



**FOR SALE**  
**LAKE WALES**  
**COMMERCIAL/INDUSTRIAL SITE**  
**\$2,200,000**

12± ACRES ON US-27 | HIGH-TRAFFIC LCI SITE - LAKE WALES, FL

**US HIGHWAY 27, LAKE WALES, FL 33859**

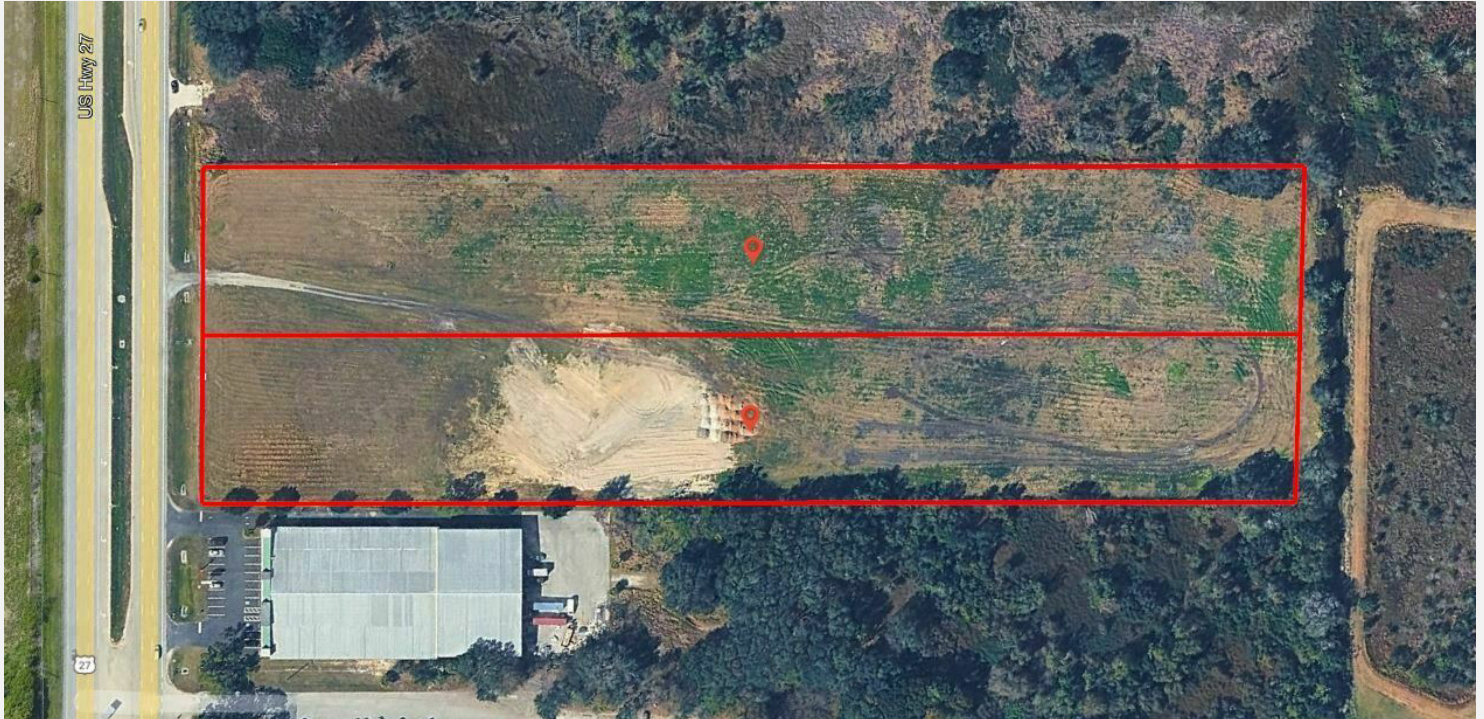


CHIP@CROSBYDIRT.COM  
CHIP FORTENBERRY MBA, ALC  
863.673.9368



CROSBYDIRT.COM  
CORPORATE OFFICE  
141 5TH ST. NW SUITE 202  
WINTER HAVEN, FL 33881





**SALE PRICE** **\$2,200,000**

### OFFERING SUMMARY

<b>Listing Price</b>	\$2,200,000
<b>Acres</b>	12 Acres
<b>Price Per Acre</b>	\$183,333
<b>County</b>	Polk
<b>Zoning</b>	LCI
<b>Utilities</b>	Electricity, Water, Sewer, Telephone
<b>Taxes</b>	\$5,466
<b>Parcel IDs</b>	272921000000021060, 272921000000021070
<b>Coordinates</b>	27.9422895, -81.6133292
<b>Frontage</b>	400 ft
<b>Sewer</b>	Yes

### PROPERTY OVERVIEW

The property consists of 12 acres located on US 27 in Lake Wales, Florida, with both zoning and Future Land Use (FLU) designated as LCI - Limited Commercial Industrial. This LCI classification supports low-traffic commercial and industrial uses along major corridors, accommodating businesses such as storage facilities, light manufacturing operations, and auto dealerships. With a high traffic count of approximately 43,000 vehicles per day, the site offers excellent visibility and access, making it a wonderful opportunity for an investor or end user. Electricity, Water, Sewer, Telephone available near site.

### PROPERTY HIGHLIGHTS

- Located on US 27 Lake Wales, FL
- 43,000 cars per day traffic count
- Zoning and FLU are LCI
- Many commercial and industrial Uses
- Electricity, Water, Sewer, Telephone available

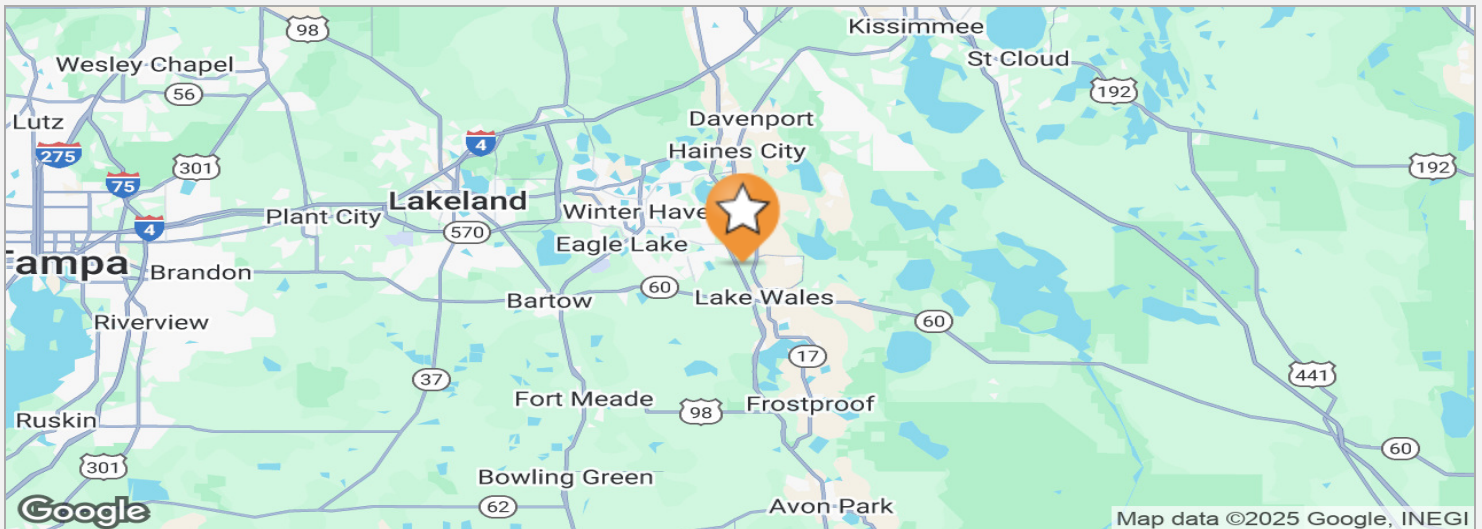


Additional Photos

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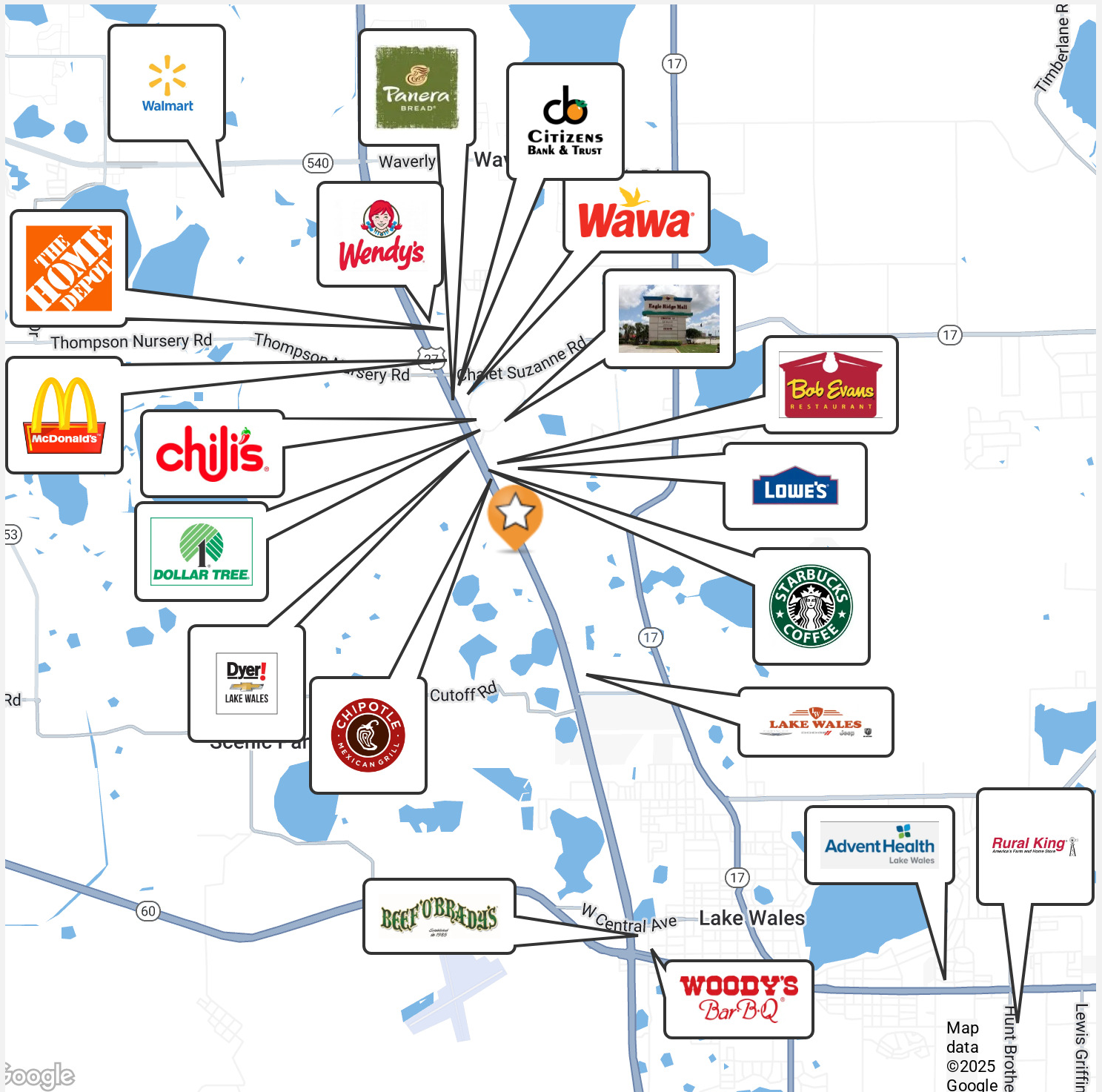
### DRIVE TIMES

7 minutes to Lake Wales  
19 minutes to downtown Winter Haven  
30 minutes to Avon Park  
67 minutes to Orlando  
78 minutes to Tampa

### DRIVING DIRECTIONS

From Thompson Nursery Road and US 27 Lake Wales, Travel south 1.10 miles on US 27 to property on east side of the road.

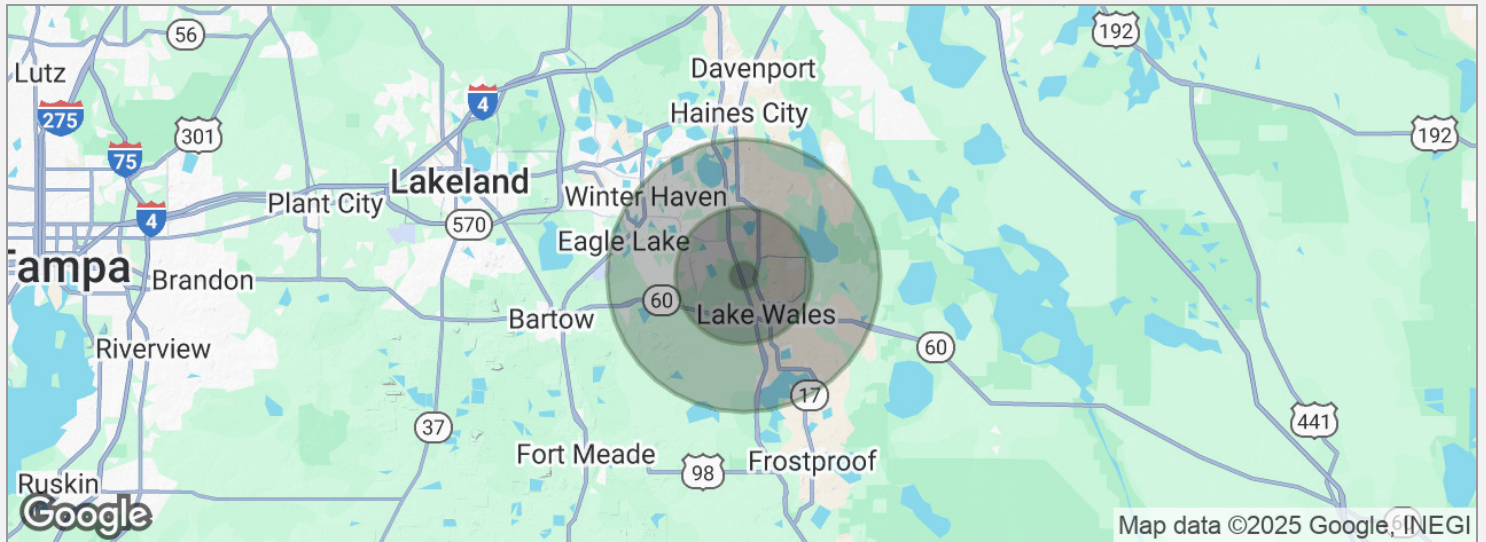






Demographics Map

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**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	1,527	46,760	163,989
Median age	56	45	43
Median age (male)	56	44	41
Median age (Female)	57	46	43

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	781	18,934	63,049
# of persons per HH	2	2.5	2.6
Average HH income	\$49,405	\$72,207	\$75,888
Average house value	\$201,980	\$277,568	\$282,264

\* Demographic data derived from 2020 ACS - US Census



## CHIP FORTENBERRY MBA, ALC

Broker



141 5th St. NW, Suite 202  
Winter Haven, FL 33881  
T 863.673.9368  
chip@crosbydirt.com  
FL #BK662316

## PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.