



LAKE MARION

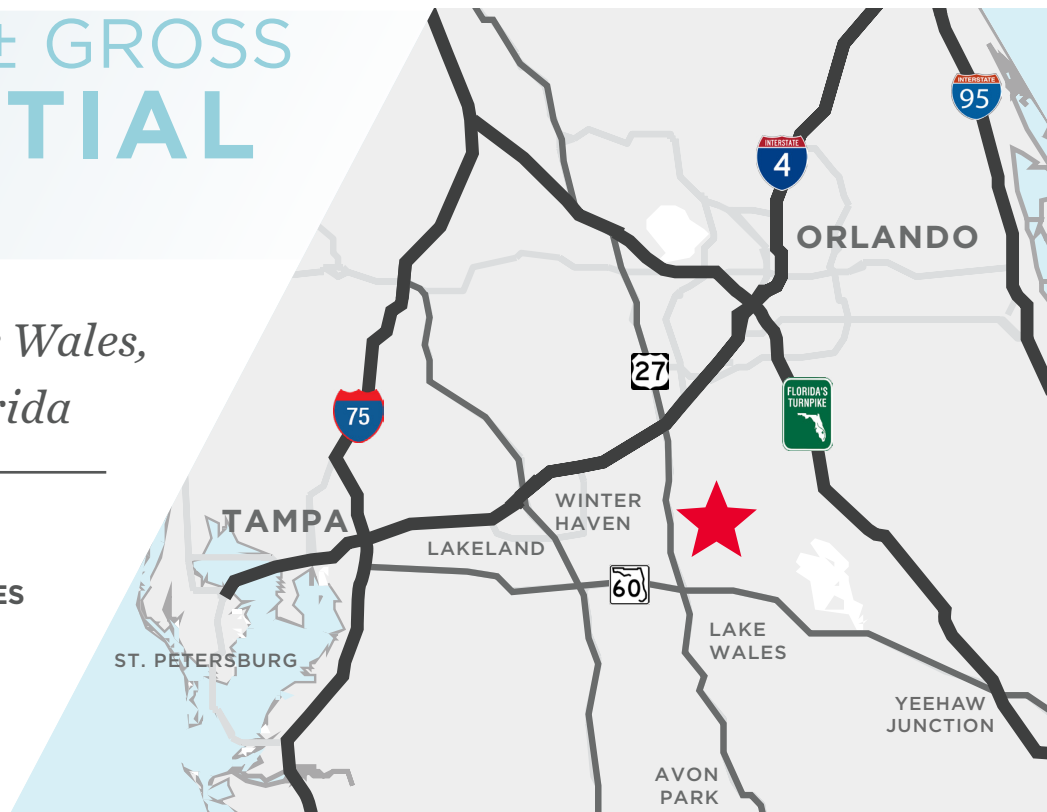
CUSHMAN & WAKEFIELD



44± NET / 74± GROSS RESIDENTIAL ACRES

*Between Dundee & Lake Wales,
South of Poinciana, Florida*

- / ABUTS CONSERVATION AREA
- / SEMI-RURAL, CLOSE TO AMENITIES
- / RAPIDLY DEVELOPING POLK COUNTY
- / SOUTH OF POINCIANA / LAKE MARION





Street View Facing West

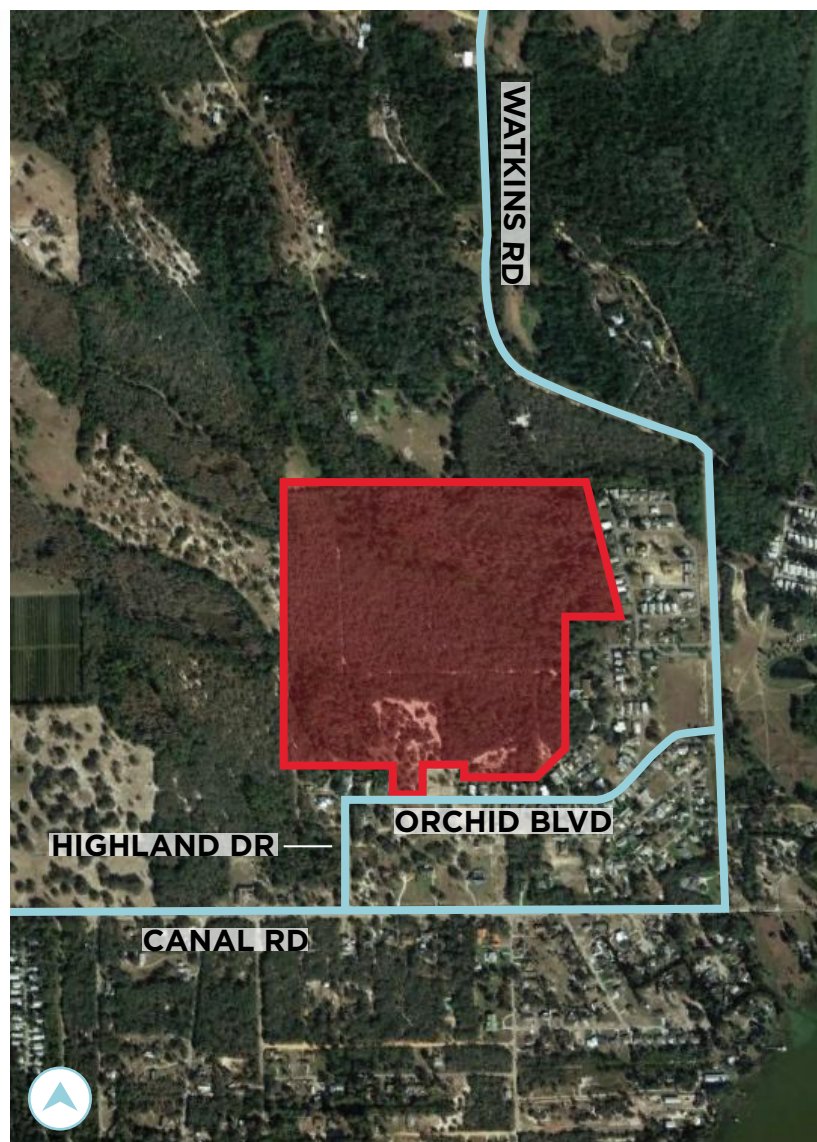


Neighborhood Home

PROPERTY SUMMARY

The location is southeast of Dundee and northeast of Lake Wales with a Lake Wales postal address. Close to Lake Pierce, world-famous Bok Tower Gardens.

ADDRESS	4145 Orchid Blvd., Lake Wales, Florida 33898
MUNICIPALITY	Unincorporated Polk County
SIZE	74.1 gross acres; 44.4 net acres
FUTURE LAND USE	RL-1
ZONING	PD (to be created—similar to adjacent projects)
PERMITTED USES	Both stick-built & manufactured housing
POTENTIAL DENSITY & UNIT COUNT	To be increased with PD or subdistrict change
UTILITIES	Water and sewer available
WORKING NAME	Dunes at Nature's Edge
TAX PARCEL IDS	28-28-32-000000-021000 28-28-32-936101-000250 28-28-33-000000-043010



Street View Facing Entrance



Orchid Blvd View



Site Interior View

NEARBY AMENITIES

Dunes at Nature's Edge is surrounded by multiple attractions and amenities making it an ideal location for development.

BOK TOWER GARDENS - 19 MINUTES

- Famous carillon bells - the "singing tower"
- 250 acre garden by famed Frederick Law Olsted, Jr.
- Weekend & holiday concerts
- Gardening, cooking, meditation, classes, activities
- Birding, walking paths

LAKE PIERCE BOAT RAMP - 6 MINUTES

- Bass fishing (large mouth, peacock & black crappie)
- Lightly developed shoreline
- 3,855 acre lake

POINCIANA - 12 MINUTES

QUAINT LAKE WALES - 17 MINUTES

- Outdoor weekend market
- Old time downtown & Eagle Ridge Retail Center
- Museums, cultural activities
- Skydive Center at Municipal Airport

HISTORIC DUNDEE - 16 MINUTES

- Winn-Dixie Super Market

HOSPITALS

- AdventHealth, Lake Wales (18 minutes)
- Winter Haven Hospital (25 minutes)
- AdventHealth, Haines City (31 minutes)

LEGOLAND - 23 MINUTES



Bok Tower Gardens



Lake Pierce Public Boat Launch



SCHOOL DISTRICTS

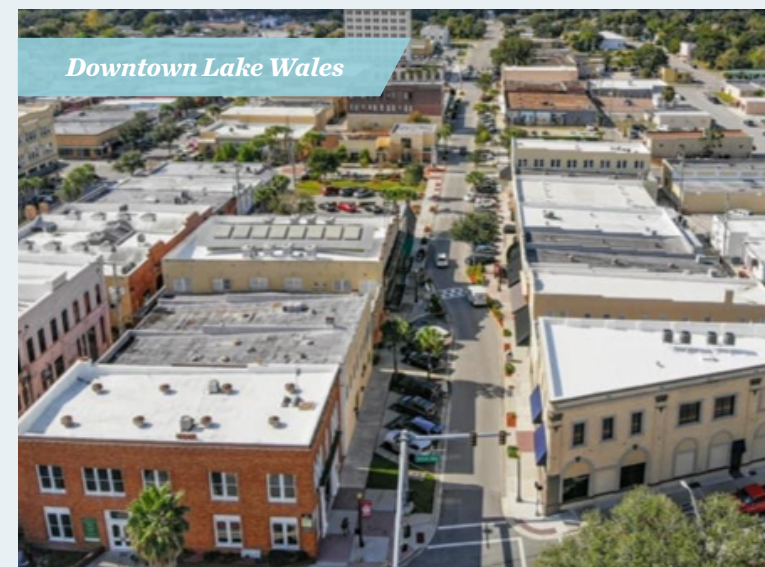
- Sandhill Elementary School
- Mclaughlin Middle & Fine Arts Academy
- Winter Haven Senior High School

Also:

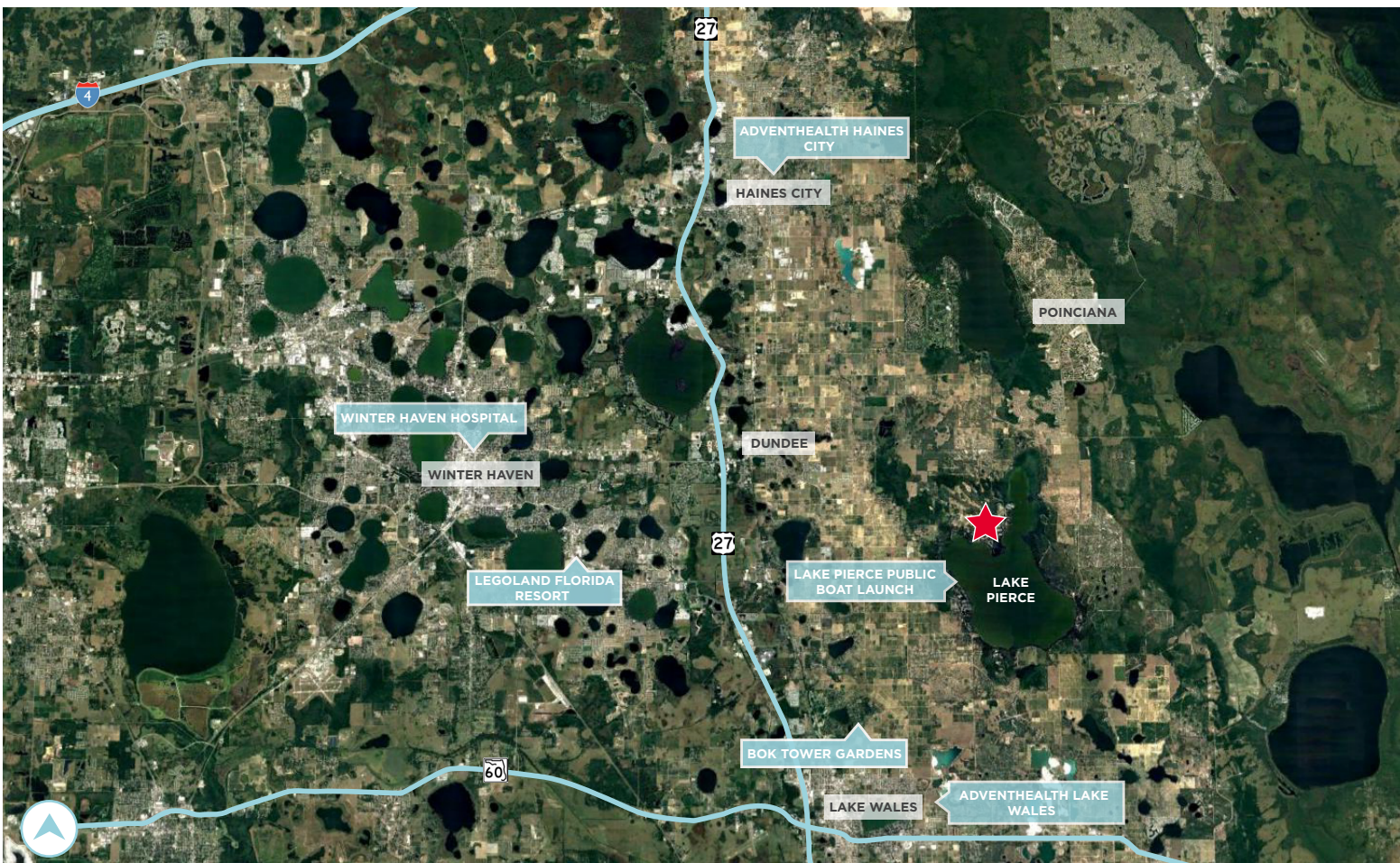
- Bok Academy Charter School
- Webber International University
- Warner (Christian) University - South of Lake Wales

EAGLE RIDGE RETAIL CENTER - 16 MINUTES

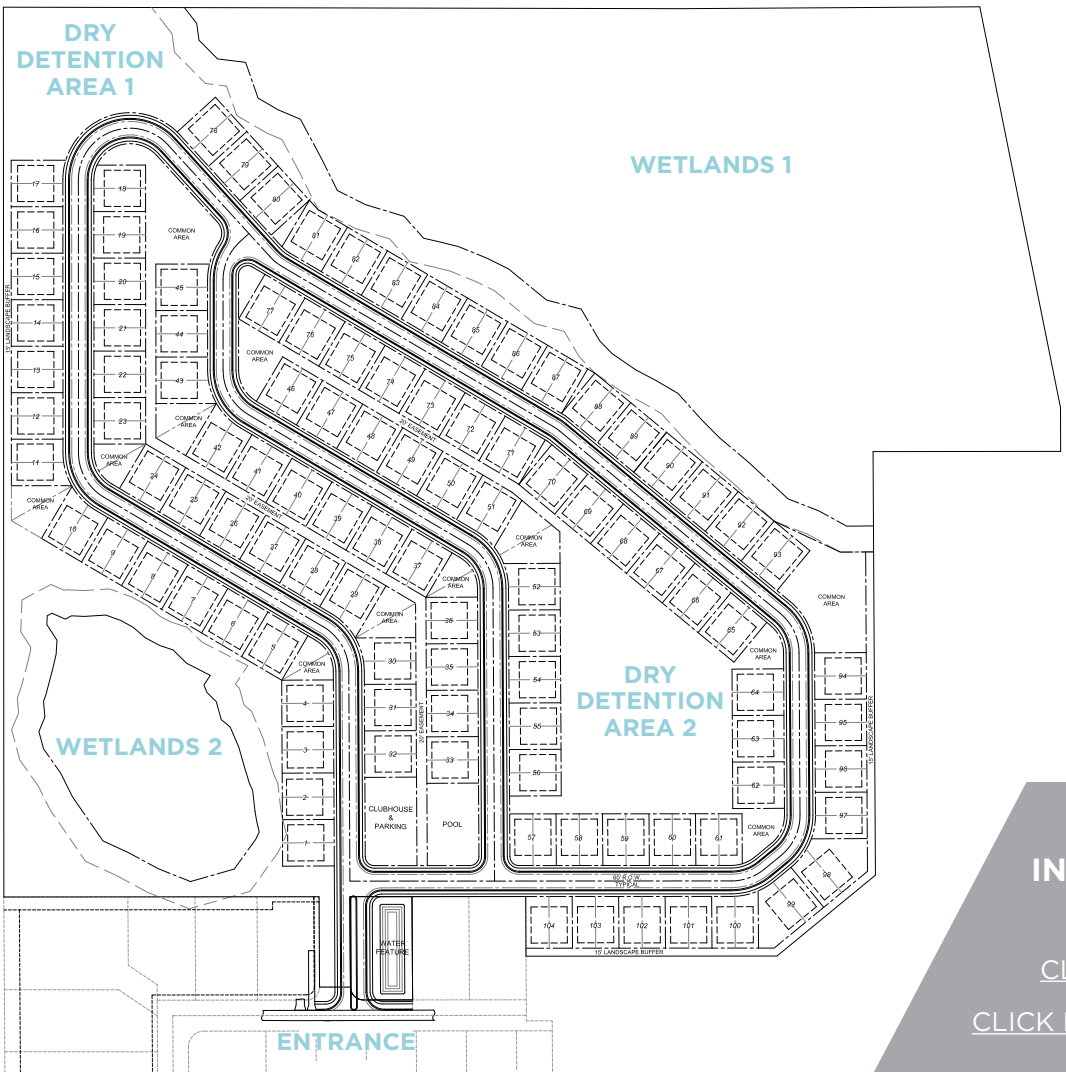
- Indoor mall - Dillards anchor
- Peripherals
 - Aldi
 - Publix
 - Home Depot
 - Lowe's
 - Restaurants - Chili's Grill & Bar, Bob Evans
 - Hair, discount



Downtown Lake Wales



CONCEPTUAL SITE PLAN
PD OR SUBDISTRICT
CHANGE NEEDED



**FOR ADDITIONAL
INFORMATION, PLEASE SIGN
AND RETURN CA:**

[CLICK HERE FOR PRINCIPAL ONLY](#)
[CLICK HERE FOR PRINCIPAL & BROKER](#)

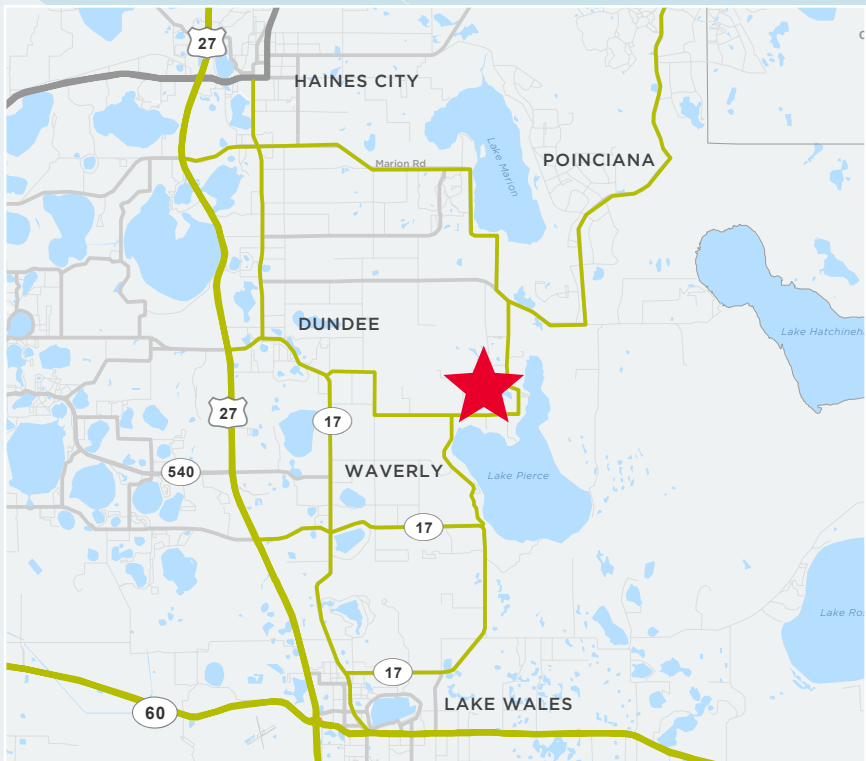
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