



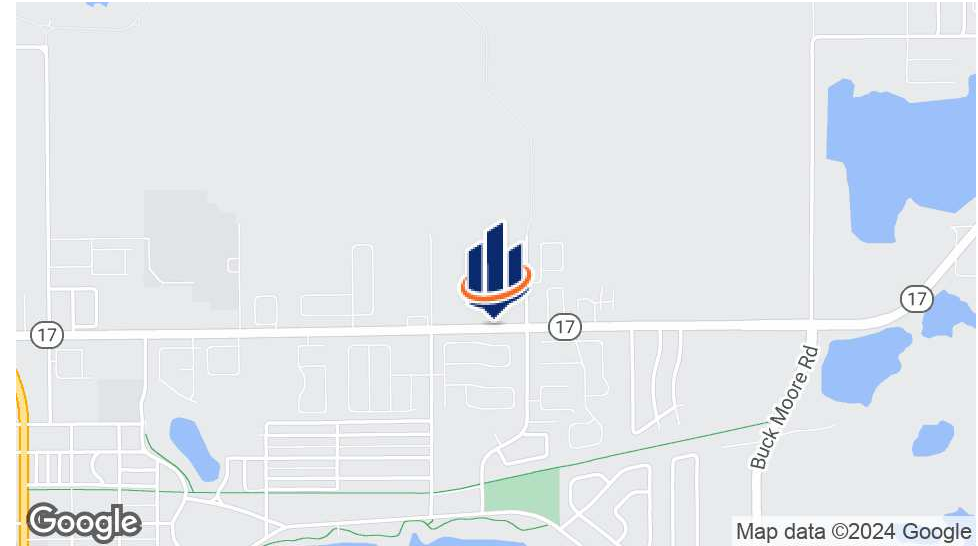
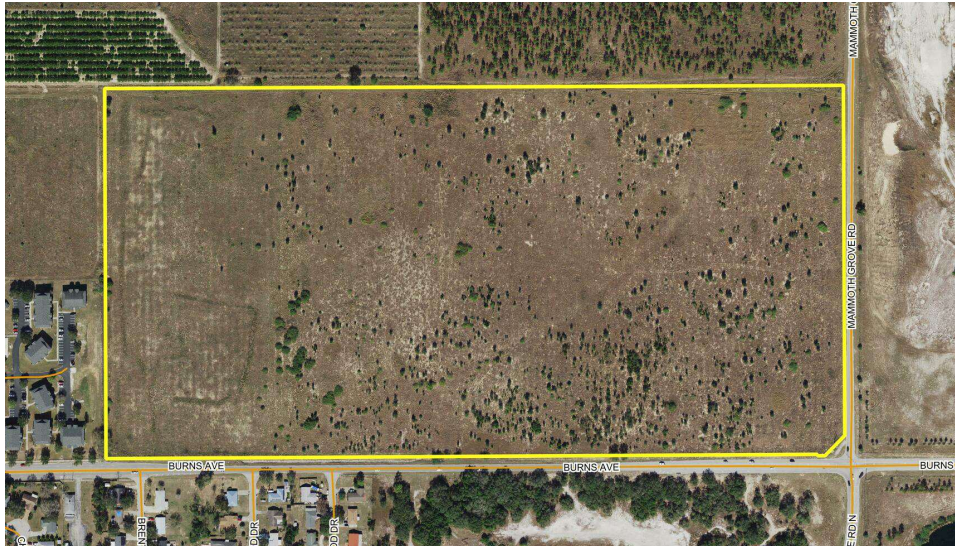
IRON MOUNTAIN RESIDENTIAL PLANNED DEVELOPMENT

BURNS AVE
LAKE WALES, FL 33853

Clay Taylor, ALC
863.224.0835
clay.taylor@svn.com

9,500 ±
Cars/Day

Property Summary



OFFERING SUMMARY

Sale Price:	\$12,000,000
Lot Size:	76.95 ± Acres
Price Per Unit:	\$23,076
Zoning:	R-3 - PD [Planned Development]
Market:	Residential Development
Traffic Count:	9,500 ± Cars/Day
APN:	27-29-22-866300-041010
City:	Lake Wales
County:	Polk

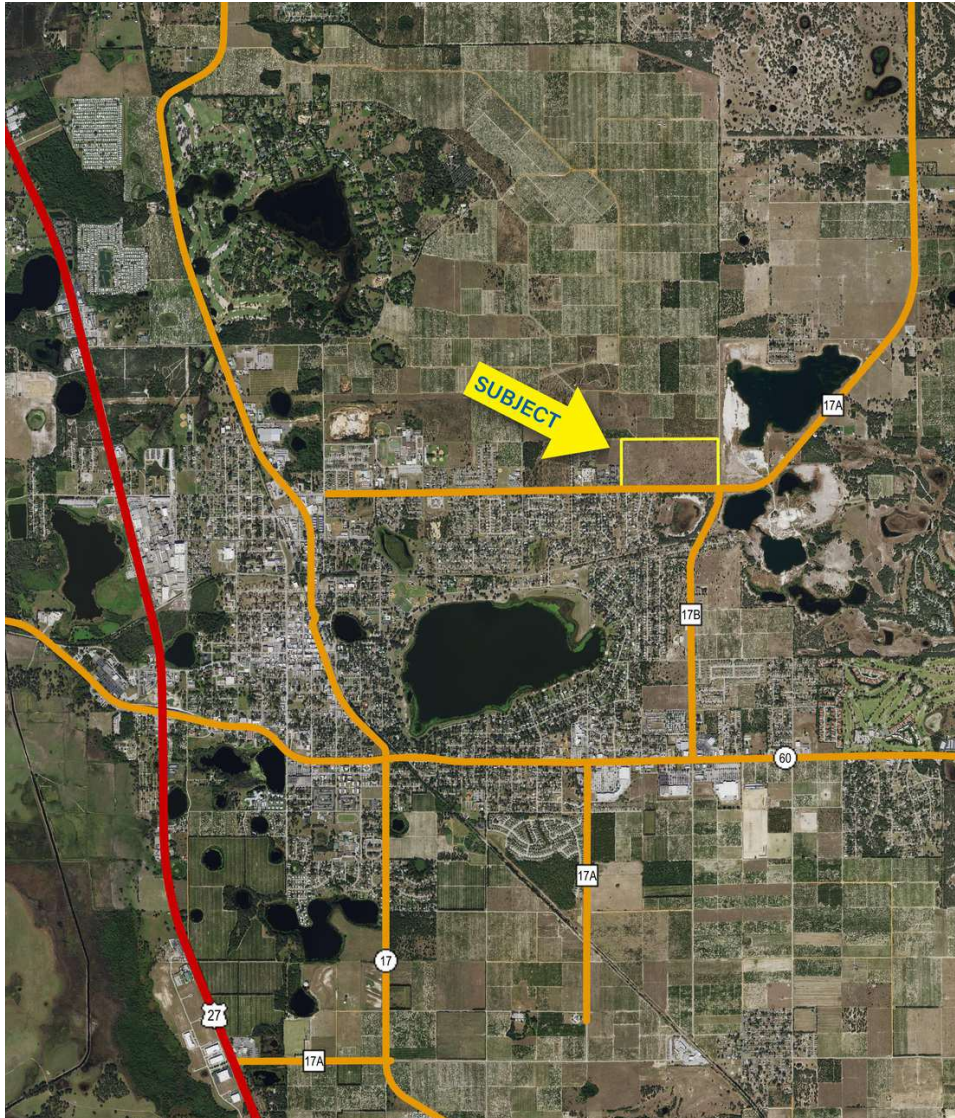
PROPERTY OVERVIEW

Introducing a unique opportunity for a developer or builder. This property on Burns Ave in Lake Wales, FL offers 520 total units, perfectly poised for residential development. Zoned R-3 - PD [Planned Development], it presents an opportunity in an area of growth. Nestled in an area of excellent Residential Development, this prime location offers close proximity to shopping and essential amenities, making it an excellent prospect for a residential developer or builder. With a growing and active community, this property sets the stage for a promising residential venture.

PROPERTY HIGHLIGHTS

- Zoned R-3 - PD [Planned Development]
- Ideal for Residential Development
- Prime location in an active residential development area
- Versatile investment opportunity

Location & Site Description



LOCATION DESCRIPTION

This is an area of very active residential development and home building. This property is within the City limits of Lake Wales [Polk County]. Retail, commercial, and restaurants are all close by as well as the Bok Tower Gardens outdoor attraction. This is really centrally located to the east or west coast of Florida. North and South major roads are a short driving distance away.

SITE DESCRIPTION

- Residential Units: 520 Total Units
- 42 Single Family lots [17] 50' x 120' and [25] 45' x 120', 250 Townhomes lots/pads 6 and 8 unit buildings 22' x 60' per pad, 228 Apartments 3 story buildings with 5,7,8 and 10 units per floor.
- Living area minimums - Single Family 1,000 SF, Townhomes 1,000 SF, Apartments 650 SF
- 3.62 acres of Commercial land corner of Burns and Buckmoore with C-2 Zoning, 44,000 SF possible.
- Amenities include a Clubhouse, pool, Tot lot, dog park and other parks/open space in the development.
- Seller is establishing a CDD. Will advance the process for the eventual developer. It is getting to the point that the Board of Directors will need to be confirmed.
- There will be an HOA - for maintenance of the storm water basins. End users can expand as desired.
- There are 5 Phases to this development including the commercial portion.
- Seller will finish Construction Plans [and get shovel ready] or the buyer can take over and finish. First and second phase construction plans will be delivered.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	Residential Development
Uplands / Wetlands:	76.95 acres of uplands, 0 acres of wetland (100% upland)
Soil Types:	Candler Sand (100%)
Zoning / FLU:	Zoning R-3, Approved Planned Development (PD) Future Land Use Medium Density Residential (MDR)
Water Source & Utilities:	Water and sewer are at the site and will be provided by the City of Lake Wales
Road Frontage:	About 2,500 feet of frontage on Burns Avenue and about 1,250 feet of frontage on Mammoth Grove Rd
Nearest Point of Interest:	About 2 miles to US 27, 2.8 miles to Hwy 60 and about 26 miles to I-4.
Current Use:	Vacant land
Land Cover:	Scattered tree and natural vegetation
Survey or Site Testing Reports:	There are a Survey, Environmental Site Assessment, Geotech, Traffic Study, Sand Skink Study, Gopher Tortoise Study, Topo map and Phase 1 Environment reports completed and available.

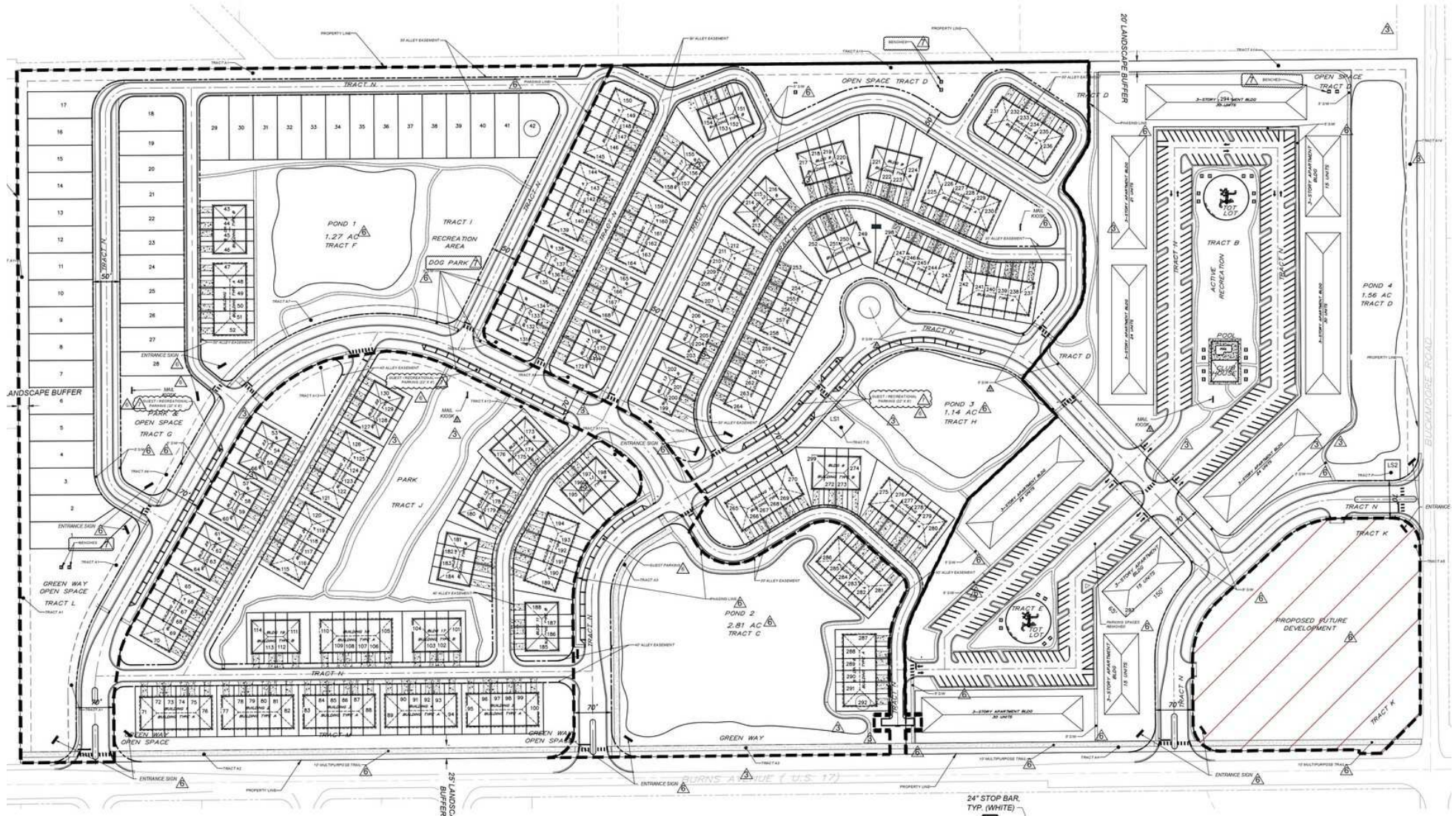
Aerial View



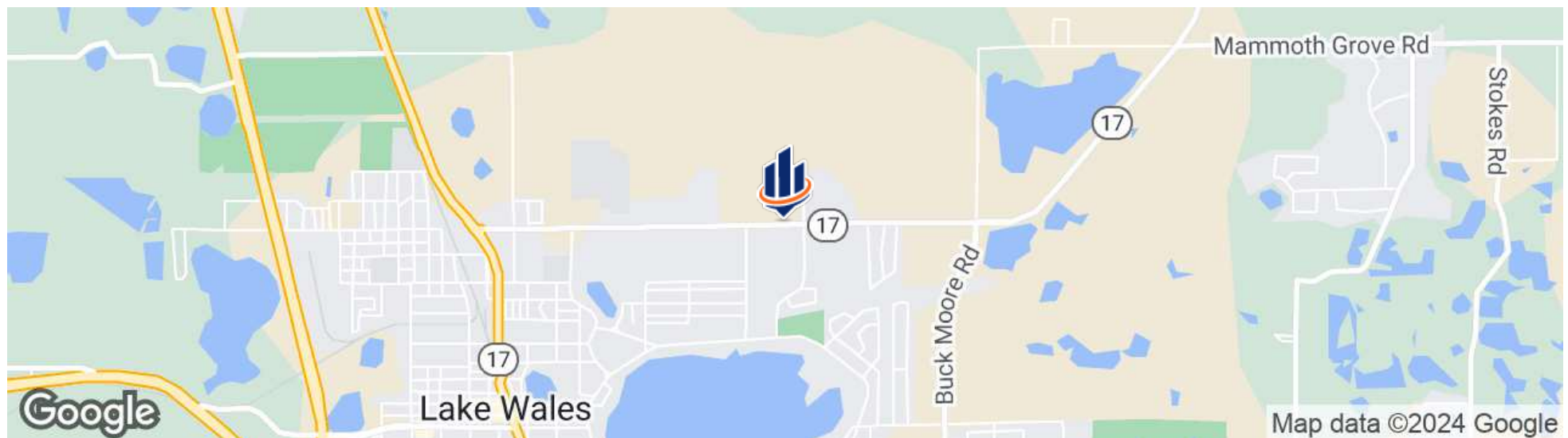
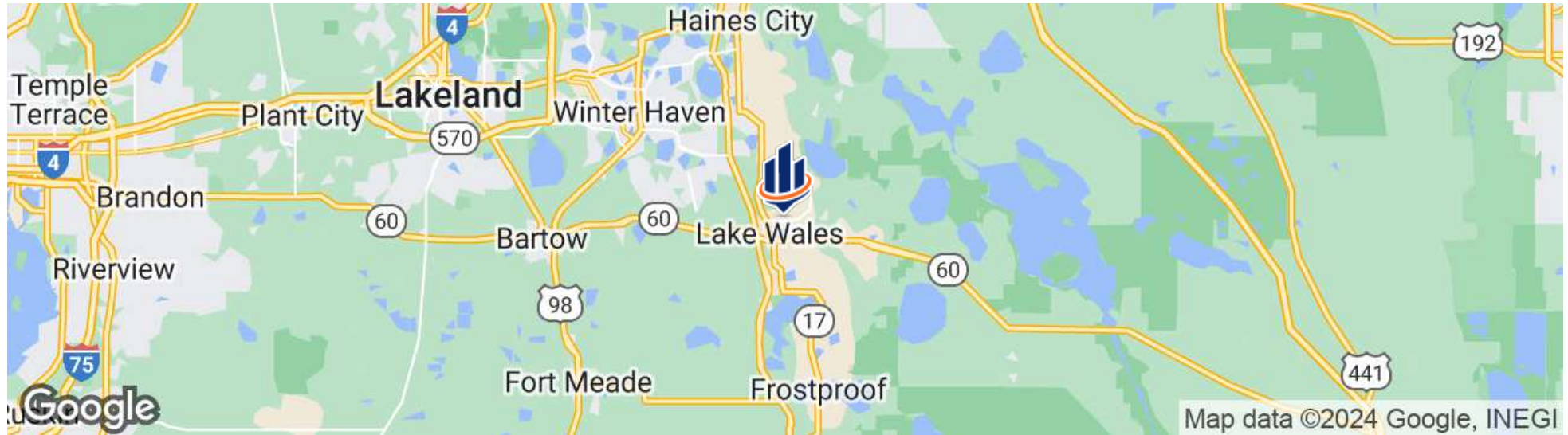
Phasing Plan



Overall Site Plan



Regional & Location Map



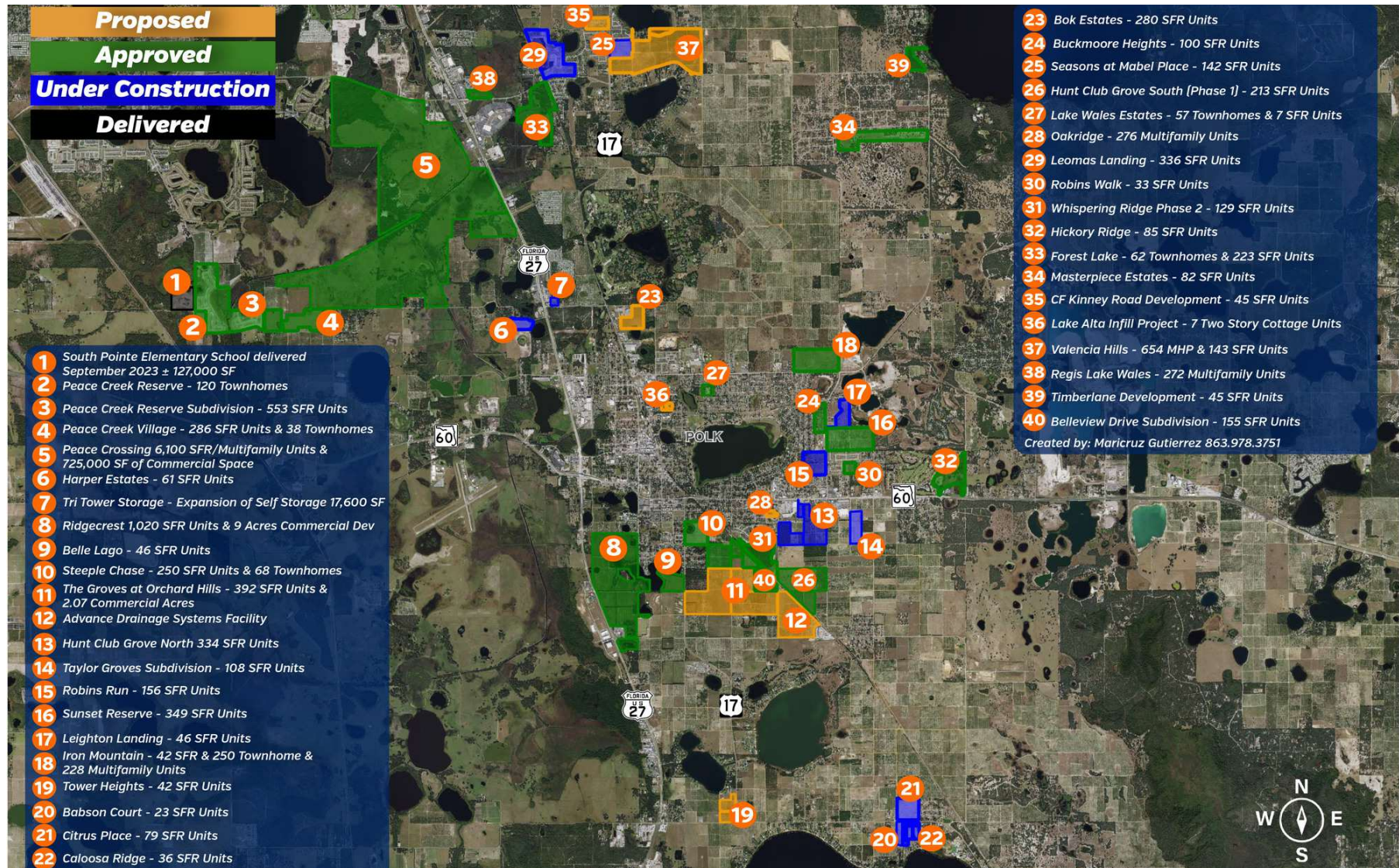
Neighborhood Map



Market Area Map



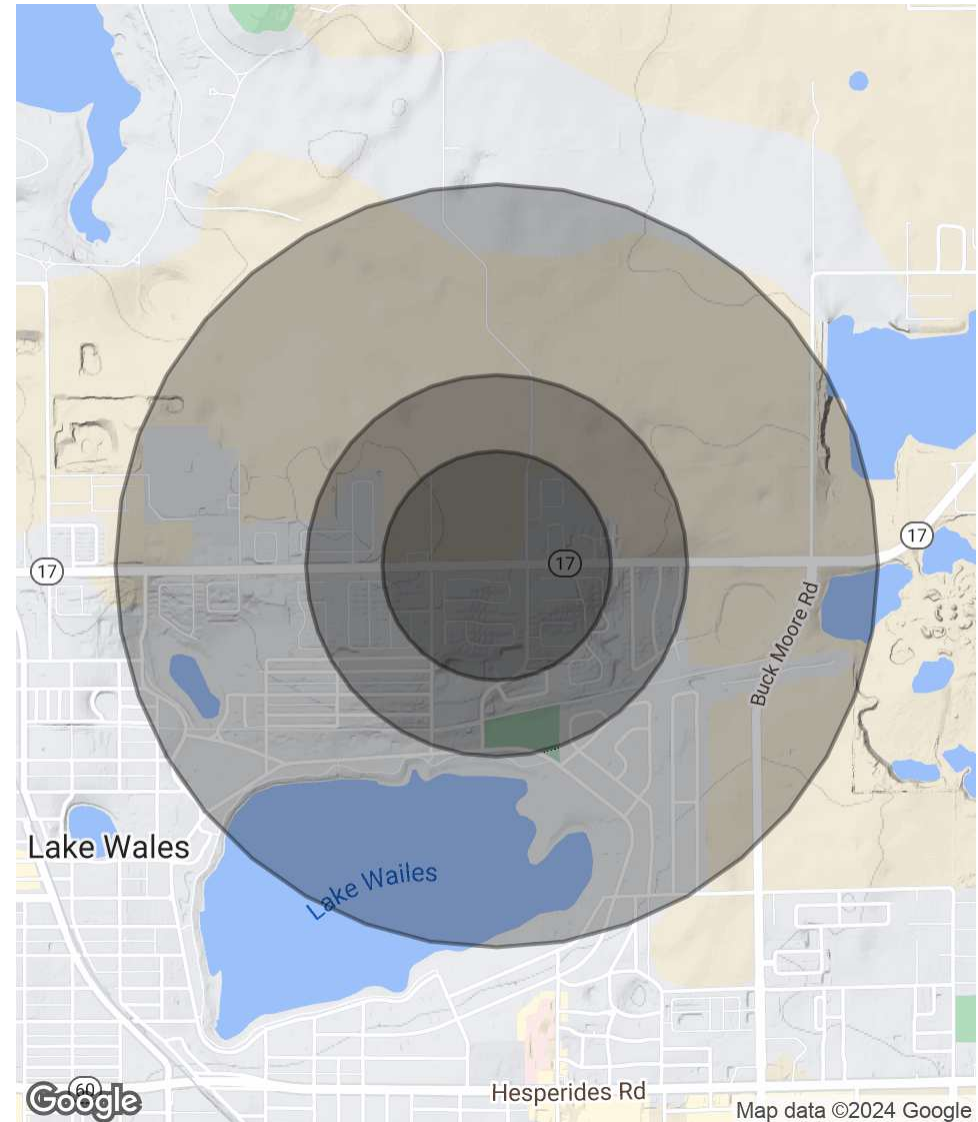
Lake Wales Developments Map

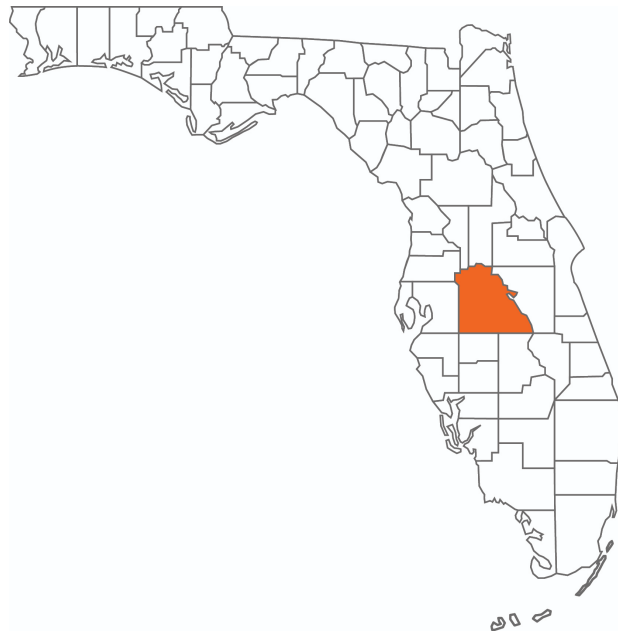


Demographics Map & Report

	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	815	2,018	4,325
Average Age	40	40	41
Average Age (Male)	38	39	39
Average Age (Female)	41	41	42
HOUSEHOLDS & INCOME			
Total Households	287	721	1,609
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$70,706	\$71,224	\$71,636
Average House Value	\$320,668	\$319,104	\$296,266

Demographics data derived from AlphaMap





POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between 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, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



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.

Additional Photos





CLAY TAYLOR, ALC

Senior Advisor

clay.taylor@svn.com

Direct: 877.518.5263 x311 | Cell: 863.224.0835

PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRD since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI [Realtor’s Land Institute] and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR [Florida Association of Realtors®], the NAR [National Association of Realtors®], the LAR [Lakeland Association of Realtors®], and the CID [Commercial & Industrial Division of LAR].

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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.

