

Shovel-Ready 55+ MHC Active Lifestyle Community with Commercial Frontage in Lake Wales, FL

VALENCIA HILLS

**430 LAKE MABEL LOOP ROAD
LAKE WALES, FL 33898**

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INVESTMENT SUMMARY

PROPERTY SUMMARY

Valencia Hills Development Opportunity

Welcome to Valencia Hills, a premier mixed-use development opportunity located in the thriving city of Lake Wales, FL.

This fully entitled, PDP shovel-ready project spans approximately 154 +/- acres. Offering strategic positioning with immediate access to key transportation routes, retail hubs, and Central Florida's major attractions—including Legoland (15 minutes), Disney (45 minutes), and Orlando & Tampa (1 hour).



PROPERTY HIGHLIGHTS

- **654-Lot 55+ Manufactured Home Community (MHC):** Fully entitled and engineered.
- **2.2 Acres of Commercial Land:** Prime frontage along Scenic Highway 17, ideal for retail, dining, or service businesses.
- **City Utilities (Water/Sewer):** Approved for MHC and Commercial

Valencia Hills Development Opportunity Fully Entitled, Shovel-Ready Mixed-Use Project

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

VALENCIA HILLS DEVELOPMENT



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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 **154 +/- 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:

- **654-Lot 55+ Manufactured Home Community (MHC):** Fully entitled & engineered.
- **2.2 Acres of Commercial Space:** Ideal for retail, dining, or service businesses along Scenic Highway 17.
- **City Utilities (Water/Sewer):** Approved for MHC, & Commercial.

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



PROPERTIES OVERVIEW

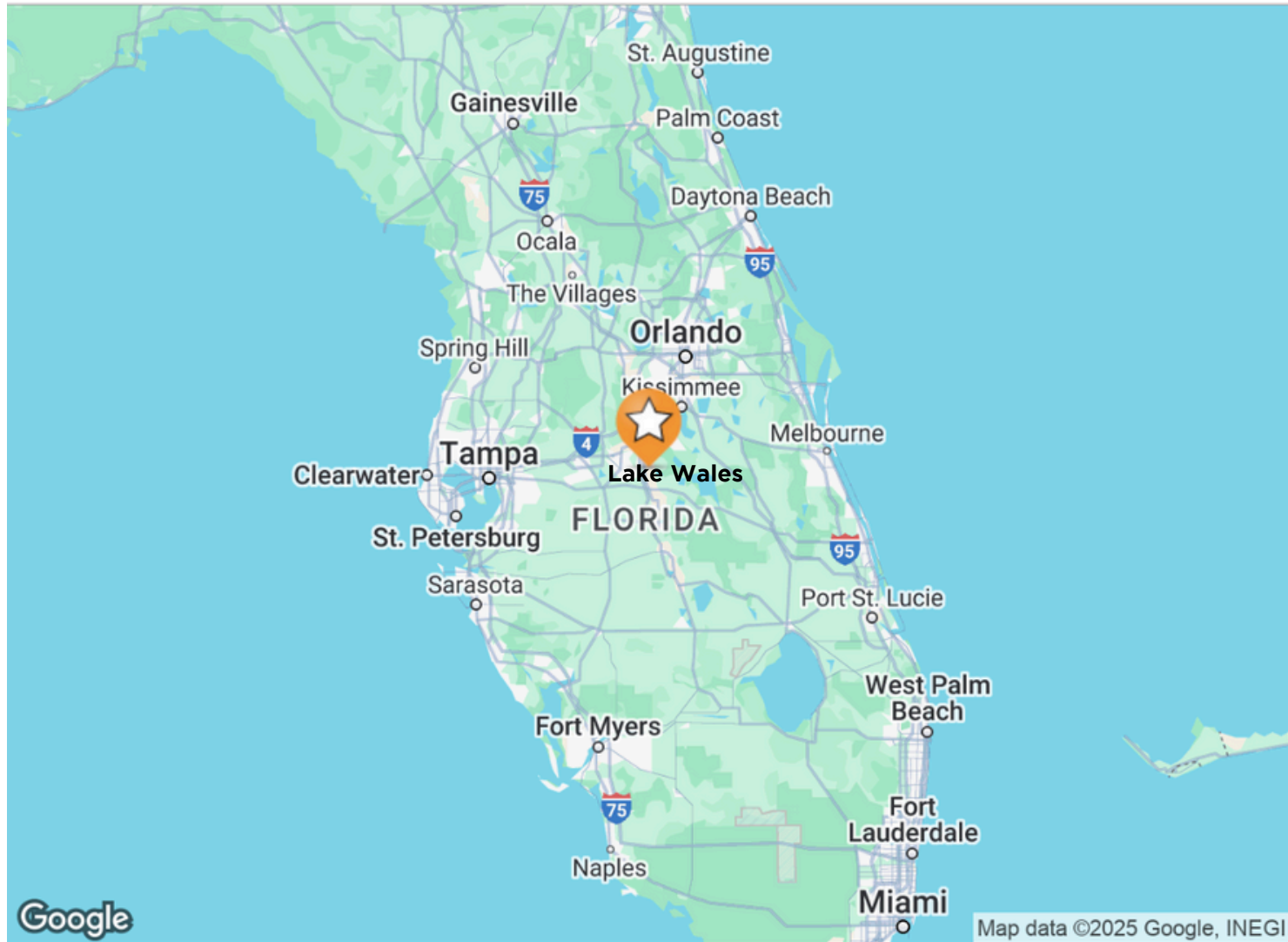


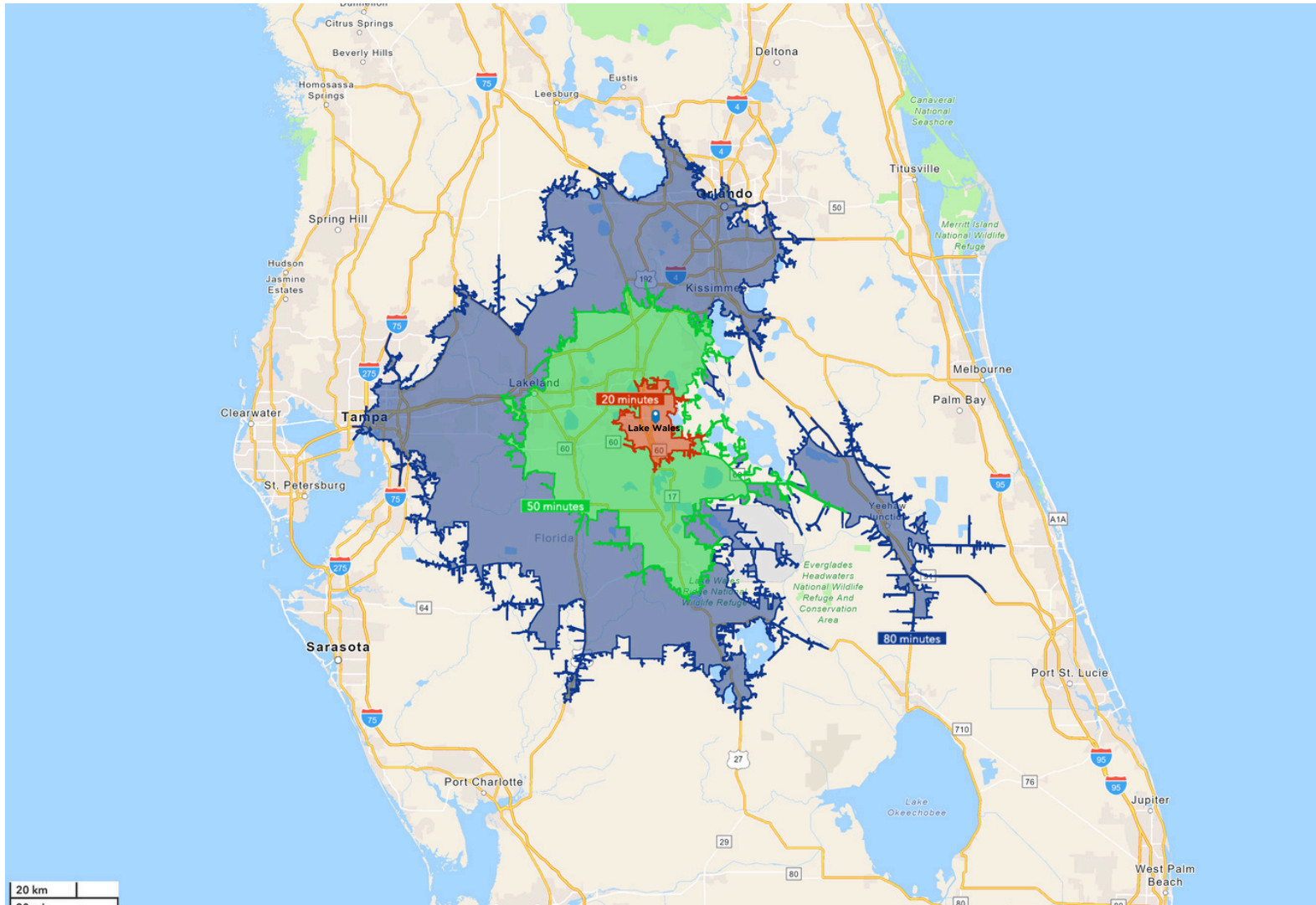
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DEVELOPMENT BREAKDOWN

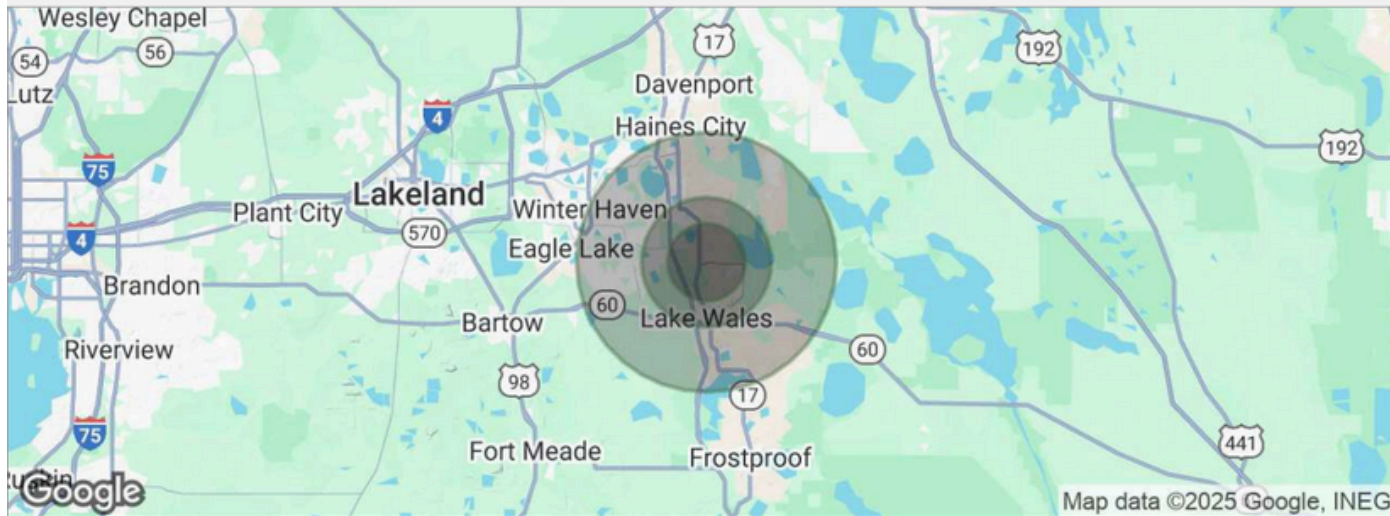
COMPONENT	ACREAGE	# OF LOTS/UNITS	STATUS
55+ Manufactured Home Community (MHC)	150 Acres	654 lots	Fully entitled, engineered, and shovel-ready
Commercial Development	2.2±Acres	20,000 SF + 3,000 SF Discovery Center	Zoned & Entitled





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

VALENCIA HILLS APPROVED MASTERPLAN

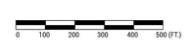
DEVELOPMENT TABLE

	50'X90' M.H.	75'X125' S.F.	100'X125' S.F.	SUB TOTAL
VILLAGE A	-	45	11	56
VILLAGE B	-	46	34	80
VILLAGE C	133	-	-	133
VILLAGE D	111	-	-	111
VILLAGE E	93	-	-	93
VILLAGE F	206	-	-	206
VILLAGE G	111	-	-	111
SUB TOTAL	654	91	45	790



THIS PLAN IS CONCEPTUAL AND REPRESENTS A GENERAL LAYOUT OF THE COMMUNITY. FINAL LAYOUT AND LOT YIELD MAY VARY BASED UPON SITE, MARKET, AND REGULATORY REQUIREMENTS.

VALENCIA HILLS PLAN
PDP 1 OF 4
LAKE WALES, FL
AUGUST 4, 2022



AERIALS & PHOTOS



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VALENCIA HILLS RENDERINGS

Main Entrance (Scenic Highway 17)



RENDERINGS

CONCEPTUAL



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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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