



Excellent opportunity for a Retail, Restaurant and Medical Office Development. This master planned site is in the heart of Central Florida growth with access to fully lighted intersection! Water and Sewer are on site, off-site retention, and rough graded. Phenomenal visibility with frontage on US Hwy 27. In the proximity of Publix, Lowes, Home Depot and other national retailers.

Property Type: Commercial Land, Vacant Land

County: Polk

Property Address: 23250 US Highway 27, Lake Wales, Florida 33853

Nearest Intersection: US Hwy 27 and Eagle Ridge Drive

Zoning: C-3 – Highway Commercial

US Highway 27 AADT: 40,000

Property Uses: Commercial Retail, Restaurant

Water By: City of Lake Wales - stubbed to each lot

Sewer By: City of Lake Wales Stubbed to the Site

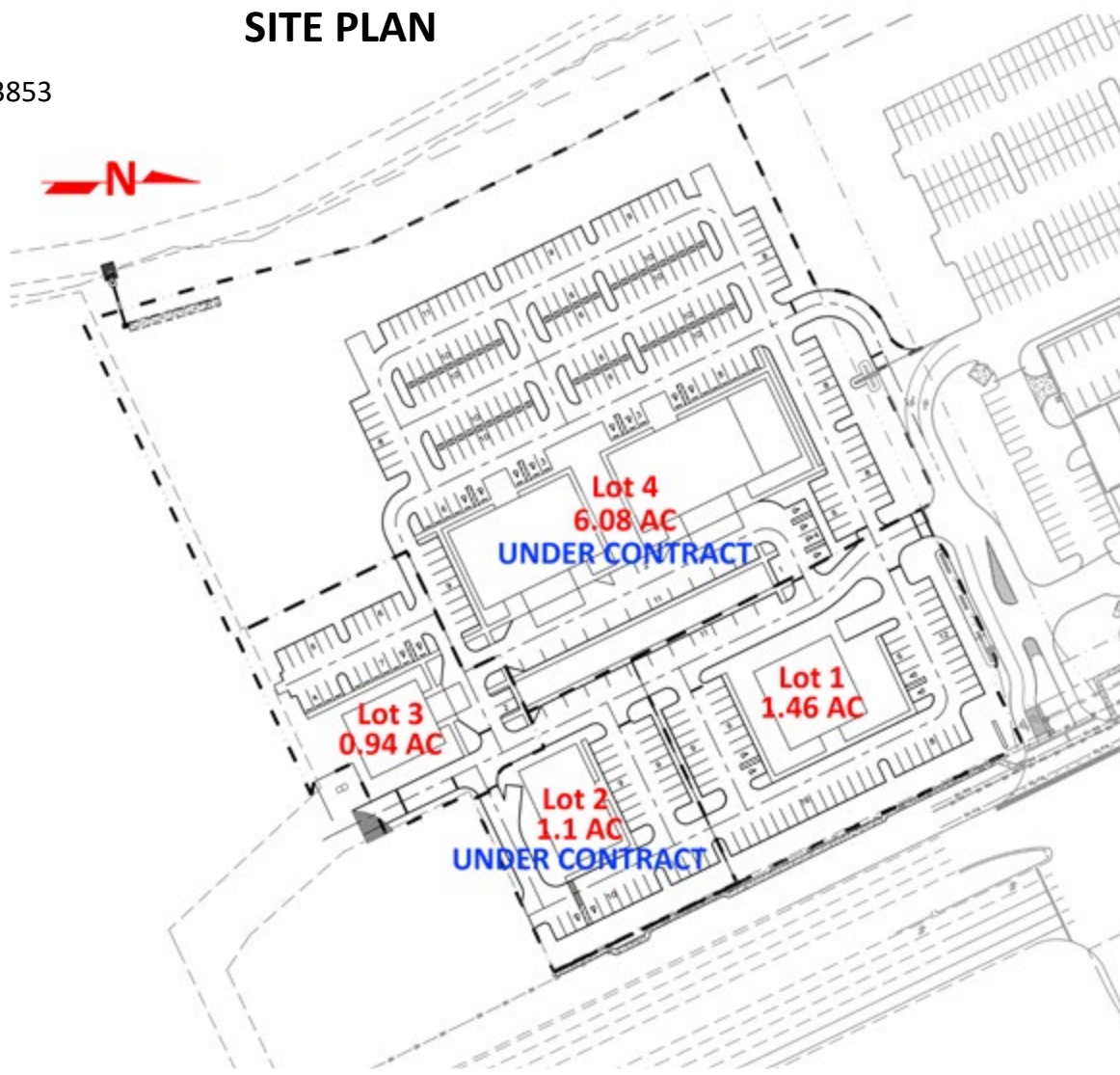
Electric By: Duke Energy - conduit stubbed to each lot

Stormwater: Off-site pond, stubbed to each lot

Lot Conditions: Cleared and rough

Road Network: In place for each lot

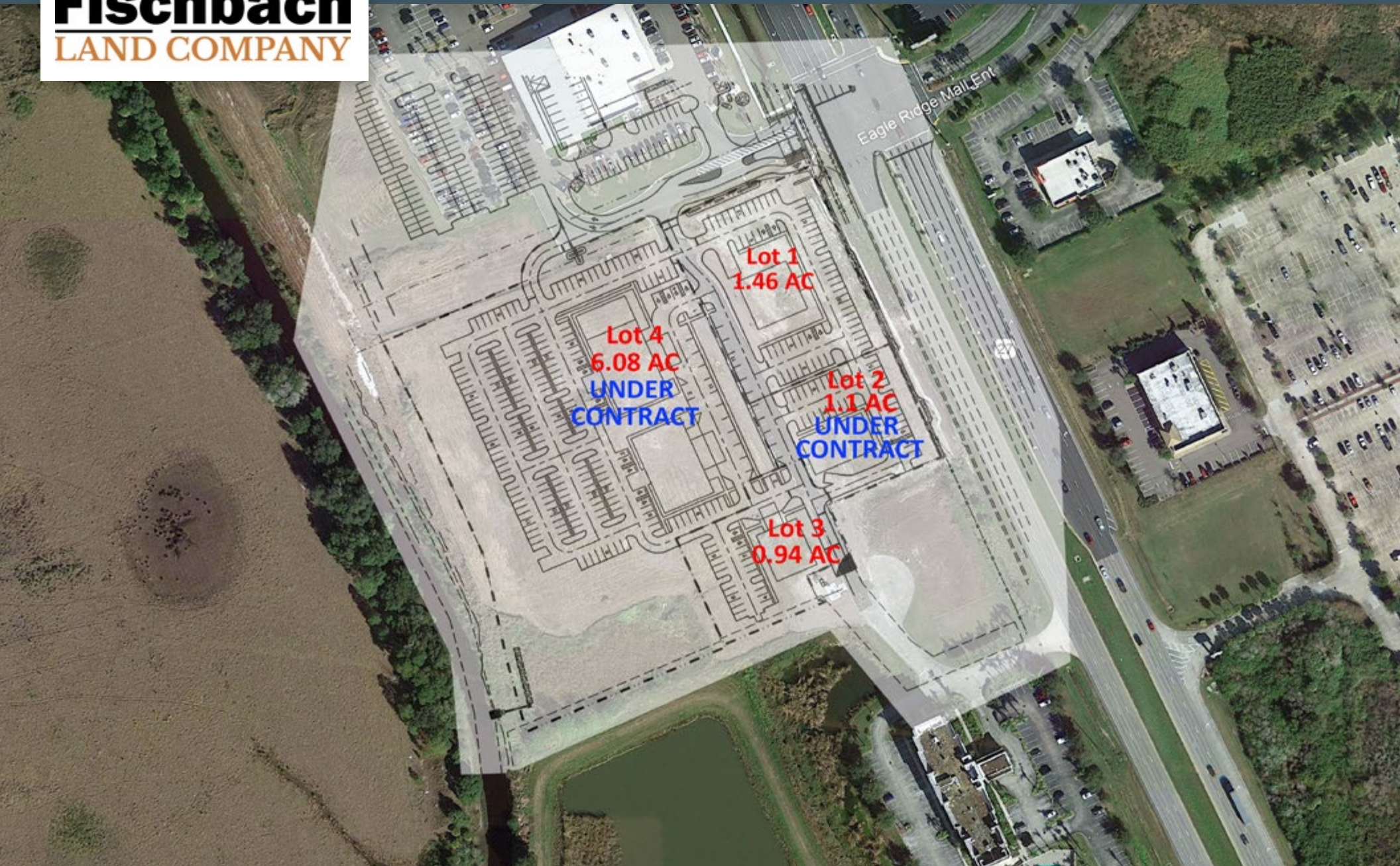
SITE PLAN



**Prime Location in High Growth
Area of Central Florida**

Road Frontage on US HWY 27

**Convenient to Major
Traffic Corridors and Amenities**



Water, Sewer, and Off-site Retention Stubbed to Each Lot,
Rough Graded and Road Network in Place

Sale Price:

Lot 1: Ground Lease

Lot 2: \$1,200,000 - **UNDER CONTRACT**

Lot 3: \$650,000

Lot 4: Medical Site: \$3,000,000 - **UNDER CONTRACT**

Lot 1

- Acreage: 1.46 +/- Acres
- Price per Acre: Ground Lease
- Price per Square Foot: Ground Lease

Lot 2 - UNDER CONTRACT

- Acreage: 1.1 +/- acres
- Price per Acre: \$1,090,909.09
- Price per Square Foot: \$25.04 per SF

Lot 3

- Acreage: 0.94 +/- Acres
- Price per Acre: \$706,521.73
- Price per Square Foot: \$15.87 per SF

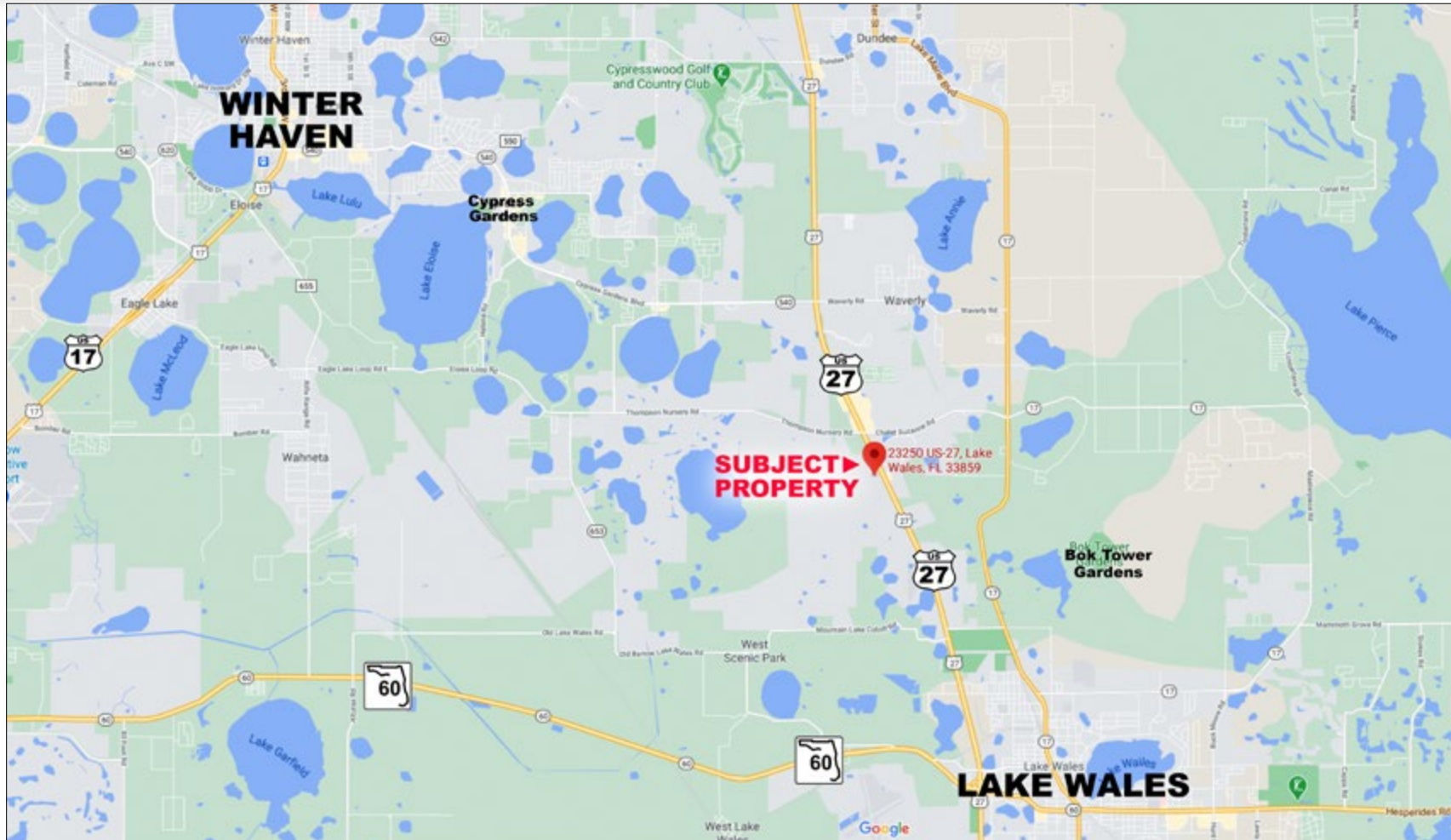
Lot 4 - Medical Site - UNDER CONTRACT

- Acreage: 6.08 +/- Acres
- Price per Acre: \$493,421.05
- Price per Square Foot: \$11.32 per SF



Phenomenal Visibility With Frontage On US Hwy 27





Directions to Property from SR 60:

- Go North on US-27 S (4.4 Miles)
- Property is located at Southwest corner of lighted intersection of US Hwy 27 and Eagle Ridge Mall Property