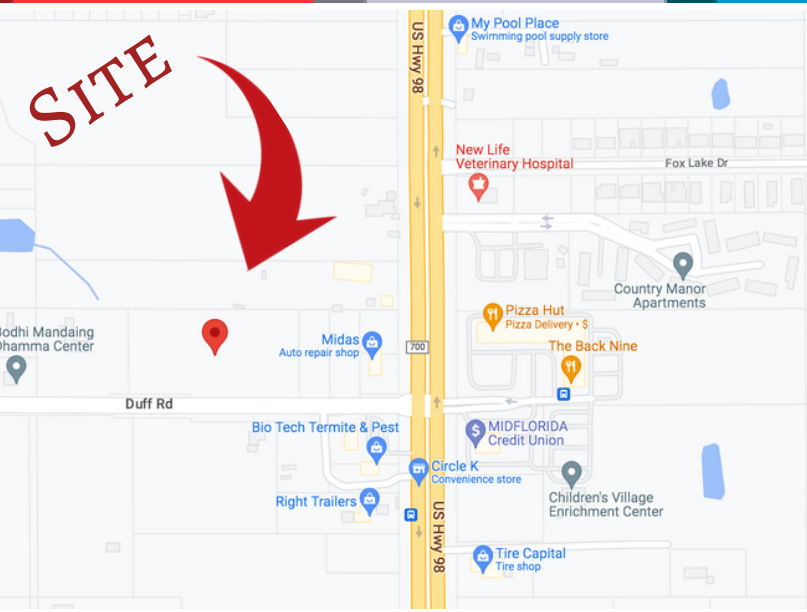


5.67 Acres Available Residential & Commercial Land



1301 Duff Rd.
Lakeland, FL 33810

DEMOGRAPHICS

| Radius | Population | Average HH Income |
|---------|------------|-------------------|
| 1 mile | 7,124 | \$ 79,939 |
| 3 miles | 52,086 | \$ 81,610 |
| 5 miles | 94,071 | \$ 78,979 |

OFFERING SUMMARY

5.67 Acres
\$1,999,000

Property Highlights

- Polk County Parcel ID
 - #1. 23-27-14-000000-012030
 - #2. 23-27-14-000000-012050
 - #3. 232714000000012040
- Residential 4.17 Acres
- Commercial 1.5 Acres
- Zoned Residential/ Commercial
- Available 06/09/2023
- Future land Use: Industrial, Commercial, Multifamily, and/or Residential
- Seller Very Motivated!!!

For More Information

Louis Whitaker
C 407.536.0993

louis@gocapitalstack.com



CAPITAL STACK
REAL ESTATE GROUP

1101 Miranda Lane, Kissimmee, FL 34741

5.67 Acres Available Residential & Commercial Land



OFFERING SUMMARY

5.67 Acres

\$1,999,000

AADT

US 98/Brentwood Ln. 41,000

Marcum Rd/ East Rd. 19,100

1301 Duff Rd.
Lakeland, FL 33810

- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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