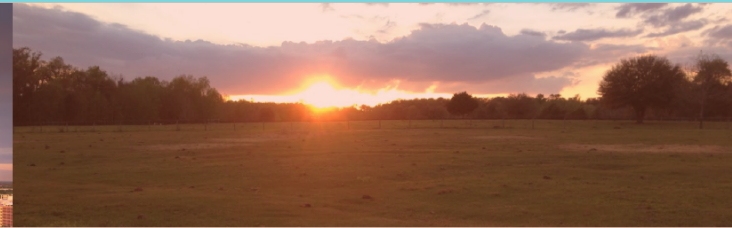
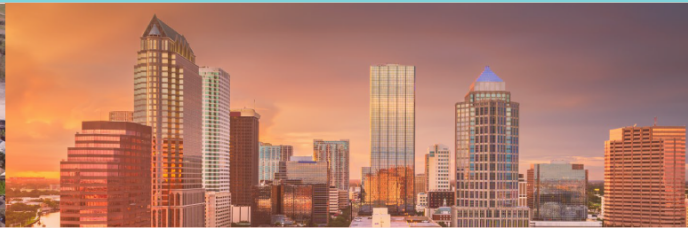


# We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase 19.18 acres of vacant residential land on Scenic Highway in Lake Wales. The current land use is A/RR (Agricultural/Residential Rural). However, the City of Lake Wales surrounds the property and annexation into the City could result in residential zoning. The surrounding properties are zoned similarly.

The property appears to be high and dry, but there is a noticeable depression in the middle that is shown as being in the flood zone. Per SWFWMD, there is one 8" well.

## LOCATION DESCRIPTION

The property is located at the corner of Scenic Highway (State Road 17) and C.F. Kinney Road in Lake Wales in Polk County. It's across the street from the Dinner Lake Shores community and one half-mile north of Chalet Suzanne Road.

The property is centrally located as it's only a few miles from Winter Haven, Dundee, and Haines City. Schools, medical, and local shopping, including Eagle Ridge Mall, are in close proximity. Also, its location allows for easy commutes to attractions like Legoland (10 minutes), Disney World (45 minutes), and Universal Studios (50+ minutes). Lastly, both Tampa and Orlando are within one hour.

## PROPERTY SIZE

19.18 Acres

## FUTURE LAND USE

A/RR

## PRICE

\$900,000

## BROKER CONTACT INFO

**J. Michael Strahan, ALC, CCIM, MAB**

Broker Associate

813.287.8787 x5

[michael@thedirt dog.com](mailto:michael@thedirt dog.com)



# Aerial Overlay



# Aerial



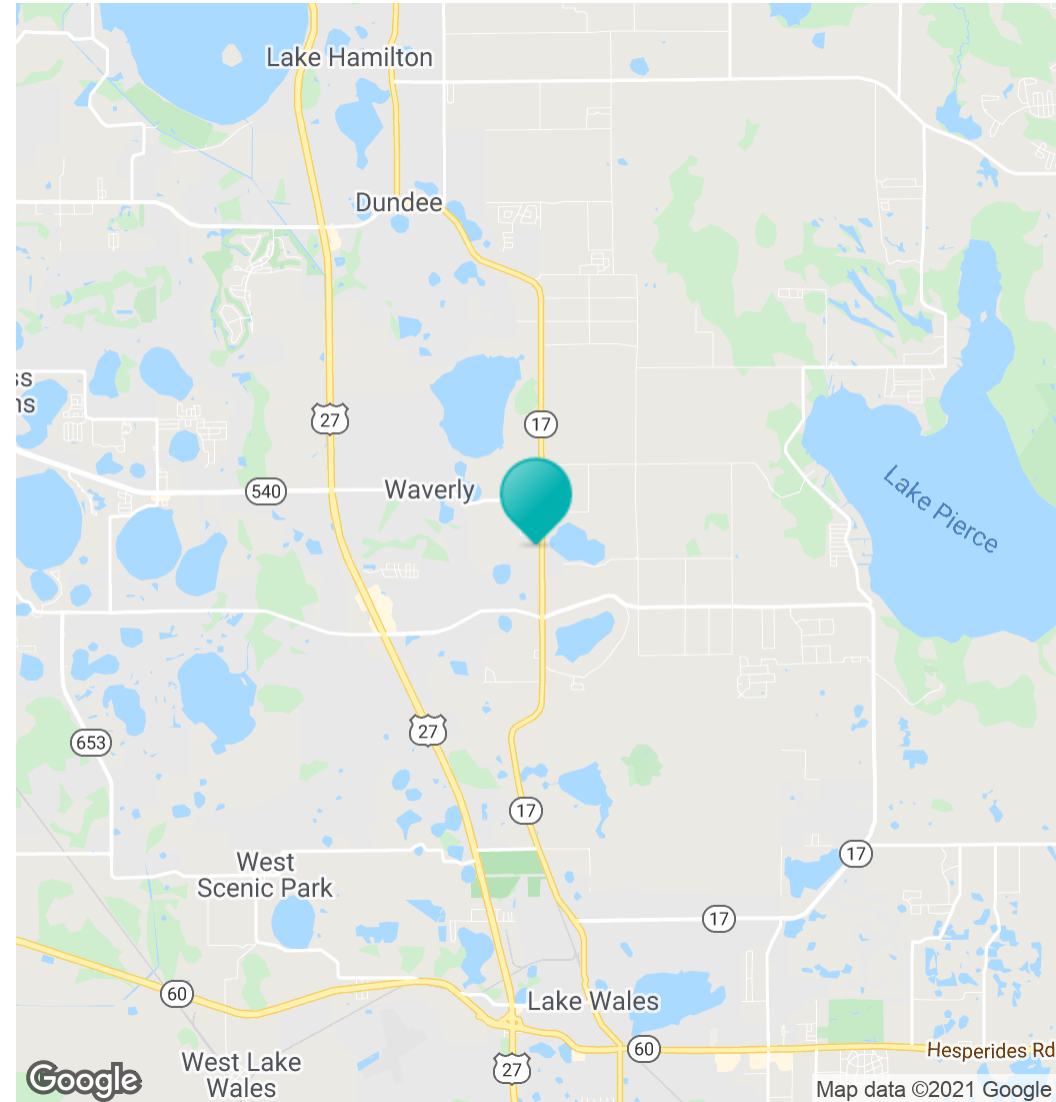
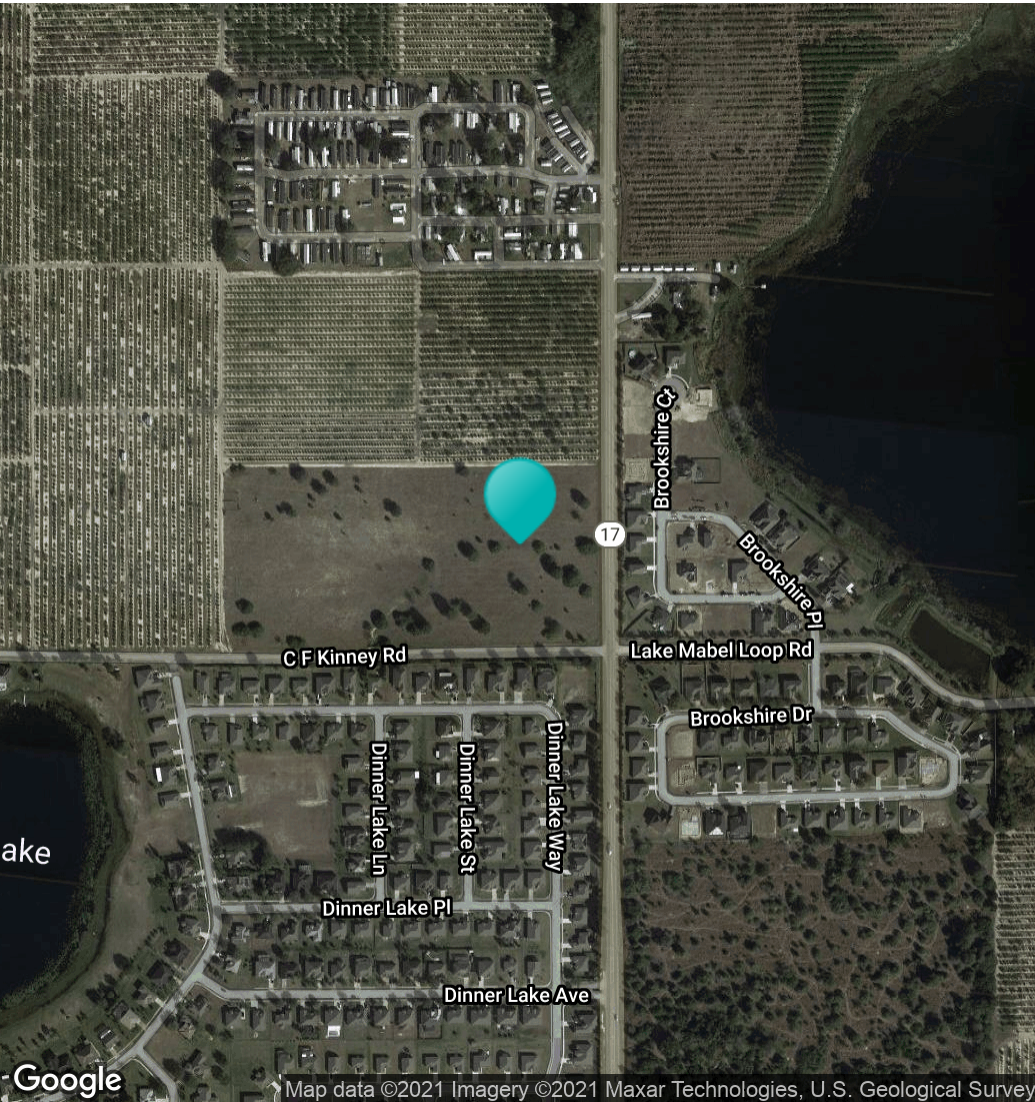
# Aerials



# Retailer Map



# Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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