

Coldwell Banker Commercial NRT

Single Family Lots Near Warner University - Lake Wales, FL

South Lake Wales

A Short Walk to Warner University
& Just a Few Minutes to Webber
International University!

Total Price:
\$277,000
Will Sell
Components
Separately

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NRT
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WARNER
UNIVERSITY



COLDWELL
BANKER
COMMERCIAL

NRT

Florida's Commercial Real Estate Company

South Lake Wales

Major CSX facility under way. It will generate many jobs!

CSX Intermodal Facility Under Development

South Lake Wales

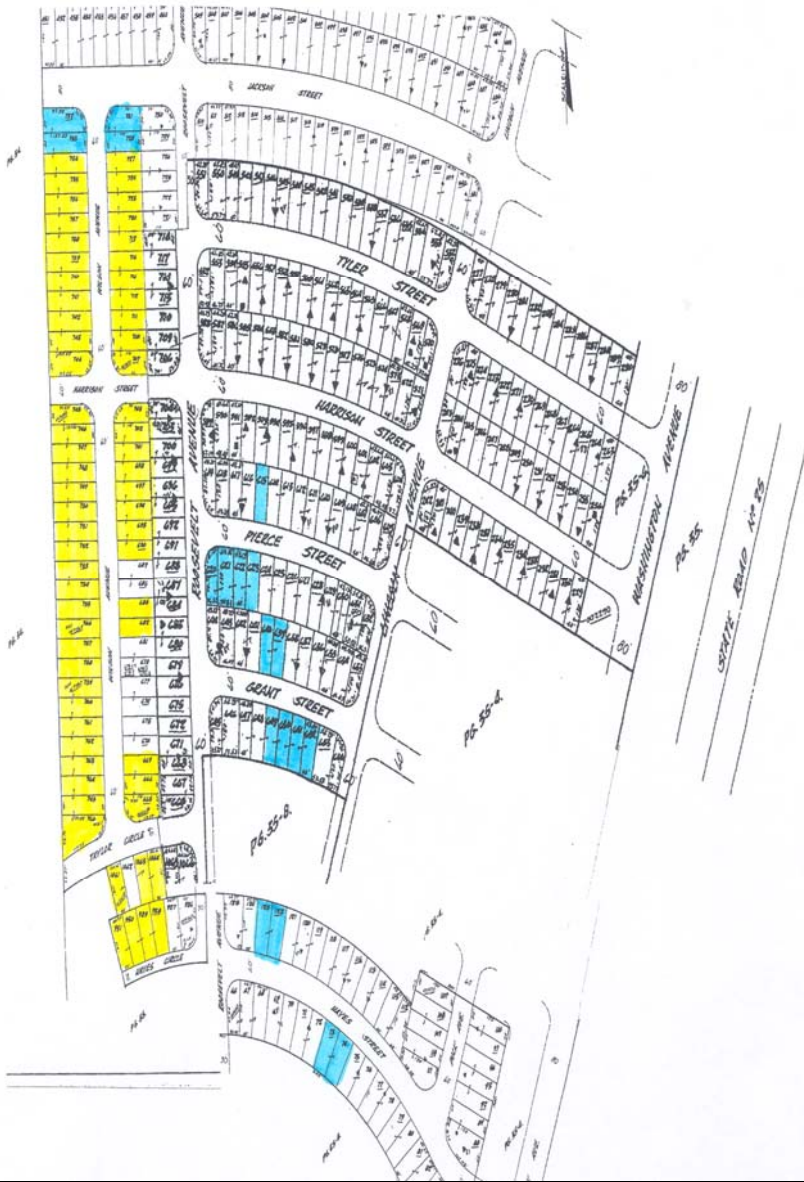
**Mike Nolen Sr., Gloria J. Spanjers
Realtor— 863-294-7541**



NRT

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64 Undeveloped Lots - in Yellow
(Approximately 23 Developable Home Sites, typically 80' x 120') for \$6,750/
Home Site= \$155,250

Plus 9 Developed Homesites - in Blue
Available for Avg. Price of \$13,300/
Home Site = \$119,700

Plus 1 Single Improved Lot for \$2,500

Total Package is \$277,000

64 single lots on Wilson Avenue, generally, it takes two lots to develop one single family home. This property is grandfathered in for development (single family home*) however, retention will be necessary. Estimated to have 23 single family developable lots. **Additionally, 9 developed single family home sites are available on Grant St., Pierce St., Hayes St. and Jackson St. Water lines run along much of Wilson Ave.

* Tri-Plex and Apartments may be allowed as conditional use .

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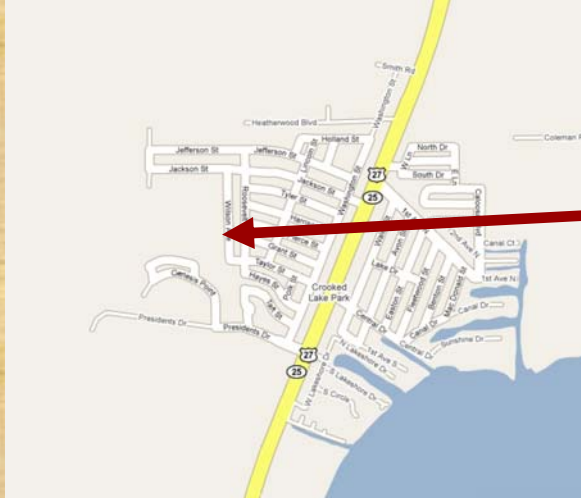
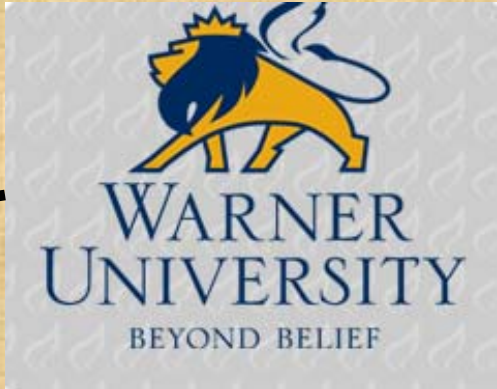
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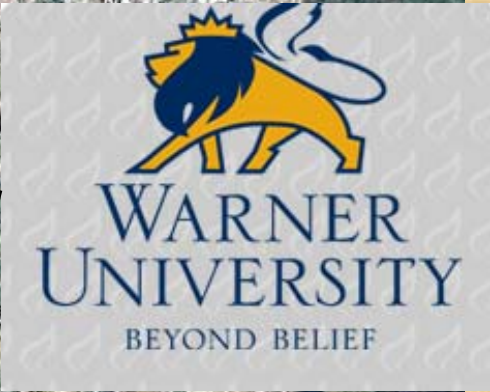
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Undeveloped Section is
High and Dry!



Developed Lots, Too.



Adjacent to
Warner University.

Beautiful Florida
Land.



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