

Lake Rosanna

1000 9th St SW, Fort Meade, Florida 33841

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PROPERTY OVERVIEW



Sale Price

\$3,795,000

Offering Summary

Acreage:	95.21 Acres
Price / Acre:	\$39,859
State:	Florida
City:	Fort Meade
County:	Polk
Property Type:	Acreage and Estates, Development Land, Hunting and Recreational Land, Ranches and Pastureland, Waterfront

Property Overview

Lake Rosanna is a property of many possibilities. Located inside the city limits of Fort Meade, this 95.21 acre tract has many desired features. Situated on the northern end of the fully private 25 ± acre lake is a 3,643 square foot concrete block home. The home has 3 bedrooms, 2 bathrooms, a garage, and a gorgeous view of the dock located at the edge of the water. While the majority of the property has an FLU of Single Family, the northern 24.17 acres has an FLU of Industrial, giving flexibility to the future uses of this property. There are several points of access to the property along either the 3,643 feet of frontage on US 17 or the 1,174 feet of frontage on SW 9th Street. Along the western side of the property is also 3,300 ± feet of railroad frontage.

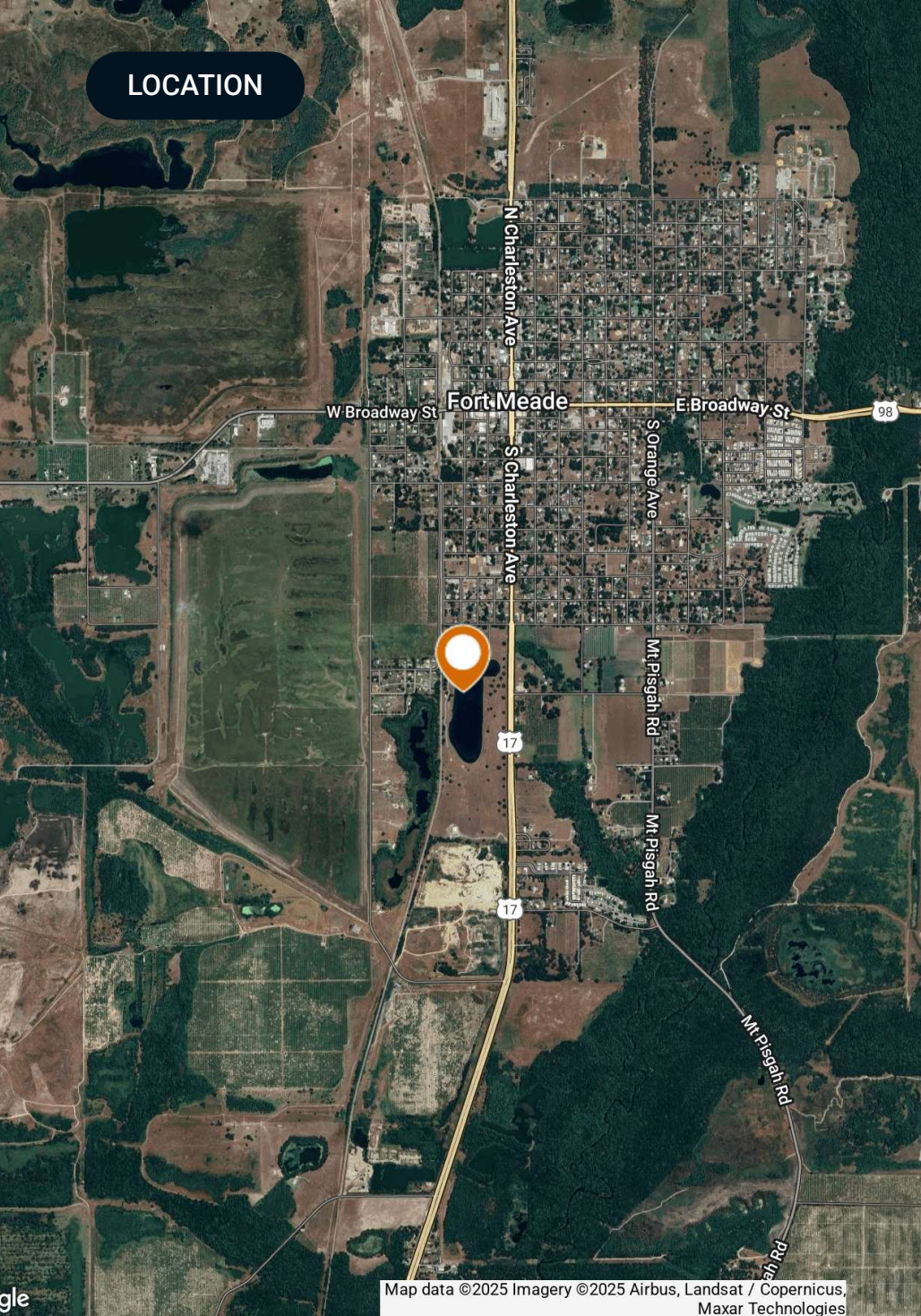
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	70 ± acres of uplands with a 25 ± acre lake
Lake Frontage / Water Features:	25 ± acre private lake in the center of the property
Road Frontage:	3,643 ft of frontage on US 17 and 1,174 ft of frontage on 9th Street SW
Nearest Point of Interest:	Peace River Park Payne Creek State Park Streamsong Golf Resort
Fencing:	Fenced and cross fenced for cattle
Land Cover:	Grass and Mature Oaks
Structures & Year Built:	3541 square foot home built in 1997

LOCATION



Location & Driving Directions

Parcel: 253134000000041020

GPS: 27.7390228, -81.8043147

From Fort Meade travel south on US 17

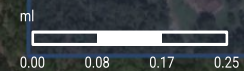
Driving Directions: Property is on the west side of the Highway at the edge of the City at the intersection of US 17 and 9th Street SW

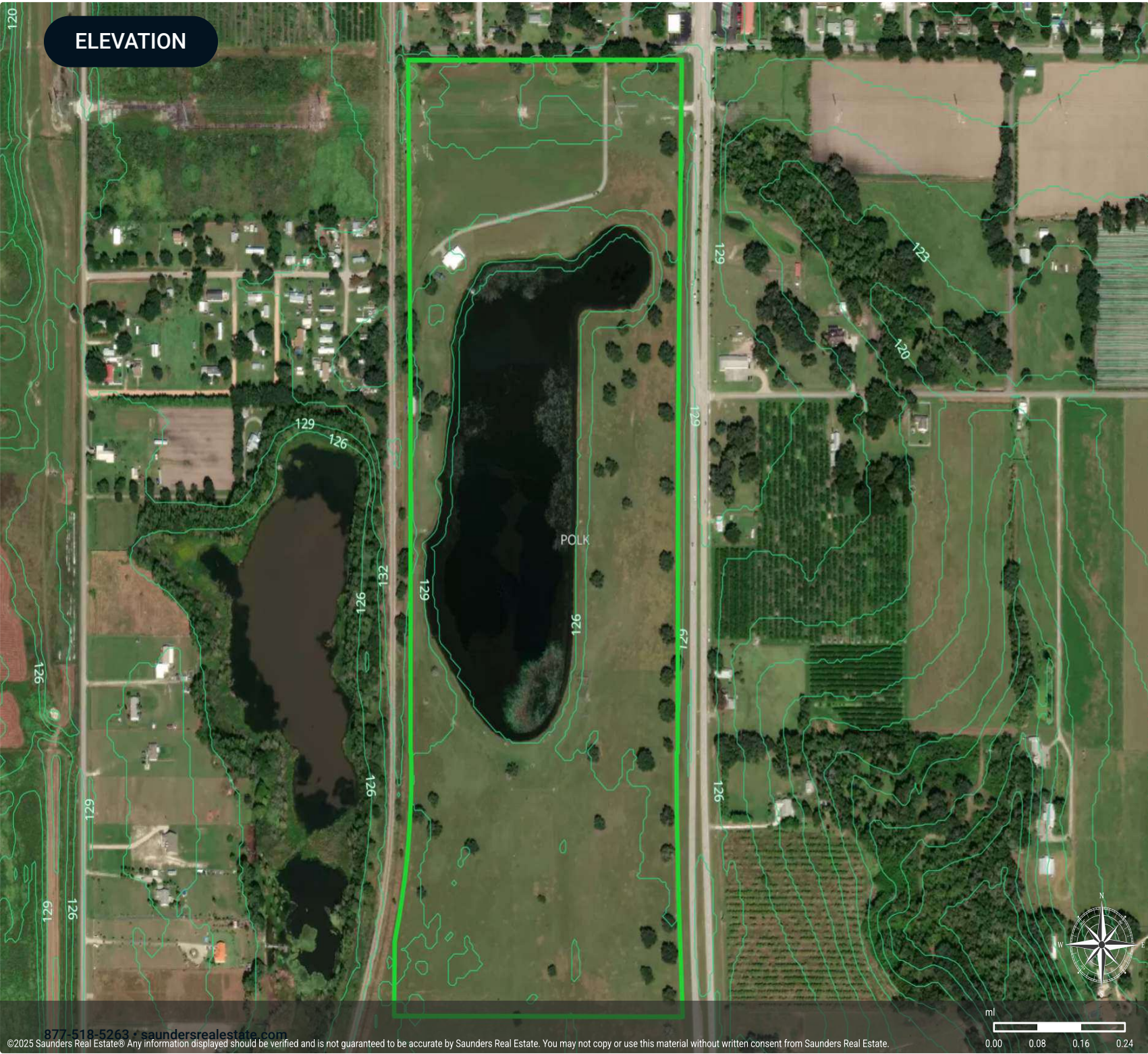
Showing Instructions: Contact Daniel Lanier

FORT MEADE CITY LIMITS

- City
- Map

Fort Meade





ELEVATION

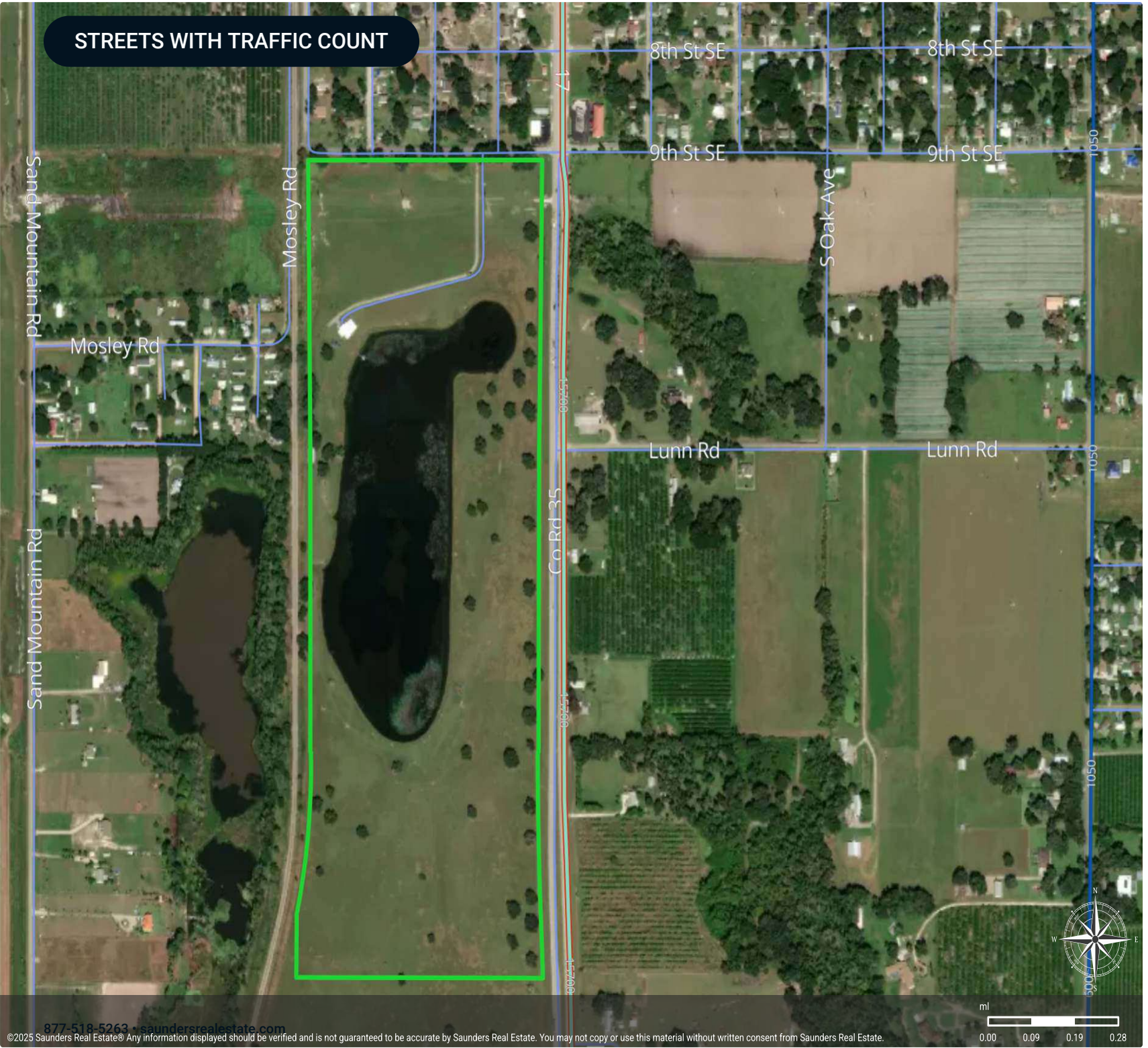
Bayer Property

- County
- Map
- Elevation



- County
- Map
- Census Roadways TIGER
- State Roads
- Toll Roads
- Traffic Counts: < 5000
- Traffic Counts: 10001 - 20000
- Highways

STREETS WITH TRAFFIC COUNT



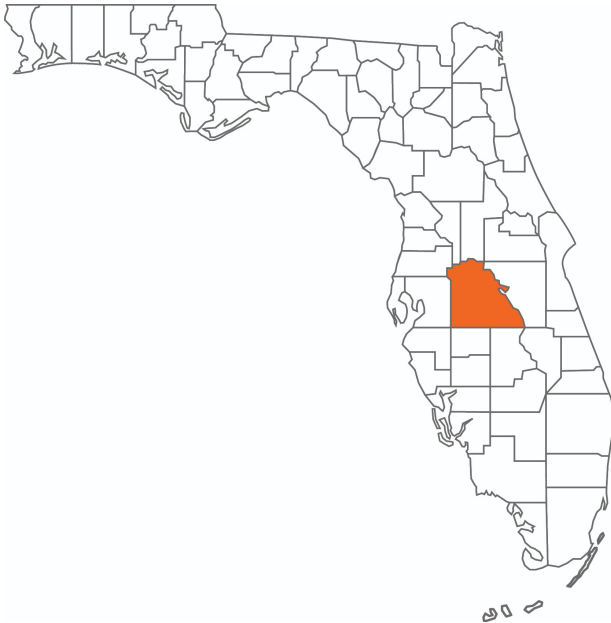
ADDITIONAL PHOTOS





COUNTY

Polk County FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



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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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