

LAKE WALES SR 60 COMMERCIAL LOT

0 HWY 60 E
LAKE WALES, FL 33853

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

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



SR 60



Tampa
60 ± Miles



SUBJECT

Orange Park Blvd

SR 60

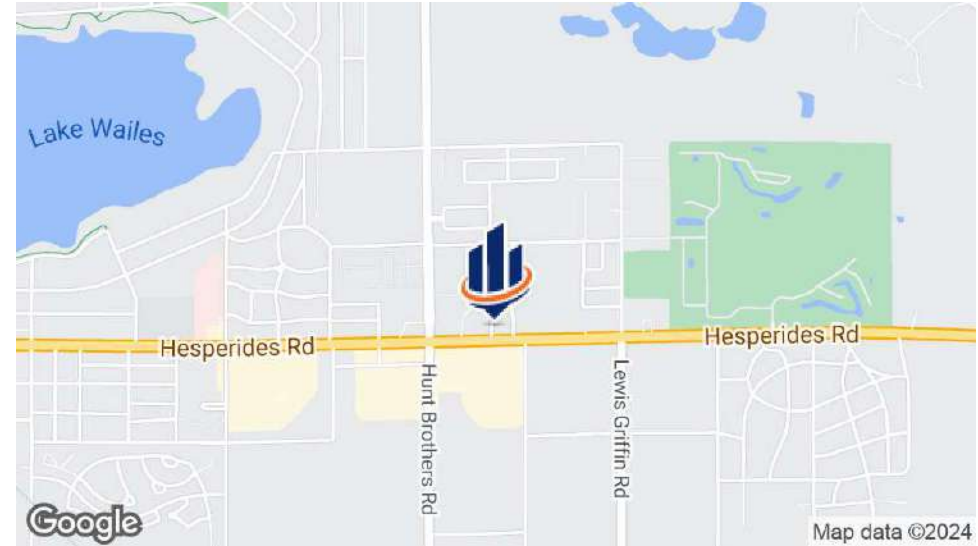
Walmart

Tangelo St

23,500 ±
Cars/Day



Property Summary



OFFERING SUMMARY

Sale Price:	\$189,000
Lot Size:	0.57 ± Acres
Price / Acre:	\$331,579
Zoning:	C-3 - Highway Commercial
Traffic Count:	23,500 ± Cars/Day
APN:	28-30-06-000000-024020
Road Frontage:	125 ± FT [SR 60]
Utilities:	Water & Sewer [City of Lake Wales]
Taxes:	\$1,840.74 [2023]

PROPERTY OVERVIEW

Approximately half an acre of vacant commercial land located along State Road 60 within the City of Lake Wales. This site is in proximity to major retailers such as Walmart, Walgreens, McDonald's, and Publix. The zoning is C-3 Highway Commercial which supports a variety of potential users. The end user will benefit from the growth that is taking place in the area as Polk County is one of the fastest growing counties in the nation.

PROPERTY HIGHLIGHTS

- 125 ± FT of road frontage along State Road 60
- In the path of development with numerous developments underway
- Ideal for retail user such as QSR or drive thru restaurant

Location & Zoning Description



LOCATION DESCRIPTION

Situated in Southeast Polk County, this site is surrounded by major thoroughfares that provide access to the entire state. The US Hwy 27 and State Road 60 interchange is only 3.4 ± miles west of the property. In addition, I-4 is about 27 ± miles north.

Hwy 27 has its southern terminus is at US 1 in Miami, Florida and its northern terminus is at Interstate 69 [I-69] in Fort Wayne, Indiana. State Road 60 runs east-west through Central Florida with its western terminus in Clearwater Beach and its eastern terminus at Vero Beach.

This prime location ensures efficient connectivity to key markets and cities, facilitated by proximity to I-75 and I-4. Orlando is only over an hour drive north and Tampa is only over an hour drive west of the site.

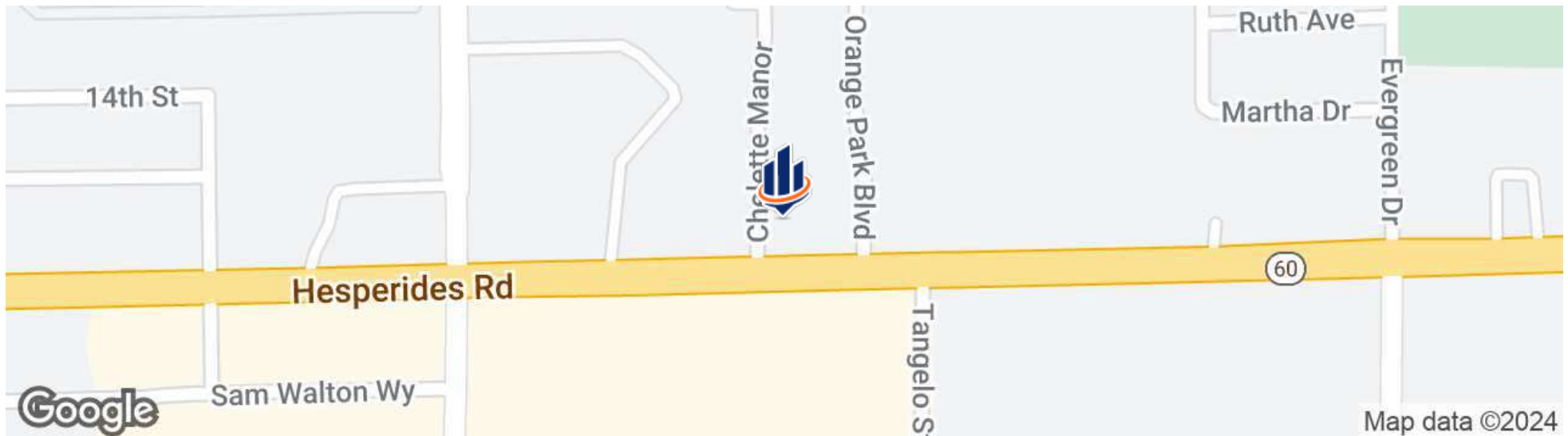
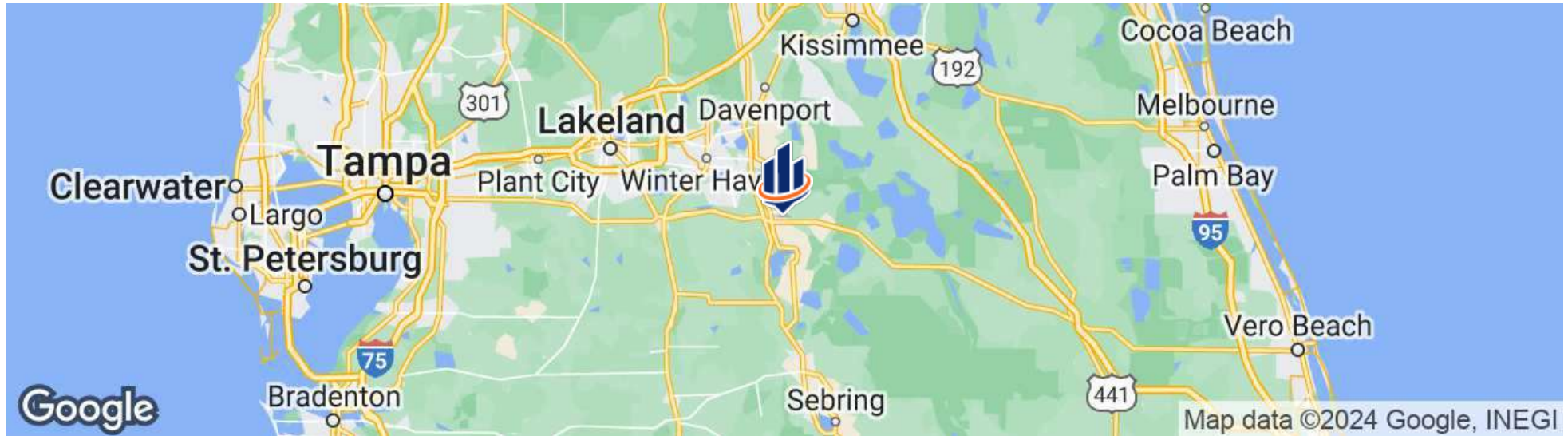
ZONING DESCRIPTION

According to the City of Lake Wales district classifications, this district is designed to permit the development of commercial areas in groupings on major highways and to allow medium and large-scale commercial establishments and a full range of commercial and professional uses.

PERMITTED USES

- Retail Store
- Convenience store
- Hotel
- Mobile Food Vending/Mobile Food Dispensing Vehicles
- Restaurants
- Auto service station
- Multi-family (up to 12 units on one parcel)

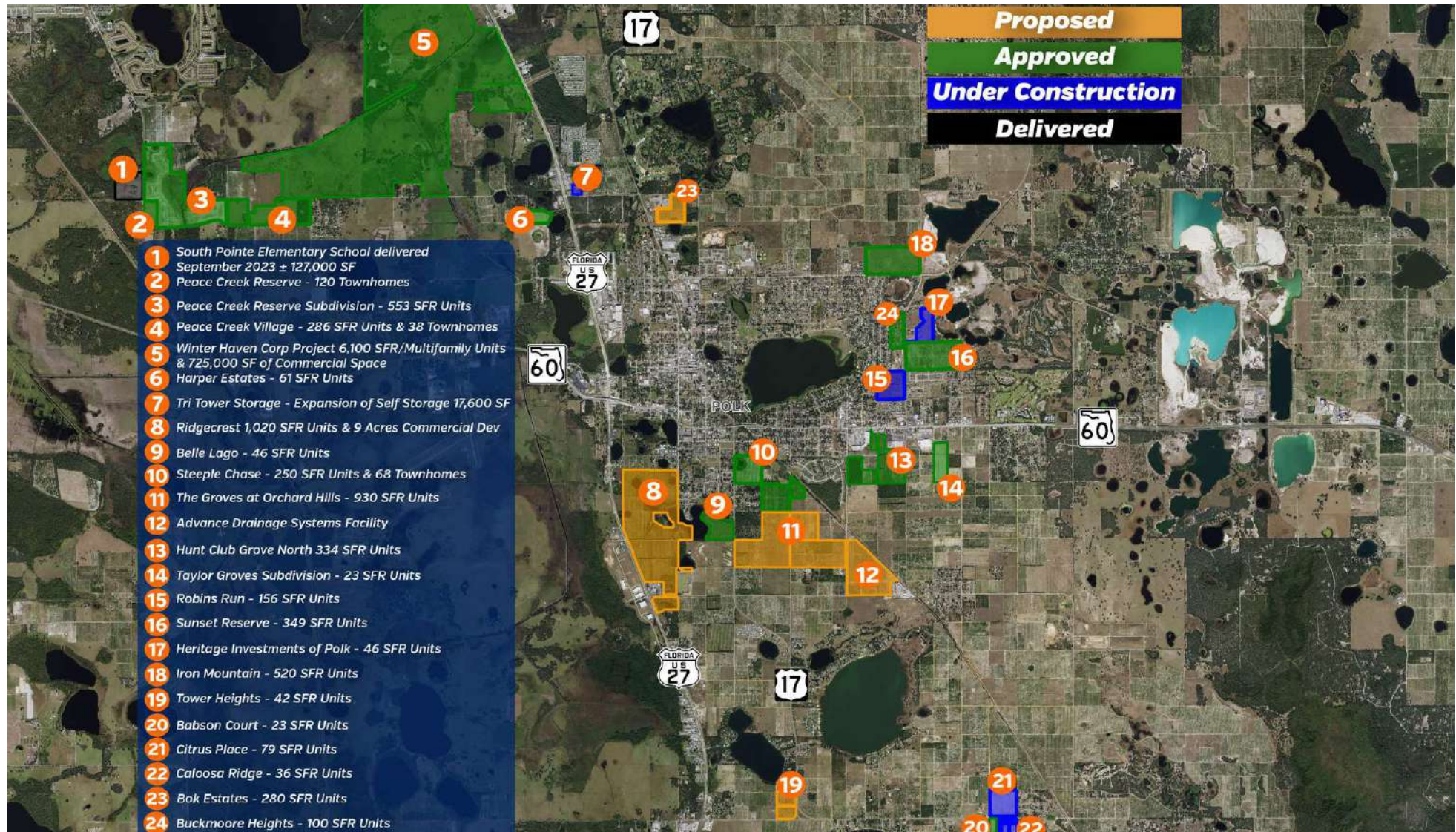
Regional & Location Map

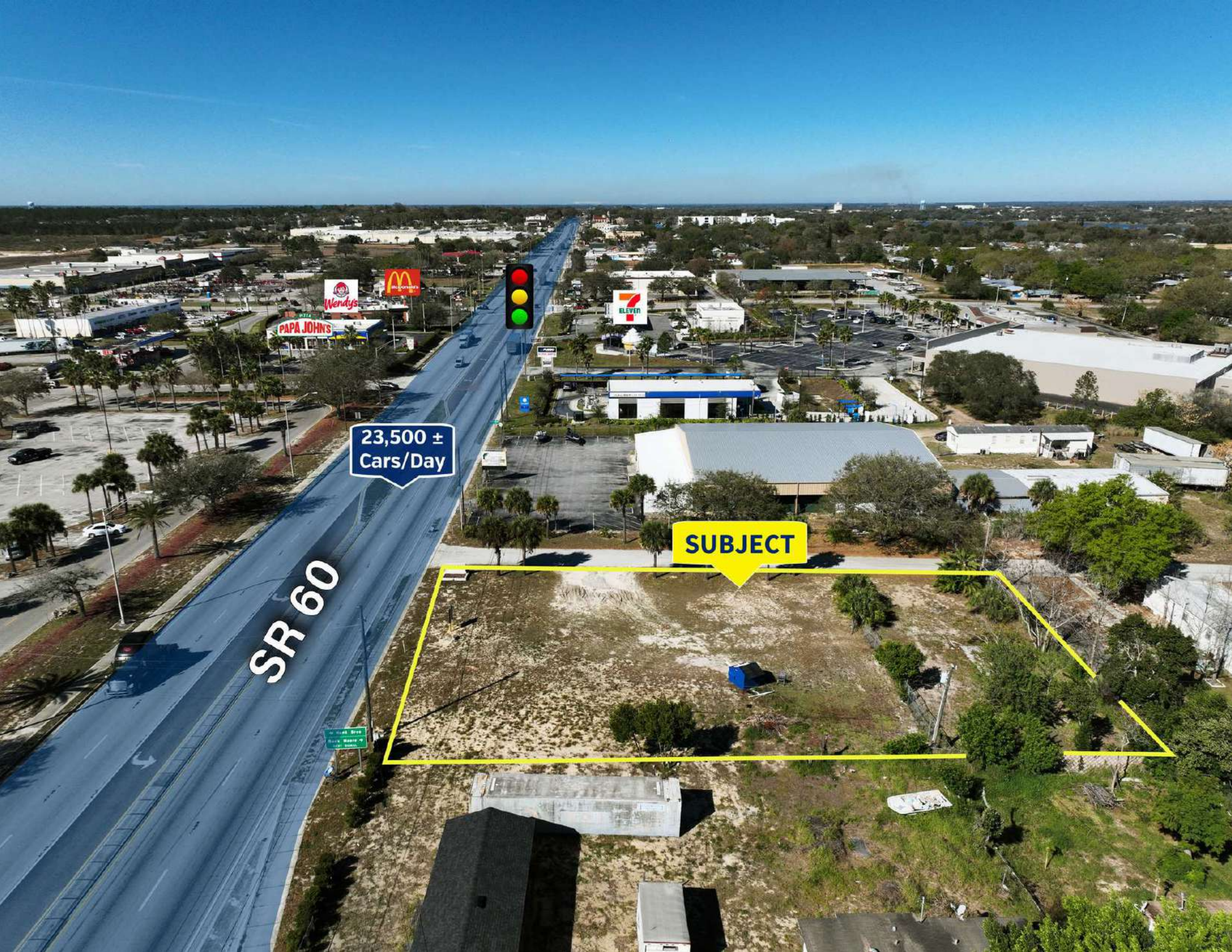


Lot Dimensions



Lake Wales Developments





23,500 ±
Cars/Day

SR 60

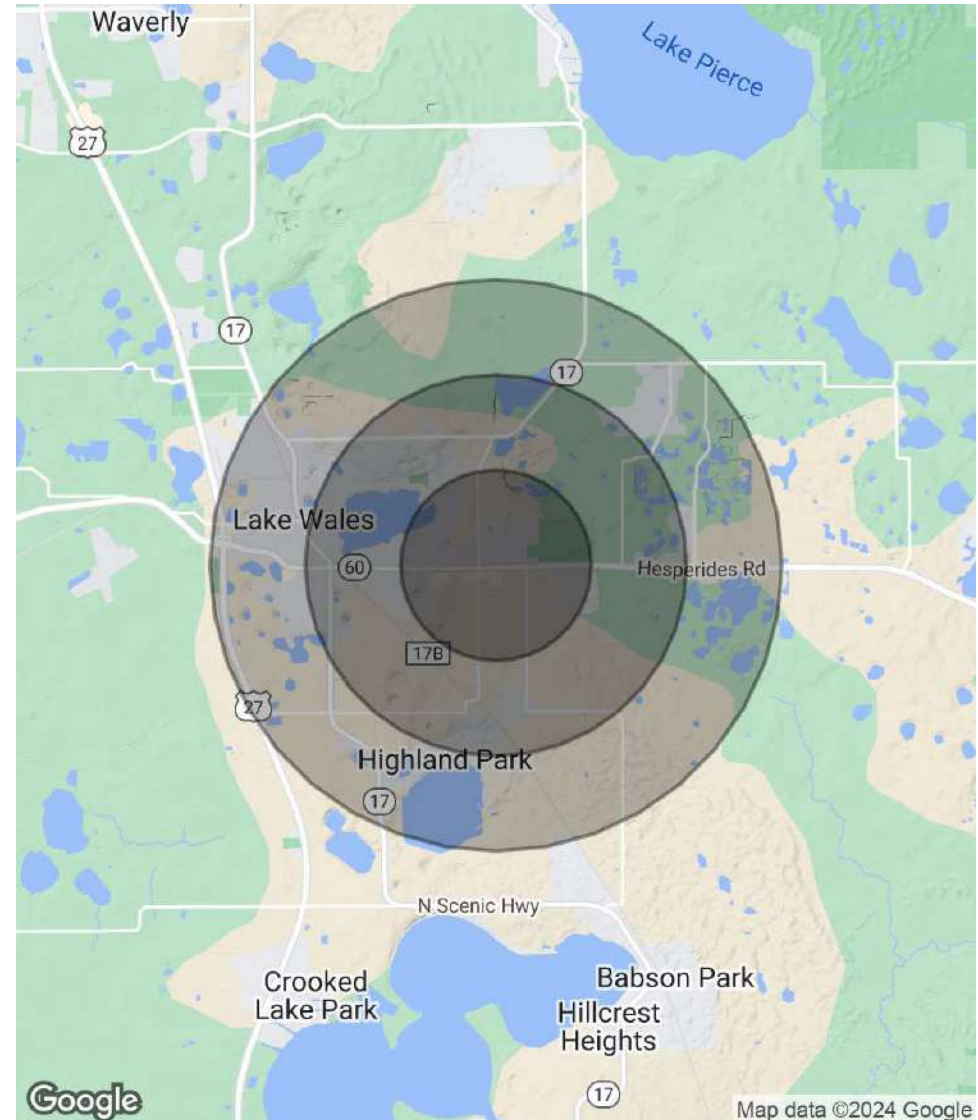
SUBJECT

W. Gulf Blvd
S. Bay St
E. Bay St

Demographics Map & Report

	1 MILE	2 MILES	3 MILES
POPULATION			
Total Population	3,081	9,740	14,840
Average Age	37.6	38.8	38.9
Average Age (Male)	36.4	36.0	37.4
Average Age (Female)	42.5	45.2	43.8
HOUSEHOLDS & INCOME			
Total Households	1,481	4,426	6,629
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$37,471	\$45,974	\$49,076
Average House Value	\$109,354	\$140,177	\$151,175

* Demographic data derived from 2020 ACS - US Census





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.

Location Map



Lake Wales Market Area Map



Taylor Groves Subdivision
23 SFR Units

Hunt Club Grove North
334 SFR Units

Walmart

SR 60





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.

Disclaimer



The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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

©2024 Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, and residential development. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, a forestry division, international partnerships, and extensive expertise in conservation easements. Located in Florida, Georgia, and Alabama, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

