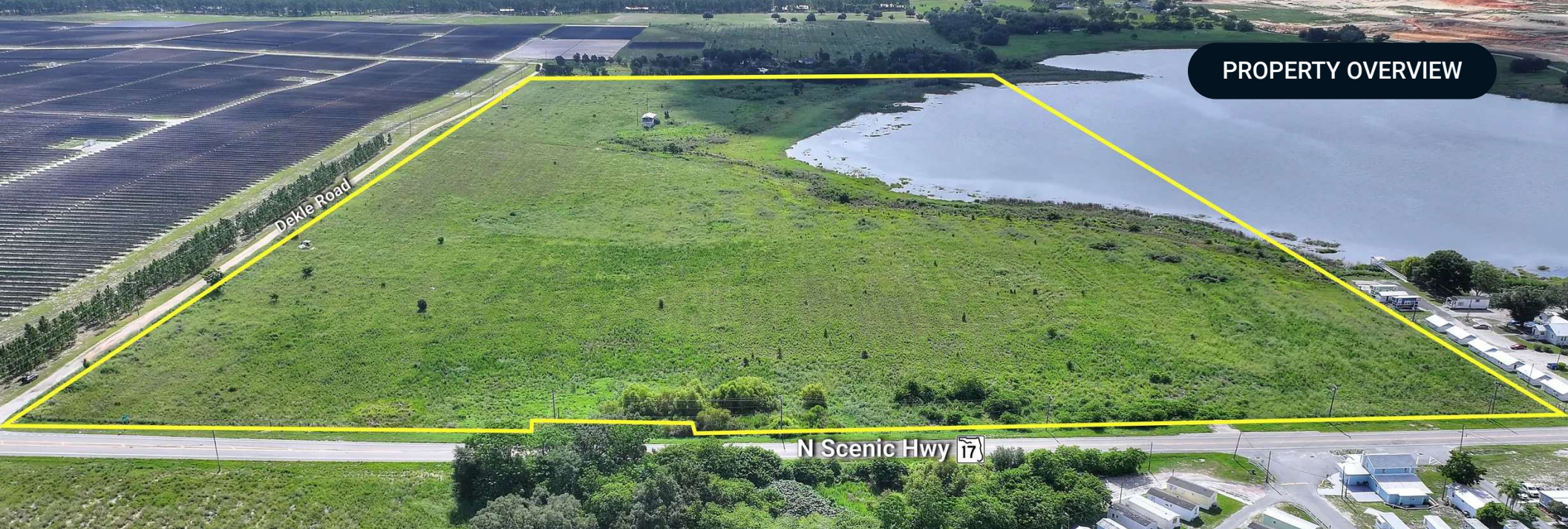


Lake Mabel Waterfront Development

North Scenic Highway (SR-17), Lake Wales, Florida 33898

Keat Waldron, ALC
863-214-3410
keat@saundersrealestate.com



PROPERTY OVERVIEW

Sale Price

\$2,400,000

Offering Summary

Acreage:	70 Acres
Price / Acre:	\$34,286
State:	Florida
City:	Lake Wales
County:	Polk
Property Type:	Residential Development Land

Property Overview

Lake Mabel Waterfront Development offers a compelling residential development and investment opportunity within the Town of Dundee, Florida. Located along Scenic Highway (SR 17) and less than 2.5 miles from US Highway 27, the property offers approximately 1,300 feet of frontage along Scenic Highway, approximately 2,300 feet of county-maintained frontage along Dekle Road, and significant frontage along Lake Mabel. The combination of these attributes provides a unique setting for future residential development, with the waterfront offering the potential to enhance both community design and long-term value.

The property is designated primarily Low Density Residential under the Town of Dundee Future Land Use Map, allowing primarily single-family residential development at densities of up to 5.0 dwelling units per acre. Agricultural uses are also permitted, allowing for continued agricultural use during an interim holding period. The property is currently Unclassified for zoning, providing an opportunity to pursue zoning consistent with the adopted residential Future Land Use designation. Municipal water and sewer infrastructure provided by the Town of Dundee is located approximately 2.5 miles north of the property.

Situated at the southern edge of Dundee and adjacent to the City of Lake Wales, the property is strategically positioned within the Dundee–Lake Wales development corridor. The surrounding area continues to experience residential expansion as growth moves through this portion of Polk County. Between 2020 and 2025, Polk County's population increased approximately 21% to nearly 875,000 residents, more than twice Florida's statewide growth rate over the same period. These trends support the property's potential as a mid- to long-term investment as development and infrastructure progress toward the site.

The property's proximity to US Highway 27 provides convenient access to Lake Wales, Winter Haven, and Lakeland, along with connectivity to the broader Orlando–Tampa corridor and Central Florida's major employment and population centers.

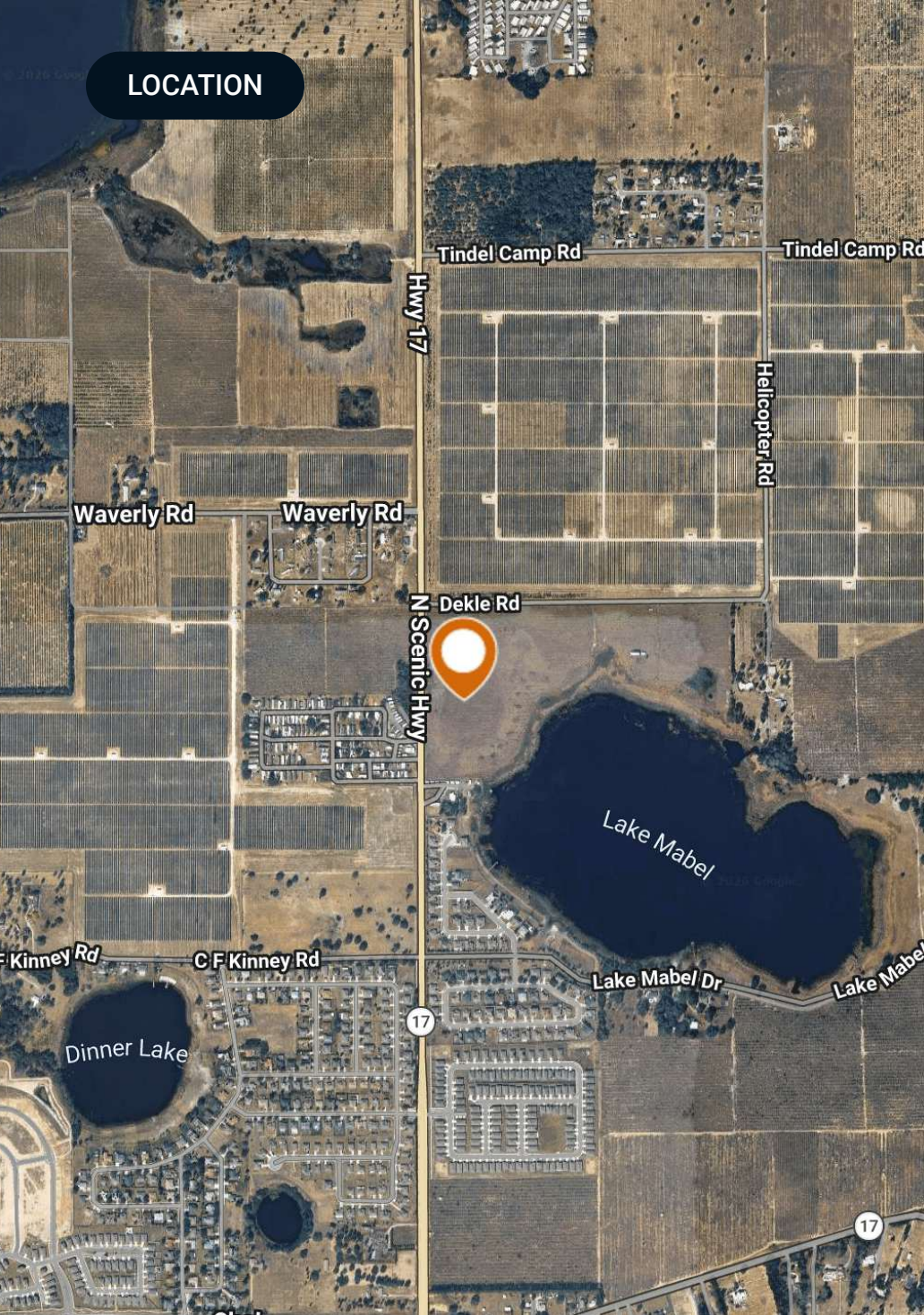
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	Uplands: 49 ± acres, Wetlands: 21 ± acres • Mostly Tavares • Candler • Narcoossee • and Satellite sands.
Soil Types:	
Taxes & Tax Year:	Total Taxes for 2025: \$2,258.52
Zoning / FLU:	Zoning: Unassigned, FLU: Low Density Residential
Lake Frontage / Water Features:	Over 2,000 feet of lake frontage on Lake Mabel
Water Source & Utilities:	Two 6 inch wells and One 4 inch well
Road Frontage:	1,318 feet on State Road 17 (North Scenic Hwy) AND 2,272 feet on Dekle Road (Dirt Road, County Maintained) 5 minutes to Publix, Walmart, and Major Retail 5 minutes to US Highway 27 10 minutes to Downtown Lake Wales 10 minutes to Advent Health Lake Wales 10 minutes to State Road 60 connection corridor 30 minutes to Davenport 20 minutes to Winter Haven 45 minutes to Lakeland 1 hour to Orlando 1 hour 15 minutes to Tampa
Nearest Point of Interest:	
Fencing:	Perimeter Fencing
Current Use:	Pastureland
Structures & Year Built:	Vacated/Abandoned house.

LOCATION



Location & Driving Directions

Parcel: 272911000000043010
272911000000041010
272911000000041020

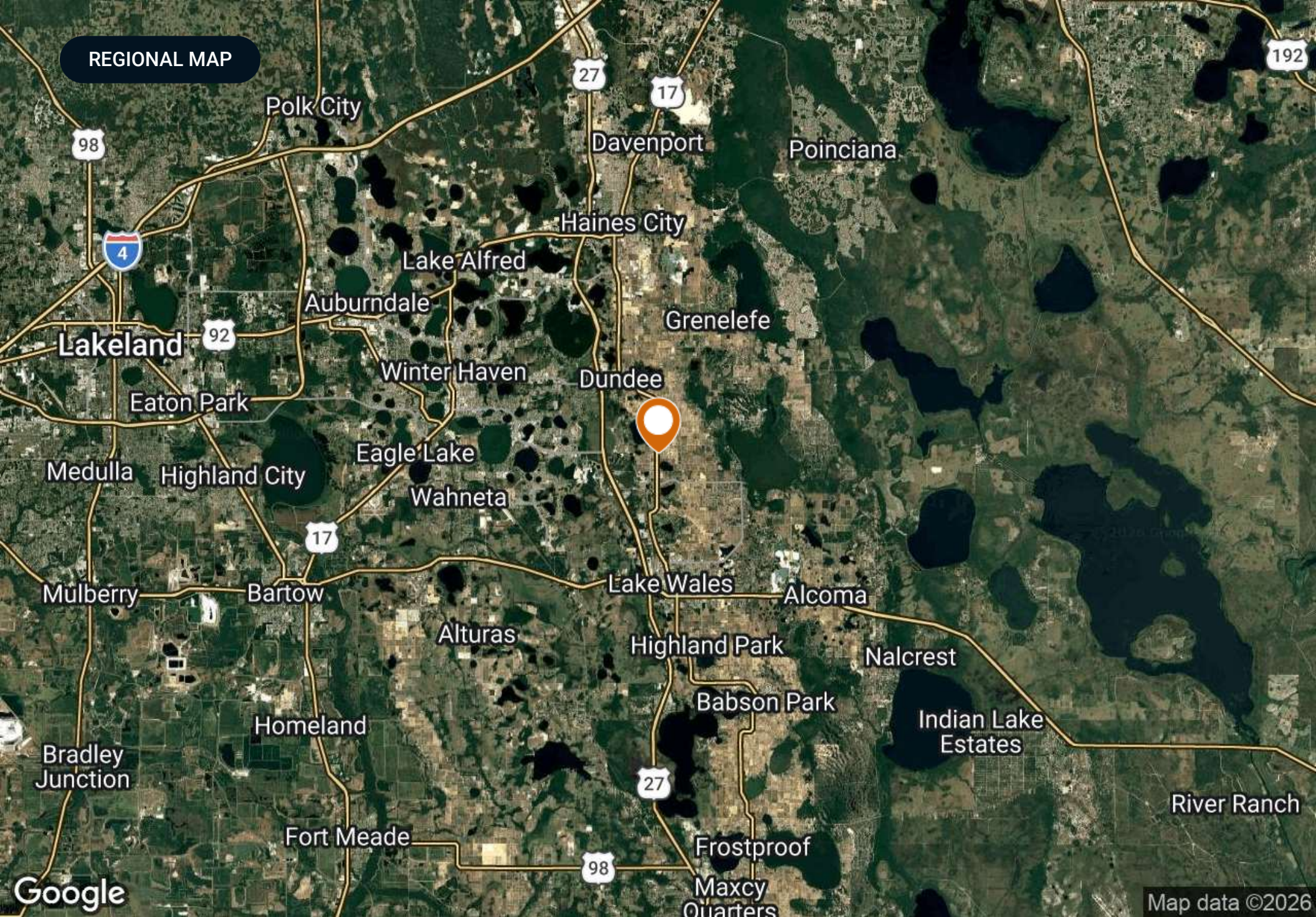
GPS: 27.9742852, -81.593786

Driving Directions:

- From the Hwy 27 & SR 60 intersection, head north on US Highway 27 for approximately 2 miles
- Turn right onto Mountain Lake Cutoff Road
- Continue 0.8 miles to N Scenic Highway (SR 17)
- Turn left onto N Scenic Highway (SR 17)
- Continue approximately 3.5 miles
- The property will be on the right

Showing Instructions:

Contact Keat Waldron, ALC

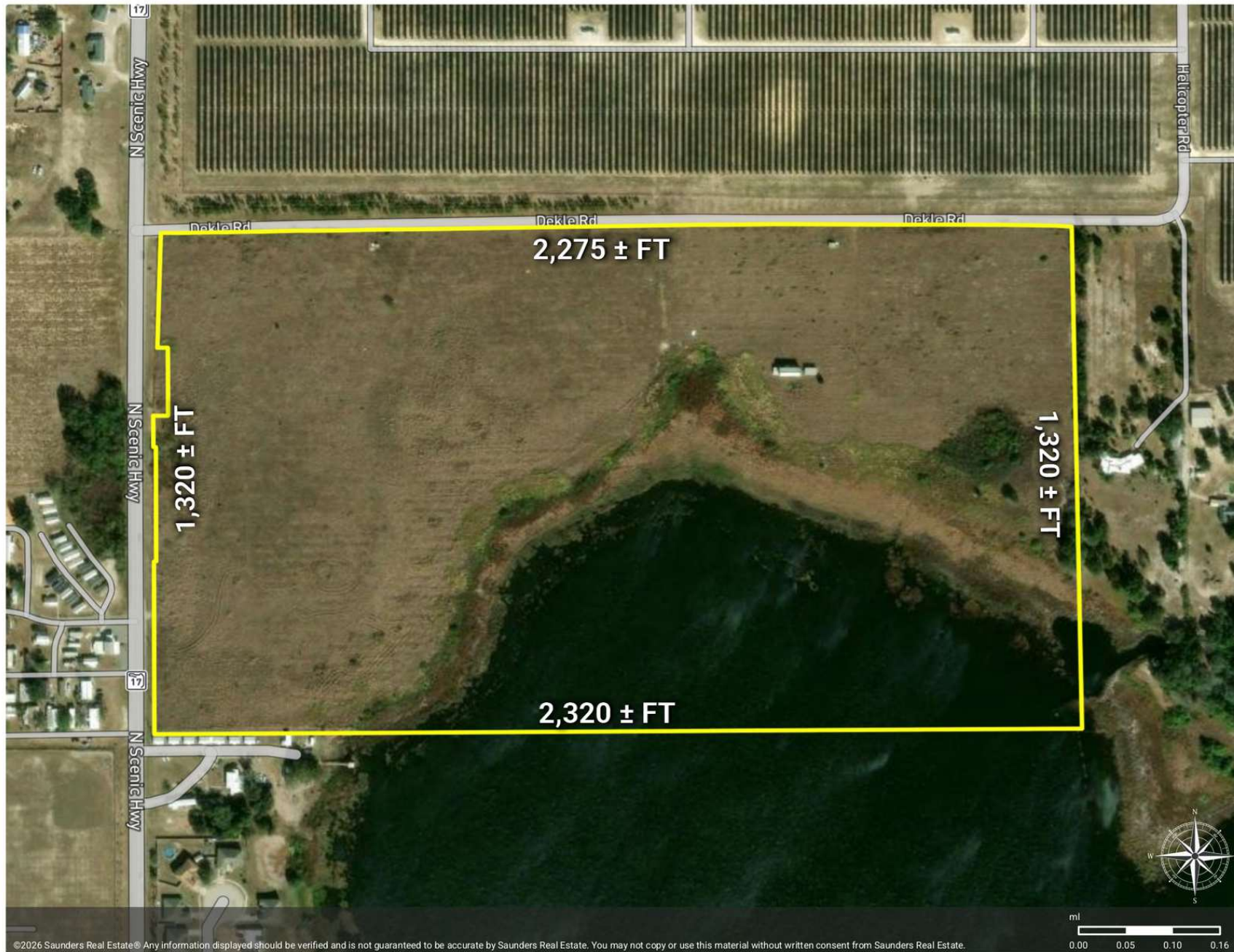


AERIAL MAP



Lake Mabel Waterfront Development

Polygon



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WETLANDS MAP



Wetlands NWI

- Polygon
- Wetlands NWI: Lacustrine
- Wetlands NWI: Palustrine

CODE	DESCRIPTION	ACRES
L1UBH	Lake	11.17
L2AB3H	Lake	5.67
PEM1F	Freshwater Emergent Wetland	3.81
TOTAL UPLAND		49.12
TOTAL WETLAND		20.65
TOTAL		69.77



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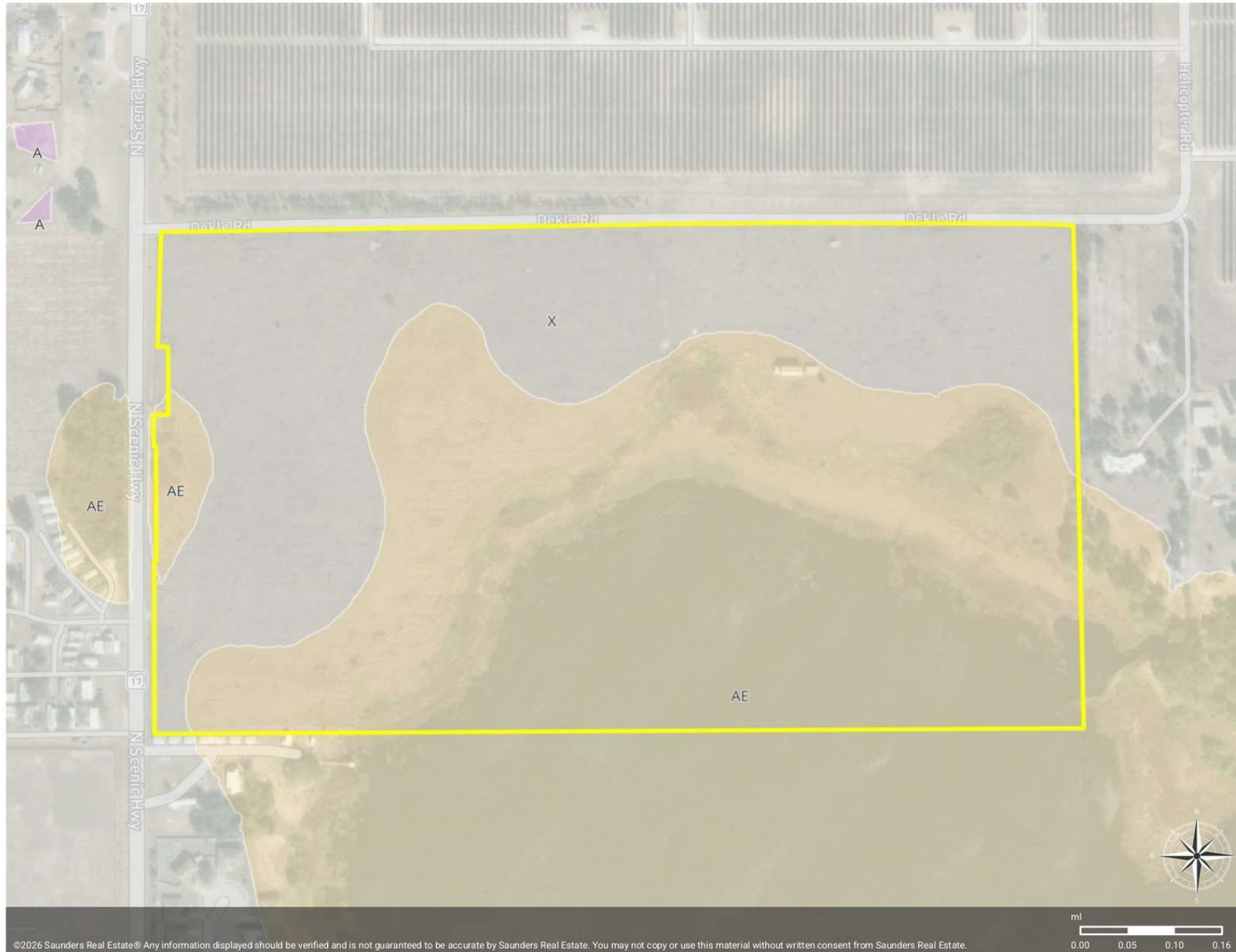
FLOOD ZONE MAP



FEMA Flood Zones DFIRM

- Polygon
- FEMA Flood Zones DFIRM: Outside any floodplains
- FEMA Flood Zones DFIRM: 100 year, BFE yes

ZONE	DESCRIPTION	ACRES
AE		40.98
X		27.70
AE		1.09
TOTAL		69.77



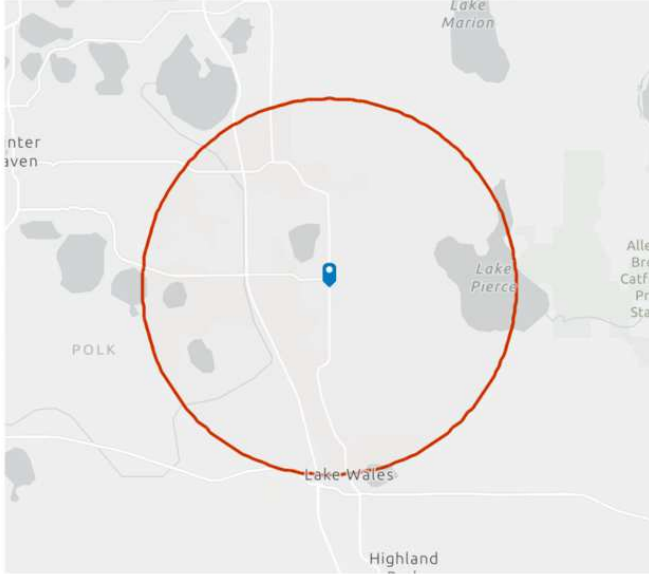
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NEIGHBORHOOD MAP





POPULATION TRENDS (5 MILE RADIUS)



Population Trends and Key Indicators

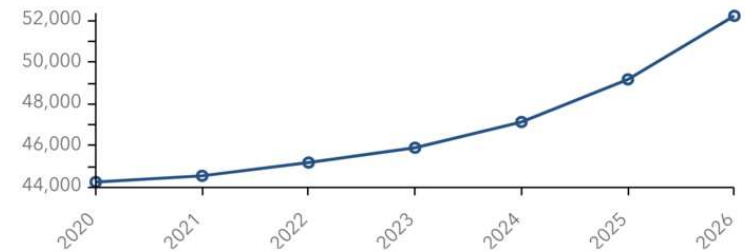
5232-5296 Scenic Hwy N
Ring of 5 miles

52,229	21,904	2.38	46.6	\$66,950	\$326,112	68	78	76
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

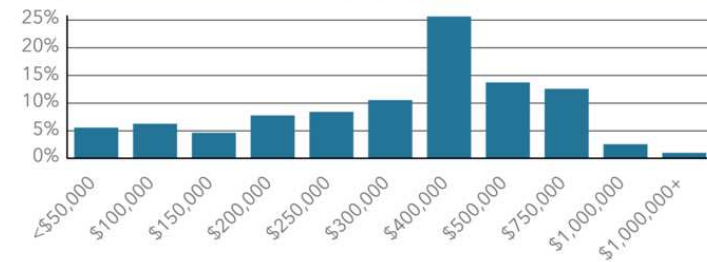
MORTGAGE INDICATORS



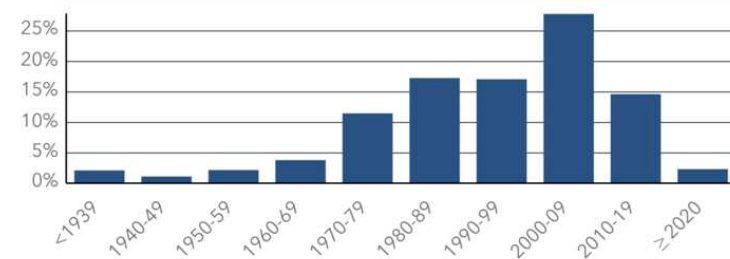
Historical Trends: Population



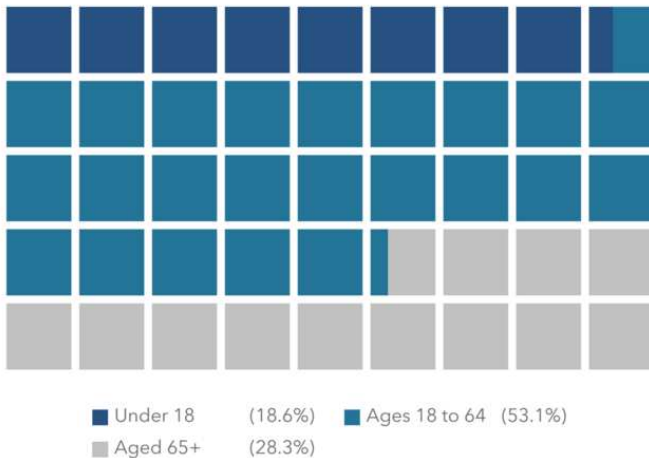
Home Value



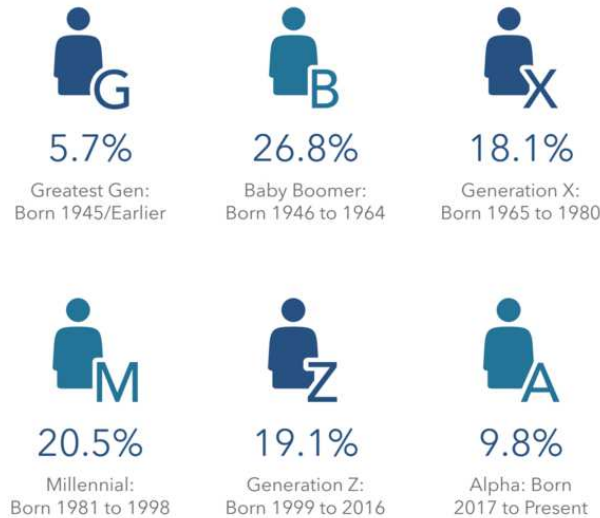
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), ACS (2020-2024). © 2026 Esri

ADDITIONAL PHOTOS



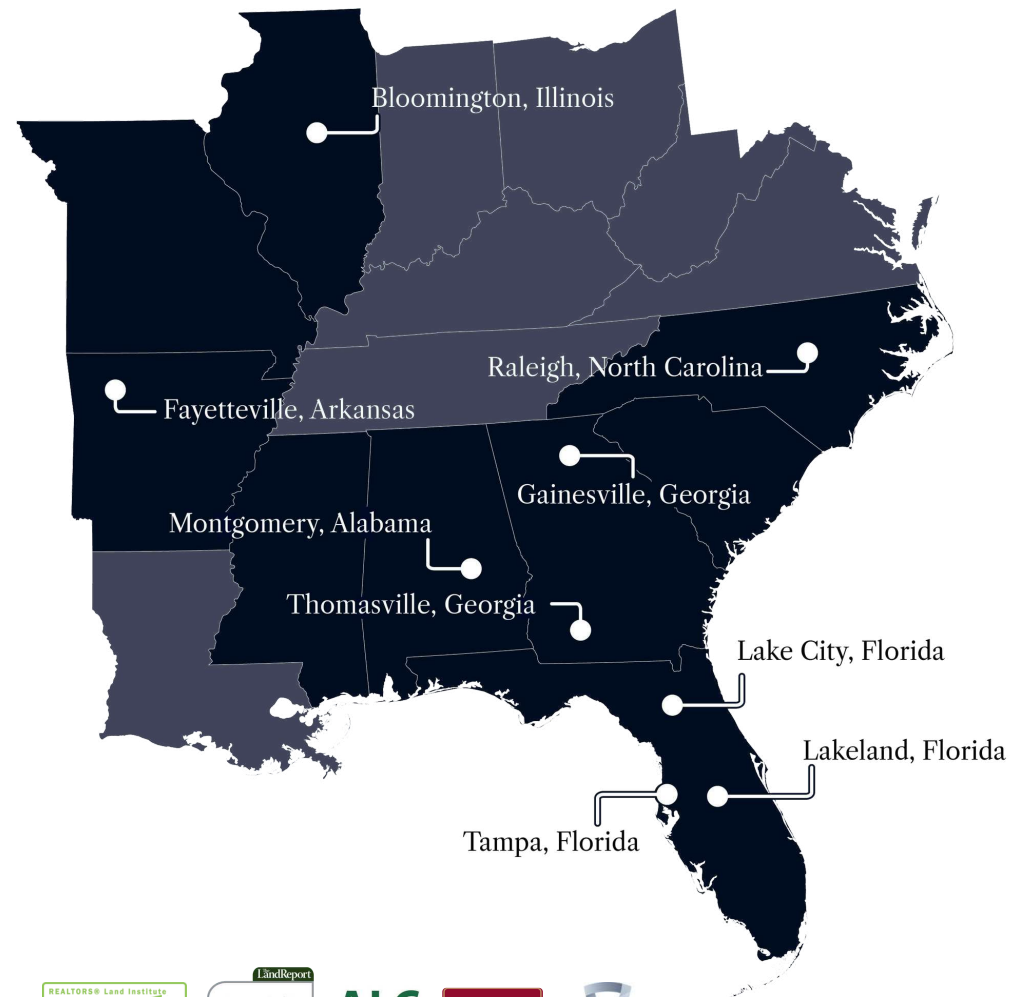




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