

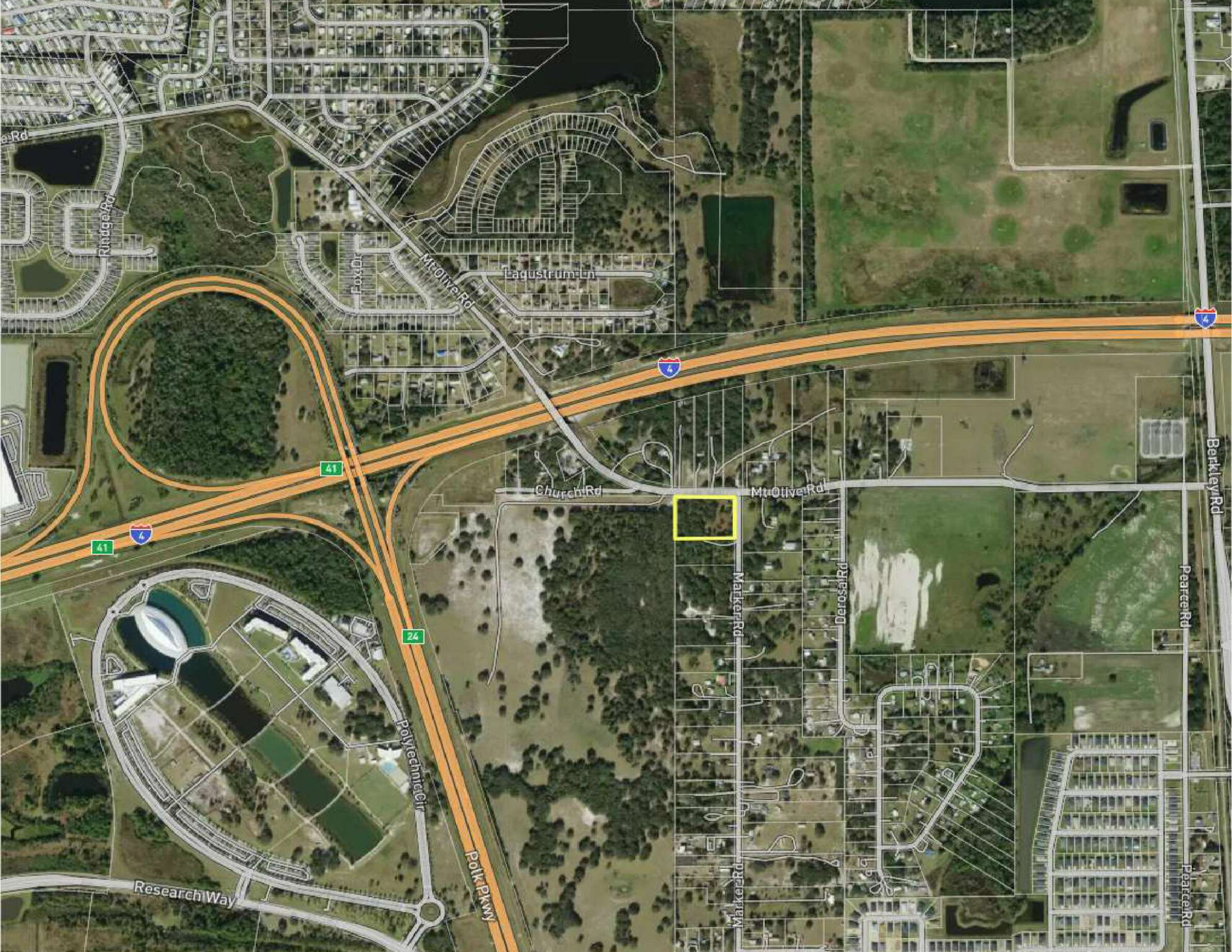
Tampa
(45 ± Minutes)



Polk City Residential Acreage

Mt Olive Rd Polk City, FL 33868

Maricruz Gutierrez Mejia
863-978-3751
maricruz@saundersrealestate.com



er Rd

Rindge Rd

Fox Dr

Mt Oliver Rd

Lagustrum Ln

4

41

4

41

24

Polytechnic Cir

Polk Pkwy

Research Way

Church Rd

Mt Oliver Rd

Marker Rd

Dorsey Rd

Pearce Rd

Berkley Rd

Pearce Rd

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$475,000
Lot Size:	3.62 ± Acres
Zoning:	Residential Low (RL-2) - Unincorporated Polk County
Road Frontage:	470 ± FT (Mt Olive Rd) 335 ± FT (Marker Rd)
Property Taxes:	\$974.71 ± (2025)
County:	Polk
Property Taxes:	\$974.71 (2025)
Parcel ID:	25-27-08-000000-034020

Property Description

The subject property is a 3.62 ± acre residential lot along the southwest corner of Mt Olive Rd and Marker Rd in Polk City, FL. It is in a central location, about 1,000 feet south of I-4 and 3,000 feet east of the Polk Parkway which are both major thoroughfares in the area. The highest and best use for this site is a residential or small-scale multi-family development.

Property Highlights

- Centrally located
- Near US 98, I-4, and the Polk Parkway
- Proximity to Florida Polytechnic University

LOCATION & ZONING DESCRIPTION



Location Description

Located in Polk City, FL, this property presents a prime opportunity in one of Polk County's fastest-growing areas. It benefits from proximity to major thoroughfares including Interstate 4, the Polk Parkway, US 98, and US 92. Tampa is approximately a 45 \pm minute drive west and Orlando is about a 45 \pm minute drive east.

One notable point of interest nearby is Florida Polytechnic University. It has earned its fifth straight title as the No. 1 public college in the South in U.S. News and World Report's 2026 Best Colleges.

Zoning Description

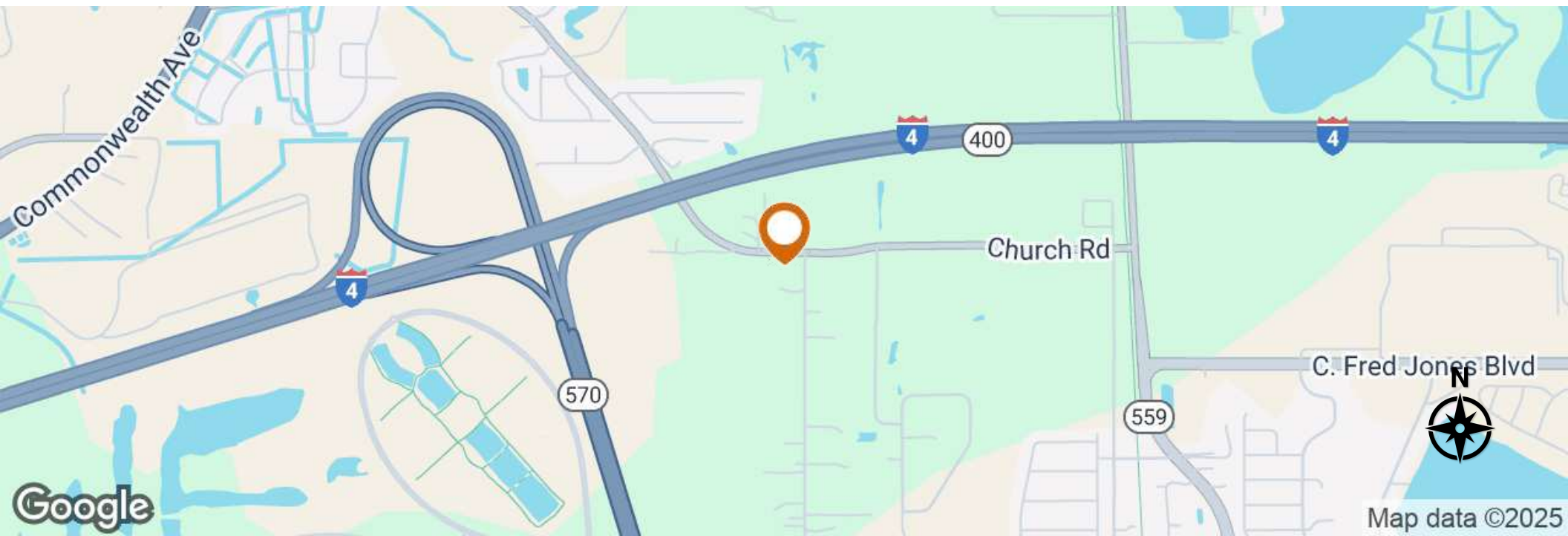
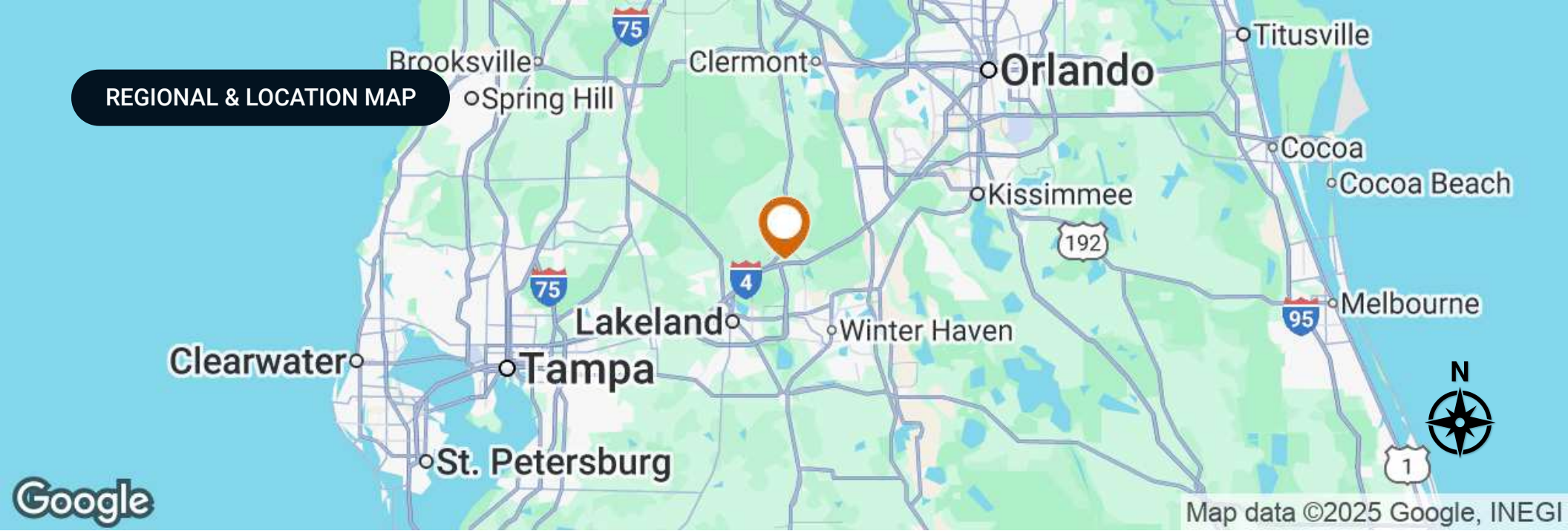
According to the Polk County Land Development code, the purpose of the RL-2 district is to provide areas for the low density residential needs of residents in urban areas who desire areas with smaller lots than the RL-1 districts, a minimum of 15,000 square feet. The current residential density within this district is 2 dwelling units per acre.



Marker Rd

Mt Olive Rd

REGIONAL & LOCATION MAP



LAKELAND IS A BOOMTOWN



Polk County's Economy

"Polk County's overall GDP grew 35% from 2012 to 2021 (when adjusted for inflation). The biggest drivers were the finance, insurance, and real estate industries."

*Article sourced from LALToday

"In a recent listicle of 15 cities people moved to during the pandemic, Lakeland came in at #2."

Polk County's Rapid Growth

"A study by the GiveWell Community Foundation and United Way of Central Florida shows Polk County is the fastestgrowing county in Florida and the seventh fastest-growing in the nation."

* Article sourced from ABC Action News Tampa Bay

"The population has increased more than 20% since 2010 and its location straddling Interstate 4 between Tampa and Orlando sustains job-generating growth in manufacturing, distribution and logistics."

*Article sourced from Business Observe

Lakeland is the NO. 3 'Boomtown' in the Country

"Katie Worthington Decker is with the Lakeland Economic Development Council. She said more and more people are attracted to the city because of its affordability, quality of life and, of course, that old real estate mantra — location location, location."

"We have every major road network that pretty much goes through our area," Decker said. "And you have 18 million people within a four-hour drive of Lakeland."

*Article sourced from WUSF Public Media



Florida Polytechnic University

Florida Poly offers a dynamic, research-based, and hands-on science, technology, engineering, and math education delivered with the small-campus, one-on-one attention most often found at selective private colleges.

Florida Poly was established on April 20, 2012 to advance the state's economy. We've established a name for ourselves as a university with a rigorous curriculum, advanced research equipment, and a focus on solving industry problems with creative solutions.

- The university has recently received a \$175,000 grant from National Science Foundation (NSF) to help develop error-resilient and highly energy-efficient computing platforms for ultra-low power applications.
- Researchers at Florida Polytechnic University are working to help close the gaps in broadband connectivity in Polk County through a \$250,000 feasibility study recently approved by the Polk County Board of County Commissioners.
- The university has seen immense growth with a significant climb in the number of freshman and out-of-state applicants for the fall 2022 semester. Freshman applications are up 30% while out-of-state applications have grown by 61%.

DEMOGRAPHICS MAP & REPORT

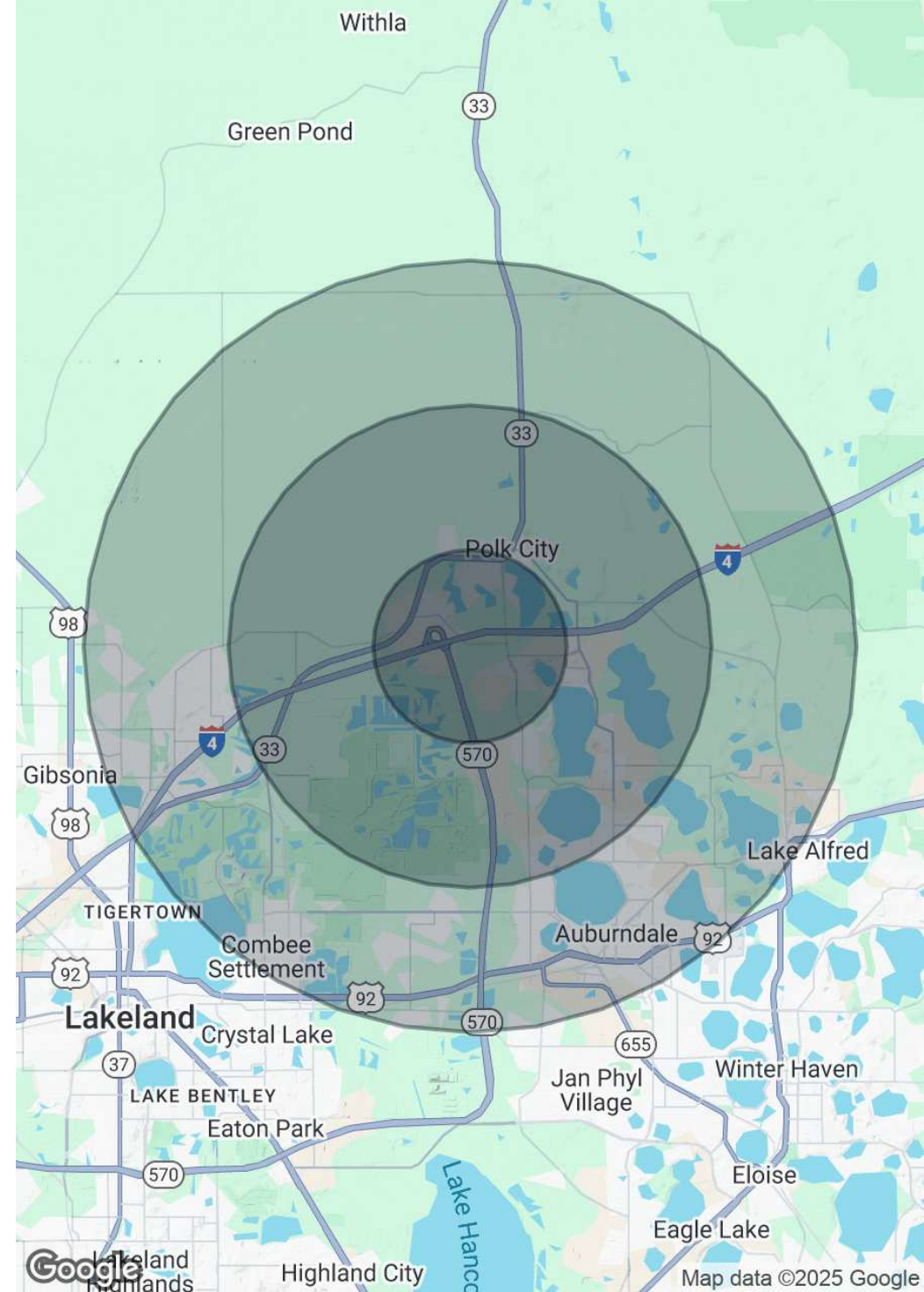
Population

	2 Miles	5 Miles	8 Miles
Total Population	8,279	29,631	98,653
Average Age	45	43	43
Average Age (Male)	45	43	42
Average Age (Female)	45	43	43

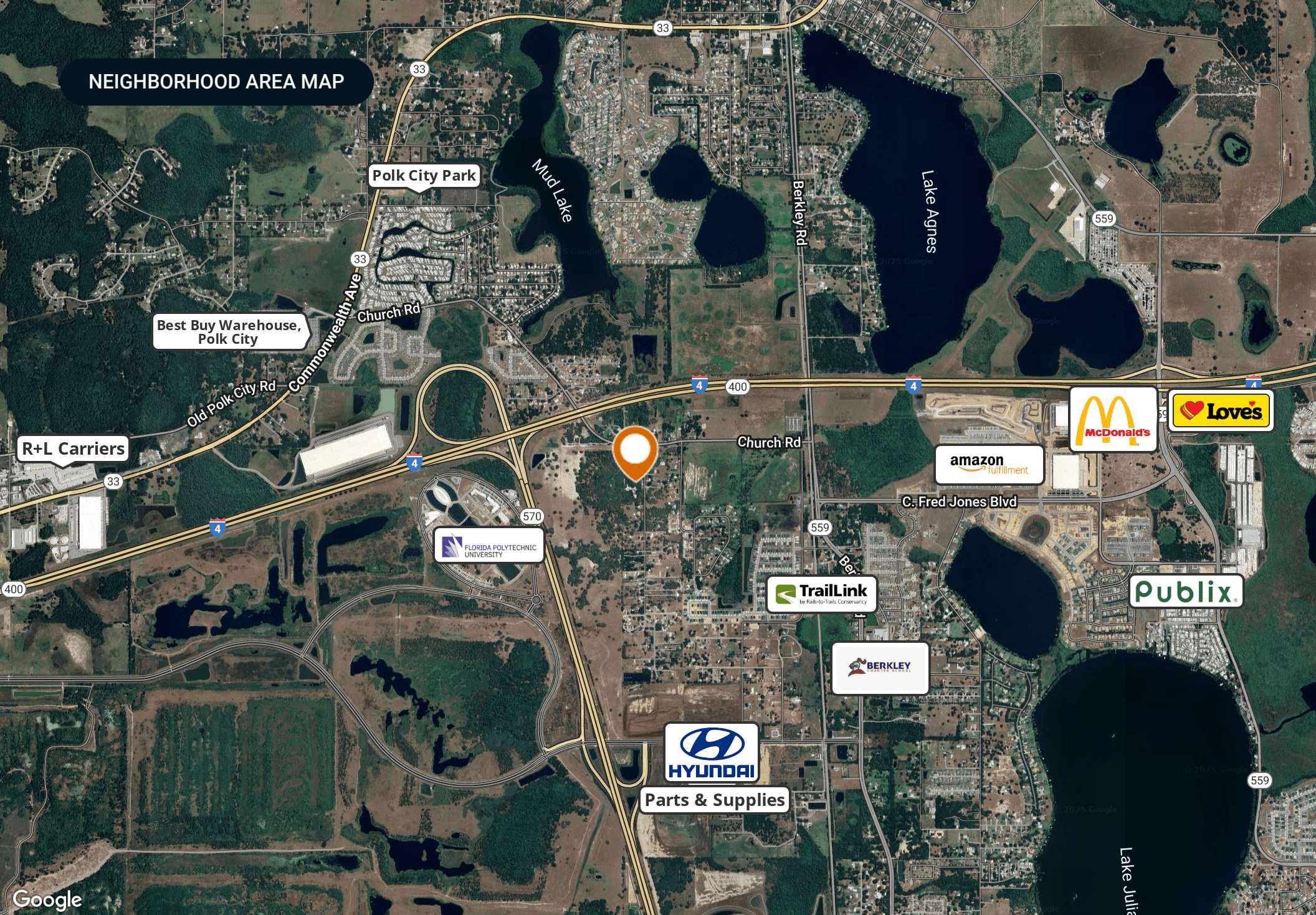
Households & Income 2 Miles 5 Miles 8 Miles

Total Households	3,126	10,540	37,112
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$101,877	\$105,280	\$86,330
Average House Value	\$317,953	\$338,879	\$261,835

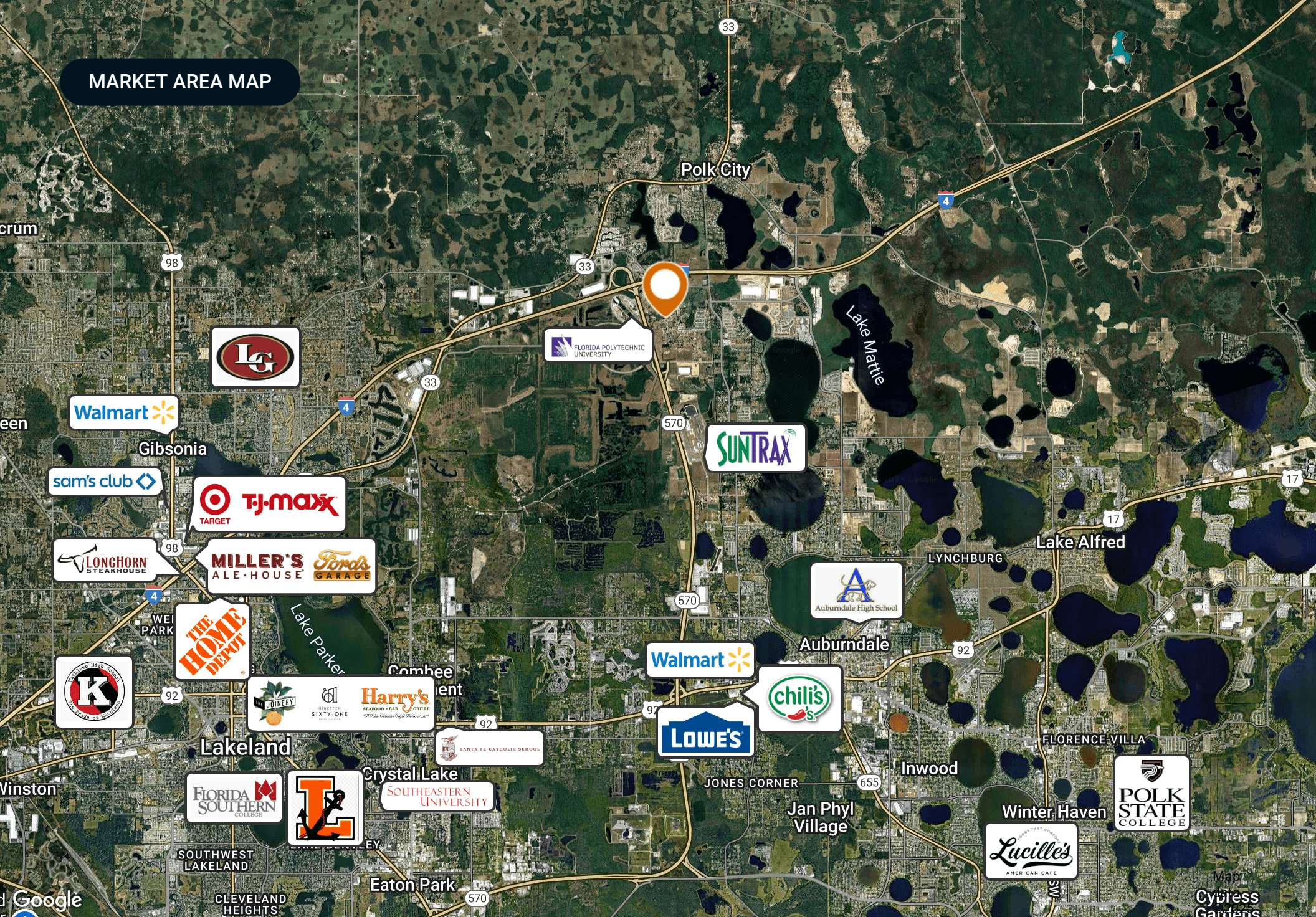
Demographics data derived from AlphaMap



NEIGHBORHOOD AREA MAP



MARKET AREA MAP



ADDITIONAL PHOTOS





Marker Rd

Mt Olive Rd

ADVISOR BIOGRAPHY



Maricruz Gutierrez Mejia

Associate Advisor

maricruz@saundersrealestate.com

Direct: **877-518-5263 x431** | Cell: **863-978-3751**

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



SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com