



FOR SALE
LAKE WALES
COMMERCIAL/INDUSTRIAL SITE
\$2,200,000

12± ACRES ON US-27 | HIGH-TRAFFIC LCI SITE - LAKE WALES, FL

US HIGHWAY 27, LAKE WALES, FL 33859



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CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



SALE PRICE **\$2,200,000**

OFFERING SUMMARY

Listing Price	\$2,200,000
Acres	12 Acres
Price Per Acre	\$183,333
County	Polk
Zoning	LCI
Utilities	Electricity, Water, Sewer, Telephone
Taxes	\$5,466
Parcel IDs	272921000000021060, 272921000000021070
Coordinates	27.9422895, -81.6133292
Frontage	400 ft
Sewer	Yes

PROPERTY OVERVIEW

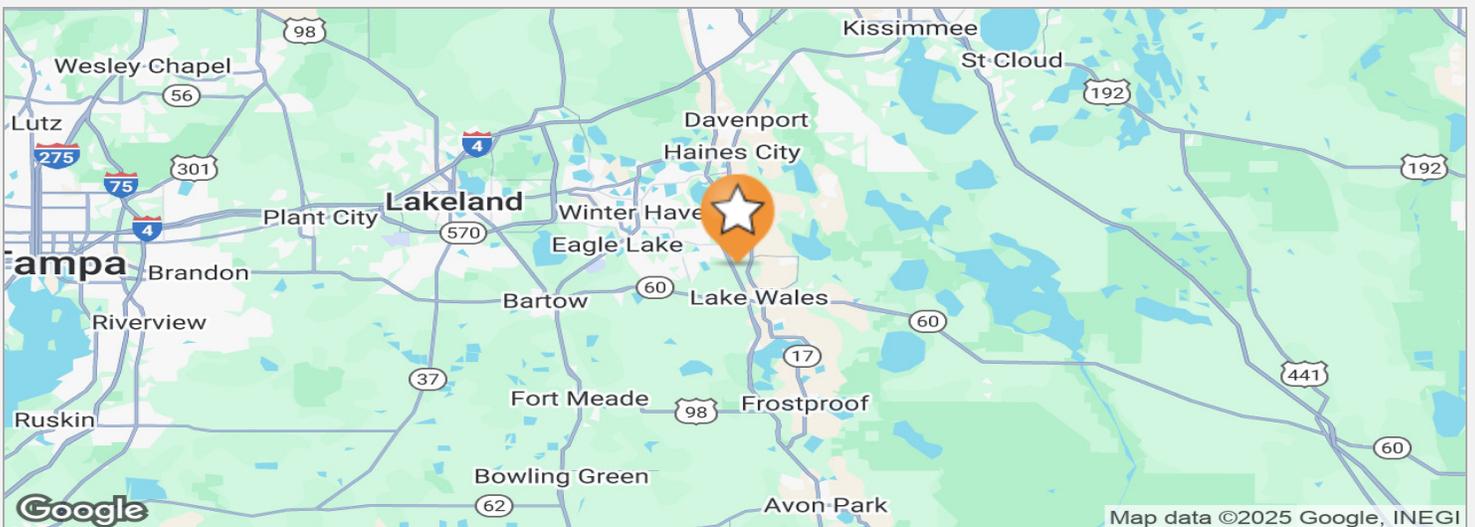
The property consists of 12 acres located on US 27 in Lake Wales, Florida, with both zoning and Future Land Use (FLU) designated as LCI - Limited Commercial Industrial. This LCI classification supports low-traffic commercial and industrial uses along major corridors, accommodating businesses such as storage facilities, light manufacturing operations, and auto dealerships. With a high traffic count of approximately 43,000 vehicles per day, the site offers excellent visibility and access, making it a wonderful opportunity for an investor or end user. Electricity, Water, Sewer, Telephone available near site.

PROPERTY HIGHLIGHTS

- Located on US 27 Lake Wales, FL
- 43,000 cars per day traffic count
- Zoning and FLU are LCI
- Many commercial and industrial Uses
- Electricity, Water, Sewer, Telephone available

Additional Photos



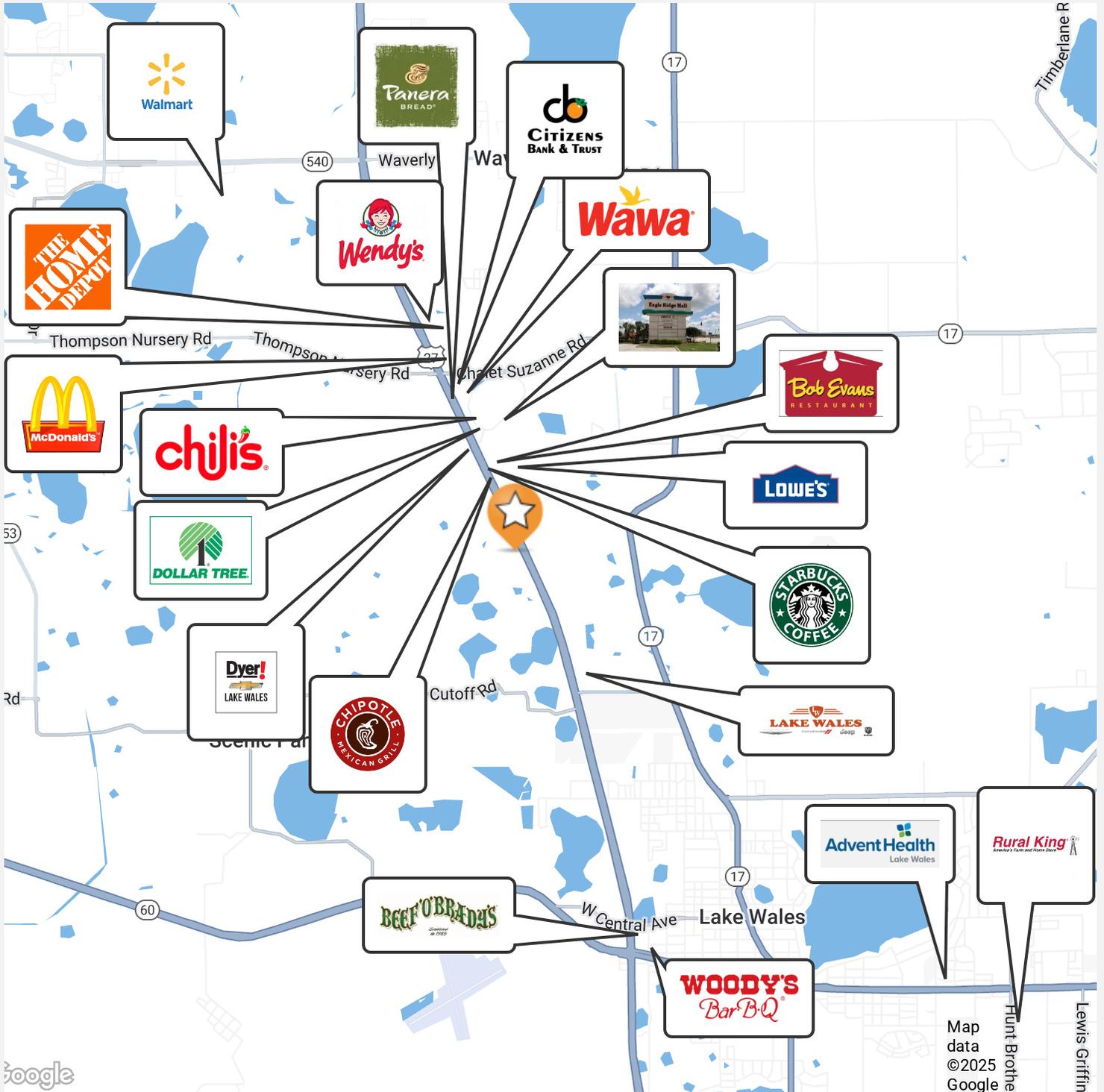


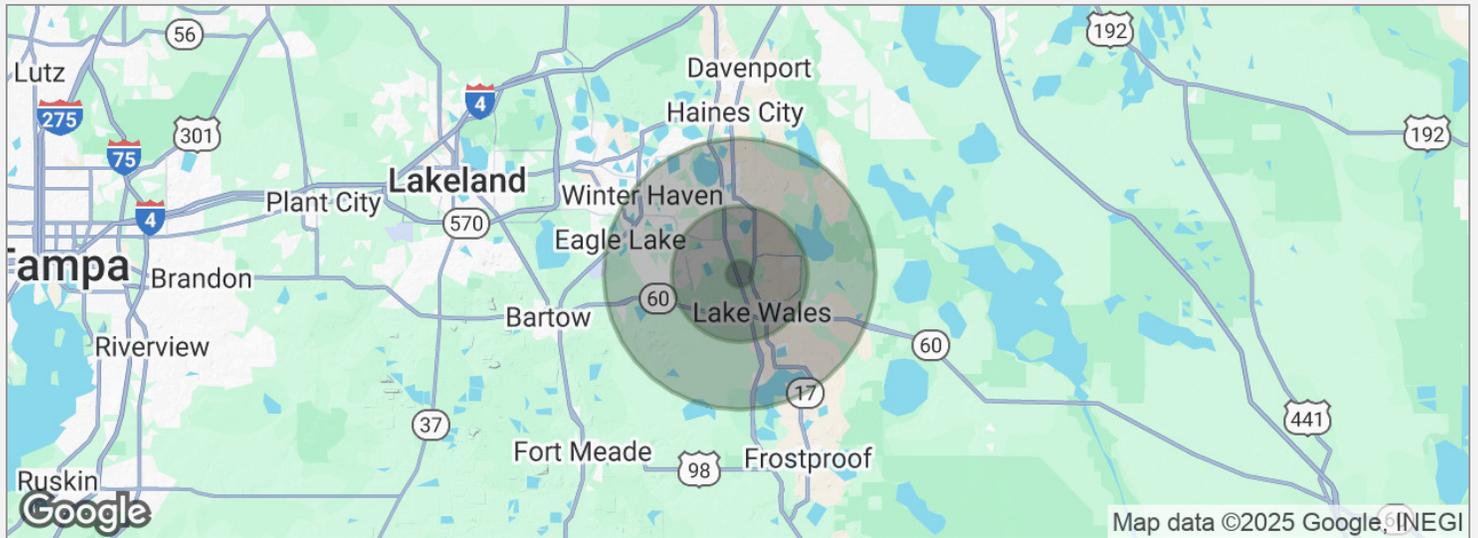
DRIVE TIMES

- 7 minutes to Lake Wales
- 19 minutes to downtown Winter Haven
- 30 minutes to Avon Park
- 67 minutes to Orlando
- 78 minutes to Tampa

DRIVING DIRECTIONS

From Thompson Nursery Road and US 27 Lake Wales, Travel south 1.10 miles on US 27 to property on east side of the road.





POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,527	46,760	163,989
Median age	56	45	43
Median age (male)	56	44	41
Median age (Female)	57	46	43
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	781	18,934	63,049
# of persons per HH	2	2.5	2.6
Average HH income	\$49,405	\$72,207	\$75,888
Average house value	\$201,980	\$277,568	\$282,264

* Demographic data derived from 2020 ACS - US Census

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Broker



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PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.