



PARKWAY UNIVERSITY CENTER

BANANA LAKE



PROPOSED GRACE CITY CHURCH DEVELOPMENT

LAKELAND 1.4 ACRE FLEX LAND

4650 EXPLORATION AVE
LAKELAND, FL 33812

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HWY 98
45,500± Cars/Day

POLK STATE COLLEGE

**PROPOSED GRACE CITY
CHURCH DEVELOPMENT**

HWY 98
45,500± Cars/Day



Property Overview



Sale Price **\$400,000**

OFFERING SUMMARY

Acreage: 1.40 Acres
Price / Acre: \$285,714
City: Lakeland
County: Polk
Property Type: Vacant Land

PROPERTY OVERVIEW

Located just off HWY 98 in the desirable Parkway University Center, this vacant industrial/commercial property offers incredible potential for forward-thinking developers. Zoned Employment Center [EC], the site is suitable for a wide variety of uses, including hotel, motel, or other hospitality ventures. Its strategic position across from Polk State College ensures visibility and a steady flow of traffic, while the adjacent planned Grace City Church development adds to the property's long-term growth prospects. With flexible land use options and proximity to a major roadway, this site is an ideal location for investors and developers looking to capitalize on Lakeland's dynamic growth. Whether you're envisioning a new commercial hub or hospitality project, 4650 Exploration Ave presents a rare opportunity to be part of one of Lakeland's most promising areas for future development.

Location



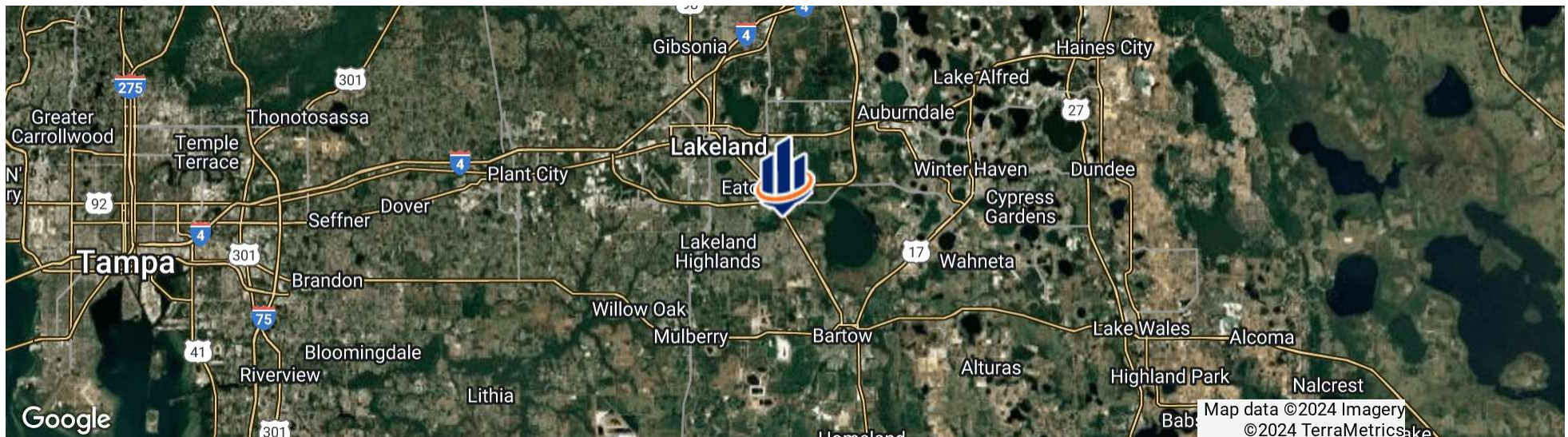
LOCATION & DRIVING DIRECTIONS

Parcel: 242910280562000050

GPS: 27.981418, -81.891519

Driving Directions: Heading South on US Hwy 98 turn right on Innovation Drive, Turn right on Exploration Ave, Property is on the right at cul-de-sac

Showing Instructions: Contact Listing Agents



Site

GRACE CITY CHURCH

COUNSELING CENTER



EXPLORATION AVE



WETLANDS

CHAPEL

PAVILION

STUDENT HOUSING

8455M
2447

Market Area Map



Additional Photos



Additional Photos





LAKELAND

POLK COUNTY

Founded	1885
Population	117,606 [2023]
Area	74.4 sq mi
Website	lakelandgov.net
Major Employers	<ul style="list-style-type: none"> Publix Supermarkets Saddle Creek Logistics Geico Insurance Amazon Rooms to Go Welldyne

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just under 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland's living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.



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