



SCENIC HWY RESIDENTIAL DEVELOPMENT

Scott Rd, Lake Wales, FL 33859

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US Hwy 27
5 ± Minutes



Lake Wales



Lake Josephine

Scott Rd

Lake Bella Rd



PROPERTY OVERVIEW



Sale Price	\$700,000
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OFFERING SUMMARY

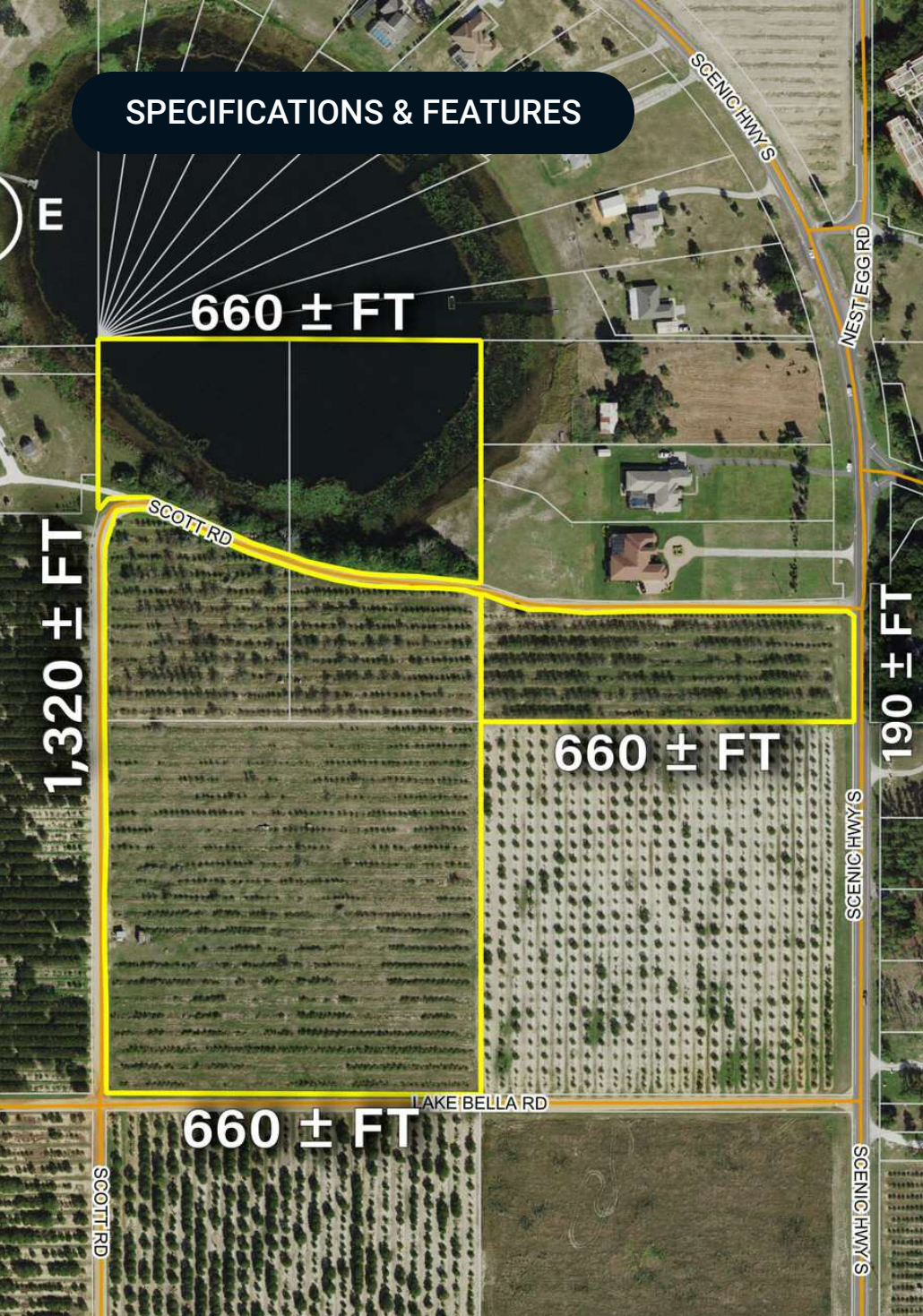
Price / Acre:	\$30,837
Acreage:	22.7 ± Acres
City:	Lake Wales
County:	Polk
Property Type:	Residential Development
Utilities:	8" Water Main (City of Lake Wales)
Video:	View Here

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.

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



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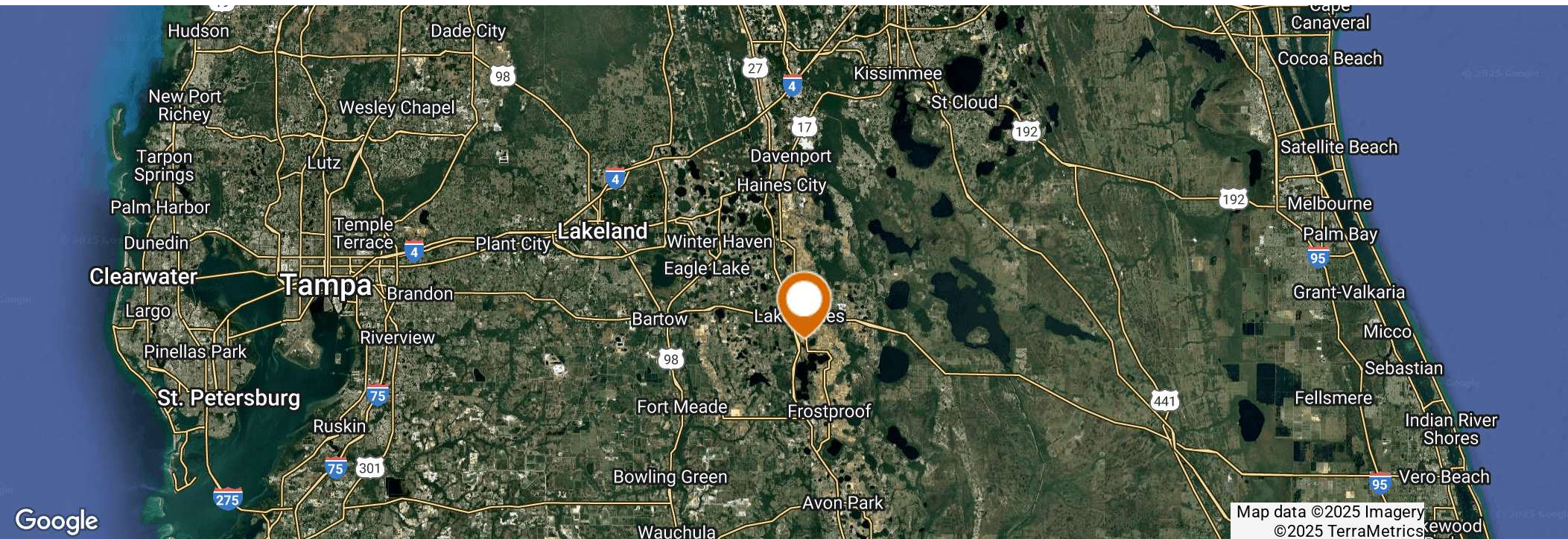
Land Types:	Residential Development
Soil Types:	<ul style="list-style-type: none"> • Candler Sand 0 To 5 Percent Slopes (18 ± acres) • Water (3 ± acres) • Adamsville Fine Sand (2 ± acres)
Taxes & Tax Year:	\$3,300.39 (2023)
Zoning / FLU:	A/RR
Lake Frontage / Water Features:	740 ± FT of lake frontage
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)



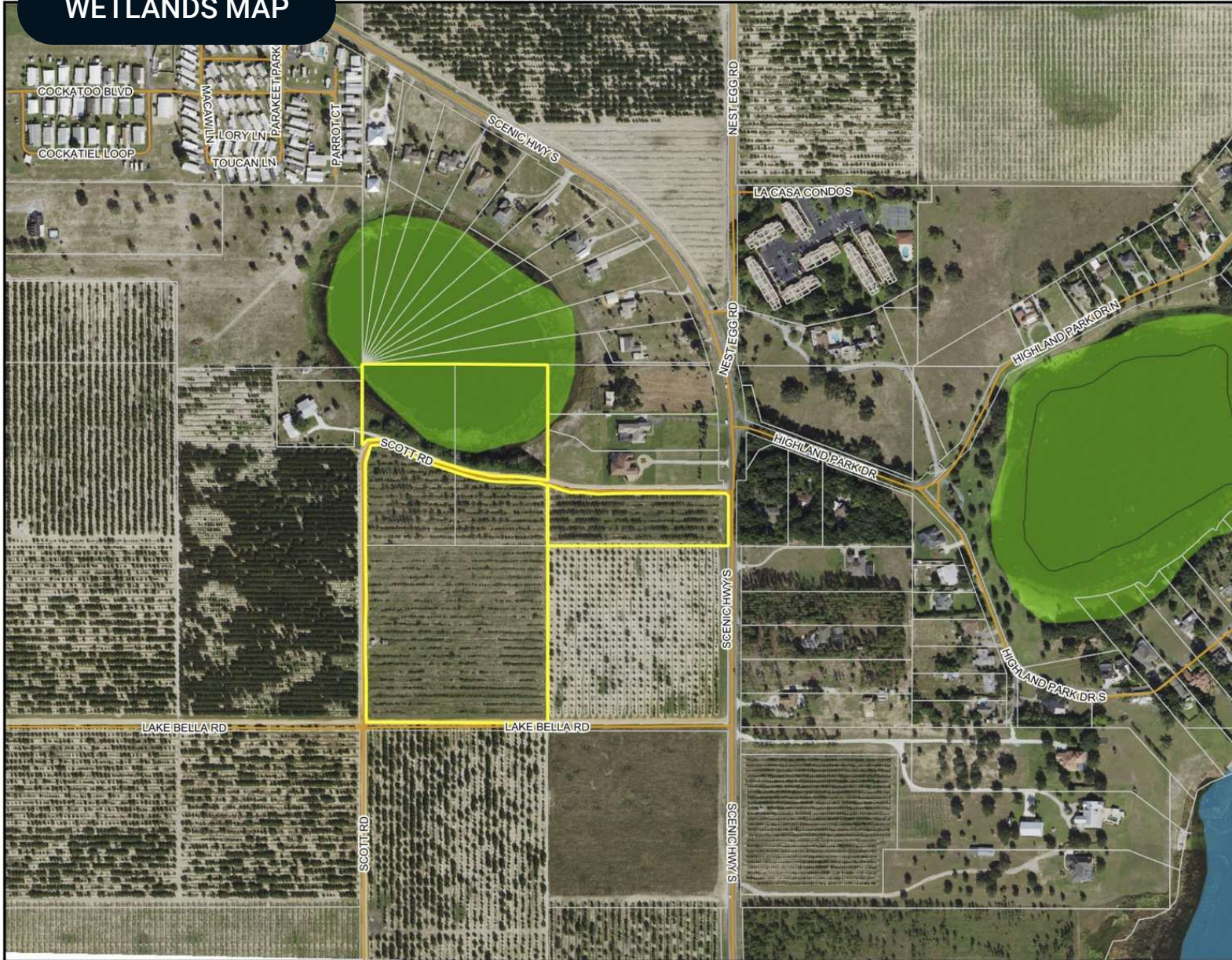
LOCATION & DRIVING DIRECTIONS

Parcel:	273024000000031070 273024000000031040 273024000000031060 273024000000031030
GPS:	27.862957, -81.576161

From intersection of
SR 60 & US 27; head S
on US 27 for 2 mi turn



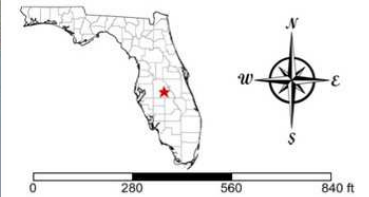
WETLANDS MAP



Wetlands Map

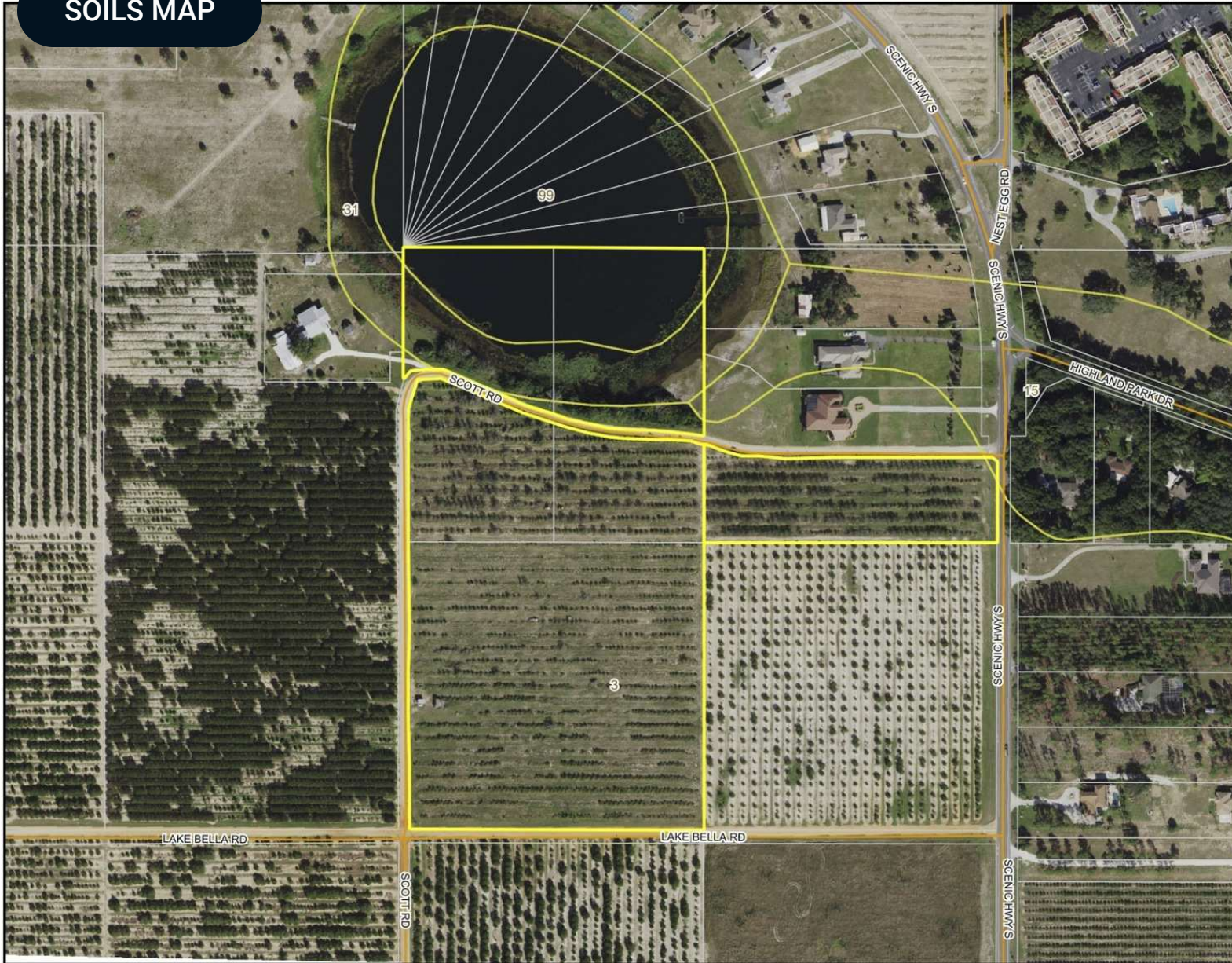
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
PEM1F	Freshwater Emergent Wetland	3.9
	TOTAL WETLANDS	3.9
	TOTAL UPLANDS	18.8
	TOTAL ACRES	22.7



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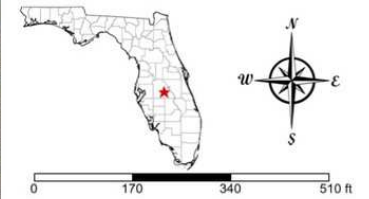
SOILS MAP



Soils Map

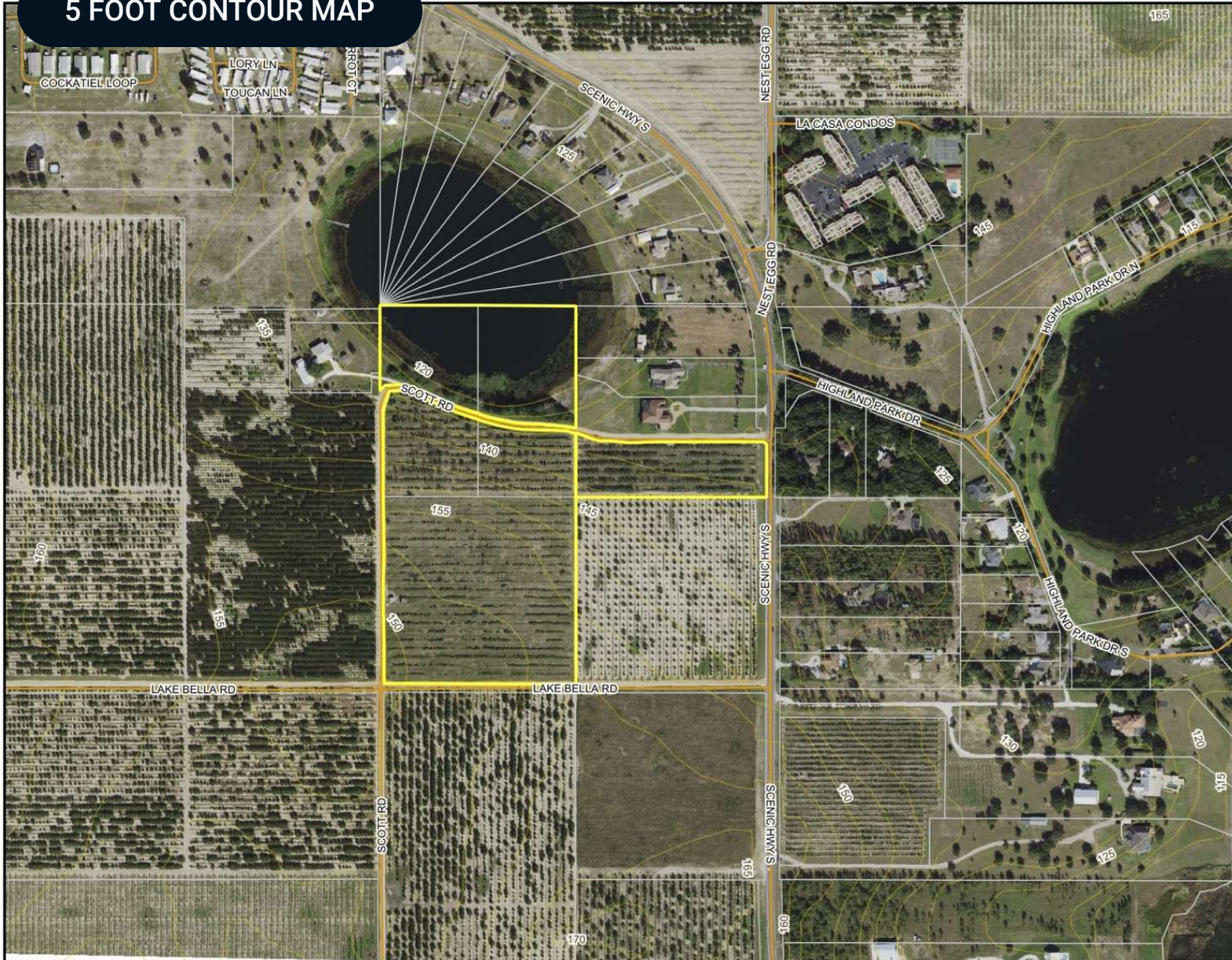
- County Boundaries
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- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Soils Boundaries

CODE	DESC	ACRES
3	Candler Sand, 0 To 5 Percent Slopes	18
99	Water	3
31	Adamsville Fine Sand	2
15	Tavares Fine Sand, 0 To 5 Percent Slopes	0
TOTAL =		22.7350492862409 acres



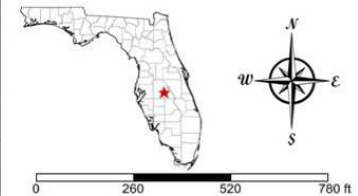
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5 FOOT CONTOUR MAP



5 Foot Contour Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Five Foot Contours
- Five Foot Contours2



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Lake Wales Development Map

Proposed

Approved

Under Construction

Delivered

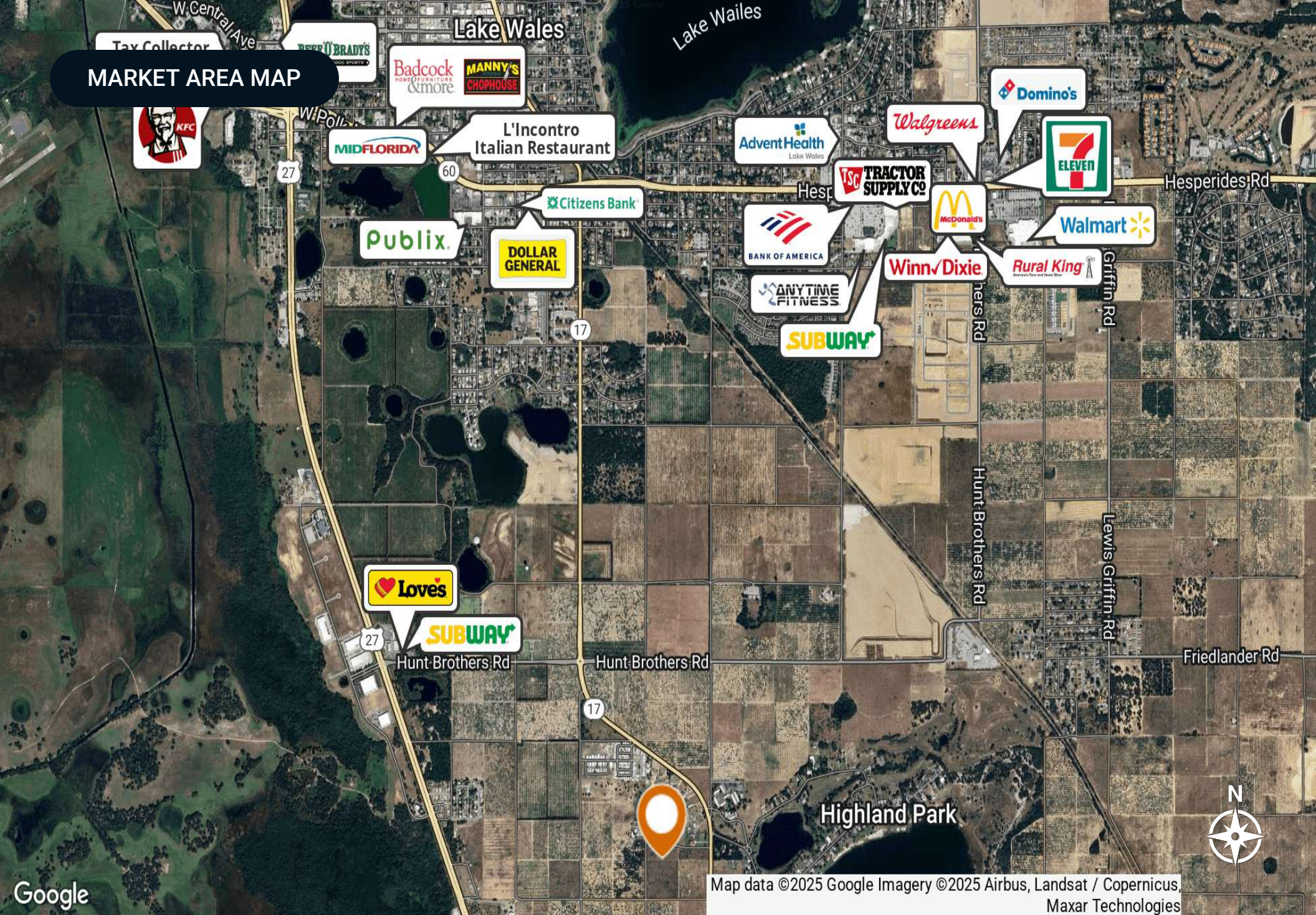
- 1 South Pointe Elementary School delivered September 2023 ± 127,000 SF
- 2 Peace Creek Reserve - 120 Townhomes
- 3 Peace Creek Reserve Subdivision - 553 SFR Units
- 4 Peace Creek Village - 286 SFR Units & 38 Townhomes
- 5 Peace Crossing 6,100 SFR/Multifamily Units & 725,000 SF of Commercial Space
- 6 Harper Estates - 61 SFR Units
- 7 Tri Tower Storage - Expansion of Self Storage 17,600 SF
- 8 Ridgecrest 1,020 SFR Units & 9 Acres Commercial Dev
- 9 Belle Lago - 46 SFR Units
- 10 Steeple Chase - 250 SFR Units & 68 Townhomes
- 11 The Groves at Orchard Hills - 392 SFR Units & 2.07 Commercial Acres
- 12 Advance Drainage Systems Facility
- 13 Hunt Club Grove North 334 SFR Units
- 14 Taylor Groves Subdivision - 108 SFR Units
- 15 Robins Run - 156 SFR Units
- 16 Sunset Reserve - 349 SFR Units
- 17 Leighton Landing - 46 SFR Units
- 18 Iron Mountain - 42 SFR & 250 Townhome & 228 Multifamily Units
- 19 Tower Heights - 42 SFR Units

- 20 Babson Court - 23 SFR Units
- 21 Citrus Place - 79 SFR Units
- 22 Caloosa Ridge - 36 SFR Units
- 23 Bok Estates - 280 SFR Units
- 24 Buckmoore Heights - 100 SFR Units
- 25 Seasons at Mabel Place - 142 SFR Units
- 26 Hunt Club Grove South (Phase 1) - 213 SFR Units
- 27 Lake Wales Estates - 57 Townhomes & 7 SFR Units
- 28 Oakridge - 276 Multifamily Units
- 29 Leomas Landing - 336 SFR Units
- 30 Robins Walk - 33 SFR Units
- 31 Whispering Ridge Phase 2 - 129 SFR Units
- 32 Hickory Ridge - 85 SFR Units
- 33 Forest Lake - 62 Townhomes & 223 SFR Units
- 34 Hunter's Glen - 480 Multifamily Units
- 35 CF Kinney Road Development - 45 SFR Units
- 36 Lake Alta Infill Project - 7 Two Story Cottage Units
- 37 Valencia Hills - 654 MHP & 143 SFR Units
- 38 Regis Lake Wales - 272 Multifamily Units
- 39 Timberlane Development - 45 SFR Units
- 40 Belleview Drive Subdivision - 155 SFR Units
- 41 Panera Bread Restaurant
- 42 Chipotle Restaurant
- 43 Starbucks
- 44 Harding Ave Mixed Use Development
- 45 Lake Wales Commons - Commercial & Res Development
- 46 Mammoth Grove Road Subdivision - 82 SFR Units
- 47 Preserve at Lake Ashton North - 500 Multifamily Units & Commercial Development

Created by: Maricruz Gutierrez 863.978.3751



MARKET AREA MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



Google

Crooked Lake



Blue Lake

Lake Josephine





Lake Josephine



**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.

ADVISOR BIOGRAPHY



MARICRUZ GUTIERREZ MEJIA

Associate Advisor

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PROFESSIONAL BACKGROUND

Maricruz Gutierrez Mejia is an advisor at Saunders 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

ADVISOR BIOGRAPHY



R. TODD DANTZLER, CCIM

Managing Director/Senior Advisor

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PROFESSIONAL BACKGROUND

R. Todd Dantzler, CCIM is a Managing Director and Senior Advisor at Saunders 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.saundersrealestate.com

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