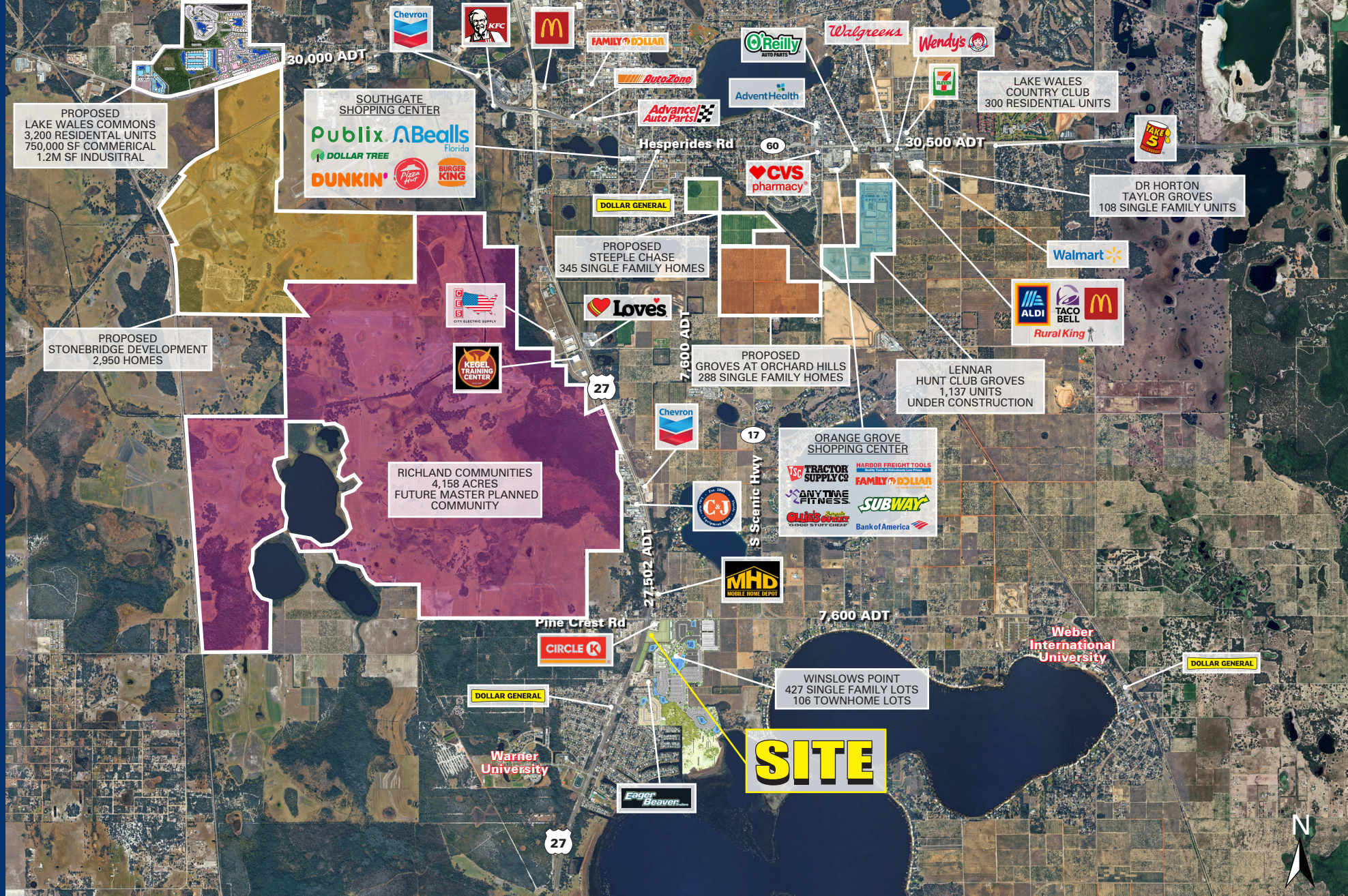




LAKE WALES, FL

SEQ OF US HWY 27 & PINE CREST RD

+/- 21 ACRES AVAILABLE

PROJECT DETAILS

PROPERTY HIGHLIGHTS

- Multiple outparcels available
- +/- 1,700 feet of frontage on US Hwy 27
- Strategically positioned in front of Winslow's Point Mixed Use Lakefront – a 172 Acre residential development with 427 single family lots and 106 multi-family lots proposed
- Lake Wales Commons, a proposed 558-acre mixed use development is expected to contain 3,200 residential units, 1.2M SF of light industrial and 750,000 SF of commercial space sits on the north side of SR 60
- Richland Communities recently closed on 4,158 Acres on the SWQ of SR 60 & US Hwy 27
- Lake Wales is experiencing annual population growth rates of 2% yearly
- Strong access, traffic and visibility

ZONING

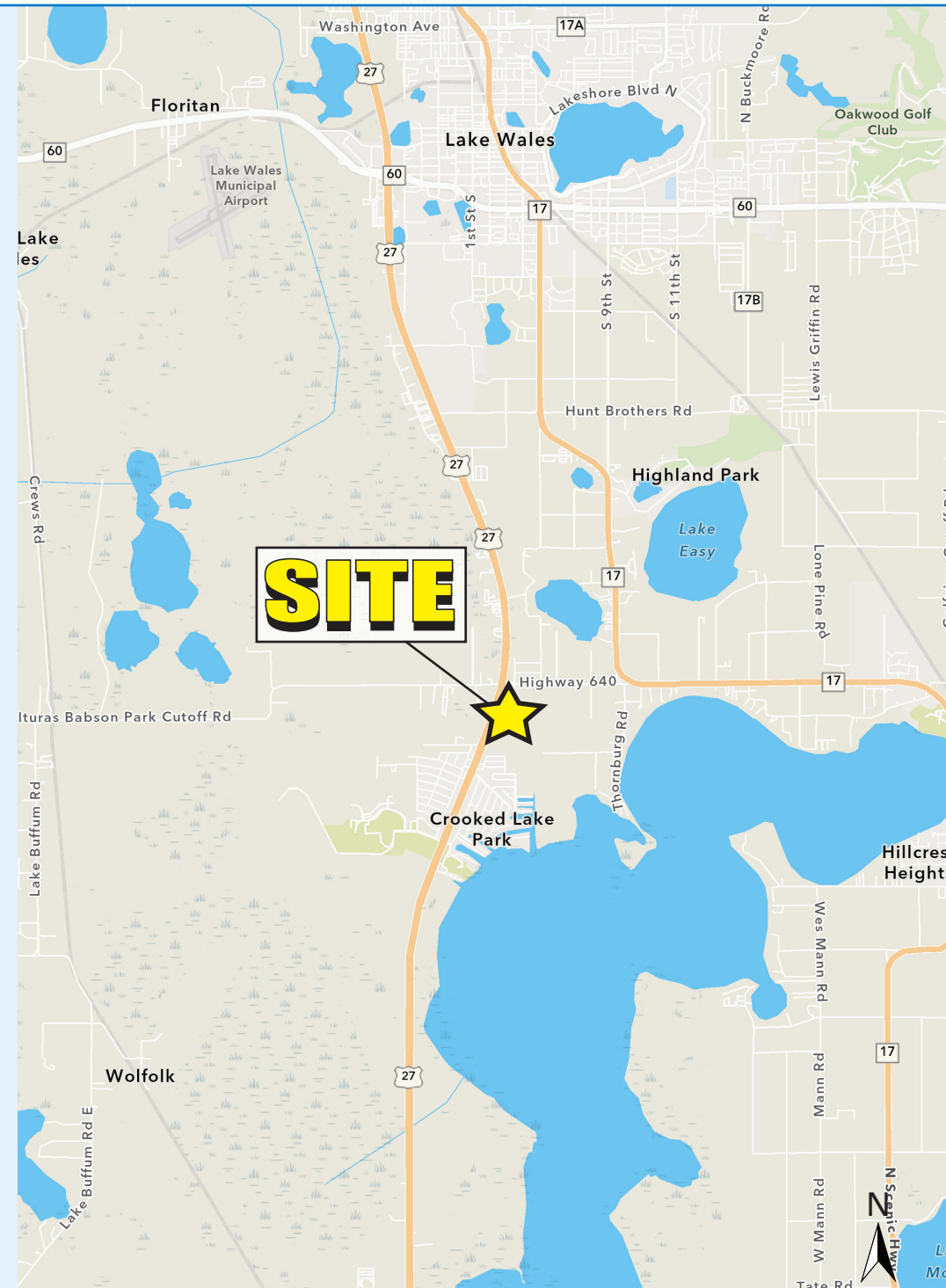
RMD – Planned Development

COUNTY

Polk County

DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
 TOTAL POPULATION	23,061	67,707	179,275
 TOTAL HOUSEHOLDS	8,956	27,398	69,713
 AVERAGE HH INCOME	\$77,987	\$79,022	\$86,624



HIGH
AERIAL

SEQ OF US HWY 27 & PINE CREST RD • +/- 21 ACRES AVAILABLE

RICHLAND COMMUNITIES
4,158 ACRES



SITE



7,600 ADT

WINSLOWS POINT
427 SINGLE FAMILY LOTS
106 TOWNHOME LOTS

Warner
University

27

S Scenic Hwy



SITE
AERIAL

SITE

OAKLEY
TRANSPORT INC.

MHD
MOBILE HOME DEPOT

CIRCLE K

Pine Crest Rd

27,502 ADT

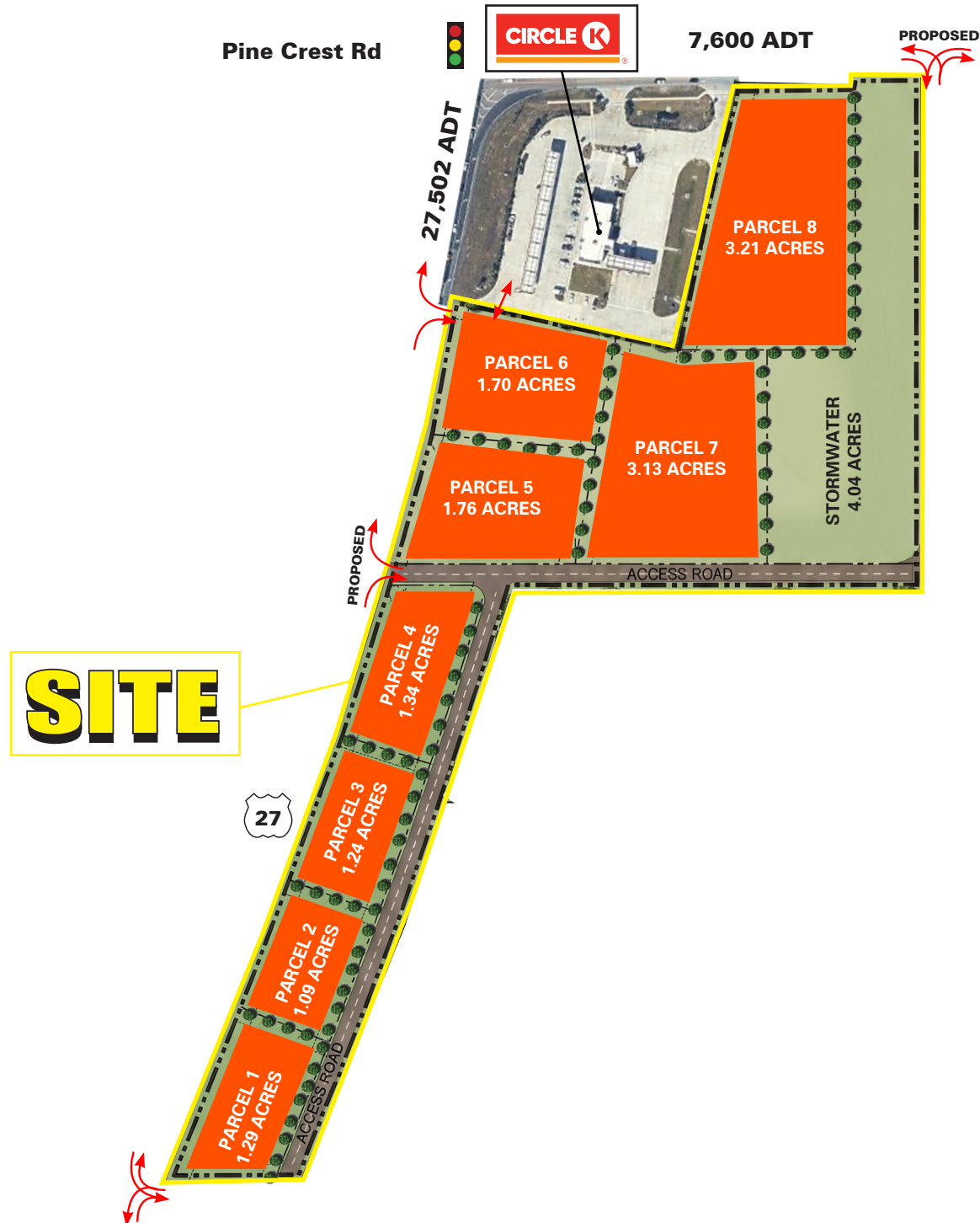
27

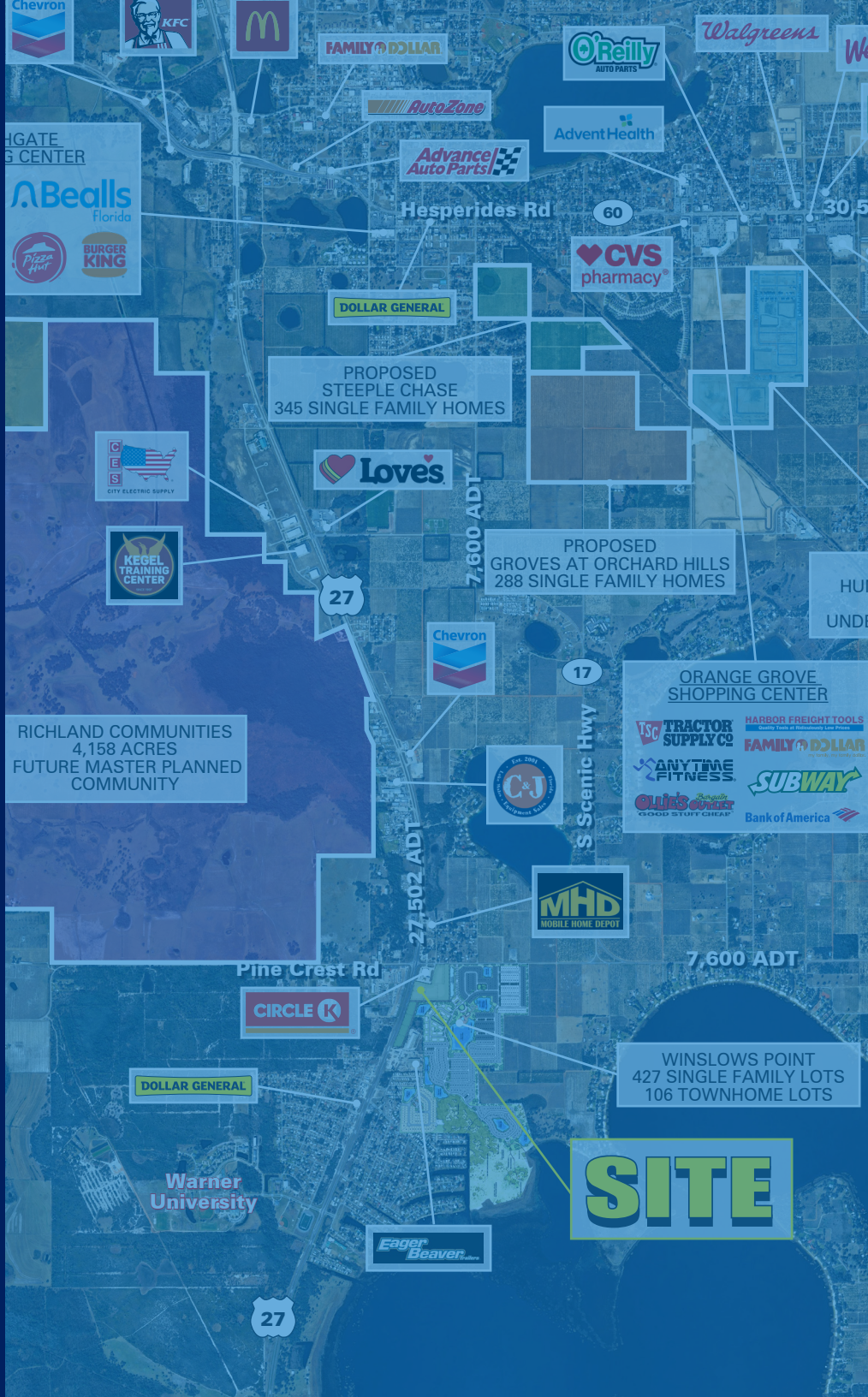
7,600 ADT



SITE
PLAN

SEQ OF US HWY 27 & PINE CREST RD • +/- 21 ACRES AVAILABLE





LAKE WALES, FL

SEQ OF US HWY 27 & PINE CREST RD

+/- 21 ACRES AVAILABLE

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REALTY RESOURCES