



# FRIEDLANDER ROAD DEVELOPMENT

0 FRIEDLANDER ROAD  
BABSON PARK, FL 33827

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# Property Overview



Sale Price **\$300,000**

## OFFERING SUMMARY

Acreage: 9.66 Acres  
Price / Acre: \$31,056  
City: Babson Park  
County: Polk  
Property Type: Citrus, Transitional, Residential Development

## PROPERTY OVERVIEW

Friedlander Road Development is 9.66 acres located near Lake Wales, Florida. Currently planted as a small grove, this property could also make a great homesite or small residential development. Lake Wales is one of the hottest markets in Polk County and rapidly growing. The subject property is on a paved road and is 100% uplands. Public water furnished by the City of Lake Wales is adjacent to the property. Friedlander Road Development is located on the main connector between Lake Wales and Babson Park. Walmart, McDonald's, and many other retailers are within 2.5 miles away.

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Citrus</li><li>• Residential Development</li></ul>
Uplands / Wetlands:	100 % Uplands
Soil Types:	Candler Sand
Taxes & Tax Year:	\$173.96 for 2021
Zoning / FLU:	A/RR
Lake Frontage / Water Features:	None
Water Source & Utilities:	The property has a permitted six inch well and is also adjacent to public water is furnished by the City of Lake Wales
Road Frontage:	660 FT on Friedlander Road
Nearest Point of Interest:	Bok Tower and the Lake Wales Art Center
Fencing:	None
Current Use:	The property is currently being used as a citrus grove
Wells Information:	6" deep well
Water Use Permits:	Southwest Florida Water Management District permit #5838
Irrigation:	The property has blue jet micro sprinkler irrigation.

# Location



## LOCATION & DRIVING DIRECTIONS

Parcel: 28-30-17-000000-034020

GPS: 27.8723152, -81.5412078

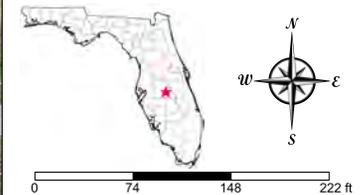
Driving Directions: From US 27 in Lake Wales go east on SR 60 3.3 miles to Lewis Griffin Road; Go south (right) on Lewis Griffin Road 1.5 miles to Friedlander Road; Go east (left) on Friedlander Road 1/10 of a mile; The property will be on the left



# Aerial Map



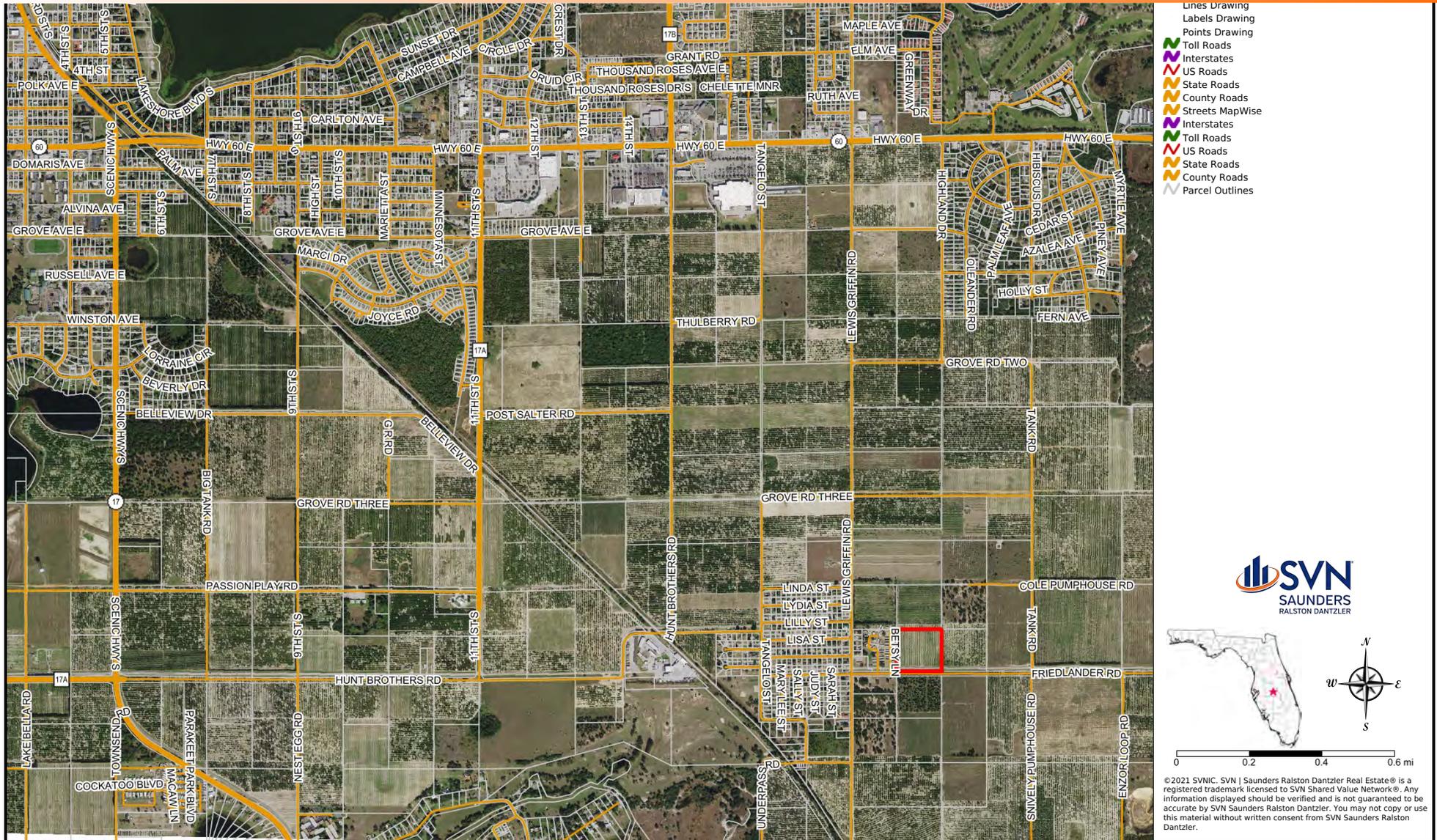
Lines Drawing  
Labels Drawing  
Points Drawing  
Parcel Outlines



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# Location Map



# Meet The Team



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