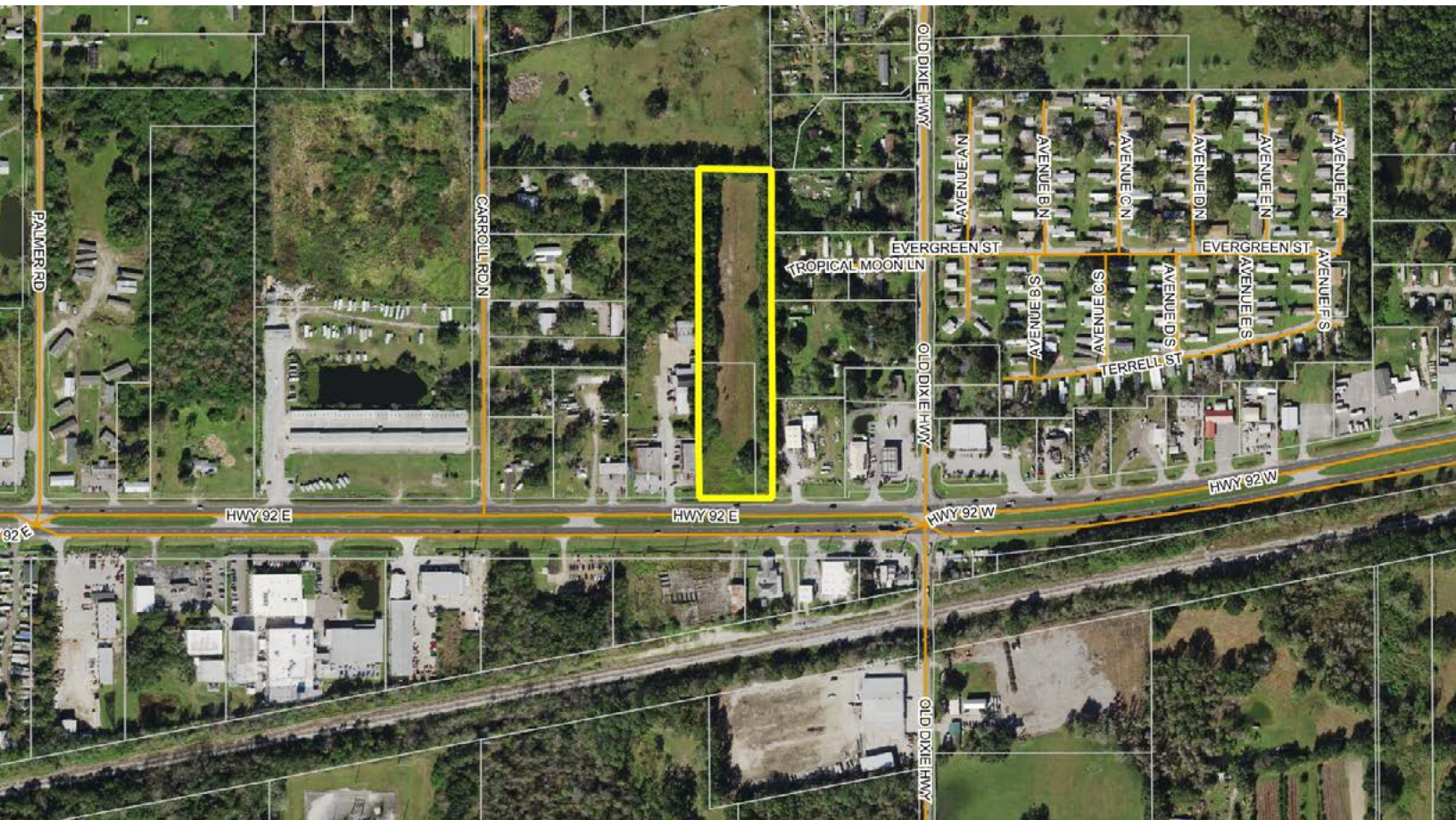


LAKELAND MIXED-USE ACREAGE

LAKELAND, FL | POLK COUNTY

5 ± AC





SPECIFICATIONS & FEATURES

Acreege: 5 ± AC

Sale Price: \$225,000

Price per Acre: \$45,000

Site Address: US-92 East, Lakeland, FL 33801

County: Polk

Acreege: 4.97 acres

Road Frontage: 220 FT ± on US-92

Predominant Soil Types: Paisley Fine Sand and Arents Urban

Uplands/Wetlands: 100% uplands

Zoning: FLU (Polk County)

- 3.41 acres of RS (Residential Suburban)
- 1.56 acres of LCC (Linear Corridor Commercial)
- RS allows 1DU/5AC but a greater density is allowed conditionally
- LCC allows some commercial, office and industrial uses.

Water Source & Utilites: Water is available, septic



Lakeland Mixed-Use Acreage features a single-family home site at the back of the property and commercial use on the highway frontage. The busy US-92 East boasts 32,500 cars per day. This acreage is in a great location with downtown Lakeland or Auburndale just minutes away. It is only 1.5 miles to FL-570 (Polk Parkway) and 7 miles to I-4.

LOCATION & DRIVING DIRECTIONS

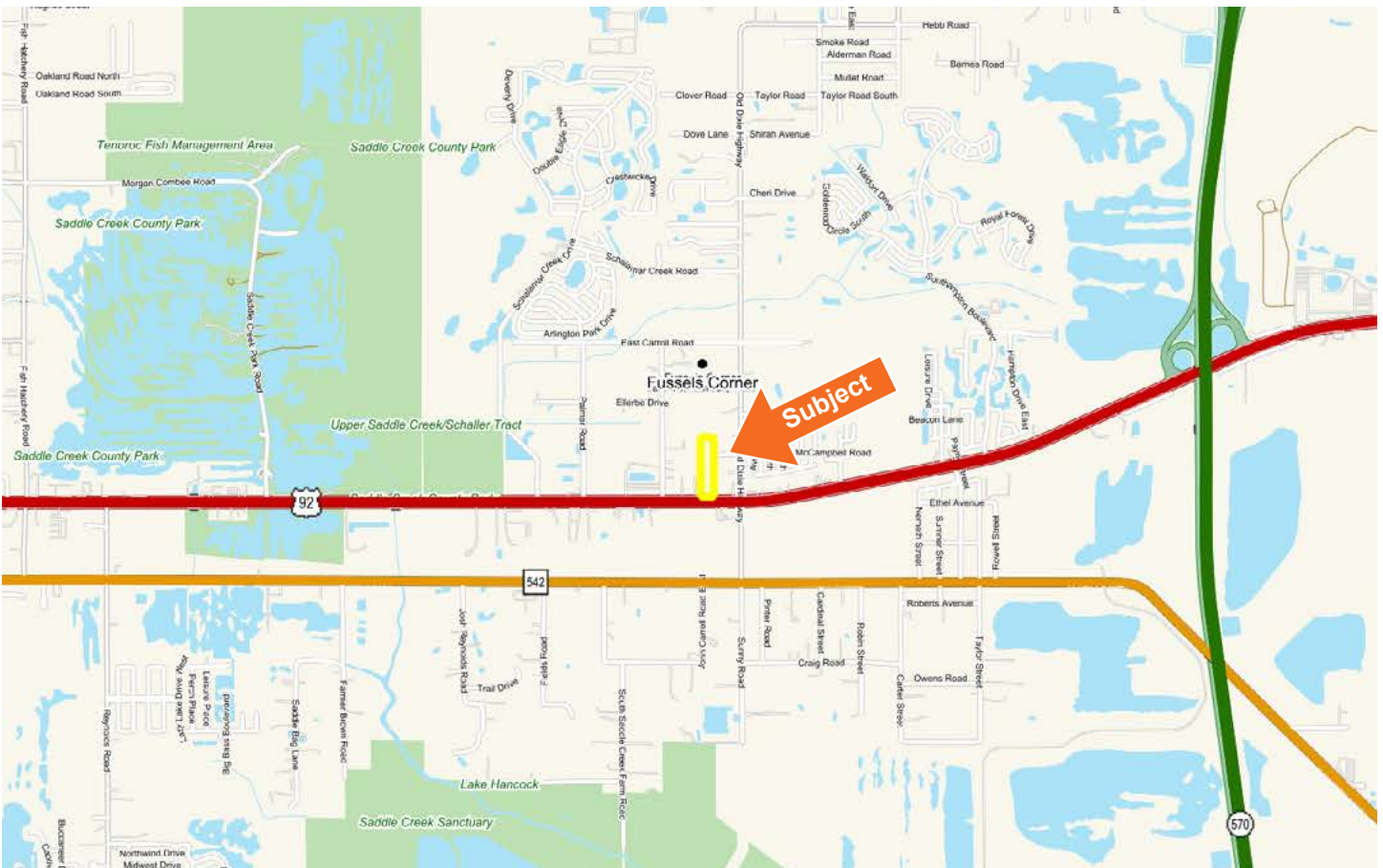
Parcel IDs: 24-28-13-000000-012040 and 24-18-13-000000-012240

GPS Location: 28.0494920, -81.8602205

Driving Directions:

- From FL-570 (Polk Parkway) take the exit onto Hwy 92
- Go west 1.5 miles and the property is on the right

Showing Instructions: Contact the listing advisor, Clay Taylor, ALC, 863.224.0835 and David Hitchcock, ALC, CCIM, 863.557.0082.





1723 Bartow Rd | Lakeland, Florida 33801

5 ± AC • Single-family home and commercial use along the highway frontage
32,500 cars per day on US-92
1.5 miles to FL-570 (Polk Parkway) and 7 miles to I-4

Visit SVNsaunders.com and search for: Lakeland Mixed-Use

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