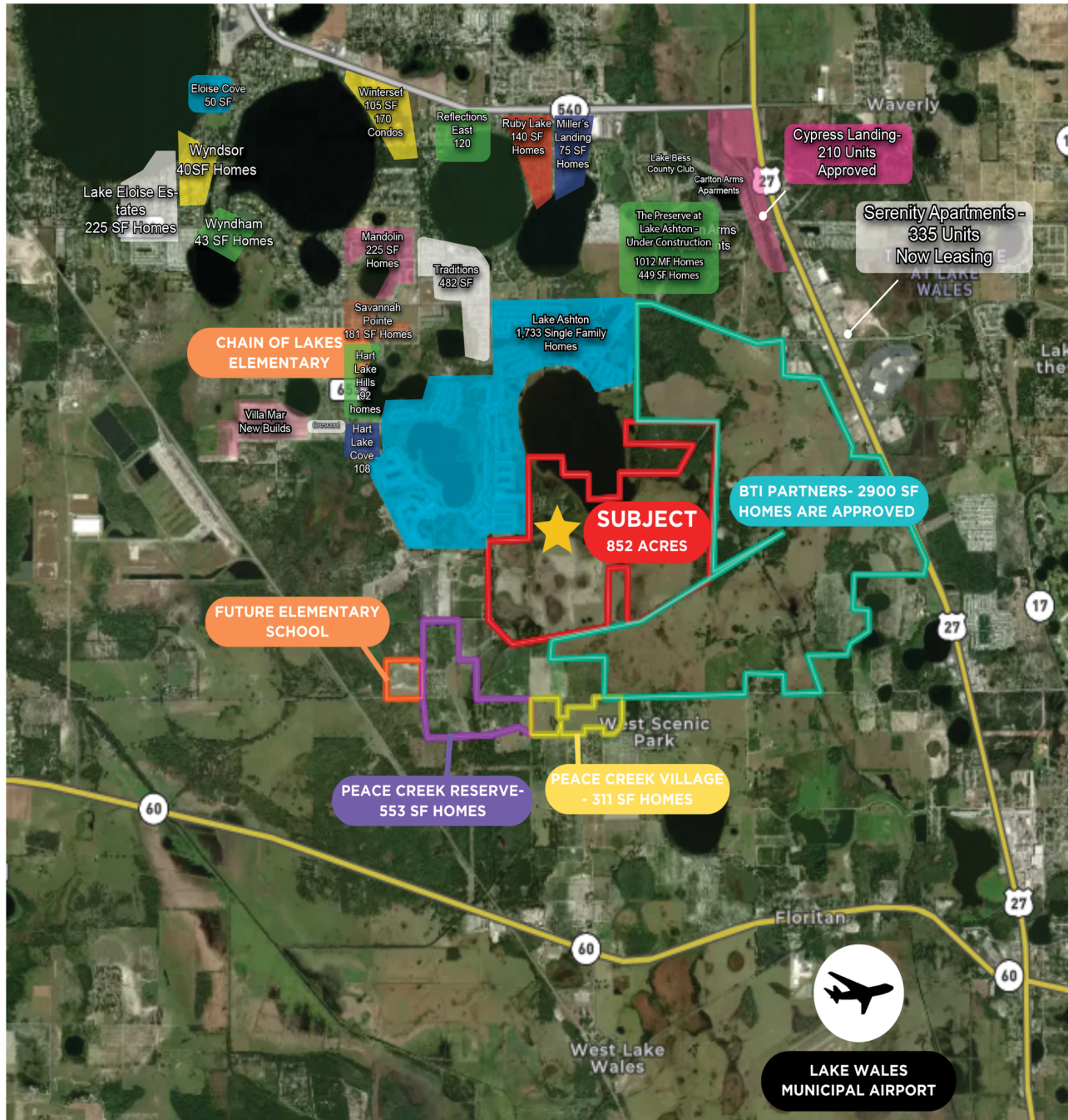


852 ACRES LAKE WALES MASTER PLANNED COMMUNITY

0 MOUNTAIN LAKE CUT OFF RD , LAKE WALES, FL 33859





PROPERTY DESCRIPTION

Large scale master planned community opportunity in fast growing NW Lake Wales/SE Winter Haven. The assemblage of 852 acres makes a very attractive master planned community surrounding the south half of Lake Ashton. The entire property could yield up to 4,500 homes and recreation areas to Lake Wales. Florida's Turnpike Enterprise (Enterprise), part of the Florida Department of Transportation (FDOT), is designing a new, four-lane (two lanes in each direction) tolled roadway in Polk County called Central Polk Parkway (SR 570B). This new stretch of roadway will begin at the Polk Parkway (SR 570) at Winter Lake Road (SR 540) and extend approximately 6.5 miles to US 17 (SR 35). Click on this link for more information regarding this project.

(<https://floridasturnpike.com/turnpike-projects/featured-projects/central-polk-parkway/polk-parkway-to-us-17/>)

PROPERTY HIGHLIGHTS

- 6,600 feet of lake frontage on Lake Ashton

OFFERING SUMMARY

Sale Price:	Call for price
Lot Size:	852 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	581	5,430	13,027
Total Population	1,156	11,081	26,841
Average HH Income	\$48,631	\$52,822	\$50,142

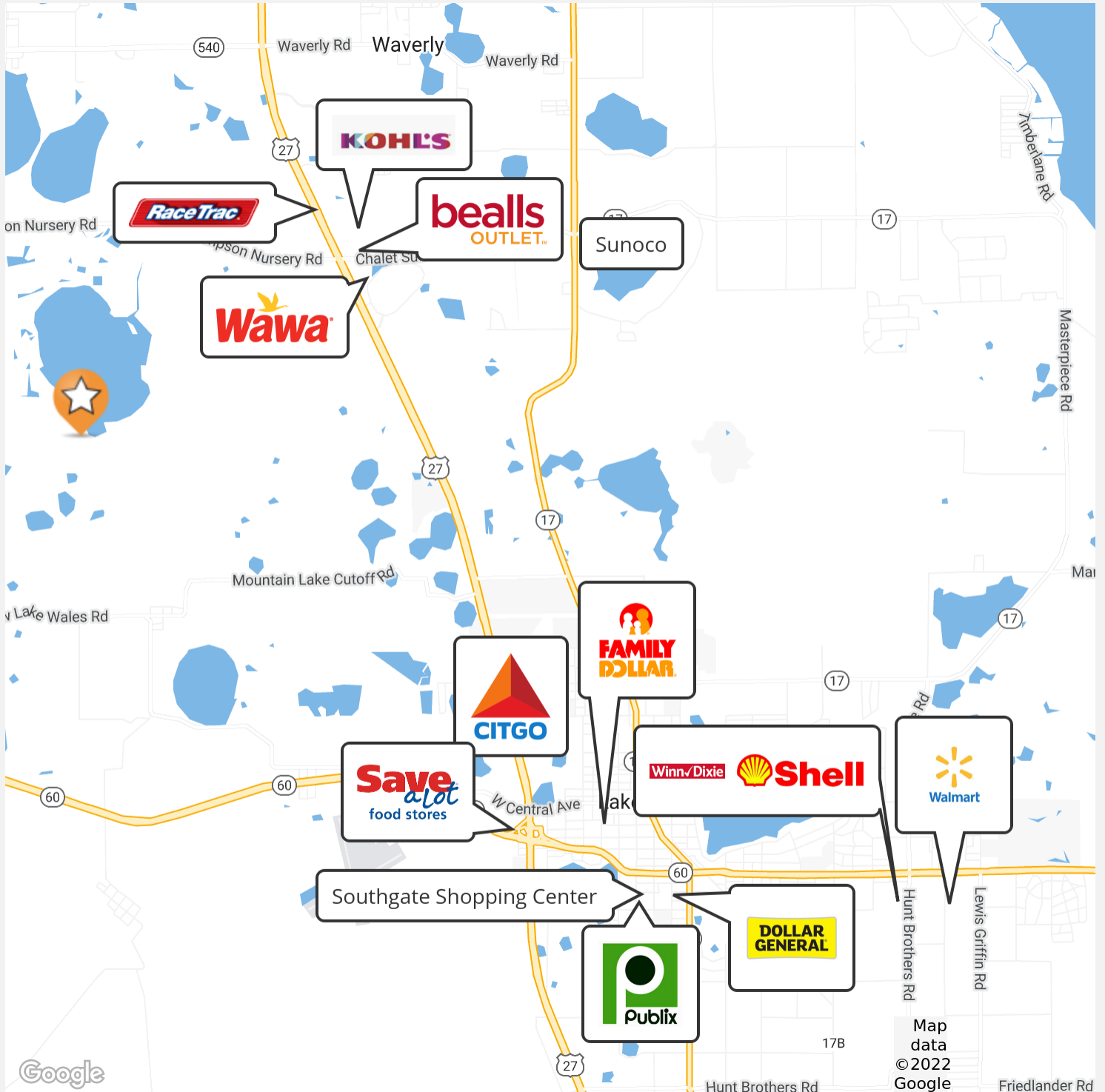
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RETAILER MAP

0 Mountain Lake Cut Off Rd , Lake Wales, FL 33859

Retailer Map

3



ID#: 1089057



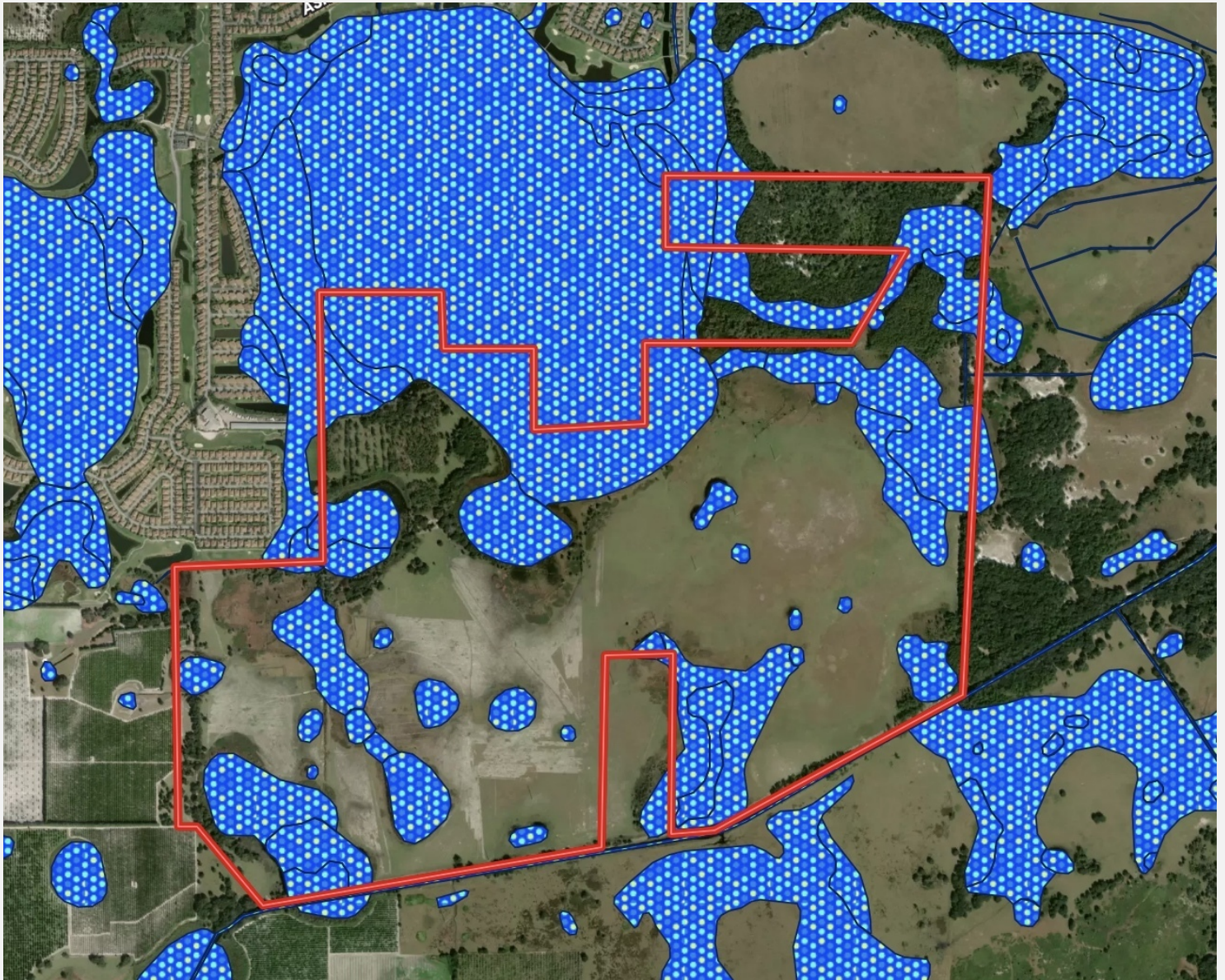
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WETLANDS

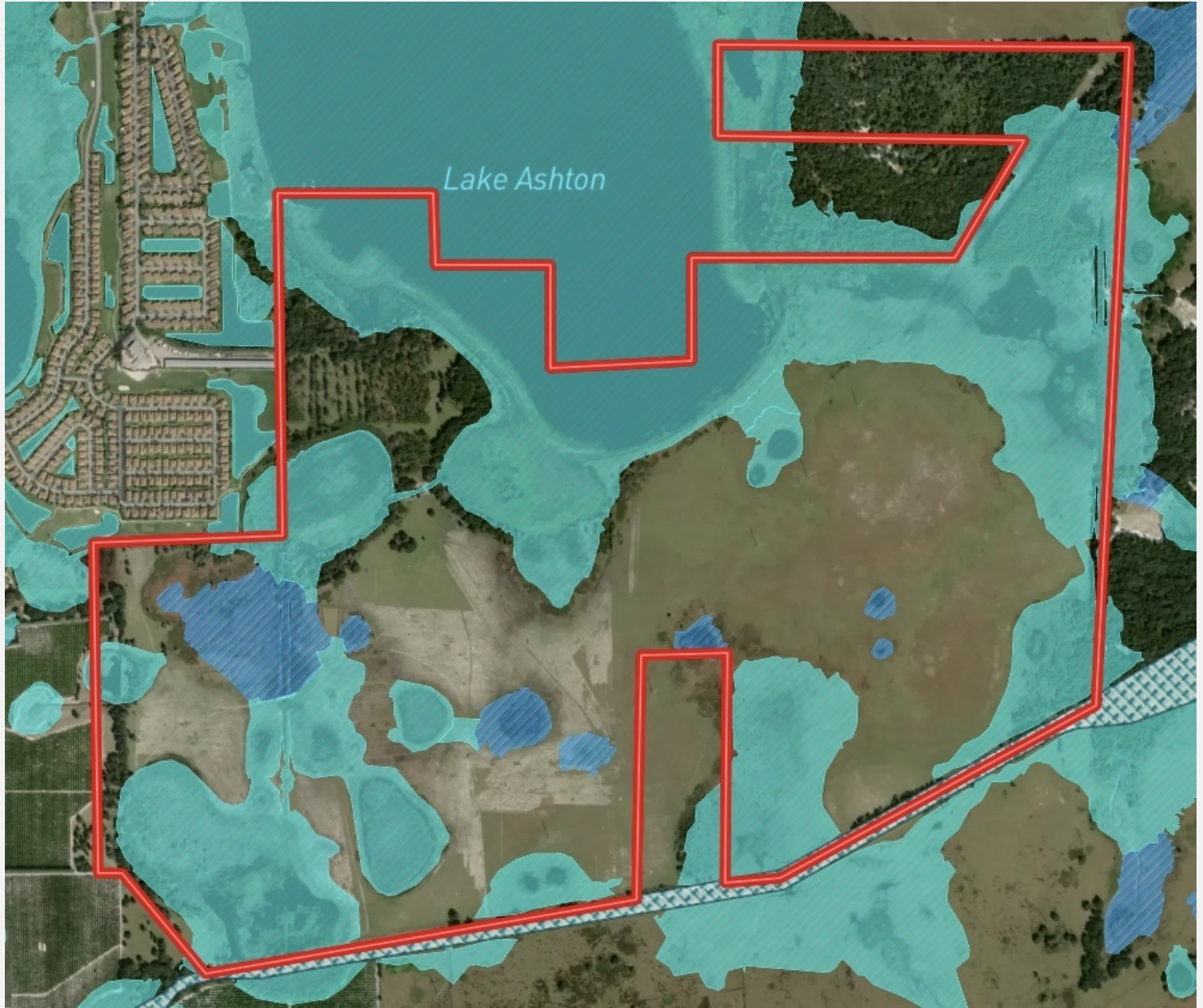
0 Mountain Lake Cut Off Rd , Lake Wales, FL 33859

wetlands

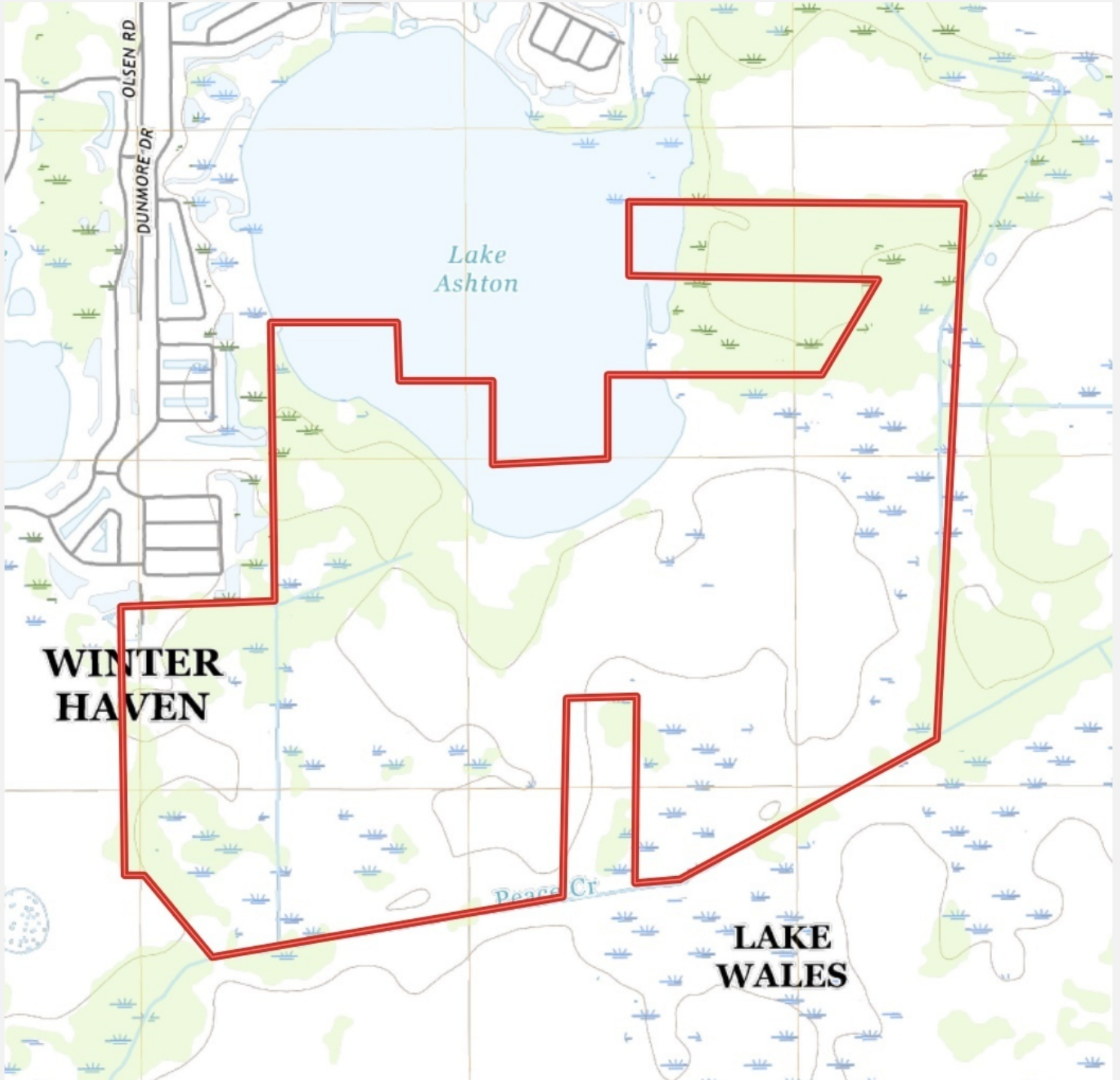
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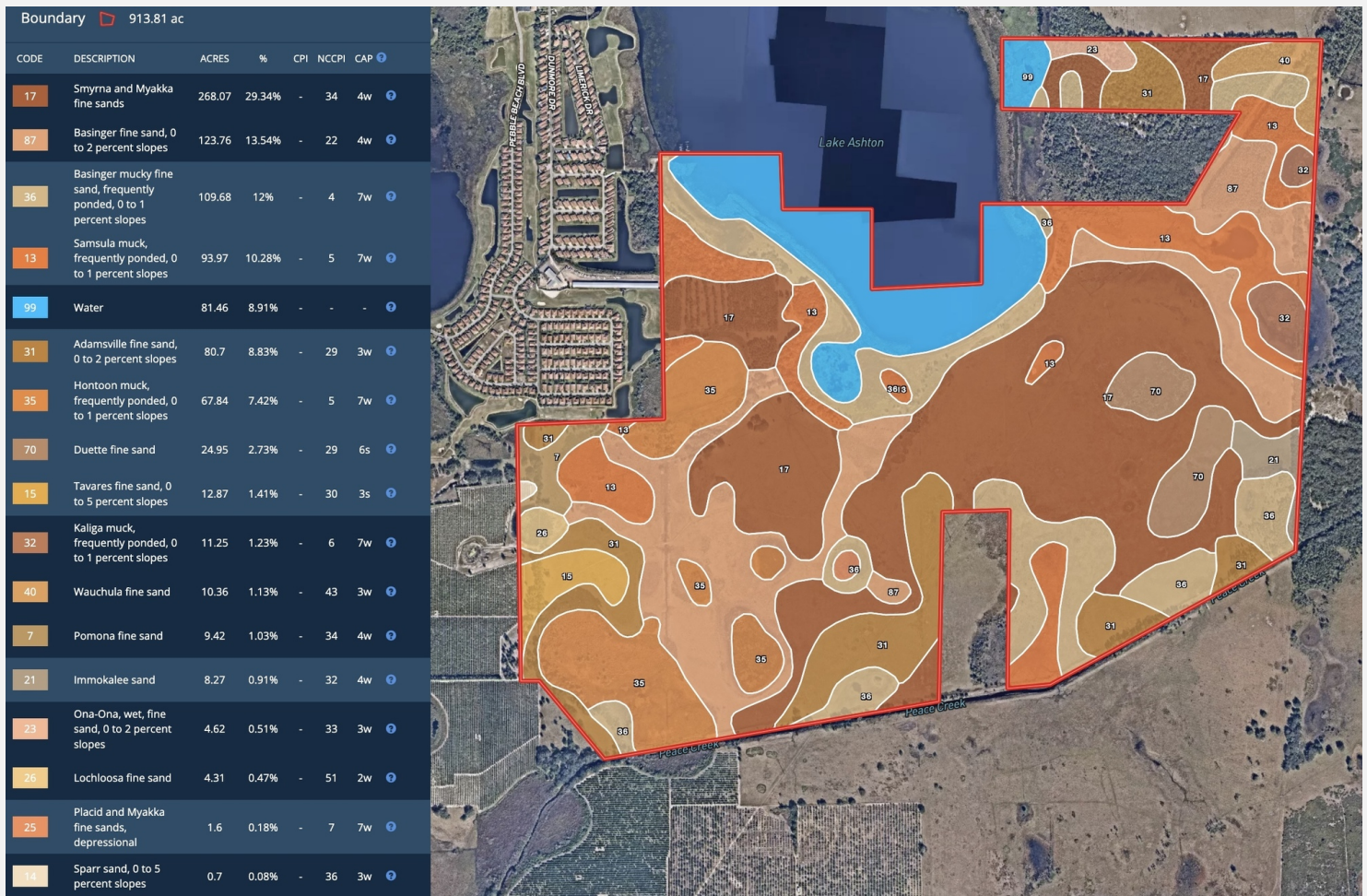
ID#: 1089057

SOILS MAP

0 Mountain Lake Cut Off Rd , Lake Wales, FL 33859

soils map

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ID#: 1089057

John Donley
john@crosbydirt.com

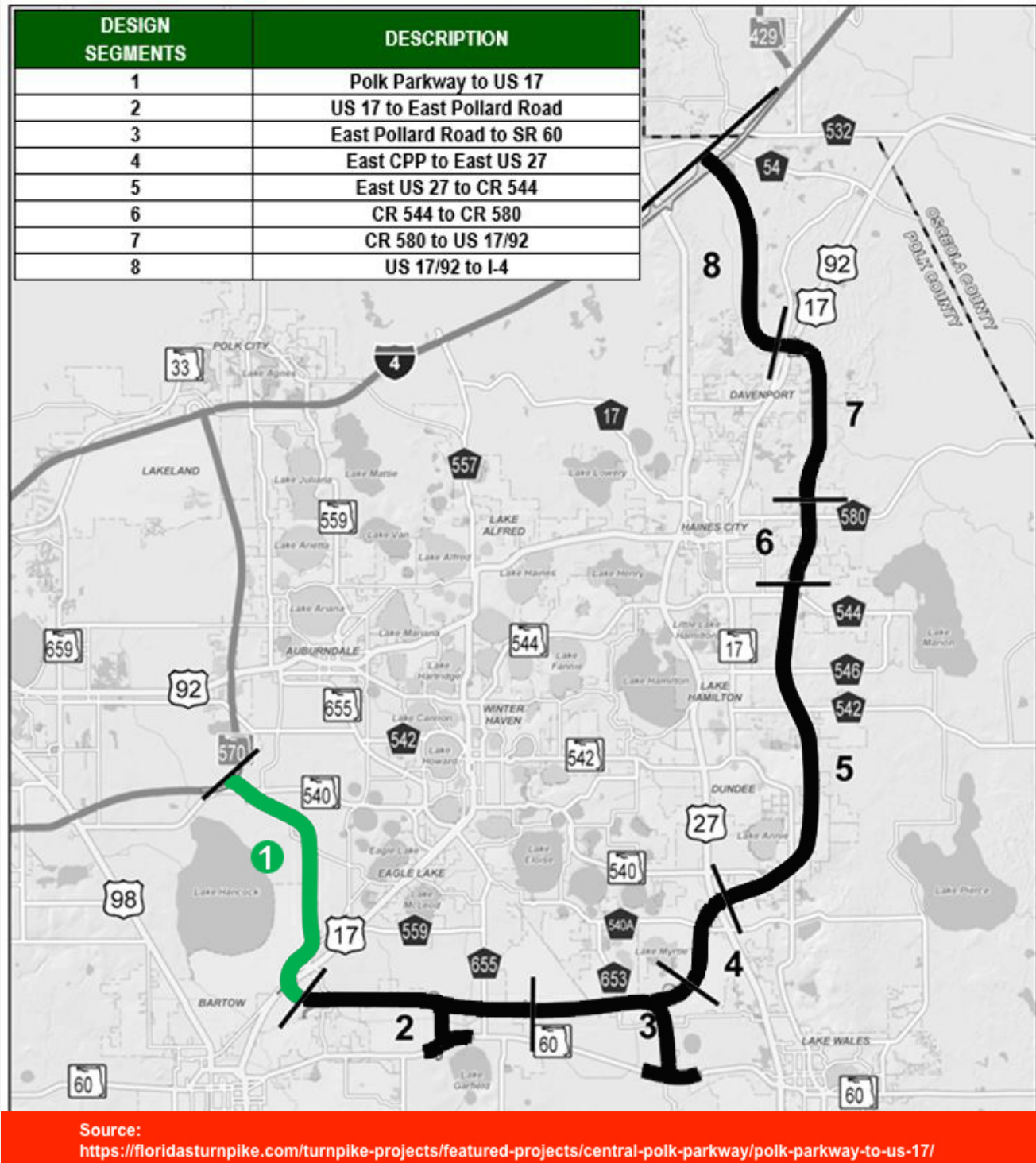
crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600

POLK PARKWAY EXTENSION PROJECT

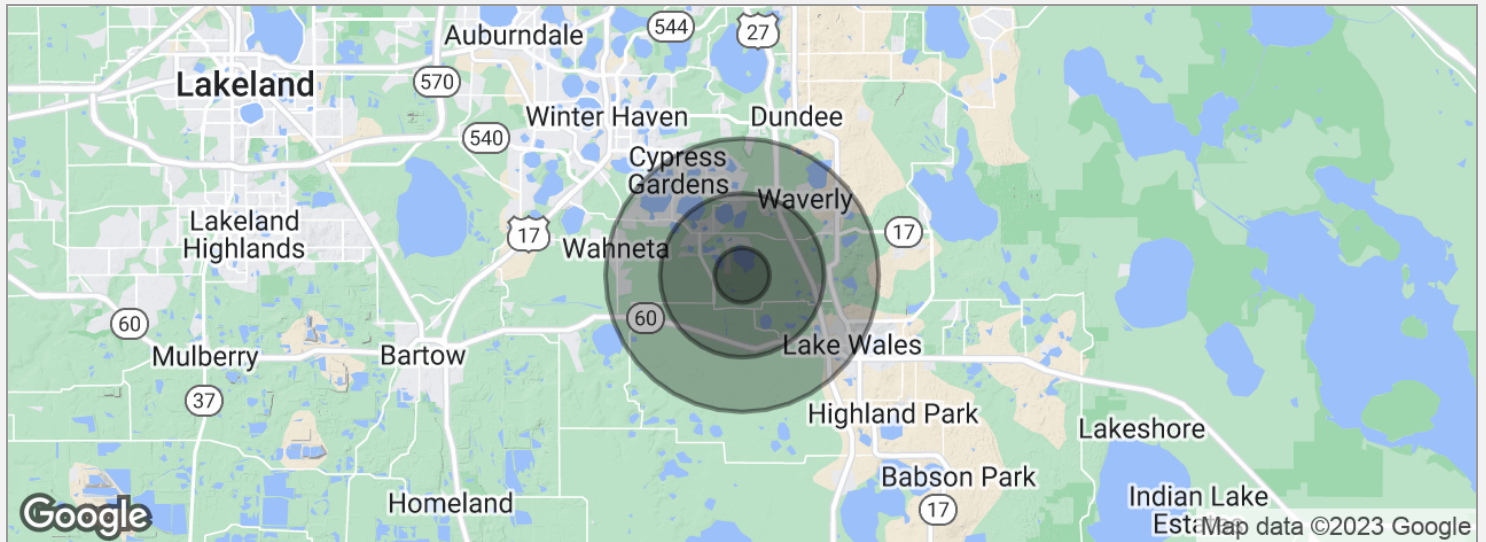
0 Mountain Lake Cut Off Rd , Lake Wales, FL 33859

POLK PARKWAY

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ID#: 1089057



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	1,156	11,081	26,841
Median age	31.7	42.1	42.1
Median age (male)	51.1	47.2	43.8
Median age (Female)	26.3	41.5	44.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	581	5,430	13,027
# of persons per HH	2.0	2.0	2.1
Average HH income	\$48,631	\$52,822	\$50,142
Average house value	\$579,702	\$267,899	\$251,187

* Demographic data derived from 2020 ACS - US Census

ID#: 1089057

JOHN DONLEY

Land Specialist



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T 863.528.2521
john@crosbydirt.com
FL #SL3436114

PROFESSIONAL BACKGROUND

After John graduated from Florida State, he acquired extensive first-hand knowledge in the blueberry industry with 5-D Blueberry Farms as well as experience in the citrus industry with Donley Citrus/Lester Donley & Sons. John comes with a wealth of knowledge in agricultural caretaking in addition to experience in the horticulture side. While in those two industries John acquired experience in real estate investments, in both commercial and agriculture properties. John was born and raised in Winter Haven, FL and is a 3rd generation farmer. John's work ethic is based on meeting his client's needs and goals every time. When you and John come together to discuss what your primary goal is in your investment, he'll let that guide him and will deliver on his promises. He is the type of person that will work relentlessly toward his client's goals until the result is obtained.

When he is not working you can find John on the Chain of Lakes in Winter Haven wakeboarding or water skiing. He enjoys hunting in Highlands County, FL and in Pine Ridge, NE. John also loves to give back to charity; one he's fond of is the Lewis Family Cancer Fund which he actively participates in every year.

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