

**2.87 AC CANAL-
FRONT SITE ON
CROOKED LAKE**

2.87 +/- Acres

Polk County, FL

\$159,999

**NATIONAL
LAND
REALTY®**



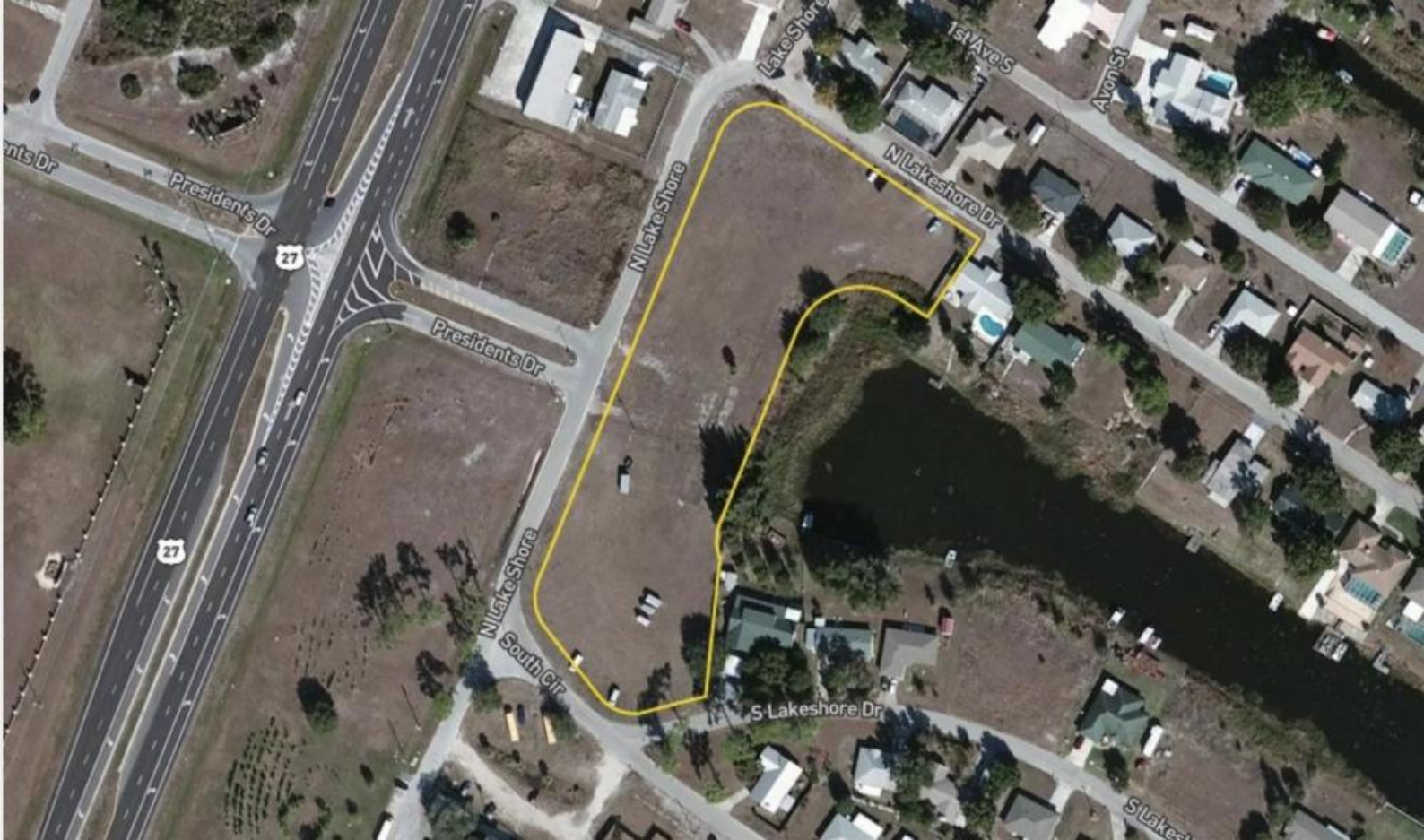
**NATIONAL
LAND
REALTY®**

National Land Realty
141 5th Street NW
Suite 202
Winter Haven, FL 33881
www.NationalLand.com



Trevor C. Williams, MA
Office: 863.293.5600
Cell: 863.289.7222
Fax: 864.331.1610
twilliams@nationalland.com

The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



OVERVIEW:

This property is located just off US Hwy 27 at the Warner University entrance in Lake Wales, FL. The property wraps around the end of a canal on Crooked Lake giving it 1147 feet of frontage on Lake Shore Dr. and 356 feet of frontage on the canal. An estimated 14 lots could be developed, or with successful application to planning and zoning - a perfect location for student housing apartments, townhomes, or duplexes. The ever-growing student body of Warner provides a steady flow of potential tenants for this development.

PARCEL #/ID: 273035927800005090

TAXES: (Call Agent for Details)

ADDRESS:

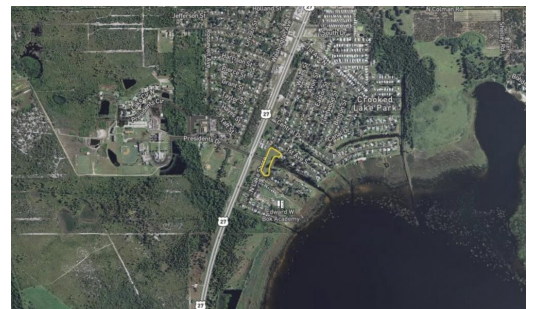
10 Lake Shore Dr. N.
Lake Wales, FL 33859

LOCATION:

This property sits across from the entrance to Warner University just east of Hwy 27 in Lake Wales.

ACREAGE BREAKDOWN:

2.87+/- acres all upland



PROPERTY HIGHLIGHTS:

- Canal frontage on Crooked Lake
- Sewer and water at site
- High and Dry
- Potential for student housing project

LEGAL DESCRIPTION:

REV SOUTH LAKE WALES YACHT CLUB SECTION 1 PB 42 PG 27 THAT PART KNOWN AS YACHT CLUB SITE and BLK C LOT 1 THAT PART DESC AS COMM INT OF NLY R/W OF S LAKE SHORE DR and W BNDY LOT 1 N11-39-49W 11.78 FT TO POB N11-39-49W 28.24 FT N30-04-19E 23.2 FT S07-03-56W 48.1 FT TO POB

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1388560





