



Lake Wales Commercial Acreage Along Scenic Hwy 17

0 Scenic Hwy N, Lake Wales, Florida 33853

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PROPERTY OVERVIEW



**Sale
Price**

\$1,500,000

Property Overview

Positioned along Scenic Hwy N in Lake Wales, FL, this prime parcel offers a compelling opportunity for commercial or industrial development. Zoned C-4 Neighborhood Commercial within the city limits of Lake Wales, the property provides flexibility for a wide range of uses.

Offering Summary

Acreage:	4.55 ± Acres
Price / Acre:	\$329,670
State:	Florida
City:	Lake Wales
County:	Polk
Property Type:	Commercial Land
Traffic Count:	17,900 Cars/Day
Road Frontage:	500 ± FT (Scenic Hwy)
Zoning:	C-4 Neighborhood Commercial (City of Lake Wales)
Property Taxes:	\$5,697.39 (2024)

Allowed uses include convenience stores, medical offices, personal services, retail, and many more. With a daily traffic count of approximately 17,900 vehicles, it offers excellent visibility and exposure along a major corridor. Whether you're expanding an existing operation or building a new facility from the ground up, this site delivers a solid foundation for growth. Take advantage of the location, zoning, and development potential that make this a standout investment opportunity.

LOCATION & ZONING DESCRIPTION



Location Description

Located in the heart of Central Florida, the area offers convenient access to major roadways and growing population centers. Positioned along Scenic Highway in Lake Wales, the location benefits from steady traffic flow and proximity to key destinations like Bok Tower Gardens, Historic Downtown Lake Wales, and Lake Wales Medical Center. Nearby US-27 connects the region to I-4, Orlando, and Tampa, making it ideal for logistics, retail, or service-based operations. The surrounding market is experiencing consistent residential and commercial growth, supported by a strong labor pool and ongoing infrastructure investment. This location presents a compelling opportunity for businesses seeking long-term value in a high-visibility, growth-oriented corridor.

Zoning Description

According to the City of Lake Wales Land Development code, the C-4 zoning district is designed to permit the development of local commercial areas to serve surrounding residential areas with small-scale convenience goods and personal services.

Permitted Uses

- Cultural Facilities
- Schools, athletic, training, or music
- Farming, crop 4 or nursery without retail sales
- Mobile Food Vending/Mobile Food Dispensing Vehicles
- Restaurants, eat-in/outdoor café takeout
- Medical office (one practitioner)
- Bank
- Bank with drive-up window
- Office, professional (except medical)
- Personal service
- Convenience store (incl. groceries, drugs, or liquor)
- Store, retail - up to 12,500 sq. ft./store
- Public facilities and offices

SPECIFICATIONS & FEATURES

33,000 ±
Cars/Day

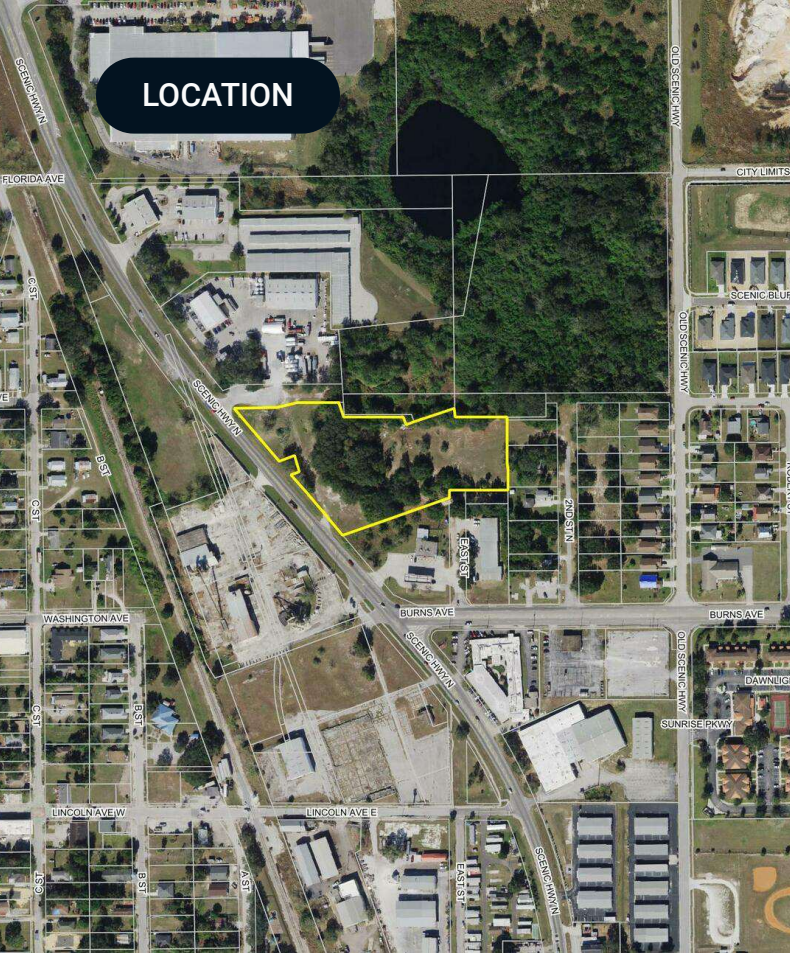


17,900 ±
Cars/Day

Specifications & Features

Uplands / Wetlands:	All Uplands
Soil Types:	Candler sand Tavares fine sand Candler-Urban land complex
Taxes & Tax Year:	\$5,697.39 (2024)
Zoning / FLU:	C-4 Neighborhood Commercial
Lake Frontage / Water Features:	None
Water Source & Utilities:	SWFWMD Service Area
Road Frontage:	500 FT (Scenic Hwy)
Nearest Point of Interest:	Bok Tower Gardens US Highway 27 State Road 60 AdventHealth Lake Wales Hospital
Fencing:	None
Current Use:	Vacant Commercial
Structures & Year Built:	None

LOCATION



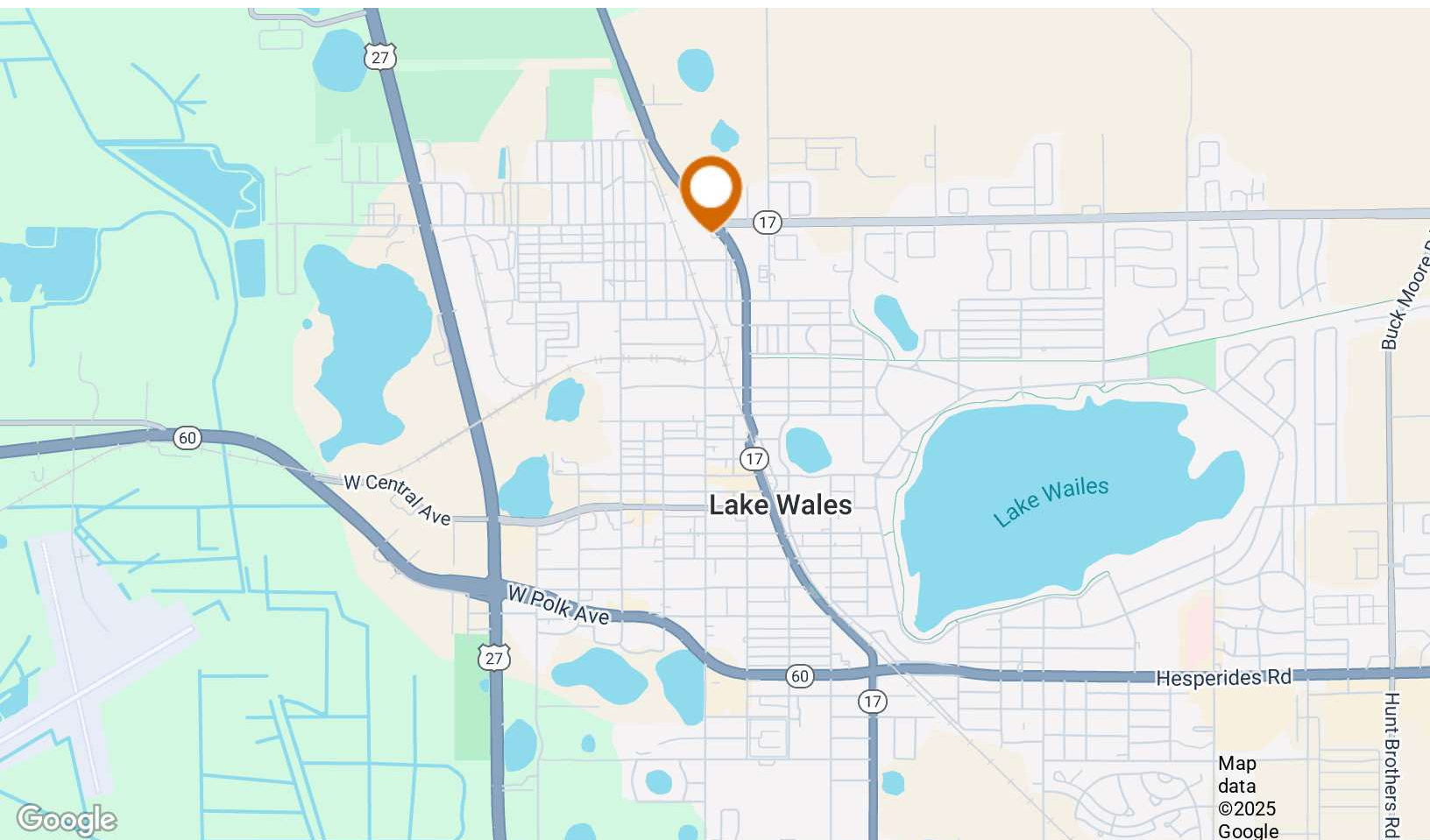
Location & Driving Directions

Parcel: 272935000000041010

GPS: 27.914867, -81.589334

Driving Directions: Head south on US 27; turn left onto E Mountain Lake Cutoff Rd; then turn right onto Scenic Hwy and continue 1 ± mile; the site will be on the left near the intersection with Burns Ave.

Showing Instructions: Contact Listing Agents



SURROUNDING DEVELOPMENTS MAP

Lake Wales Development Map

Proposed

Approved

Under Construction

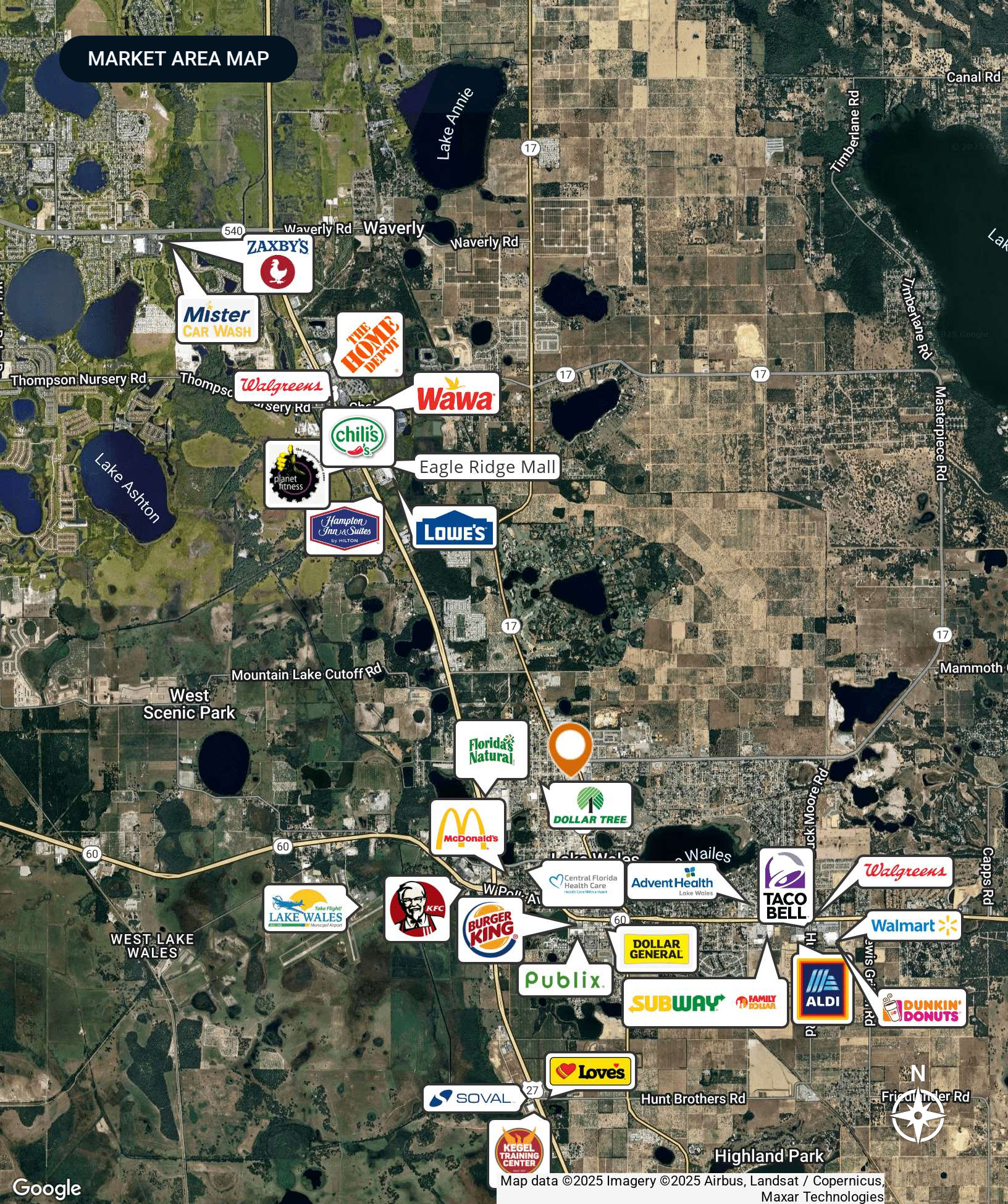
Delivered

- 1 South Pointe Elementary School delivered September 2023 ± 127,000 SF
- 2 Peace Creek Reserve - 120 Townhomes
- 3 Peace Creek Reserve Subdivision - 553 SFR Units
- 4 Peace Creek Village - 286 SFR Units & 38 Townhomes
- 5 Peace Crossing 6,100 SFR/Multifamily Units & 725,000 SF of Commercial Space
- 6 Harper Estates - 61 SFR Units
- 7 Tri Tower Storage - Expansion of Self Storage 17,600 SF
- 8 Ridgecrest 1,020 SFR Units & 9 Acres Commercial Dev
- 9 Belle Lago - 46 SFR Units
- 10 Steeple Chase - 250 SFR Units & 68 Townhomes
- 11 The Groves at Orchard Hills - 392 SFR Units & 2.07 Commercial Acres
- 12 Advance Drainage Systems Facility
- 13 Hunt Club Grove North 334 SFR Units
- 14 Taylor Groves Subdivision - 108 SFR Units
- 15 Robins Run - 156 SFR Units
- 16 Sunset Reserve - 349 SFR Units
- 17 Leighton Landing - 46 SFR Units
- 18 Iron Mountain - 42 SFR & 250 Townhome & 228 Multifamily Units
- 19 Tower Heights - 42 SFR Units

- 20 Babson Court - 23 SFR Units
 - 21 Citrus Place - 79 SFR Units
 - 22 Caloosa Ridge - 36 SFR Units
 - 23 Bok Estates - 280 SFR Units
 - 24 Buckmoore Heights - 100 SFR Units
 - 25 Seasons at Mabel Place - 142 SFR Units
 - 26 Hunt Club Grove South (Phase 1) - 213 SFR Units
 - 27 Lake Wales Estates - 57 Townhomes & 7 SFR Units
 - 28 Oakridge - 276 Multifamily Units
 - 29 Leomas Landing - 336 SFR Units
 - 30 Robins Walk - 33 SFR Units
 - 31 Whispering Ridge Phase 2 - 129 SFR Units
 - 32 Hickory Ridge - 85 SFR Units
 - 33 Forest Lake - 62 Townhomes & 223 SFR Units
 - 34 Hunter's Glen - 480 Multifamily Units
 - 35 CF Kinney Road Development - 45 SFR Units
 - 36 Lake Alta Infill Project - 7 Two Story Cottage Units
 - 37 Valencia Hills - 654 MHP & 143 SFR Units
 - 38 Regis Lake Wales - 272 Multifamily Units
 - 39 Timberlane Development - 45 SFR Units
 - 40 Belleview Drive Subdivision - 155 SFR Units
 - 41 Panera Bread Restaurant
 - 42 Chipotle Restaurant
 - 43 Starbucks
 - 44 Harding Ave Mixed Use Development
 - 45 Lake Wales Commons - Commercial & Res Development
 - 46 Mammoth Grove Road Subdivision - 82 SFR Units
 - 47 Preserve at Lake Ashton North - 500 Multifamily Units & Commercial Development
- Created by: Maricruz Gutierrez 863.978.3751

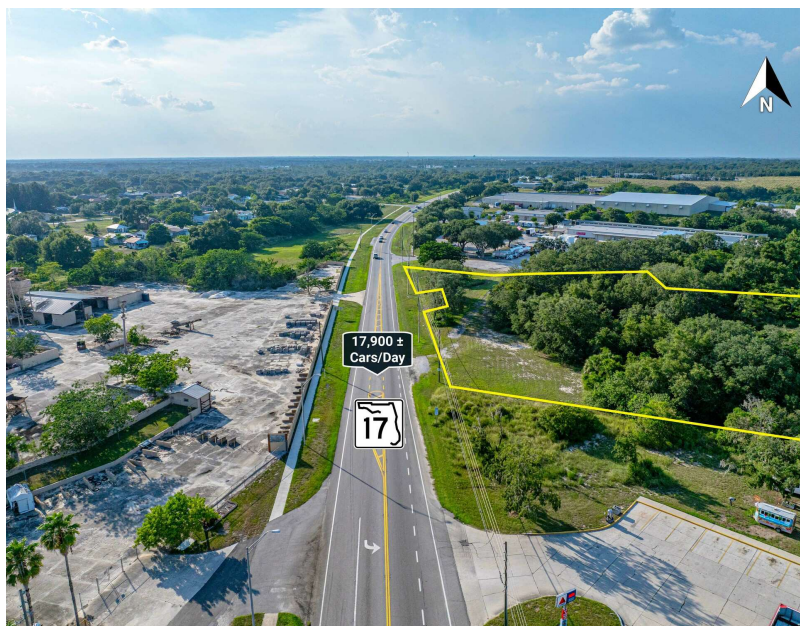
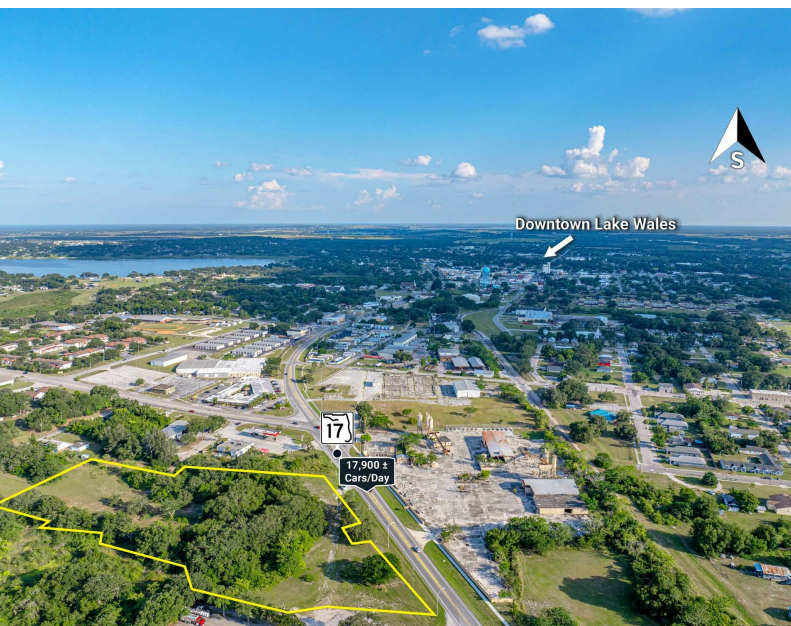


MARKET AREA MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Armon Johnson

Associate Advisor

armon@saundersrealestate.com

Direct: **877-518-5263 x475** | Cell: **407-883-0362**

Professional Background

Armon Johnson is an Associate Advisor at Saunders Real Estate.

At the beginning of his career, Armon attended Jackson State University where he graduated with a degree in Industrial Technology.

With a unique background, Armon founded and ran a successful chimney sweeping and repair business for over two decades, serving thousands of homes and businesses. Today, he has turned his attention to land, specifically helping buyers and investors find, develop, or sell property for RV parks and campgrounds. From off-market deals to transitional properties, he offers deep market knowledge and the ability to connect land potential to business performance.

It was Armon's business experience that initially strengthened his problem-solving abilities and would allow him to find success in land and commercial real estate.

Armon passionately enjoys giving back to his community. In his spare time, Armon actively participates in various initiatives focused on promoting sustainable development and the welfare of local businesses.

Armon specializes in:

- RV Parks
- Campsites
- Churches
- Small Restaurants

ADVISOR BIOGRAPHY



Maricruz Gutierrez Mejia

Associate Advisor

maricruz@saundersrealestate.com

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Professional Background

Maricruz Gutierrez Mejia is an advisor at Saunders Real Estate.

As a Lake Wales native, Maricruz possesses a unique understanding of Florida's multifaceted commercial real estate market. In her role as an advisor, Maricruz's depth of expertise spans across a variety of commercial property types, specializing in investment sales and site selection.

Maricruz's real estate journey began at the University of Central Florida where she would earn her Bachelor of Science degree in real estate in 2022. During her time at UCF, she not only excelled academically, but she also actively contributed to the real estate community as a proud member of the UCF Real Estate Society.

Maricruz is also an active member of CREW Orlando, Central Florida's premier business organization for women in commercial real estate and its related fields. CREW Orlando is dedicated to driving transformation within the commercial real estate industry by advancing women and other underrepresented groups. Her excellence and ambition were further recognized when she was awarded the prestigious 2022 CREW Orlando Scholarship. Maricruz is also a member of the UCREW Committee whose mission is to introduce college students to the diverse opportunities in commercial real estate.

As a graduate of the LEDC Summer Leadership Class, along with her numerous other accomplishments, Maricruz continually builds upon her leadership skills and industry expertise. Each of her experiences have equipped Maricruz with the tools necessary to excel in commercial real estate, allowing her to provide clients with the highest level of service and guidance.

Maricruz specializes in:

- Commercial Properties
- Investment Sales
- Site Selection

Education

- 2022 CREW Scholarship Recipient

Memberships

- CREW Orlando
- UCREW Committee



Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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