

SCENIC HWY RESIDENTIAL DEVELOPMENT

22 ± ACRES

SCOTT RD
LAKE WALES, FL 33859

Maricruz Gutierrez Mejia
C: 863.978.3751
maricruz.g.mejia@svn.com

R. Todd Dantzler, CCIM
C: 863.287.3586
todd.dantzler@svn.com

Scott Rd



US Hwy 27
5 ± Minutes



Lake Wales



Lake Josephine

Scott Rd

Lake Bella Rd



Property Overview



Sale Price

\$800,000

PROPERTY OVERVIEW

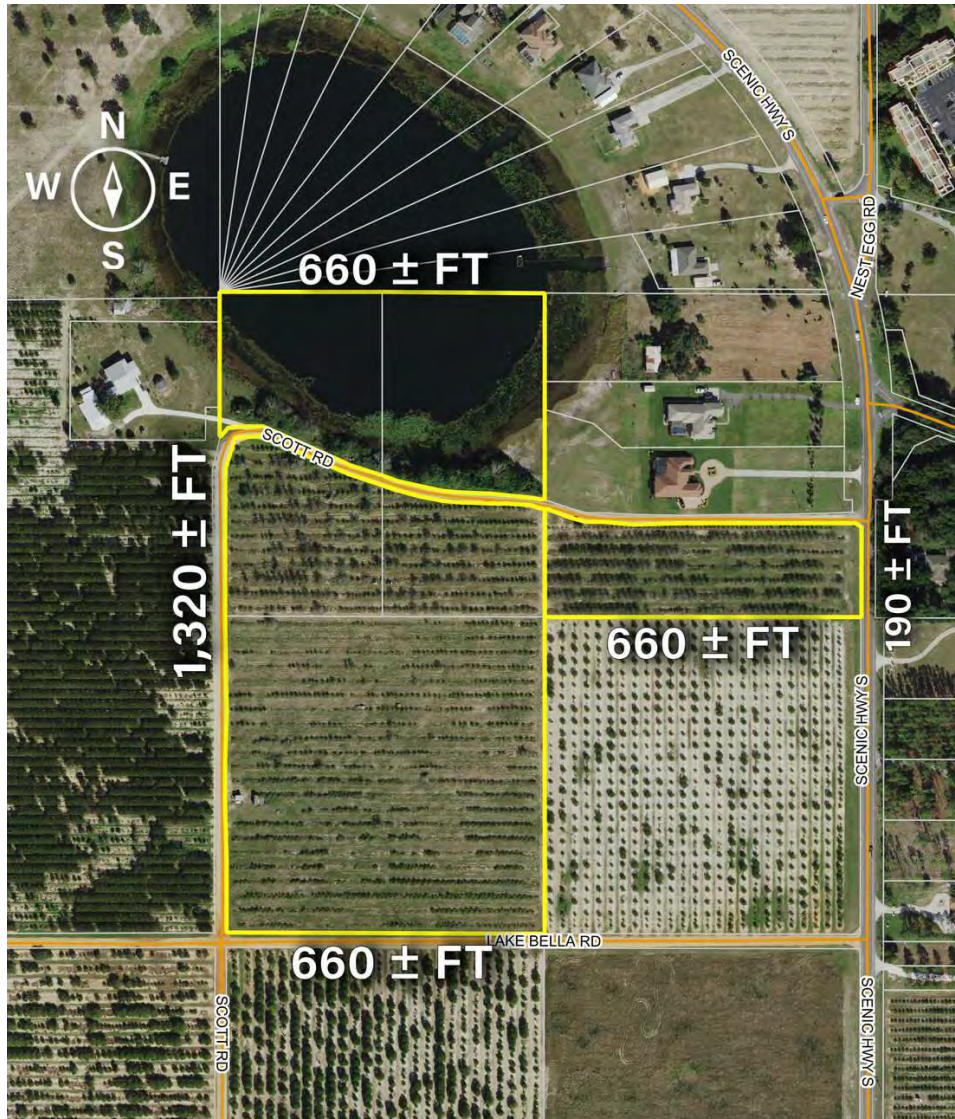
Approximately 22 ± acres located in south Lake Wales along US 17. This site is formerly an orange grove with potential for residential development. About 3 ± acres are in the lake. The property has frontage along Scott Road, Lake Bella Road, and US 17.

OFFERING SUMMARY

Price / Acre:	\$35,242
Acreage:	22.7 ± Acres
City:	Lake Wales
County:	Polk
Property Type:	Residential Development
Utilities:	8" Water Main [City of Lake Wales]
Video:	View Here

The site features proximity to a variety of retailers, schools, employers, and major thoroughfares. Retailers within a 10 ± minute drive include Walmart, Publix, Winn Dixie, and Tractor Supply. Advent Health Lake Wales Hospital is also a short 8 ± minute drive north. Major thoroughfares include US 17, US Hwy 27, and State Road 60. These thoroughfares provide access to the entire state and cities such as Sebring, Orlando, Tampa, and Miami.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	Residential Development
Soil Types:	<ul style="list-style-type: none"> • Candler Sand 0 To 5 Percent Slopes [18 ± acres] • Water [3 ± acres] • Adamsville Fine Sand [2 ± acres]
Taxes & Tax Year:	\$3,300.39 [2023]
Zoning / FLU:	A/RR
Lake Frontage / Water Features:	740 ± FT of lake frontage
Water Source & Utilities:	8" Water Main [City of Lake Wales]
Road Frontage:	190 ± FT [US 17]
Nearest Point of Interest:	US Hwy 27 State Rd 60 Lakeland [45 ± minutes] Tampa [1 hr & 20 ± minutes] Orlando [1 hr & 15 minutes]

Location

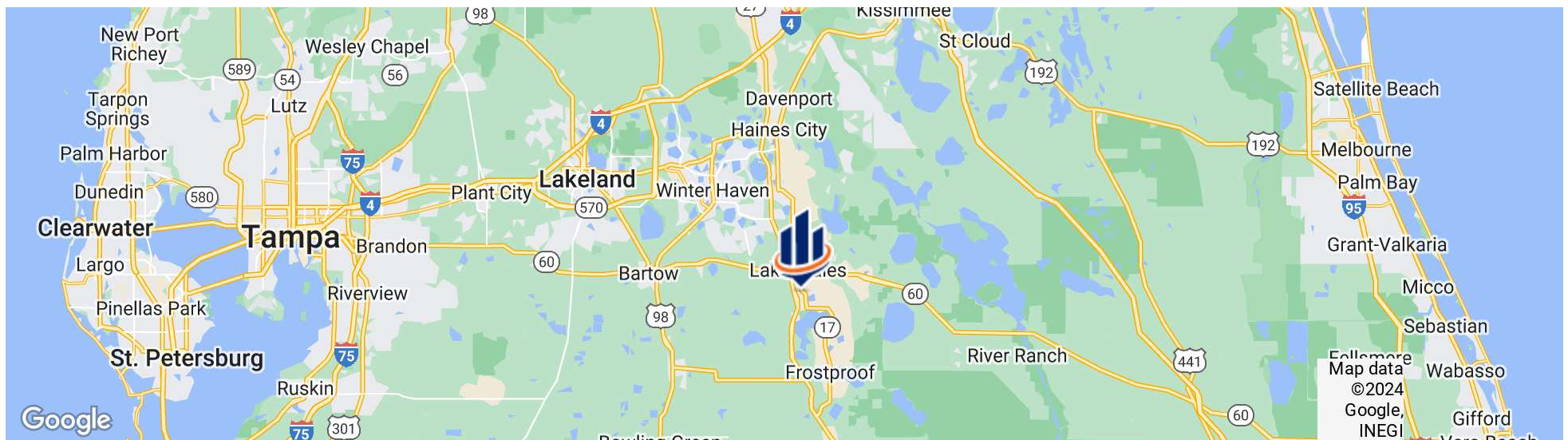


LOCATION & DRIVING DIRECTIONS

Parcel: 273024000000031070
273024000000031040
273024000000031060
273024000000031030

GPS: 27.862957, -81.576161

Driving Directions: From intersection of SR 60 & US 27; head S on US 27 for 2 mi; turn east onto Hunt Bros Rd & continue for 0.8 mi; at the traffic circle; take 1st exit onto FL-17 S for 0.8 mi; site will be to the right along



Wetlands Map



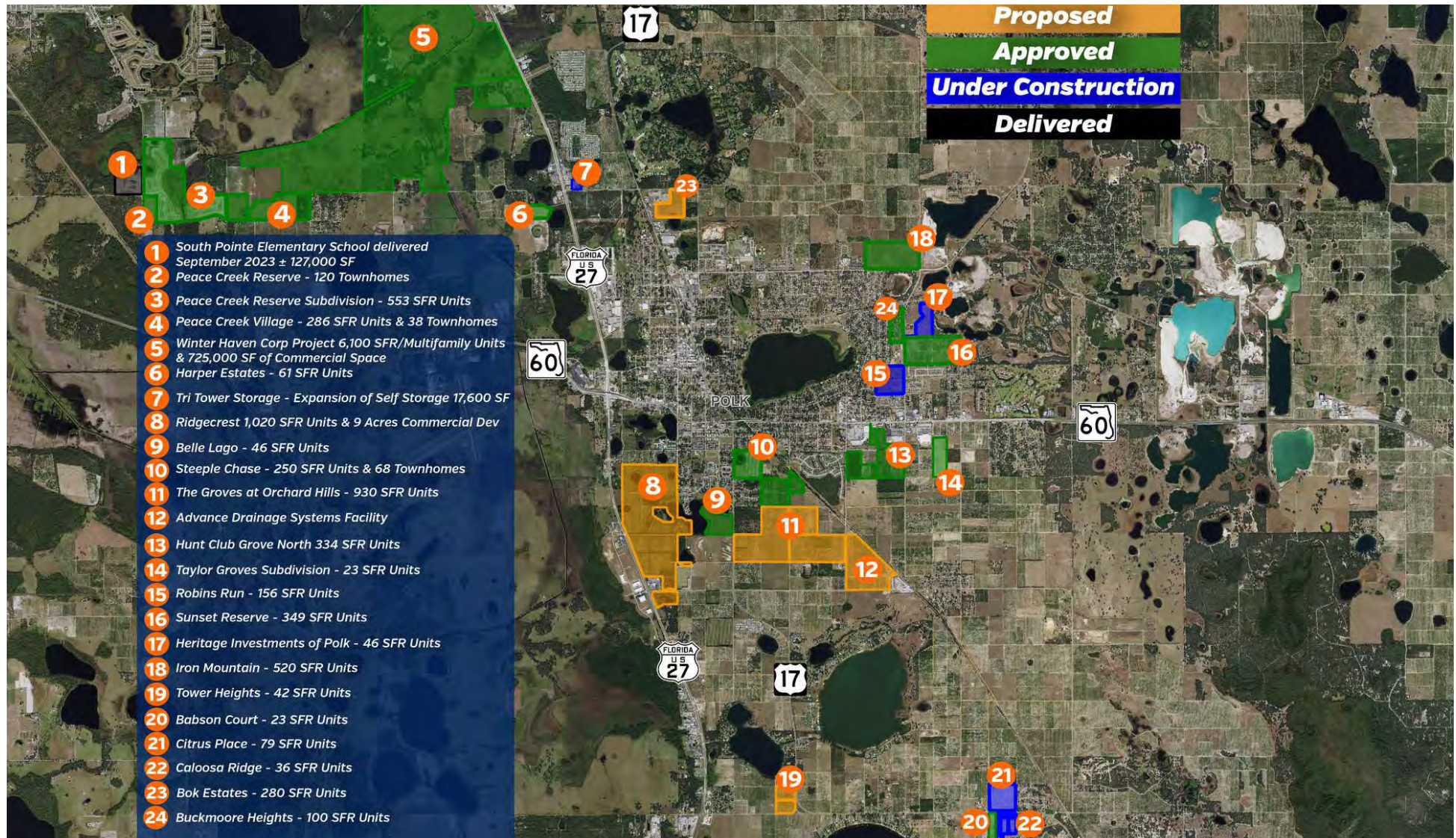
Soils Map



5 Foot Contour Map



Nearby Developments



Market Area Map



Crooked Lake



Blue Lake



Lake Josephine





Lake Josephine



POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	413.4 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	775,084 [2023]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both 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 and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.



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.



MARICRUZ GUTIERREZ MEJIA

Associate Advisor

maricruz.g.mejia@svn.com

Direct: 877.518.5263 x431 | Cell: 863.978.3751

PROFESSIONAL BACKGROUND

Maricruz Gutierrez Mejia is an advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. As a Lake Wales native, Maricruz possesses a unique understanding of Florida's multifaceted commercial real estate market. In her role as an advisor, Maricruz's depth of expertise spans across a variety of commercial property types, specializing in investment sales and site selection.

Maricruz's real estate journey began at the University of Central Florida where she would earn her Bachelor of Science degree in real estate in 2022. During her time at UCF, she not only excelled academically, but she also actively contributed to the real estate community as a proud member of the UCF Real Estate Society.

Maricruz is also an active member of CREW Orlando, Central Florida's premier business organization for women in commercial real estate and its related fields. CREW Orlando is dedicated to driving transformation within the commercial real estate industry by advancing women and other underrepresented groups. Her excellence and ambition were further recognized when she was awarded the prestigious 2022 CREW Orlando Scholarship. Maricruz is also a member of the UCREW Committee whose mission is to introduce college students to the diverse opportunities in commercial real estate.

As a graduate of the LEDC Summer Leadership Class, along with her numerous other accomplishments, Maricruz continually builds upon her leadership skills and industry expertise. Each of her experiences have equipped Maricruz with the tools necessary to excel in commercial real estate, allowing her to provide clients with the highest level of service and guidance.

Maricruz specializes in:

- Commercial Properties
- Investment Sales
- Site Selection

MEMBERSHIPS

- CREW Orlando
- UCREW Committee



R. TODD DANTZLER, CCIM

Managing Director/ Senior Advisor

todd.dantzler@svn.com

Direct: 877.518.5263 x403 | Cell: 863.287.3586

PROFESSIONAL BACKGROUND

R. Todd Dantzler, CCIM is a Managing Director and Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. He specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing and land development.

Todd has been active in Polk County real estate for over 40 years and is a second-generation real estate leader - his father served as a member and Chairman of the Florida Real Estate Commission (FREC) in the early '80s. Todd was recognized as the 2012 Florida Realtor® of the Year and in 2000 he was elected president of the Florida Realtors®. This would make him the youngest president in the history of Florida Realtors®. He is a current member of the board of directors, past treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, and the Polk Transportation Planning Organization. Todd was the Commission liaison to the Central Florida Development Council (CFDC), the economic development arm of the county, and past chairman of the CFDC.

In addition, Todd is currently the Chairman of the Winter Haven Hospital/BayCare Board of Trustees. The Winter Haven Hospital is a 529-bed, major medical center serving the east Polk and Highlands counties and is the largest private employer in East Polk County.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He was the president of his fraternity, Alpha Tau Omega where he won the Morton Wolfson Award for the Best Fraternity President at UF in 1981 and the Harry L. Bird Award for best Public Relations Officer.

In addition to real estate, Todd serves as a Senior Consultant with Two Blue Aces, an executive leadership and management development company led by six retired United States Air Force (USAF) General Officers. Todd advises on political and real estate land use issues.

Todd specializes in:

- Commercial Properties
- Industrial Properties
- Investment Properties
- Commercial Leasing
- Area: The Lakeland-Winter Haven Metro Area



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

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