



**FOR SALE
LAND
\$1,499,000**

MIXED USE DEVELOPMENT LAND ON HIGHWAY

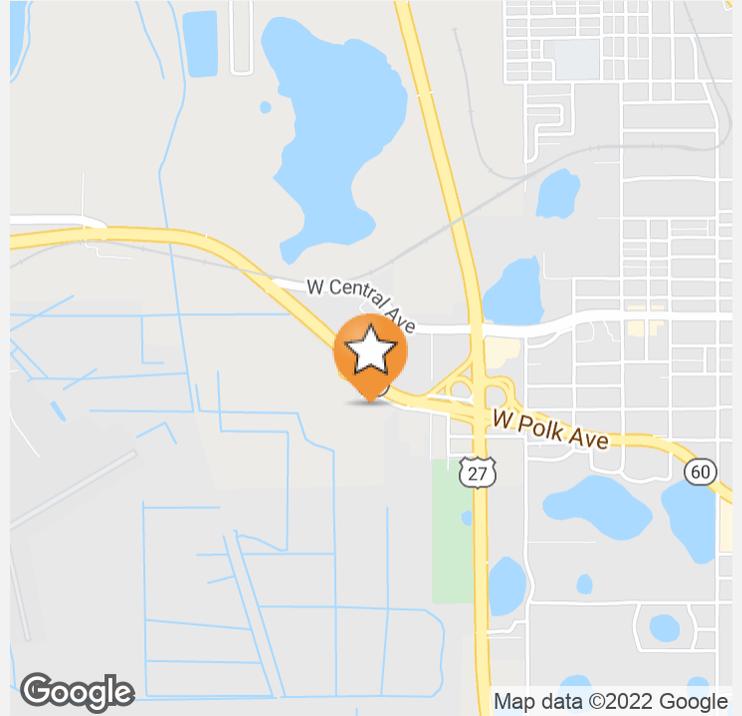
STATE ROAD 60 W, LAKE WALES, FL 33853



TREVOR WILLIAMS
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CROSBYDIRT.COM



OFFERING SUMMARY

Sale Price:	\$1,499,000
Available SF:	
Lot Size:	30.88 Acres
Zoning:	BPC
Price / SF:	\$1.11

PROPERTY OVERVIEW

Currently zoned for light industrial, the subject site is ready for development for either industrial or commercial use after approvals. Site is candidate for city annexation. Excellent visibility from Hwy 60. Located one quarter mile from Hwy 27 interchange. Solid opportunity for development or investment in booming eastern Polk County.

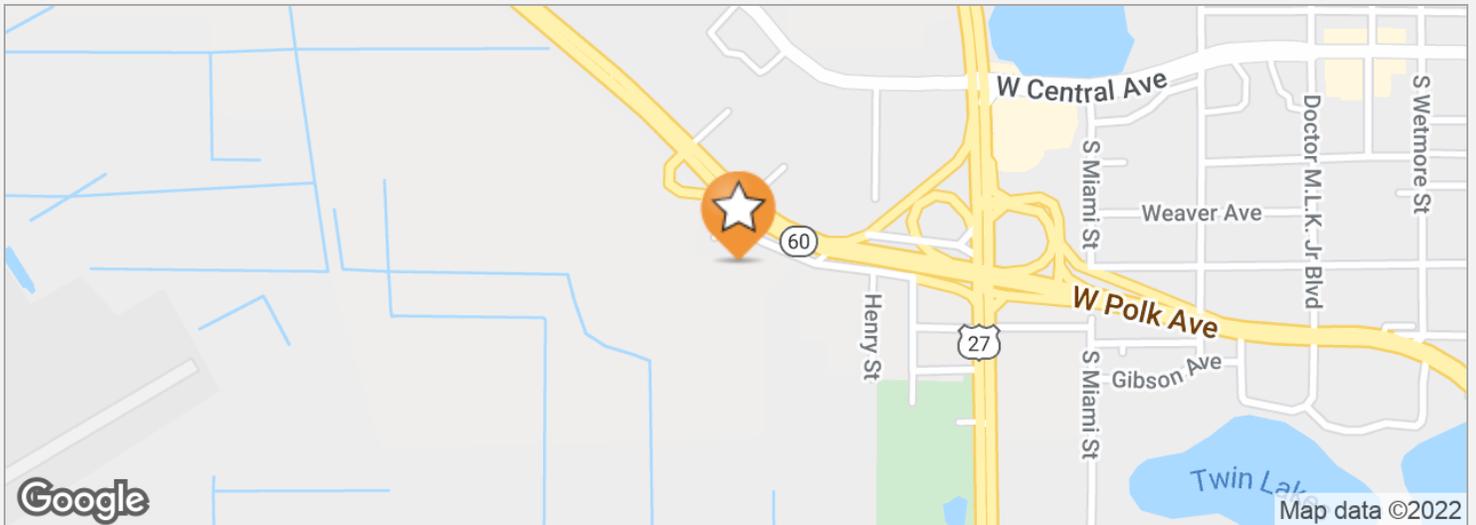
PROPERTY HIGHLIGHTS

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ID#: 1051505



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LOCATION DESCRIPTION

Site is located adjacent to KFC and the UPS Customer Center in Lake Wales. Site fronts on south side of frontage road servicing the Hwy 60 and Hwy 27 interchange.

DRIVE TIMES

40 mins south of I-4 and Hwy 27 interchange; 45 mins to Lakeland; 1 hour 15 min to Tampa; 1 hour 20 min to Orlando.

DRIVING DIRECTIONS

From the intersection of Hwy 27 and Hwy 60 in Lake Wales, travel west on Hwy 60 for 0.3 miles, site is on the south side of the highway.

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,507	26,196	85,852
Median age	41.3	42.0	41.7
Median age (male)	38.9	40.1	40.4
Median age (Female)	43.0	43.0	42.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	633	10,618	33,607
# of persons per HH	2.4	2.5	2.6
Average HH income	\$39,323	\$51,683	\$56,715
Average house value	\$116,364	\$138,101	\$169,812

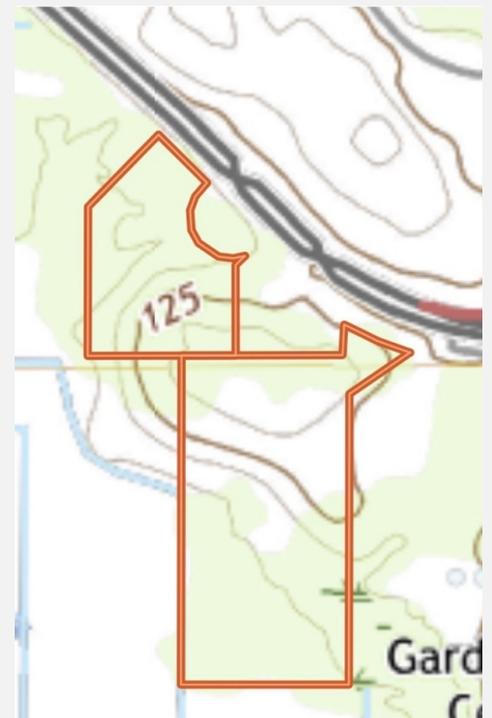
* Demographic data derived from 2010 US Census

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All Polygons 30.92 ac

CODE	DESCRIPTION	ACRES	%	CPI	NCPI	CAP	Q
	Tawares fine sand, 0 to 5 percent slopes	10.15	32.83%	-	30	34	Q
35	Horseshoe muck, frequently ponded, 0 to 1 percent slopes	9	29.11%	-	5	74	Q
13	Samsula muck, frequently ponded, 0 to 1 percent slopes	8	25.87%	-	5	74	Q
3	Candler sand, 0 to 5 percent slopes	2.74	8.86%	-	13	41	Q
17	Smyrna and Myakka fine sands	0.91	2.94%	-	34	44	Q
23	One-One, wet, fine sand, 0 to 2 percent slopes	0.12	0.39%	-	33	34	Q
Totals		30.92 ac		Q CPI Average	15.41 NCPI Average	5.32 Cap Average	



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State Road 60 W, Lake Wales, FL 33853

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PROFESSIONAL BACKGROUND

As a native Floridian from Polk County, I know and love the beautiful land of The Sunshine State. Holding a Master's degree in Communication, I am able to effectively interact with buyers and sellers, providing reliable and prompt service. I've earned a reputation for creative problem-solving and a keen understanding of my clients' goals and how to achieve them. Since March 2014, I have assisted both buyers and sellers in the disposition and acquisition of over \$200,000,000 in real estate. My focus is on agricultural land, industrial land, and environmental projects.

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