



Commercial Real Estate Services
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*Commercial
Real Estate Services
From Local to Global
Since 1998*

For further information
regarding this property,
please contact:

Maria Mahoney,
FL, Real Estate Broker
863-619-6740



For Sale / Lake Wales

40 Acres Residential Parcel



21700 Block of US Highway 27 S, Lake Wales, FL 33859

- Unique residential enclave in the midst of City limits.
- Perfect for a single secluded county estate or small residential development with private woods and recreation land.
- Sale/Purchase Price: \$600,000.00 (\$15,000.00/Acre).

DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



— — LAKE WALES, FLORIDA — —

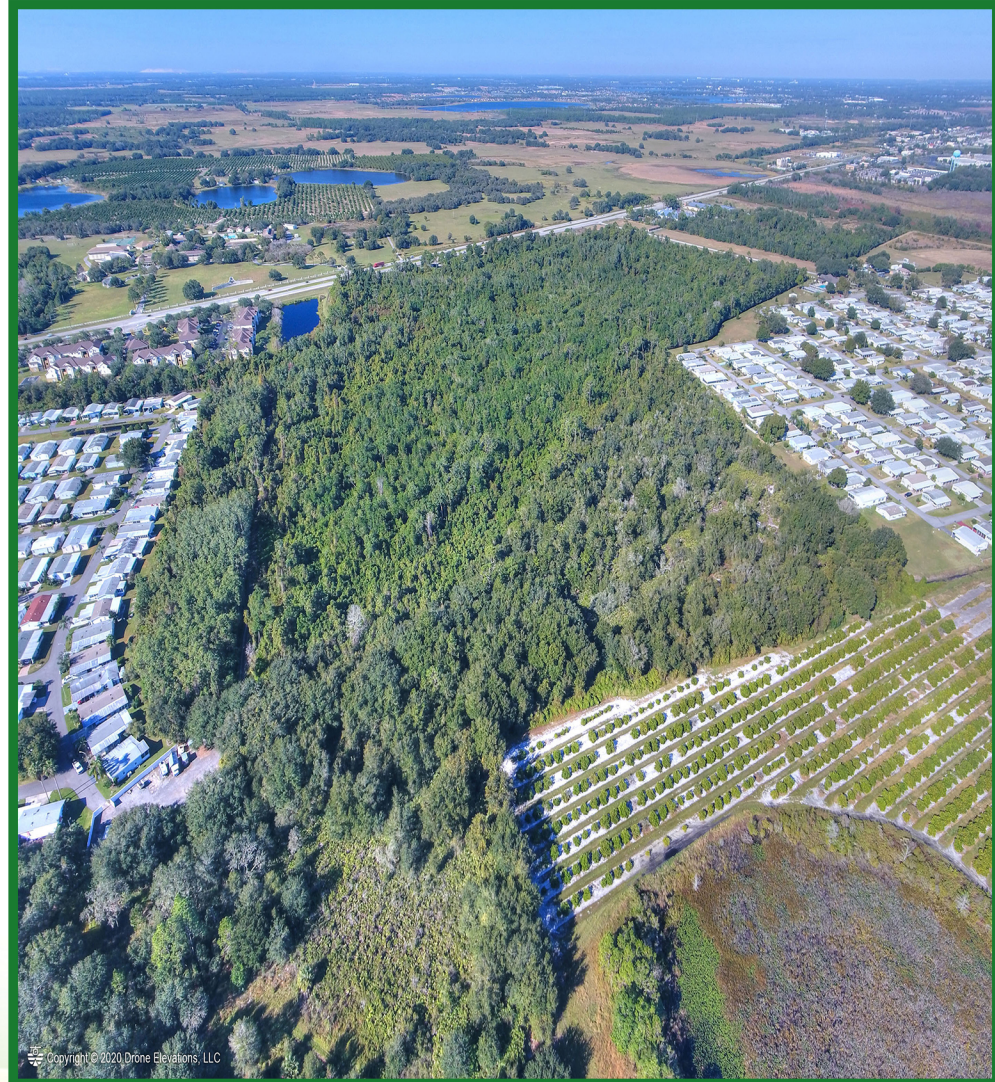
RARE OPPORTUNITY! IN-TOWN, 40-ACRE RESIDENTIAL DEVELOPMENT PARCEL

PROPERTY ADDRESS:	21700 BLOCK OF US HIGHWAY 27 S, LAKE WALES, FL 33859
PROPERTY LOCATION:	On divided US Highway 27 S surrounded by Tower Lakes, Tower Point Apartments and Tower Woods communities). Less than 2 miles South of the Lake Wales Mall and SR 540 W (Winter Haven), 2 miles North of State Road 60 (major East/West Florida connector) and under 2 miles from Downtown Lake Wales. Across The Vanguard School, international boarding school and immediate access to all points of Florida.
SIZE/TYPE PROPERTY:	40 acres un-platted vacant land.
ZONING/LAND USE:	R1-B (Residential 1 unit/acre in city limits of Lake Wales). Land Use: Medium Density Residential.
FEATURES:	The property is accessed from US Highway 27 via an easement running approx. 1,500 LF between Tower Lakes and Tower Point. The land is level and heavily wooded. A 10± acre clearing is located on the NE corner of the property, close to the Mountain Lake Estates, an upscale golf residential community.
UTILITIES:	City of Lake Wales municipal water and sewer on US Highway 27 S (location to be verified).
TRAFFIC COUNT:	40,000 AADT US Highway 27 S.
AD VALOREM TAXES:	\$2,042.54/Year 2020, subject to increased assessment and tax after sale.
SALE/PURCHASE PRICE:	\$600,000.00 (\$15,000.00/Acre), cash to Seller.
COMMENTS:	Unique residential enclave in the midst of City limits. Perfect for a single secluded county estate or small residential development with private woods and recreation land. One of a kind property!
CONTACT INFORMATION:	Maria Mahoney, Licensed Florida Real Estate Broker - 863 619-6740 Will Daniel, Commercial Associate 813 695-7371

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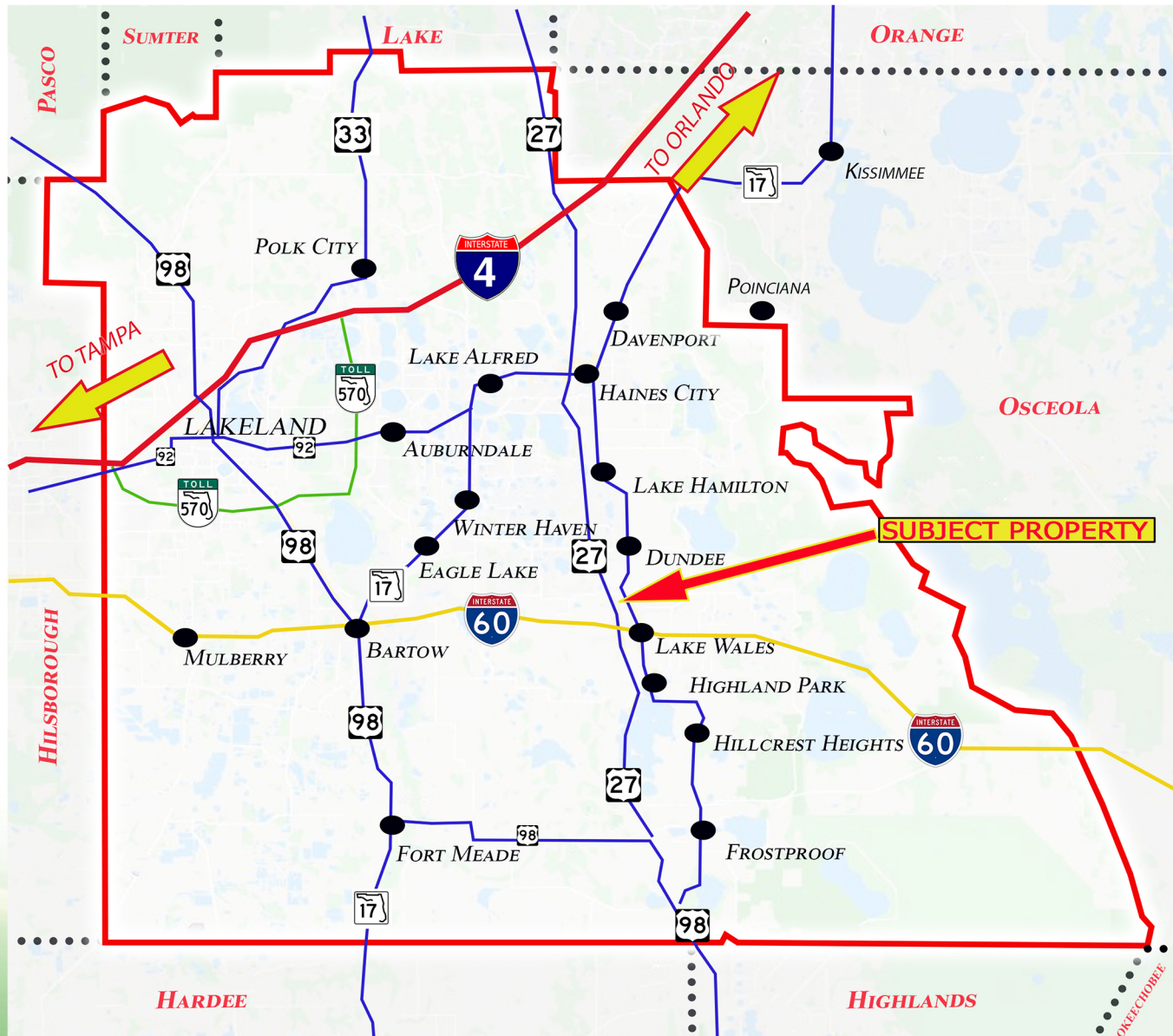


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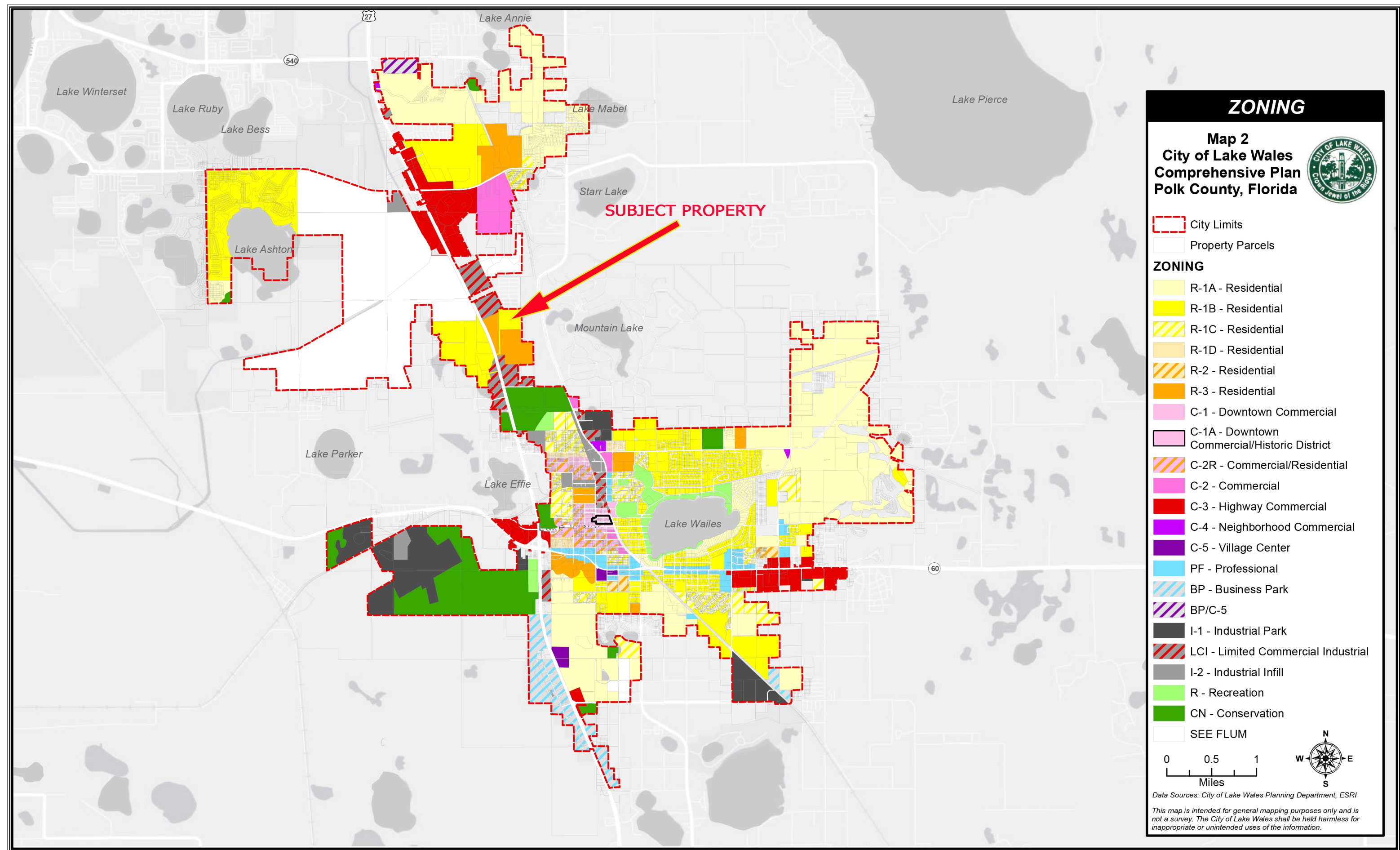


**THE
MAHONEY
GROUP INC.**

21700 Block of US Highway 27 S., Lake Wales, FL 33859



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ZONING


Map 2


City of Lake Wales

Comprehensive Plan

Polk County, Florida



 City Limits


 Property Parcels


ZONING

 R-1A - Residential

 R-1B - Residential


 R-1C - Residential


 R-1D - Residential


 R-2 - Residential

 R-3 - Residential

 C-1 - Downtown Commercial


 C-1A - Downtown Commercial/Historic District

 C-2R - Commercial/Residential


 C-2 - Commercial


 C-3 - Highway Commercial


 C-4 - Neighborhood Commercial


 C-5 - Village Center


 PF - Professional


 BP - Business Park


 BP/C-5


 I-1 - Industrial Park

 LCI - Limited Commercial Industrial

 I-2 - Industrial Infill

 R - Recreation

 CN - Conservation

 SEE FLUM

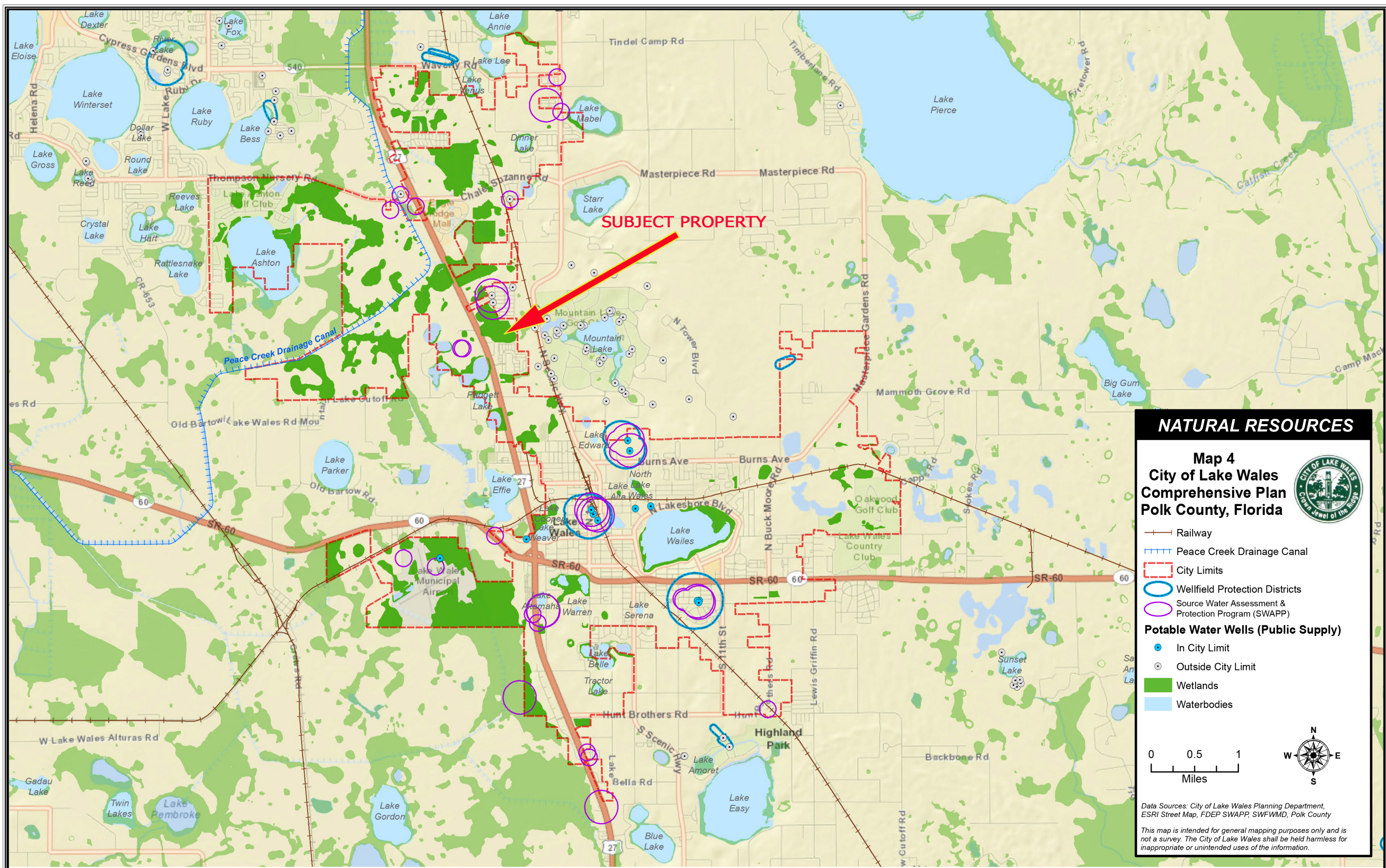
00.51

Miles



Data Sources: City of Lake Wales Planning Department, ESRI

This map is intended for general mapping purposes only and is not a survey. The City of Lake Wales shall be held harmless for inappropriate or unintended uses of the information.



SOILS & MINERALS

Map 5
Overview Map
City of Lake Wales
Comprehensive Plan
Polk County, Florida

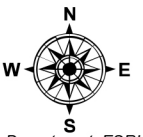
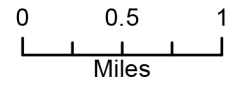


- City Limits
- Minerals (Sand)

NRCS Soils

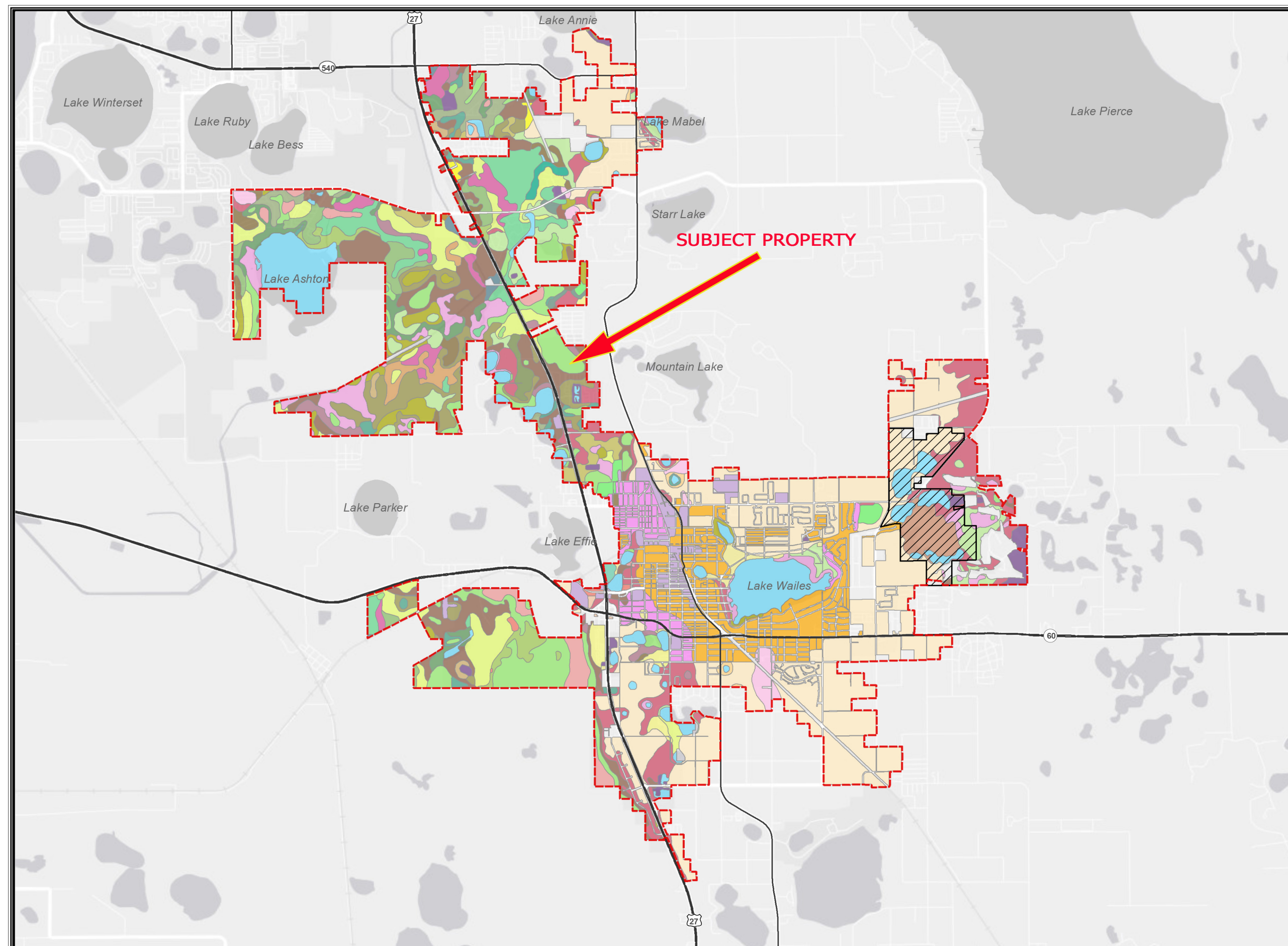
MUID, Soils Description

- 2, Apopka fine sand, 0 to 5 percent slopes
- 3, Candler sand, 0 to 5 percent slopes
- 4, Candler sand, 5 to 8 percent slopes
- 6, Eaton mucky fine sand, depressional
- 7, Pomona fine sand
- 12, Neilhurst sand, 1 to 5 percent slopes
- 13, Samsula muck
- 14, Sparr sand, 0 to 5 percent slopes
- 15, Tavares fine sand, 0 to 5 percent slopes
- 16, Urban land
- 17, Smyrna and Myakka fine sands
- 19, Floridana mucky fine sand, depressional
- 21, Immokalee sand
- 22, Pomello fine sand
- 23, Ona fine sand
- 25, Placid and Myakka fine sands, depressional
- 26, Lochloosa fine sand
- 27, Kendrick fine sand, 0 to 5 percent slopes
- 30, Pompano fine sand
- 31, Adamsville fine sand
- 32, Kaliga muck
- 33, Holopaw fine sand, depressional
- 35, Hontoon muck
- 36, Basinger mucky fine sand, depressional
- 38, Electra fine sand
- 40, Wauchula fine sand
- 42, Felda fine sand
- 46, Astatula sand, 0 to 8 percent slopes
- 47, Zolfo fine sand
- 50, Candler-Urban land complex, 0 to 5 percent slopes
- 53, Myakka-Immokolee-Urban land complex
- 58, Udorthents, excavated
- 59, Arents-Urban land complex, 0 to 5 percent slopes
- 61, Arents, organic substratum-Urban land complex
- 63, Tavares-Urban land complex
- 68, Arents, 0 to 5 percent slopes
- 70, Duette fine sand
- 74, Narcoossee sand
- 76, Millhopper fine sand, 0 to 5 percent slopes
- 77, Satellite sand
- 86, Felda fine sand, depressional
- 87, Basinger fine sand
- 85, Winder fine sand, depressional
- 99, Water

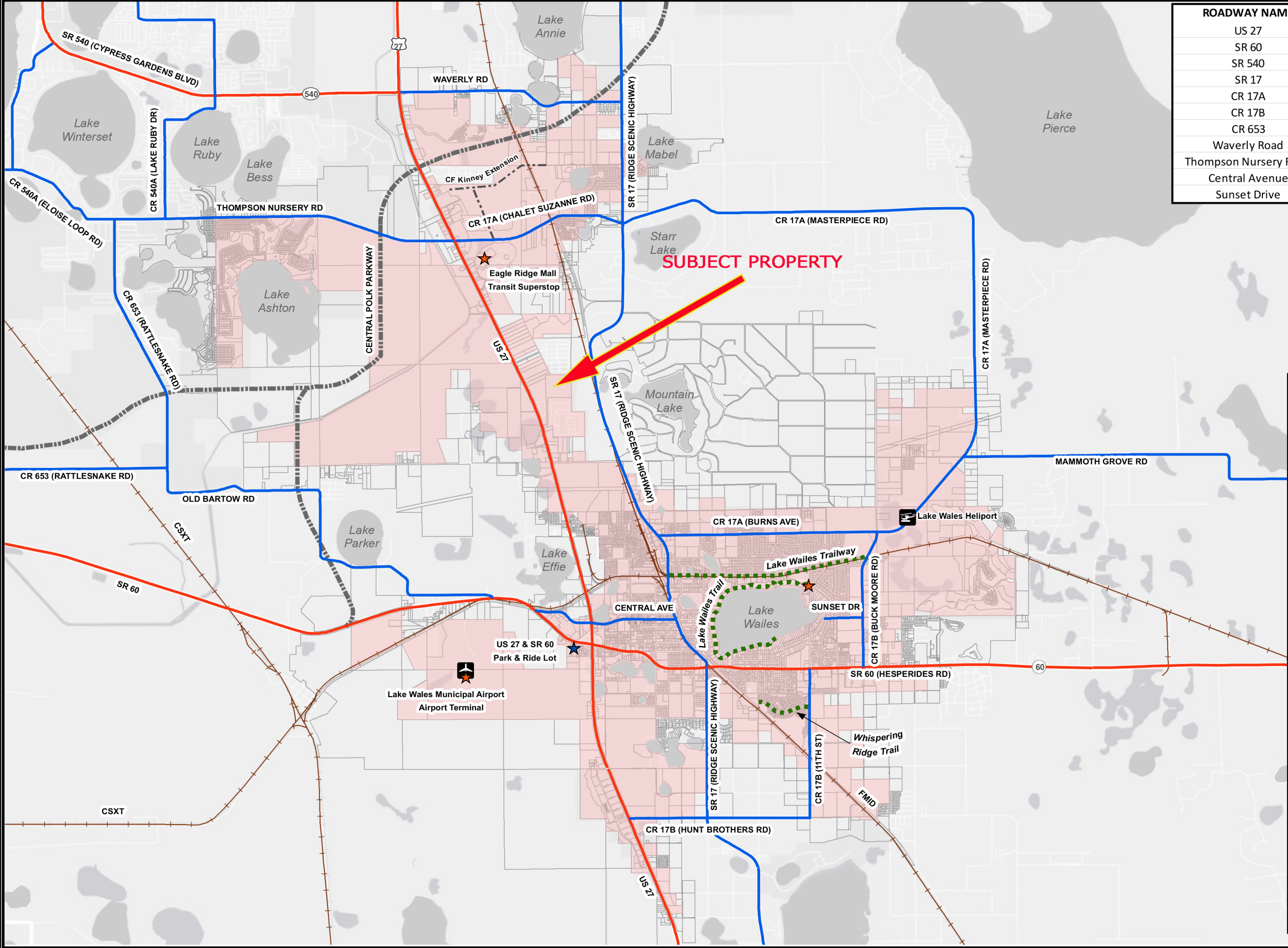


Data Sources: City of Lake Wales Planning Department, ESRI, NRCS Soils, SWFWMD, Polk County

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ROADWAY NAME	CLASSIFICATION	OWNER
US 27	Principal Arterial	FDOT
SR 60	Principal Arterial	FDOT
SR 540	Minor Arterial	FDOT
SR 17	Urban Collector	FDOT
CR 17A	Urban Collector	Polk County
CR 17B	Urban Collector	Polk County
CR 653	Urban Collector	Polk County
Waverly Road	Urban Collector	Polk County
Thompson Nursery Road	Urban Collector	Polk County
Central Avenue	Major Collector	Lake Wales
Sunset Drive	Major Collector	Lake Wales



TRANSPORTATION ELEMENT

Map 6

City of Lake Wales

Comprehensive Plan

Polk County, Florida

Arterial Roadways

Collector Roadways

Future Central Polk Parkway (CPP)

Future CF Kinney Road Extension

Existing Trails

Railway

Property Parcels

City Limits

AIRPORT

HELIPORT

2035 Intermodal Facilities

Existing

Planned

00.51

Miles

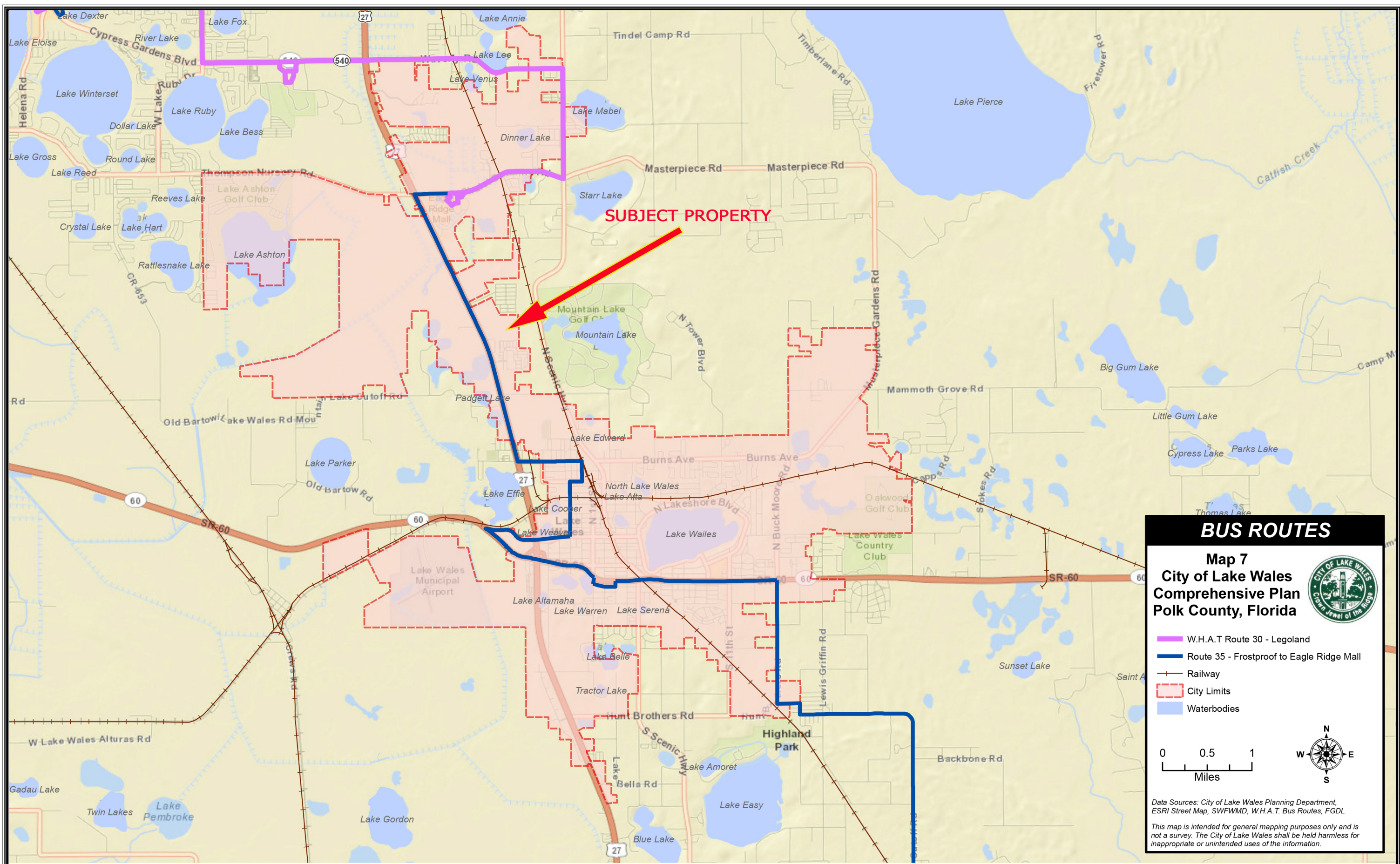
Data Sources: City of Lake Wales Planning Department, ESRI, Polk County, Polk PA, FDOT, FGDL, SWFWMD

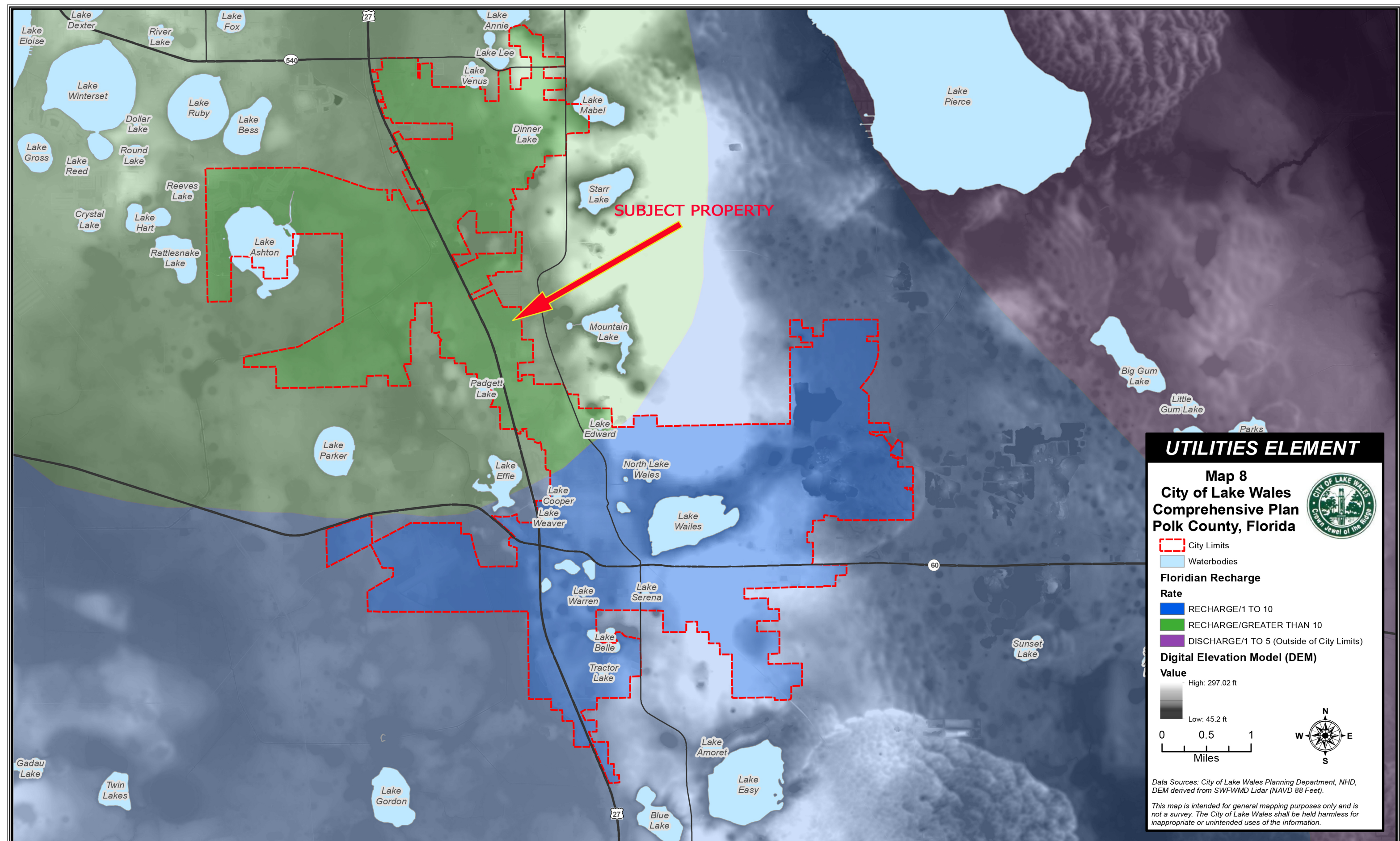
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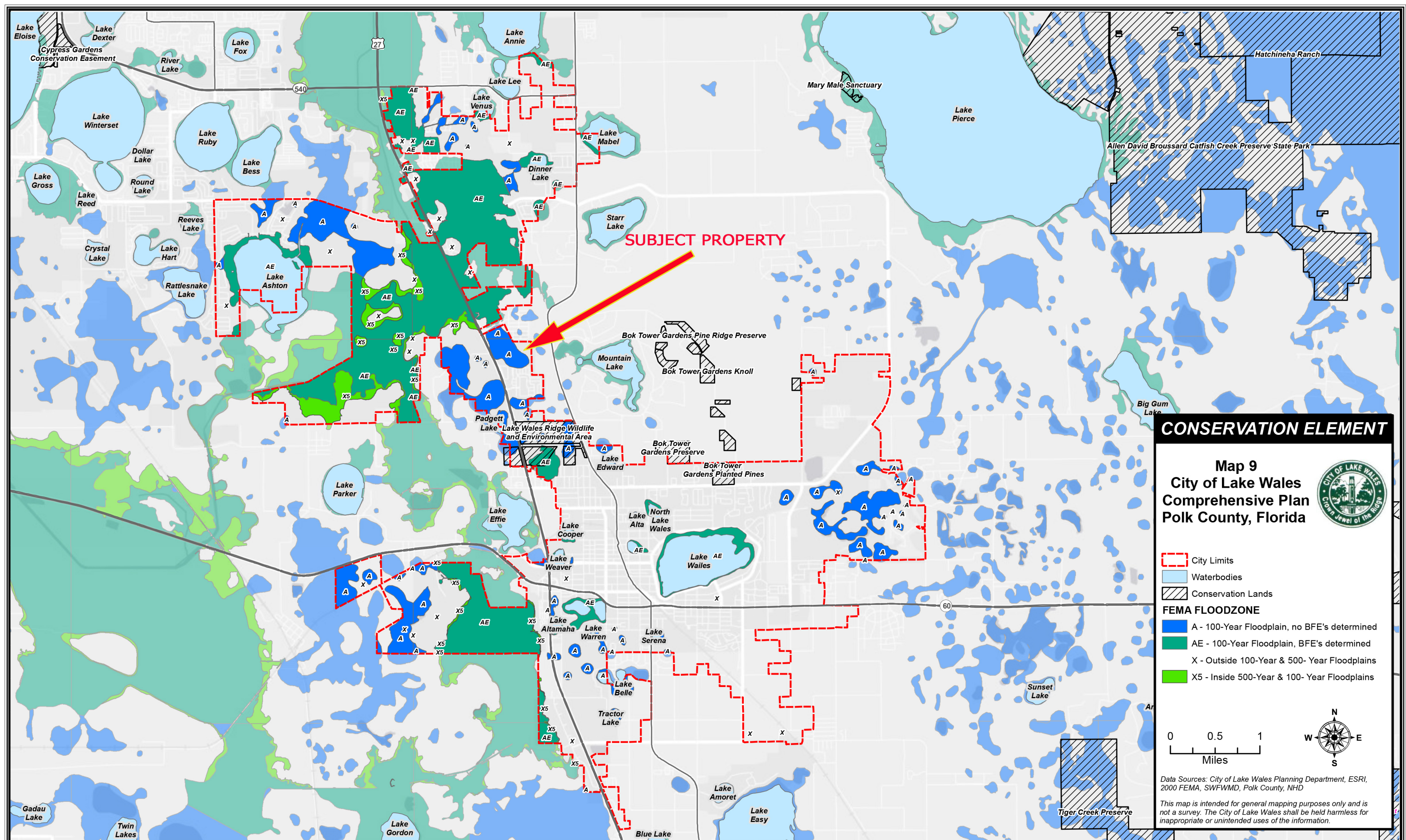
The City's owned and maintained minor collector and local roads (not shown) are designated by ordinance.

Date: 4/30/2014

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CONSERVATION ELEMENT

Map 9
City of Lake Wales
Comprehensive Plan
Polk County, Florida





 City Limits


 Waterbodies


 Conservation Lands

FEMA FLOODZONE


 A - 100-Year Floodplain, no BFE's determined

 AE - 100-Year Floodplain, BFE's determined

 X - Outside 100-Year & 500-Year Floodplains

 X5 - Inside 500-Year & 100-Year Floodplains

0 0.5 1
Miles



Data Sources: City of Lake Wales Planning Department, ESRI, 2000 FEMA, SWFWMD, Polk County, NHD

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