

DEVELOPMENT LAND

WINSLOWS POINT MIXED-USE LAKEFRONT

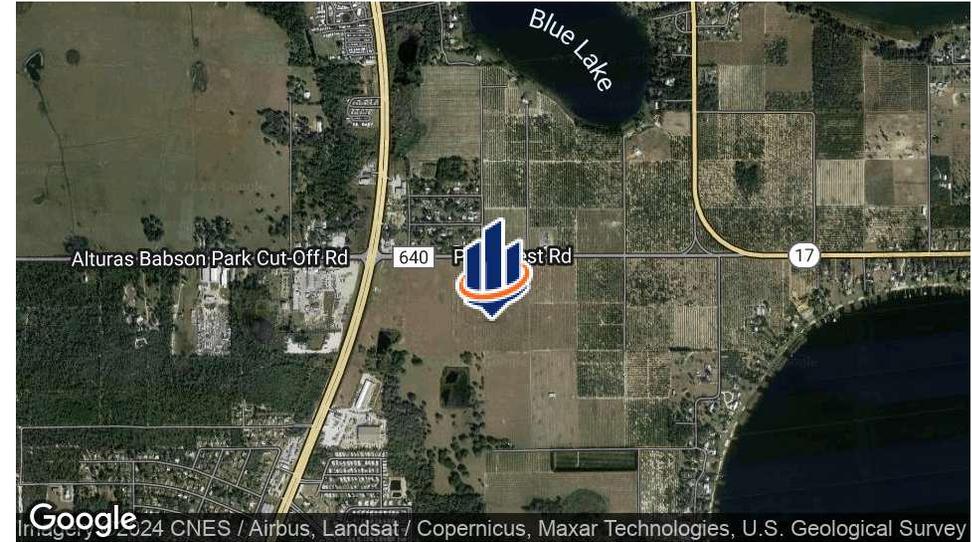
270 ± Acres • Planned Development • Lake Wales, Florida



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Property Summary



OFFERING SUMMARY

Sale Price:	\$8,900,000
Lot Size:	270 Acres
Price / Acre:	\$32,963
Zoning:	Planned Development [RMD]
Video:	View Here

PROPERTY OVERVIEW

Winslow's Point Mixed-Use Lakefront has 427 single-family lots and 106 multi-family lots across 270 ± acres. This planned development features 3,100 ± FT on Crooked Lake and has a PD in place. Along with residential lots, this property can feature 2 ± acres of hotel space; 50% set aside for open space (134 ± acres), and 67.1 ± acres of conservation easement. Located on the southeast corner of the intersection of US Highway 27 and County Road 640 in Polk County, Florida this area continues to see growth as neighboring areas develop.

PROPERTY HIGHLIGHTS

- Multi-family/Single Family Zoning- 172 ± acres [533 units]
- Hotel Zoning 2 ± acres
- Planned Development
- Approved PD Featuring 427 Single-Family Lots
- 106 Multi-Family Lots & 124,400 ± SF Retail Commercial

Property Description



PROPERTY DESCRIPTION

Winslow's Point Mixed-Use Lakefront has 427 single-family lots and 106 multi-family lots across 270 ± acres. This planned development features 3,100 ± FT on Crooked Lake and has a PD in place. Along with residential lots, this property can feature 124,400 ± SF retail commercial space; 50% set aside for open space (134 ± acres), and 67.1 ± acres of conservation easement. Located on the southeast corner of the intersection of US Highway 27 and County Road 640 in Polk County, Florida this area continues to see growth as neighboring areas develop.

LOCATION DESCRIPTION

Driving Directions from Lake Wales:

Head south on US 27 to CR 640. The property is at the southeast corner of CR640 and US 27.

SITE DESCRIPTION

Permitted Lots: 533

Price per Lot: Varies

Average Lot Descriptions:

- 427 single family
- 106 multi-family

Road Frontage: 2,100 ± FT on US 27 & 2,800 ± FT on CR 640

Lake Frontage: 3,100 ± FT on Crooked Lake

Conservation Easement: 67.1 ± acres

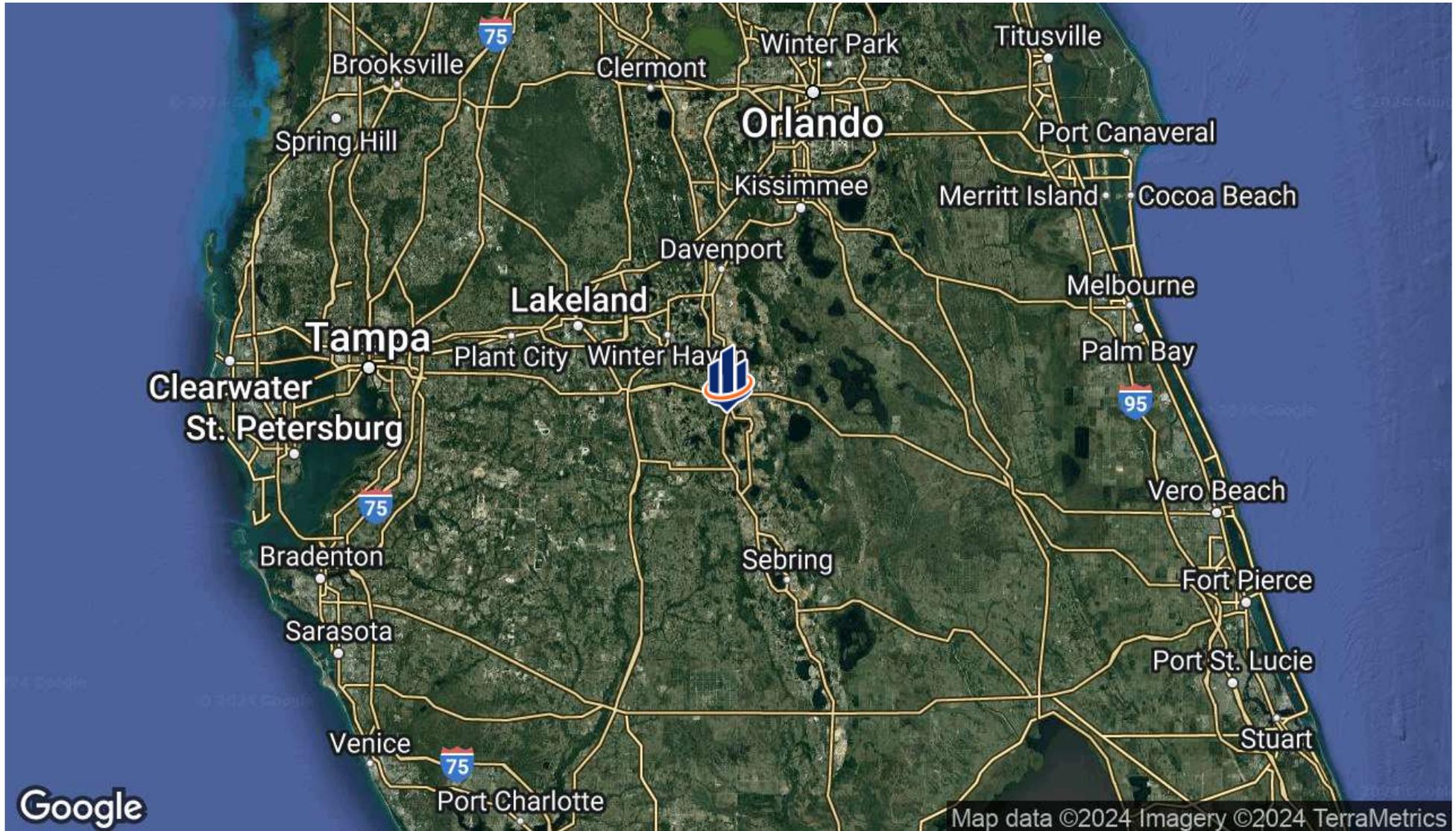
Waste Water Source: City of Lake Wales

Planning/Permits: PD in place

Zoning/FLU: Planned Development [RMD]

Nearest Intersection: US 27 & CR 640

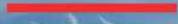
Location Map



Single Family Residential



Multi-Family Residential



Conservation Easement



Commercial General



Commerical Hotel





Demographics Map & Report

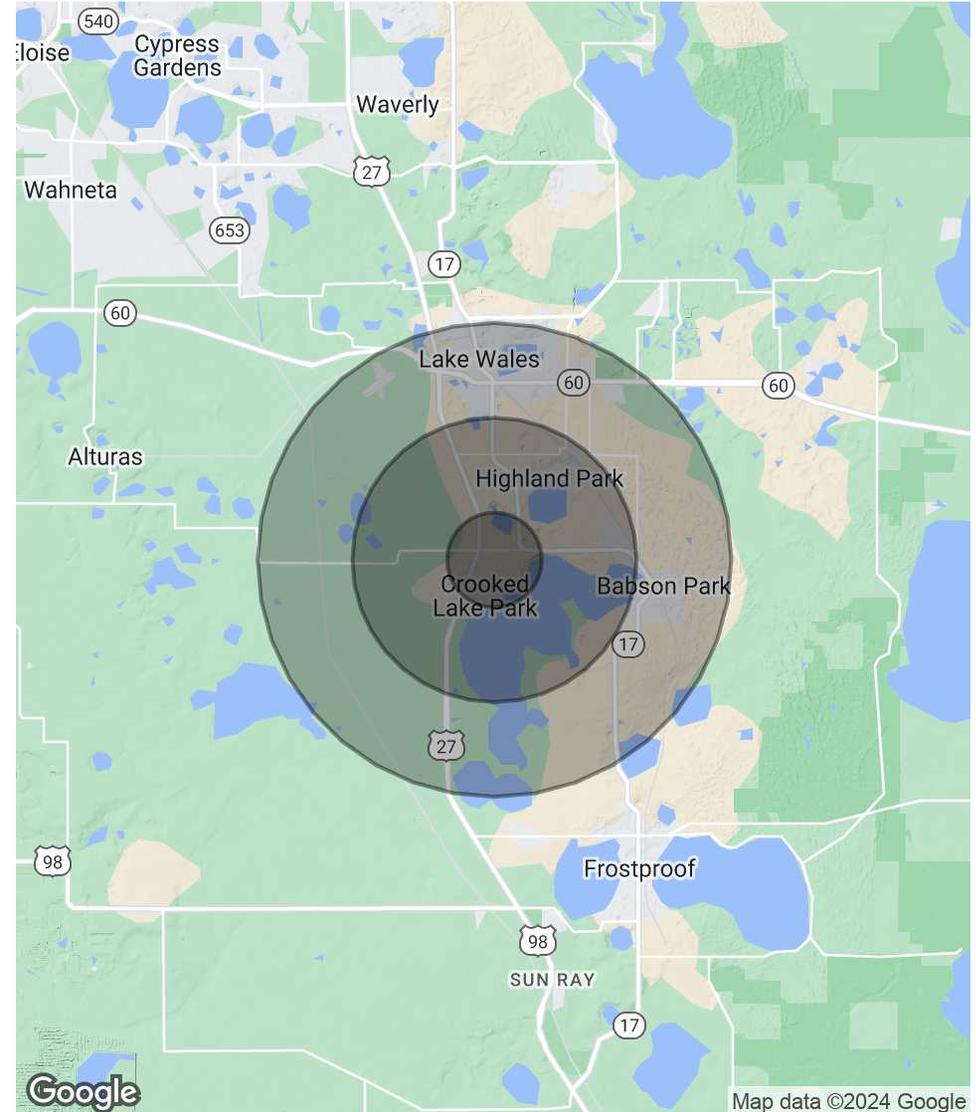
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,321	6,080	19,101
Average Age	42.4	44.2	40.1
Average Age (Male)	35.6	38.2	37.2
Average Age (Female)	47.0	49.7	44.3

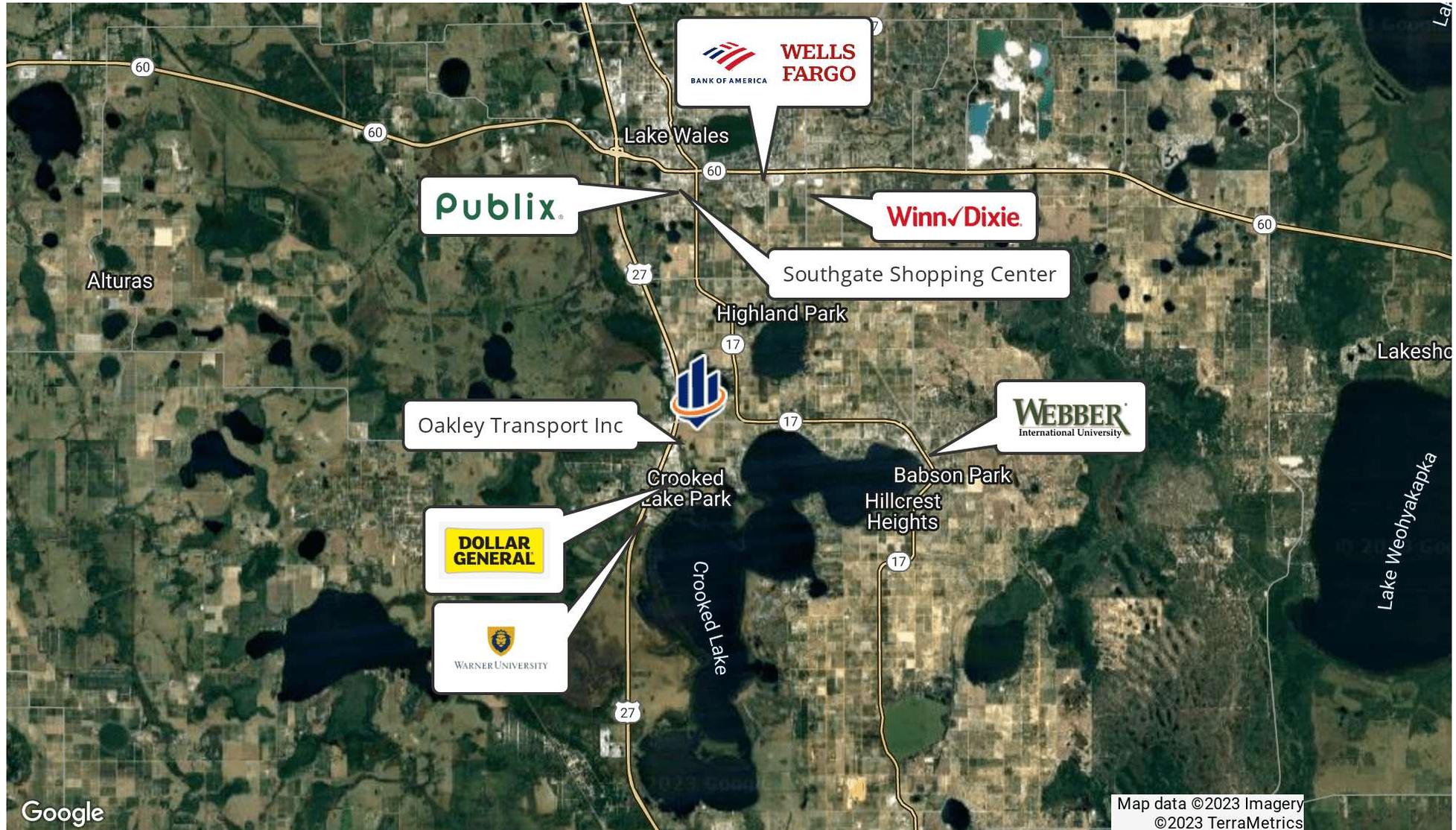
HOUSEHOLDS & INCOME

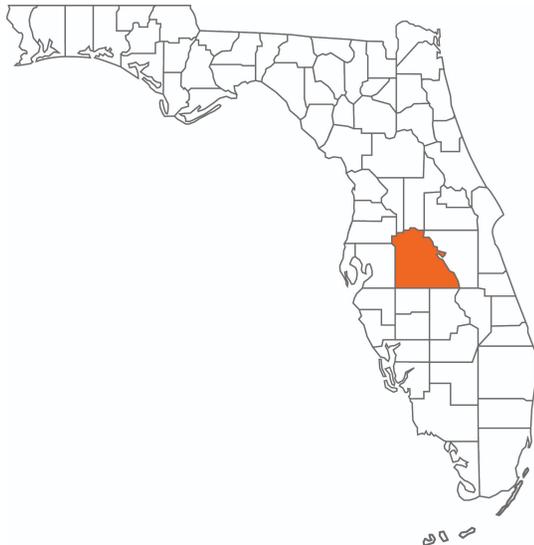
	1 MILE	3 MILES	5 MILES
Total Households	647	2,862	8,414
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$43,145	\$45,885	\$47,682
Average House Value	\$120,686	\$152,791	\$142,794

* Demographic data derived from 2020 ACS - US Census



Retailer Map





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.



LAKE WALES

POLK COUNTY

Founded	1917
Population	16,774 [2023]
Area	14
Website	lakewalesfl.gov
Major Employers	NuCor Steel AdventHealth Florida's Natural Growers Peterson Industries

The city of Lake Wales, Florida was officially incorporated in April 1917. The city developed quickly when in 1925, the Atlantic Coast Line Railroad constructed a new railway connecting Haines City to Everglades City. With the development of this line, a new depot was opened in Lake Wales.

Located west of Lake Kissimmee and east of Tampa, the city of Lake Wales is part of the Lakeland–Winter Haven Metropolitan Statistical Area of Central Florida. The city is geographically located near the center of Florida's peninsula, right on the Lake Wales Ridge upland area. Currently, 9 million people live within 100 miles of the city.

The city of Lake Wales serves as an excellent location for commercial real estate. Featuring tenants like Kegel, Merlin Entertainment, TruGreen, and AT&T, the Lake Wales Commerce and Technology Park is on the busy U.S. Route 27 just south of the city. Bok Tower Gardens is a nearby national historic landmark featuring a 205 foot carillon tower atop one of Florida's highest points.

Additional Photos





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PROFESSIONAL BACKGROUND

Richard Dempsey, ALC, CIPS is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Richard's real estate career began in 1984 as an appraiser for the Polk County Property Appraiser's Office. Later, he was a state certified general appraiser with an agricultural lender for thirteen years, appraising a wide variety of properties.

His experience includes a wide variety of property types from small residential tracts to up to 25,000-acre groves as well as various types of commercial properties all over the state. Having sales and appraisal experience throughout Florida. Richard is knowledgeable about the diverse aspects of today's real estate market.

Richard has served as the President of Lakeland Realtors® [LR] in 2010 and 2020. He served as the 2012 Florida Realtors® District 10 Vice President and served in that role again in 2021. Richard was inducted into the Florida Realtors® Honor Society in 2013 and he will serve as the National Association of Realtors® [NAR] liaison Federal Political Coordinator for U.S. Congressman Scott Franklin. He previously served in that role for U.S. Congressman Dennis Ross.

He was voted the Commercial Realtor® of the Year in 2017 and Realtor® of the Year in 2011 by Lakeland Realtors®. Richard has also served on numerous LR committees. In 2017, he served as the Vice-Chair of the Building Committee, helping to oversee the construction of the award-winning, state-of-the art new location of Lakeland Realtors®.

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