

LAND FOR SALE

HIGHWAY 60 LAKEFRONT DEVELOPMENT

0 HIGHWAY 60 WEST

Lake Wales, FL 33859

PRESENTED BY:

DANIEL LANIER

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SALE PRICE

\$4,900,000

OFFERING SUMMARY

ACREAGE:	206.39 Acres
PRICE / ACRE:	\$23,741
CITY:	Lake Wales
COUNTY:	Polk
PROPERTY TYPE:	Land: Citrus, Land Investment, Residential Development, Sod, Commercial

PROPERTY OVERVIEW

Currently used as a citrus and cattle operation, Highway 60 Lakefront Development has endless possibilities. Featuring plenty of road frontage, this development opportunity includes 4,800 ± feet along the north side of Highway 60 and 1,365 ± feet on both sides of Old Bartow Road.

Homesites can be built along 1,380 feet of shoreline on the south side of Lake Parker. The property has a good balance of uplands and wetlands with 137.6 acres uplands, and the remaining are wetlands.

This 206.39-acre parcel has city water, and sewer is available adjacent to the property, with three deep wells on-site currently used for grove irrigation. The City of Lake Wales has expressed interest in annexing the property into the city limits. Highway 60 Lakefront Development is an excellent residential or industrial development opportunity with access just 2 miles from the new interchange at US 27.



SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Citrus • Land Investment • Residential Development • Sod • Commercial
UPLANDS / WETLANDS:	137.6 ± acres uplands/ 69.79 ± acres wetlands
LAKE FRONTAGE / WATER FEATURES:	1,380 ± FT of shoreline on the south side of Lake Parker
ROAD FRONTAGE:	4,800 ± feet along the north side of Highway 60 and 1,365 ± feet on both sides of Old Bartow Road
FENCING:	Perimeter fenced
CURRENT USE:	Citrus and cattle
GRASS TYPES:	Bahia and other native grasses
WELLS INFORMATION:	One 10" well and two 12" wells with diesel power units
IRRIGATION:	Microjet irrigation under the trees
UTILITIES & WATER SOURCE:	City of Lake Wales water and sewer adjacent to the property

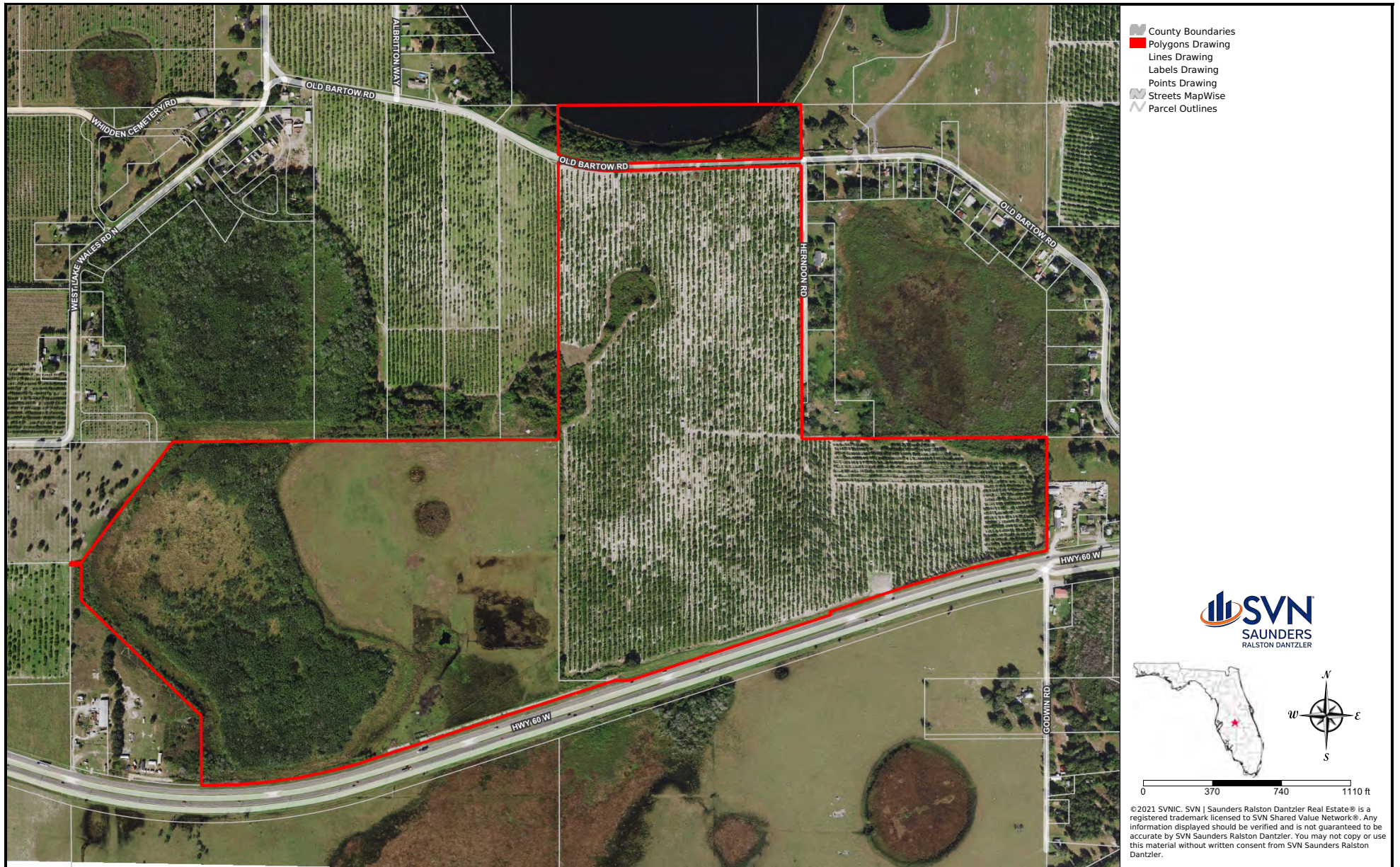


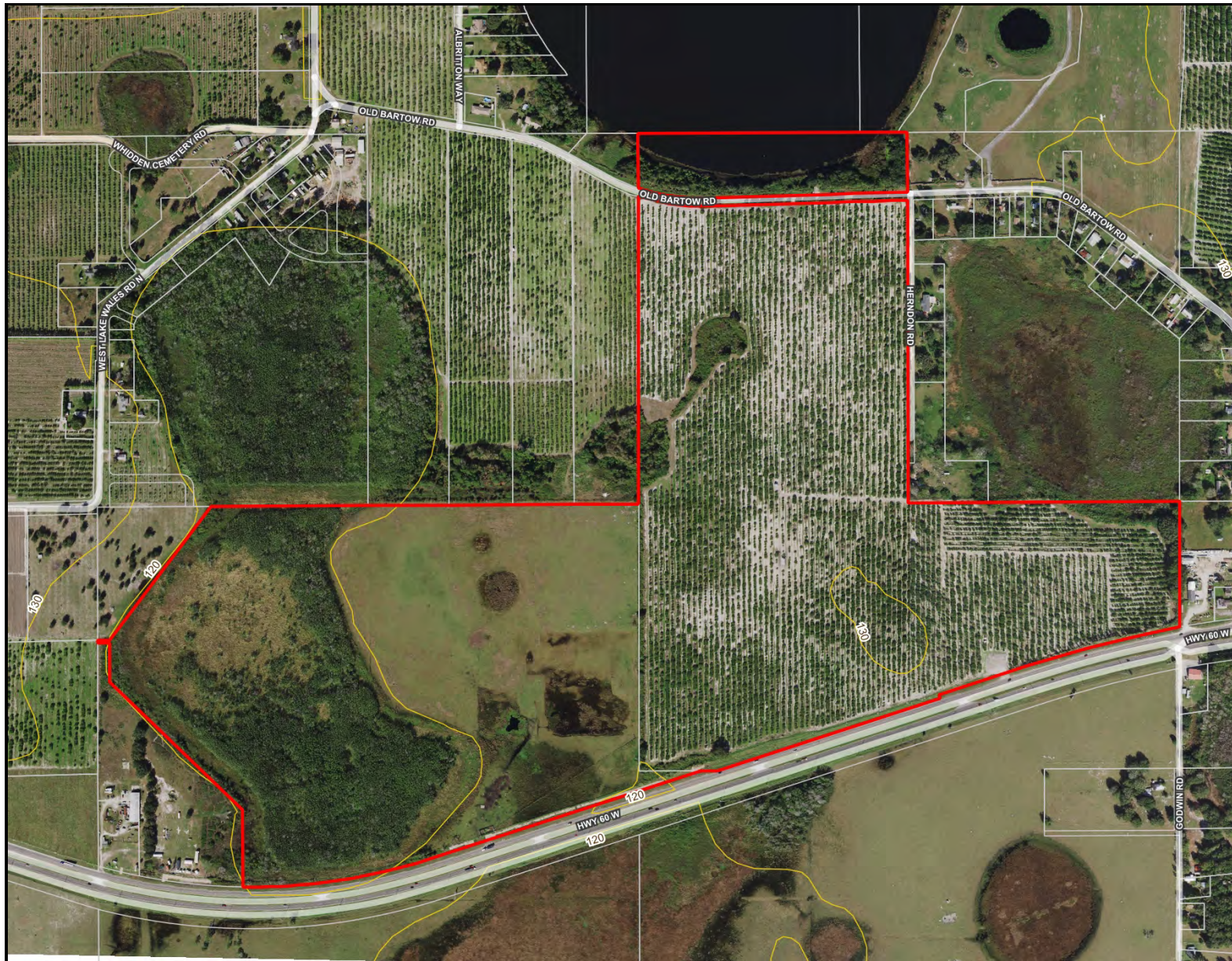
LOCATION & DRIVING DIRECTIONS

PARCEL:	27-30-05-000000-032010 27-30-05-000000-013010
GPS:	27.9025485, -81.6387259
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • From the US 27/ SR 60 Interchange in Lake Wales, travel 2 miles west on SR 60 • The property is on the north side of the road.
SHOWING INSTRUCTIONS:	Contact Daniel Lanier

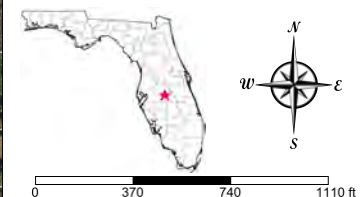


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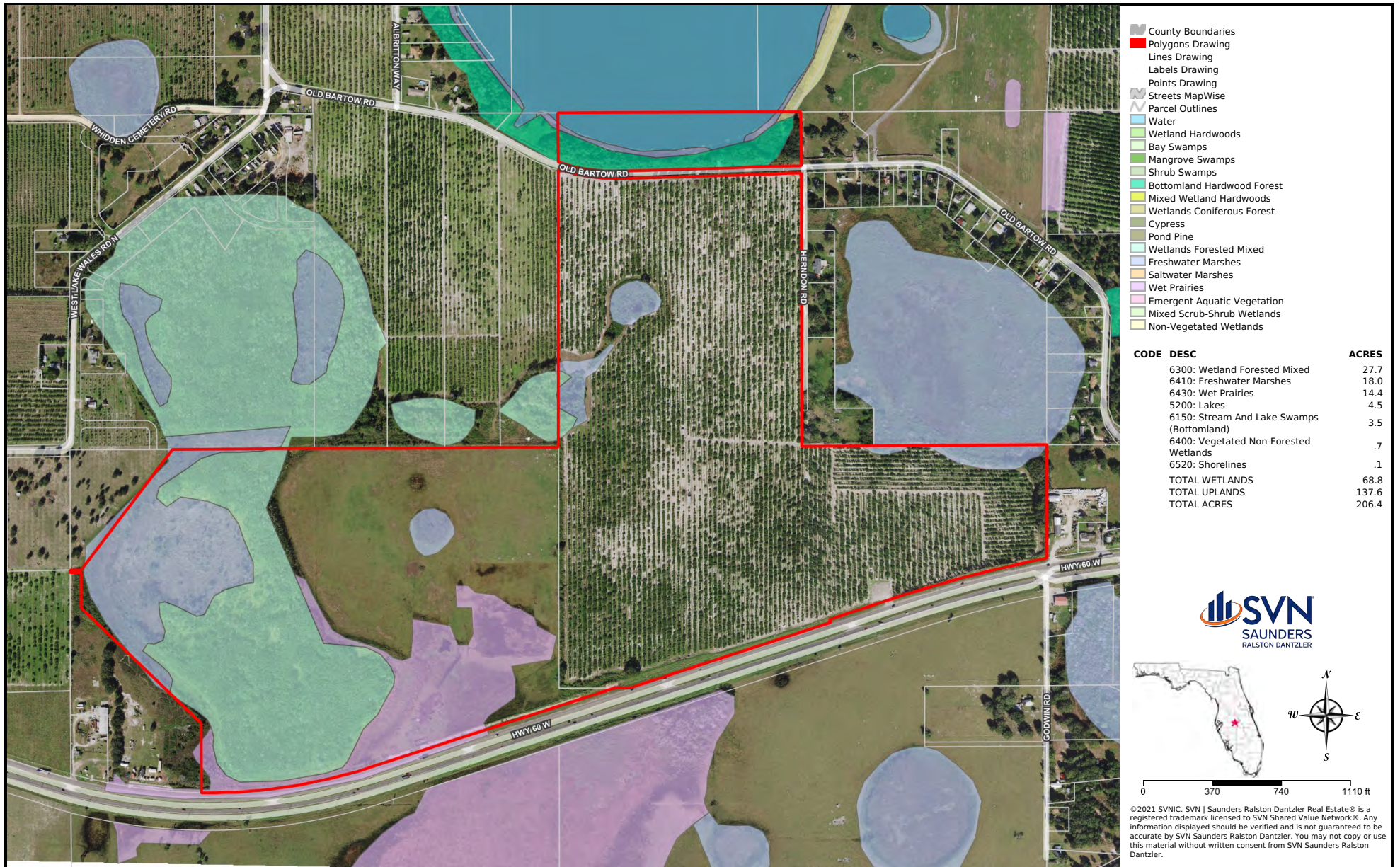




- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Five Foot Contours
- Five Foot Contours2

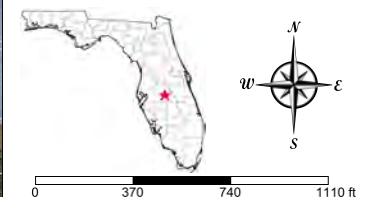


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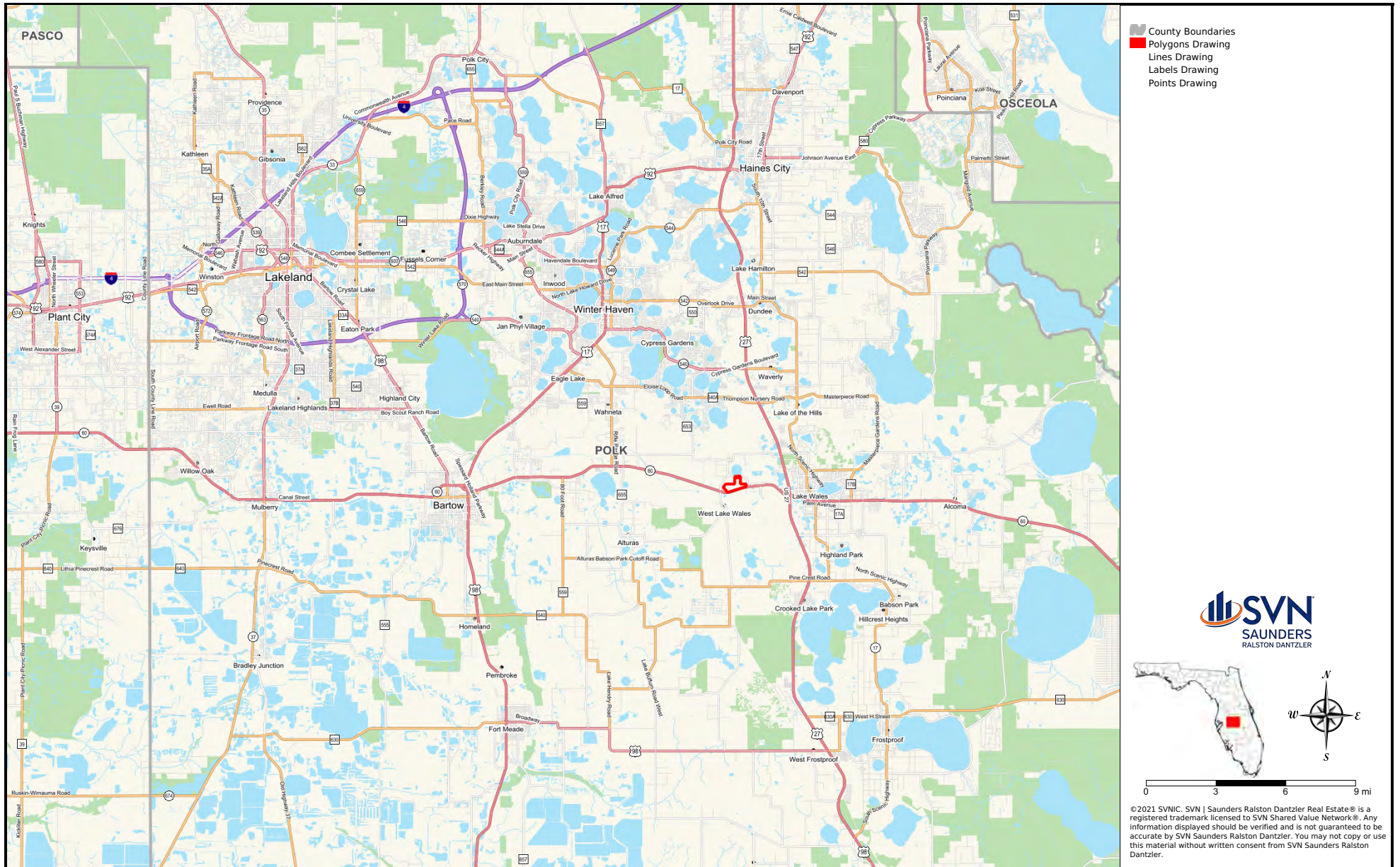


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- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
6300:	Wetland Forested Mixed	27.7
6410:	Freshwater Marshes	18.0
6430:	Wet Prairies	14.4
5200:	Lakes	4.5
6150:	Stream And Lake Swamps (Bottomland)	3.5
6400:	Vegetated Non-Forested Wetlands	.7
6520:	Shorelines	.1
TOTAL WETLANDS		68.8
TOTAL UPLANDS		137.6
TOTAL ACRES		206.4



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LAKE WALES

POLK COUNTY

FOUNDED	1917
POPULATION	16,577 [2018]
AREA	14
WEBSITE	lakewalesfl.gov
MAJOR EMPLOYERS	NuCor Steel AdventHealth Florida's Natural Growers Peterson Industries

In 1925 the Atlantic Coast Line Railroad built a new line from Haines City joining lines to Everglades City. A depot was opened on this line at Lake Wales. The City of Lake Wales was officially incorporated in April 1917.

Part of the Lakeland–Winter Haven Metropolitan Statistical Area, Lake Wales is located in central Florida, west of Lake Kissimmee and east of Tampa. The city is strategically located near the geographical center of the Florida peninsula on the Lake Wales Ridge upland area. There are 9 million people living within 100 miles of the city and it is only 9 miles from the CSX Intermodal Facility.

The Lake Wales Commerce and Technology Park is on busy Rt 27 south of the city and features tenants like Kegel, Merlin Entertainment, Tru Green, and AT&T. Bok Tower Gardens is a nearby national historic landmark located featuring a 205-foot carillon tower atop one of the highest points in the state.









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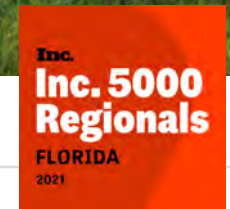
APEX 2020 Top
National Producer



Most Influential
Business Leaders



Largest Commercial
Real Estate Brokers
in Tampa Bay



Ranked 210 on Inc.
5000 Regional List



DANIEL LANIER

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PROFESSIONAL BACKGROUND

Daniel Lanier is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Daniel was a founder and managing partner of Sawmill Citrus Nursery for six years. He has knowledge and experience in commercial beef cattle, citrus, nursery, and row crop farming.

Started a career in crop insurance over 10 years ago as an adjuster, currently working as a crop insurance agent for Carden and Associates.

He is very active in industry organizations including:

- Previously highly active in FFA where he received the Nursery Operations Proficiency Award and was a finalist for State Star Farmer in 2006
- Recently on the Florida Farm Bureau State Young Farmers and Ranchers Leadership Group [2016-2018]
- Current Chair of the Polk County Farm Bureau Young Farmers and Ranchers Committee
- Current member of the Polk County Farm Bureau board
- Newly elected to the Polk County Soil and Water Conservation District
- Member of Florida Cattlemen's Association and National Cattlemen's Beef Association
- 6th generation Floridian, 5th generation in Polk County.
- Has been a realtor for 15 years.

Daniel is a graduate of Fort Meade High School and South Florida State College. He and his wife, Randi, have been married for six years and have one son and one daughter.



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