



Rail Frontage

Some possible uses:

*Office
Planned Development
Motor Freight Terminal
Vehicle service/repair
Gas Station*



*Manufacturing
Convenience Store
Outdoor/Self Storage
Warehousing
Transit Commercial
Truck Stop
and more.....*



SAUNDERS
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Land • Commercial • Conservation • Property Management
5120 S. Lakeland Drive
Suite 3
Lakeland, FL 33813

*43 +/- acres • Will Sell in Separate Tracts!
Industrial Property with Rail Frontage
Lake Wales, Florida*

Toll Free: 1-877-518 LAND • www.saundersrealestate.com

Lake Wales Hwy 60 Industrial 43 Acres Polk County, Florida

*New Price
January 2011
Will sell in
separate
tracts!*

*Property is located at the east
entrance to the proposed
Central Polk Parkway*

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SAUNDERS
REAL ESTATE

Acreage:
43 +/- acres (22 +/- acres orange grove)

Price:
~~\$2,500,000~~
NEW PRICE JAN 2011 -
\$1,250,000

Possible owner financing.
Will sell in separate tracts.
Owner may adjust tracts as necessary.

Tract A - 14 acres; 350 ft. frontage on SR 60 and 875 ft. on West Lake Wales Rd. \$560,000

Tract B - 23 acres; 864 ft. on West Lake Wales Road and 1,000 ft. on CSX Rail. \$668,610

Tract C - 6 acres; 400 ft. on West Lake Wales Road and 500 ft. on CSX Rail. \$174,420

Location: Hwy 60 and West Lake Wales Road; Lake Wales, Polk County, Florida

Road Frontage:
350 +/- ft. frontage on Hwy 60
2,139 +/- ft. frontage on West Lake Wales Road
1,500 +/- ft. frontage on CSX rail line

Uplands: 34.3 +/- acres

Current Use: Agriculture

Future Land Use: Industrial

Fencing: Surrounds property

Utilities: Progress Energy

Irrigation: Microjet; 10" well, pump, engine

S.T.R.: 6-30-27

Lake Wales Hwy 60 Industrial - 43 +/- acres



Daily traffic count of 24,000



Frontage on Hwy 60 and West Lake Wales Road

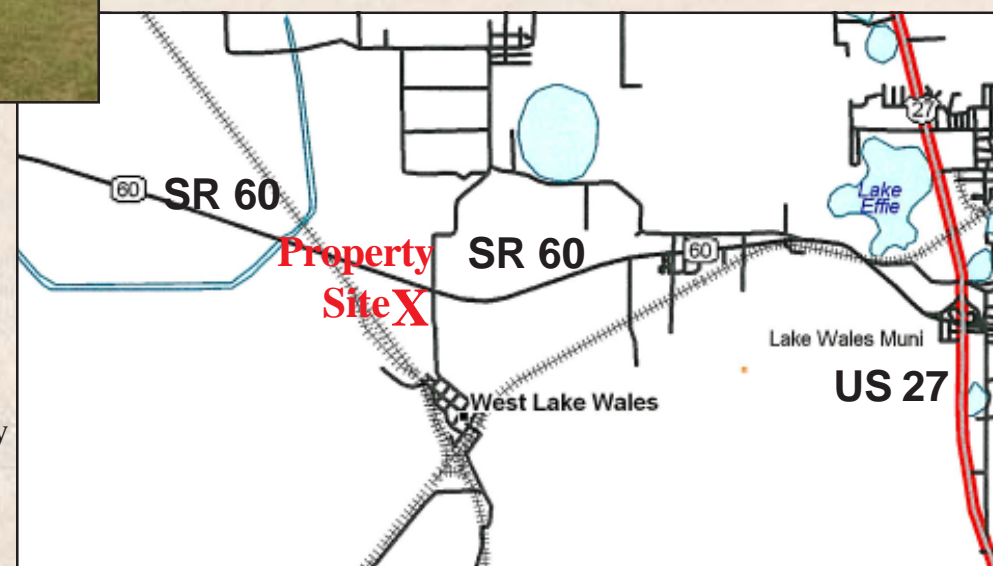


Great Location!
42 miles to I-75
80 miles to I-95
3 miles to US 27
25 miles to I-4/US 27
Close to Proposed CSX Integrated Logistics Center



Directions:

- From Lake Wales go west on SR 60
- Continue on Hwy 60 for 3 miles to property



To view information about the nearby CSX Integrated Logistics Center, please visit www.winterhavenfl.com

Property is located at the east entrance to the proposed Central Polk Parkway!

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