

17

Conceptual Entrance Imagery



Valencia Hills 55 + Active Lifestyle

17



# SHOVEL-READY 136 RESIDENTIAL ESTATE LOTS LAKE WALES

MASTERPIECE RD  
LAKE WALES, FL 33898

CONTACT:  
LORENA CORDERO  
BROKER  
C: (863) 412-9288  
LORENA@CROSBYDIRT.COM

# INVESTMENT SUMMARY

# PROPERTY SUMMARY

## Shovel-Ready 136 Residential Estate Lots Lake Wales

This fully approved, shovel-ready subdivision offers 136 oversized estate-style single-family lots, presenting an exceptional opportunity for residential developers seeking a high-quality project in one of Central Florida's fastest-growing regions. With entitlements in place, construction can begin immediately.

Conveniently located along Scenic Highway 17, the property is positioned in a robust growth corridor and will be directly adjacent to a planned 5-star 55+ Active Lifestyle Community, enhancing long-term value and complementing the surrounding residential landscape. In addition, a planned 2.2-acre commercial site nearby will provide future residents with easy access to neighborhood retail and services—without requiring access to public roadways.



## PROPERTY HIGHLIGHTS

- Total 100'x125' Lots (45)
- Total 75'x125' Lots (91)
- Total Both Lot sizes (136)
- Fully approved, zoned and engineered

## Shovel-Ready 136 Residential Estate Lots Lake Wales

The information is believed to be accurate but has not been independently verified. No guarantees, warranties, or representations are made. It is your responsibility to verify the accuracy and completeness independently.

# PROPERTY OVERVIEW

## Shovel-Ready 136 Residential Estate Lots Lake Wales



### Shovel-Ready 136 Residential Estate Lots Lake Wales

The information is believed to be accurate but has not been independently verified. No guarantees, warranties, or representations are made. It is your responsibility to verify the accuracy and completeness independently.

# PROPERTY OVERVIEW

## LOCATION

Located in the heart of **Lake Wales, Florida**, Valencia Hills is a fully entitled, master-planned, mixed-use community offering exceptional potential for residential and commercial growth. Nestled along Scenic Highway 17 and just minutes from key attractions, this development spans over **51.3 +/- acres** of prime land, strategically positioned to benefit from the region's thriving economy and expanding infrastructure.

**Lake Wales is part of rapidly growing Polk County, the fastest growing County in the Nation** known for its robust business environment, excellent connectivity, and natural beauty. The city blends historical charm with modern convenience, making it attractive for families, businesses, and investors alike. Valencia Hills is fully annexed into the City of Lake Wales with an approved Planned Unit Development (PDP) site plan.

The Offering includes:

- **136-Lot Single-Family Home Subdivision:** Estate-sized lots for premium residential demand, fully entitled & engineered.

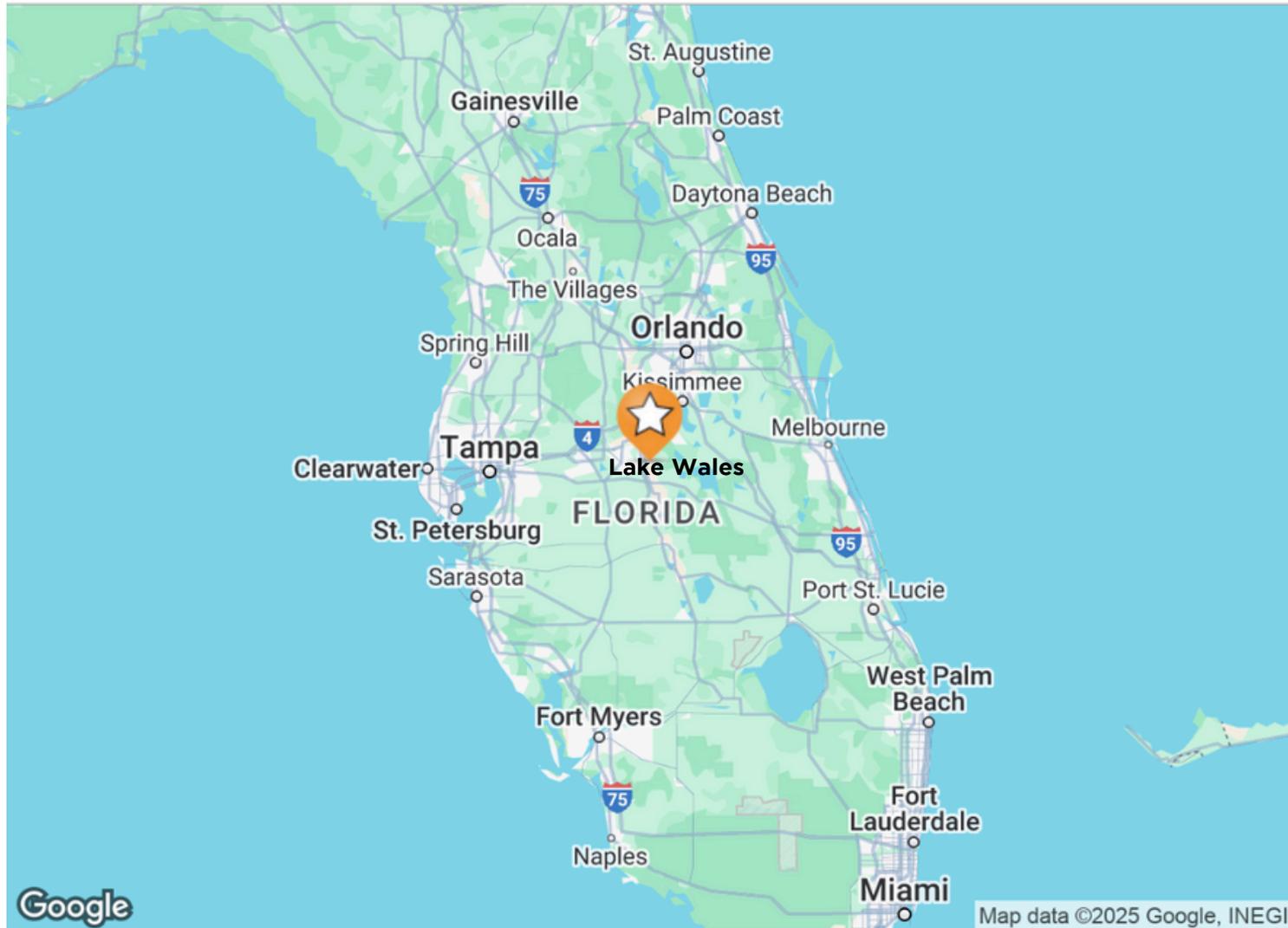
With natural lakefront amenities, seamless interconnectivity, and strategic zoning, Valencia Hills offers a unique opportunity for developers to capitalize on Florida's growing housing and commercial demands.

DESTINATION	DISTANCE
LEGOLAND®	12 miles
Interstate-4	18 miles
SunTrax	20 miles
Florida Poly University	22 miles
Lakeland	27 miles
Orlando	50 miles
Tampa	55 miles
Orlando Intl. Airport	58 miles
Tampa Intl. Airport	65 miles



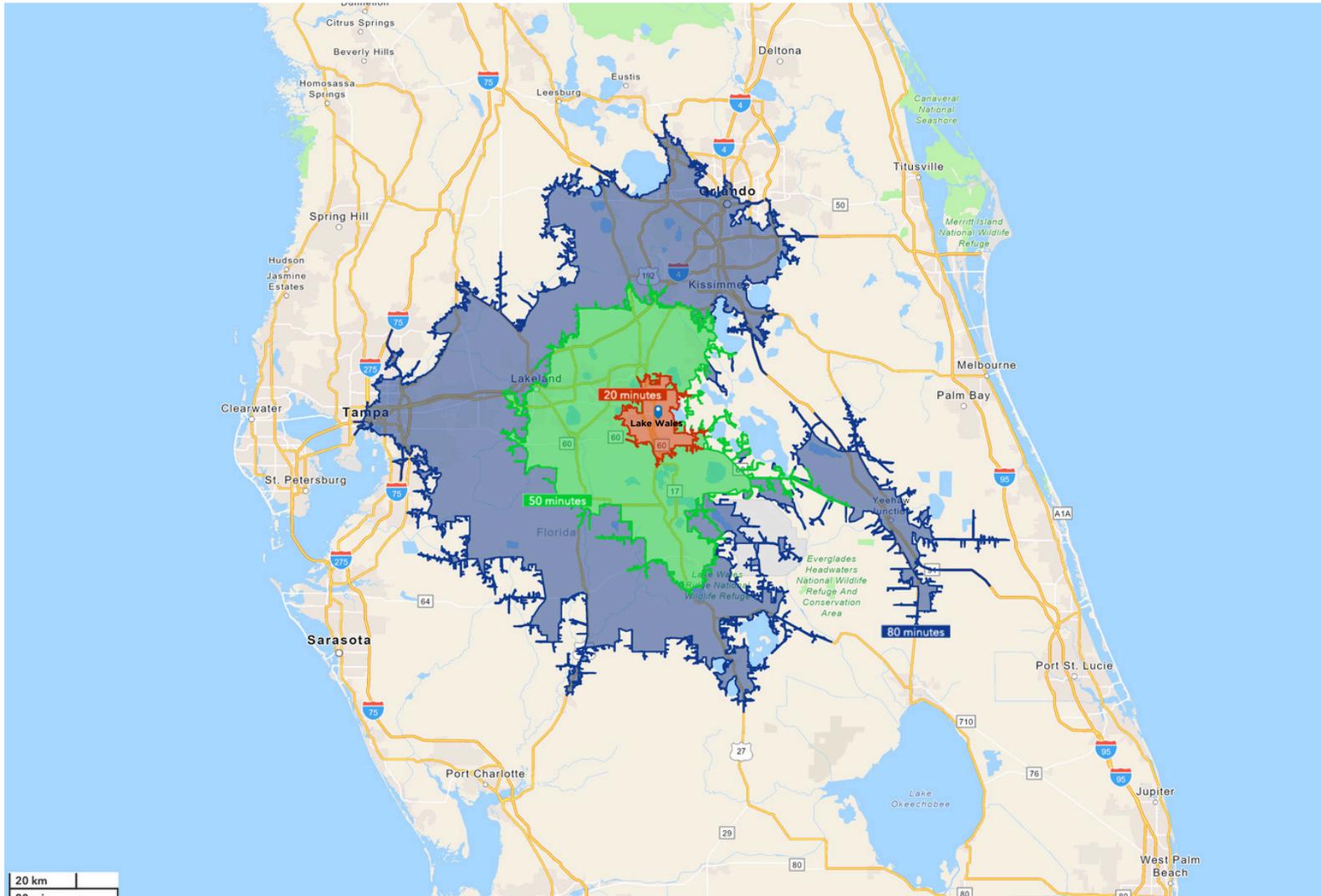
## Shovel-Ready 136 Residential Estate Lots Lake Wales

The information is believed to be accurate but has not been independently verified. No guarantees, warranties, or representations are made. It is your responsibility to verify the accuracy and completeness independently.



## Shovel-Ready 136 Residential Estate Lots Lake Wales

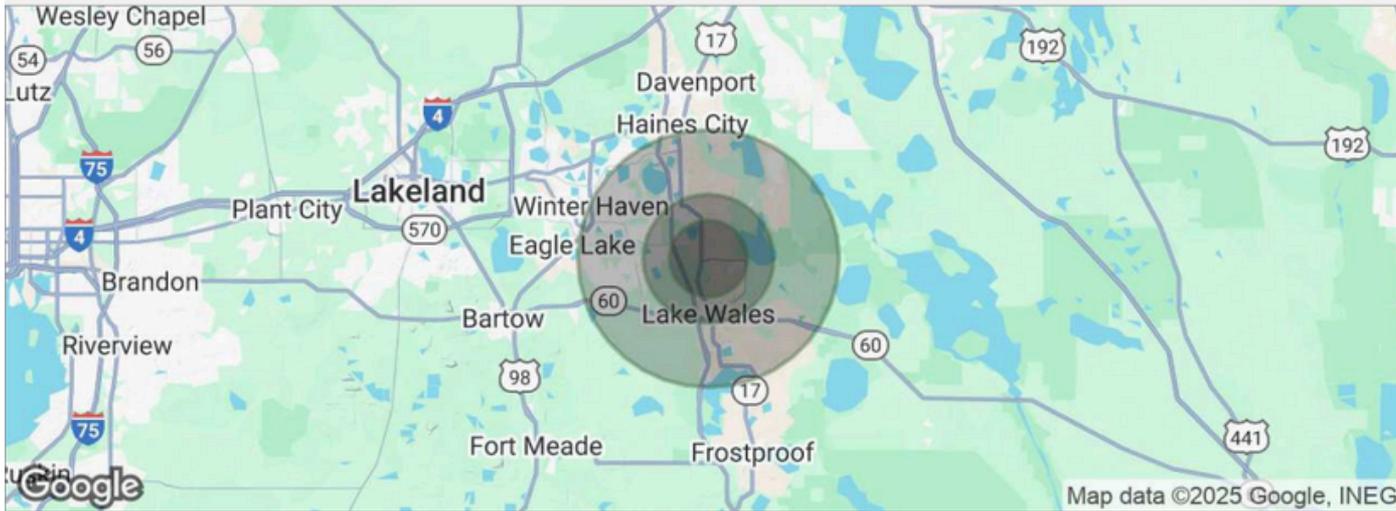
The information is believed to be accurate but has not been independently verified. No guarantees, warranties, or representations are made. It is your responsibility to verify the accuracy and completeness independently.



## Shovel-Ready 136 Residential Estate Lots Lake Wales

# MAP- RETAILERS





<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	11,147	45,203	184,997
Median age	46	45	43
Median age (male)	45	44	42
Median age (Female)	47	45	44
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	4,650	18,218	71,139
# of persons per HH	2.4	2.5	2.6
Average HH income	\$66,240	\$72,663	\$75,245
Average house value	\$264,446	\$280,189	\$276,954

# AERIALS & PHOTOS



## Shovel-Ready 136 Residential Estate Lots Lake Wales

The information is believed to be accurate but has not been independently verified. No guarantees, warranties, or representations are made. It is your responsibility to verify the accuracy and completeness independently.

# VALENCIA HILLS RENDERINGS

Main Entrance (Scenic Highway 17)



**Shovel-Ready 136 Residential Estate Lots Lake Wales**

**Page 10**

The information is believed to be accurate but has not been independently verified. No guarantees, warranties, or representations are made. It is your responsibility to verify the accuracy and completeness independently.

# LOCAL DEVELOPMENTS

## RESIDENTIAL

NEIGHBORHOOD	STATUS	SINGLE FAMILY	TOWN HOMES	365-DAY SALES PRICE	BUILDER	FEATURES	DISTANCE
FOREST LAKE	Construction	295		\$282,990 - \$359,990	KB HOMES	Swimming Pool, Cabana, Tot lot, & Walking Path	1.1 Miles
RESERVE AT FOREST LAKE	Construction		62	\$246,990 - \$282,990	KB HOMES	Swimming Pool, Cabana, Tot lot, & Walking Path	1.1 Miles
SEASONS AT MABEL PLACE	Developed	142		\$299,950 - \$354,173	RICHMOND HOMES	Swimming Pool	0.60 Miles
LEOMA'S LANDING	Developed / Construction	336		\$300,000 - \$350,000	LENNAR/ DR HORTON		0.80 Miles
ASHTON COVEY	Construction	111		\$304,990 - \$379,990	RYAN HOMES		8.1 Miles
PEACE CREEK RESERVE	Developed / Construction	553		\$269,990 - \$383,190	LENNAR	Swimming Pool & Playground	8.7 Miles
LEIGHTON LANDING	Developed / Construction	46		\$276,900 - \$411,900	SOUTHERN HOMES		6.1 Miles
TAYLOR GROVES	Developed / Construction	105		\$291,365 - \$353,000	DR HORTON		8.0 Miles
CRYSTAL LAKE PRESERVE	Developed	236		\$266,480 - \$303,990	RYAN HOMES		9.0 Miles
SEASONS AT HILLTOP	Developed	74		\$299,950 - \$348,802	RICHMOND HOMES		6.8 Miles
PEACE CROSSING	Entitled	2800 detached 550 attached	950		WINTER HAVEN CORP	6100 Mixed- Use units approved 1800 Apartment Units	4.8 Miles

### Shovel-Ready 136 Residential Estate Lots Lake Wales

# DISCLAIMER NOTICE

The material contained in this brochure is provided exclusively for the purpose of evaluating the potential purchase of the property described herein and is not to be used for any other purpose. This information may not, under any circumstances, be copied, reproduced, or disclosed to any third party without the prior written consent of Crosby & Associates, Inc. or the Property Owner. It is strictly intended for the recipient's personal review to assess the possible acquisition of the property.

The only parties authorized to represent the Owner in connection with the sale of this property are the designated agents of Crosby & Associates, Inc. listed in this brochure. No other individual or entity is authorized by the Owner to provide information or make any representations regarding this property beyond what is contained in this document. If the recipient of this brochure chooses not to pursue the purchase of the property, all materials must be returned to the agent upon request.

Neither Crosby & Associates, Inc. nor the Property Owner makes any representation or warranty, express or implied, as to the accuracy, completeness, or reliability of the information provided herein. This brochure may contain projections, estimates, or forward-looking statements regarding the property, which are based on assumptions that may or may not prove to be accurate. There is no assurance that any such estimates will be achieved.

All representations and warranties, if any, will be set forth in a final, fully executed purchase agreement between the buyer and the property owner. The recipient acknowledges that they are not entitled to rely on any information contained herein unless explicitly stated in such an agreement.

The information contained in this brochure is subject to change without notice. Neither Crosby & Associates, Inc., the Owner, nor any of their affiliates, employees, representatives, or agents shall be held liable for any inaccuracies or omissions. Recipients are encouraged to perform their own independent due diligence and analysis of the property.

All property showings are by appointment only.

Please contact your Crosby & Associates, Inc. agent for additional details.