

**FOR SALE**

**BROCHURE**

# Organic Farm Business Opportunity

3510 Walk in Water Road, Lake Wales, FL 33898



**kw** WINTER  
HAVEN  
KELLERWILLIAMS

Each Office is Independently Owned and Operated



**the REYESgroup**

**David Reyes P.A.**

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SL679127, Florida

# OFFERING SUMMARY

3510 Walk in Water Road, Lake Wales, FL 33898



## Price: \$ 750,000

**Real Estate to be purchased separately in lease option period**

**Address:** 3510 Walk in Water Road, Lake Wales, FL 33898

**ARPN:** 29-30-32-000000-032010

**Lot Size:** 4.99 +/- Acres

**Zoning:** Agricultural / Rural Residential (A/RR)

**Traffic Count:** 18,600 on Highway 60

LAKE WEOHYAKAPKA

## Highlights

- Business Purchase opportunity with a lease to own option in place with the current real estate owner
- 5+ acre Organic farming operation opportunity
- New Hydroponic buildings installed with the hydroponics expected to be fully operational in March 2026
- New plants expected in March 2026
- Current Irrigation pipes, pump house, pump system, generator, propage tank, and numerous buildings included in the sale.



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# PROPERTY DESCRIPTION

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Located just 16 minutes from the heart of Lake Wales, Florida, this nearly 5-acre organic farming operation presents a rare opportunity to acquire a turnkey agricultural business with expansion potential. The operation is situated in a well-known agricultural and recreational area, near the Lake Aurora Christian Camp and Retreat Center and just minutes from Lake Weohyakapka (Walk-in-Water), home to Uncle Joe's Fish Camp and the growing community of Indian Lake Estates.

The farm is conveniently located on Walk-in-Water Road, just off Highway 60—one of Florida's primary east-west corridors—providing excellent access for transporting goods to market throughout Central and South Florida.

Included in the offering are the existing organic crops and all on-site operational improvements and infrastructure. The operation features a fully developed organic farming setup, including irrigation piping, pump house, pump system, generator, propagation tank, and multiple support buildings. Newly installed hydroponic buildings are in place, with systems expected to be fully operational by March 2026, along with new plants scheduled for installation at that time.

The farming operation is currently run by a tenant under a lease-to-own agreement with the property owner, creating an attractive opportunity for an owner-operator or investor seeking an established business with a defined path to long-term site control.



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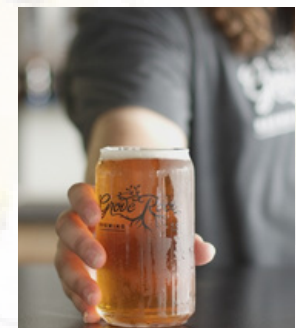
# Location Description

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The property is located in Lake Wales, Florida, a historic and picturesque community in eastern Polk County, known for its natural beauty, agricultural roots, and small-town charm.

Lake Wales offers a unique blend of outdoor recreation, cultural attractions, and steady economic growth. The area is home to renowned destinations such as Bok Tower Gardens, Lake Kissimmee State Park, and the Lake Wales Ridge—one of Florida's most distinctive natural landscapes. Nearby attractions also include LEGOLAND® Florida Resort and Peppa Pig Theme Park, as well as the growing recreational corridor surrounding Lake Weohyakapka (Walk-in-Water), popular for fishing, boating, and outdoor activities.

Over the past decade, Polk County has experienced significant growth driven by new residential development, expanding retail and dining options, and continued infrastructure investment. Lake Wales benefits from the county's strategic location between Tampa and Orlando, offering convenient access to both major metro areas while maintaining a strong sense of community. With its diverse economy, expanding tourism presence, and abundant outdoor amenities, Lake Wales and the surrounding region continue to attract residents, businesses, and visitors—positioning this area as one of Central Florida's most desirable places to live, work, and invest.



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# Site Photos

Photos reflective of February 5, 2026

3510 Walk in Water Road, Lake Wales, FL 33898



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# Site Photos

Previous photos of site

3510 Walk in Water Road, Lake Wales, FL 33898



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# Site Photos

Previous photos of site from 2024-2025

3510 Walk in Water Road, Lake Wales, FL 33898



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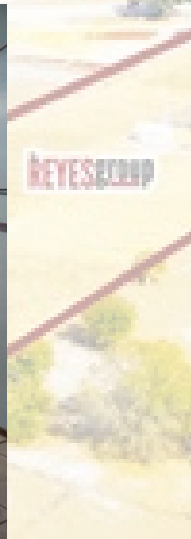
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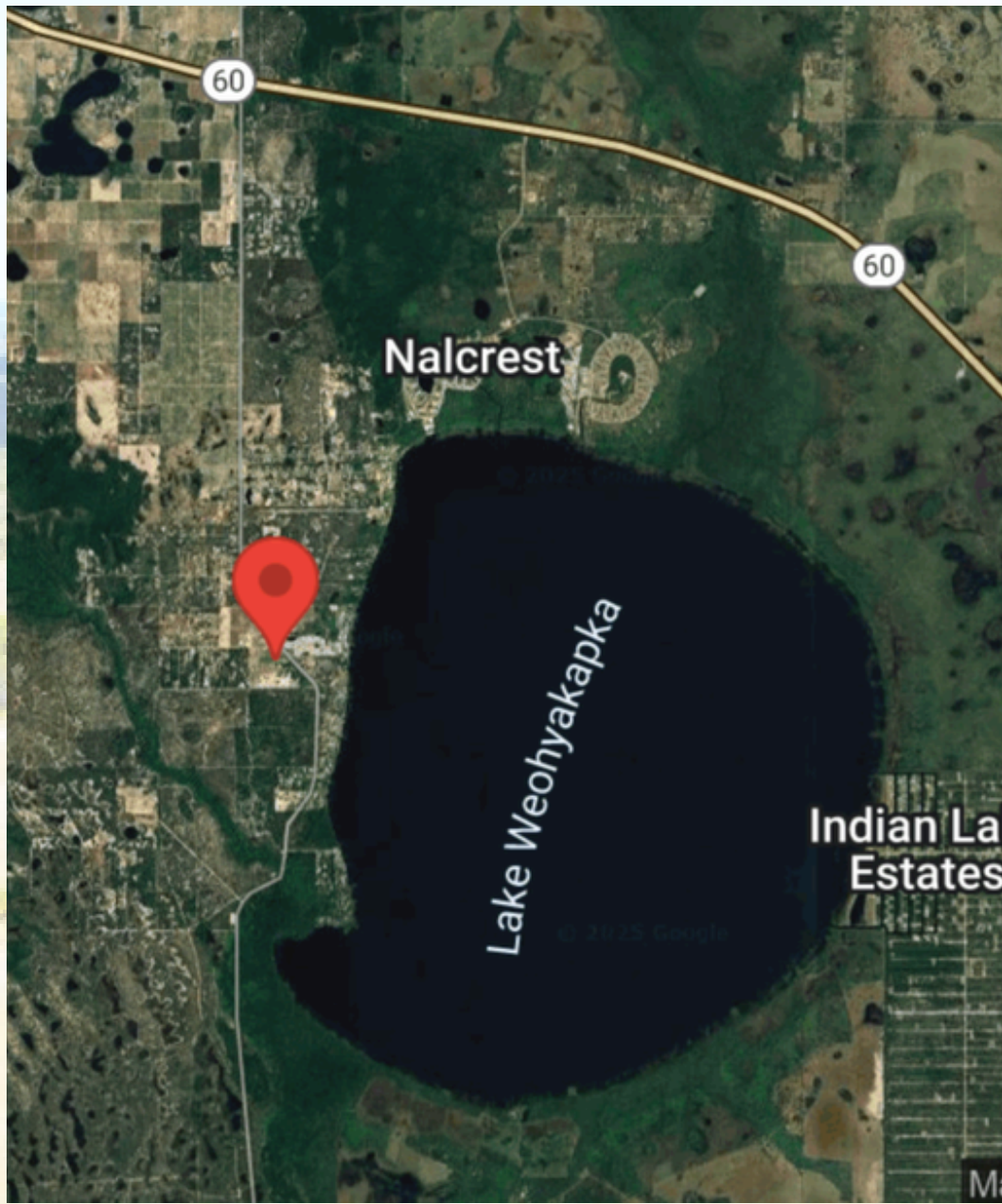
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# Location Map

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# DEMOGRAPHICS

3510 Walk in Water Road, Lake Wales, FL 33898

## Population

	1 Mile	3 Mile	5 Mile
Total Population	N/A	2,275	6,692
Male	N/A	1,081	3,144
Female	N/A	1,194	3,548



## County Population

Current Population	64,714
Projected by 2030	888,400 - 977,200
Net New Jobs needed by 2030	64,714



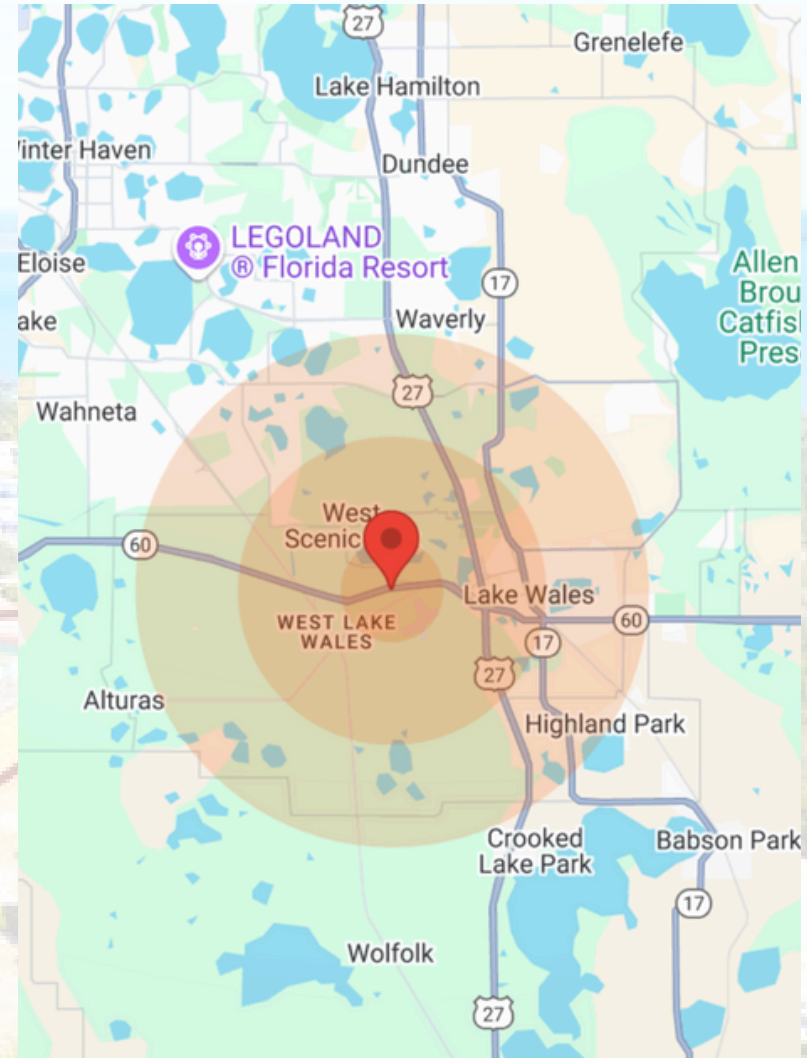
## Income

	1 Mile	3 Mile	5 Mile
Median Income	N/A	\$31,375	\$37,099



## Housing

	1 Mile	3 Mile	5 Mile
Total Units	N/A	1,221	5,351
Occupied	N/A	982	3,258
Vacant	N/A	239	2,093



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**REYESgroup**

David Reyes is the Owner and Director of The Reyes Group at Keller Williams Winter Haven. For over 21 years he has faithfully served the home and business owners of Polk County as a highly qualified and dedicated commercial and residential specialist.

He guides commercial buyers, sellers, investors, and developers of office spaces, retail locations, raw land, multi-family lots, residential investments, and property management to pursue ultimate commercial opportunities that will continue their business success.

David is dedicated to serving both first-time and repeat residential clients by compassionately walking his customers through the processes of home buying, renting, and selling. David finds joy in guiding customers to finding a home that perfectly fits their lifestyle, goals, and future.

With over \$14 Million in individual sales since 2016, David is highly regarded by the leadership of Keller Williams, his past and current clients, and professionals in the field. He was personally awarded Top Monthly Listings Closed multiple times in 2019 and has since led his team to be awarded Top Listings Taken in May 2020. He is consistently a Top 10% Producer in East Polk County and in the leaderboard for Top 3% in Listing Volume.

After receiving his degree in Human Resource and Management from Trinity International University, David moved to Polk County with his high school sweetheart, Susie, in 1994 where they are now raising their six beautiful children.

David is passionate about real estate and compassionately serving the community. He is confident that his team will intentionally serve you with integrity, professionalism, and dedication to meet all of your buying and selling needs!



# DISCLAIMER

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