



# Lake Bella Road Transitional Land

2751 Lake Bella Rd, Lake Wales, Florida 33859

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Lake Bella Road



## PROPERTY OVERVIEW



### Sale Price

**\$399,000**

### Property Overview

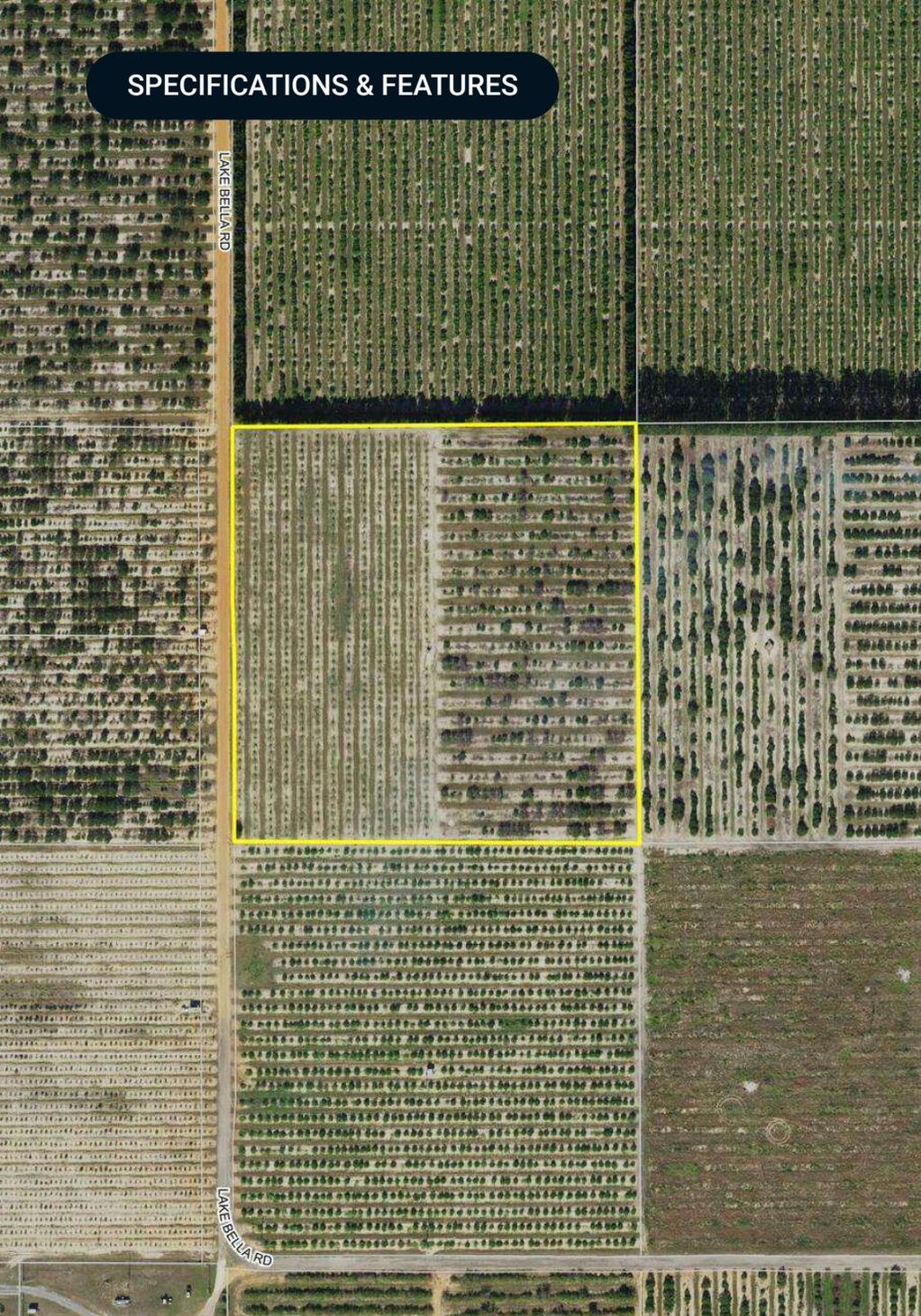
This site is approximately 10 acres located along Lake Bella Road and about 1 mile east of US Highway 27. The property is a former Valencia orange grove with a well and electric pump on site. It's in a great location as it is in proximity to major developments that are underway in the Lake Wales area.

### Offering Summary

Acreage:	9.91 ± Acres
Price / Acre:	± \$40,262
State:	Florida
City:	Lake Wales
County:	Polk
Zoning:	Agricultural Rural Residential (A/RR)
Property Taxes:	\$1,879.93 (2024)
Road Frontage:	660 ± FT (Lake Bella Rd)
Property Type:	Land: Citrus, Residential Development
Parcel ID:	27-30-23-000000-011030

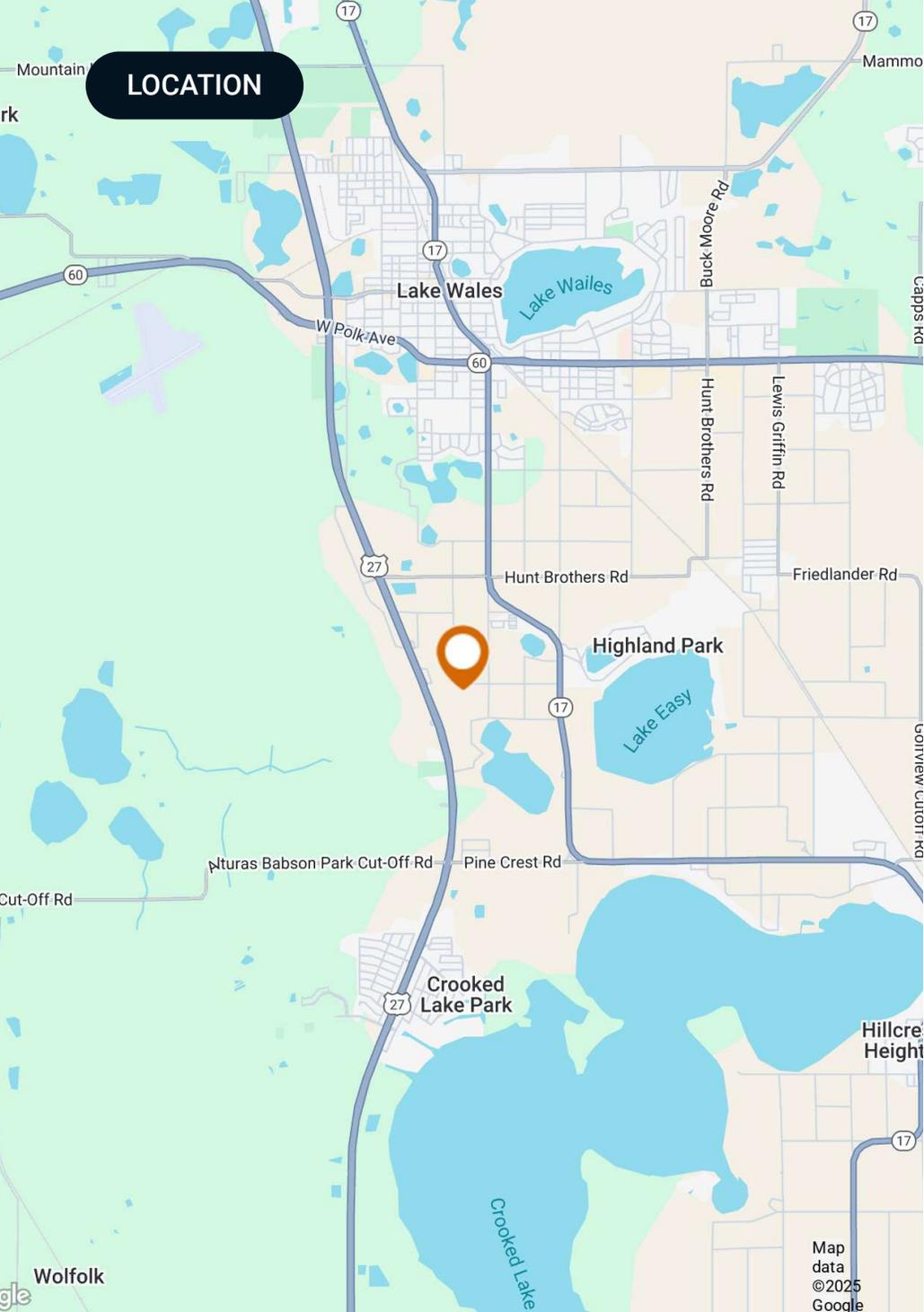
The current future land use is Agricultural Rural Residential (A/RR) which allows for one (1) dwelling unit per 5 acres. Additionally, the property is contiguous to the city limits of Lake Wales which creates an opportunity for this site to be annexed and potentially achieve a higher density. Water is nearby along US 27. Sewer is 1.5 miles north of the site along Scenic Hwy and will come down as properties are developed.

## SPECIFICATIONS & FEATURES



## Specifications & Features

Land Types:	<ul style="list-style-type: none"><li>• Citrus</li><li>• Residential Development</li></ul>
Uplands / Wetlands:	All Uplands / No Wetlands
Soil Types:	Candler Sand
Taxes & Tax Year:	\$171.73 (2024)
Zoning / FLU:	Agriculture/Residential-Rural
Water Source & Utilities:	Water nearby along US Hwy 27, Sewer 1.5 ± miles north along Scenic Hwy
Road Frontage:	660 ± FT along Lake Bella Road
Nearest Point of Interest:	Scenic Hwy US Hwy 27 & State Rd 60 Interchange Major retailers such as Walmart, Publix, & Aldi Advent Health Lake Wales Hospital Bok Tower Gardens
Current Use:	Former orange grove



## Location & Driving Directions

**Parcel:** 27-30-23-000000-011030

**GPS:** 27.863814, -81.584397

**Driving Directions:** From State Rd 60 & US Hwy 27 interchange; head south for 2 ± miles; then turn left onto Candle Rd; go 1/2 a mile then turn right onto Lake Bella Rd and continue for 1,300 FT; the property will be on your left

**Showing Instructions:** Contact Listing Agent

# Lake Wales Development Map

**Proposed**

**Approved**

**Under Construction**

**Delivered**

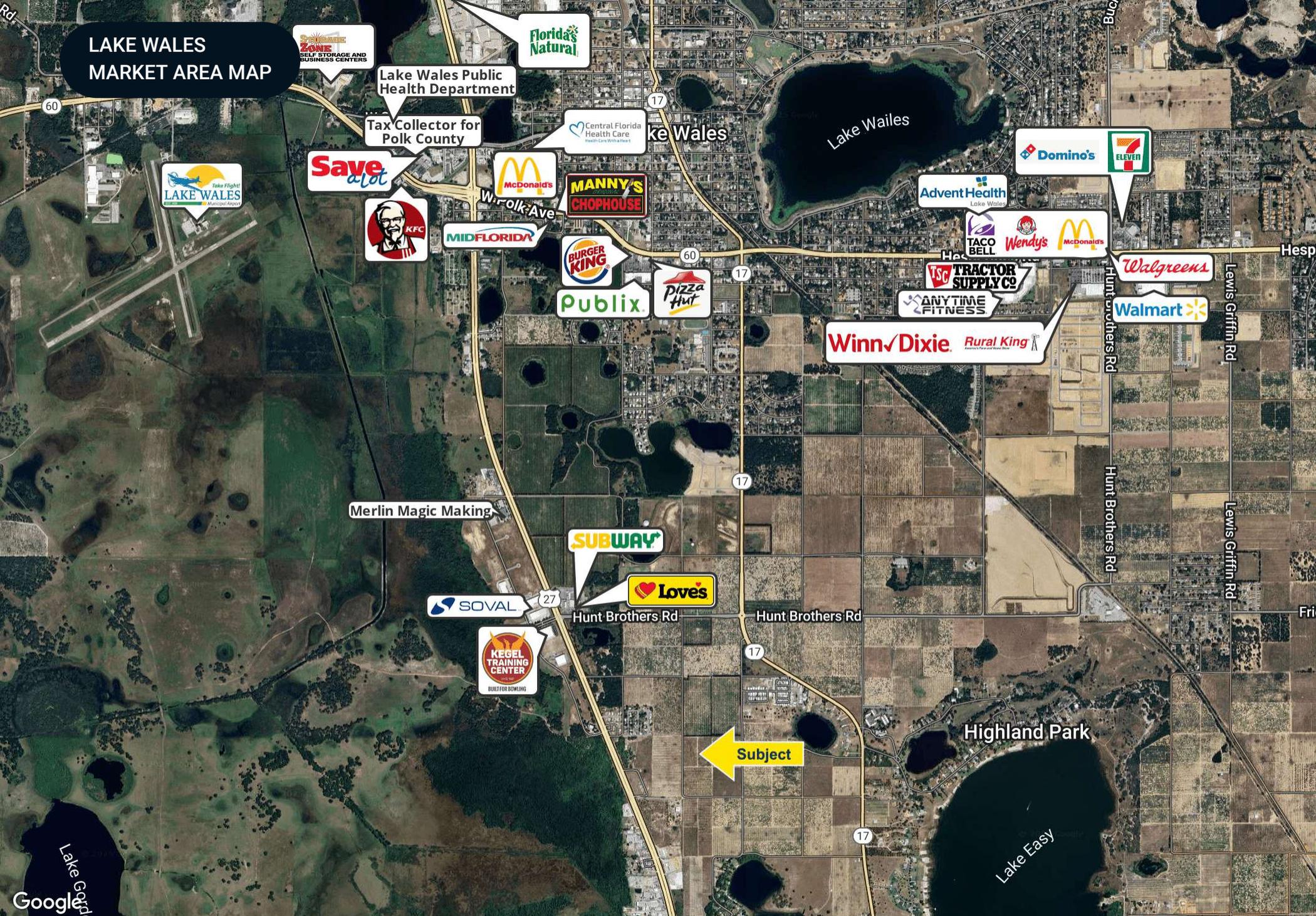
- 1 South Pointe Elementary School delivered September 2023 ± 127,000 SF
- 2 Peace Creek Reserve - 120 Townhomes
- 3 Peace Creek Reserve Subdivision - 553 SFR Units
- 4 Peace Creek Village - 286 SFR Units & 38 Townhomes
- 5 Peace Crossing 6,100 SFR/Multifamily Units & 725,000 SF of Commercial Space
- 6 Harper Estates - 61 SFR Units
- 7 Tri Tower Storage - Expansion of Self Storage 17,600 SF
- 8 Ridgecrest 1,020 SFR Units & 9 Acres Commercial Dev
- 9 Belle Lago - 46 SFR Units
- 10 Steeple Chase - 250 SFR Units & 68 Townhomes
- 11 The Groves at Orchard Hills - 392 SFR Units & 2.07 Commercial Acres
- 12 Advance Drainage Systems Facility
- 13 Hunt Club Grove North 334 SFR Units
- 14 Taylor Groves Subdivision - 108 SFR Units
- 15 Robins Run - 156 SFR Units
- 16 Sunset Reserve - 349 SFR Units
- 17 Leighton Landing - 46 SFR Units
- 18 Iron Mountain - 42 SFR & 250 Townhome & 228 Multifamily Units
- 19 Tower Heights - 42 SFR Units

- 20 Babson Court - 23 SFR Units
- 21 Citrus Place - 79 SFR Units
- 22 Caloosa Ridge - 36 SFR Units
- 23 Bok Estates - 280 SFR Units
- 24 Buckmoore Heights - 100 SFR Units
- 25 Seasons at Mabel Place - 142 SFR Units
- 26 Hunt Club Grove South (Phase 1) - 213 SFR Units
- 27 Lake Wales Estates - 57 Townhomes & 7 SFR Units
- 28 Oakridge - 276 Multifamily Units
- 29 Leomas Landing - 336 SFR Units
- 30 Robins Walk - 33 SFR Units
- 31 Whispering Ridge Phase 2 - 129 SFR Units
- 32 Hickory Ridge - 85 SFR Units
- 33 Forest Lake - 62 Townhomes & 223 SFR Units
- 34 Hunter's Glen - 480 Multifamily Units
- 35 CF Kinney Road Development - 45 SFR Units
- 36 Lake Alta Infill Project - 7 Two Story Cottage Units
- 37 Valencia Hills - 654 MHP & 143 SFR Units
- 38 Regis Lake Wales - 272 Multifamily Units
- 39 Timberlane Development - 45 SFR Units
- 40 Belleview Drive Subdivision - 155 SFR Units
- 41 Panera Bread Restaurant
- 42 Chipotle Restaurant
- 43 Starbucks
- 44 Harding Ave Mixed Use Development
- 45 Lake Wales Commons - Commercial & Res Development
- 46 Mammoth Grove Road Subdivision - 82 SFR Units
- 47 Preserve at Lake Ashton North - 500 Multifamily Units & Commercial Development

Created by: Maricruz Gutierrez 863.978.3751



# LAKE WALES MARKET AREA MAP



Merlin Magic Making

SUBWAY

Loves

SOVAL

KEGEL TRAINING CENTER  
BUILT FOR BOWLING

Subject

ADDITIONAL PHOTOS





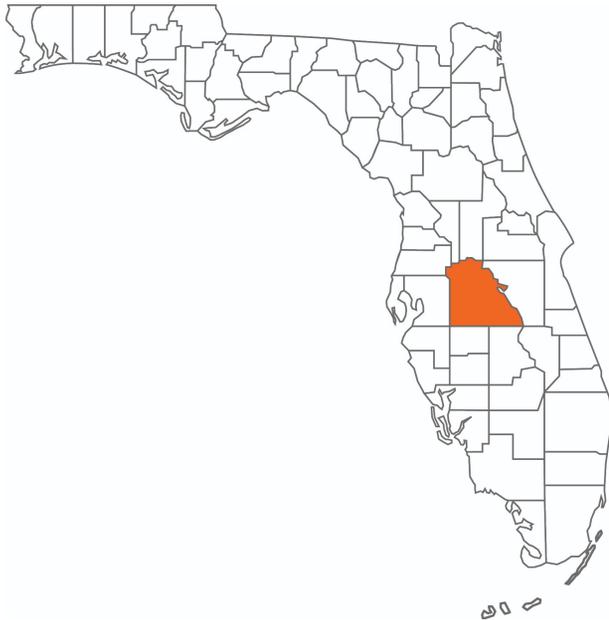
17 Lake Bella Road





## Polk County

FLORIDA



<b>Founded</b>	1861	<b>Density</b>	386.5 (2019)
<b>County Seat</b>	Bartow	<b>Population</b>	775,084 (2023)
<b>Area</b>	1,875 sq. mi.	<b>Website</b>	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



# Lake Wales

POLK COUNTY

<b>Founded</b>	1917
<b>Population</b>	16,774 (2023)
<b>Area</b>	14
<b>Website</b>	<a href="http://lakewalesfl.gov">lakewalesfl.gov</a>
<b>Major Employers</b>	NuCor Steel AdventHealth Florida's Natural Growers Peterson Industries

The city of Lake Wales, Florida was officially incorporated in April 1917. The city developed quickly when in 1925, the Atlantic Coast Line Railroad constructed a new railway connecting Haines City to Everglades City. With the development of this line, a new depot was opened in Lake Wales.

Located west of Lake Kissimmee and east of Tampa, the city of Lake Wales is part of the Lakeland–Winter Haven Metropolitan Statistical Area of Central Florida. The city is geographically located near the center of Florida’s peninsula, right on the Lake Wales Ridge upland area. Currently, 9 million people live within 100 miles of the city.

The city of Lake Wales serves as an excellent location for commercial real estate. Featuring tenants like Kegel, Merlin Entertainment, TruGreen, and AT&T, the Lake Wales Commerce and Technology Park is on the busy U.S. Route 27 just south of the city. Bok Tower Gardens is a nearby national historic landmark featuring a 205 foot carillon tower atop one of Florida's highest points.



## ADVISOR BIOGRAPHY



### Maricruz Gutierrez Mejia

Associate Advisor

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## Professional Background

Maricruz Gutierrez Mejia is an advisor at Saunders Real Estate.

As a Lake Wales native, Maricruz possesses a unique understanding of Florida's multifaceted commercial real estate market. In her role as an advisor, Maricruz's depth of expertise spans across a variety of commercial property types, specializing in investment sales and site selection.

Maricruz's real estate journey began at the University of Central Florida where she would earn her Bachelor of Science degree in real estate in 2022. During her time at UCF, she not only excelled academically, but she also actively contributed to the real estate community as a proud member of the UCF Real Estate Society.

Maricruz is also an active member of CREW Orlando, Central Florida's premier business organization for women in commercial real estate and its related fields. CREW Orlando is dedicated to driving transformation within the commercial real estate industry by advancing women and other underrepresented groups. Her excellence and ambition were further recognized when she was awarded the prestigious 2022 CREW Orlando Scholarship. Maricruz is also a member of the UCREW Committee whose mission is to introduce college students to the diverse opportunities in commercial real estate.

As a graduate of the LEDC Summer Leadership Class, along with her numerous other accomplishments, Maricruz continually builds upon her leadership skills and industry expertise. Each of her experiences have equipped Maricruz with the tools necessary to excel in commercial real estate, allowing her to provide clients with the highest level of service and guidance.

Maricruz specializes in:

- Commercial Properties
- Investment Sales
- Site Selection



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