

**Tiger Lake Camp
Central Florida**

**Gorgeous Lakefront Camp
Lake Wales, FL**

Overnight Facilities, RV Hookups, Cabins, Jr. Olympic Swimming Pool,
Playground, Sports Fields, Gym, Crafts Hall, Stage, Assembly, Chapel, Laundry, and other Amenities,
all on 47.64 +/- Acres of beautiful lakefront property!

Tiger Lake Camp Central Florida

47.64 +/- Acres • Lake Wales, FL

Property Description

Located on Tiger Lake, this full infrastructure camp property has approximately 39,000 SF of primary building areas in place and functional cabins, assembly hall, office, laundry, chapel, health center, craft hall and residential support areas on 16.4 lakefront acres. Adjoining the primary camp site is 31.2 additional acres.

The site is fully-equipped as an overnight guest camp with sports, health, religious, food, and laundry facility set-up. All buildings are air conditioned except the gym. This is an inclusive camp (largely ADA accessible) with a current bed capacity of 110 which can be expanded to 190 + with a different set-up.

Overnight Facilities

- 10 dormitory type cabins - combination of AC wall units, Central HVAC, baths, duplex, no kitchens
- 7 lodges - kitchenettes and satellite TV
- Kitchen and dining hall facilities
- Rustic chapel and prayer garden
- Playground
- Large field for baseball, soccer, and football
- Gym with basketball goals
- Volleyball sand pit
- Lake access for canoeing, fishing, and paddle boating
- Boat Basin - deep basin, 2 docks, shelters
- Nature trail
- Arts and crafts hall
- Assembly building - stage for music and drama, dining hall, fireplace, commercial kitchen with pantry, coolers/freezers, commercial range and hood
- Health center - with resting area, small lab, bedroom, and bathroom, plus a 1 BR/1 BA apartment
- Laundry building - 8 washers and dryers
- Office building
- House
- Mobile homes - 2
- Sheds - 1 large & 3 small



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Junior Size Olympic Swimming Pool

- Commercial pool with 10 ft. deck and fence
- Security fence
- Pool is 2.5 feet shallow to 5.5 ft. depth.
- Small block room with restrooms, showers, and mechanical area

RV Facilities

- RV hook-ups
- 28 RV Spaces
- RV Pavilion, covered and screened
- Pavilion includes two restrooms, 4 stalls each





47.64 +/- Acres

16.4 +/- lakefront acres with camp facilities

31.2 +/- adjoining acres

Central Florida Lakefront Camp Compound

**with Overnight Facilities, RV Hookups, Cabins, Junior Olympic Swimming Pool,
Playground, Sports Fields, Gym, Crafts Hall, Stage, Assembly, Chapel, Laundry and More!**

Parcel #s: 293001 000000 032020, 293001 000000 032010

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Property Details

Price: \$1,950,000

Acres: 47.64 +/- acres

Address: 2819 Tiger Lake Road
Lake Wales 33853 • Polk County

Nearest Intersection: Tiger Lake Road and SR 60

Current Use: Youth Camp / 110-bed overnight camp facility which could be expanded to 190 + with a different set-up.

Zoning or Future Land Use: ARR with PUD
(Potential to increase number of beds with PUD changes)

Access: Tiger Lake Road, two lanes, paved, public

Road Frontage: 625 +/- feet on Tiger Lake Road

Lake Frontage: 1,800 +/- feet on Tiger Lake

Uplands/Wetlands: 43.14 +/- acres uplands

Topography: Most ground is level and at grade; a nice balance of heavy, mature oak cover; most underbrush is removed; and the 16.4 +/- acre camp compound is cleared and landscaped

Site Improvements: Camp compound has concrete walks, landscaping, playground, sand volleyball pit, electrical hookups for seasonal events, 28-space RV lot (with water, electric and 8 of which also includes sewer), lake shelters, and deep boat basin with two docks

Water provided by: Well

Utilities provided by: On site sewer

STR: 1-30-29

Other: Camp not operating; caretaker on site

All roofs were re-shingled in 2004-2005 except for the gym



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Orlando

Driving Directions

From Orlando:

- Take I-4 west to exit 55 (US 27)
- Go south for 24 miles
- Take Hwy 60 east towards Vero Beach for about 12 miles to the green state sign that reads "Lions Camp"
- Turn north (left) onto Tiger Lake Road
- The road is approximately 3 miles long and will dead-end at the camp

From Miami:

- Take the Florida Turnpike north to Yee Haw Junction exit #193
- Take Hwy 60 west towards Lake Wales, approximately 32 miles to the green state sign that reads "Lions Camp"
- Turn north (right) onto Tiger Lake Road
- The road is approximately 3 miles long and will dead-end at the camp

From Tampa:

- Take Hwy 60 East towards Lake Wales/ Vero Beach for +/- 55 miles
- Approximately 12 miles east of Lake Wales, turn north (left) at the green state sign that reads "Lions Camp" (Tiger Lake Road)
- The road is approximately 3 miles long and will dead-end at the camp

SITE

SITE

Tiger Lake Road

Tiger Lake

Tiger Lake Camp Central Florida

47.64 +/- Acres • Lake Wales, FL



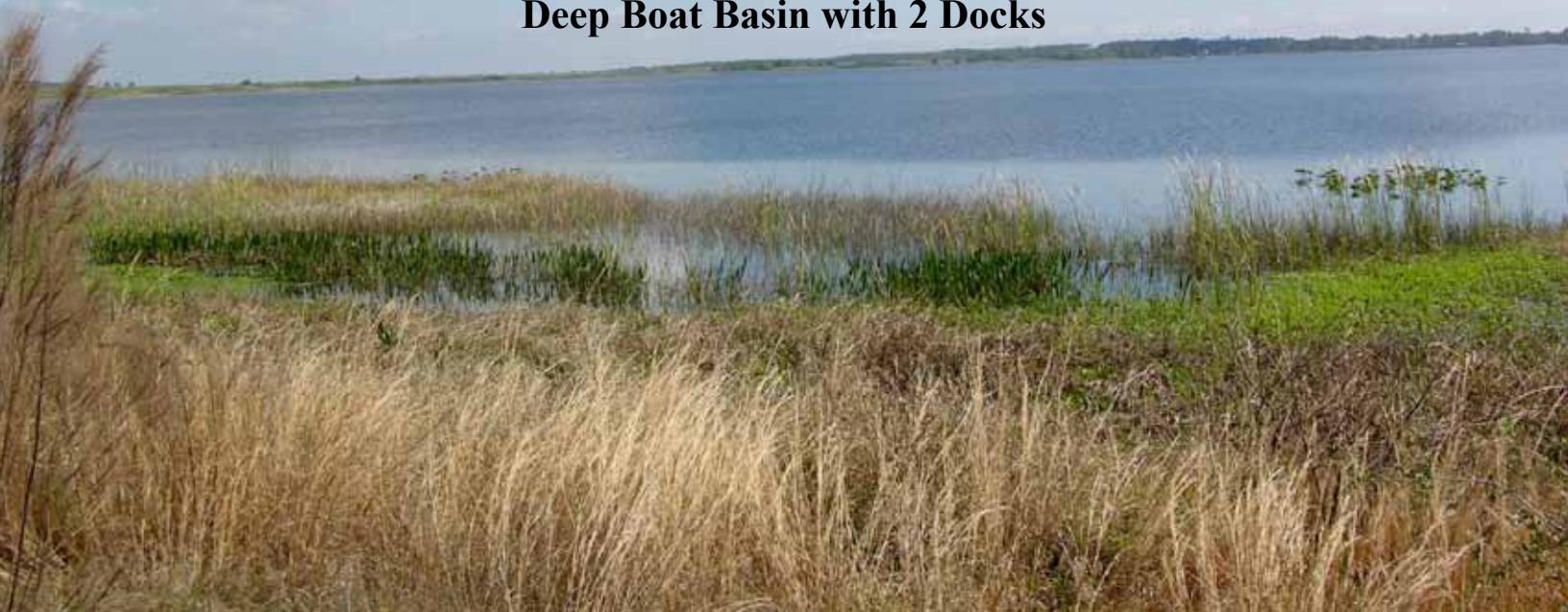
Camp Facility with 1,800 +/- feet of Beautiful Lake Frontage!

Facilities for Full-service Overnight Camp

PUD Potential Increase in Bed Count

ADA (Americans with Disabilities Act) Accessible

Deep Boat Basin with 2 Docks





47.64 +/- Acre Lakefront Camp Compound

Overnight Facilities, Amenities, and RV Hookups, Cabins, Jr. Olympic Swimming Pool, Playground, Sports Fields, Gym, Crafts Hall, Stage, Assembly, Chapel, Laundry and More!

Lake Wales, FL • Polk County



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Central Florida
110-Bed Lakefront Camp
47.64 +/- Acres - Lake Wales, FL