

17

Conceptual Entrance Imagery



Valencia Hills 55 + Active Lifestyle

17



TOWER RD

LAKE WALES

MASTERPIECE RD

**SHOVEL-READY 136
RESIDENTIAL ESTATE
LOTS LAKE WALES**

**MASTERPIECE RD
LAKE WALES, FL 33898**

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INVESTMENT SUMMARY

Shovel-Ready 136 Residential Estate Lots Lake Wales

This fully approved, shovel-ready subdivision offers 136 oversized estate-style single-family lots, presenting an exceptional opportunity for residential developers seeking a high-quality project in one of Central Florida's fastest-growing regions. With entitlements in place, construction can begin immediately.

Conveniently located along Scenic Highway 17, the property is positioned in a robust growth corridor and will be directly adjacent to a planned 5-star 55+ Active Lifestyle Community, enhancing long-term value and complementing the surrounding residential landscape. In addition, a planned 2.2-acre commercial site nearby will provide future residents with easy access to neighborhood retail and services—without requiring access to public roadways.

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Total 100'x125' Lots (45)
- Total 75'x125' Lots (91)
- Total Both Lot sizes (136)
- Fully approved, zoned and engineered

Shovel-Ready 136 Residential Estate Lots Lake Wales

The information is believed to be accurate but has not been independently verified. No guarantees, warranties, or representations are made. It is your responsibility to verify the accuracy and completeness independently.

PROPERTY OVERVIEW

Shovel-Ready 136 Residential Estate Lots Lake Wales



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PROPERTY OVERVIEW

LOCATION

Located in the heart of **Lake Wales, Florida**, Valencia Hills is a fully entitled, master-planned, mixed-use community offering exceptional potential for residential and commercial growth. Nestled along Scenic Highway 17 and just minutes from key attractions, this development spans over **51.3 +/- acres** of prime land, strategically positioned to benefit from the region’s thriving economy and expanding infrastructure.

Lake Wales is part of rapidly growing Polk County, the fastest growing County in the Nation known for its robust business environment, excellent connectivity, and natural beauty. The city blends historical charm with modern convenience, making it attractive for families, businesses, and investors alike. Valencia Hills is fully annexed into the City of Lake Wales with an approved Planned Unit Development (PDP) site plan.

The Offering includes:

- **136-Lot Single-Family Home Subdivision:** Estate-sized lots for premium residential demand, fully entitled & engineered.

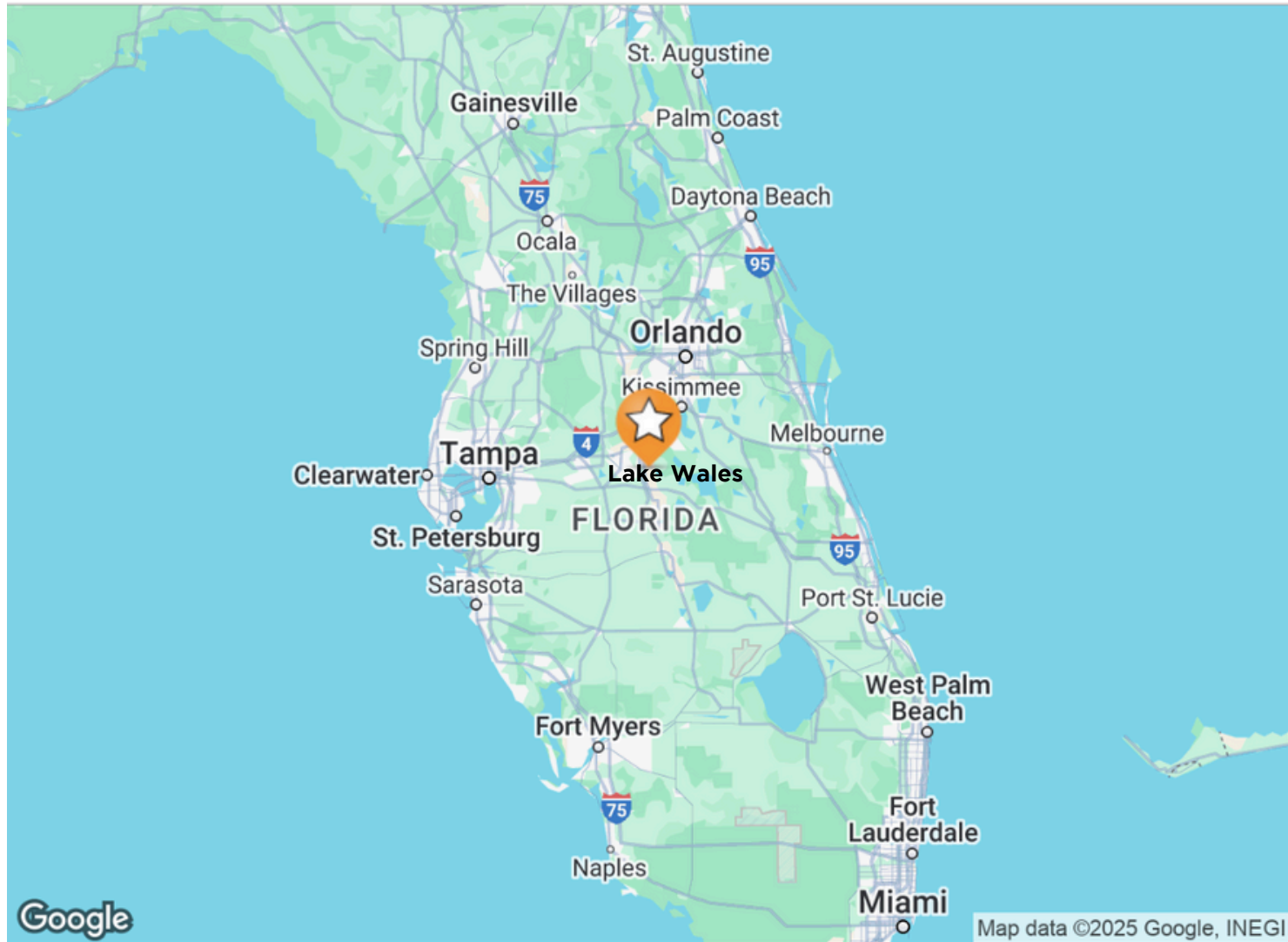
With natural lakefront amenities, seamless interconnectivity, and strategic zoning, Valencia Hills offers a unique opportunity for developers to capitalize on Florida’s growing housing and commercial demands.

DESTINATION	DISTANCE
LEGOLAND®	12 miles
Interstate-4	18 miles
SunTrax	20 miles
Florida Poly University	22 miles
Lakeland	27 miles
Orlando	50 miles
Tampa	55 miles
Orlando Intl. Airport	58 miles
Tampa Intl. Airport	65 miles

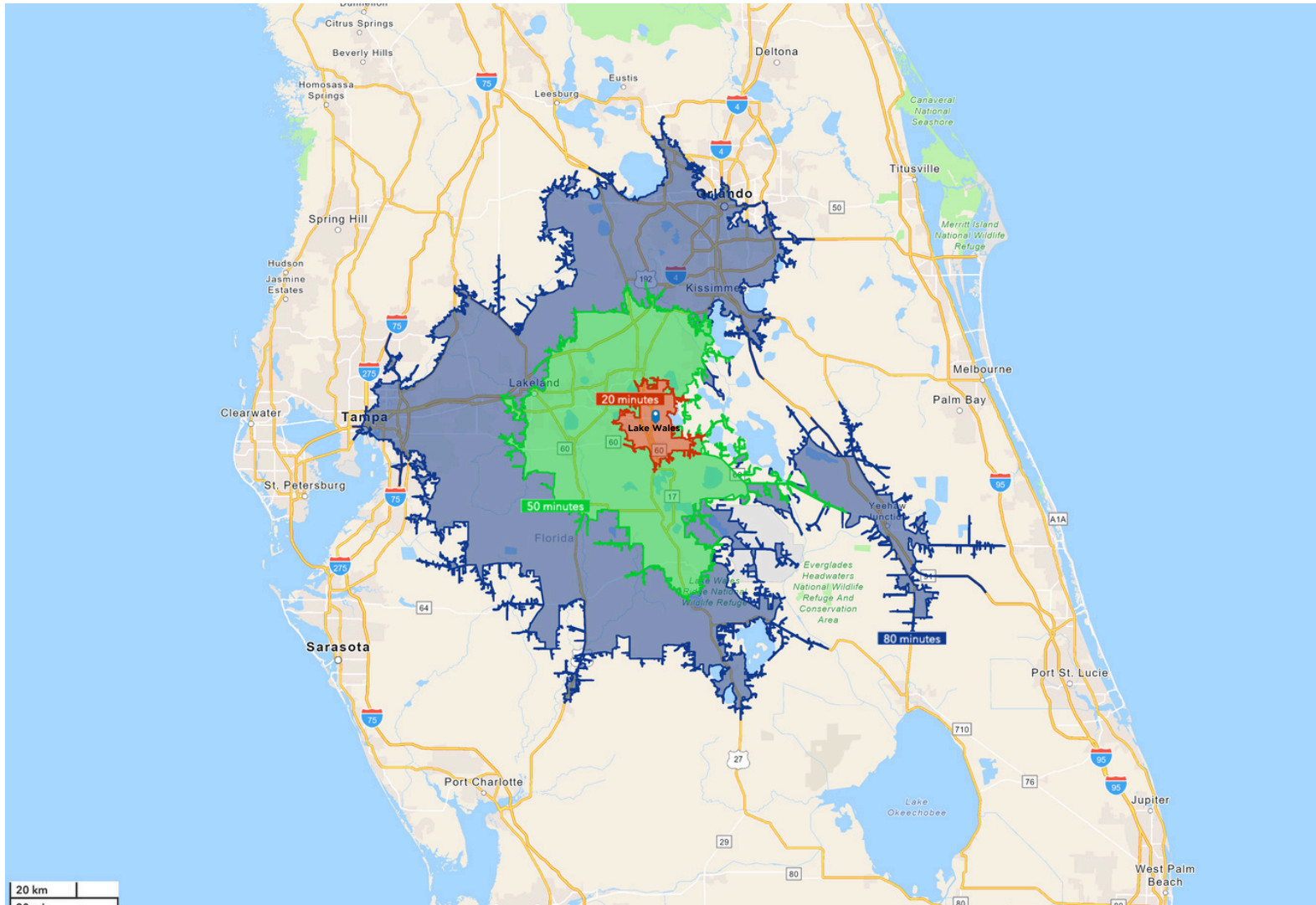


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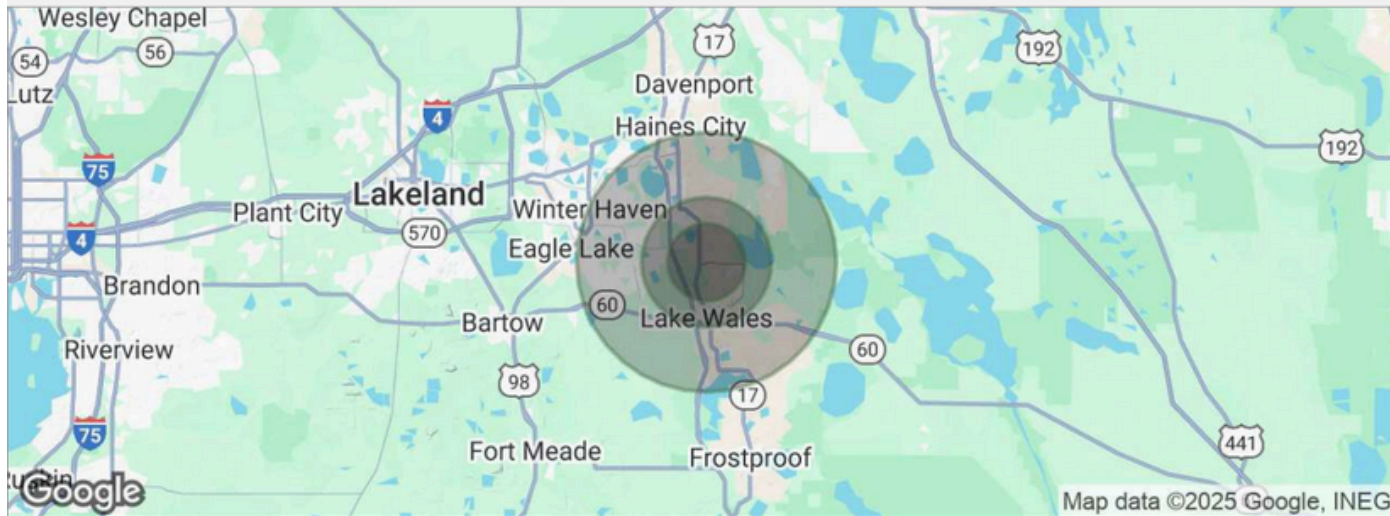
Shovel-Ready 136 Residential Estate Lots Lake Wales



Shovel-Ready 136 Residential Estate Lots Lake Wales

MAP- RETAILERS





POPULATION	3 MILES	5 MILES	10 MILES
Total population	11,147	45,203	184,997
Median age	46	45	43
Median age (male)	45	44	42
Median age (Female)	47	45	44
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	4,650	18,218	71,139
# of persons per HH	2.4	2.5	2.6
Average HH income	\$66,240	\$72,663	\$75,245
Average house value	\$264,446	\$280,189	\$276,954

AERIALS & PHOTOS



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VALENCIA HILLS RENDERINGS

Main Entrance (Scenic Highway 17)



Shovel-Ready 136 Residential Estate Lots Lake Wales

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LOCAL DEVELOPMENTS

RESIDENTIAL

NEIGHBORHOOD	STATUS	SINGLE FAMILY	TOWN HOMES	365-DAY SALES PRICE	BUILDER	FEATURES	DISTANCE
FOREST LAKE	Construction	295		\$282,990 - \$359,990	KB HOMES	Swimming Pool, Cabana, Tot lot, & Walking Path	1.1 Miles
RESERVE AT FOREST LAKE	Construction		62	\$246,990 - \$282,990	KB HOMES	Swimming Pool, Cabana, Tot lot, & Walking Path	1.1 Miles
SEASONS AT MABEL PLACE	Developed	142		\$299,950 - \$354,173	RICHMOND HOMES	Swimming Pool	0.60 Miles
LEOMA'S LANDING	Developed / Construction	336		\$300,000 - \$350,000	LENNAR/ DR HORTON		0.80 Miles
ASHTON COVEY	Construction	111		\$304,990 - \$379,990	RYAN HOMES		8.1 Miles
PEACE CREEK RESERVE	Developed / Construction	553		\$269,990 - \$383,190	LENNAR	Swimming Pool & Playground	8.7 Miles
LEIGHTON LANDING	Developed / Construction	46		\$276,900 - \$411,900	SOUTHERN HOMES		6.1 Miles
TAYLOR GROVES	Developed / Construction	105		\$291,365 - \$353,000	DR HORTON		8.0 Miles
CRYSTAL LAKE PRESERVE	Developed	236		\$266,480 - \$303,990	RYAN HOMES		9.0 Miles
SEASONS AT HILLTOP	Developed	74		\$299,950 - \$348,802	RICHMOND HOMES		6.8 Miles
PEACE CROSSING	Entitled	2800 detached 550 attached	950		WINTER HAVEN CORP	6100 Mixed- Use units approved 1800 Apartment Units	4.8 Miles

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