



Old Bartow Road Industrial Acreage

0 Old Bartow Rd, Lake Wales, Florida 33859

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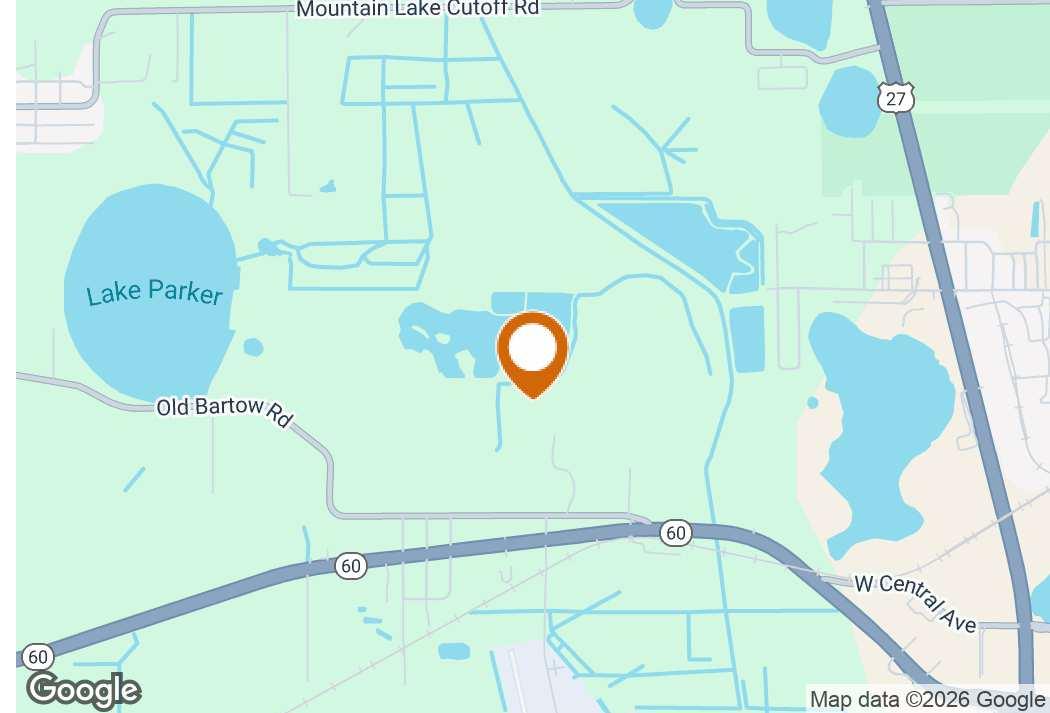
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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,650,000
Lot Size:	21.6 Acres
Price / Acre:	\$76,389
Zoning:	Vacant Industrial
PIN:	273004000000013020
City:	Lake Wales
County:	Polk
State:	Florida

Property Overview

This property off Old Bartow Road is a great opportunity to purchase land near two main trucking corridors in Central Florida. Conveniently located near SR 60 and US 27, this property with an Industrial FLU is a great fit for your trucking or industrial needs. There is a well on the property with electric service in place. The property is fenced and well maintained.

Property Highlights

- Fully fenced site with a well-maintained condition
- Power and water on site
- Conveniently located near SR 60 and US 27
- Suitable for trucking, yard, or industrial-related operations

LOCATION SUMMARY



Location Description

Located off Old Bartow Road in Lake Wales, Florida, this property benefits from convenient access to major transportation corridors, including State Road 60 and U.S. Highway 27, both of which provide efficient east-west and north-south connectivity throughout Central Florida. Its proximity to these routes supports regional distribution and service-oriented uses. Situated in an established industrial area with nearby manufacturing and warehouse operations, the vacant land provides flexibility for future development while maintaining strong access to the broader Tampa-Orlando corridor.

Driving Directions

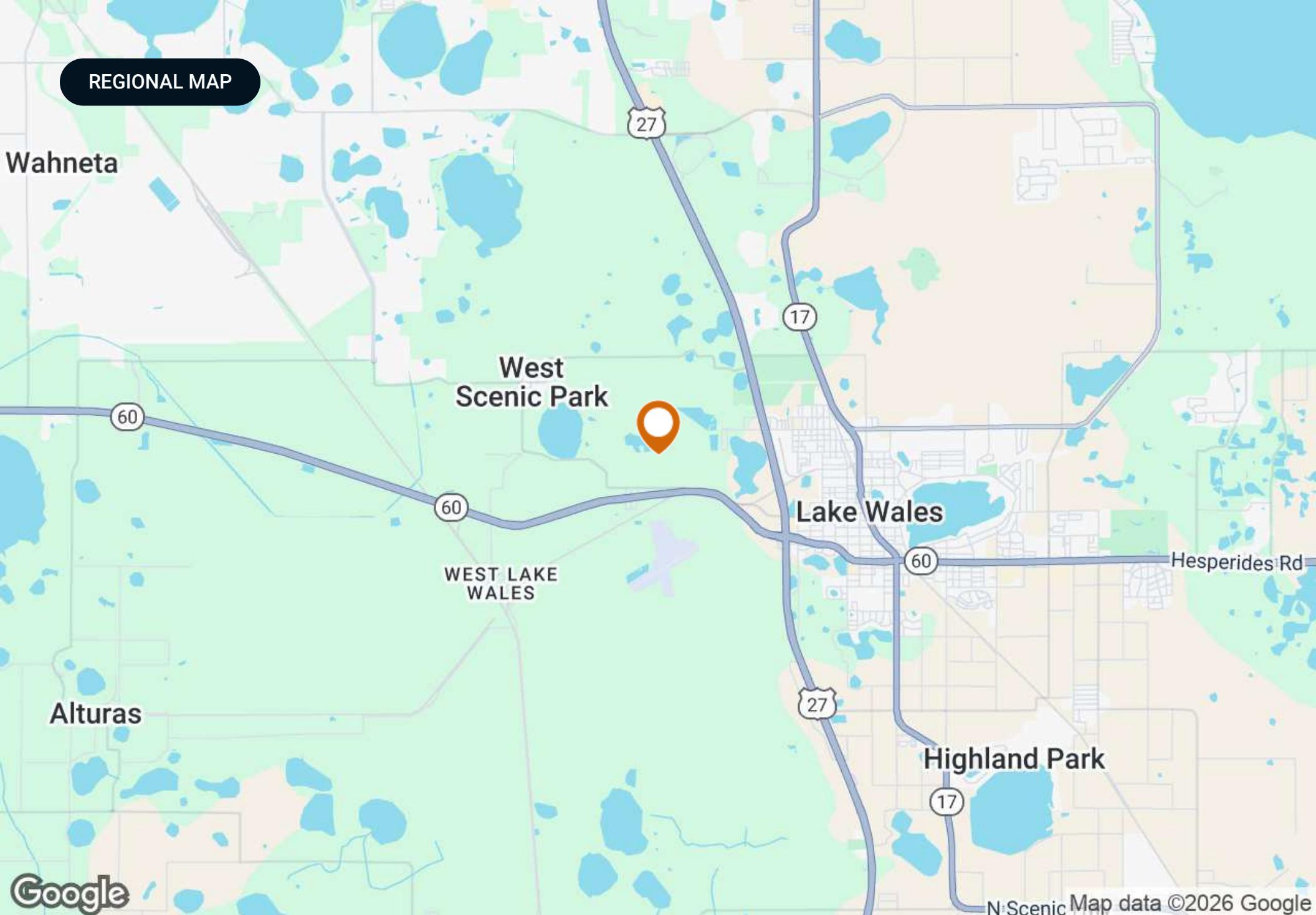
Travel west from US Highway 27 along SR 60 for approximately 1.2 miles. Turn right onto Old Bartow Road. After 0.25 miles turn right onto a dirt road and follow it back through to the property.



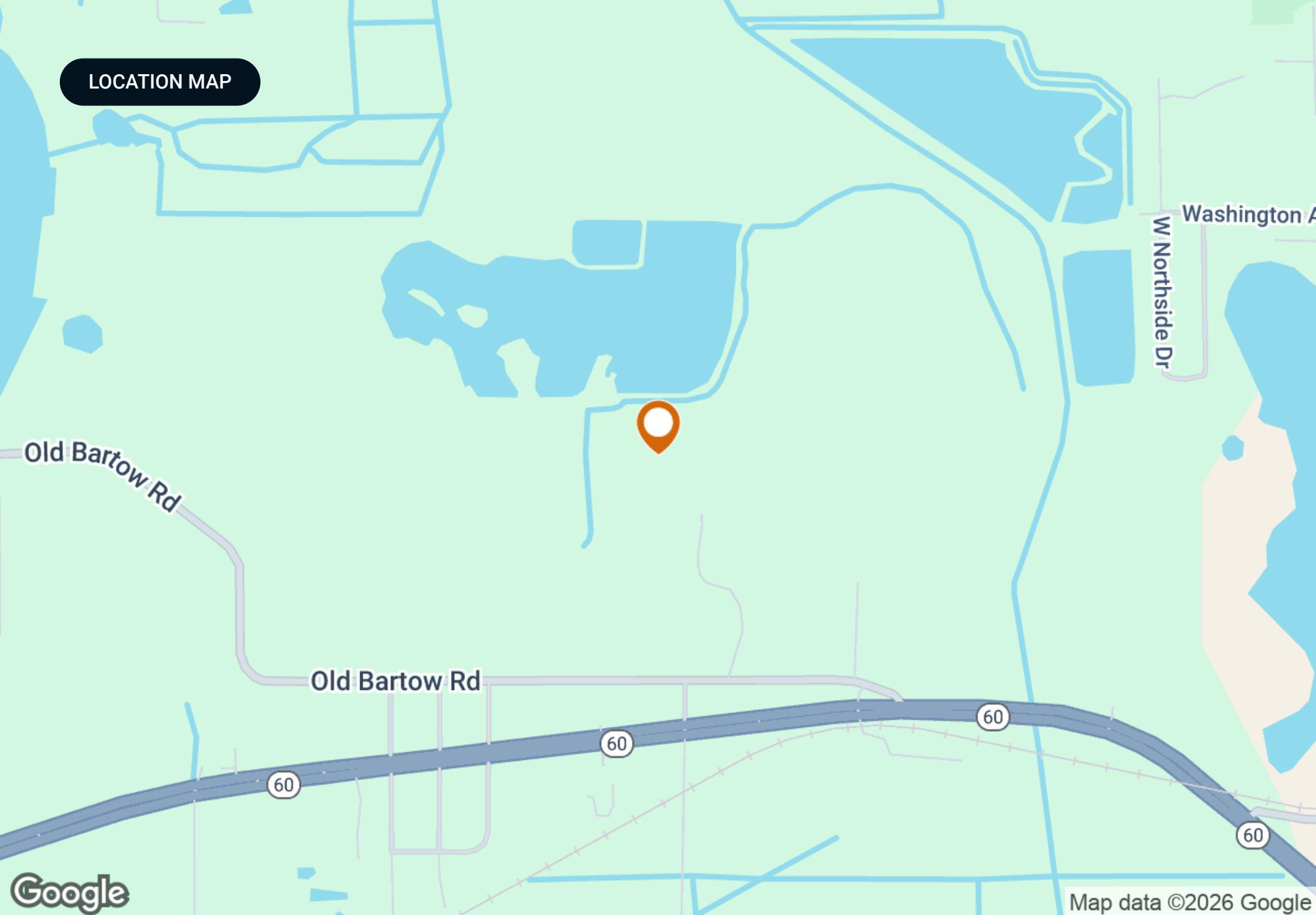
SECTION 2

Location Information

REGIONAL MAP



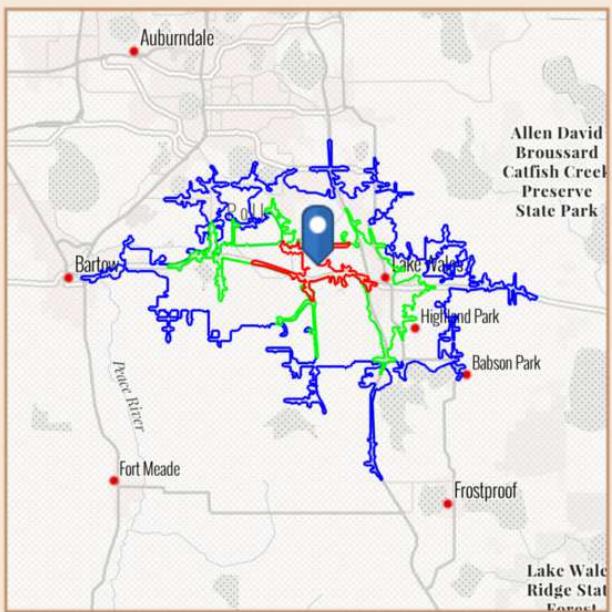
LOCATION MAP



BENCHMARK DEMOGRAPHICS

3400 Old Bartow Rd, Lake Wales, Florida, 33859

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States	USA
	5 mins	10 mins	15 mins	Counties	CBSAs		
0 - 4	6.69%	5.91%	5.40%	5.30%	5.30%	4.69%	5.39%
5 - 9	6.69%	6.00%	5.65%	5.61%	5.61%	5.03%	5.75%
10 - 14	5.80%	6.19%	5.95%	6.00%	6.00%	5.34%	5.98%
15 - 19	7.26%	6.31%	6.42%	6.26%	6.26%	5.84%	6.47%
20 - 34	17.59%	17.69%	17.06%	18.85%	18.85%	18.43%	20.33%
35 - 54	23.69%	21.56%	22.00%	24.12%	24.12%	24.41%	25.20%
55 - 74	23.10%	24.26%	25.47%	23.96%	23.96%	25.55%	22.82%
75+	9.45%	12.09%	12.04%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	20.7%	15.4%	9.9%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	15.7%	11.3%	8.0%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	12.4%	8.3%	8.0%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	6.5%	11.4%	12.8%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	15.7%	15.9%	20.3%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	22.6%	15.4%	15.0%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	5.5%	12.8%	15.2%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	0.9%	6.1%	6.5%	8.1%	8.1%	8.7%	9.8%
\$200,000+	0.0%	3.3%	4.3%	6.6%	6.6%	12.1%	14.0%
KEY FACTS							
Population	689	12,934	50,719	822,142	822,142	23,027,836	339,887,819
Daytime Population	1,209	17,710	49,925	782,956	782,956	22,846,618	338,218,372
Employees	262	4,296	18,344	334,740	334,740	10,832,721	167,630,539
Households	217	5,078	19,689	313,012	313,012	9,263,074	132,422,916
Average HH Size	3.15	2.50	2.55	2.57	2.57	2.43	2.50
Median Age	40.1	41.8	43.4	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	214,865	251,123	301,635	319,676	319,676	416,969	370,578
Owner Occupied %	62.7%	60.5%	71.5%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	37.3%	39.5%	28.5%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	268	6,028	22,651	361,112	361,112	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$35,325	\$54,537	\$62,802	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$19,131	\$28,871	\$31,932	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$44,298	\$90,975	\$181,860	\$224,923	\$224,923	\$253,219	\$228,144



SECTION 3

Maps And Photos

FLU

3400 Old Bartow Road
Industrial Acreage

- Polygon
- Polygon
- Future Land Use: Unknown
- Future Land Use: Industrial
- Future Land Use: Residential Rural
- Future Land Use: Commercial
- Parcel



TRAFFIC COUNTS



WETLANDS

3400 Old Bartow Road
Industrial Acreage

- Polygon
- Polygon
- Parcel
- Wetlands NWI: Palustrine
- Wetlands NWI: Riverine



ADDITIONAL PHOTOS





SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



Daniel Lanier, ALC

Senior Advisor

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Professional Background

Daniel Lanier, ALC is a Senior Advisor at Saunders Real Estate.

Previously, Daniel was a founder and managing partner of Sawmill Citrus Nursery. With years of experience in Central Florida's agricultural industry, his knowledge and expertise extend to and beyond commercial beef cattle, citrus, nursery, and row crop farming.

At Saunders Real Estate, Daniel's specialties encompass a wide range of land types, including ranches, citrus groves, and agricultural land. From livestock to produce, his expertise has assisted clients in various land transactions throughout the Central Florida real estate market.

Daniel has also worked in crop insurance since 2011. This experience, now combined with his role as a real estate advisor, has allowed him to service clients all over the southeastern United States, further solidifying himself as an expert in this field.

Growing up in Central Florida, Daniel graduated from Fort Meade High School and South Florida State College. He and his wife, Randi, have been married since 2015. Together, they are proud parents to both a son and a daughter.

Daniel specializes in:

- Agricultural Land
- Farmland
- Beef Cattle Ranchland
- Citrus Farmland
- Nurseries



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