



**FOR SALE
LAND
\$800,000**

2.48 AC COMMERCIAL SITE ON US HWY 98 N

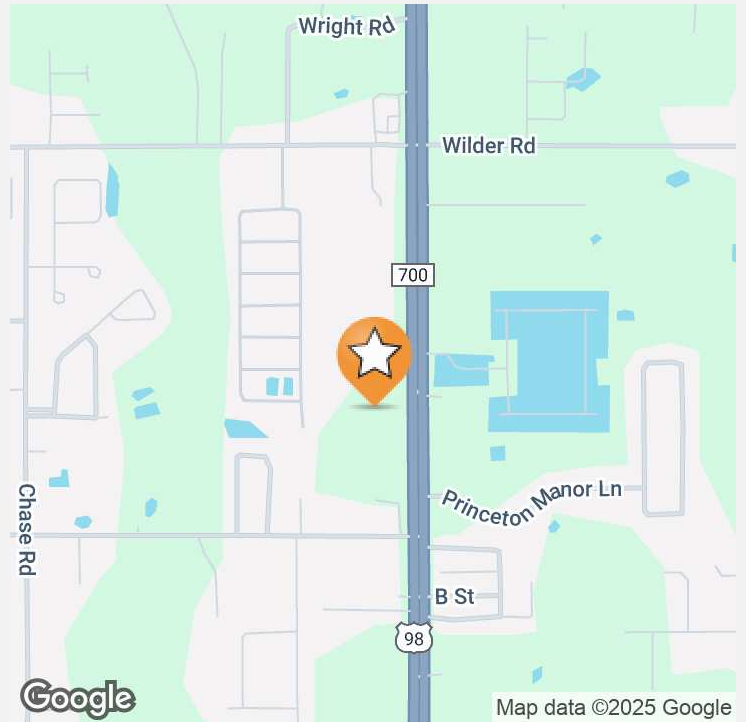
8010 US HWY 98 NORTH, LAKELAND, FL 33810



**LORENA@CROSBYDIRT.COM
LORENA ALVAREZ CORDERO
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**CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881**



SALE PRICE

\$800,000

OFFERING SUMMARY

Listing Price	\$800,000
Acres	2.84 Acres
Price Per Acre	\$281,690
County	Polk
Zoning	Vacant Commercial
Utilities	169 sqft north of site
Taxes	\$3,144.00
Parcel IDs	232711000000022010
Coordinates	28.145068, -81.974603
Frontage	220 ft
Real Estate Taxes	\$111

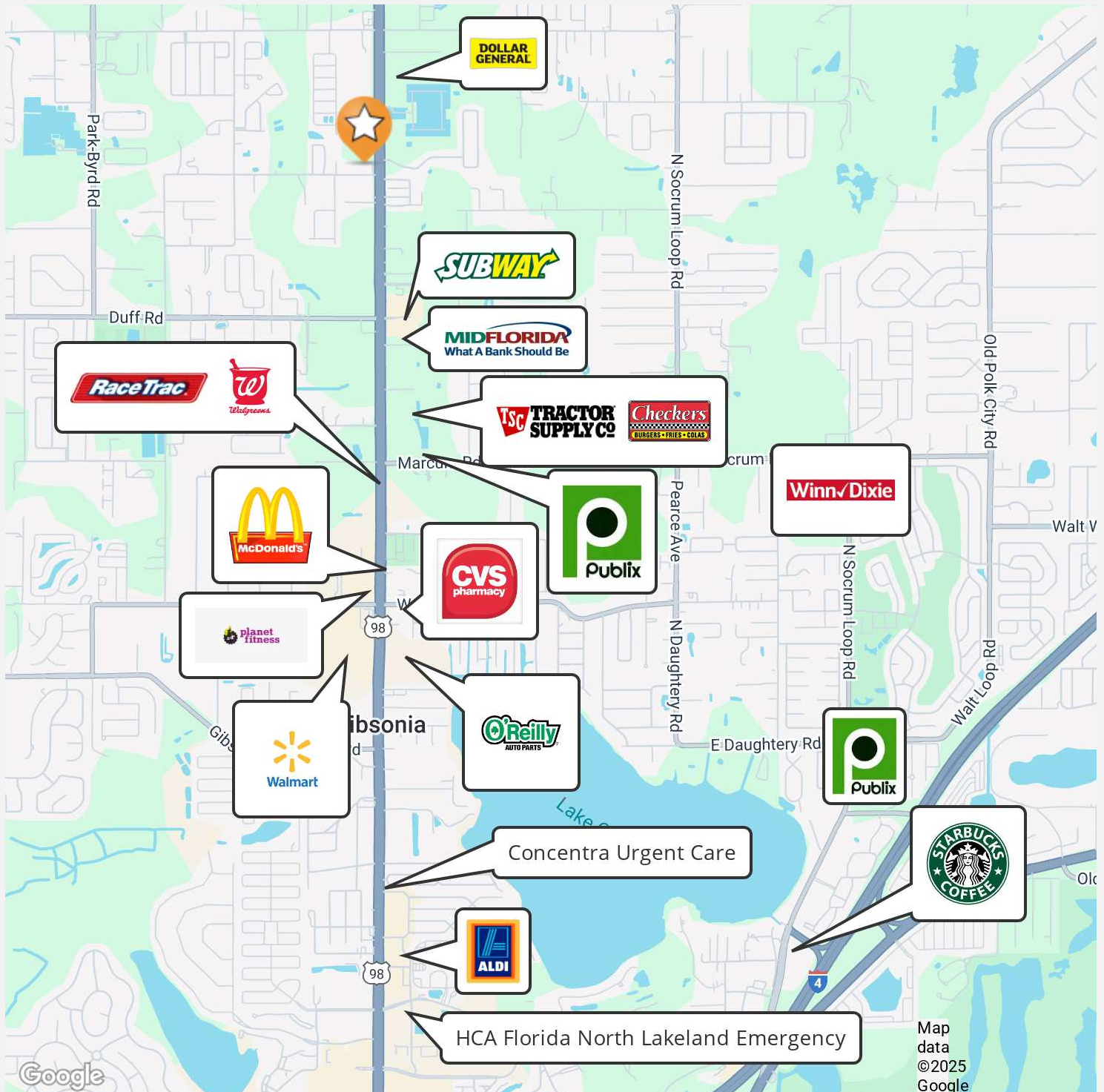
PROPERTY OVERVIEW

2.48 Acre vacant commercial parcel with 220 feet of frontage on US Hwy 98 N ready for commercial development. Property is located in North Lakeland where residential and commercial development is booming. Future Land Use is LLC- Linear Commercial Corridor allows for commercial, office, institutional and industrial uses. Easy access to Tampa and Orlando via I-4.

PROPERTY HIGHLIGHTS

- 2.48 Acres- High and Dry
- Zoned LCC- Linear Commercial Corridor
- Polk County water and sewer available
- Traffic Counts 41,000 AADT
- 220 Feet of Frontage on US Hwy 98
- 4 miles to Interstate 4

ID#: 1049239



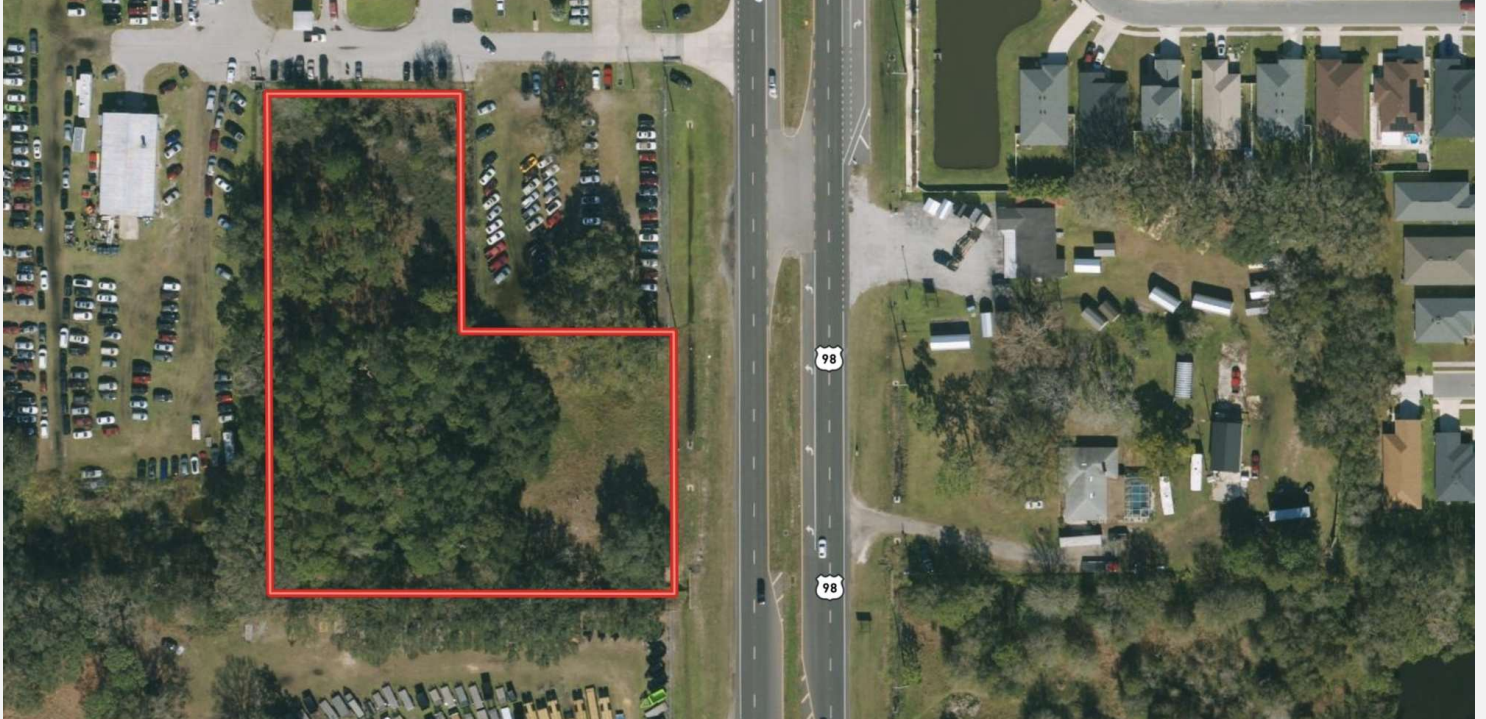
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Additional Photos

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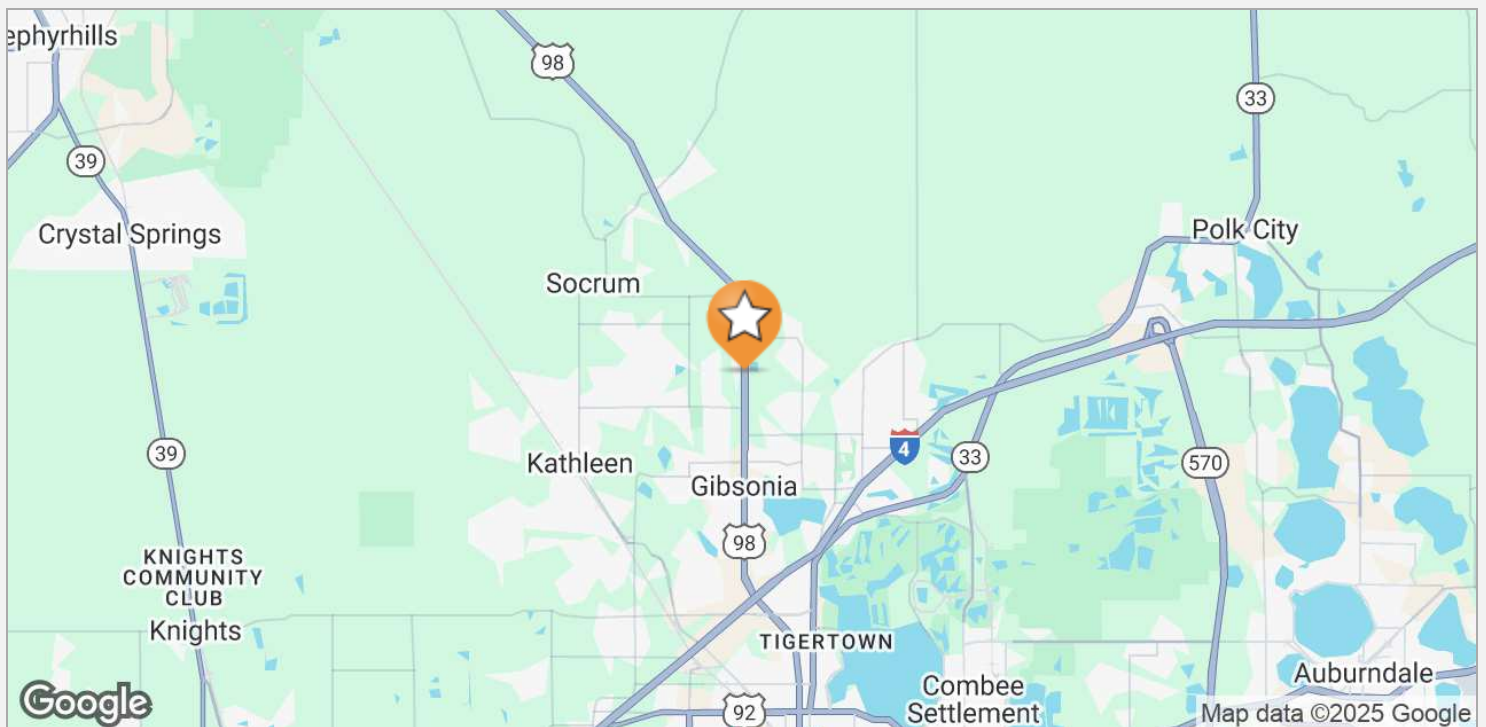
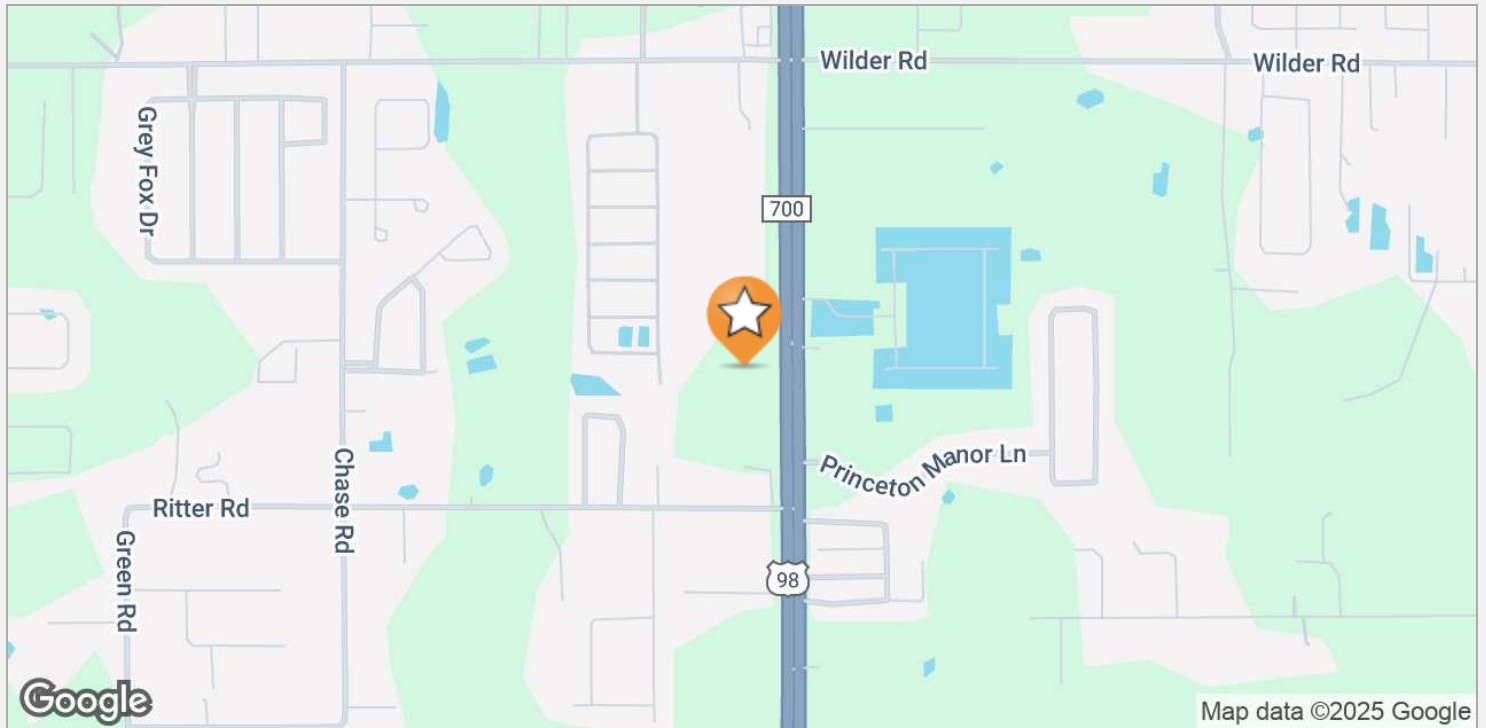
Corporate Office
141 5th St. NW Suite 202
Winter Haven, FL 33881

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Location Maps

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,352	47,296	91,628
Median age	39	45	43
Median age (male)	38	44	42
Median age (Female)	39	46	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,872	18,370	35,454
# of persons per HH	2.9	2.6	2.6
Average HH income	\$75,446	\$86,963	\$86,399
Average house value	\$284,474	\$297,051	\$280,752

* Demographic data derived from 2020 ACS - US Census

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