

ONE ACRE IN A PRIVATE GATED LAKE COMMUNITY IN POLK COUNTY

Size: 1 acre (two half-acre parcels)

Vimeo link: [0 Calandra Drive, 33853](#)

Address: 0 Calliandra Drive, Lots 28607 & 28608,
between Toranja Drive and Orange Avenue

Location: Indian Lake Estates, Polk County, Florida

APN: 29-31-13-994090-028607 & 29-31-13-994090-028608

Polk County property description: INDIAN LAKE ESTATES UNIT 9 PB 40 PG 42 BLK 286 LOT 7
SEC 13 31 29 & INDIAN LAKE ESTATES UNIT 9 PB 40 PG 42 BLK 286 LOT 8 SEC 13 31 29

GPS coordinates: 27°46'40.5"N 81°22'07.3"W, 27.777909, -81.368682 & 27°46'40.5"N
81°22'08.4"W, 27.777909, -81.368991

Terrain: level

Access: pavement

Zoning: residential

Sewer: septic

Water: well

Electric: Peace River Electric, run from nearest home with service

Conveyance: warranty deed

Time limit to build: no limit

Mineral rights: none

Taxes & Assessments: \$192.00 yearly

Association Dues: \$360.00 yearly

Price: \$23,000.00

Terms: \$7000.00 down, \$350.00 monthly over 5 years

MD LAND TEAM

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Pasadena, CA 91101

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This one-acre parcel is in Polk County, Florida, the fastest-growing county in the nation!

Indian Lake Estates is an unincorporated 7,500-acre private planned residential and commercial gated community situated against Lake Weohyakapka in central Florida. There are 700 residences on the property. Sales have accelerated in the area with sixty lots having been sold in the last six months from March 2025 through October 2025.

Communal facilities include a church, dining facilities, fitness centre, game room, library, tennis and pickleball courts, a lake pavillion, and a stunning lighted pier for fishing at all times of the day. Other notable Indian Lake Estates activities include boating and golfing. Notable dining facilities include the 19th Hole Bar & Grill, the Salt Rock Grill, the Restaurant at the Villanova Shoppes, and the Nosh Bakery.

Indian Lake Estates offers seclusion and community in nature! Notable natural sites nearby include River Ranch, Kissimmee Chain of Lakes, and the Everglades Headwaters.

Central Florida has exploded in population over the past decade as satellite communities, distribution centers, and service corridors between Tampa and Orlando, two of the fastest-growing cities in the nation.

With easy access to Highway 630 East and State Road 60, Indian Lake Estates is within an hour of Davenport and Lakeland. Aligned with Tampa and Orlando's growth, Davenport's population is growing at a rate of 12% annually, and Lakeland is growing at a rate of 9% annually. Indian Lake Estates is also one hour away from the coast and Vero Beach, and about 30 minutes away from Legoland.

With the current population and economic explosion in central Florida, Indian Lake Estates is an area that will benefit significantly from this in value over the long-term while the population density has already been capped out to ensure best quality of life.

Grab this parcel now for your primary residence or vacation home before it's gone!







