



LEWIS GRIFFIN ROAD

55 ACRES

0 LEWIS GRIFFIN ROAD
LAKE WALES, FL 33898

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Property Overview



Sale Price

\$1,842,500

OFFERING SUMMARY

Acreage: 55.57 Acres

Price / Acre: \$33,156

City: Lake Wales

County: Polk

Property Type: Citrus, Transitional,
Residential Development

Video: [View Here](#)

PROPERTY OVERVIEW

The subject property is currently a certified organic citrus grove. The certification comes from NOFA-NY in New York. There is a lot of residential development in the area, and this property is suitable for development. Adjacent to the property is public water furnished by the City of Lake Wales. There is no public sewer in the area. The owner would consider selling less than the whole property.

The property has a current Land Use of A/RR, which allows one residential unit per 5 acres. However, more total units may be available with a Planned Unit Development [PUD].

There is a 1,512 SF Manufactured Home on the property.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Land Investment
- Residential Development

Uplands / Wetlands:

100 % Uplands

Soil Types:

Candler Soil

Taxes & Tax Year:

\$3,609.00 for 2021

Zoning / FLU:

A/RR

Water Source & Utilities:

Public water furnished by the City of Lake Wales is adjacent to the property

Road Frontage:

1320 Feet on Lewis Griffin Rd

Nearest Point of Interest:

Bok Tower Lake Wales Art Center

Current Use:

Certified Organic Orange Grove

Structures & Year Built:

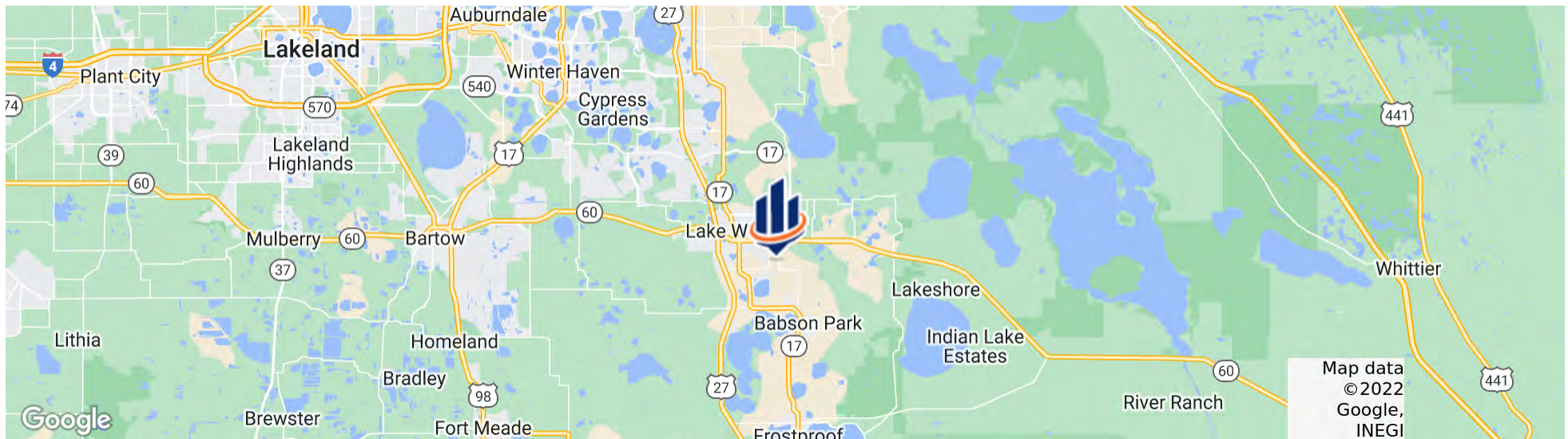
1512 SF Manufactured Home built in 2011

Location



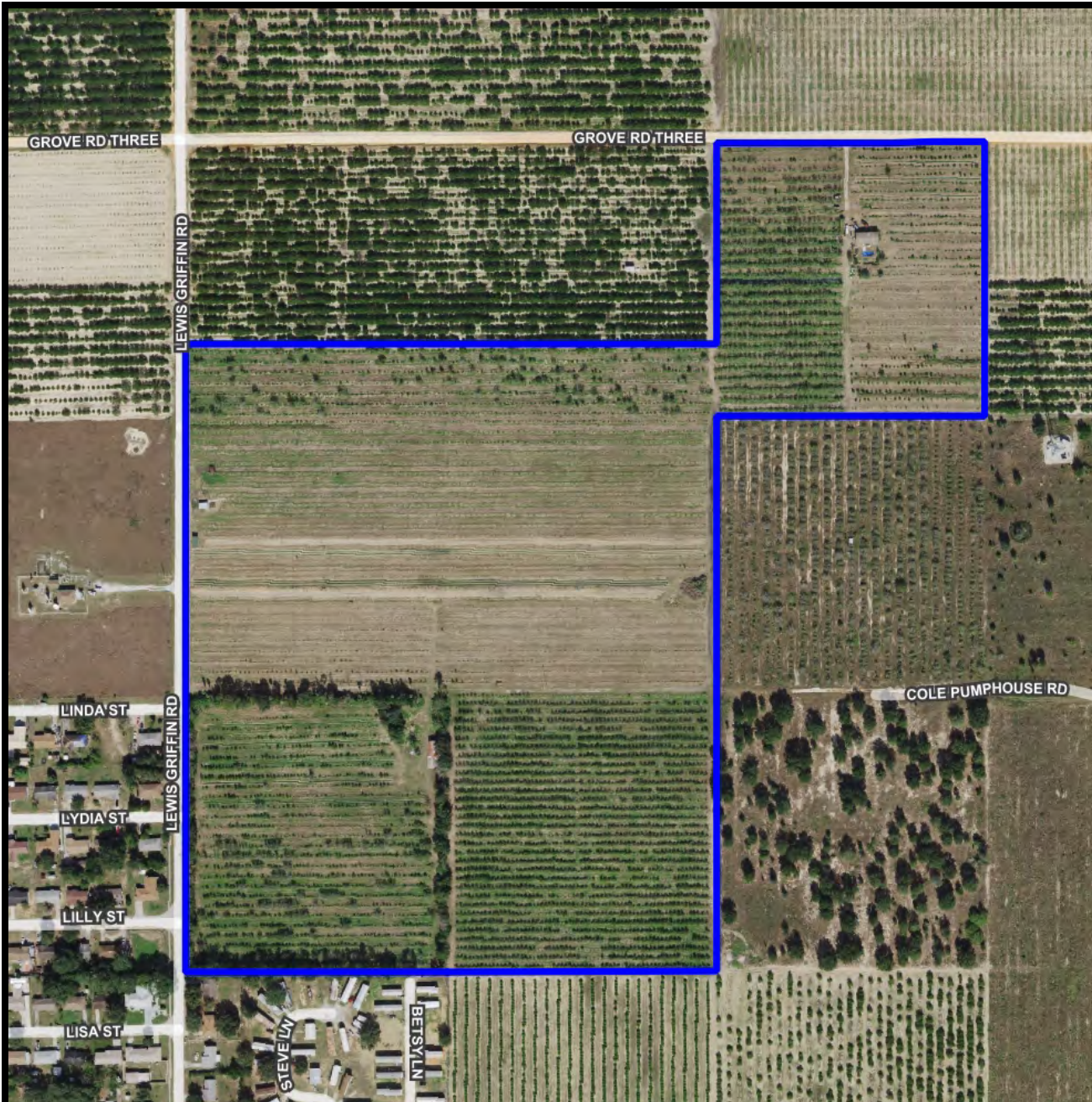
LOCATION & DRIVING DIRECTIONS

Parcel:	Multiple [4] in Polk County
GPS:	27.876369, -81.5475208
Driving Directions:	From US 27 in Lake Wales take SR 60 east 3.2 miles to Lewis Griffin Rd; Go south on Lewis Griffin Rd 1.2 miles; The property will be on the left
Showing Instructions:	Call Listing Agents



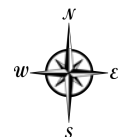
Additional Photos



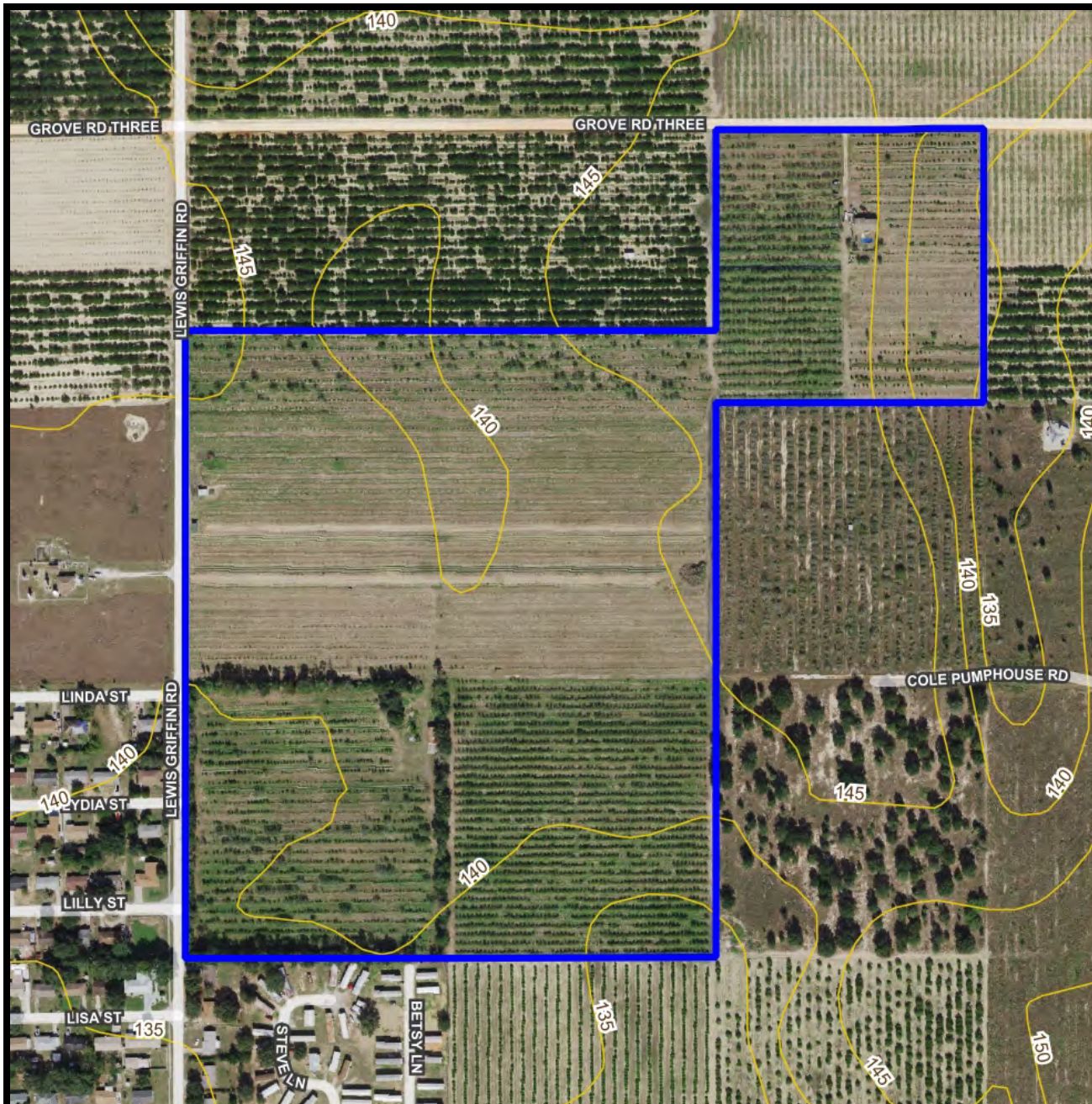


Aerial

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Streets MapWise
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Managed Lands FNAI

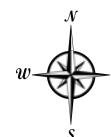


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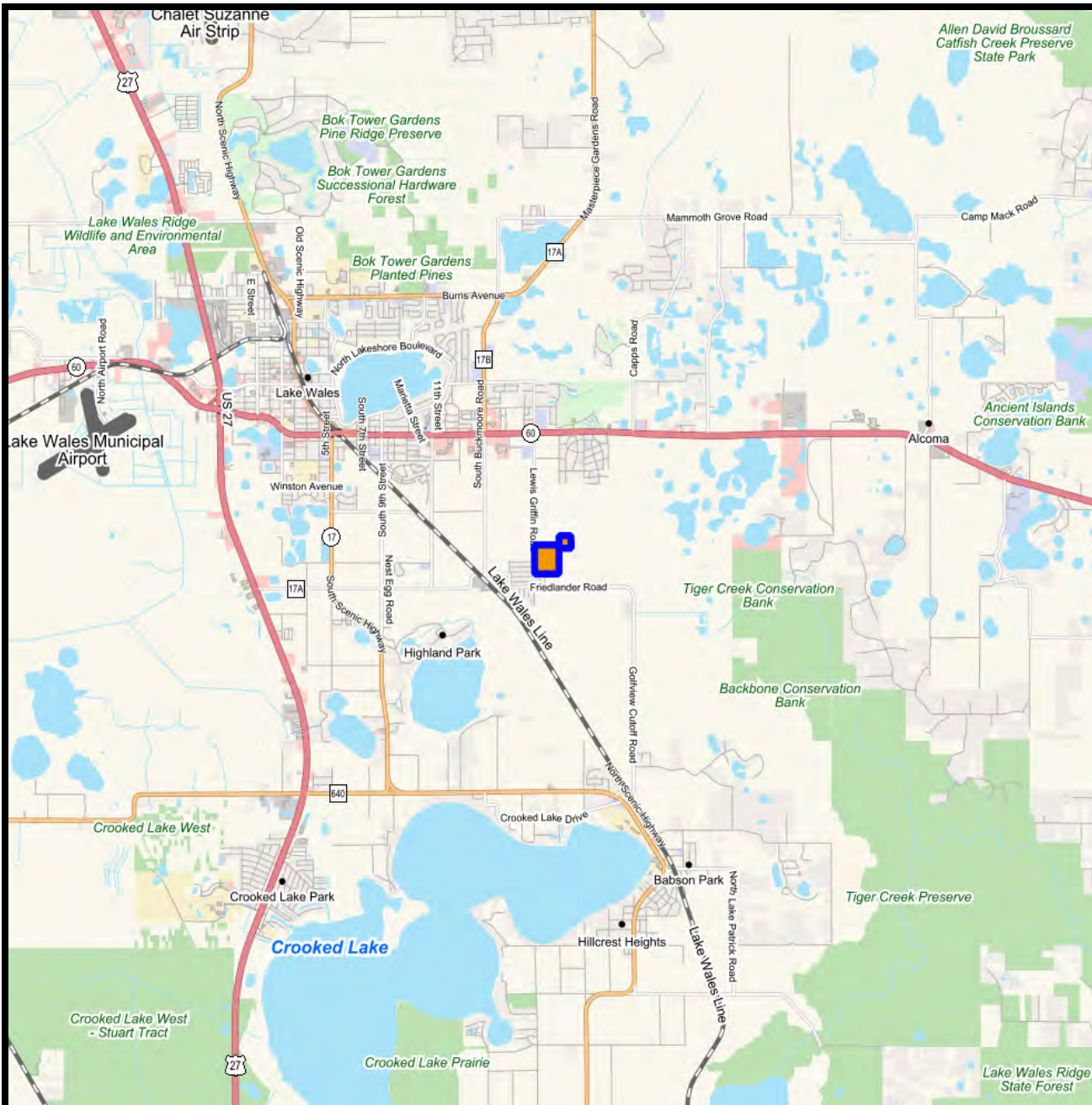


Contour

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Toll Roads
-  Interstates
-  US Roads
-  State Roads
-  County Roads
-  Streets MapWise
-  Interstates
-  Toll Roads
-  US Roads
-  State Roads
-  County Roads
-  Managed Lands FNAI
-  Five Foot Contours
-  Five Foot Contours2
-  Estuarine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine

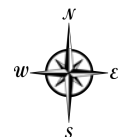


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Vicinity

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Water Labels
- Water Labels
- Water Labels



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DAVID HITCHCOCK ALC, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a Bachelor of Science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and Co-Captain of the 1973 Gator Football Team.

David is also an active bicyclist, both in road and mountain biking. He is married, a father of two daughters, and a grandfather of six.

David specializes in:

- Central and South Florida Agricultural Properties
- Agriculture Transitional Properties [Transition-To-Next-Use]
- Residential Development Properties

EDUCATION



CLAY TAYLOR, ALC

Senior Advisor

clay.taylor@svn.com

Direct: 863.774.3532 | **Cell:** 863.224.0835

PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRE for 15 years now. Before that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. For the last 10 years, he was the defensive coordinator, where he helped lead the Dreadnaughts team to six State Championships and the "mythical" National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Before that, he attended and played football at Carson Newman College in Jefferson TN, and the University of Central Florida in Orlando, FL.

Clay is a member of the National RLI [Realtor's Land Institute] and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR [Florida Association of Realtors®], the NAR [National Association of Realtors®], the LAR [Lakeland Association of Realtors®], and the CID [Commercial & Industrial Division of LAR].

Clay's interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

Clay specializes in:

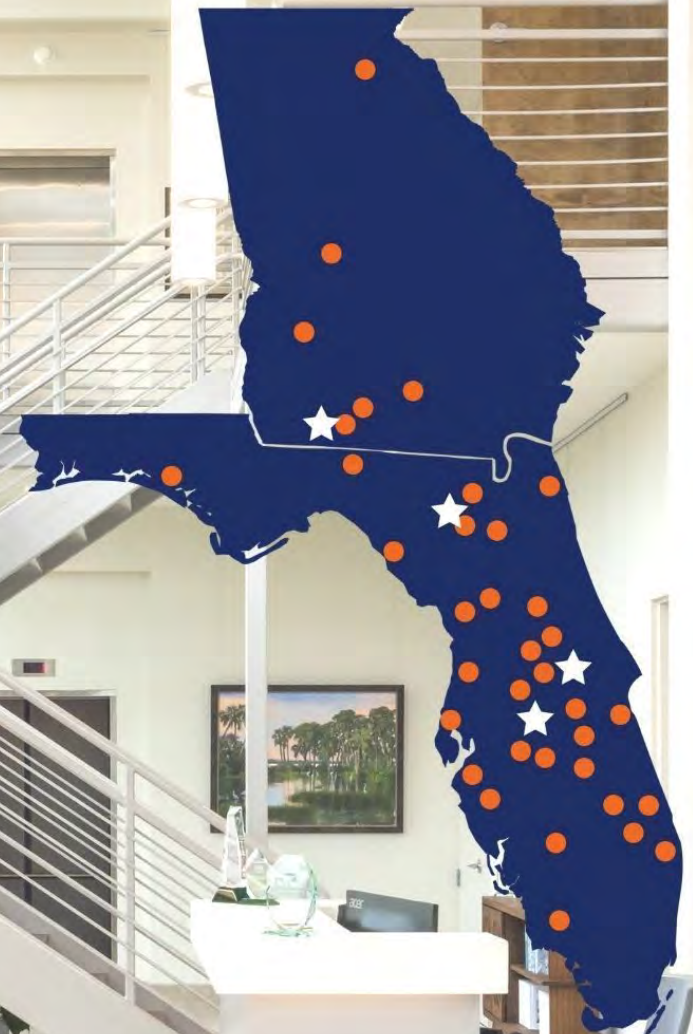
- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land

EDUCATION

- 2020 SVN® Achiever Award
- 2020 SVN Elite Sales Advisor
- 2016 CBC Circle of Distinction – BRONZE
- 2015 CBC Circle of Distinction – SILVER
- 2015 RLI Peer-to-Peer Networking Award/Overall Collaboration [National]
- 2014 CBC Circle of Distinction – BRONZE
- 2013 CBC Top 2% Sales Professional
- 2013 National Commercial Award by National Association of Realtors®
- 2013 RLI Peer-to-Peer Networking Award/Overall Collaboration [National]

Advisor & Office **LOCATIONS**

Our company includes over 70 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 11 Certified Commercial Investment Member (CCIM) designees and 9 Accredited Land Consultant (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.



★ **HEADQUARTERS**

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★ **ORLANDO**

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

★ **NORTH FLORIDA**

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

★ **GEORGIA**

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600



For more information visit SVNsaunders.com

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