

Proposed exit from Hwy. 60 for the Central Polk Parkway  
 2,300 Ft. Frontage FL Midland Rail and near Rail siding  
 City of Lake Wales would encourage annexation and Re-zoning

3,923 Ft. Frontage 4 Lane Hwy. 60  
 Natural Gas pipeline on site  
 New CSX Model Rail Complex short distance West  
 Traffic count (2015) E 12,500 W 12,500.

3,441 Ft. Frontage West Lake Wales Rd. South  
 Active Lake Wales airport will handle small jets  
 Pasture & billboard sign lease income

**LOCATION, LOCATION, LOCATION!** One of the prime requisites in Real Estate! Hwy. 60 is the main East/West corridor in Central FL. And **if** the Parkway is completed, this property will be readily accessible from Hwy. 60 to I-4, both North and South! Development at this location and possibly utilizing rail, will open up this area! **PRICE IS \$ 4,800,000.** and property is shown by appointment to pre-qualified buyers. North side 60 parcel can be sold separate \$ 500,000.



**DISTANCES:**

### 1-1/4 Hour-Tampa Int. Airport

### 1 Hour Orlando Int. Airport

### 3-1/2 Hours Miami

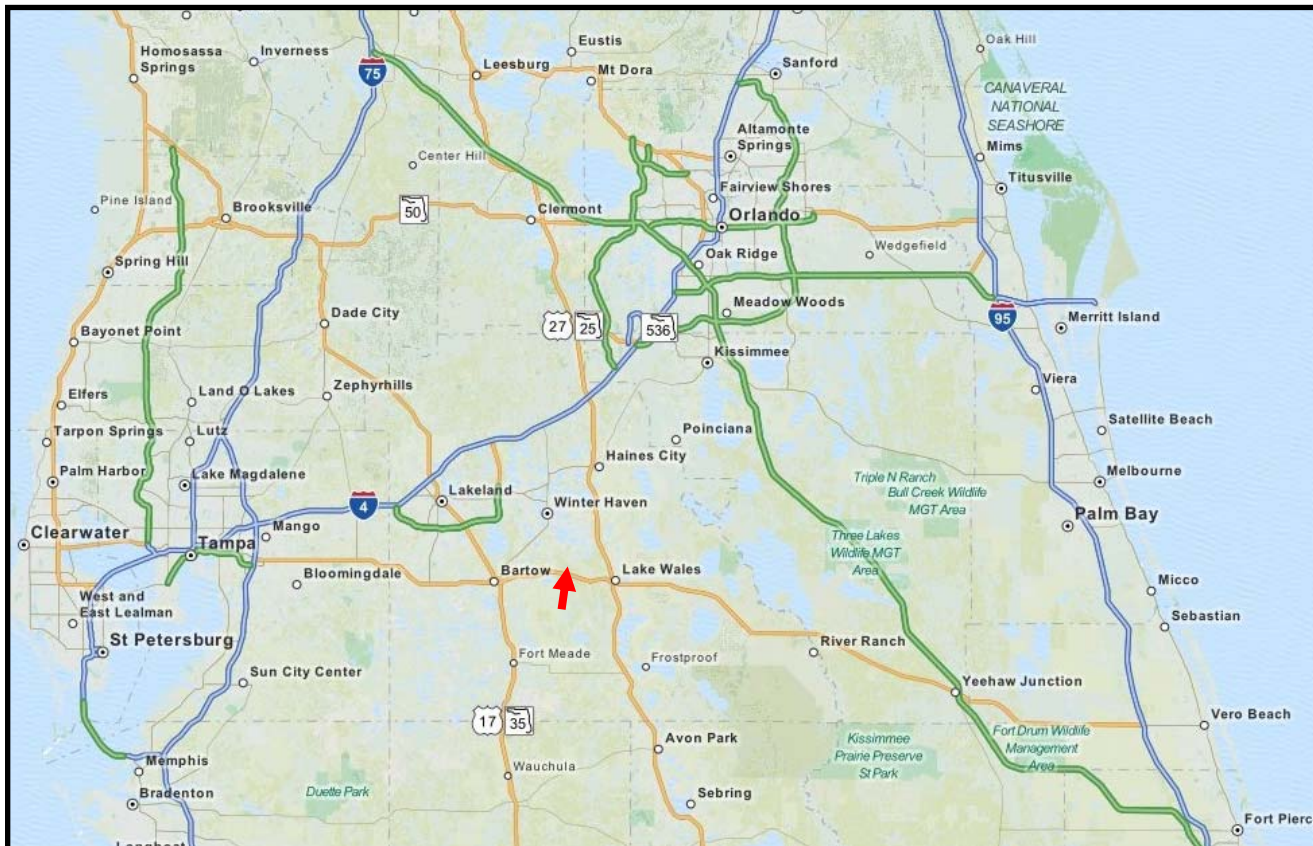
**1-3/4 Hours Ft. Pierce, FL**

**3-1/2 Hours Florida/Georgia line**

**Note the location of this property. It is centrally located in Florida, great access to major highways, airports and shipping yards as well as the new CSX Railway Integrated Logistics Center which has changed product movement in most of Florida. This CSX operation is just a short distance North-west of this location and access intersection is just to the West.**

**Easy access to US 27 (major North/South corridor) Highway 60 frontage, access to I-4, I-75 and Florida Turnpike.**

**The property is about 3 miles West of Lake Wales, FL and 10+- miles to Bartow, the County seat.**



**Polk County Property taxes have increased.**

**2015 Property taxes for this property \$ 2,202.**

**The property Appraiser indicates:**

**95.229 Acres Improved Pasture**

### **.63 Acre Residential area**

### 16.1 Grove being converted to pasture

**86.95 Acres Marsh including unimproved pasture**

**The value in this property is in rail siding potential, 4 lane Hwy. 60 frontage on both sides highway, West Lake Wales Road frontage, close proximity to the CSX Logistics Park, short distance to the LakeWales airport and the potential for future designed access to the proposed Central FL. Polk Parkway.**



Property is located on the North and South side of 4 lane Hwy. 60 and includes 3,441 ft. frontage on the West Lake Wales Road.



Looking South on the West Lake Wales

Road, the property is on the left.

The 45 acres on the right side of the road has been recently sold to a trucking facility that is associated with CSX.

This property for sale has sufficient major highway frontage and an intersection to support several businesses or a large commercial/industrial complex., plus the potential for possible rail siding (new or existing)



This 3 bedroom, 2 bath home was built in 1948 and has been very tastefully updated while saving the historic features. The attached CB single car garage includes an office area and 1/2 bath. Detailed information is available for the home and other storage buildings following inspection of the property by a qualified prospect.



This Florida Gas Transmission line runs through the property via a 30' wide easement. This is a natural gas line, buried deep and it is Inter-state moving gas from where it is produced, Texas, Louisiana, etc. to Florida covering the East and West coasts and down to Miami.

Additional information is available regarding this utility.

This utility can be an asset to the property as a company utilizing great amounts of Natural Gas could tap into this line. If large amounts of gas are not required, a local gas utility company services are available.

This gas line location is shown on owner's survey and has never been a problem in utilization of the property.



South of the main residence is a 2 car garage and this was part of the owner's parents residence.

There is electric service available and a 4" residential well.



This is the Southwest corner of the property.

There is gated access at this point and this area of the property immediately adjoins the Florida Midland rail right of way.

There is a rail siding just west of this area and it very active.





**THIS PROPERTY IS PRICED AT \$4,800,000.** and at this time, the owners have not been willing to divide it with the exception of the 5+ acre citrus grove on the North side of Hwy. 60.

The City of Lake Wales has been quite positive as to annexing property and encouraging development, especially if it would create jobs.

The city owns an industrial park on US 27 but restrictions there make it undesirable to some type businesses and it would appear that this property might be more adaptable to a more flexible and diversified use.

**DISCLAIMER NOTICE:** Any information provided or implied in this package is obtained from sources that I consider reliable; however, I am not responsible for mis-statement of facts, errors, omissions, prior sales, leases, easements, changes in price, zoning changes or withdrawal from market without notice. This office is not responsible for verification of property boundaries, wetlands or scrub verification, soils or sub-soils, oil, mineral or air rights, determination of flood hazard areas, underground hazards such as sink holes, buried tanks, gas, oil, electric or communication lines, depth and quality of any irrigation or drinking wells or any contamination or existing concerns not readily available to the public, Buyer, Seller or Brokers. This office will provide a list of firms available for environmental assessments if you so request.

The Comprehensive Plan that is now effective in Florida has made a drastic change in our land use and development as we knew it in the past. County and/or City Planning verification for intended use is recommended. A buyer should personally confirm that the intended purchase meets their present zoning and land use requirements and any intended future use.

Real Estate investments contain risk. It is also suggested that potential buyers investigate and inspect this property, obtain any professional advice their intended project would indicate such as contractors, building inspectors, engineers, Planners, CPA, assessment and environmental firms and various local, state and federal regulatory agencies to fully evaluate the property. This should include your personal confirmation of present zoning, future land use, air rights, road frontage and road designations, availability of utilities, easements, deed restrictions, services and all other regulations or changes that may effect the intended use.

If this listing includes agricultural products, the buyer should consult professionals in that field to evaluate that portion of the property. Feasibility studies and home inspections are recommended.

Information from the City of Lake Wales as to possible annexation and zoning and land use as commercial or industrial, availability of city water, etc. A copy of the soils map showing soil types, locations, etc. A copy of information for the location of the proposed Central Polk Parkway. Detailed information regarding the home and improvements Information as to income from the 2 highway billboard signs and the leasing of the pasture area. Contact information for the Florida Gas Transmission Co. LLC I have a copy of the owner's survey in my files