



# LAKE WALES COMMERCIAL DEVELOPMENT LOT

Lake Wales Commercial Development Lot, Lake Wales, FL 33853

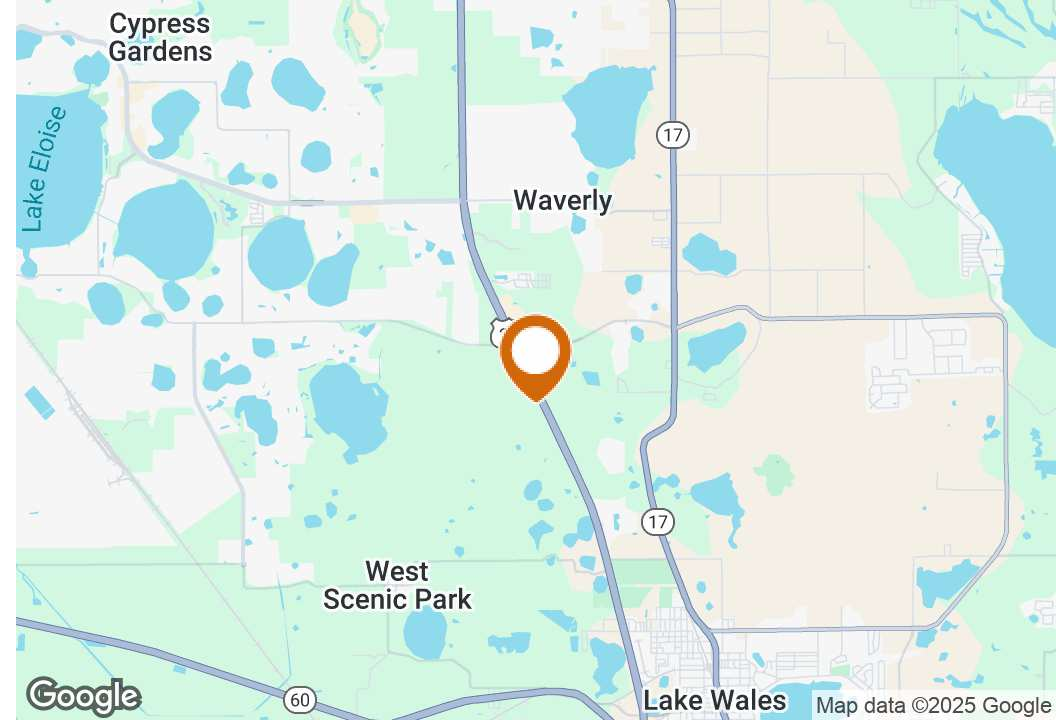
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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                       |                                |
|-----------------------|--------------------------------|
| <b>Sale Price:</b>    | <b>\$650,000</b>               |
| <b>Lot Size:</b>      | 0.75 Acres - (Net Developable) |
| <b>PIN:</b>           | 272921866002000040             |
| <b>Zoning:</b>        | C-3 Highway Commercial         |
| <b>Traffic Count:</b> | 42,000 ± Cars/Day              |

## PROPERTY OVERVIEW

This prime 0.75-acre commercial parcel is situated along Highway 27, offering excellent visibility and accessibility. As the last remaining parcel on a newly developed thoroughfare, this property presents a unique development opportunity. The C-3 Highway Commercial zoning allows for a wide range of commercial uses, providing flexibility for potential developers.

Adjacent Retailers: Starbucks, Chipotle, Slim Chickens, Hampton Inn, & Pinnacle Self Storage

## PROPERTY HIGHLIGHTS

- 0.75 Net developable acres
- Water/Sewer stubbed
- Stubbed for off site stormwater
- Access roads complete

## PROPERTY DESCRIPTION

### Eagle Ridge Mall



## LOCATION DESCRIPTION

Strategically located along Highway 27 in Lake Wales; 0.5 miles south of Thompson Nursery/Chalet Suzanne Road and 3.8 miles north of the Highway 60 interchange. Positioned within a rapidly developing area of Lake Wales, this property offers excellent visibility and accessibility. The flexible C-3 Highway Commercial zoning allows for a wide range of development possibilities.





Publix  
Wawa  
DUNKIN'  
McDonald's  
KOHLS  
bealls

Eagle Ridge Mall

Pinnacle Storage  
Coming Soon

CHEVROLET

STARBUCKS COFFEE  
Coming Soon

DOLLAR TREE

planet fitness

Bob Evans  
FARMHOUSE KITCHEN

LOWE'S

42,000 ±  
Cars/Day

SUBJECT

CHIPOTLE MEXICAN GRILL  
Coming Soon

Full Access

ABC  
FINE WINE & SPIRITS

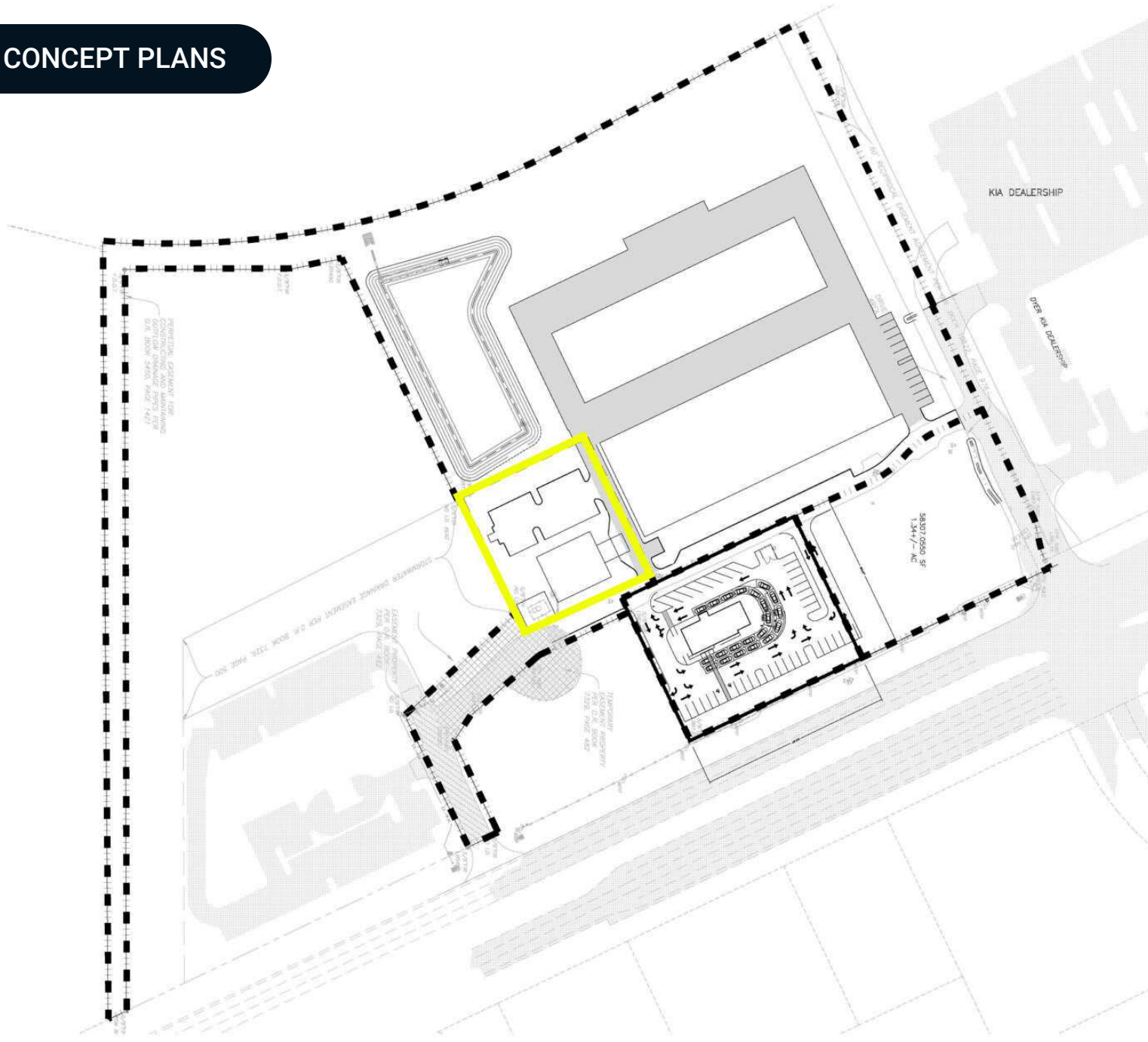
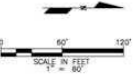
27

Hampton Inn & Suites  
by HILTON

Full Access



# CONCEPT PLANS

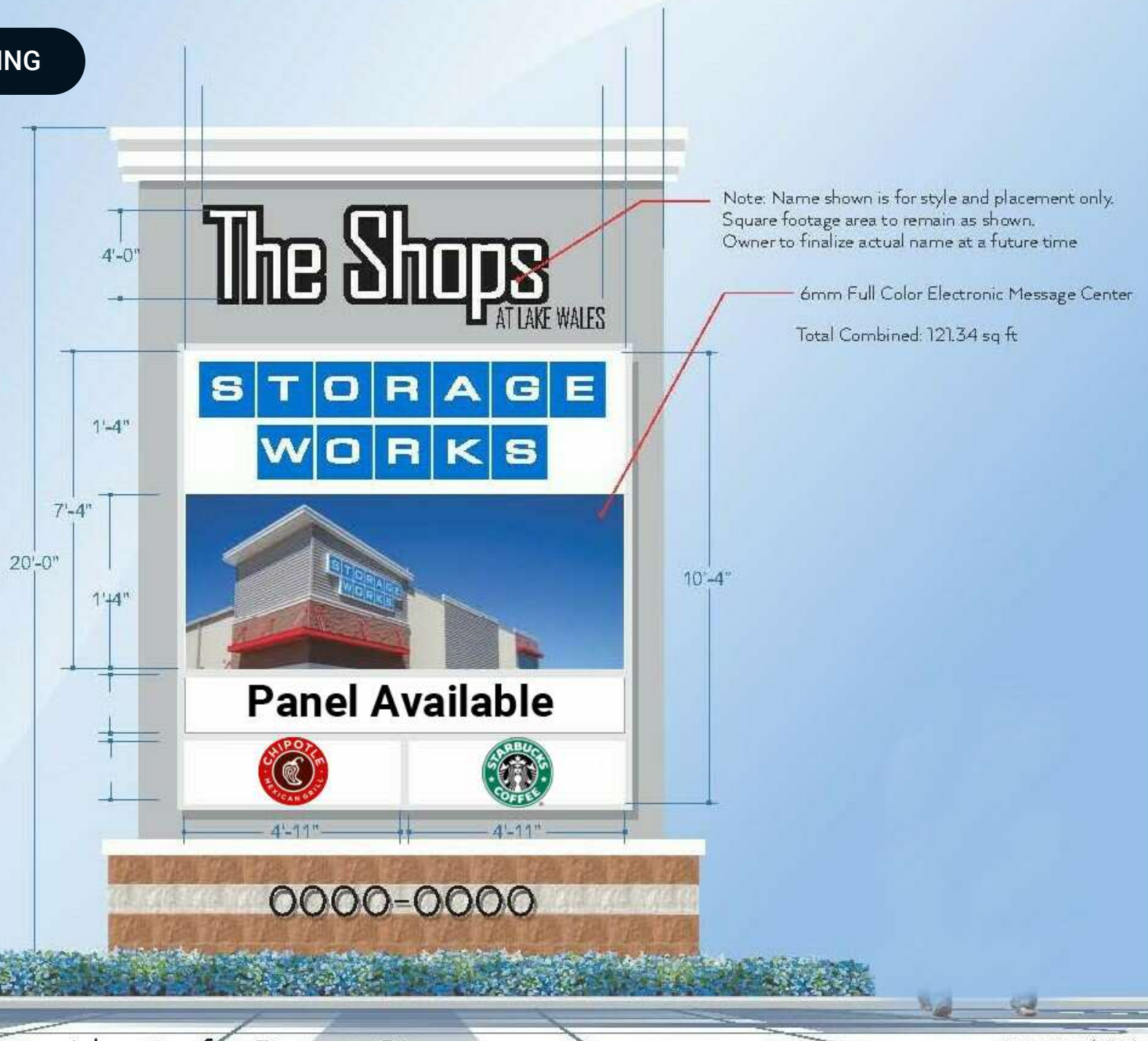


**FLOOD ZONE:**  
 THIS SITE IS IN FLOOD INSURANCE RATE MAP (FIRM) ZONE "AE"  
 AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT MAP NO. 12105C0305H DATED 12-22-2016.  
**SOILS:**  
 ACCORDING TO THE SOIL SURVEY OF POLK COUNTY, FLORIDA  
**SOLID WASTE:**  
 ON-SITE CLAMPER  
**TRAFFIC GENERATION:**  
 ACCESS TO THE PUBLIC ROAD SYSTEM WILL BE VIA US HIGHWAY 27 (STATE ROAD 25)  
**WATER & SEWER:**  
 SEWER TO BE PROVIDED VIA AN EXISTING SERVICE FROM A PRIVATE ON-SITE SYSTEM.  
 WATER TO BE PROVIDED VIA AN EXISTING SERVICE CONNECTION TO THE ON-SITE CITY  
 OF LAKE WALES WATER MAIN.

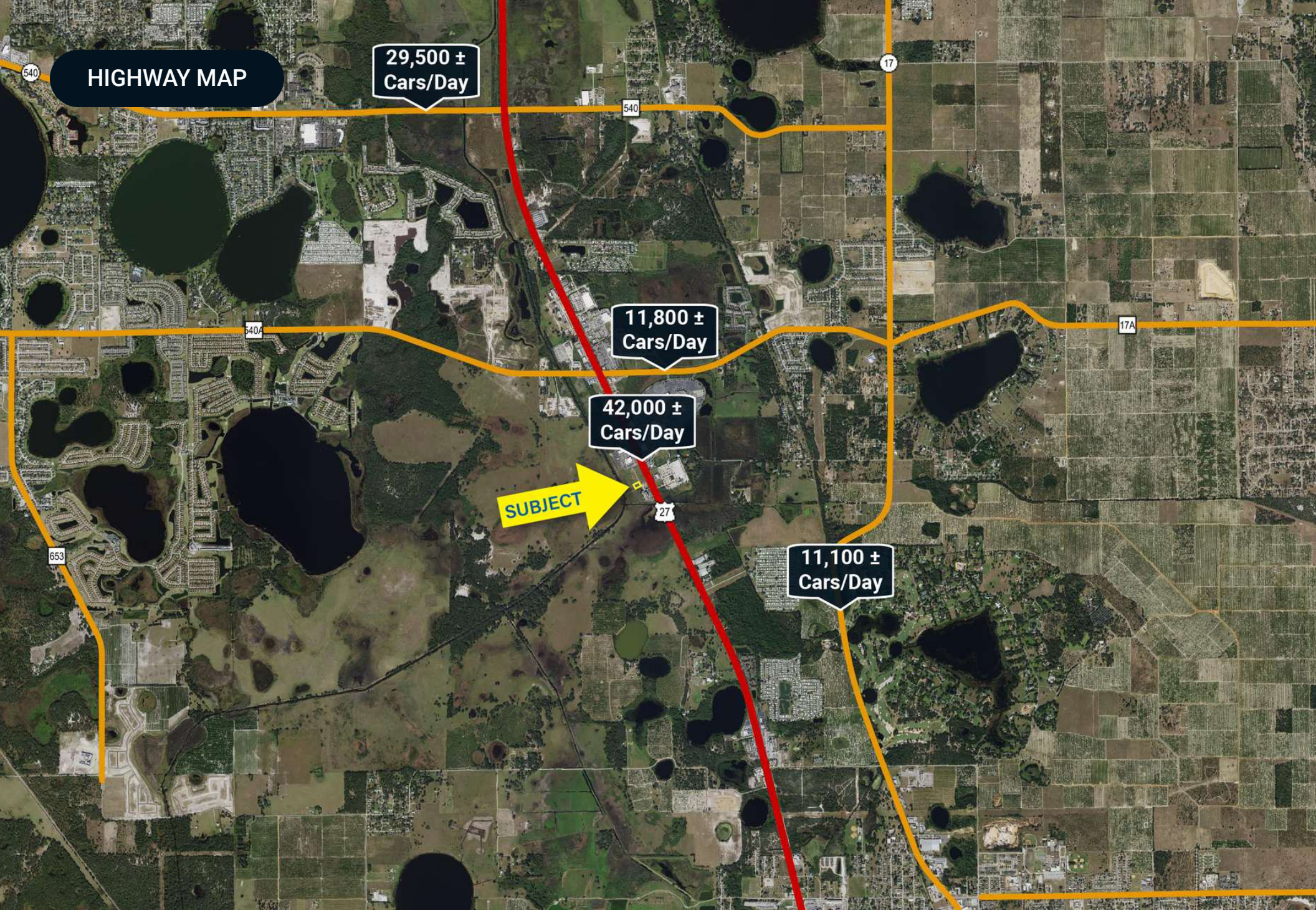
## LINE LEGEND

- — — — — PROPERTY BOUNDARY
- · · · · EXISTING OVERHEAD ELEC.
- — — — — PHASE LINE
- — — — — ROAD CENTERLINE

# SIGNAGE RENDERING



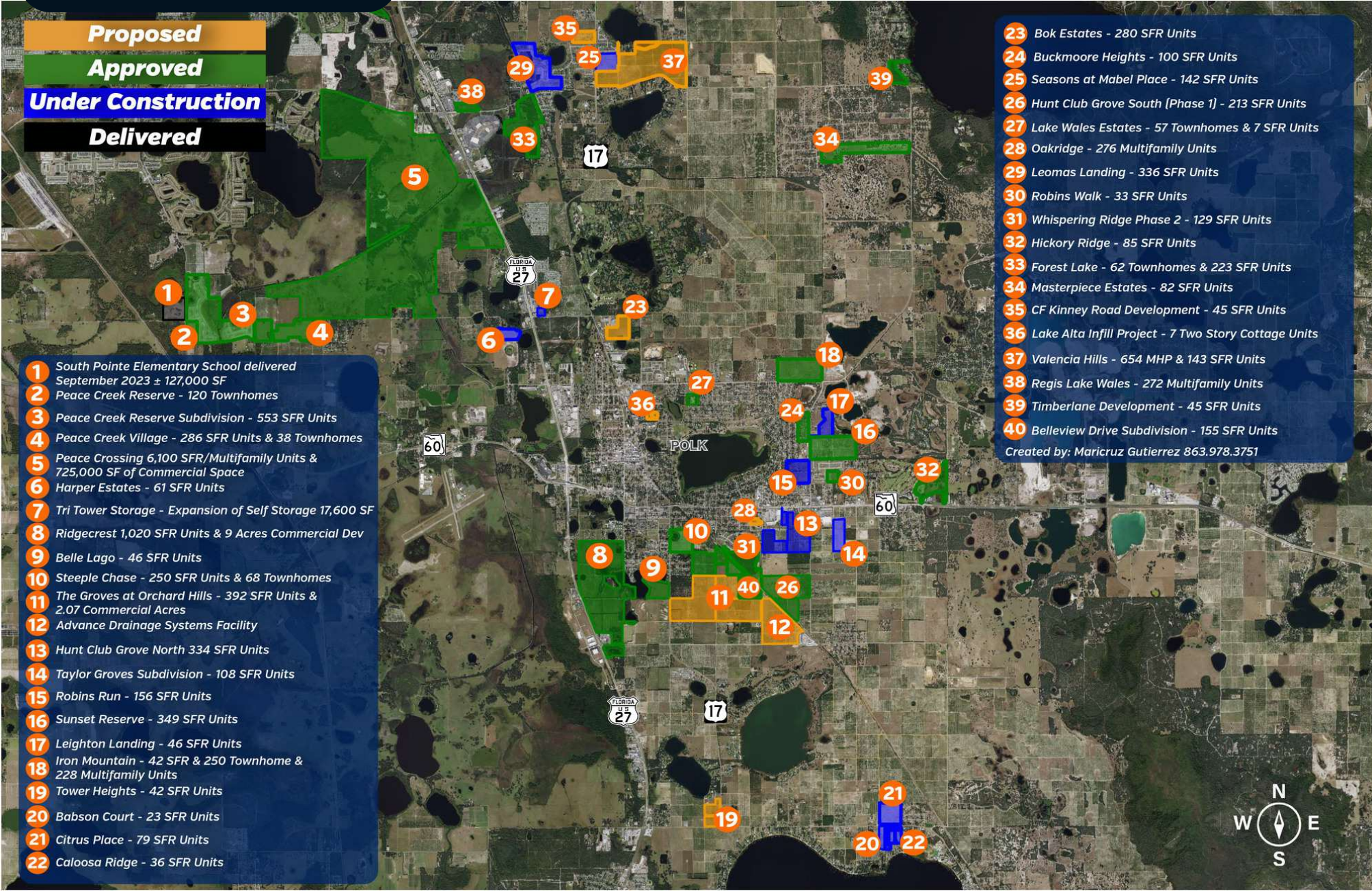






# NEARBY DEVELOPMENTS

- Proposed**
- Approved**
- Under Construction**
- Delivered**



- 1** South Pointe Elementary School delivered September 2023 ± 127,000 SF
- 2** Peace Creek Reserve - 120 Townhomes
- 3** Peace Creek Reserve Subdivision - 553 SFR Units
- 4** Peace Creek Village - 286 SFR Units & 38 Townhomes
- 5** Peace Crossing 6,100 SFR/Multifamily Units & 725,000 SF of Commercial Space
- 6** Harper Estates - 61 SFR Units
- 7** Tri Tower Storage - Expansion of Self Storage 17,600 SF
- 8** Ridgecrest 1,020 SFR Units & 9 Acres Commercial Dev
- 9** Belle Lago - 46 SFR Units
- 10** Steeple Chase - 250 SFR Units & 68 Townhomes
- 11** The Groves at Orchard Hills - 392 SFR Units & 2.07 Commercial Acres
- 12** Advance Drainage Systems Facility
- 13** Hunt Club Grove North 334 SFR Units
- 14** Taylor Groves Subdivision - 108 SFR Units
- 15** Robins Run - 156 SFR Units
- 16** Sunset Reserve - 349 SFR Units
- 17** Leighton Landing - 46 SFR Units
- 18** Iron Mountain - 42 SFR & 250 Townhome & 228 Multifamily Units
- 19** Tower Heights - 42 SFR Units
- 20** Babson Court - 23 SFR Units
- 21** Citrus Place - 79 SFR Units
- 22** Caloosa Ridge - 36 SFR Units

- 23** Bok Estates - 280 SFR Units
  - 24** Buckmoore Heights - 100 SFR Units
  - 25** Seasons at Mabel Place - 142 SFR Units
  - 26** Hunt Club Grove South (Phase 1) - 213 SFR Units
  - 27** Lake Wales Estates - 57 Townhomes & 7 SFR Units
  - 28** Oakridge - 276 Multifamily Units
  - 29** Leomas Landing - 336 SFR Units
  - 30** Robins Walk - 33 SFR Units
  - 31** Whispering Ridge Phase 2 - 129 SFR Units
  - 32** Hickory Ridge - 85 SFR Units
  - 33** Forest Lake - 62 Townhomes & 223 SFR Units
  - 34** Masterpiece Estates - 82 SFR Units
  - 35** CF Kinney Road Development - 45 SFR Units
  - 36** Lake Alta Infill Project - 7 Two Story Cottage Units
  - 37** Valencia Hills - 654 MHP & 143 SFR Units
  - 38** Regis Lake Wales - 272 Multifamily Units
  - 39** Timberlane Development - 45 SFR Units
  - 40** Belleview Drive Subdivision - 155 SFR Units
- Created by: Maricruz Gutierrez 863.978.3751



# RETAILER MAP



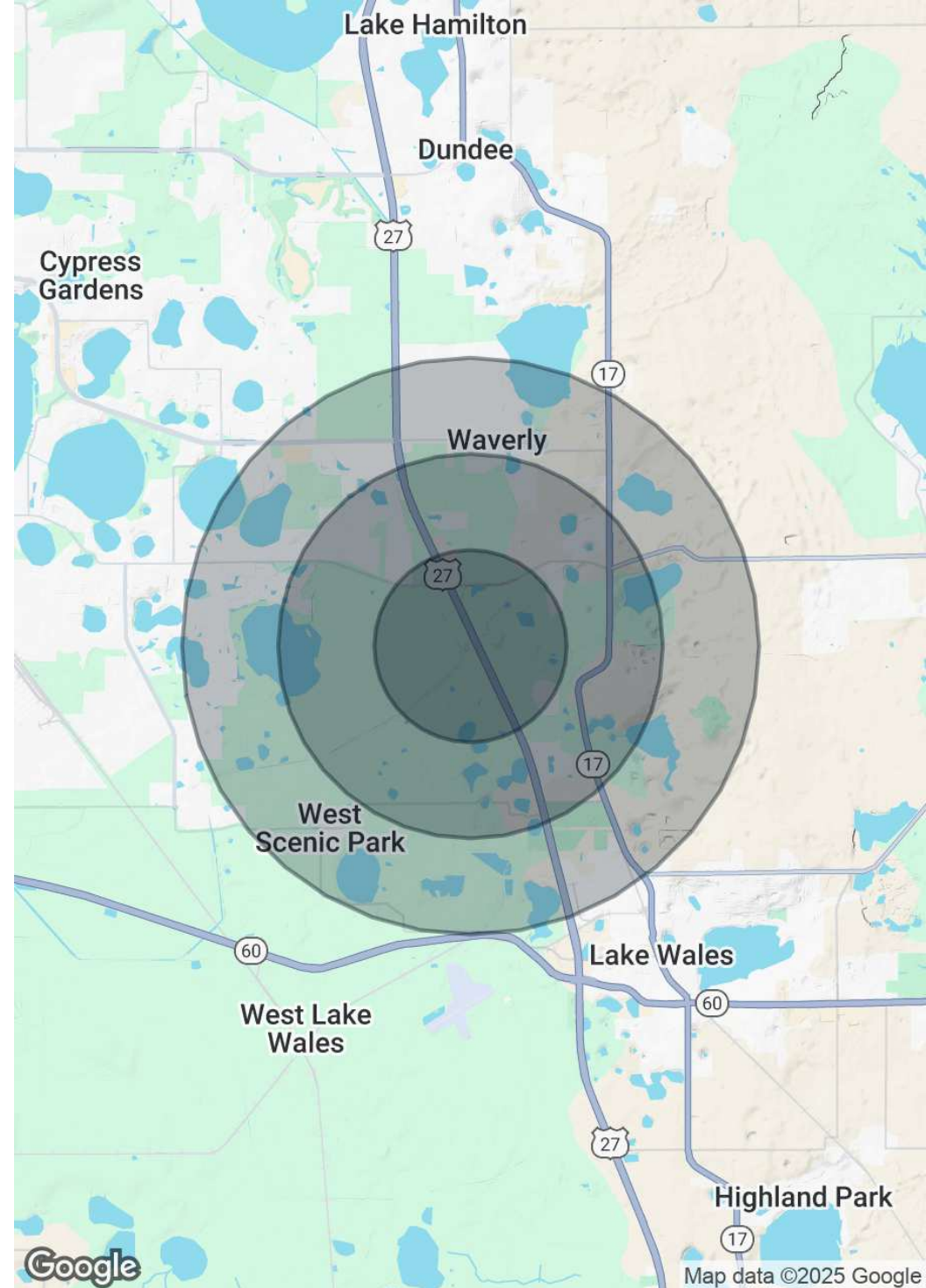
Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies



## DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE    | 2 MILES   | 3 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 787       | 6,888     | 15,666    |
| Average Age          | 54        | 49        | 50        |
| Average Age (Male)   | 54        | 48        | 49        |
| Average Age (Female) | 55        | 50        | 50        |
| HOUSEHOLDS & INCOME  | 1 MILE    | 2 MILES   | 3 MILES   |
| Total Households     | 380       | 3,065     | 6,940     |
| # of Persons per HH  | 2.1       | 2.2       | 2.3       |
| Average HH Income    | \$58,814  | \$64,493  | \$68,203  |
| Average House Value  | \$231,842 | \$266,834 | \$282,205 |

Demographics data derived from AlphaMap

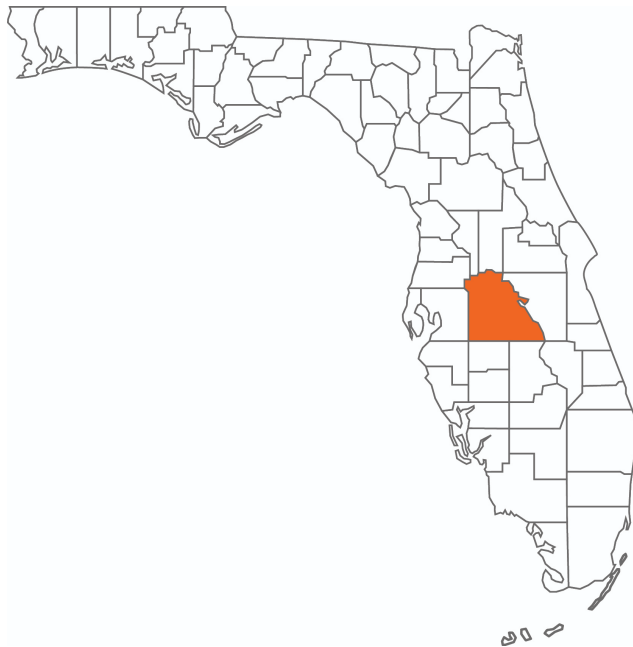




COUNTY



## POLK COUNTY FLORIDA



|                    |               |                   |                 |
|--------------------|---------------|-------------------|-----------------|
| <b>Founded</b>     | 1861          | <b>Density</b>    | 386.5 (2019)    |
| <b>County Seat</b> | Bartow        | <b>Population</b> | 775,084 (2023)  |
| <b>Area</b>        | 1,875 sq. mi. | <b>Website</b>    | 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**

|                        |   |
|------------------------|---|
| <b>Founded</b>         | 1917  |
| <b>Population</b>      | 16,774 (2023)   |
| <b>Area</b>            | 14  |
| <b>Website</b>         | <a href="http://lakewalesfl.gov">lakewalesfl.gov</a>                            |
| <b>Major Employers</b> | NuCor Steel<br>AdventHealth<br>Florida’s Natural Growers<br>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.



## ADVISOR BIOGRAPHY



### TRACE LINDER

Associate Advisor

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## PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial



## ADVISOR BIOGRAPHY



### SID BHATT, CCIM, SIOR

Senior Advisor

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## PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office





For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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