

*US Hwy 27
10 ± Minutes*

SAINT HELENA RD INVESTMENT ACREAGE

5411 SAINT HELENA RD
LAKE WALES, FL 33898

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Saint Helena Rd





Property Overview



Sale Price **\$1,500,000**

OFFERING SUMMARY

Acreage: 59.44 Acres
Price / Acre: \$25,236
City: Lake Wales
County: Polk
Property Type: Land: Land Investment,
Residential Development
Road Frontage: 1,270 ± FT

PROPERTY OVERVIEW

Approximately 60 ± acres of vacant agriculture land, located in northeast Lake Wales. This property has potential for residential development in the future and has no wetlands. The current land use is Agriculture/Residential-Rural [A/RR].

There are two (2) structures on the property, a 1,200 SF Office building built in 1964 and a 3,200 SF Farm Implement Building built in 1970. This property can also be used for agricultural uses such as specialized agricultural service establishments, animal service establishments, and forestry-related facilities.

Florida Southeast Connection owns and operates a natural gas pipeline that traverses about 2,500 ± FT across the property. [See page 8 & 9 for additional information].

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Land Investment• Residential Development
Uplands / Wetlands:	60 acres uplands
Soil Types:	<ul style="list-style-type: none">• Tavares Fine Sand• Candler Sand
Taxes & Tax Year:	\$6,383 [2023]
Zoning / FLU:	A/RR
Road Frontage:	1,270' on Saint Helena RD
Nearest Point of Interest:	Bok Tower US 17 US Hwy 27
Fencing:	Partially around property
Structures & Year Built:	1200 SF Office building built in 1964 3200 SF Farm Implement Building built in 1970

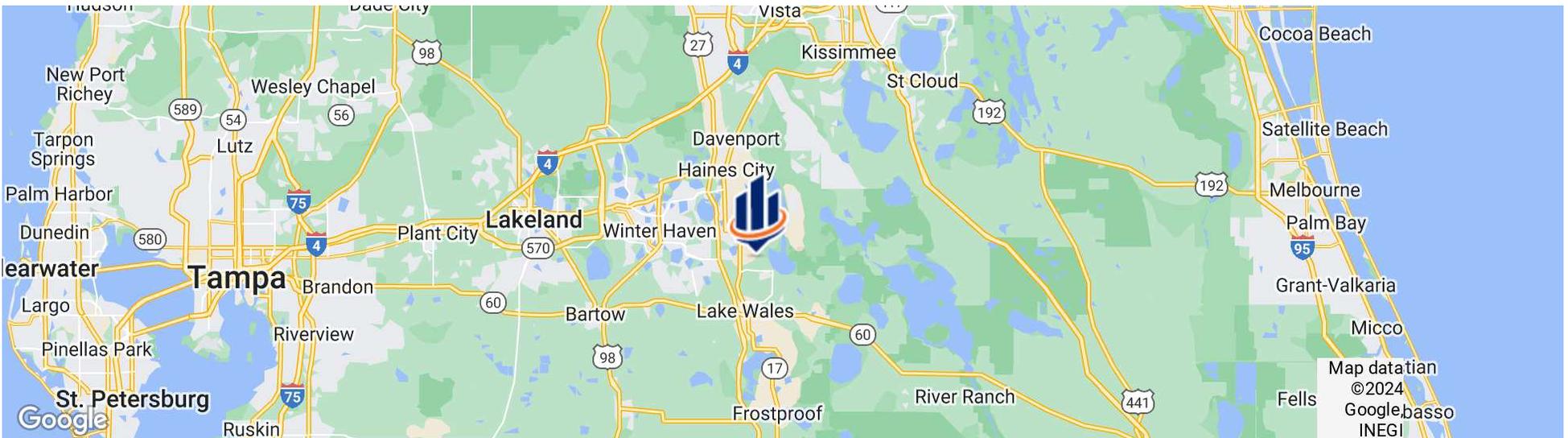


LOCATION & DRIVING DIRECTIONS

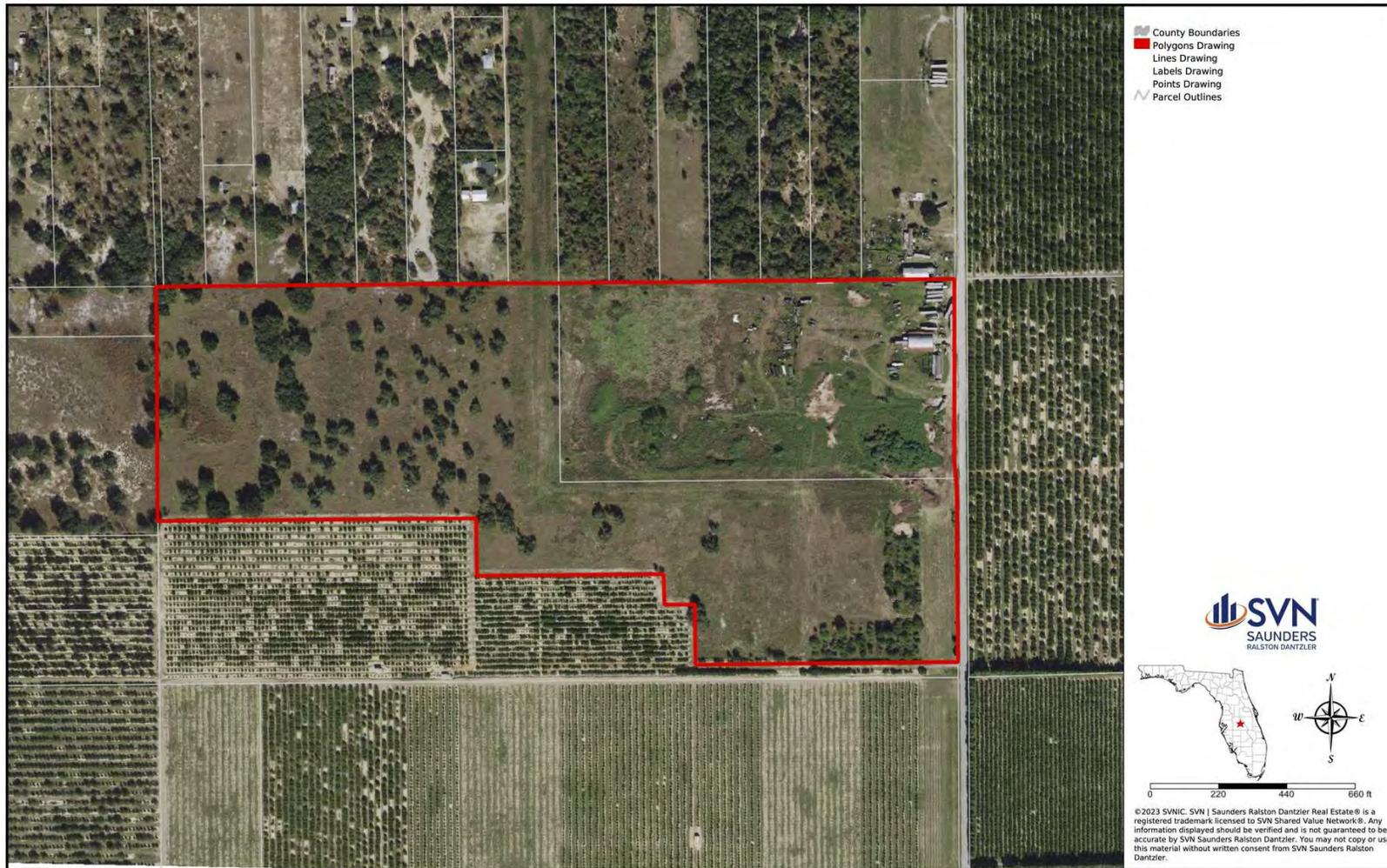
Parcel: 272912 000000 012010
272912 000000 012020

GPS: 27.977915, -81.563662

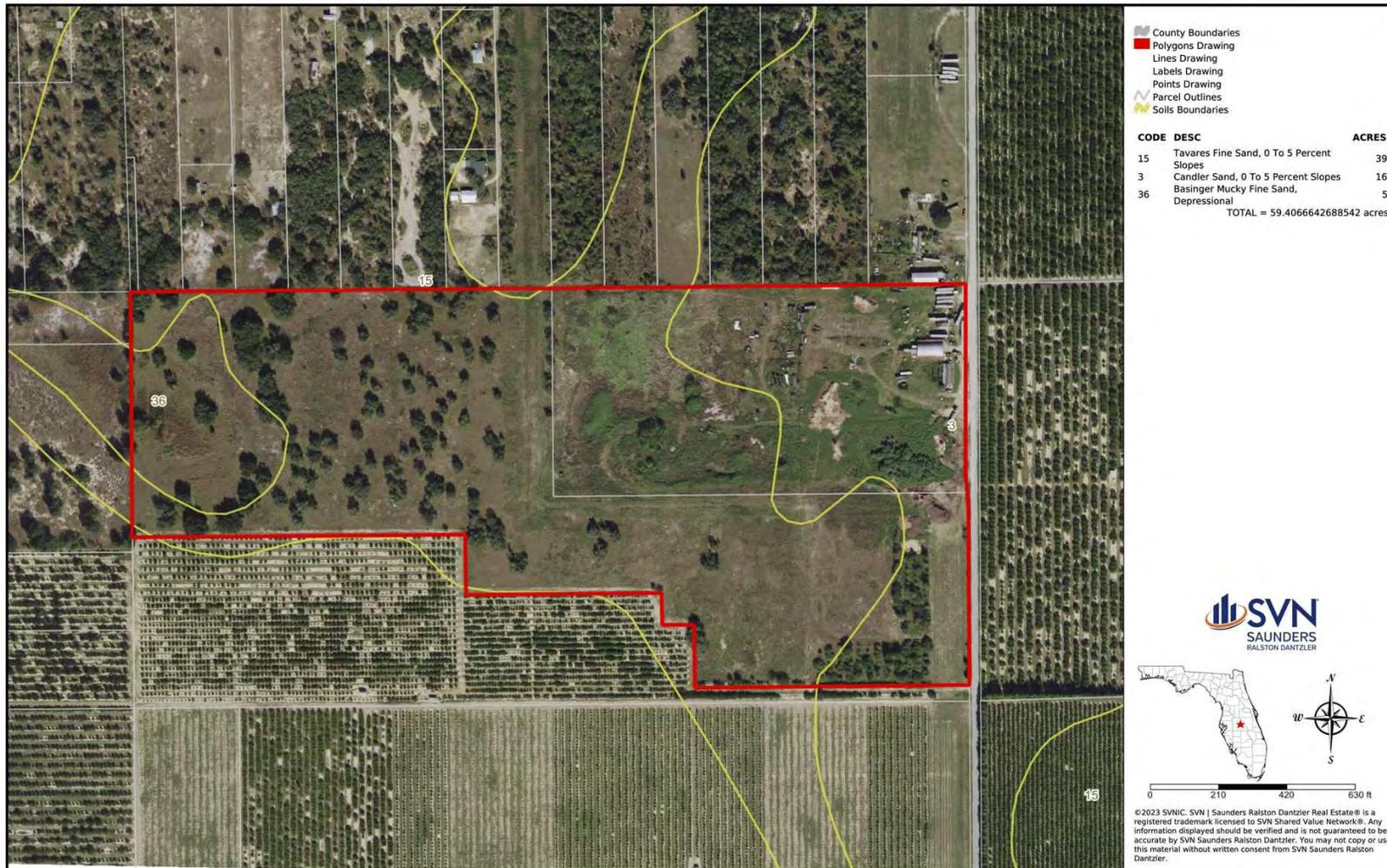
Driving Directions: From US 27 in Waverly take Waverly Rd east 2.3 mi to Scenic Hwy; go north on Scenic Hwy .4 mi to Tindel Camp Rd; go east on Tindel Camp Rd 1 mi to Saint Helena Rd; go south on Saint Helena Rd about .4 mi; the property will be on the right.



Aerial Map



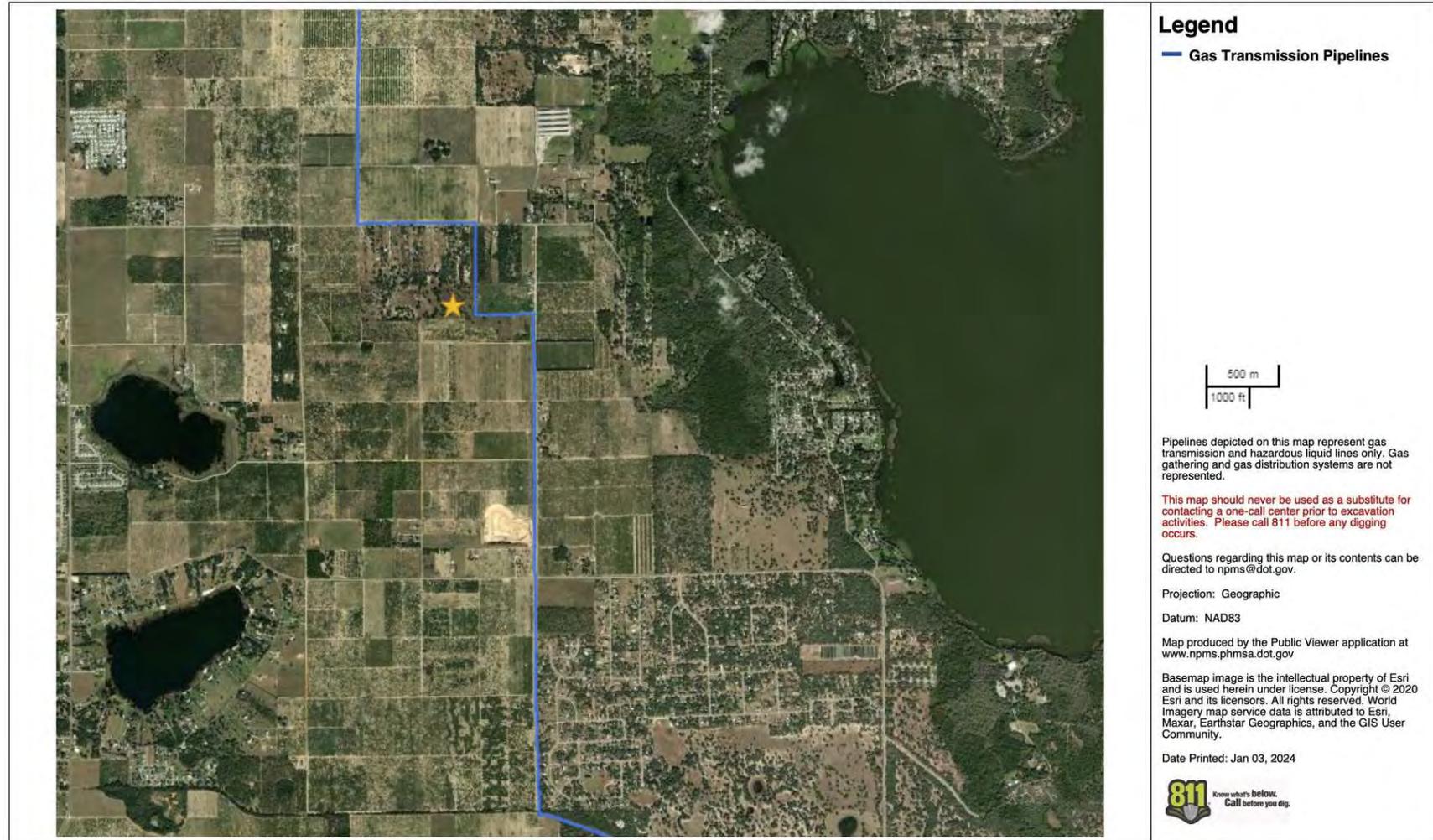
Soils Map



Gas Transmission Pipeline Map



NATIONAL PIPELINE MAPPING SYSTEM



Florida Southeast Connection Pipeline Info



PIPELINE INFORMATION

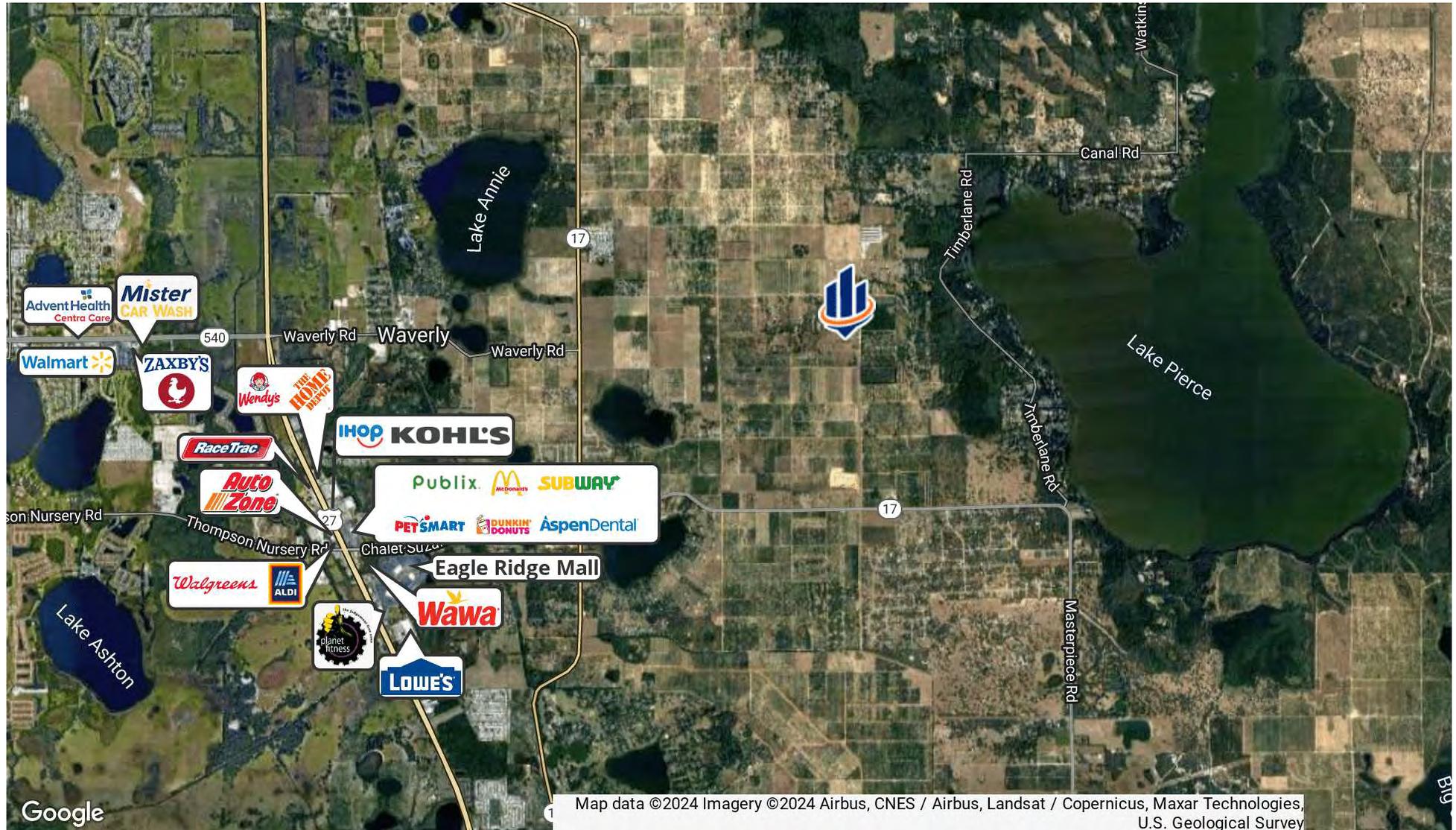
Florida Southeast Connection (FSC) owns and operates the 126-mile Florida Southeast Connection Pipeline in central Florida. The underground natural gas pipeline, which commenced operations in June 2017, is regulated by the Federal Energy Regulatory Commission.

Roughly half a mile of the 36" natural gas pipeline extends across the property. FSC maintains a 50 Ft. right of way on the property. The pipeline is generally located at or close to the center of this ROW and is a 36" steel pipe.

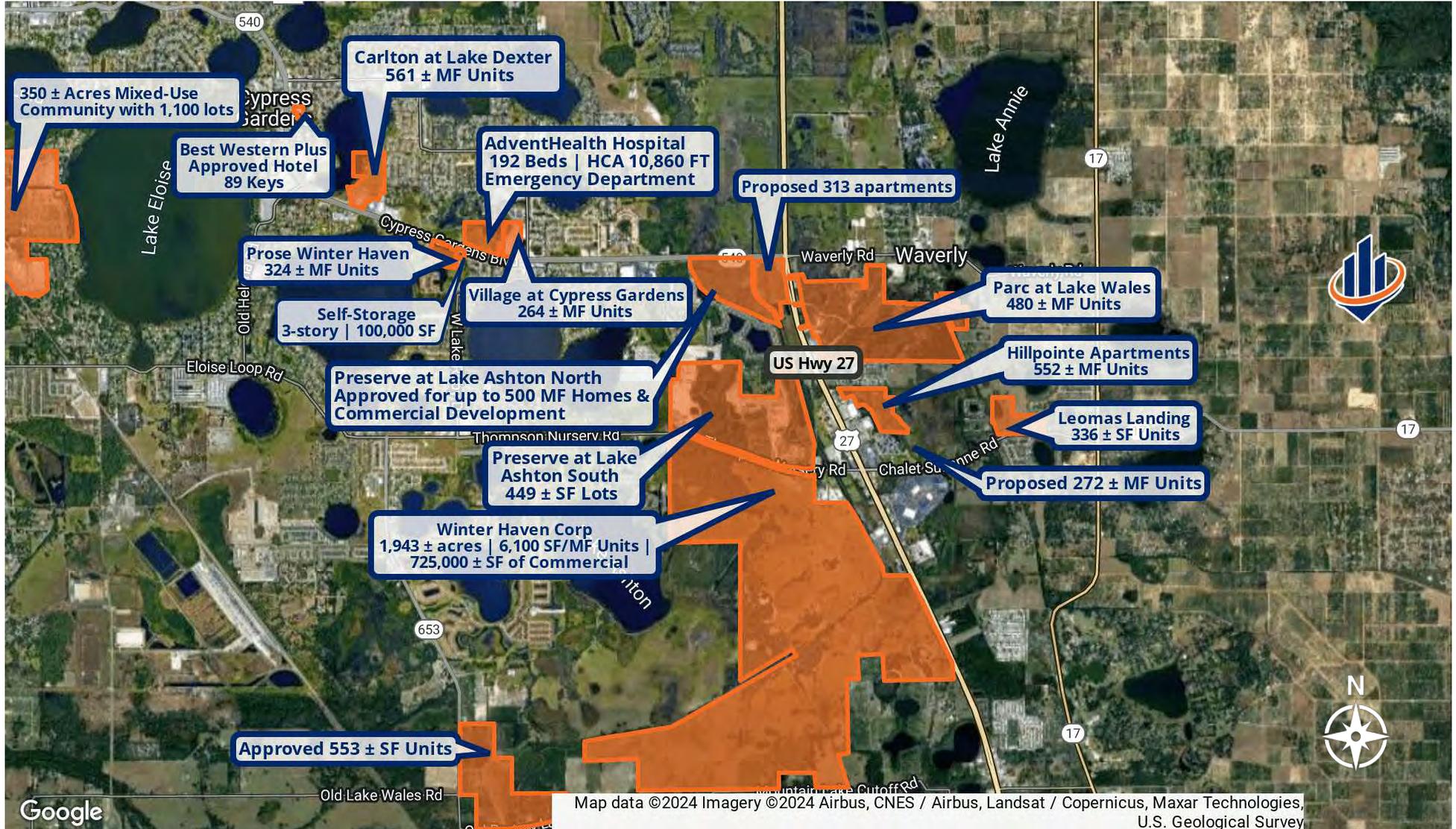
No structures are permitted within the ROW, any utility, road or other entity that crosses the ROW has to be reviewed and approved by FSC Engineering team prior to construction. Additionally, no trucks (greater than ¾ ton pickups), construction equipment, land clearing equipment, etc. is permitted to enter, traverse or cross the ROW without pre-approved protection of the pipeline in place.

FSC has indicated they have no desire to prevent landowners, business owners or developers from making use of available land.

Retailer Map



Winter Haven Developments



I-4
27 ± Miles





Saint Helena Rd

Additional Photos





POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	413.4 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	775,084 [2023]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both 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 and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.



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