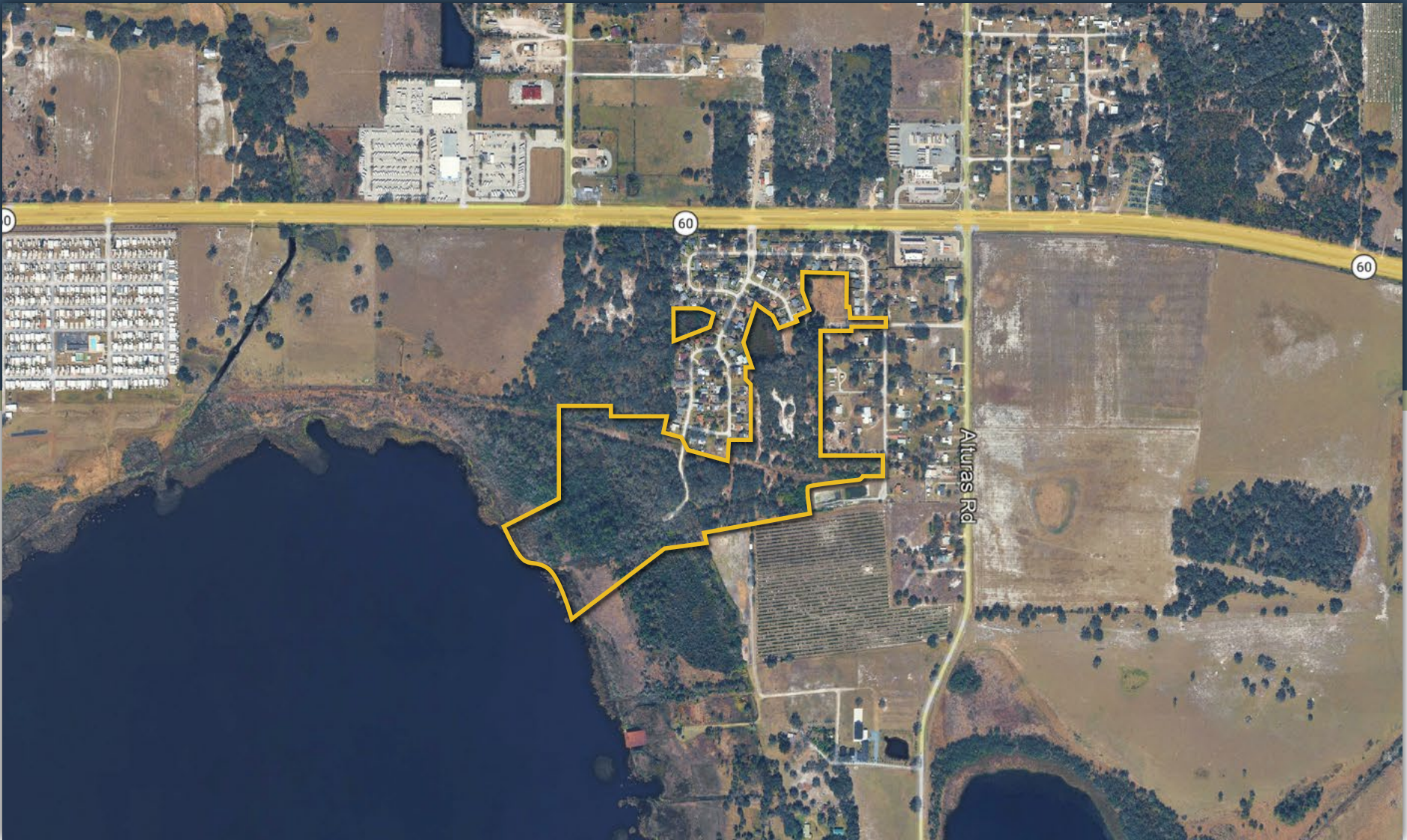




MAURY L. CARTER
& ASSOCIATES, INC.
FLORIDA LICENSED REAL ESTATE BROKER



76 SHOVEL-READY LAKEFRONT RESIDENTIAL LOTS IN POLK COUNTY

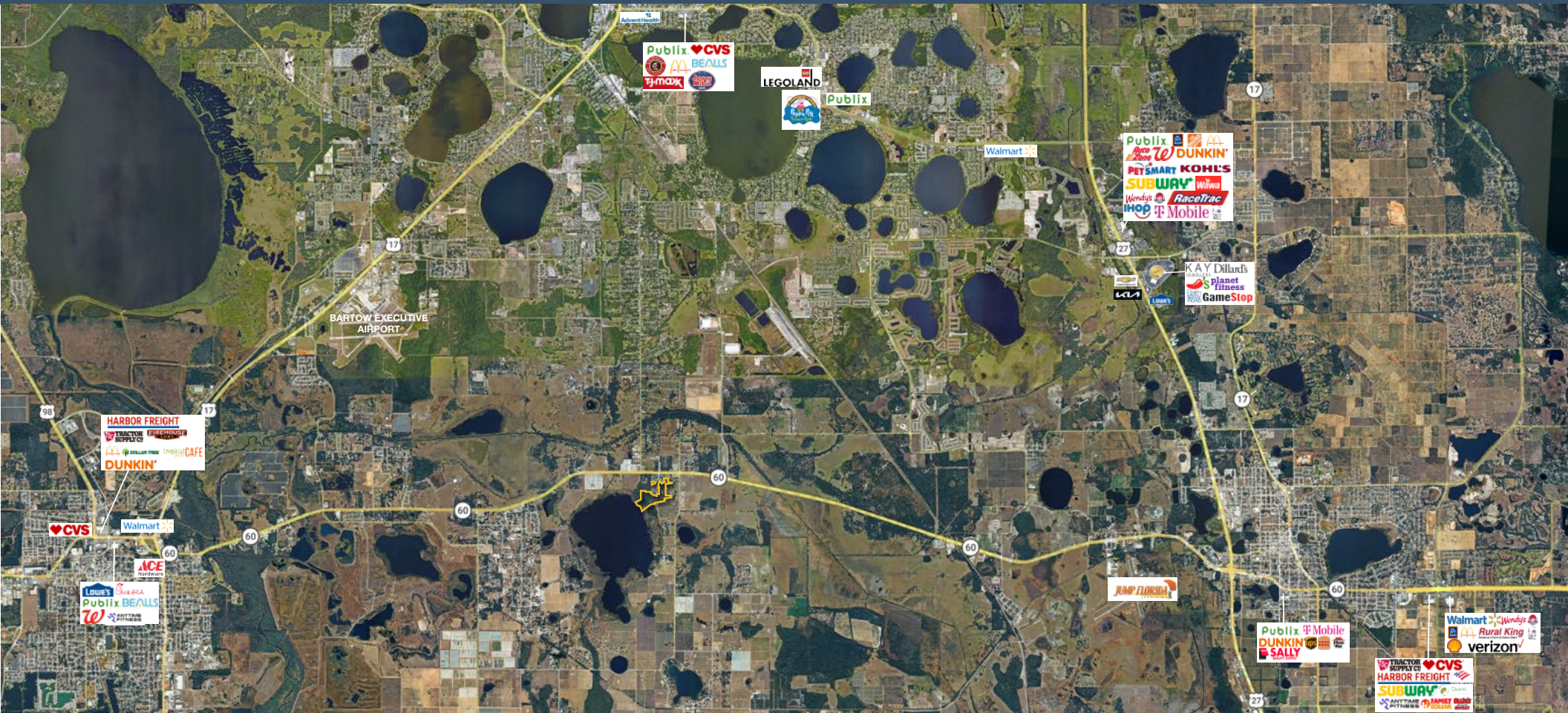
On Lake Garfield in Bartow, FL 33830

PROPERTY DETAILS

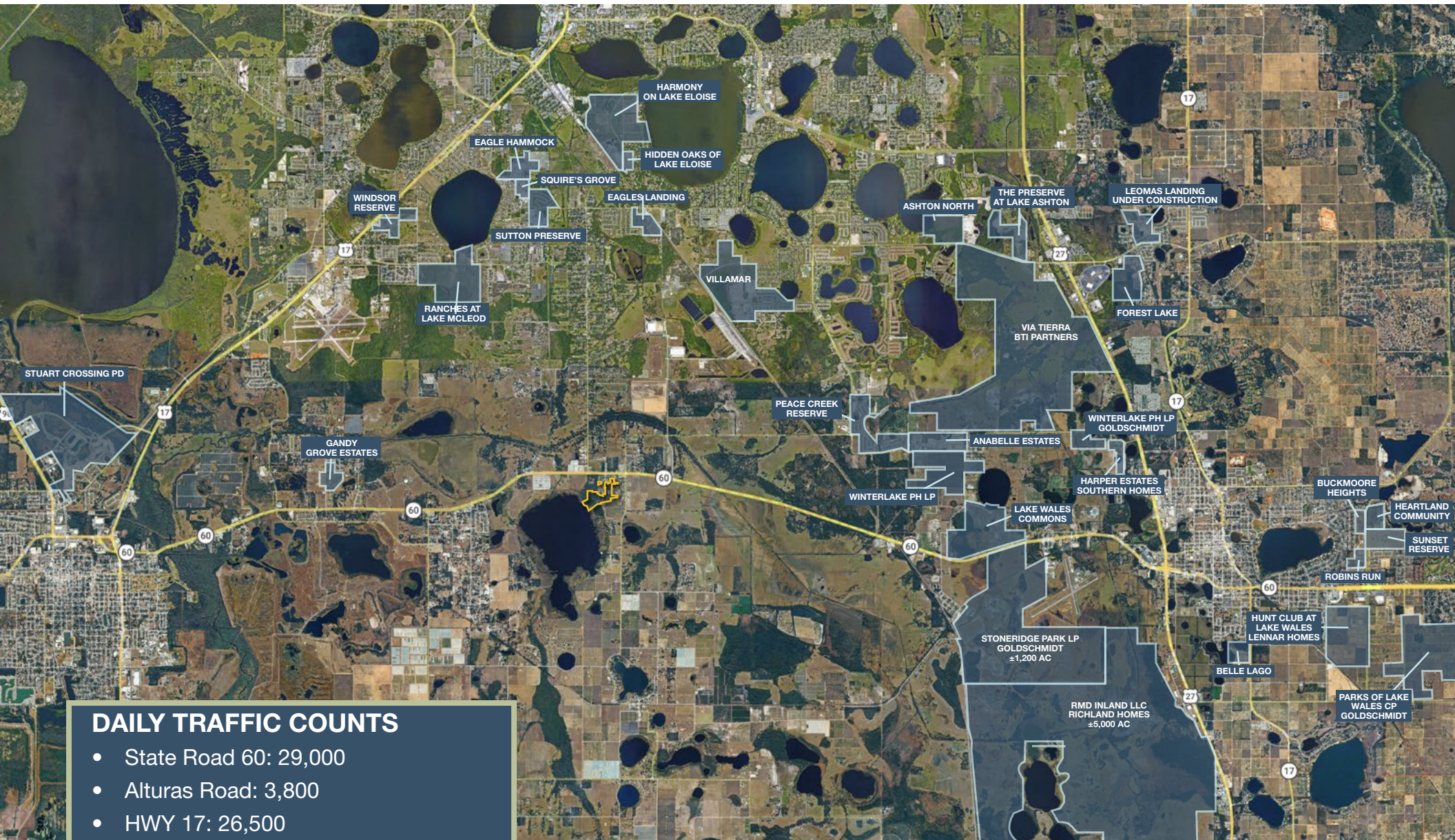
- Size: ±44.62 acres
- Location: On Citrus Ave., southwest of SR-60 and Alturas Road intersection in Bartow, FL 33830
- FLU: A/RR (Agricultural/Residential-Rural)
- Utilities: Water & Sewer to site
- Price: \$1,750,000
\$39,220.08/acre
\$22,435.897/lot

PROPERTY HIGHLIGHTS

The site is a shovel ready 76W lot single family residential development opportunity. Located near Bartow on Lake Garfield just south of Highway 60. The property has a public water permit, sewer permit, and binding school capacity determination issued by Polk County School Board. This property is near Orlando, Disney, and Legoland. This area has ever expanding job opportunities and is becoming more attractive by the day. This opportunity will not be around for long. Call us today to discuss this opportunity!



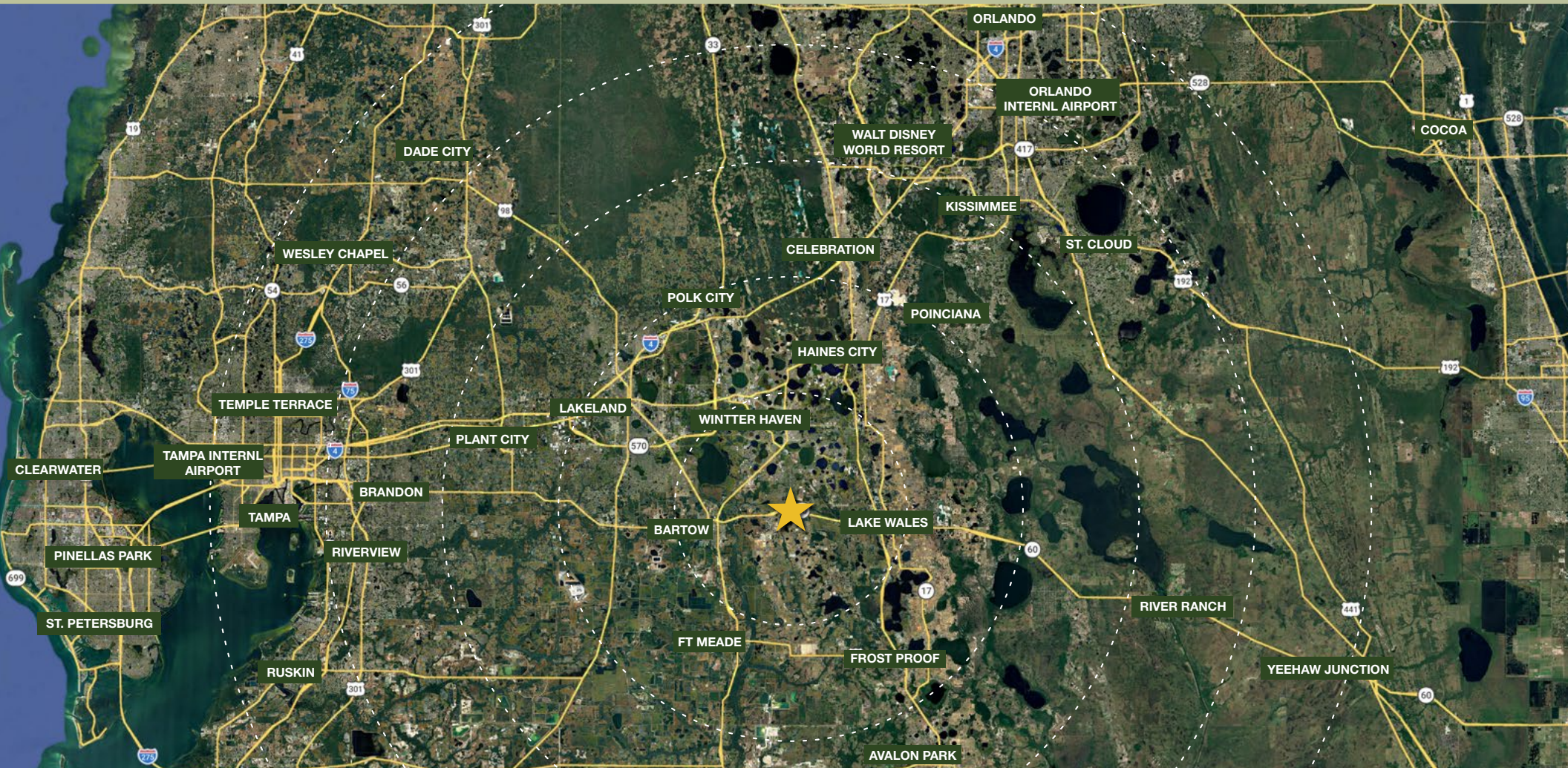
GEOGRAPHICAL DETAILS



DAILY TRAFFIC COUNTS

- State Road 60: 29,000
- Alturas Road: 3,800
- HWY 17: 26,500
- HWY 27: 33,000

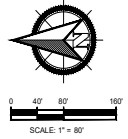
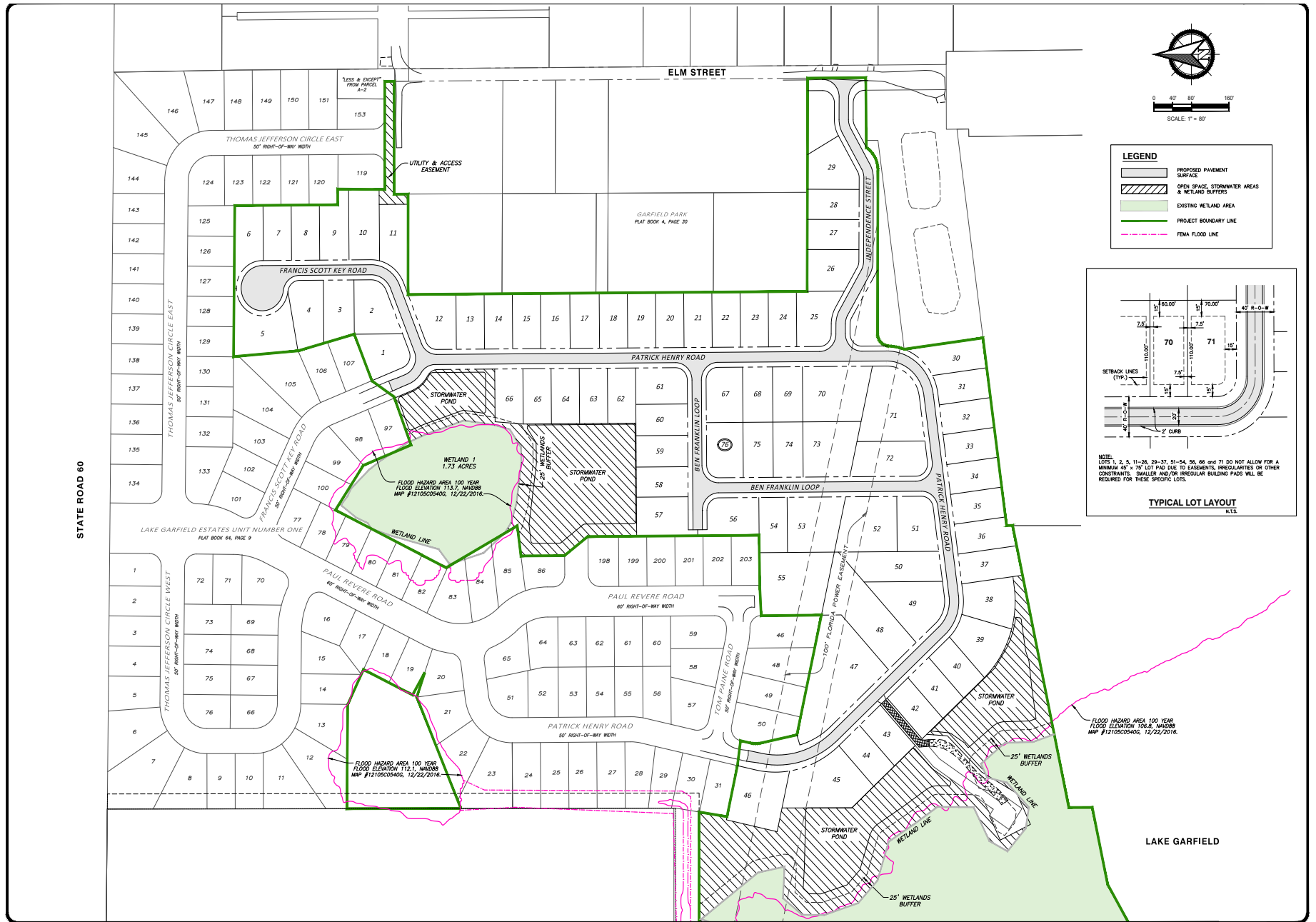
REGIONAL MAP



DRIVE TIMES

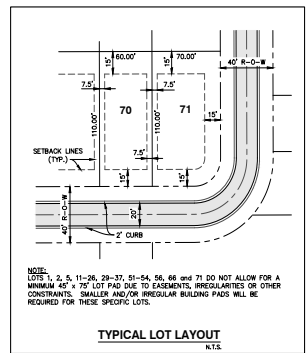
- Lake Wales: 10 min
- Bartow: 10 min
- Lakeland: 30 min
- River Ranch: 45 min
- Poinciana: 50 min
- Walt Disney World Resort: 50 min
- Tampa: 1 hr
- Ruskin: 1 hr
- Yeehaw Junction: 1 hr 10 min
- Tampa International Airport: 1 hr 15 min
- Orlando: 1 hr 15 min
- Orlando International Airport: 1 hr 15 min

SITE PLANS



LEGEND

	PROPOSED PAVEMENT SURFACE
	OPEN SPACE, STORMWATER AREAS & WETLAND BUFFERS
	EXISTING WETLAND AREA
	PROJECT BOUNDARY LINE
	FEMA FLOOD LINE



LOCAL DEVELOPMENT NEWS

Lake Wales annexes 558 acres for mixed-use project with over 3,000 homes

By: Donovan Conaway | December 24, 2024 | GrowthSpotter

The Lake Wales City Commission has approved the annexation of 558 acres for the Lake Wales Commons Development next to U.S. 27 and north of State Road 60. They have planned for 1,800 single-family detached homes, 1,400 mixed-use apartments and townhomes, 750,000 square of retail/commercial/office space and 1.2 million square feet of industrial development.

Read More: <https://www.growthspotter.com/2024/12/17/lake-wales-annexes-558-acres-for-mixed-use-project-with-over-3000-homes/>

Huge Stoneridge Development Approved in 4-1 Final Vote

By: Robert Connors | September 25, 2025 | Lake Wales News

An additional 2,950 homes were approved for development in Lake Wales during an unusual Wednesday evening meeting of the Lake Wales city commission. The development will be build on 1,287 acres fronting Highway 60, west of the municipal airport. Included in the project design is up to four million square feet of warehouse and industrial space, along with commercial uses that would front SR 60 opposite the already-approved 3,200-home Lake Wales Commons development.

Read More: <https://www.lakewalesnews.net/story/2025/09/03/news/huge-stoneridge-development-approved-in-4-1-final-vote/4829.html>

Bartow annexes Executive Airport

By: Carla Bayron | October 30, 2025 | Fox13 Tampa Bay

City Commissioners voted unanimously last week to annex Bartow Executive Airport off US-17. “As we continue to invest in the airport with infrastructure and attract more business for job creation, it gives that unanimity and identity we believe is important for marketing purposes,” said City Manager Mike Herr

Read More: <https://www.fox13news.com/news/bartow-annexes-executive-airport-amid-concerns-about-residential-development>