



Grant Road

Lake Wales 26 Single Family Lots

Grant Road, Lake Wales, Florida 33898

Clay Taylor, ALC

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Clayton Taylor

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Downtown Lake Wales
(7 ± Minutes)



PROPERTY OVERVIEW



Sale Price

\$715,000

Offering Summary

Acreage:	9.45 Acres
Lots Count:	26
Price/Lot:	\$27,500
State:	Florida
City:	Lake Wales
County:	Polk
Zoning:	R-1B
Future Land Use:	LDR - Low Density Residential
Utilities:	Available on site
Property Type:	Development Land

Property Overview

This property is 9.45 acres located just north of SR 60 in Lake Wales, FL. The property has preliminary plat approval for 26 single family lots. Each lot ranges from 60 ft to 90 ft in width. Please see the enclosed site plan. Seller will deliver the property with full engineering & approvals in place. Full engineering permits are anticipated to be received in Early Fall 2026. Due Diligence is available upon request. Water, Sewer, and Electric is available at the property on Grant Road.

The surrounding area is comprised of Wal-Mart, Aldi, 7-Eleven, McDonalds, Taco Bell, and several other national retailers. Additionally, residential developments in the surrounding area include Lennar, KB Homes, Southern Homes, among others.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	All Uplands
Soil Types:	Candler
Water Source & Utilities:	Public Water and Sewer are on Grant Rd
Road Frontage:	570 Ft ± on Grant Rd
Nearest Point of Interest:	Walmart: 1500 Ft Lake Wales Country Club: 1/2 Mile Aldi: 1/2 Mile Advent Health Lake Wales: 3/4 Mile Spook Hill Elementary: 1.5 Miles Publix: 2.25 Miles
Current Use:	Vacant Land
Structures & Year Built:	N/A

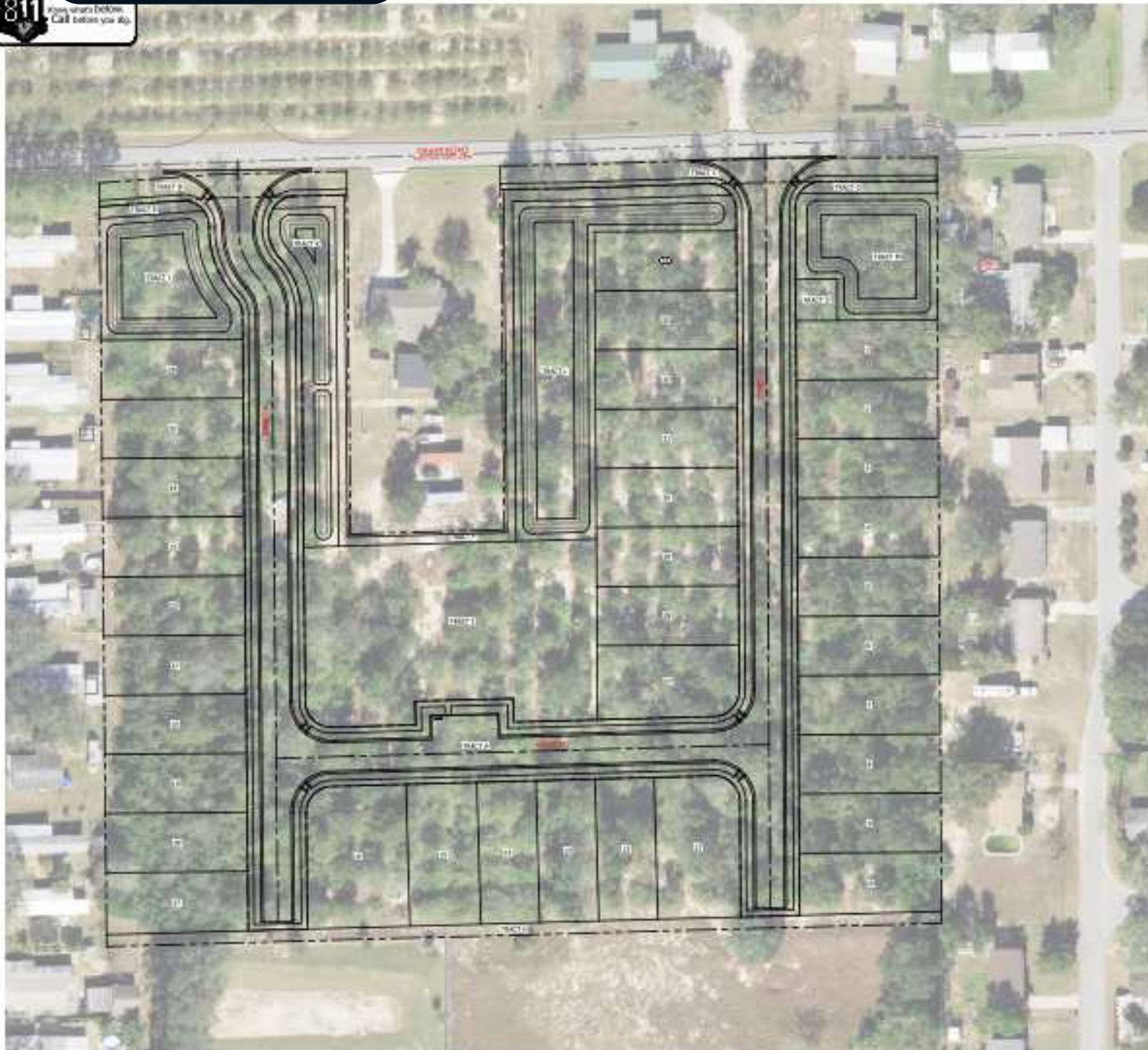


Location & Driving Directions

Parcel: 283006000000022100
GPS: 27.8974342, -81.5504206
Driving Directions: Contact advisors
Showing Instructions: Contact advisors

Map data ©2026 Imagery ©202

SITE PLAN WITH AERIAL



SLOAN Engineering Group 10000 N. W. 11th Ave., Suite 100 Miami, FL 33150 Phone: (305) 555-1234 Fax: (305) 555-1235 Email: info@sloaneng.com	
CLIENT: SAUNDERS REAL ESTATE PROJECT: GRANT ROAD PROPERTY DATE: 10/1/2024 DRAWN BY: J. SAUNDERS CHECKED BY: M. SAUNDERS SCALE: 1" = 40' SHEET: 1 OF 1	3038 C209



SITE PLAN



NORTH

SCALE: 1" = 40'
0' 40' 80'

TRACT TABLE			
TRACT	AREA	DESCRIPTION	OWNERSHIP / MAINTENANCE
TRACT A	1.860 AC	RIGHT-OF-WAY	POLK COUNTY
TRACT B	0.370 AC	ROW DEDICATION	POLK COUNTY
TRACT C	0.096 AC	ROW DEDICATION	POLK COUNTY
TRACT D	0.208 AC	LANDSCAPE BUFFER	HCA
TRACT E	0.025 AC	LANDSCAPE BUFFER	HCA
TRACT F	0.130 AC	OPEN SPACE / STORMWATER	HCA
TRACT G	0.007 AC	OPEN SPACE / STORMWATER	HCA
TRACT H	0.237 AC	OPEN SPACE / STORMWATER	HCA
TRACT I	0.133 AC	OPEN SPACE / STORMWATER	HCA
TRACT J	0.134 AC	OPEN SPACE	HCA
TRACT K	0.152 AC	LANDSCAPE BUFFER	HCA
TRACT L	0.038 AC	LIFT STATION	CITY OF LAKE WALES

SITE DATA TABLE

PARCEL INFORMATION:

PARCEL ID:	28 35 06 000000 000000
PARCEL AREA:	8.636 AC
CURRENT PLAT:	LOW DENSITY RESIDENTIAL
CURRENT ZONING:	R-10 (RESIDENTIAL)
CURRENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL
FLOOD AREA:	ZONE "A"
FORM DATE:	12/06/2019
PROPOSED ROW DEDICATION:	8.636 AC
PROPOSED RESIDENTIAL UNITS:	24
PROPOSED RESIDENTIAL DENSITY:	24 / 8.636 AC = 2.778 UNITS/AC
DESIGNING SURVEYORS	
METRICS:	
MINIMUM LOT AREA:	25' (MIN)
MINIMUM LOT DEPTH:	30' (MIN)
MINIMUM LOT WIDTH:	10' (MIN)
MINIMUM LOT DEPTH:	15' (MIN)
MINIMUM LOT DEPTH:	15' (MIN)
MINIMUM LOT DEPTH:	15' (MIN)



BRANNEN ROAD INVESTMENTS
GRANT ROAD PROPERTY
OVERALL SITE PLAN
GRANT RD. ... LAKE WALES, FL 33898

CLIENT: BRANNEN ROAD INVESTMENTS
PROJECT: GRANT ROAD PROPERTY
PROJECT NO: 3038
SHEET: C300

PROPERTY MAP

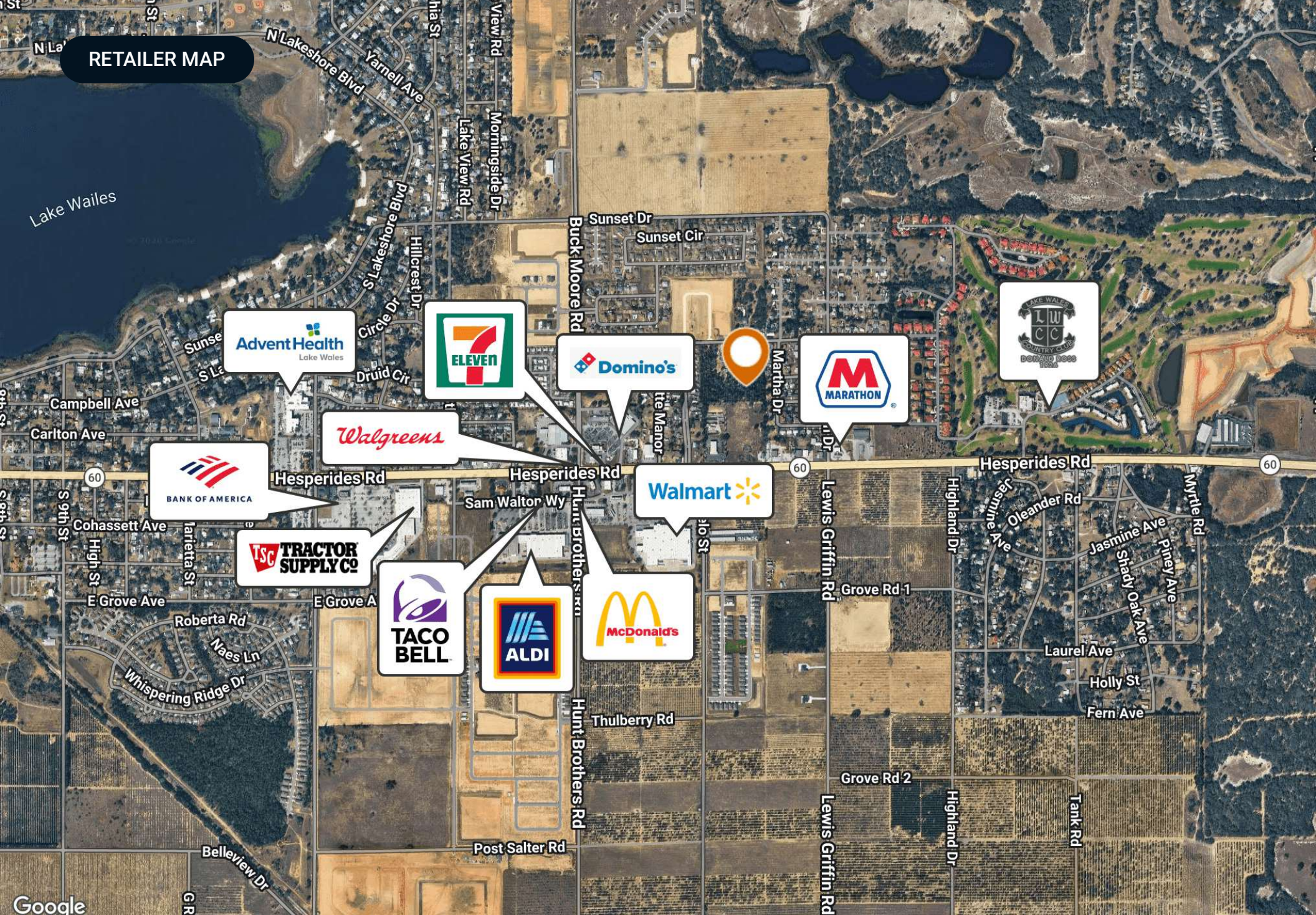


Grant Road 26 Lots

Polygon



RETAILER MAP



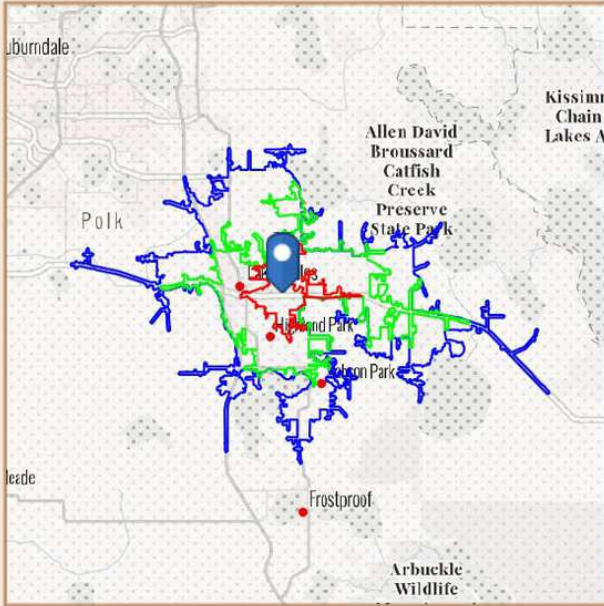
ADDITIONAL PHOTOS



BENCHMARK DEMOGRAPHICS

Grant Rd, Lake Wales, Florida, 33898

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE

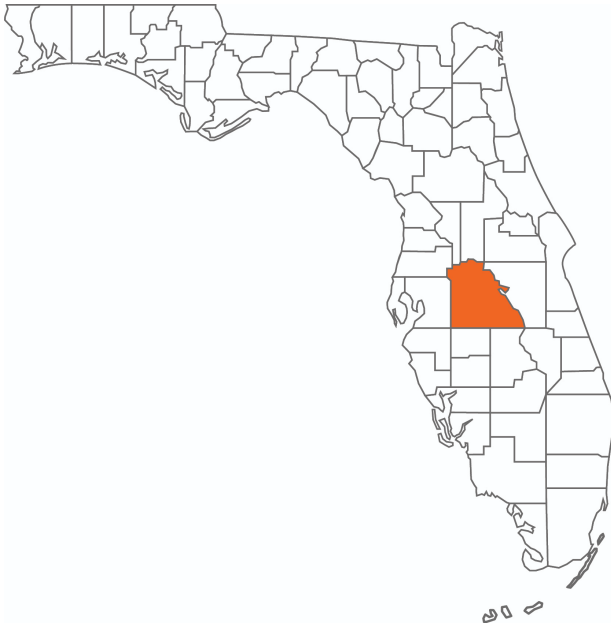


	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Polk County	CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	5.69%	5.72%	5.33%	5.30%	5.30%	4.69%	5.39%
5 - 9	6.00%	5.92%	5.48%	5.61%	5.61%	5.03%	5.75%
10 - 14	6.45%	6.22%	5.76%	6.00%	6.00%	5.34%	5.98%
15 - 19	6.66%	6.44%	6.10%	6.26%	6.26%	5.84%	6.47%
20 - 34	18.12%	18.13%	16.99%	18.85%	18.85%	18.43%	20.33%
35 - 54	23.36%	22.33%	21.71%	24.12%	24.12%	24.41%	25.20%
55 - 74	23.68%	24.07%	26.15%	23.96%	23.96%	25.55%	22.82%
75+	10.01%	11.20%	12.47%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	11.4%	12.4%	11.0%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	10.7%	9.6%	8.7%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	9.4%	9.2%	9.2%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	12.2%	11.7%	11.7%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	17.2%	18.4%	21.6%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	13.2%	13.9%	14.2%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	15.9%	15.2%	14.9%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	5.9%	5.9%	5.1%	8.1%	8.1%	8.7%	9.8%
\$200,000+	4.2%	3.8%	3.7%	6.6%	6.6%	12.1%	14.0%
KEY FACTS							
Population	7,470	20,923	36,163	822,142	822,142	23,027,836	339,887,819
Daytime Population	7,598	23,633	37,685	782,956	782,956	22,846,618	338,218,372
Employees	2,984	7,756	13,489	334,740	334,740	10,832,721	167,630,539
Households	2,850	8,157	14,597	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.59	2.51	2.44	2.57	2.57	2.43	2.50
Median Age	40.9	41.5	43.9	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	280,867	263,761	243,707	319,676	319,676	416,969	370,578
Owner Occupied %	65.9%	65.3%	67.7%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	34.1%	34.7%	32.3%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	3,097	9,389	17,552	361,112	361,112	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$58,748	\$58,248	\$60,215	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$30,001	\$30,045	\$30,824	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$131,661	\$127,749	\$154,054	\$224,923	\$224,923	\$253,219	\$228,144



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

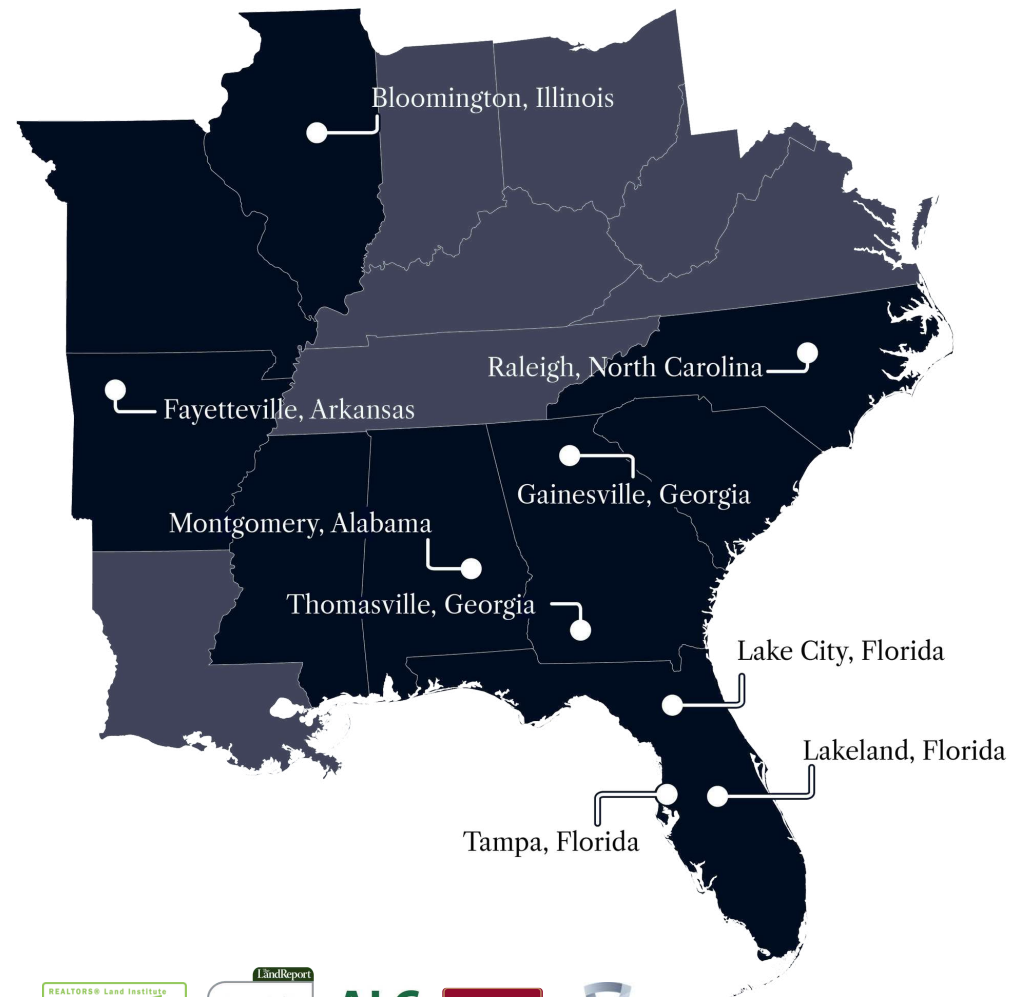
In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the 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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