

Potential Commercial Site

Masterpiece Road and Old Scenic Highway, Lake Wales, FL

For Sale



Property Overview

Former homestead property which is located in center of growth, just east of the Eagle Ridge Mall shopping district. Traffic counts: 7,700 vehicles/day on Masterpiece Road; 6,500 vehicles/day on Scenic Highway. This property has development potential as commercial property.

Property Details

Size :	1.2519 acres
Price :	\$385,000
Features :	Controlled Intersection Just East of Mall

Area Description : This property is contiguous to City Limits of Lake Wales and is a good prospect for annexation and re-zoning. Convenience store is located just to south.

Contact Information :

Gloria Spanjers, Realtor®
gloria@mycommercialteam.com
Cell Phone : (863) 206-4749

Mike Nolen, Realtor®
Phone : (863) 508-1717



NRT

www.mycommercialteam.com

290 Cypress Gardens Boulevard, Winter Haven, FL 33880

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated.

(863) 294-7541

Potential Commercial Site

Masterpiece Road and Old Scenic Highway, Lake Wales, FL

For Sale

Potential Commercial Site - Just East of Eagle Ridge Mall Lake Wales, Florida

DESCRIPTION:	Former homestead property with old residence (poor repair) which is located in center of growth, just east of the Eagle Ridge Mall shopping district. Traffic counts: 7,700 vehicles/day on Masterpiece Road; 6,500 vehicles/day on Scenic Highway. This property has development potential as commercial property.
LOCATION:	SR 17 (North Scenic Highway) and Masterpiece Road, Lake Wales, Florida. This is a controlled intersection.
SITE:	1.2519 acres (per Polk PA). Approximately 300 feet of frontage on Scenic Highway.
INGRESS & EGRESS:	Excellent access from SR-17 (North Scenic Highway) and Masterpiece Road at this controlled intersection.
UTILITIES:	Water, sewer, telephone, gas and electric available. Annexation may be necessary to tie into water or sewer (needs to be verified with utilities departments).
ZONING:	Polk County - Rural (A/RR) Future Land Use. Convenience store is located just to south.
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PRICE:	\$385,000.00

Contact Information :

Gloria Spanjers, Realtor®
gloria@mycommercialteam.com
Cell Phone : (863) 206-4749

Mike Nolen, Realtor®
Phone : (863) 508-1717



NRT

www.mycommercialteam.com

290 Cypress Gardens Boulevard, Winter Haven, FL 33880

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated.

(863) 294-7541

Potential Commercial Site

Masterpiece Road and Old Scenic Highway, Lake Wales, FL

For Sale



Contact Information :

Gloria Spanjers, Realtor®
gloria@mycommercialteam.com
Cell Phone : (863) 206-4749

Mike Nolen, Realtor®
Phone : (863) 508-1717



NRT

www.mycommercialteam.com

290 Cypress Gardens Boulevard, Winter Haven, FL 33880

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated.

(863) 294-7541