



3825 South Florida Ave.  
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*Commercial  
Real Estate Services  
From Local to Global  
Since 1998*

For further information  
regarding this property,  
please contact:

**Maria Mahoney,**  
FL, Real Estate Broker  
**863-619-6740**



# West Lakeland Development Site Corner Parcel at Signalized Intersection

## NE Galloway/Knights Station Road, Lakeland, FL 33810



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## NE Galloway/Knights Station Road, Lakeland, FL 33810

### WEST LAKELAND CORNER DEVELOPMENT SITE AT SIGNALIZED INTERSECTION LAKELAND, FLORIDA

Property Location NE quadrant of Galloway Road and Knights Station Road  
Lakeland, Florida

Type Property Vacant land – level with some oak trees.

Size Property 3.63 ± acres (157,971 ± SF)

Frontage 369.27 ± feet on Galloway Road  
382.29 ± feet on Knights Station Road

Land Use NAC (Neighborhood Activity Center) Unincorporated Polk County

#### Demographics

Legend	3-mile	5-mile	10-mile
Population 2019 Projection	41,798	110,727	285,208
Population 2014 Estimate	39,942	106,357	273,783
Households – 2019 Projection	16,145	43,571	109,004
Households – 2014 Estimate	12,517	34,933	88,546
Avg. Household Income 2014 Est.	46,122	47,923	54,213
RMP Opportunity Gap Retail Stores Report available upon request.			

Potential Development Retail/shopping center, gas station, convenience stores, office buildings.

Utilities Electric: City of Lakeland - 10" water line (Polk County services)

Property Folio 23-28-03-021000 Parcels 000701-000703-000801-000802

Ad Valorem taxes \$681.88 (Year 2017). Subject to increase based on final assessment of new development.

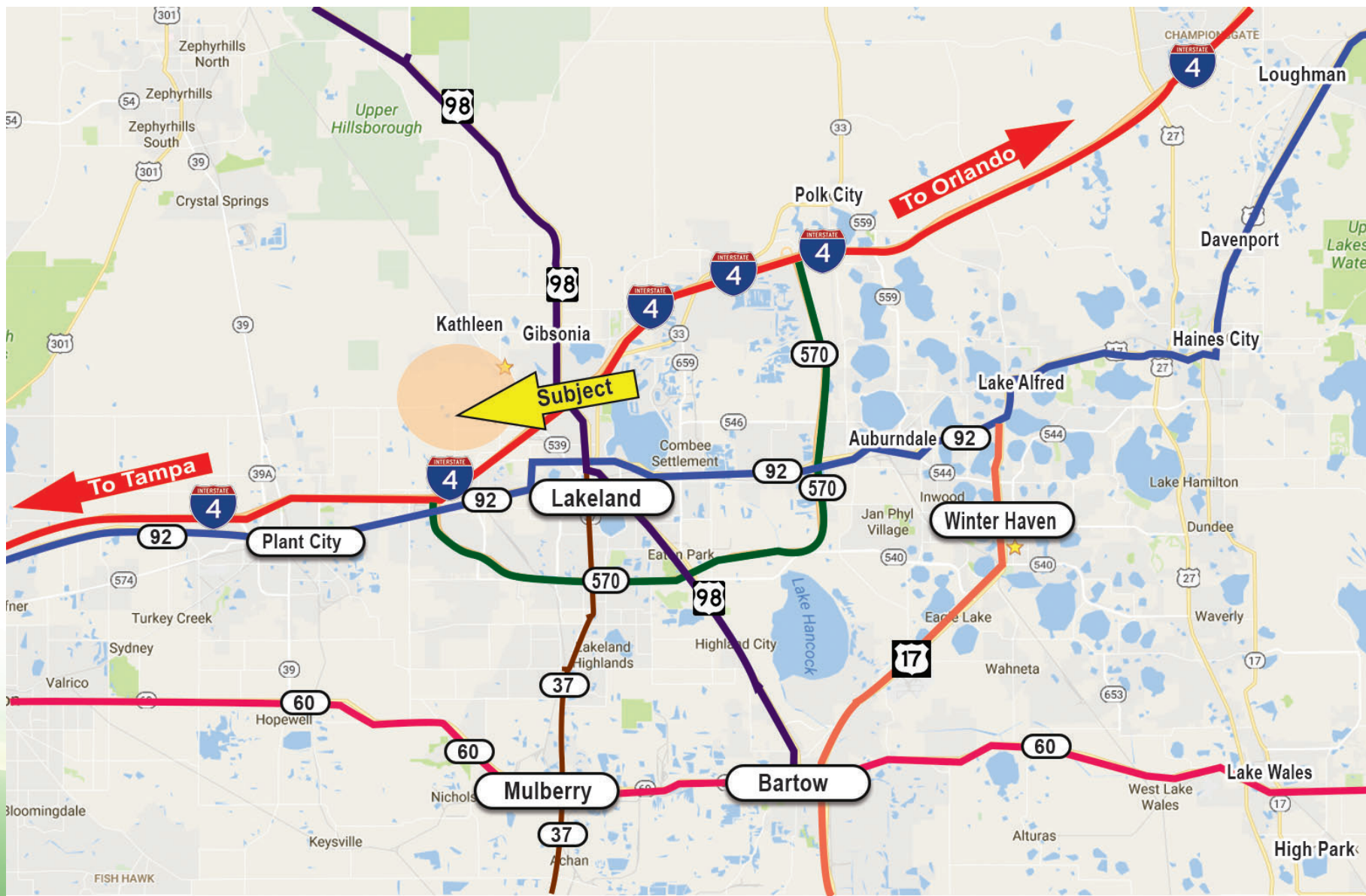
Comments Prime signalized intersection at major roads (Galloway and Knights Station Roads), within 1 ¼ mile of Highway 98 North/Interstate -4

Sale/Purchase Price \$1,660,000.00, cash to Seller.

Exclusive Contact: Maria Mahoney, 863 619-7640 – Licensed Florida Real Estate Broker



# NE Galloway/Knights Station Road, Lakeland, FL 33810 Location Map



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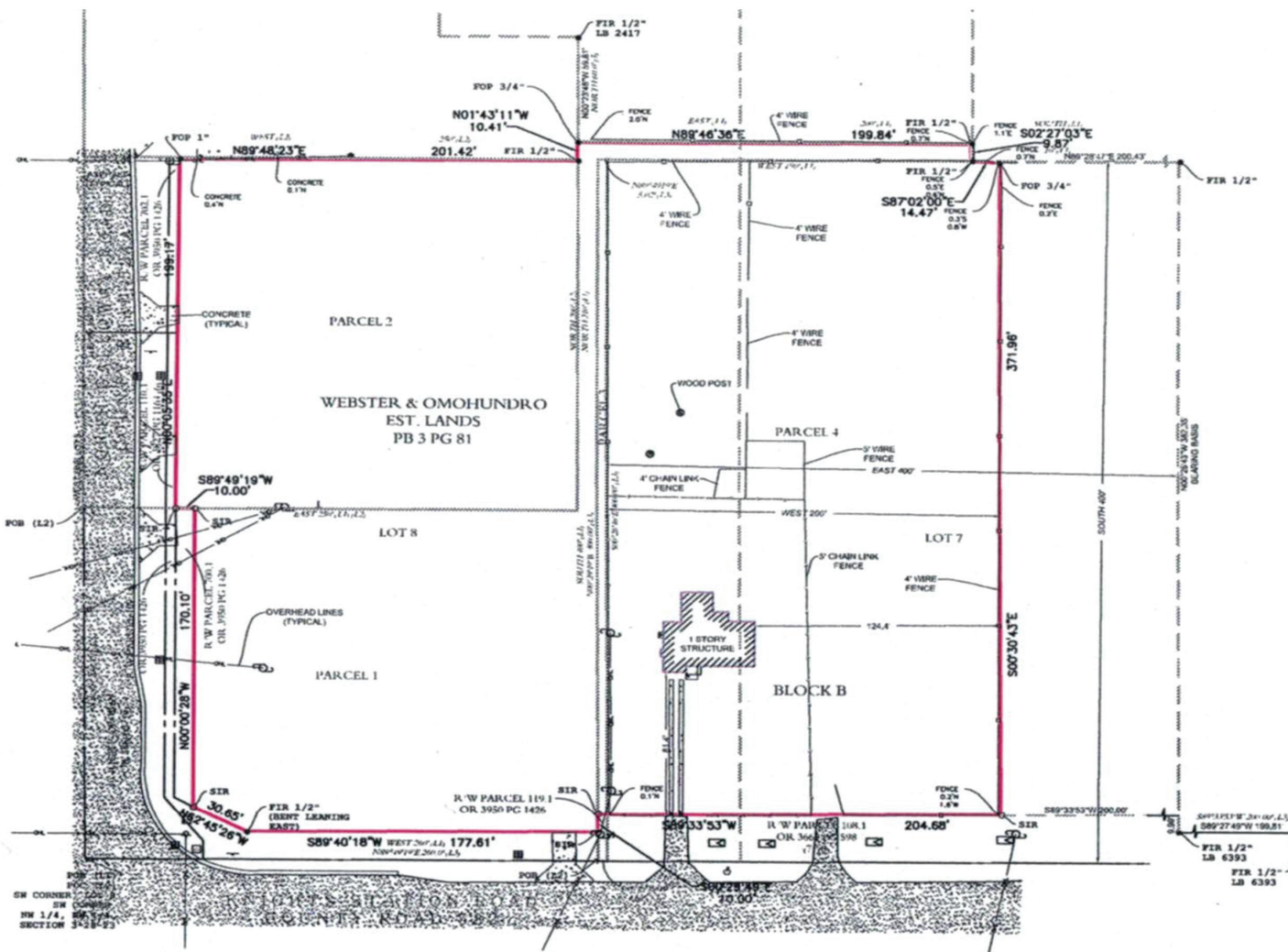
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# NE Galloway/Knights Station Road, Lakeland, FL 33810



**BULLSEYE SURVEYING, INC.**

LB 7818  
4590 ULMERTON RD.  
SUITE 115  
CLEARWATER, FL 33762  
PHONE: 727-475-8088  
FAX: 727-264-0457

PARCEL INFORMATION:  
PARCEL 1: 1/2 AC. 29 SOUTH PARCELS 23 EAST, POLK COUNTY, FLORIDA  
PARCEL 2: 2.00 AC. 29 SOUTH PARCELS 23 EAST, POLK COUNTY, FLORIDA  
PARCEL 4: 1.00 AC. 29 SOUTH PARCELS 23 EAST, POLK COUNTY, FLORIDA  
PARCEL 8: 1.00 AC. 29 SOUTH PARCELS 23 EAST, POLK COUNTY, FLORIDA

PARCEL ADDRESS:  
2927 KNIGHTS STATION ROAD, LAKELAND, FLORIDA 33810  
PARCEL ID: 15-044-01-000-0001

PARCEL ADDRESS:  
2927 KNIGHTS STATION ROAD, LAKELAND, FLORIDA 33810  
PARCEL ID: 15-044-01-000-0002

PARCEL ADDRESS:  
2927 KNIGHTS STATION ROAD, LAKELAND, FLORIDA 33810  
PARCEL ID: 15-044-01-000-0003

PARCEL ADDRESS:  
2927 KNIGHTS STATION ROAD, LAKELAND, FLORIDA 33810  
PARCEL ID: 15-044-01-000-0004

ABBREVIATIONS

DEFINITIONS

- (P)-PLAT INFORMATION
- (L)-LEGAL INFORMATION
- (L1)-INFORMATION FROM LEGAL 1
- (L2)-INFORMATION FROM LEGAL 2
- (L3)-INFORMATION FROM LEGAL 3
- (D)-INFORMATION FROM DATA SOURCES
- (S)-SCHEDULE B-II ITEM NUMBER
- (F)-FOUND IRON NERAB (SIZE AS NOTED)
- (P)-FOUND OPEN PIPE (SIZE AS NOTED)
- LB-LICENSED BUSINESS
- LS-LICENSED SURVEYOR
- OR-OFFICIAL RECORDS BOOK
- PG-PAGE OF BEGINNING
- POC-POINT OF COMMENCEMENT
- PLS-PROFESSIONAL LICENSED SURVEYOR
- PSM-PROFESSIONAL SURVEYOR AND MAPPER
- RLS-REGISTERED LICENSED SURVEYOR
- R/W-RIGHT-OF-WAY
- SIR-SET 1/2" REBAR "BULLSEYE LB 7818"

SYMBOL LEGEND

- GRATE INLET
- LIGHT POLE (WOOD)
- MAIL BOX
- ENTERED END SECTION
- SIGN
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- WELL
- WOOD UTILITY POLE

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL HANDED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ADDITIONS OR DELETIONS TO SURVEY REPORTS OR MAPS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.

CERTIFIED TO:

GEORGE H. MARTIN  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NUMBER 15 6019  
STATE OF FLORIDA

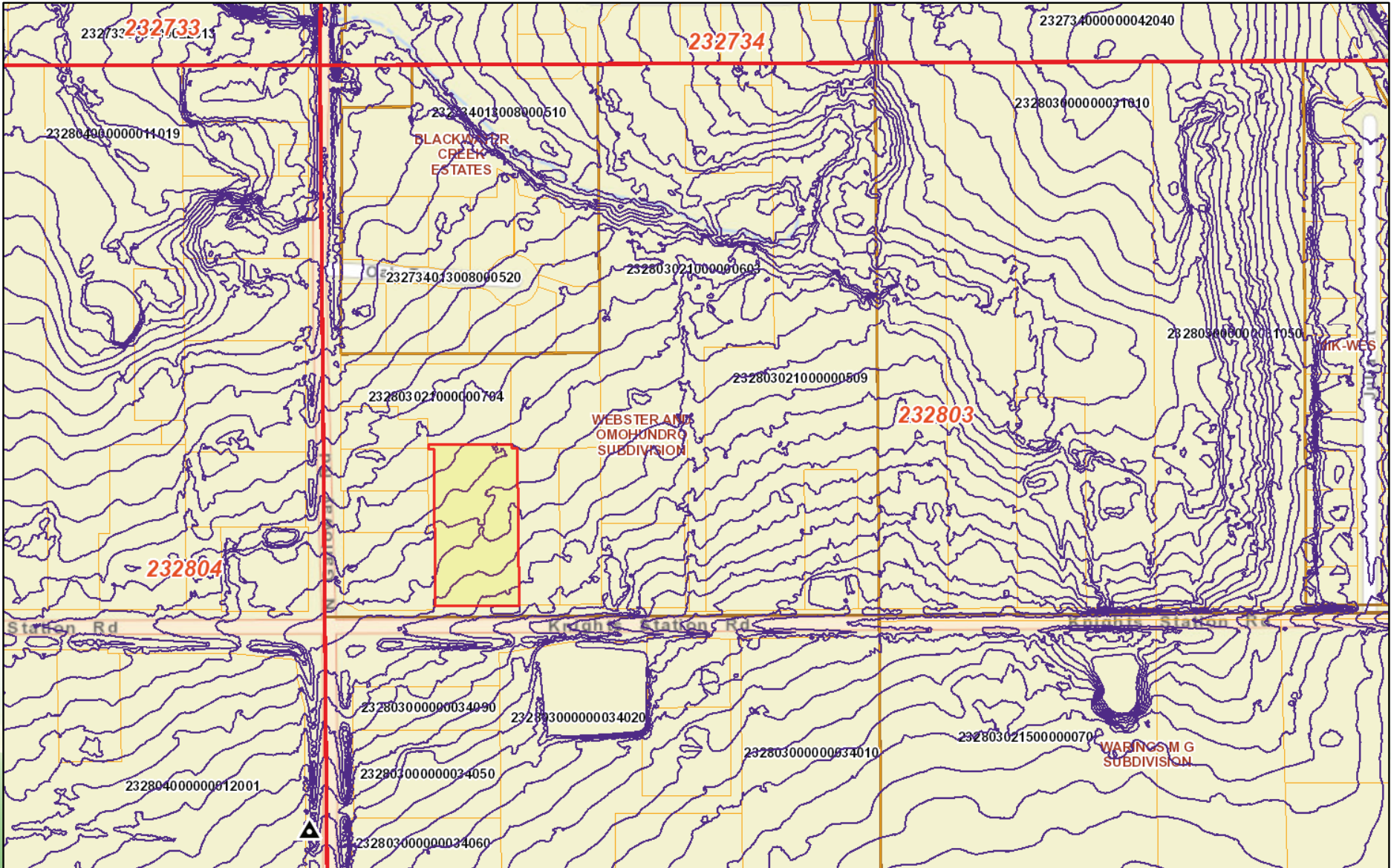
FIELD BOOK PAGE	SCALE	SHEET NUMBER
0100243	1" = 40'	1 of 1
DATE BY:	SURVEY FIELD DATE:	
08/26/2015	08/26/2015	
15-044	15-044.dwg	

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## Toto Map

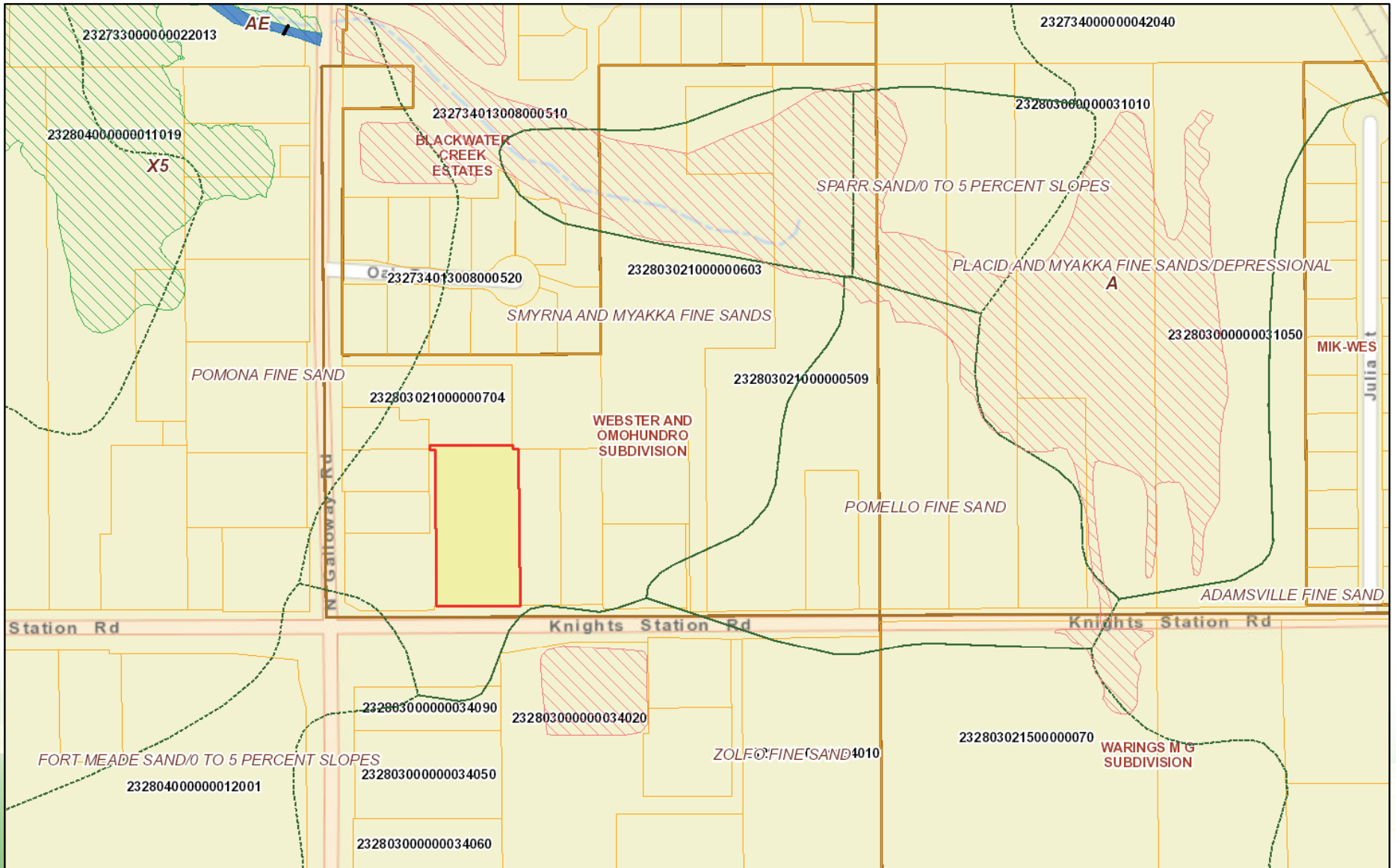


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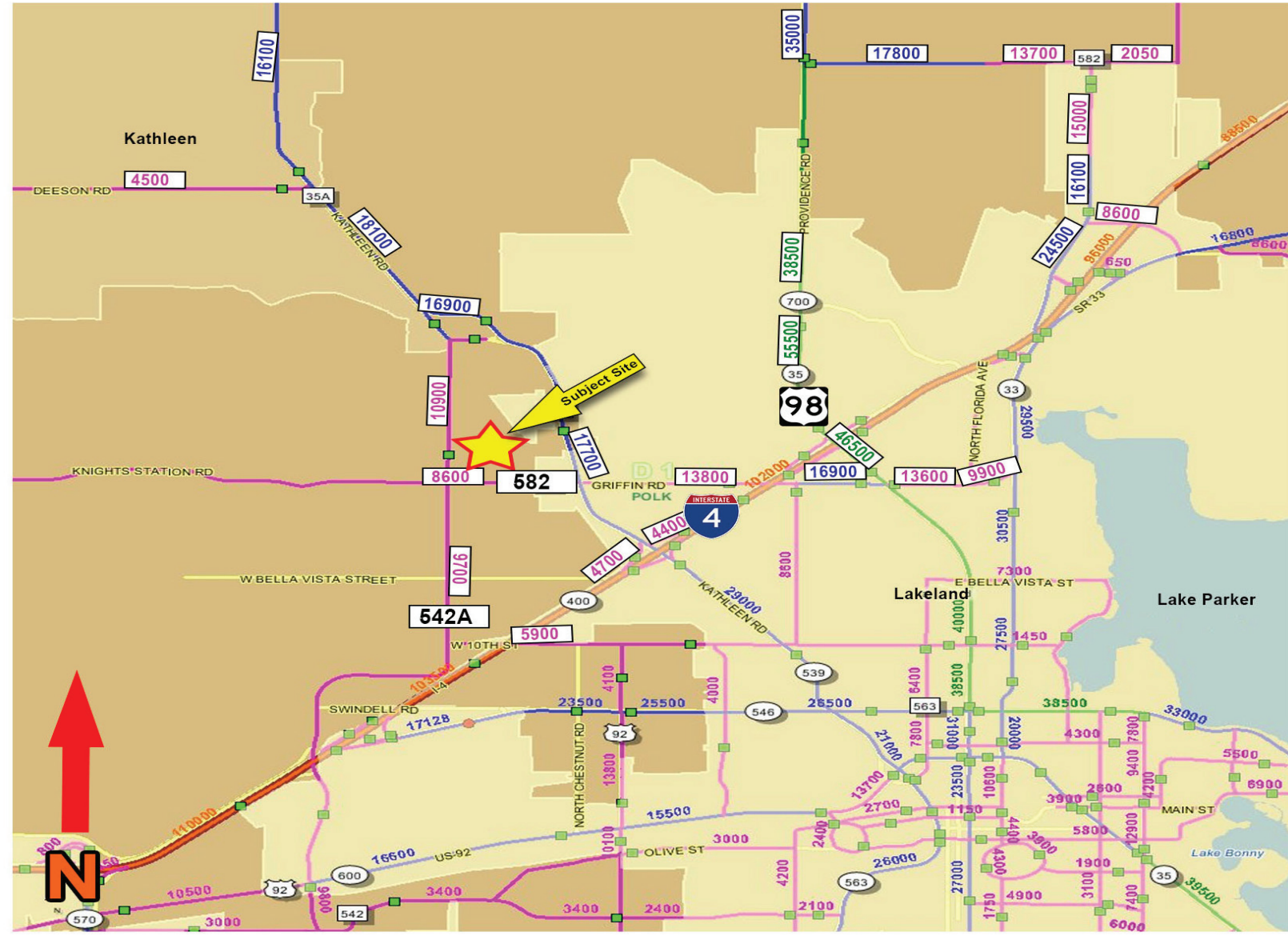
## Soil Map



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# NE Galloway/Knights Station Road, Lakeland, FL 33810 Traffic Count

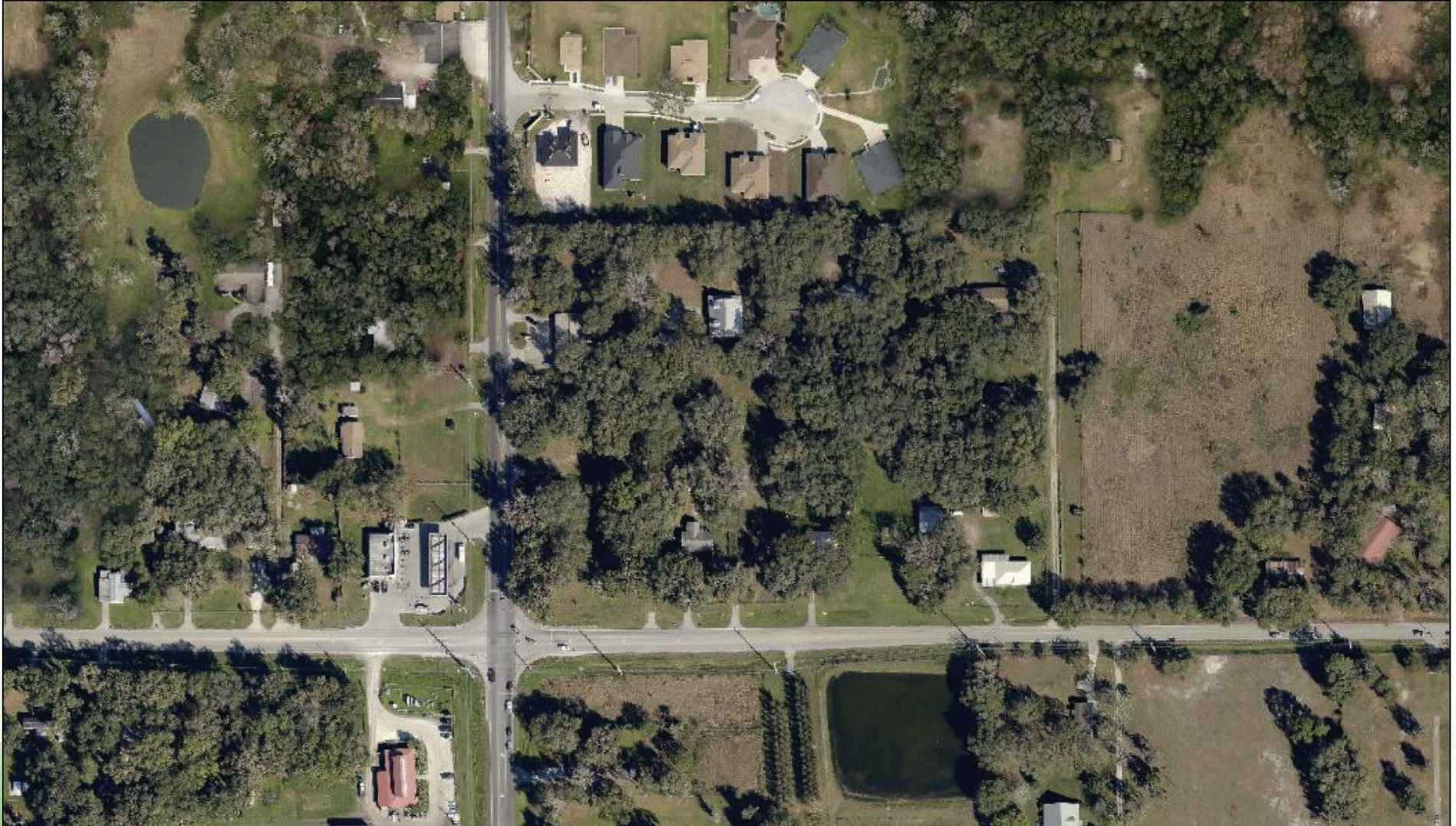


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