



PROPERTY FOR SALE

WEST LAKE WALES COMMERCIAL ACREAGE

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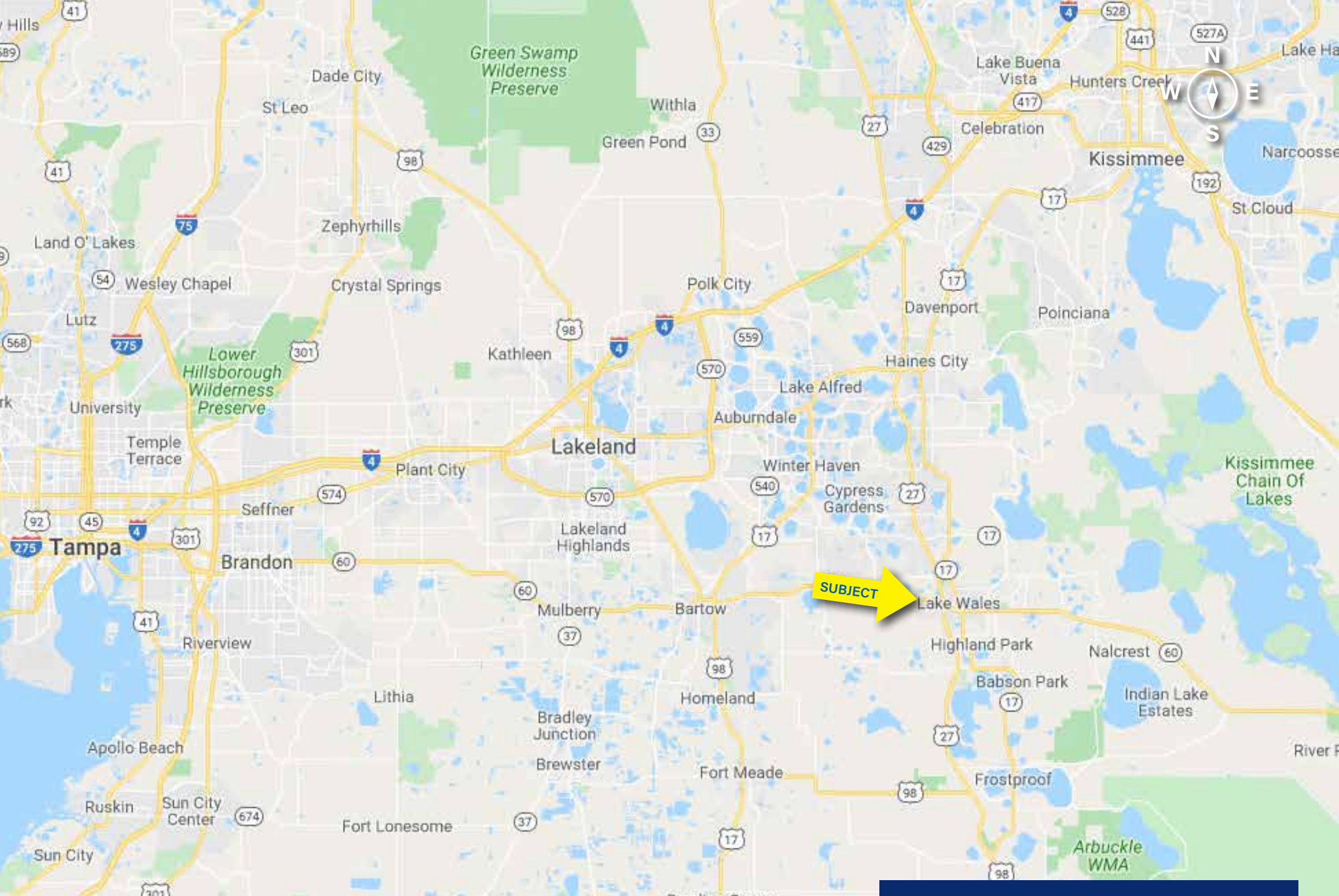


EXECUTIVE SUMMARY

WEST LAKE WALES COMMERCIAL ACREAGE

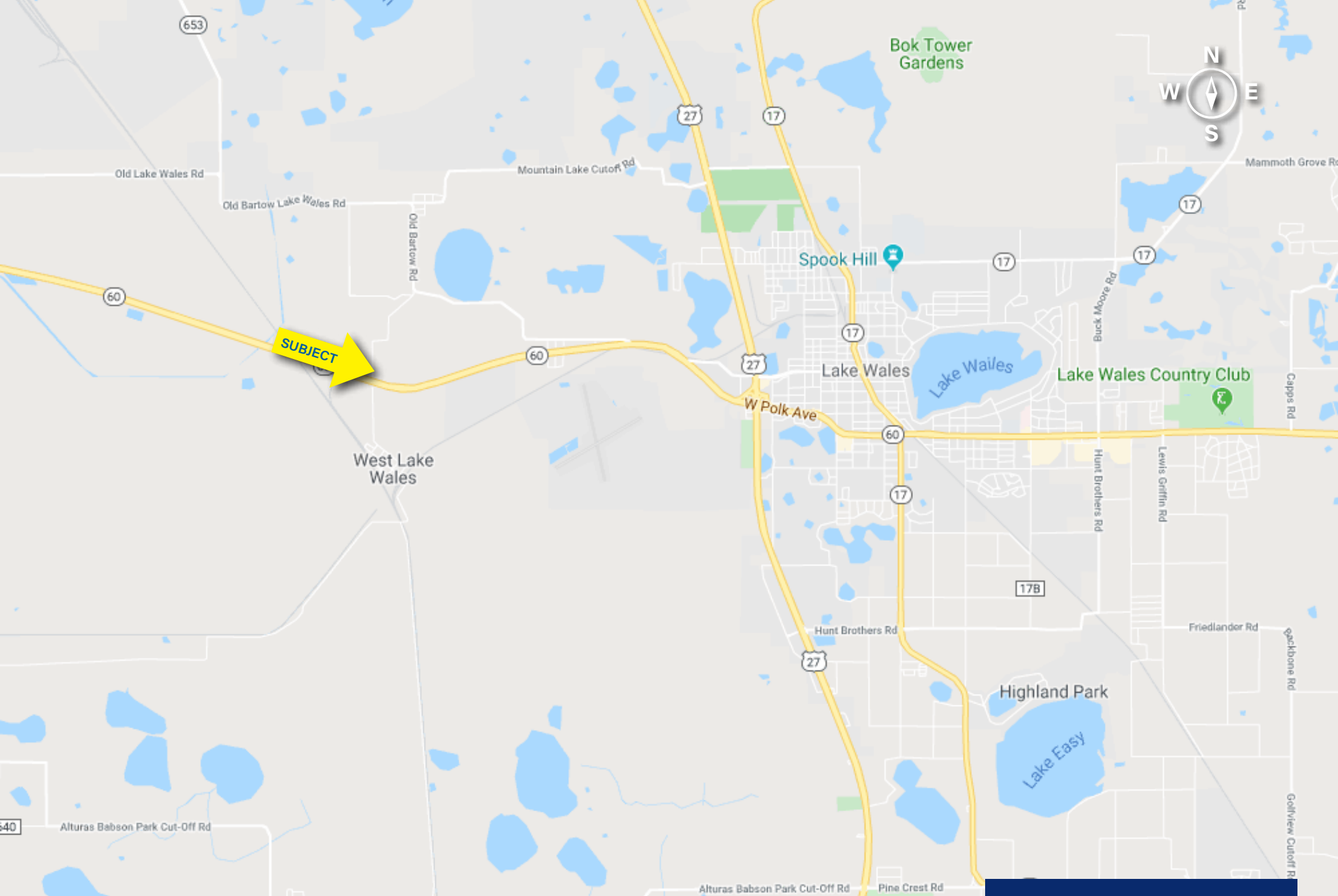
The subject property is a combined 5.62 +/- acres of vacant land in Lake Wales, FL. The property has 653 +/- feet of frontage on State Road 60, and is located just east of the CSX Rail Lines and west of Lake Wales Municipal Airport.

Site Address:	West Lake Wales, Lake Wales, FL 33859
County:	Polk
PIN (Property Identification Number):	273006000000021060
Land Size:	5.62 +/- acres
Property Use:	Vacant
Utilities:	Electric
Zoning:	A/RR (Rural) Polk County
Taxes:	\$450 (2019)
Traffic Count:	24,000 cars/day via Hwy 60
Asking Price:	\$375,000



Located in the Lakeland - Winter Haven MSA, near the intersection of SR 60, US 17 and US 17.

REGIONAL LOCATION



The subject is located west of Downtown Lake Wales adjacent to the Lake Wales Municipal Airport.

LOCATION MAP



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BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	268	891	1,692	1,253	18,185	683,954	21,239,528	332,417,793
Households	91	272	569	379	6,610	255,025	8,299,404	125,168,557
Families	66	197	415	243	4,310	177,233	5,366,533	82,295,074
Average Household Size	2.95	3.28	2.97	3.30	2.72	2.63	2.51	2.59
Owner Occupied Housing Units	55	165	362	186	3,691	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	36	107	207	193	2,919	80,217	2,924,369	45,709,279
Median Age	38.5	38.3	39.8	37.2	38.7	41.6	42.5	38.5
<i>Income</i>								
Median Household Income	42,070	42,338	46,455	35,755	38,042	50,006	54,238	60,548
Average Household Income	46,503	46,507	52,359	42,354	50,976	67,890	78,335	87,398
Per Capita Income	15,877	16,037	18,412	15,330	19,210	25,412	30,703	33,028
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	1.10%	1.10%	1.23%	1.17%	1.17%	1.46%	1.37%	0.77%
Households	1.08%	1.01%	1.17%	1.08%	1.04%	1.37%	1.31%	0.75%
Families	0.89%	1.00%	1.08%	0.97%	0.94%	1.31%	1.26%	0.68%
Owner HHs	1.41%	1.18%	1.50%	1.46%	1.46%	1.72%	1.60%	0.92%
Median Household Income	4.05%	3.98%	2.61%	3.66%	2.55%	1.95%	2.37%	2.70%

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Polk FL US

Households by Income

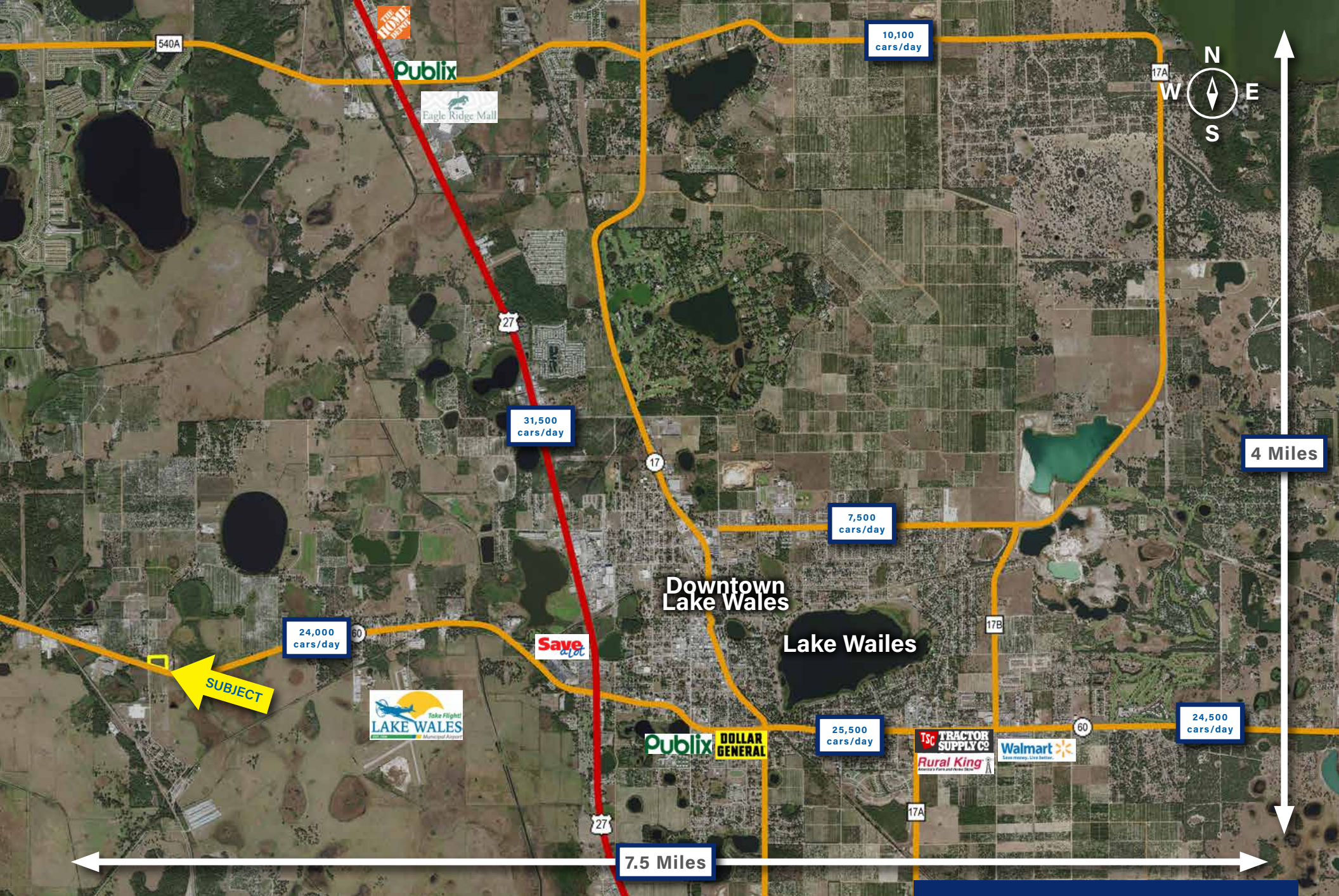
<\$15,000	18.70%	18.40%	15.60%	21.60%	20.50%	12.10%	11.10%	10.70%
\$15,000 - \$24,999	22.00%	21.70%	19.20%	18.50%	13.50%	10.60%	10.10%	9.00%
\$25,000 - \$34,999	3.30%	3.30%	4.60%	8.70%	11.00%	10.70%	10.10%	8.90%
\$35,000 - \$49,999	12.10%	11.80%	13.20%	15.00%	18.50%	16.50%	14.40%	12.40%
\$50,000 - \$74,999	26.40%	26.10%	24.80%	21.60%	17.40%	19.00%	18.50%	17.50%
\$75,000 - \$99,999	15.40%	15.10%	15.50%	11.10%	9.90%	12.70%	12.30%	12.60%
\$100,000 - \$149,999	3.30%	3.70%	6.00%	2.90%	6.10%	11.20%	12.80%	15.10%
\$150,000 - \$199,999	0.00%	0.00%	0.50%	0.30%	1.40%	3.50%	5.00%	6.50%
\$200,000+	0.00%	0.00%	0.90%	0.00%	1.80%	3.60%	5.70%	7.30%

Population by Age

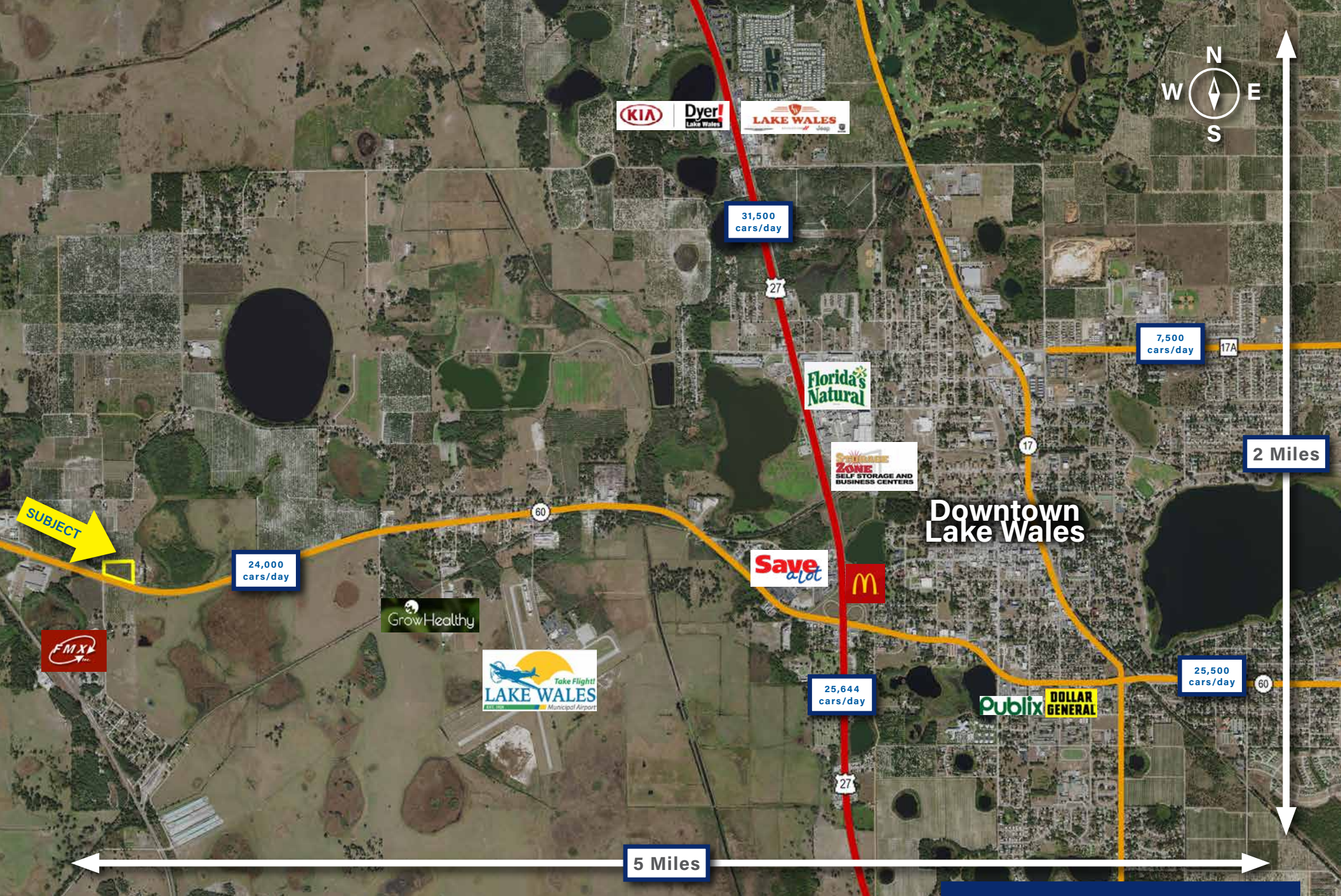
0 - 4	6.70%	6.70%	6.30%	7.60%	7.10%	5.90%	5.20%	6.00%
5 - 9	7.10%	7.10%	6.60%	7.30%	7.00%	6.00%	5.40%	6.10%
10 - 14	7.10%	6.90%	6.70%	7.20%	6.80%	6.00%	5.60%	6.30%
15 - 19	5.60%	5.60%	5.90%	5.80%	6.00%	5.90%	5.60%	6.30%
20 - 24	5.20%	5.30%	4.90%	5.20%	5.70%	5.70%	6.10%	6.70%
25 - 34	13.80%	13.90%	13.10%	14.10%	13.30%	12.90%	13.30%	14.00%
35 - 44	11.90%	11.90%	11.80%	11.50%	10.80%	11.40%	11.70%	12.60%
45 - 54	12.30%	12.20%	12.00%	11.30%	10.90%	11.70%	12.50%	12.50%
55 - 64	13.40%	13.30%	13.30%	11.60%	11.90%	13.10%	13.70%	13.10%
65 - 74	11.20%	11.10%	12.50%	10.30%	11.20%	12.20%	11.70%	9.70%
75 - 84	4.80%	4.80%	5.50%	5.10%	6.40%	6.80%	6.50%	4.70%
85+	1.10%	1.20%	1.40%	3.10%	3.10%	2.50%	2.80%	2.00%

Race and Ethnicity

White Alone	62.10%	62.30%	66.40%	63.70%	64.30%	71.50%	72.70%	69.60%
Black Alone	23.00%	22.90%	19.00%	20.50%	21.20%	15.60%	16.50%	12.90%
American Indian Alone	0.00%	0.00%	0.10%	0.60%	0.60%	0.50%	0.40%	1.00%
Asian Alone	1.10%	1.00%	1.20%	0.80%	0.80%	1.80%	2.90%	5.80%
Pacific Islander Alone	0.40%	0.30%	0.30%	0.20%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	11.90%	11.80%	10.90%	11.30%	10.00%	7.40%	4.50%	7.00%
Two or More Races	1.50%	1.70%	2.10%	2.80%	3.00%	3.10%	3.10%	3.50%
Hispanic Origin (Any Race)	36.60%	36.40%	32.90%	35.20%	29.90%	24.00%	26.60%	18.60%



The subject provides easy accessibility to US 27 and US 17.



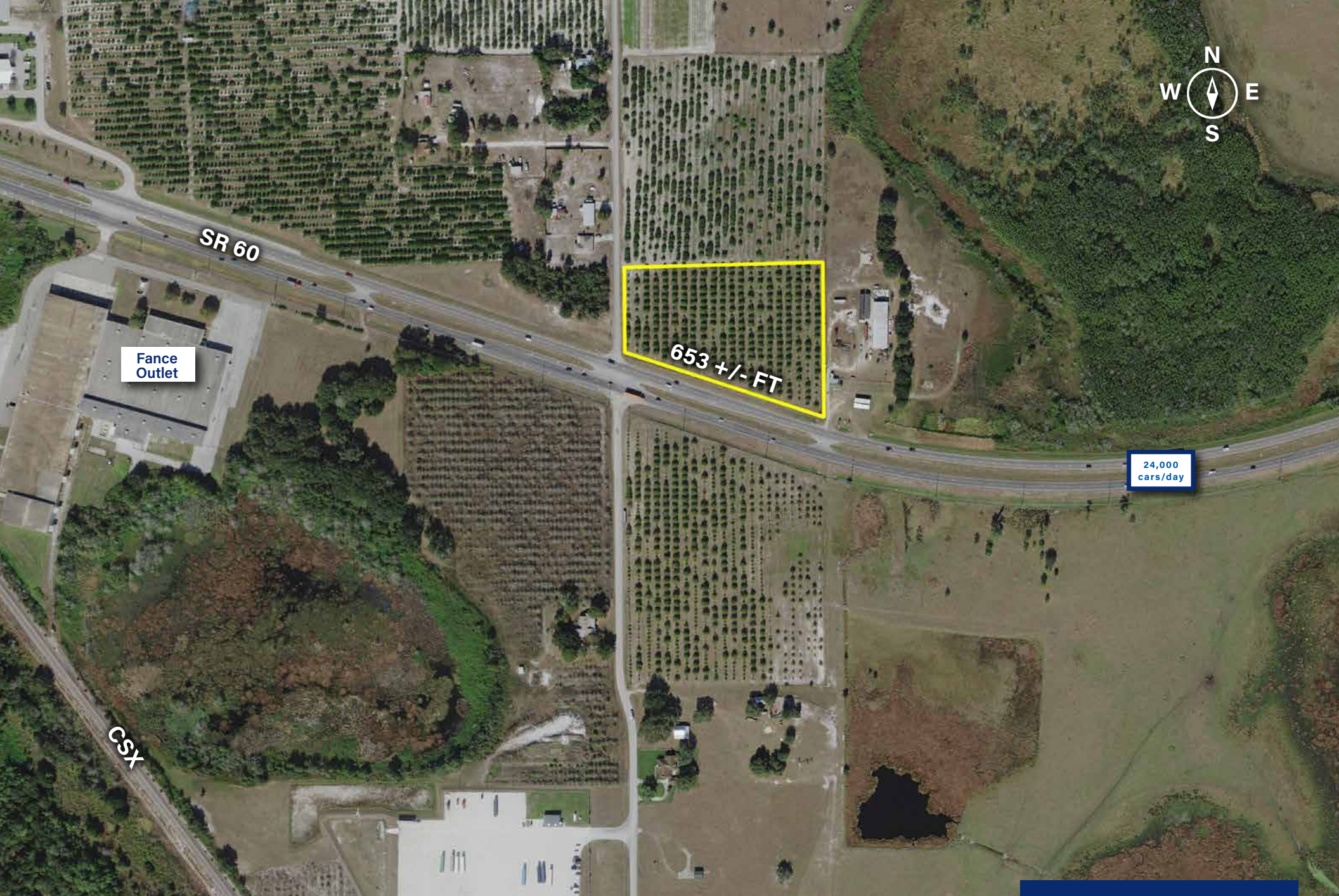
The trade area is highlighted by Downtown Lake Wales

TRADE AREA MAP



The Lake Wales Municipal Airport currently has two 4,000 foot runways that will be extended to 5,400 feet which will create accessibility for small corporate jets.

NEIGHBORHOOD AERIAL



The subject has access from a median cut on SR 60.

SITE AERIAL

Site aerial facing north





The subject is located off of State Road 60



The vacant commercial lot covers 5.6+/- acres of land

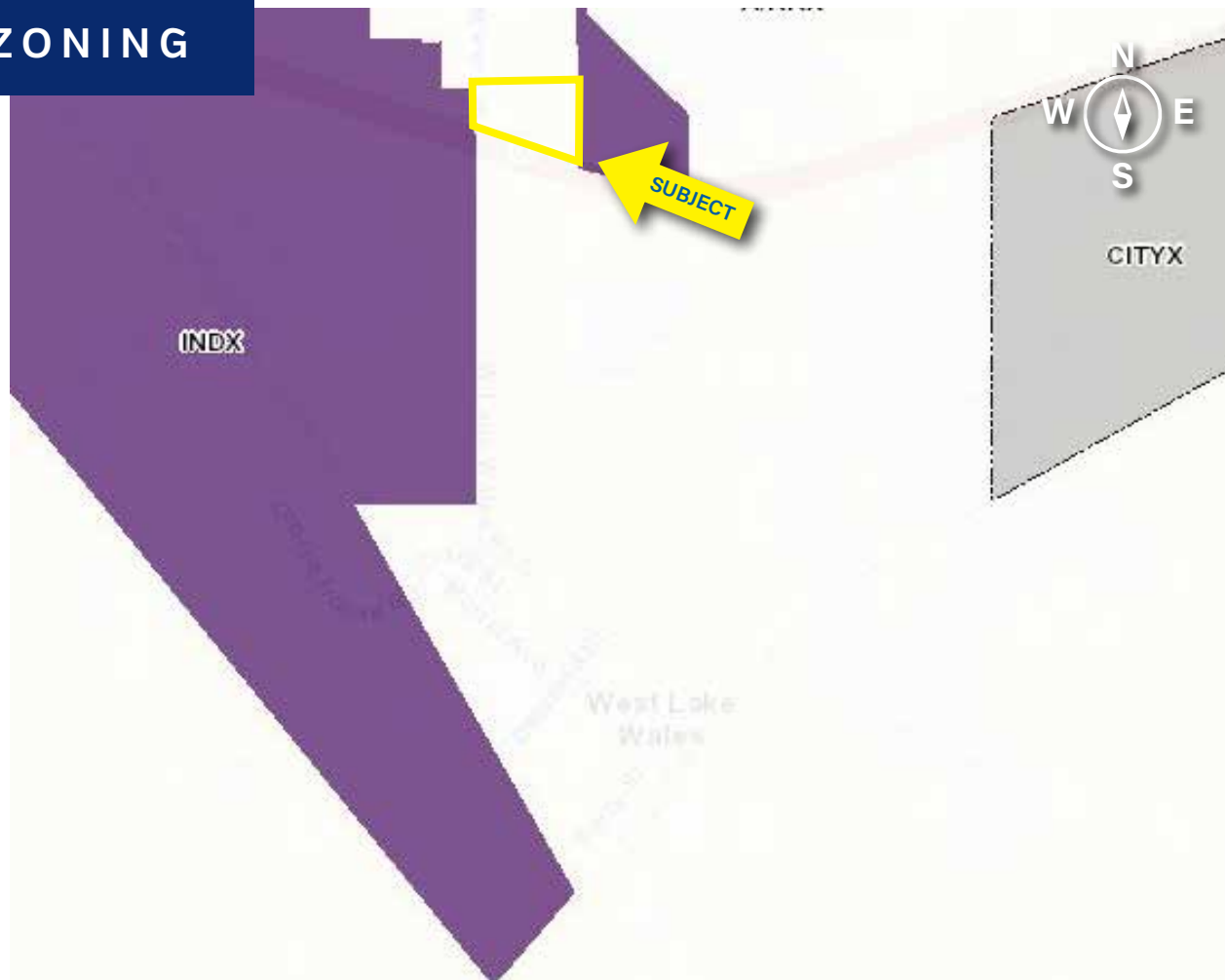


Good access to SR 60 via Scenic Park Road



Site aerial facing Northwest

ZONING



A/RRX (Rural)

The purpose of the A/RR district is to provide lands for the continuation of productive agricultural uses and to provide for very low density residential development within unincorporated rural areas. The A/RR district permits agricultural activities, agricultural support facilities, multi-family dwelling units, farm labor housing, group living facilities, and community facilities.

✓ A/RRX

■ INDX

■ CITYX



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