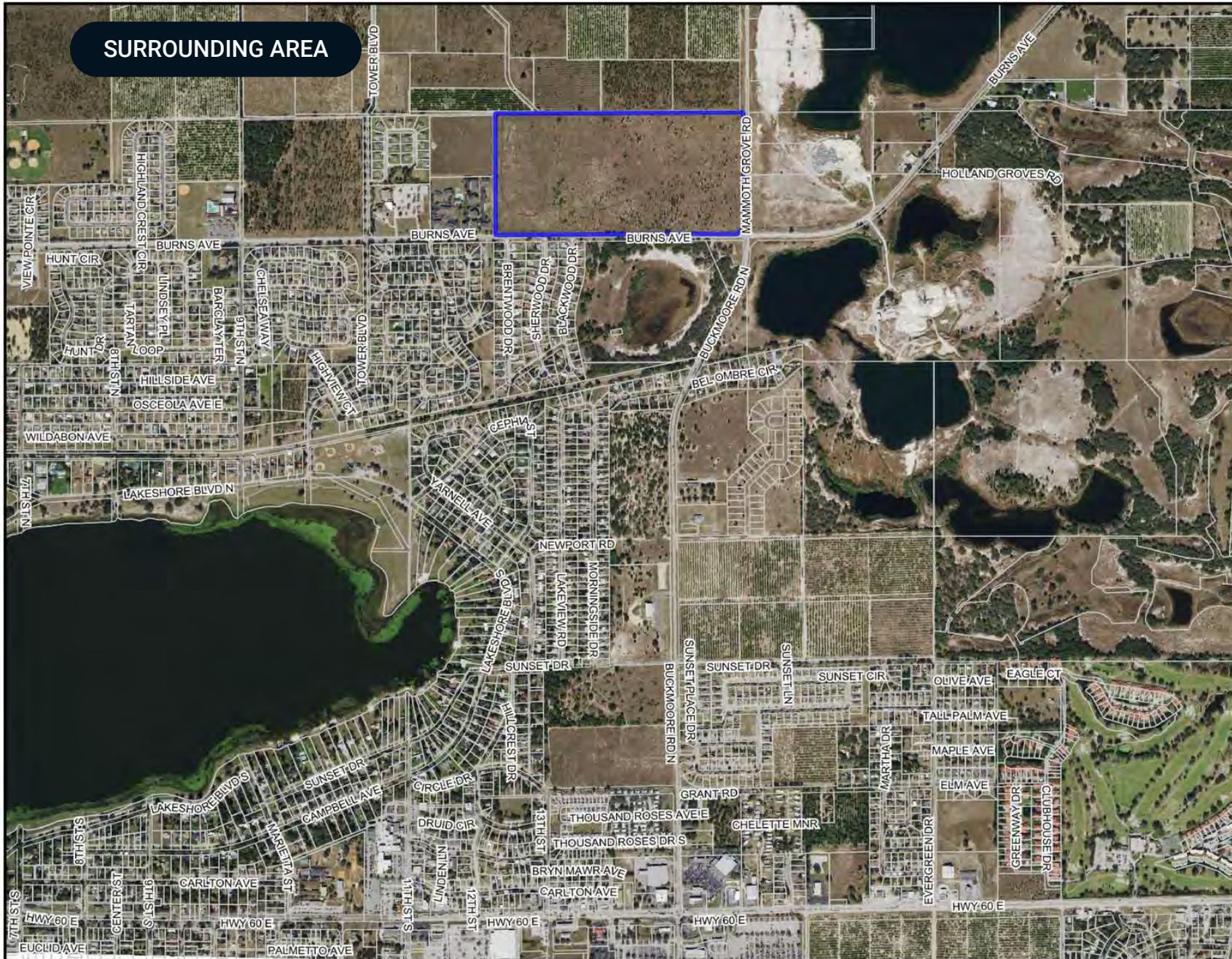
AERIAL VIEW

BOK TOWER
GARDENS

Burns Ave

SURROUNDING AREA

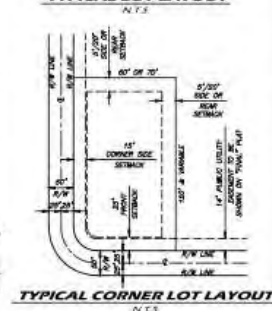
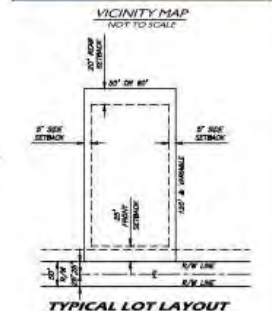
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines



IRON MOUNTAIN

OVERALL SITE PLAN

PRELIMINARY DEVELOPMENT PLAN



LEGAL DESCRIPTION

LOTS A TO H, INCLUSIVE IN BLOCK 41 OF MOUNTAIN LAKE, AN UNRECORDED PLAT, BEING IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 28 EAST, LESS THE MAINTAINED RIGHT OF WAY AND LESS THE MAINTAINED RIGHT OF WAY AS RECORDED IN O.R. BOOK 4884, PAGE 1111, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, 76.28 ACRES±.

PER CITY OF LAKE WALES GENERAL STANDARDS AND REGULATIONS THE POP PURPOSE IS INTENDED TO ENCOURAGE HIGH QUALITY SITE DESIGN, A FLEXIBILITY IN PRODUCT LAYOUT MAXIMIZE COMMON OPEN SPACE AND LANDSCAPING AND CREATE ESSENTIAL NEIGHBORHOODS THE PROPOSED PLAN IS SUPERIOR TO THE STANDARD SUBDIVISION BECAUSE:

- THE FLEXIBILITY PROVIDED A BALANCE BETWEEN THE PROPOSED ALIENAGE OF LOTS AND TO MANAGE THE OPEN SPACE FOR LANDSCAPING AND ACTIVE RECREATION THE FLEXIBILITY OF DIFFERENT TYPE OF LOTS SIZE GIVES THE NEIGHBORHOOD A DIVERSE PERCEPTION AND NOT A FLATNESS COMMUNITY.
- PROVIDING TWO (2) SIDEWALKS WILL GIVE FUTURE RESIDENTS SAFE LEISURE AROUND THE COMMUNITY AND PROVIDE ENJOYABLE ACTIVITIES FOR EACH HOUSEHOLD.
- MAXIMIZING THE OPEN SPACE WILL CREATE ORIGINALITY IN DESIGNS FOR LANDSCAPING WHICH WILL ENHANCE THE NATURAL FEATURES OF THE PROPERTY.
- PROPOSING MORE LOTS WILL GENERATE NEW RESIDENTS WHICH WILL HELP INCREASE REVENUE FOR CITY OF LAKE WALES.

TRACT SUMMARY

TRACT	DESCRIPTION	ACRES
A	OPEN SPACE, PARK (LOT 10) DRY RETENTION	7.30
B	OPEN SPACE, PARK (LOT 11) DRY RETENTION	2.42
C	OPEN SPACE, PARK (LOT 12) DRY RETENTION	2.54
D	OPEN SPACE, PARK (LOT 13) DRY RETENTION	0.11
E	OPEN SPACE, PARK (LOT 14) DRY RETENTION	0.36
F	OPEN SPACE, PARK (LOT 15) DRY RETENTION	0.05
G	OPEN SPACE, PARK (LOT 16) DRY RETENTION	0.18
H	OPEN SPACE, PARK (LOT 17) DRY RETENTION	0.31
I	OPEN SPACE, PARK (LOT 18) DRY RETENTION	0.05
J	OPEN SPACE, PARK (LOT 19) DRY RETENTION	0.05
K	OPEN SPACE, PARK (LOT 20) DRY RETENTION	0.05
L	OPEN SPACE, PARK (LOT 21) DRY RETENTION	0.05
M	OPEN SPACE, PARK (LOT 22) DRY RETENTION	0.05
N	OPEN SPACE, PARK (LOT 23) DRY RETENTION	0.05
O	OPEN SPACE, PARK (LOT 24) DRY RETENTION	0.05
P	OPEN SPACE, PARK (LOT 25) DRY RETENTION	0.05
Q	OPEN SPACE, PARK (LOT 26) DRY RETENTION	0.05
R	OPEN SPACE, PARK (LOT 27) DRY RETENTION	0.05
S	OPEN SPACE, PARK (LOT 28) DRY RETENTION	0.05
T	OPEN SPACE, PARK (LOT 29) DRY RETENTION	0.05
U	OPEN SPACE, PARK (LOT 30) DRY RETENTION	0.05
V	OPEN SPACE, PARK (LOT 31) DRY RETENTION	0.05
W	OPEN SPACE, PARK (LOT 32) DRY RETENTION	0.05
X	OPEN SPACE, PARK (LOT 33) DRY RETENTION	0.05
Y	OPEN SPACE, PARK (LOT 34) DRY RETENTION	0.05
Z	OPEN SPACE, PARK (LOT 35) DRY RETENTION	0.05
AA	OPEN SPACE, PARK (LOT 36) DRY RETENTION	0.05
AB	OPEN SPACE, PARK (LOT 37) DRY RETENTION	0.05
AC	OPEN SPACE, PARK (LOT 38) DRY RETENTION	0.05
AD	OPEN SPACE, PARK (LOT 39) DRY RETENTION	0.05
AE	OPEN SPACE, PARK (LOT 40) DRY RETENTION	0.05
AF	OPEN SPACE, PARK (LOT 41) DRY RETENTION	0.05
AG	OPEN SPACE, PARK (LOT 42) DRY RETENTION	0.05
AH	OPEN SPACE, PARK (LOT 43) DRY RETENTION	0.05
AI	OPEN SPACE, PARK (LOT 44) DRY RETENTION	0.05
AJ	OPEN SPACE, PARK (LOT 45) DRY RETENTION	0.05
AK	OPEN SPACE, PARK (LOT 46) DRY RETENTION	0.05
AL	OPEN SPACE, PARK (LOT 47) DRY RETENTION	0.05
AM	OPEN SPACE, PARK (LOT 48) DRY RETENTION	0.05
AN	OPEN SPACE, PARK (LOT 49) DRY RETENTION	0.05
AO	OPEN SPACE, PARK (LOT 50) DRY RETENTION	0.05
AP	OPEN SPACE, PARK (LOT 51) DRY RETENTION	0.05
AQ	OPEN SPACE, PARK (LOT 52) DRY RETENTION	0.05
AR	OPEN SPACE, PARK (LOT 53) DRY RETENTION	0.05
AS	OPEN SPACE, PARK (LOT 54) DRY RETENTION	0.05
AT	OPEN SPACE, PARK (LOT 55) DRY RETENTION	0.05
AU	OPEN SPACE, PARK (LOT 56) DRY RETENTION	0.05
AV	OPEN SPACE, PARK (LOT 57) DRY RETENTION	0.05
AW	OPEN SPACE, PARK (LOT 58) DRY RETENTION	0.05
AX	OPEN SPACE, PARK (LOT 59) DRY RETENTION	0.05
AY	OPEN SPACE, PARK (LOT 60) DRY RETENTION	0.05
AZ	OPEN SPACE, PARK (LOT 61) DRY RETENTION	0.05
BA	OPEN SPACE, PARK (LOT 62) DRY RETENTION	0.05
BB	OPEN SPACE, PARK (LOT 63) DRY RETENTION	0.05
BC	OPEN SPACE, PARK (LOT 64) DRY RETENTION	0.05
BD	OPEN SPACE, PARK (LOT 65) DRY RETENTION	0.05
BE	OPEN SPACE, PARK (LOT 66) DRY RETENTION	0.05
BF	OPEN SPACE, PARK (LOT 67) DRY RETENTION	0.05
BG	OPEN SPACE, PARK (LOT 68) DRY RETENTION	0.05
BH	OPEN SPACE, PARK (LOT 69) DRY RETENTION	0.05
BI	OPEN SPACE, PARK (LOT 70) DRY RETENTION	0.05
BJ	OPEN SPACE, PARK (LOT 71) DRY RETENTION	0.05
BK	OPEN SPACE, PARK (LOT 72) DRY RETENTION	0.05
BL	OPEN SPACE, PARK (LOT 73) DRY RETENTION	0.05
BM	OPEN SPACE, PARK (LOT 74) DRY RETENTION	0.05
BN	OPEN SPACE, PARK (LOT 75) DRY RETENTION	0.05
BO	OPEN SPACE, PARK (LOT 76) DRY RETENTION	0.05
BP	OPEN SPACE, PARK (LOT 77) DRY RETENTION	0.05
BQ	OPEN SPACE, PARK (LOT 78) DRY RETENTION	0.05
BR	OPEN SPACE, PARK (LOT 79) DRY RETENTION	0.05
BS	OPEN SPACE, PARK (LOT 80) DRY RETENTION	0.05
BT	OPEN SPACE, PARK (LOT 81) DRY RETENTION	0.05
BU	OPEN SPACE, PARK (LOT 82) DRY RETENTION	0.05
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BX	OPEN SPACE, PARK (LOT 85) DRY RETENTION	0.05
BY	OPEN SPACE, PARK (LOT 86) DRY RETENTION	0.05
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IJ	OPEN SPACE, PARK (LOT 253) DRY RETENTION	0.05
IK	OPEN SPACE, PARK (LOT 254) DRY RETENTION	0.05
IL	OPEN SPACE, PARK (LOT 255) DRY RETENTION	0.05
IM	OPEN SPACE, PARK (LOT 256) DRY RETENTION	0.05
IN	OPEN SPACE, PARK (LOT 257) DRY RETENTION	0.05
IO	OPEN SPACE, PARK (LOT 258) DRY RETENTION	0.05
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IQ	OPEN SPACE, PARK (LOT 260) DRY RETENTION	0.05
IR	OPEN SPACE, PARK (LOT 261) DRY RETENTION	0.05
IS	OPEN SPACE, PARK (LOT 262) DRY RETENTION	0.05
IT	OPEN SPACE, PARK (LOT 263) DRY RETENTION	0.05
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IV	OPEN SPACE, PARK (LOT 265) DRY RETENTION	0.05
IW	OPEN SPACE, PARK (LOT 266) DRY RETENTION	0.05
IX	OPEN SPACE, PARK (LOT 267) DRY RETENTION	0.05
IY	OPEN SPACE, PARK (LOT 268) DRY RETENTION	0.05
IZ	OPEN SPACE, PARK (LOT 269) DRY RETENTION	0.05
JA	OPEN SPACE, PARK (LOT 270) DRY RETENTION	0.05
JB	OPEN SPACE, PARK (LOT 271) DRY RETENTION	0.05
JC	OPEN SPACE, PARK (LOT 272) DRY RETENTION	0.05
JD	OPEN SPACE, PARK (LOT 273) DRY RETENTION	0.05
JE	OPEN SPACE, PARK (LOT 274) DRY RETENTION	0.05
JF	OPEN SPACE, PARK (LOT 275) DRY RETENTION	0.05
JG	OPEN SPACE, PARK (LOT 276) DRY RETENTION	0.05
JH	OPEN SPACE, PARK (LOT 277) DRY RETENTION	0.05
JI	OPEN SPACE, PARK (LOT 278) DRY RETENTION	0.05
JJ	OPEN SPACE, PARK (LOT 279) DRY RETENTION	0.05
JK	OPEN SPACE, PARK (LOT 280) DRY RETENTION	0.05
JL	OPEN SPACE, PARK (LOT 281) DRY RETENTION	0.05
JM	OPEN SPACE, PARK (LOT 282) DRY RETENTION	0.05
JN	OPEN SPACE, PARK (LOT 283) DRY RETENTION	0.05
JO	OPEN SPACE, PARK (LOT 284) DRY RETENTION	0.05
JP	OPEN SPACE, PARK (LOT 285) DRY RETENTION	0.05
JQ	OPEN SPACE, PARK (LOT 286) DRY RETENTION	0.05
JR	OPEN SPACE, PARK (LOT 287) DRY RETENTION	0.05
JS	OPEN SPACE, PARK (LOT 288) DRY RETENTION	0.05
JT	OPEN SPACE, PARK (LOT 289) DRY RETENTION	0.05
JU	OPEN SPACE, PARK (LOT 290) DRY RETENTION	0.05
JV	OPEN SPACE, PARK (LOT 291) DRY RETENTION	0.05
JW	OPEN SPACE, PARK (LOT 292) DRY RETENTION	0.05
JX	OPEN SPACE, PARK (LOT 293) DRY RETENTION	0.05
JY	OPEN SPACE, PARK (LOT 294) DRY RETENTION	0.05
JZ	OPEN SPACE, PARK (LOT 295) DRY RETENTION	0.05
KA	OPEN SPACE, PARK (LOT 296) DRY RETENTION	0.05
KB	OPEN SPACE, PARK (LOT 297) DRY RETENTION	0.05
KC	OPEN SPACE, PARK (LOT 298) DRY RETENTION	0.05
KD	OPEN SPACE, PARK (LOT 299) DRY RETENTION	0.05
KE	OPEN SPACE, PARK (LOT 300) DRY RETENTION	0.05
KE	TOTAL	18.2

LAKE WALES DEVELOPMENTS MAP

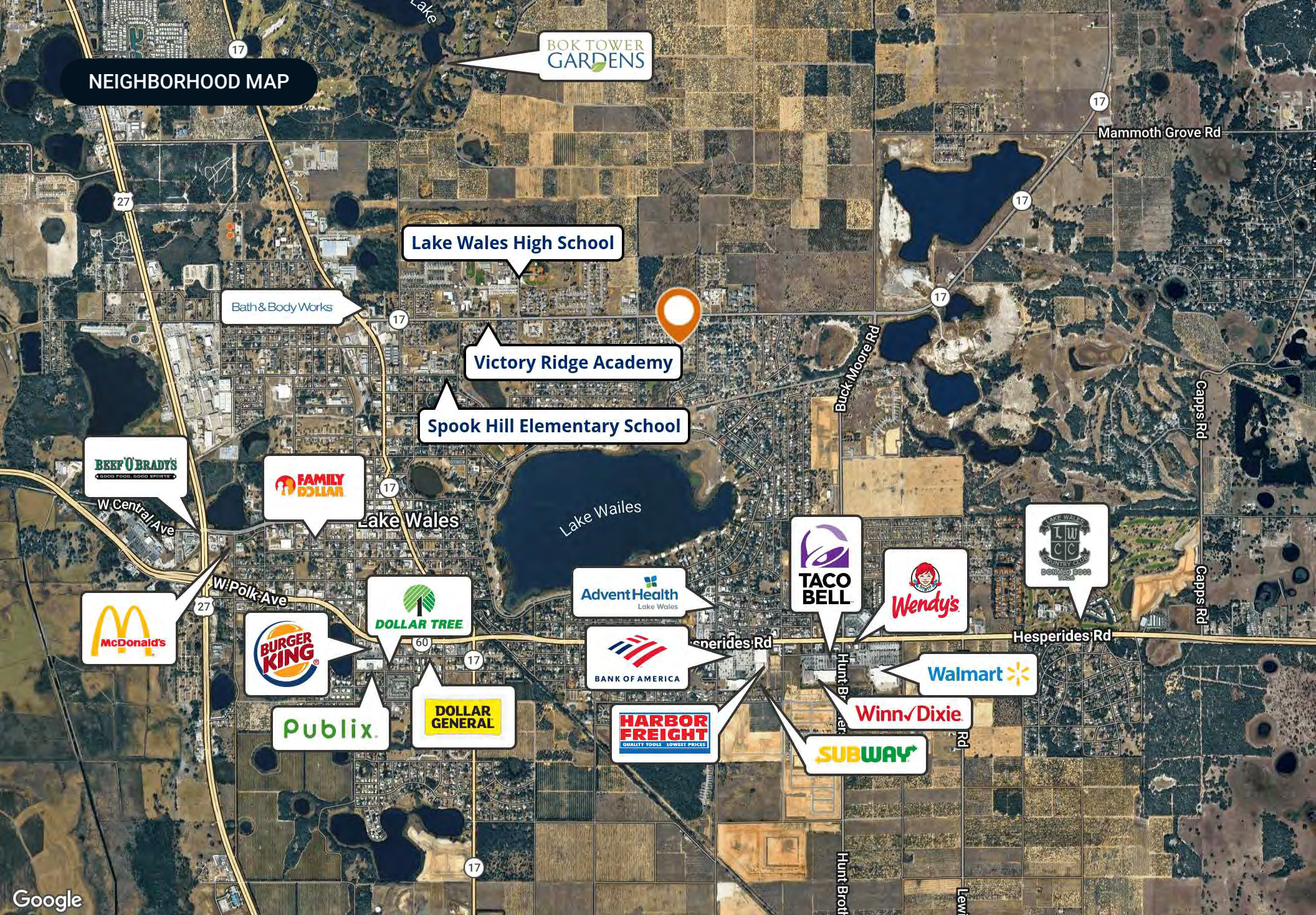
Proposed
Approved
Under Construction
Delivered

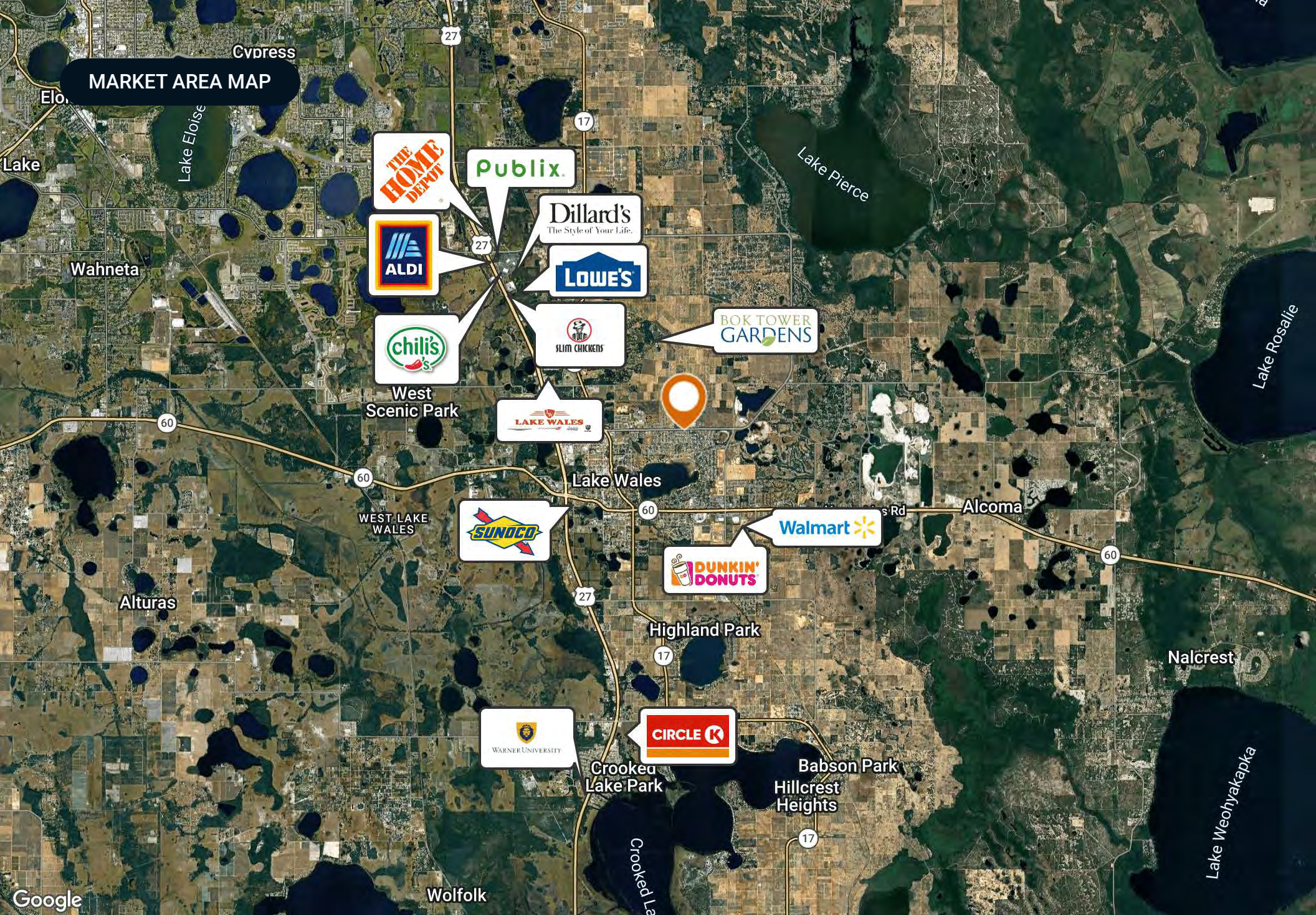
- 1 South Pointe Elementary School delivered September 2023 ± 127,000 SF
- 2 Peace Creek Reserve - 120 Townhomes
- 3 Peace Creek Reserve Subdivision - 553 SFR Units
- 4 Peace Creek Village - 286 SFR Units & 38 Townhomes
- 5 Peace Crossing 6,100 SFR/Multifamily Units & 725,000 SF of Commercial Space
- 6 Harper Estates - 61 SFR Units
- 7 Tri Tower Storage - Expansion of Self Storage 17,600 SF
- 8 Ridgcrest 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

- 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 Masterpiece Estates - 82 SFR 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 Timberlane Development - 45 SFR Units
 - 40 Belleview Drive Subdivision - 155 SFR Units
- Created by: Maricruz Gutierrez 863.978.3751



NEIGHBORHOOD MAP





MARKET AREA MAP

DEMOGRAPHICS MAP & REPORT

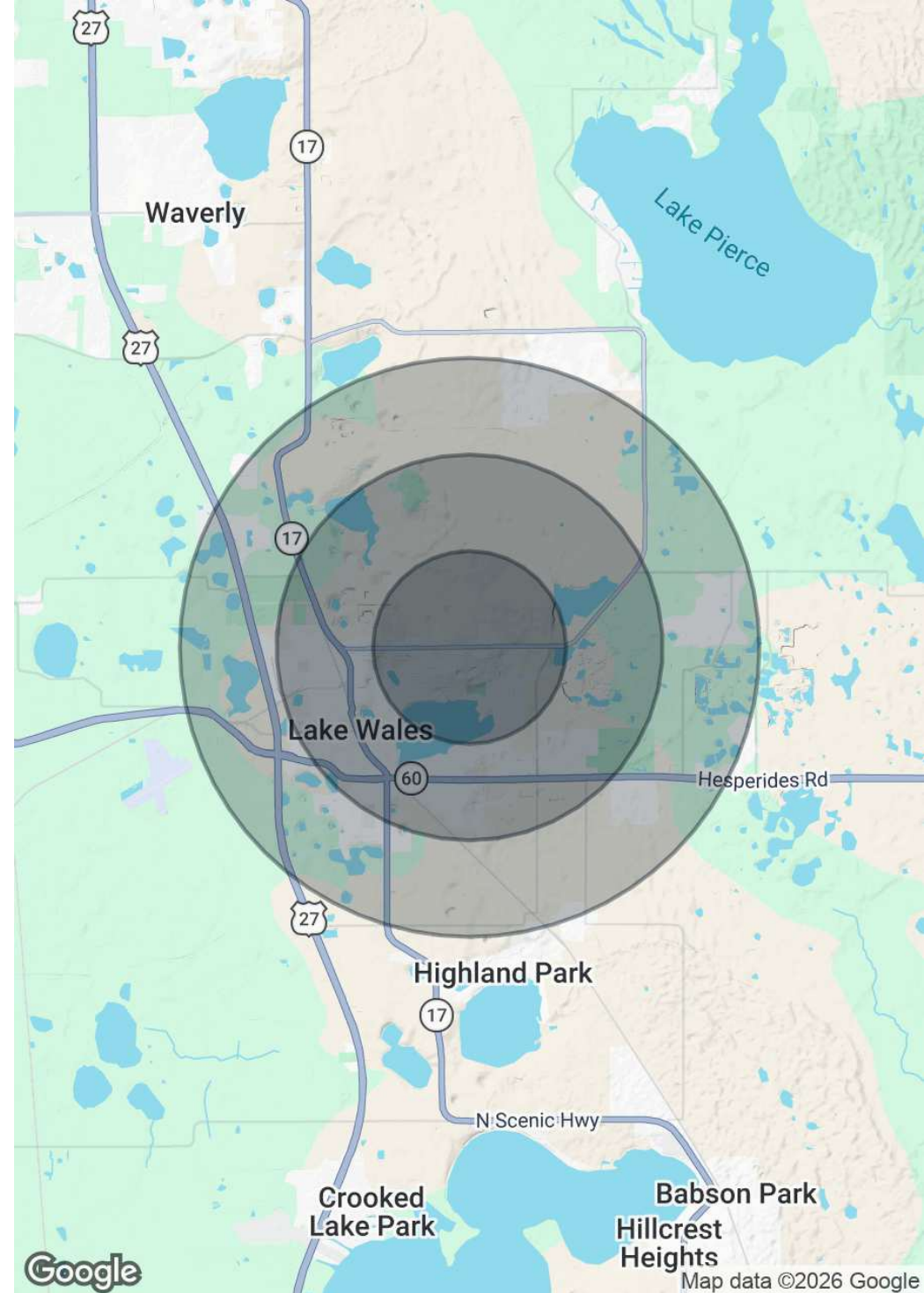
Population

	1 Mile	2 Miles	3 Miles
Total Population	3,910	10,770	17,692
Average Age	36.4	39.5	41.9
Average Age (Male)	34.9	37.5	40.1
Average Age (Female)	37.7	40.5	43.2

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	1,347	3,884	6,699
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$75,973	\$76,511	\$69,468
Average House Value	\$232,828	\$218,152	\$201,630

2023 American Community Survey (ACS)





COUNTY

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.



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
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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.

ADDITIONAL PHOTOS

Downtown Lake Wales
(5 ± Min)



ADVISOR BIOGRAPHY



Clay Taylor, ALC

Senior Advisor

clay@saundersrealestate.com

Direct: **877-518-5263 x311** | Cell: **863-224-0835**

Professional Background

Clay Taylor, ALC is a Senior Advisor at Saunders Real Estate.

Clay has been with Saunders Real Estate since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the “mythical” National Championship twice.

Clay 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.

Clay is a member of National RLI (Realtor’s Land Institute) and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR (Florida Association of Realtors ®), the NAR (National Association of Realtors ®), the LAR (Lakeland Association of Realtors ®), and the 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.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land

ADVISOR BIOGRAPHY



Clayton Taylor

Associate Advisor

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Professional Background

Clayton Taylor is an Associate Advisor at Saunders Real Estate.

Clayton was born and raised in Lakeland as a sixth-generation Floridian. While attending Santa Fe Catholic High School, he began to develop strong leadership and teamwork skills as a key player on the school's baseball team. He continued his passion for baseball at Santa Fe College before transferring to the University of Florida. There, he earned a Bachelor of Science in Food and Resource Economics, which would enrich his understanding of agriculture, land use, and real estate. While at UF, Clayton held various leadership roles in the Kappa Alpha Order, notably serving as the chapter's Vice President.

Prior to becoming a real estate advisor, Clayton worked with a land management company, where he deepened his knowledge of landowner needs and how to enhance the value of their properties. This role provided him with practical experience in managing various land types and addressing the challenges faced by property owners. Adding to his expertise in the land real estate industry, Clayton would later complete an internship with Saunders Real Estate. Having been mentored by the firm's expert land brokers, he is able to help clients effectively navigate the real estate process, upholding the highest standards of due diligence.

In his spare time, Clayton is an avid outdoorsman who enjoys duck, deer, and turkey hunting.

Clayton specializes in:

- Residential Development
- Agriculture
- Ranch
- Hunting & Recreation



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A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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