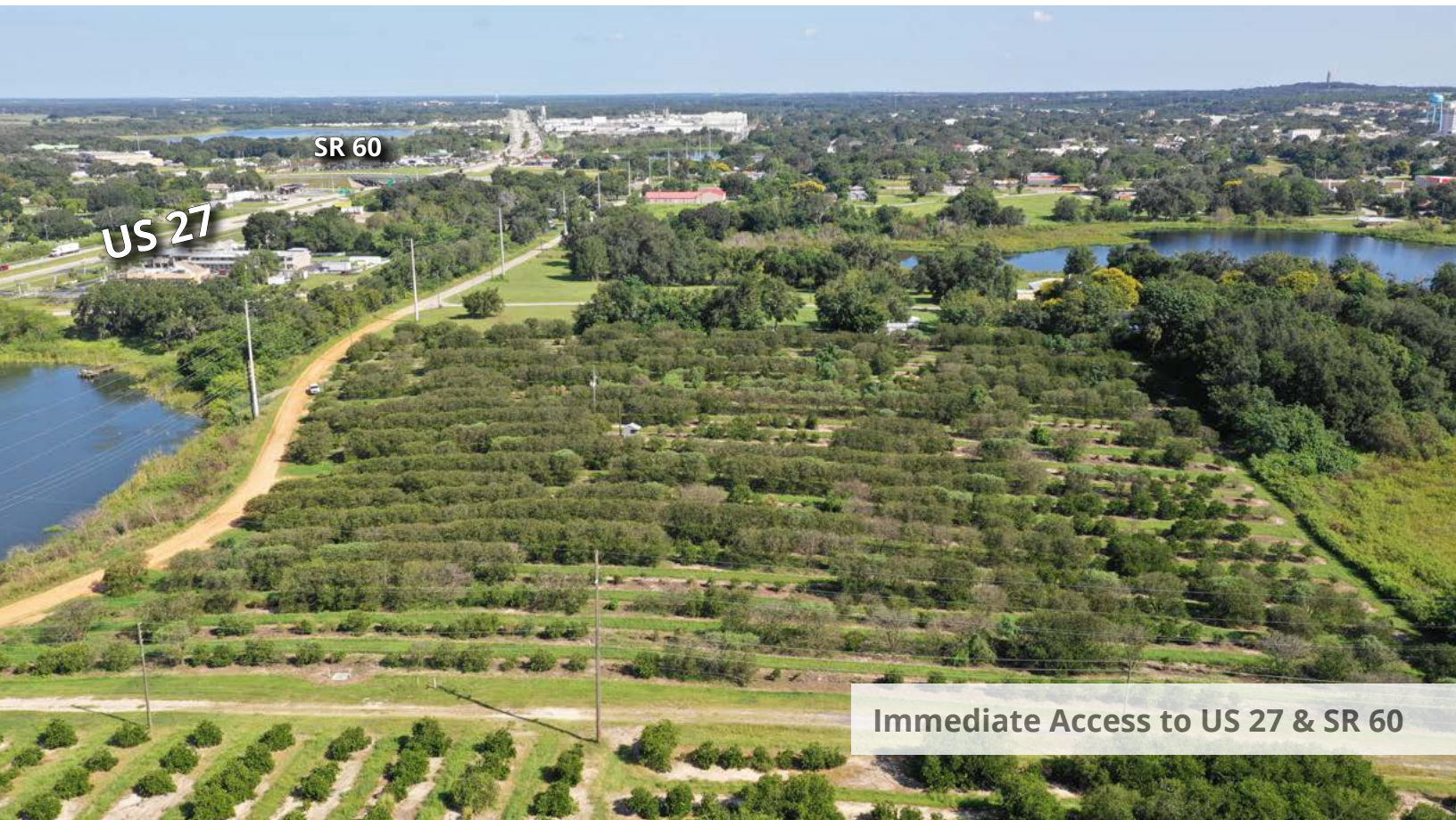


MIAMI STREET RESIDENTIAL

LAKE WALES, FL | POLK COUNTY

9.53 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 9.53 ± acres

Sale Price: \$450,000

Price per Acre: \$47,219

Site Address: 0 Miami Street, Lake Wales, FL 33853

County: Polk

Road Frontage: 670' ± on Miami Street

Uplands/Wetlands: 8.93 ± uplands, .6 ± wetlands

Utilities & Water: Public water & sewer/lift station are adjacent to property. Utilities are furnished by the City of Lake Wales

Lake Frontage: 520' ± on Lake Altamaha

Taxes: \$358.73 for 2018 - Property has agricultural exemption

Zoning: R-1A, which allows for a minimum residential lot size of 12,000 SF

Permitted Lots: 57

Price Per Lot: \$7,894

Miami Street Residential is 9.53 ± acres in Lake Wales, Florida. The area is zoned to allow residential lots and could allow up to 57 total lots. With medium density it allows for up to 6 residential units per gross acre. The property has lake frontage on Lake Altamaha and is visible from US 27. This site has great potential to be developed into a planned development.

57 Potential Lots

Future Land Use: Medium Density Residential (MDR), which allows for up to 6 residential units per gross acre. Single family, 2 & 3 family units & multi-family are allowed by a planned development. Currently an active citrus grove.

LOCATION & DRIVING DIRECTIONS

Parcel IDs: 273011 000000 033030

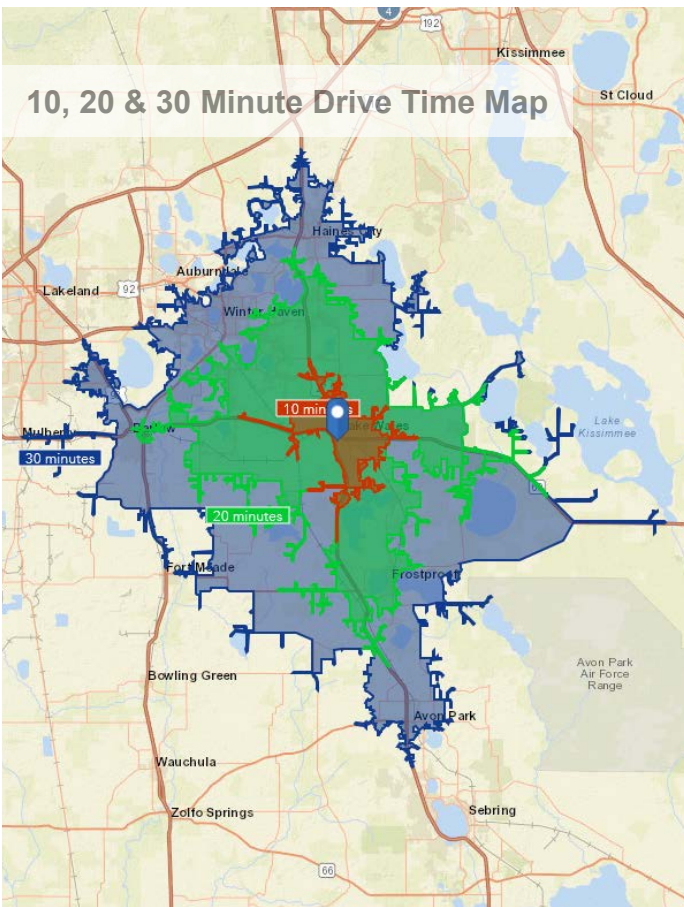
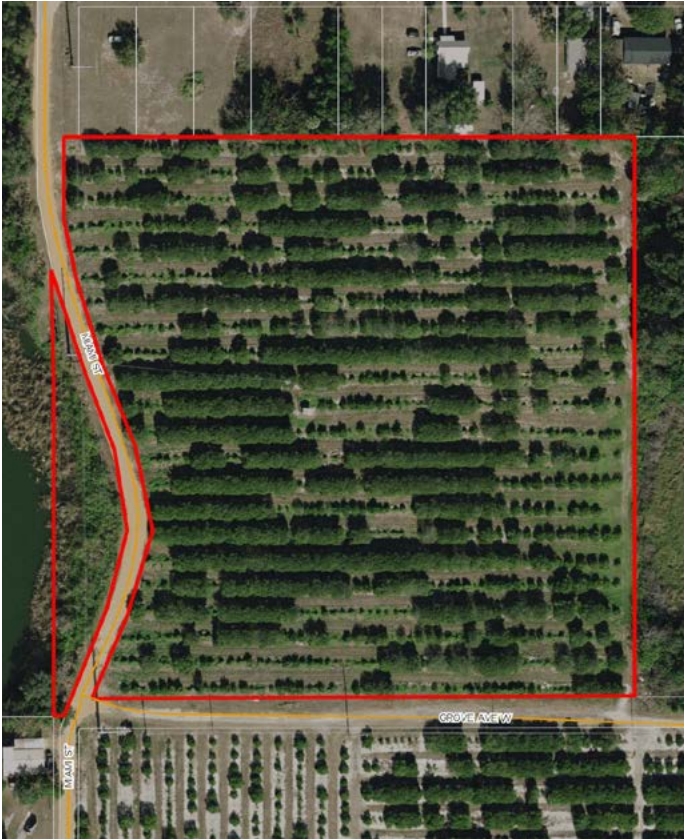
GPS Location: -81.59689, 27.89123

Driving Directions from US 27 & SR 60 in Lake Wales:

- Go south on US 27 250 feet to Oak Avenue.
- Go east on Oak Avenue .1 mile to Miami Street.
- Go south on Miami Street about .3 of mile.
Property will be on the left.

Showing Instructions: Contact the listing agents, David Hitchcock (863.272.7155) or Clay Taylor (863.774.3532), to learn more or schedule a showing time.

Beautiful Residential Development





114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

9.53 ± Acres • Residential Development Zoned to Allow Up To 57 Permitted Lots
520 ± ft of Lake Frontage
Visible from US 27

Visit SVNsaunders.com & Search For: Miami Street

David Hitchcock, ALC, CCIM 863.272.7155 | david.hitchcock@svn.com
Clay Taylor, ALC 863 .774.3532 | clay.taylor@svn.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

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Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and
transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.



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