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

PRICE REDUCED! ~~$1,750,000~~ ***NOW $1,200,000***

3333 S. ORANGE AVENUE, SUITE 200 | ORLANDO, FLORIDA 32806 | 407-422-3144 | MAURYCARTER.COM

PROPERTY DETAILS

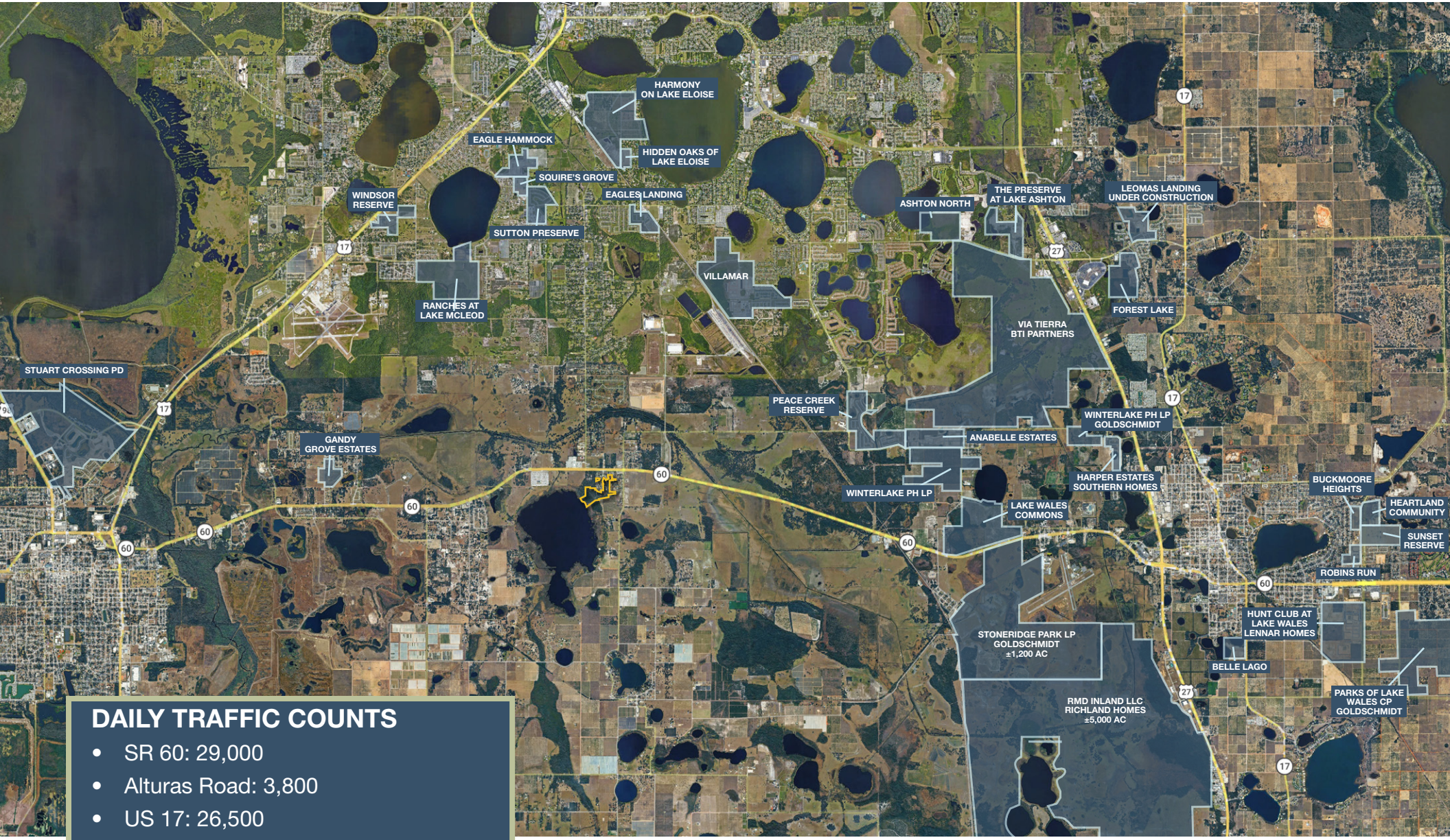
- Size: ±44.62 acres
- Location: On Citrus Ave, southwest of SR 60 & Alturas Rd, Bartow, FL 33830
- FLU: A/RR (Agricultural/Residential-Rural)
- Utilities: Water & Sewer to site

PRICE: ~~$1,750,000~~
NOW $1,200,000
$26,893.77/acre • $15,789.47/lot

PROPERTY HIGHLIGHTS

The site is a shovel-ready 76 lot single family residential development opportunity. Located near Bartow on Lake Garfield just south of SR 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!

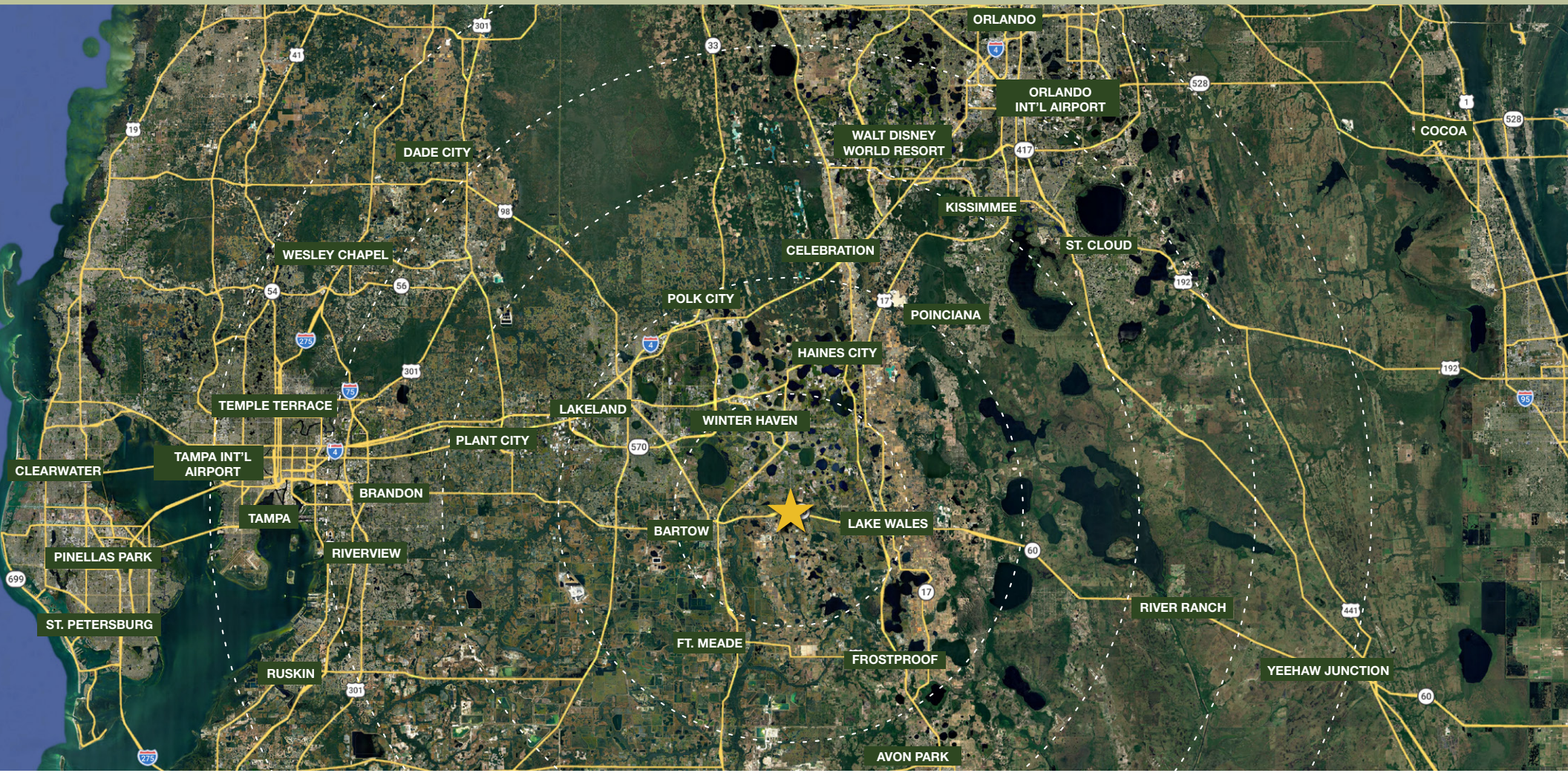
GEOGRAPHICAL DETAILS



DAILY TRAFFIC COUNTS

- SR 60: 29,000
- Alturas Road: 3,800
- US 17: 26,500
- US 27: 33,000

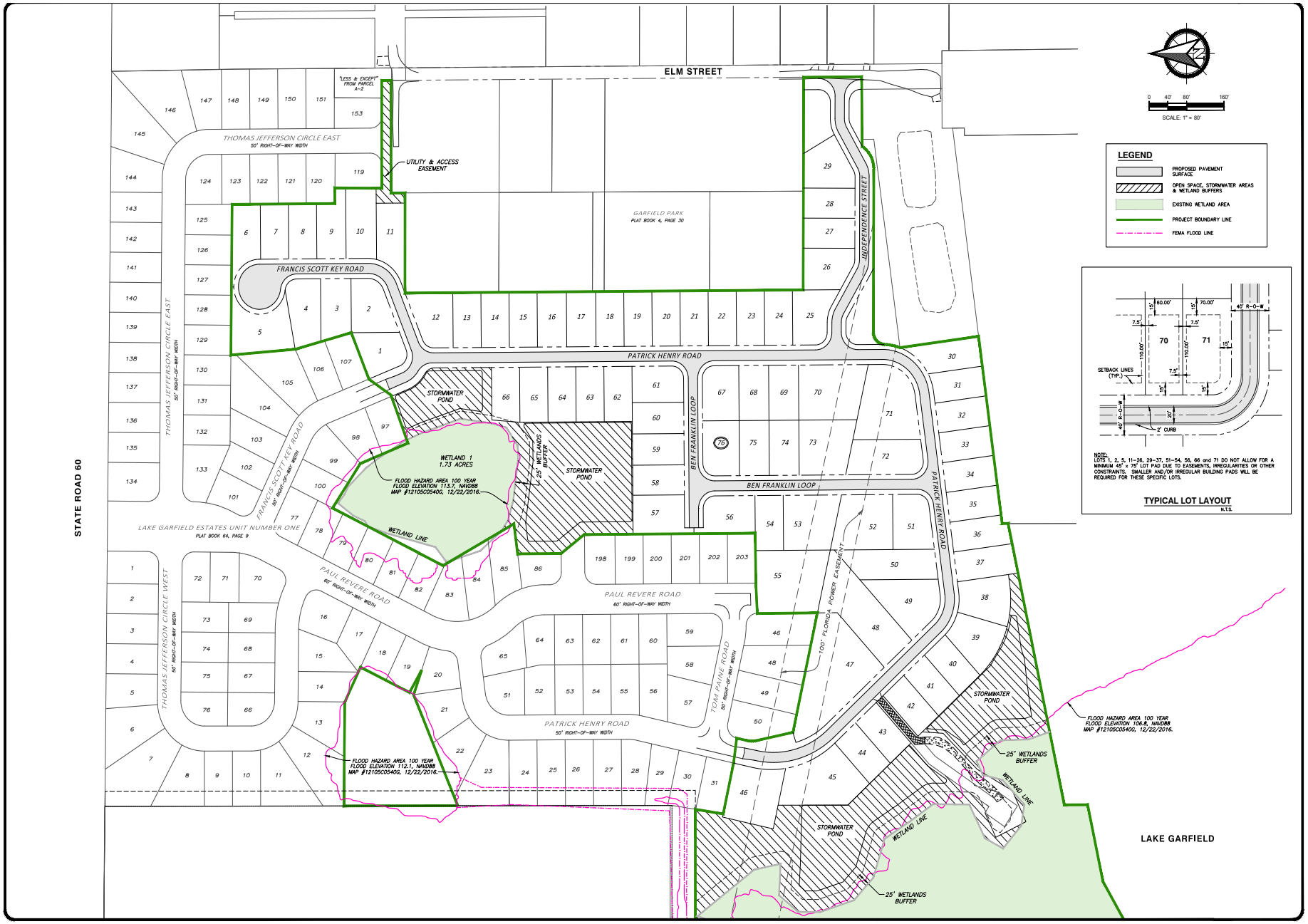
REGIONAL MAP



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


ELM STREET
STATE ROAD 60
THOMAS JEFFERSON CIRCLE EAST
THOMAS JEFFERSON CIRCLE WEST
FRANCIS SCOTT KEY ROAD
PATRICK HENRY ROAD
BEN FRANKLIN LOOP
INDEPENDENCE STREET
PAUL REVERE ROAD
TOM PAINE ROAD
LAKE GARFIELD ESTATES UNIT NUMBER ONE
PLAT BOOK 64, PAGE 9
GARFIELD PARK
PLAT BOOK 4, PAGE 30
UTILITY & ACCESS EASEMENT
100' FLORIDA POWER EASEMENT
STORMWATER POND
WETLAND 1
1.73 ACRES
WETLAND LINE
25' WETLANDS BUFFER
FLOOD HAZARD AREA 100 YEAR
FLOOD ELEVATION 113.7, NAVD88
MAP #12105C0540G, 12/22/2016.
FLOOD HAZARD AREA 100 YEAR
FLOOD ELEVATION 112.1, NAVD88
MAP #12105C0540G, 12/22/2016.
FLOOD HAZARD AREA 100 YEAR
FLOOD ELEVATION 106.8, NAVD88
MAP #12105C0540G, 12/22/2016.
LAKE GARFIELD
SCALE: 1" = 80'
LEGEND
PROPOSED PAVEMENT SURFACE
OPEN SPACE, STORMWATER AREAS & WETLAND BUFFERS
EXISTING WETLAND AREA
PROJECT BOUNDARY LINE
FEMA FLOOD LINE
TYPICAL LOT LAYOUT
N.T.S.
SETBACK LINES (TYP.)
2' CURB
NOTE:
LOTS 1, 2, 5, 11-26, 29-37, 51-54, 56, 66 and 71 DO NOT ALLOW FOR A MINIMUM 45' x 75' LOT PAD DUE TO EASEMENTS, IRREGULARITIES OR OTHER CONSTRAINTS. SMALLER AND/OR IRREGULAR BUILDING PADS WILL BE REQUIRED FOR THESE SPECIFIC LOTS.

LOCAL DEVELOPMENT NEWS

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

By: Donovan Conaway | December 17, 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 feet 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 03, 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