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For further information
regarding this property,
please contact:

Maria Mahoney,
FL, Real Estate Broker
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4-Property Development Portfolio

**Lakeland, Florida
Kathleen and Galloway Road Intersection**

4300 block Kathleen Road, Lakeland, FL 33805



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4-Property Development Portfolio

Kathleen Rd/Galloway Rd Intersection, Lakeland, FL 33805

PROPERTY ADDRESS: 4505 N. Galloway Road and 4300 block Kathleen Road, Lakeland, Florida 33805

PROPERTY LOCATION: SEC and NEC of Kathleen Road and Galloway Road at lighted intersection, adjacent to Family Dollar and Autozone.

TYPE PROPERTY: Vacant land – currently under Ag use/Green Belt.

SITE	PARCEL	ACREAGE	SIZE	UTILITIES	LAND USE – UNINCORPORATED POLK COUNTY	ADD'L INFORMATION
1	23-27-27-000000-044030	2.61 ± Acres	114,562 SF	Electric and Water	NAC Neighborhood Activity Center Transit Supportive Development Area	SEC of Kathleen Road and Galloway Road at lighted intersection. Ingress/Egress from Kathleen Road with curb cut.
2	23-27-27-010505-000030	3.06 ± Acres	133,294 SF	Electric only	NAC Neighborhood Activity Center Transit Support Development Area	Contiguous to Sites 2, 3 and 4.
3	23-27-34-000000-031010	5.98 ± Acres	260,489 SF	Electric	Transit Support Development RM/12 Residential/up to 10% commercial use.	Existing median cut on Kathleen Road at Old Kathleen Road intersection. Parcel is contiguous to Site 2.
4	23-27-27-010505-000040	16.30 ± Acres	710,028 SF	Electric. Water	Preservation Land Use with partial NAC zoning.	Access from Galloway Road. Contiguous to Family Dollars and Site 3.

TRAFFIC COUNT: 22,500 AADT

AD VALOREM TAXES: Subject to new assessment and corresponding new taxes after sale.

COMMENTS: Land portfolio for sale in North Lakeland suitable for retail or multi-family development. Excellent opportunity to capture this growing corner of North Lakeland. Surrounded by major residential developments such as Terra Largo, a 580-unit upscale subdivision with homes from \$200K to \$5M, Hampton Hills, Sunset Lakes, etc. Located approx. 2 miles West of US 98 North/Interstate-4 at Lakeland Square Mall. Shared entrance driveway at Galloway Rd currently ending at Site 2. Large pylon sign on Galloway Road. Flood plain zones vary from A to A/X to X depending on the parcels.

SALE/PURCHASE PRICE: \$3,000,000.00 (Average of \$2.45/SF).

CONTACT INFORMATION: Maria Mahoney, Lic. RE Broker 863 640-0445 or Will Daniel, Broker-Associate 863 619-6740



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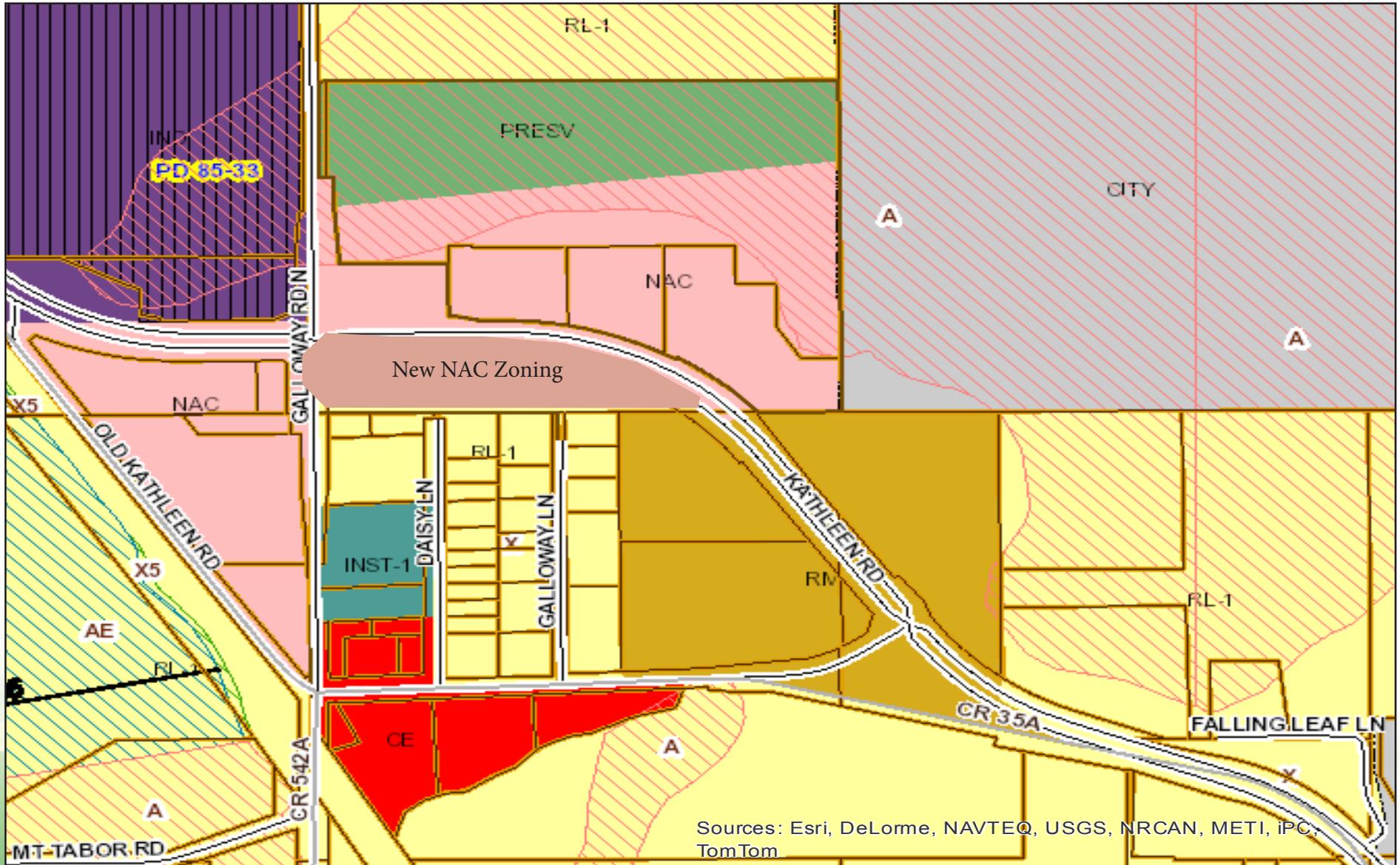
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Zoning and Land Use



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Aerial Map



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Legend

Floodplain Watershed Boundaries

 Watershed Boundaries

Floodplain Boundaries

 Floodplain

 New Development Areas

 Transition Zones

FEMA Flood Data - Areas not yet updated with DFRIM

 A; AE; AH; ANI; AO; VE

FEMA Effective Flood Zones (DFIRM)

 A; AE; AH; AO; V; VE

 Floodway Areas In Zone AE

 Zone D (Areas in which flood hazards are undetermined, but possible)

 Zone X (Areas determined to be outside the 0.2% Annual Chance Floodplain)

 Zone X Shaded (0.2% Annual Chance Flood)

 Zone X Shaded (Areas protected from the 1% Annual Chance Floodplain by a levee)

 Open Water

Parcels

 Parcels

Boundaries

 Northwest Florida Water Management District

 South Florida Water Management District

 St. Johns River Water Management District

 Suwannee River Water Management District

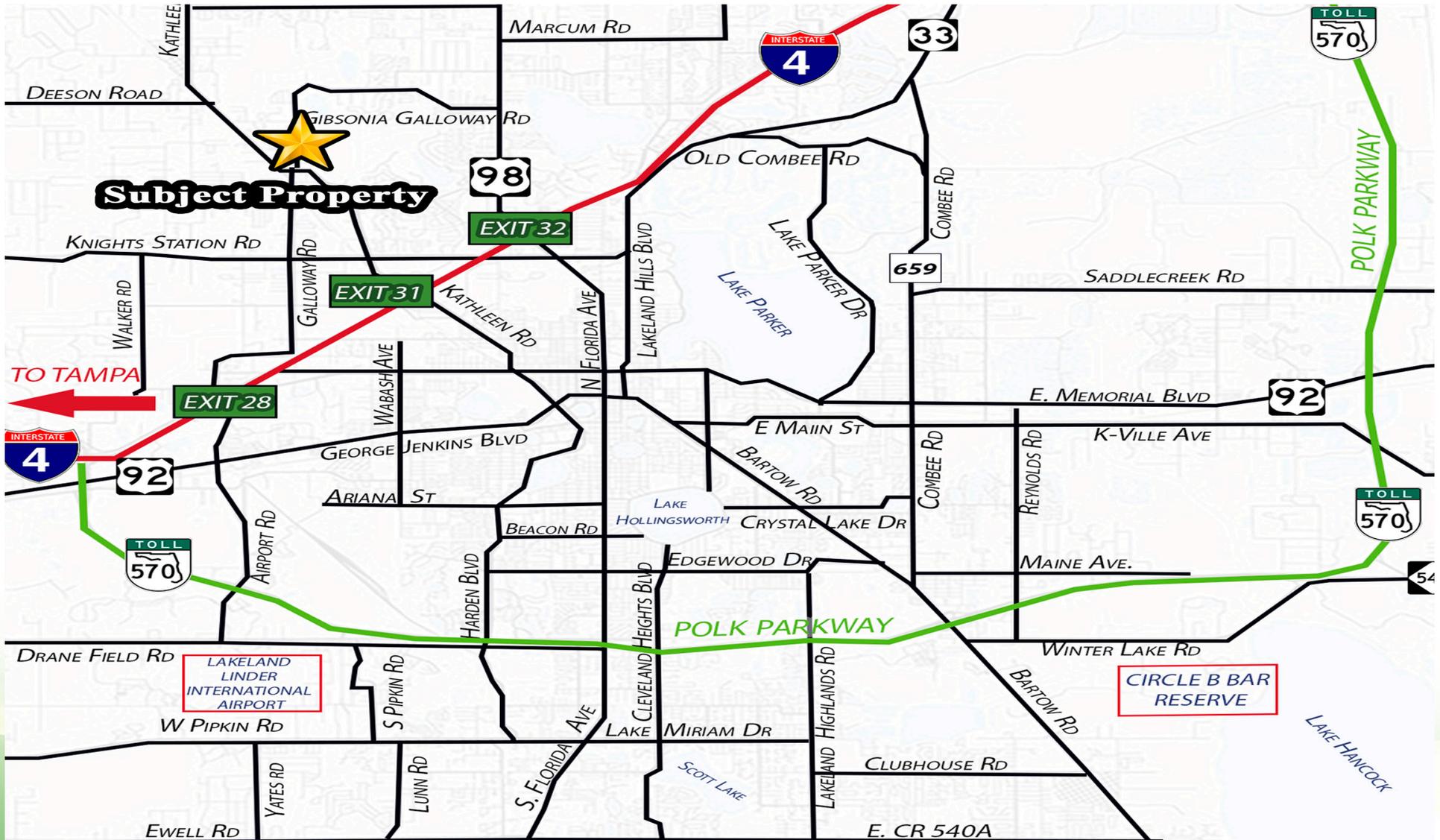
 Water Management District Boundary

 State Boundary



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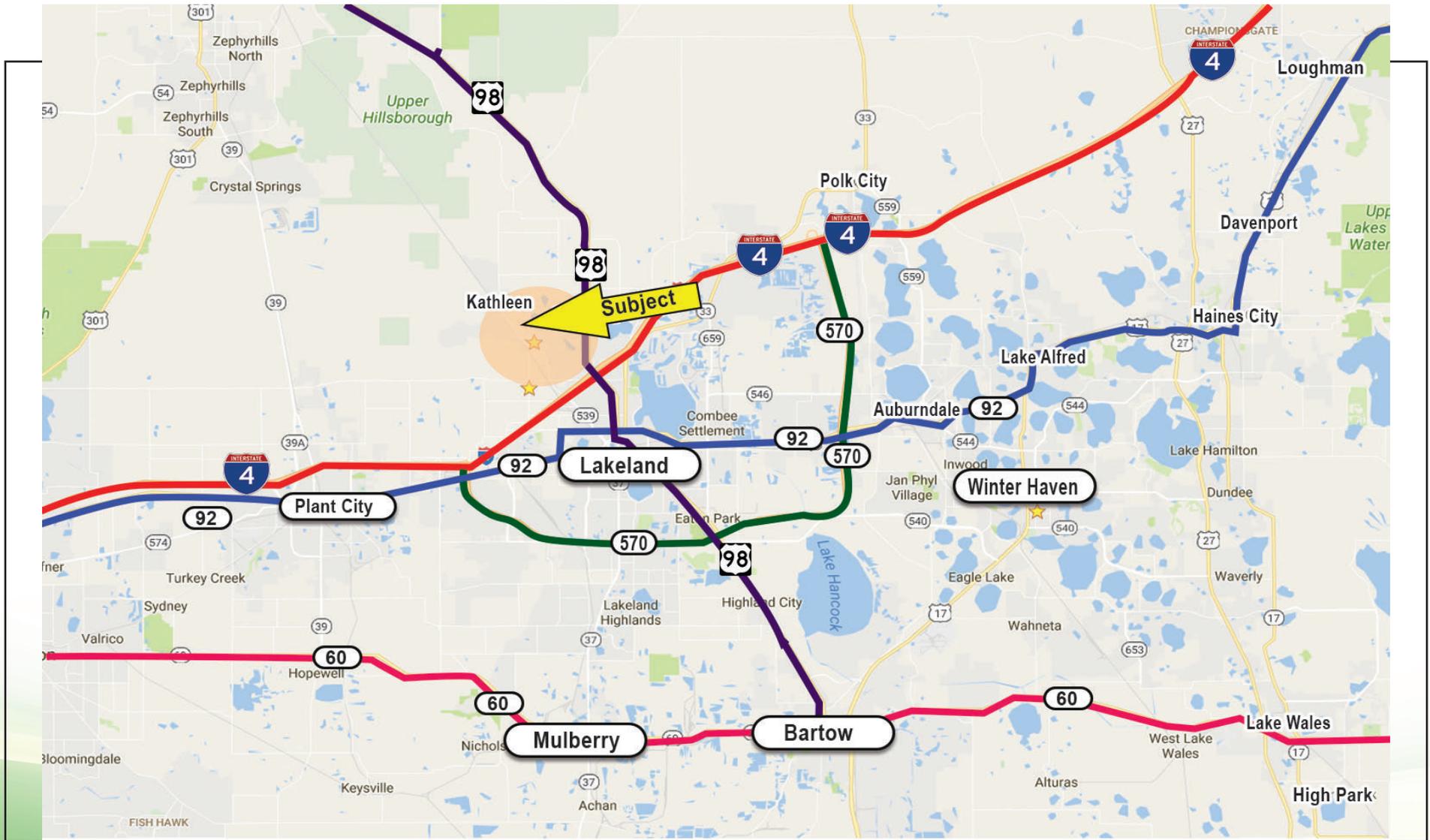
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Location Map



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