



I-4  
(8 ± Minutes)

Gibsonia Gardens  
276 Multifamily Units  
(Under Construction)

# North Lakeland US 98 Commercial Lot

7221 US Highway 98 North, Lakeland, Florida 33809

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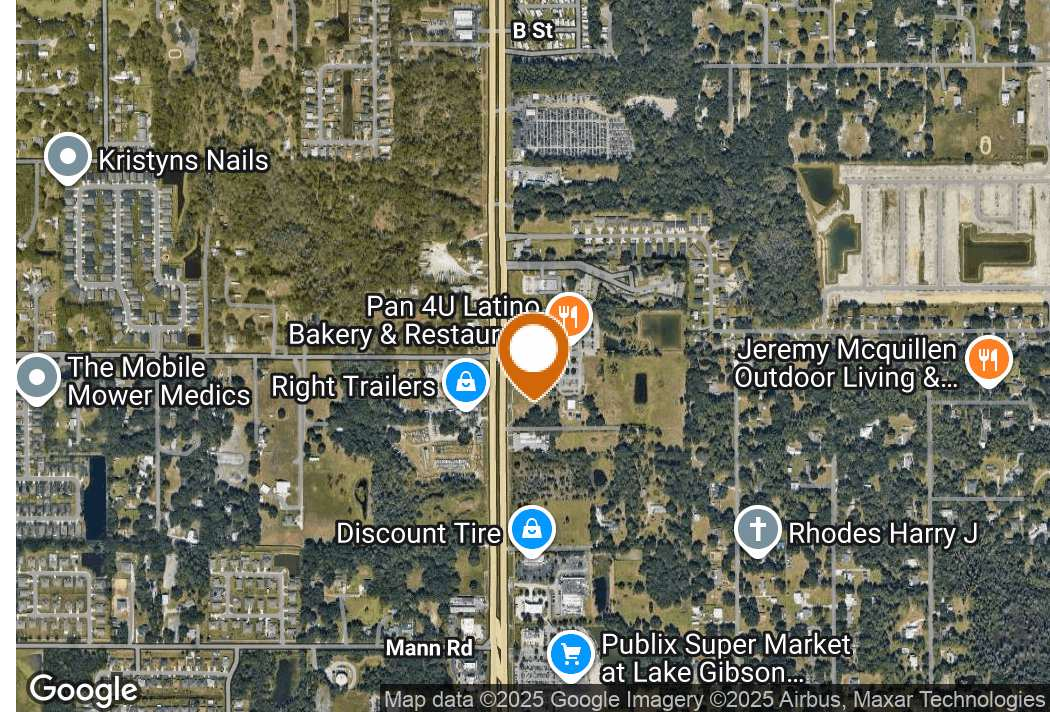
42,000 ±  
Cars/Day

SECTION 1

# Property Information



## PROPERTY SUMMARY



## Offering Summary

<b>Sale Price:</b>	<b>\$575,000</b>
<b>Lot Size:</b>	1.61 ± Acres
<b>Price / Acre:</b>	\$357,143
<b>Zoning:</b>	Linear Commercial Corridor (LLC) - Polk County Future Land Use
<b>Traffic Count:</b>	42,000 ± Cars/Day
<b>Road Frontage:</b>	235 ± FT
<b>County:</b>	Polk
<b>Property Taxes:</b>	\$3,979.23 (2024)
<b>Utilities:</b>	Pending
<b>Parcel ID:</b>	23-27-13-000000-043050
<b>Zoning:</b>	Linear Commercial Corridor (LCC)

## Property Overview

This 1.61 ± acre lot is located in North Lakeland along US Highway 98. The site features exposure to over 42,000 cars per day along US Highway 98 as well as 235 ± FT of road frontage. It is currently vacant with some wooded area. Access to the property is via a deceleration lane along US Highway 98 and Bibby Lane. Adjacent to the north of the property is a MidFlorida Credit Union Bank and adjacent to the south is a tire shop.

Additionally, the site is located within unincorporated Polk County and the zoning is Linear Commercial Corridor which offers a variety of commercial uses. The strategic location, in close proximity to major retailers such as Walmart and Publix, positions this as a prime spot for retail, office spaces, multi-family developments, and mixed-use ventures.

## Property Highlights

- Frontage and visibility along US 98 N
- LCC - Future Land Use offers wide range of possibilities
- All upland acreage





## LOCATION & ZONING DESCRIPTION

### Location Description

This site is located along US Hwy 98 in North Lakeland, just 3 ± miles of Interstate 4. Other major thoroughfares nearby includes the Polk Parkway and US Highway 92. Orlando is only less than an hour east of the property and Tampa is approximately less than 45 minutes west of the site.

Additionally, the subject property is in proximity to a variety of major retailers and new developments.

### Zoning Description

According to the Polk County Land Development code, the purpose of the Linear Commercial Corridor (LCC) district is to recognize existing linear concentrations of commercial, office, institutional, and industrial uses along roadways.



### Examples of Permitted Uses

- Clinics & Medical Offices
- Childcare Center
- Farming General
- Government Facility
- Kennels, Boarding and Breeding
- Lodges and Retreats
- Nurseries and Greenhouses
- Office
- Personal Service
- Restaurants & Retail



## NEARBY DEVELOPMENTS

- 1 Banana Road Project - 114 SFR Units
- 2 7-Eleven Gas Station
- 3 Wilder Pines - 62 SFR Units
- 4 East Atlantic Property - 210 SFR Units
- 5 Gibsonia Gardens - 276 Multifamily Units
- 6 Norton Townhomes - 92 Units
- 7 Ironwood - 68 SFR Units
- 8 Flex Space at Fox Lake - 13,740 SF

Proposed

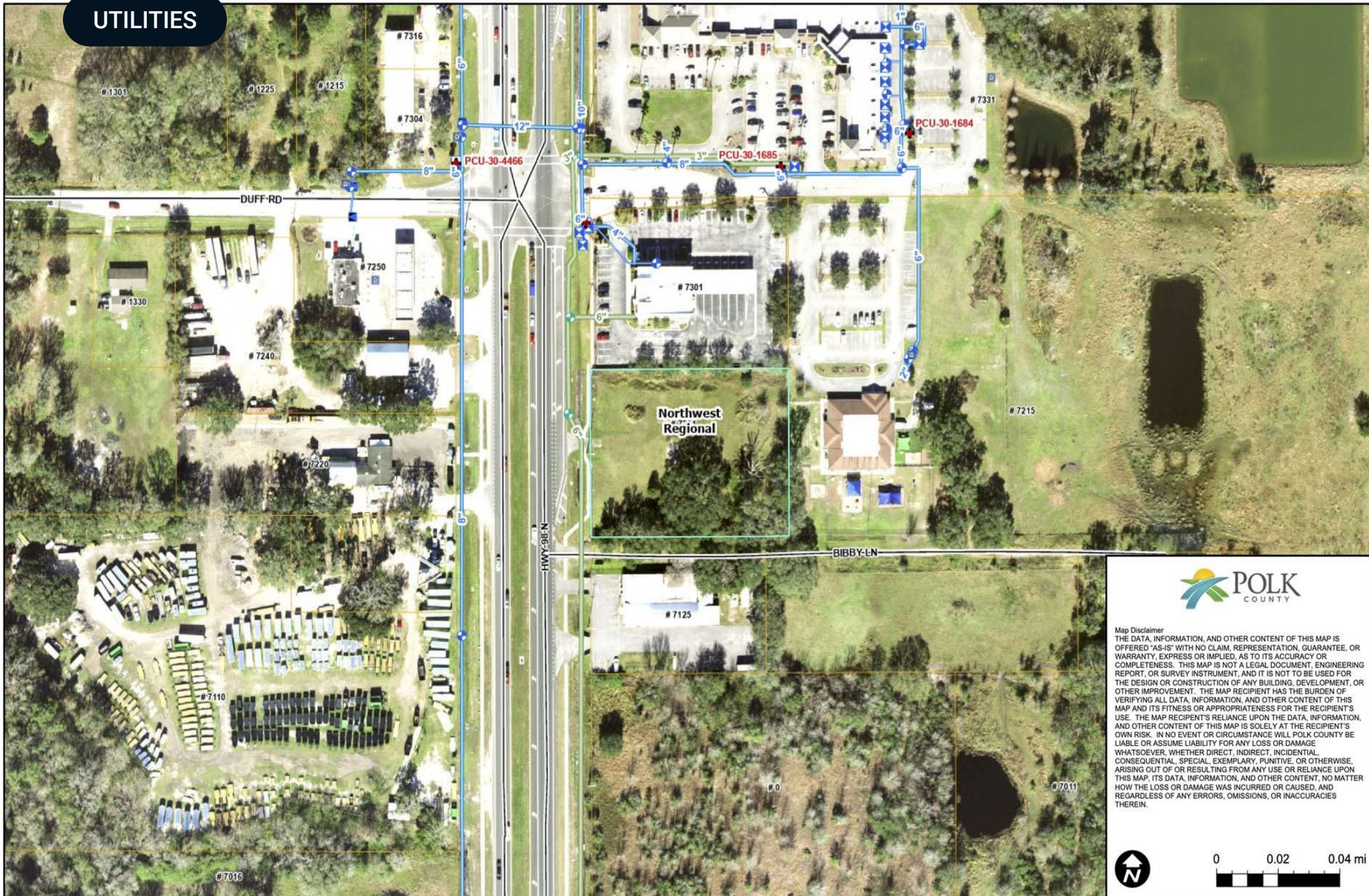
Approved

Under Construction

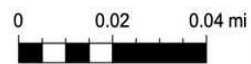
Subject



## UTILITIES



**Map Disclaimer**  
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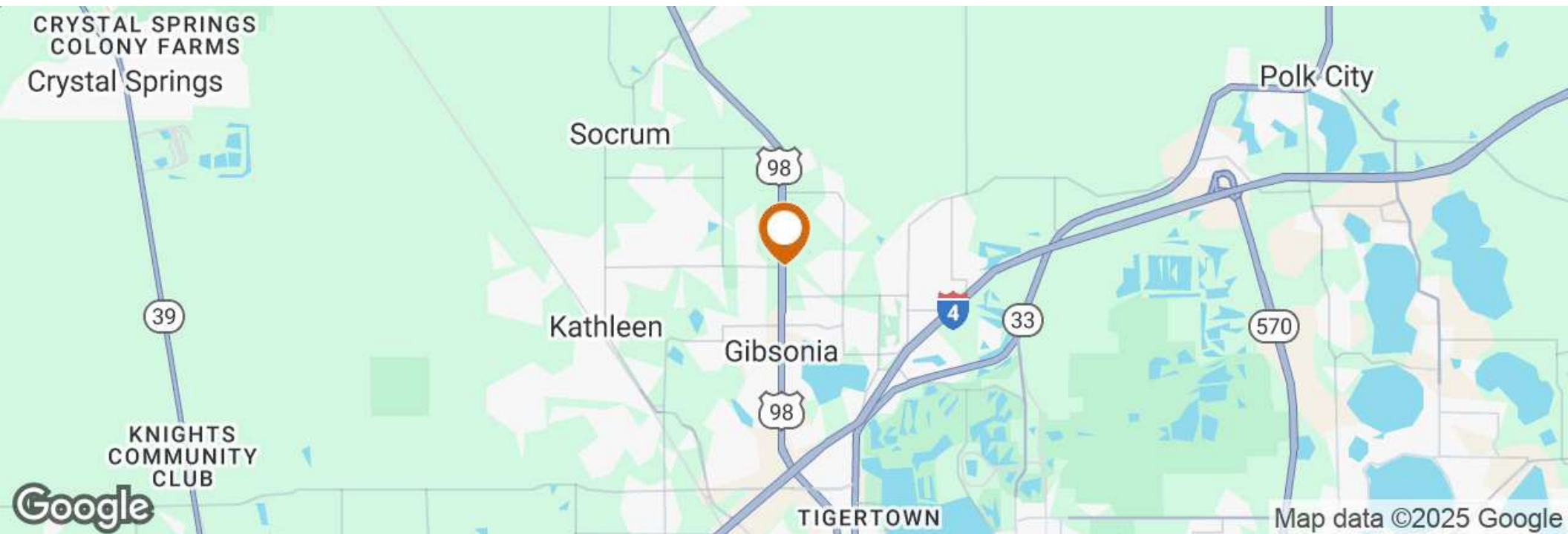
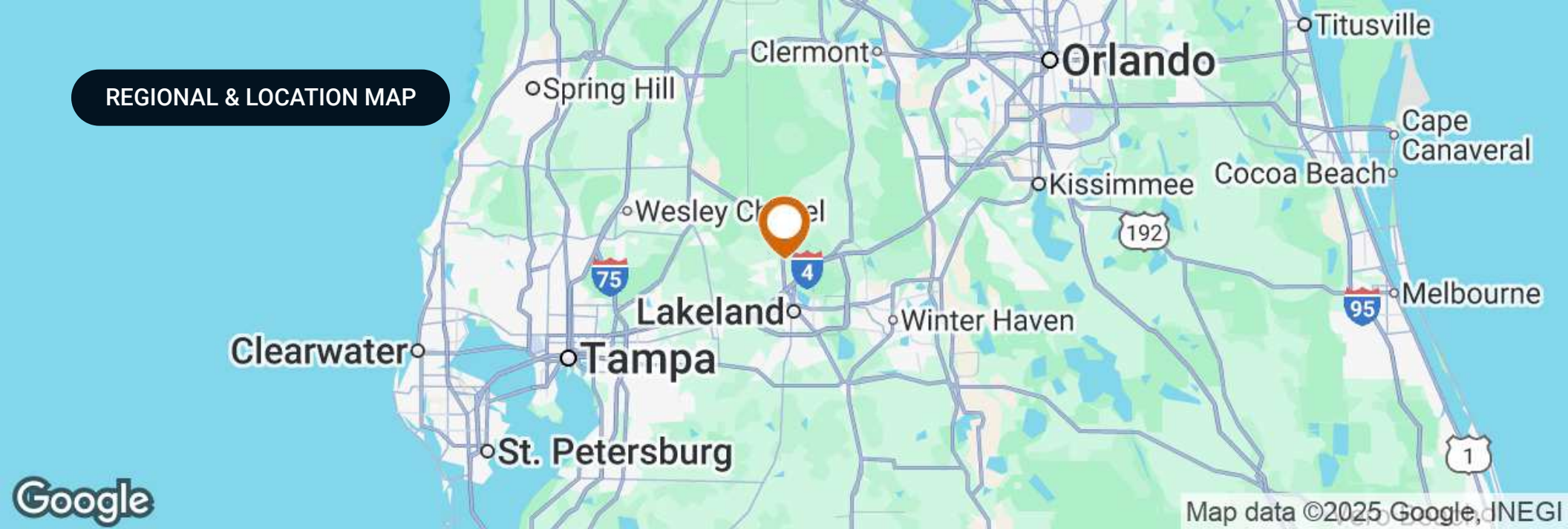


SECTION 2

# Location Information



REGIONAL & LOCATION MAP





## BENCHMARK DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	5 MINS	10 MINS	15 MINS	LAKELAND	POLK COUNTY	FL	US
Population	7,128	56,450	99,524	16,695	64,415	108,993	120,565	822,142	23,027,836	339,887,819
Households	2,513	22,611	38,982	6,332	25,699	42,510	49,322	313,012	9,263,074	132,422,916
Families	1,841	15,326	26,699	4,492	17,504	28,763	29,075	215,849	6,004,732	84,464,295
Average Household Size	2.83	2.47	2.52	2.62	2.48	2.53	2.28	2.57	2.43	2.50
Owner Occupied Housing Units	1,742	15,373	26,416	4,617	17,593	27,726	28,624	224,755	6,222,143	85,052,805
Renter Occupied Housing Units	771	7,238	12,566	1,715	8,106	14,784	20,698	88,257	3,040,931	47,370,111
Median Age	38.4	43.2	42.2	42.3	43.4	41.7	40.3	41.3	43.6	39.6
INCOME										
Median Household Income	\$63,911	\$73,093	\$69,371	\$71,854	\$71,166	\$67,364	\$65,995	\$70,958	\$78,205	\$81,624
Average Household Income	\$81,772	\$93,647	\$89,334	\$90,241	\$91,631	\$86,747	\$88,637	\$91,650	\$111,382	\$116,179
Per Capita Income	\$29,442	\$37,485	\$35,016	\$34,744	\$36,832	\$33,974	\$36,452	\$34,967	\$44,891	\$45,360
TRENDS: 2024 - 2029 ANNUAL GROWTH RATE										
Population	2.72%	1.93%	1.91%	2.38%	1.88%	1.94%	1.91%	2.36%	1.08%	0.42%
Households	2.86%	2.11%	2.11%	2.47%	2.04%	2.13%	2.18%	2.57%	1.28%	0.64%
Families	2.84%	2.11%	2.08%	2.51%	2.05%	2.10%	2.34%	2.55%	1.30%	0.54%
Owner HHs	3.49%	2.81%	2.80%	3.02%	2.71%	2.89%	2.97%	3.08%	1.83%	0.91%
Median Household Income	3.93%	2.16%	2.15%	2.87%	2.12%	2.19%	1.93%	2.34%	2.85%	2.53%

08/13/25



## BENCHMARK DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	5 MINS	10 MINS	15 MINS	LAKELAND	POLK COUNTY	FL	US
HOUSEHOLDS BY INCOME										
<\$15,000	9.00%	4.30%	6.50%	6.40%	5.10%	7.40%	9.10%	7.40%	8.00%	8.30%
\$15,000 - \$24,999	8.00%	5.40%	6.10%	6.50%	5.40%	6.60%	6.60%	6.10%	5.80%	5.90%
\$25,000 - \$34,999	4.70%	6.50%	7.00%	5.50%	6.40%	7.40%	7.90%	7.20%	6.70%	6.30%
\$35,000 - \$49,999	15.20%	14.50%	13.30%	14.80%	14.40%	13.80%	12.40%	12.00%	10.50%	9.80%
\$50,000 - \$74,999	19.30%	20.50%	21.10%	18.80%	21.60%	20.40%	20.60%	19.80%	16.90%	15.60%
\$75,000 - \$99,999	11.50%	14.00%	13.80%	12.30%	13.90%	13.40%	13.40%	14.60%	12.90%	12.50%
\$100,000 - \$149,999	16.40%	19.20%	17.90%	20.40%	18.60%	17.60%	17.20%	18.10%	18.40%	17.80%
\$150,000 - \$199,999	12.60%	9.50%	8.70%	10.00%	8.60%	8.40%	6.80%	8.10%	8.70%	9.80%
\$200,000+	3.30%	6.00%	5.60%	5.40%	6.10%	5.10%	6.10%	6.60%	12.10%	14.00%
POPULATION BY AGE										
0 - 4	5.60%	4.90%	5.30%	5.20%	5.00%	5.50%	5.00%	5.30%	4.70%	5.40%
5 - 9	5.70%	5.20%	5.60%	5.40%	5.20%	5.70%	5.20%	5.60%	5.00%	5.80%
10 - 14	6.60%	5.50%	5.90%	5.80%	5.60%	6.00%	5.50%	6.00%	5.30%	6.00%
15 - 19	6.80%	5.70%	6.00%	6.10%	5.70%	6.10%	6.30%	6.30%	5.80%	6.50%
20 - 24	6.50%	5.70%	5.80%	6.00%	5.60%	5.90%	8.40%	6.20%	6.00%	6.70%
25 - 34	14.20%	13.00%	12.80%	12.30%	12.80%	12.80%	13.20%	12.60%	12.40%	13.60%
35 - 44	13.80%	12.20%	12.00%	12.60%	12.00%	12.10%	11.80%	12.60%	12.40%	13.20%
45 - 54	12.00%	11.40%	11.40%	11.40%	11.10%	11.30%	10.50%	11.50%	11.90%	12.00%
55 - 64	11.60%	12.10%	12.00%	11.80%	12.00%	12.00%	11.40%	12.10%	13.10%	12.10%
65 - 74	9.70%	12.40%	12.20%	12.10%	12.70%	12.10%	11.50%	11.90%	12.40%	10.70%
75 - 84	5.80%	8.80%	8.30%	8.40%	9.20%	8.00%	8.10%	7.70%	8.10%	6.10%
85+	1.70%	3.10%	2.80%	2.80%	3.10%	2.70%	3.10%	2.20%	2.70%	2.00%
RACE AND ETHNICITY										
White Alone	57.50%	61.50%	58.70%	60.50%	61.00%	55.10%	56.20%	56.00%	56.30%	60.00%
Black Alone	13.00%	13.10%	17.00%	13.00%	13.60%	20.50%	19.40%	15.30%	14.90%	12.50%
American Indian Alone	0.50%	0.50%	0.60%	0.50%	0.50%	0.60%	0.60%	0.60%	0.50%	1.10%
Asian Alone	2.80%	2.90%	2.60%	2.60%	2.90%	2.40%	2.30%	2.10%	3.30%	6.40%
Pacific Islander Alone	0.00%	0.00%	0.10%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	10.00%	7.80%	7.60%	8.60%	7.80%	8.00%	8.30%	10.90%	7.60%	8.80%
Two or More Races	16.00%	14.20%	13.50%	14.70%	14.10%	13.40%	13.20%	15.00%	17.40%	10.80%
Hispanic Origin (Any Race)	29.30%	24.70%	23.80%	26.20%	24.70%	24.50%	23.80%	30.60%	27.70%	19.70%

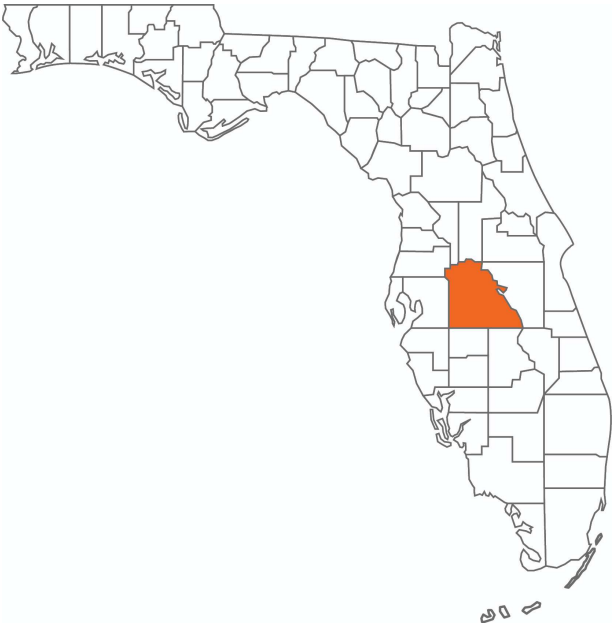




COUNTY

# Polk County

## FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state’s economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county’s economic growth in recent years. As the heart of Central Florida, Polk County’s location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county’s numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.





# Lakeland

## POLK COUNTY

Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	<a href="http://lakelandgov.net">lakelandgov.net</a>
Major Employers	Publix Supermarkets
	Saddle Creek Logistics
	Geico Insurance
	Amazon
	Rooms to Go
	Welldyne
	Advance Auto Parts

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.





SECTION 3

# Maps And Photos



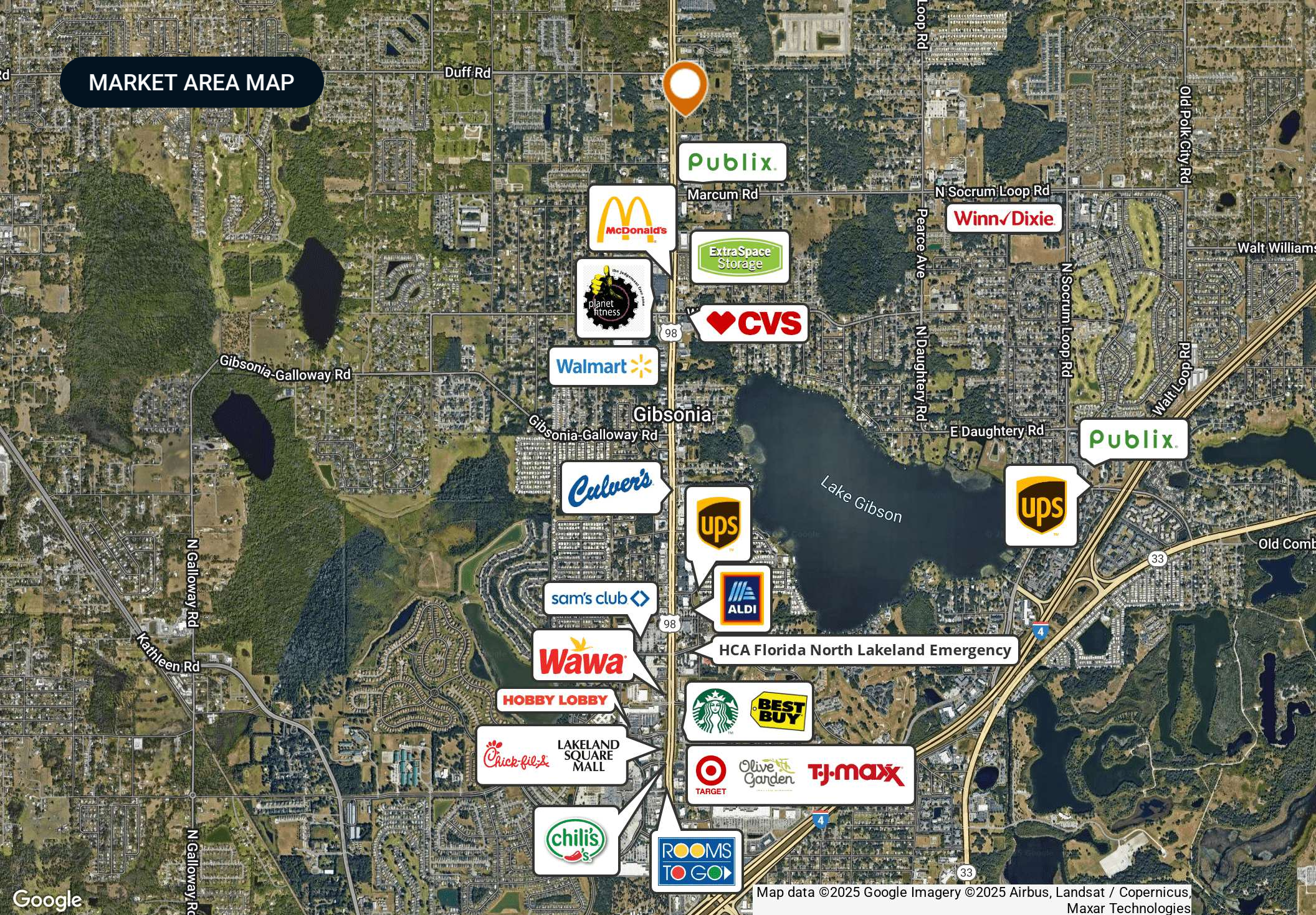
# NEIGHBORHOOD AREA MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies



## MARKET AREA MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



ADDITIONAL PHOTOS





I-4  
(8 ± Minutes)

Gibsonia Gardens  
276 Multifamily Units  
(Under Construction)



SECTION 4

# Agent And Company Info



## ADVISOR BIOGRAPHY



### Maricruz Gutierrez Mejia

Associate Advisor

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## Professional Background

Maricruz Gutierrez Mejia is an advisor at Saunders Real Estate.

As a Lake Wales native, Maricruz possesses a unique understanding of Florida's multifaceted commercial real estate market. In her role as an advisor, Maricruz's depth of expertise spans across a variety of commercial property types, specializing in investment sales and site selection.

Maricruz's real estate journey began at the University of Central Florida where she would earn her Bachelor of Science degree in real estate in 2022. During her time at UCF, she not only excelled academically, but she also actively contributed to the real estate community as a proud member of the UCF Real Estate Society.

Maricruz is also an active member of CREW Orlando, Central Florida's premier business organization for women in commercial real estate and its related fields. CREW Orlando is dedicated to driving transformation within the commercial real estate industry by advancing women and other underrepresented groups. Her excellence and ambition were further recognized when she was awarded the prestigious 2022 CREW Orlando Scholarship. Maricruz is also a member of the UCREW Committee whose mission is to introduce college students to the diverse opportunities in commercial real estate.

As a graduate of the LEDC Summer Leadership Class, along with her numerous other accomplishments, Maricruz continually builds upon her leadership skills and industry expertise. Each of her experiences have equipped Maricruz with the tools necessary to excel in commercial real estate, allowing her to provide clients with the highest level of service and guidance.

Maricruz specializes in:

- Commercial Properties
- Investment Sales
- Site Selection





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