

Lake Wales 40 Acres Residential Development Site

Bellevue Rd Lake Wales, Florida 33898

Clay Taylor, ALC
863-224-0835
clay@saundersrealestate.com

Clayton Taylor
863-255-7406
clayton@saundersrealestate.com

*“Your Next Residential Project
Awaits in Lake Wales”*

Downtown Lake Wales
(5 ± Minutes)



S Scenic Hwy



PROPERTY OVERVIEW



Sale Price

\$2,400,000

Offering Summary

Acreage:	40 Acres
Price / Acre:	\$60,000
State:	Florida
City:	Lake Wales
County:	Polk
Property Type:	Development Land

Property Overview

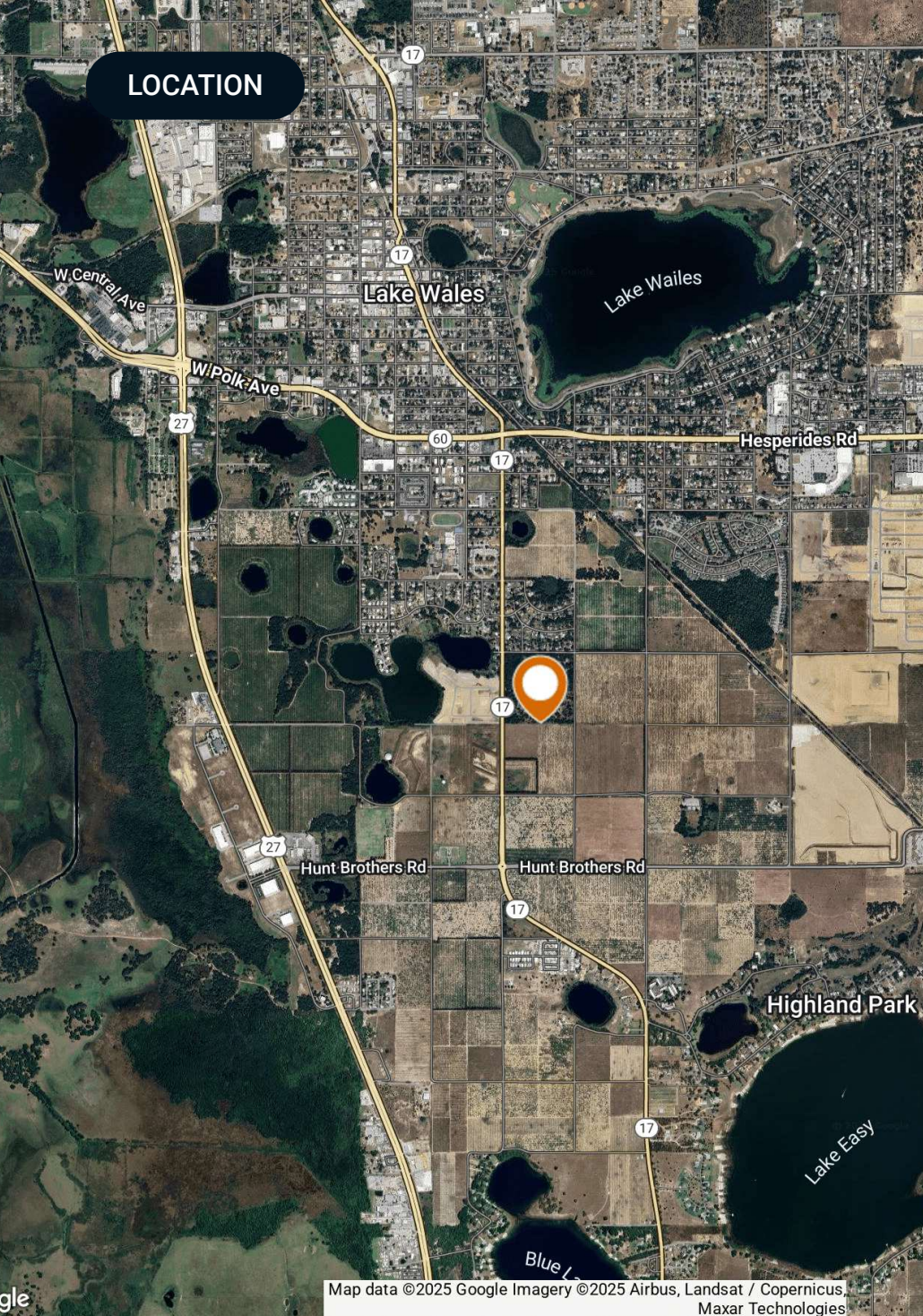
Perfectly situated in the vibrant Lake Wales area, this property offers an exceptional opportunity for residential development. With its prime location, this property provides convenient access to major roadways and essential amenities. Boasting ample space for development, it presents a versatile canvas for envisioning and creating a new development. Its strategic positioning in the Lake Wales area ensures connectivity and accessibility, offering potential for growth and expansion. For investors seeking a promising location with boundless potential, this property in the heart of the Lake Wales area promises an exciting and lucrative prospect for any kind of builder or developer. This property is adjacent to the Lake Wales city limits. If annexed, the allowable density has the potential to be increased.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	All Uplands
Soil Types:	Candler
Zoning / FLU:	FLU: RS (Residential Suburban) Allows up to 3 units per acre with a PD.
Lake Frontage / Water Features:	N/A
Water Source & Utilities:	Public Water and Sewer are along Highway 17
Road Frontage:	1330 Ft of Frontage on Highway 17 and 1300 Ft of frontage on Belleview Ave
Nearest Point of Interest:	McLaughlin Academy- 1/2 Mile Publix- 1 Mile CVS- 1.25 Miles Advent Health Lake Wales - 1.3 Miles Aldi- 1.65 Miles Walmart- 1.75 Miles Lake Wales High School - 2.5 Miles Lake Wales Country Club- 2.6 Miles
Structures & Year Built:	N/A



Location & Driving Directions

Parcel: 27-30-12-000000-044010

GPS: 27.8811707314, -81.5791758748

Driving Directions: From Lake Wales, take Highway 17 south for about 3/4 of a mile until you reach Bellevue Ave

Showing Instructions: Contact Agent

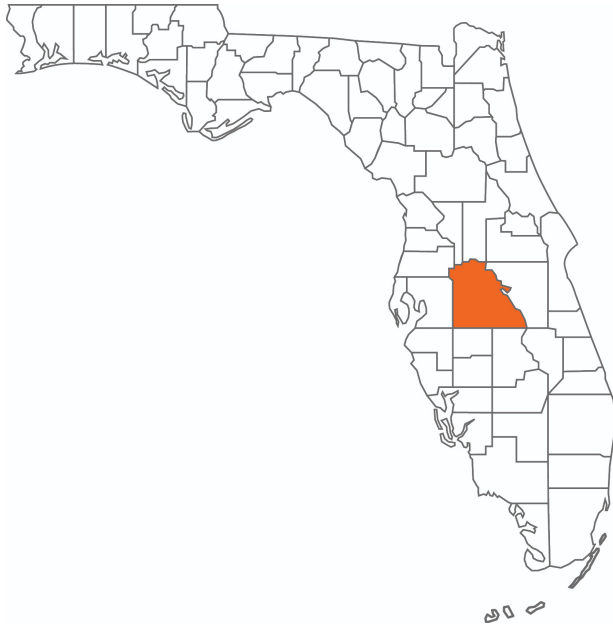
ADDITIONAL PHOTOS



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

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.



SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—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.



877-518-5263 • info@saundersrealestate.com