



Offering Summary

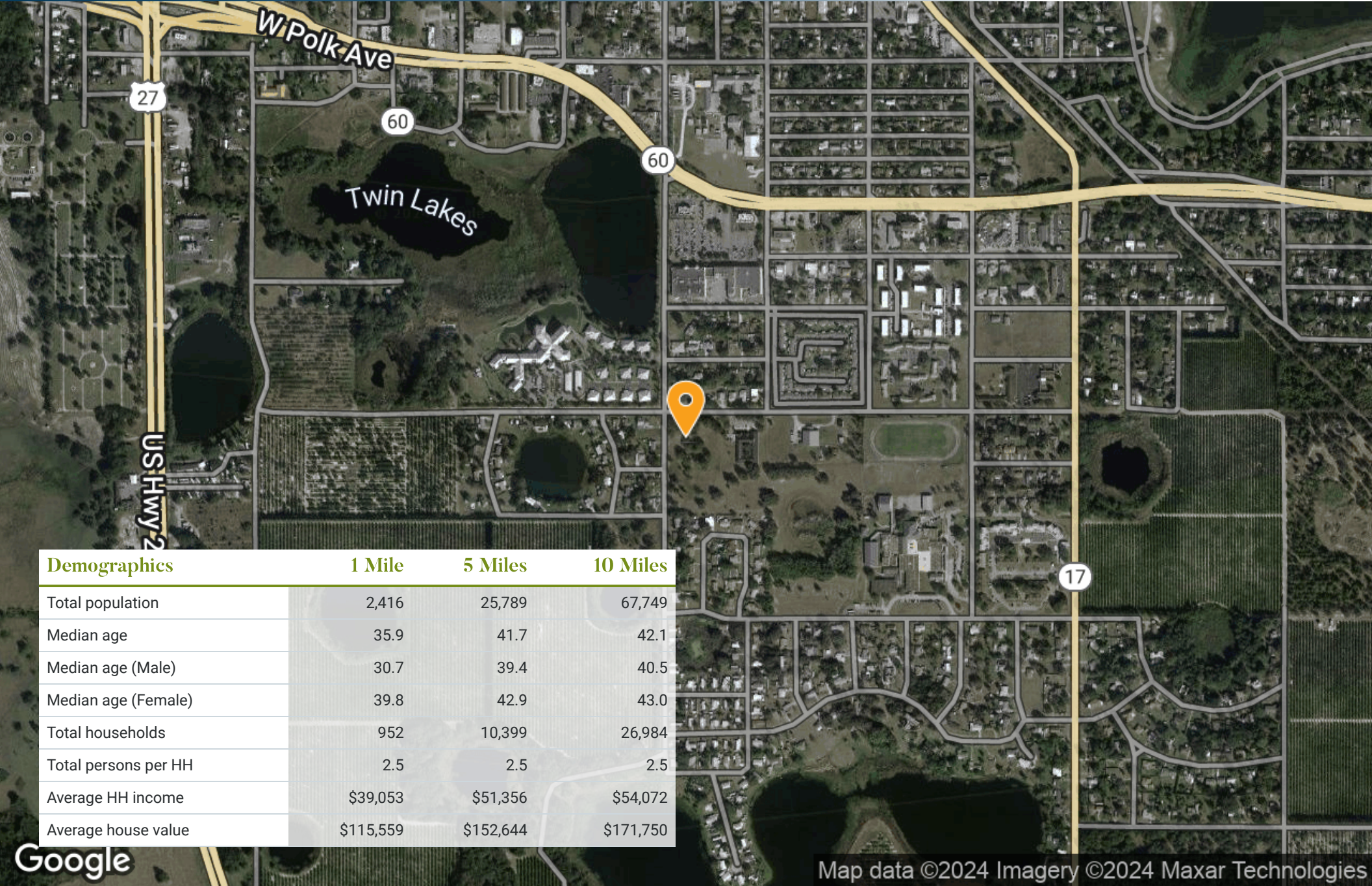
Sale Price:	\$1,560,000
Lot Size:	6.51 Acres
Price / Acre:	\$239,631
Zoning:	R-3

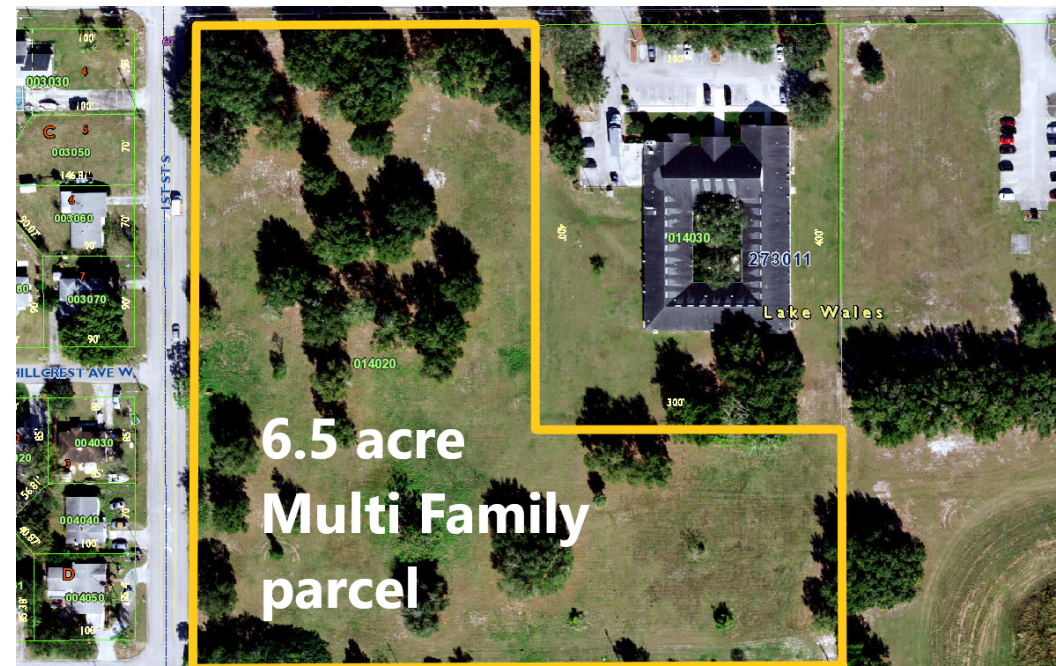
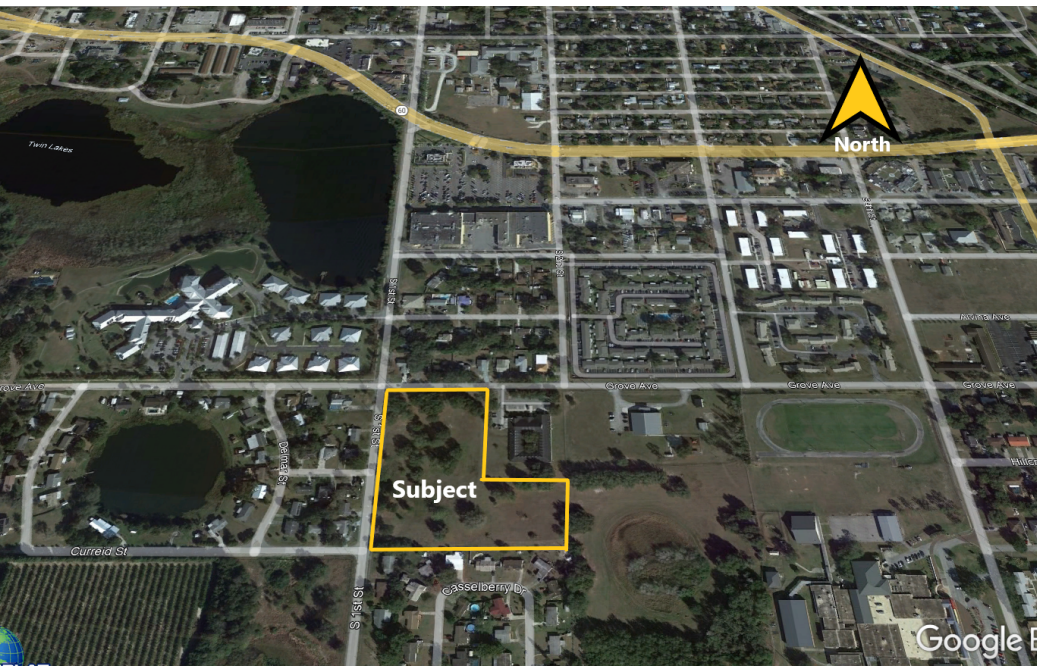
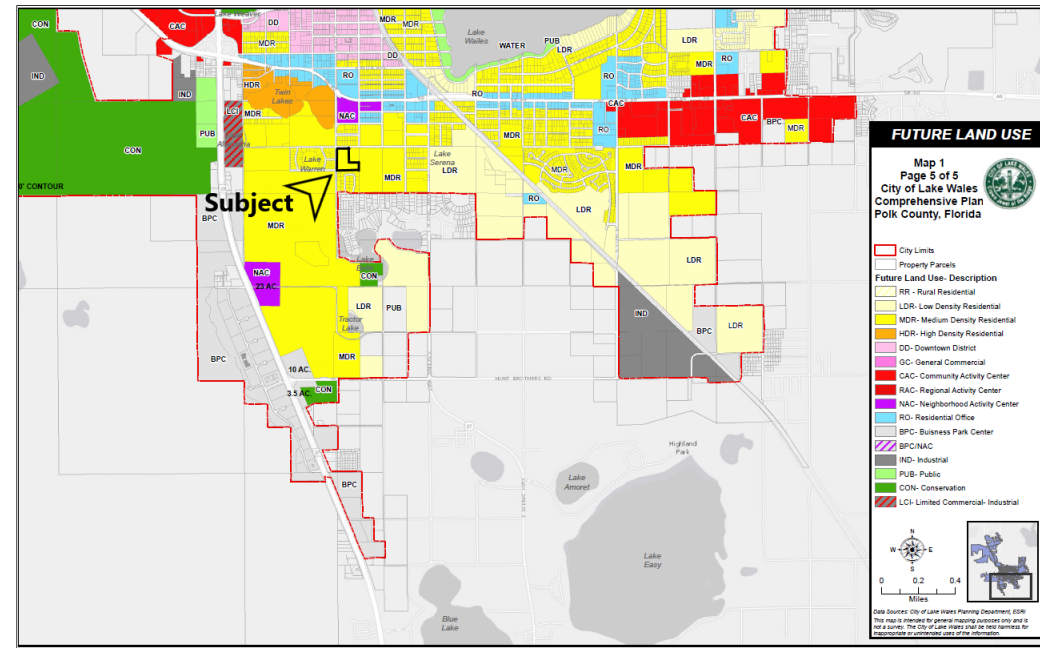
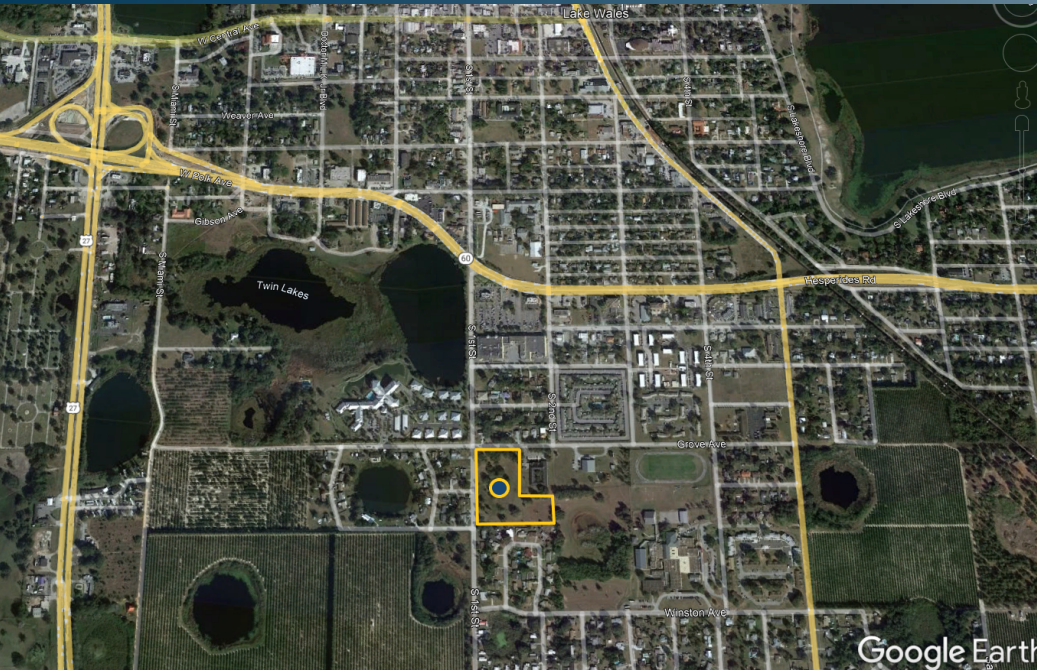
Property Overview

Multi Family or Niche Single Family Development Site. Adjacent to The Club at Lake Wales (ALF) and within walking distance to the Waters Edge of Lake Wales, Publix, Dollar Tree, Bealls Outlet and McLaughlin Middle School.

- Polk County Parcel ID 27-30-11-000000-014020
- Located at the Southwest Corner of East Grove Avenue and 1st Street in Lake Wales, FL
- 6.51 Acres (all upland)
- Residential 3 Zoning
 - o Maximum Density 12 units/acre. Higher Density possible by filing Planned Unit Project (PUP)
 - o 45' height limit
- The City of Lake Wales would like to see a niche type development on this site (see possible site development as proposed by City staff). Separate document available on Addison & Company website (www.addisonland.com).
- Water
 - o 6" water main on Grove Avenue
 - o 8" water main on 1st street frontage
- Sewer
 - o 8" gravity lines on four sides of the property
 - o 16" Force Main on Grove Avenue

Property Highlights







Polk County, Florida (FL105)			
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
15	Tavares fine sand, 0 to 5 percent slopes	6.6	98.7%
63	Tavares-Urban land complex	0.1	1.3%
Totals for Area of Interest		6.6	100.0%

