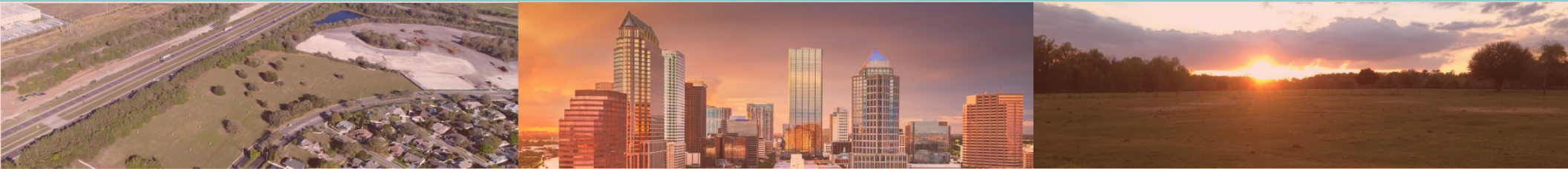


# We know this land.



# Eshenbaugh

LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase a commercially entitled 2.52± acre vacant parcel located at Kathleen and I-4. The property is zoned PUD, which allows for a variety of uses including industrial, office, and personal services. Utilities and a master storm pond are in place. In addition the seller has full civil plans for a 40,000 SF building that can be provided upon request.

## LOCATION DESCRIPTION

The site is located in Polk County approximately .25 miles south of Interstate 4 on Kathleen Road. Both parcels abut Kendrick Lane, and have full access off of Kendrick Lane. Kendrick lane can be accessed from both north and south bound traffic off of Kathleen Rd.

## MUNICIPALITY

City of Lakeland

## PROPERTY SIZE

2.52 Acres

## ZONING

PUD — [Click Here For Permitted Uses](#)

## PARCEL ID

23-28-02-020505-000020

## PROPERTY OWNER

G4L LAKELAND ONE LLC

## PRICE

\$1,900,000

## BROKER CONTACT INFO

**Chris Bowers ALC, CCIM**

Senior Advisor/Partner

813.287.8787 x108

[chris@thedirtdog.com](mailto:chris@thedirtdog.com)

**Alex Ward**

Junior Advisor

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# Aerial





# Aerial



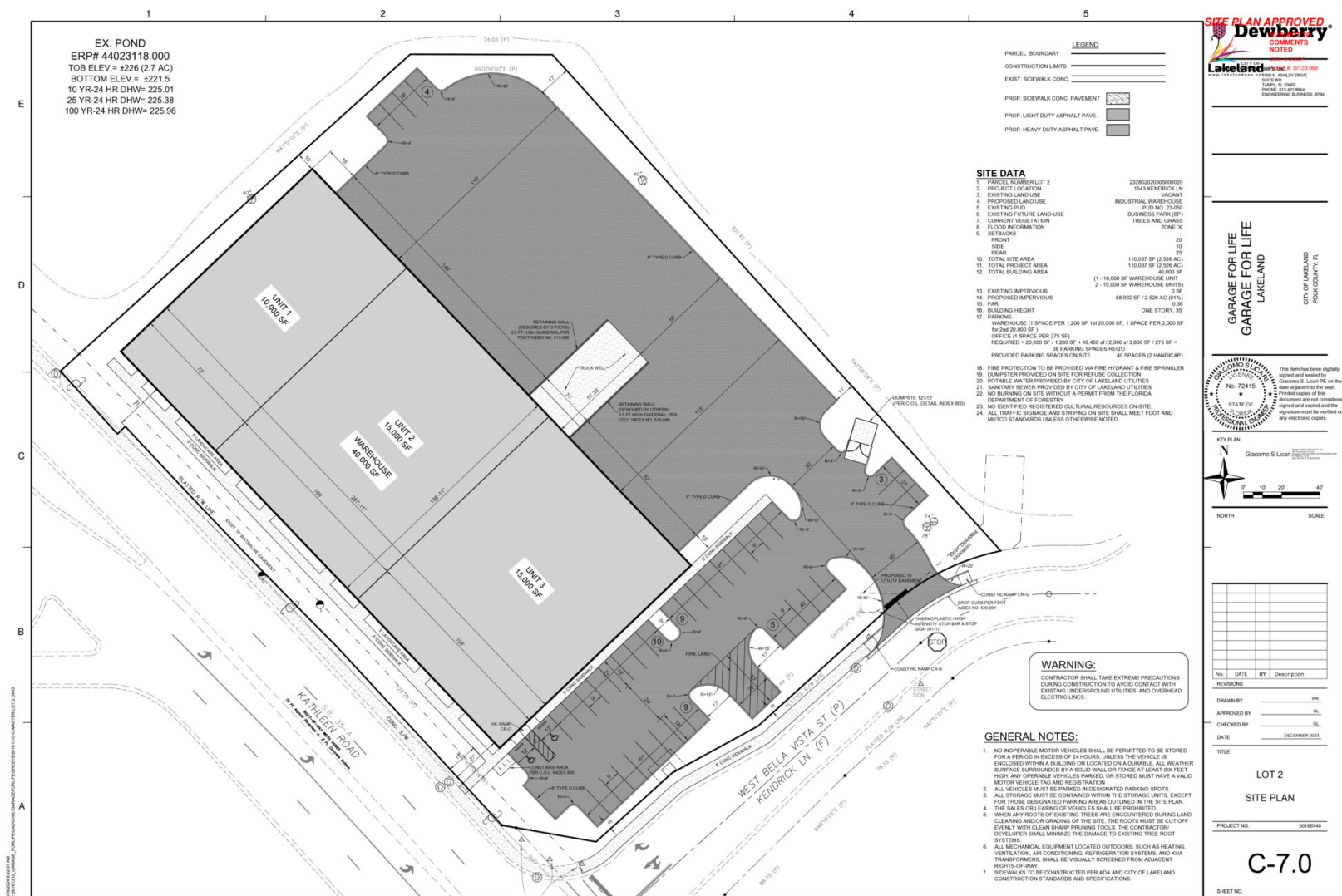


# Aerial





Site Plans





# Additional Photos





# Demographics Map & Report

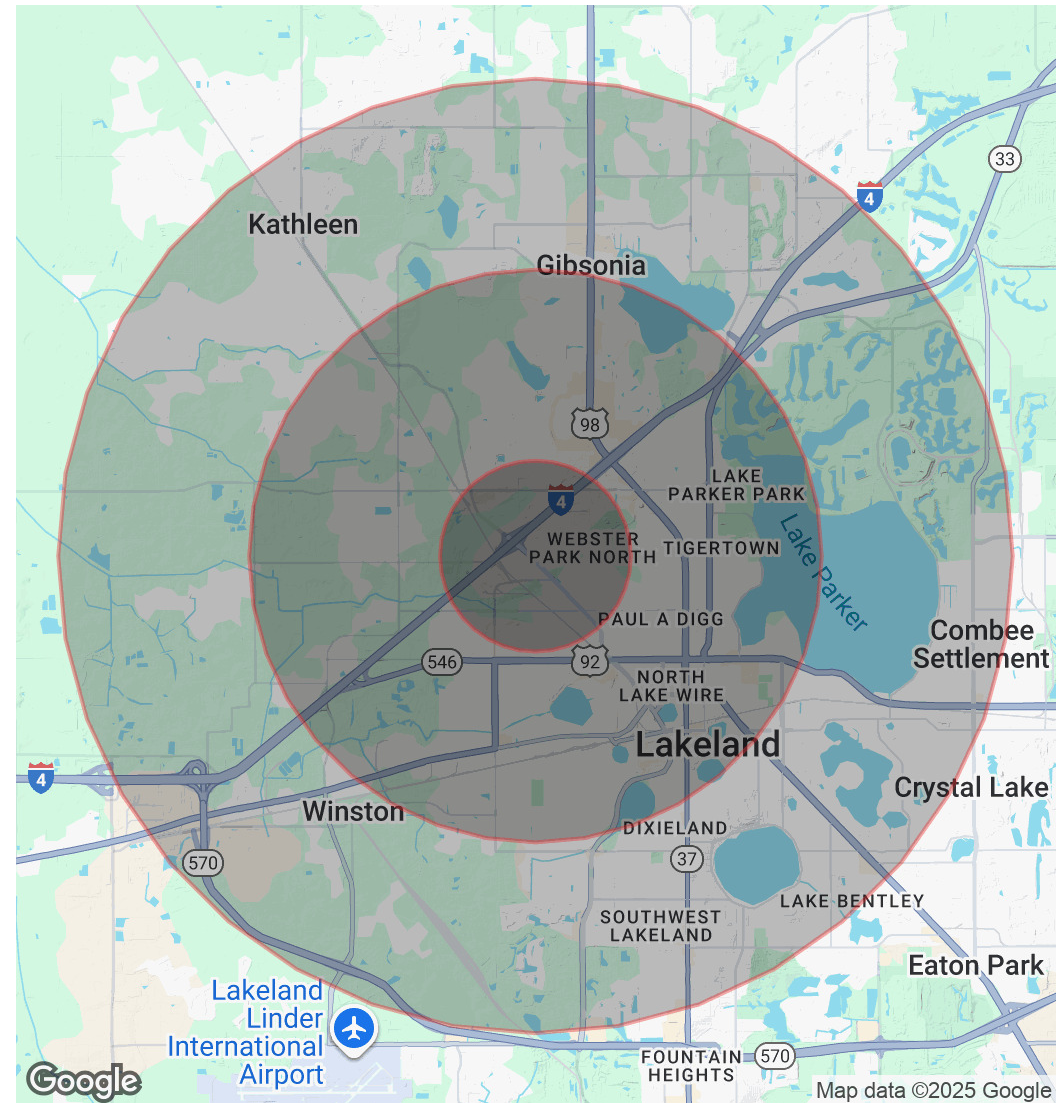
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,043	64,286	138,375
Average Age	37	41	42
Average Age (Male)	35	40	40
Average Age (Female)	38	43	43

## HOUSEHOLDS & INCOME

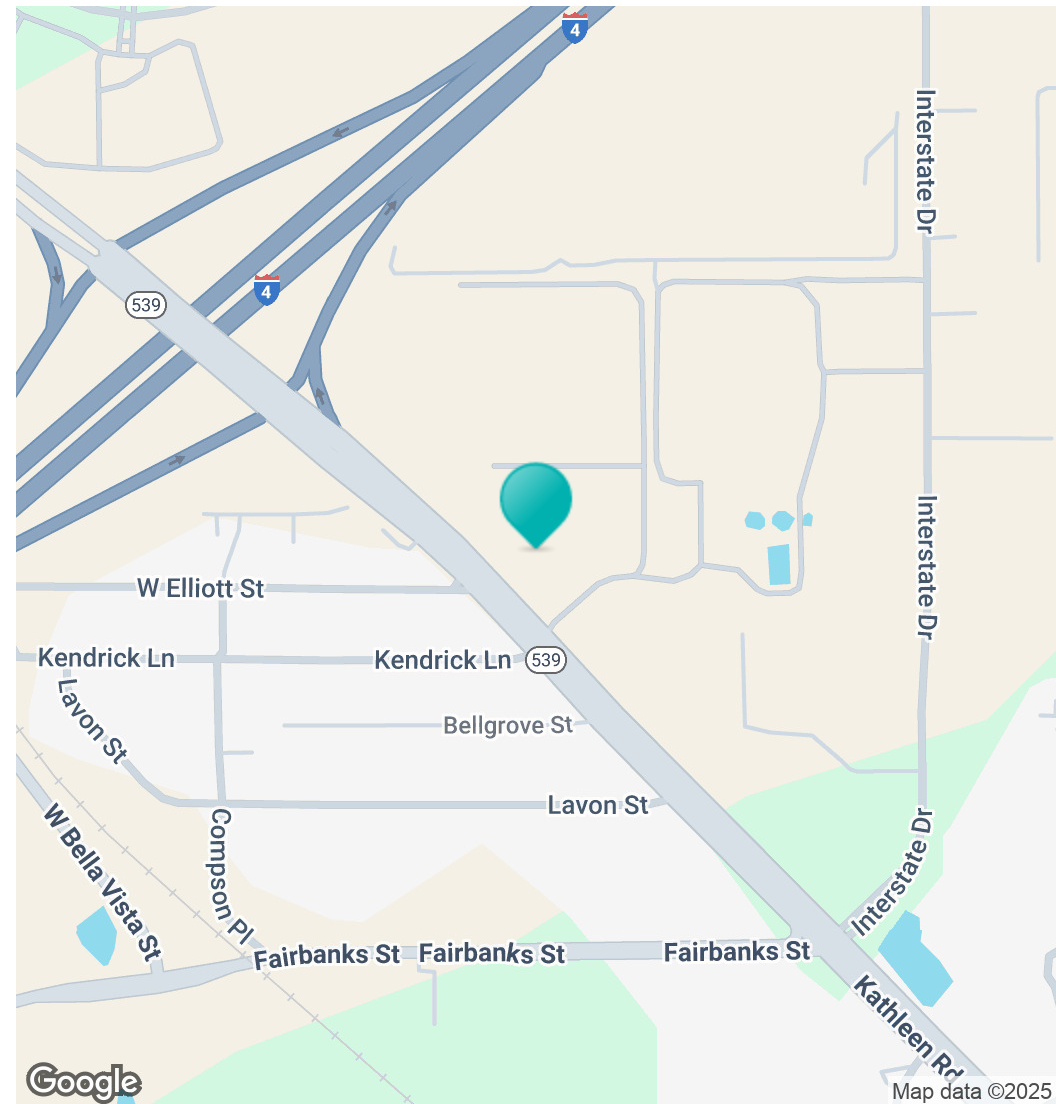
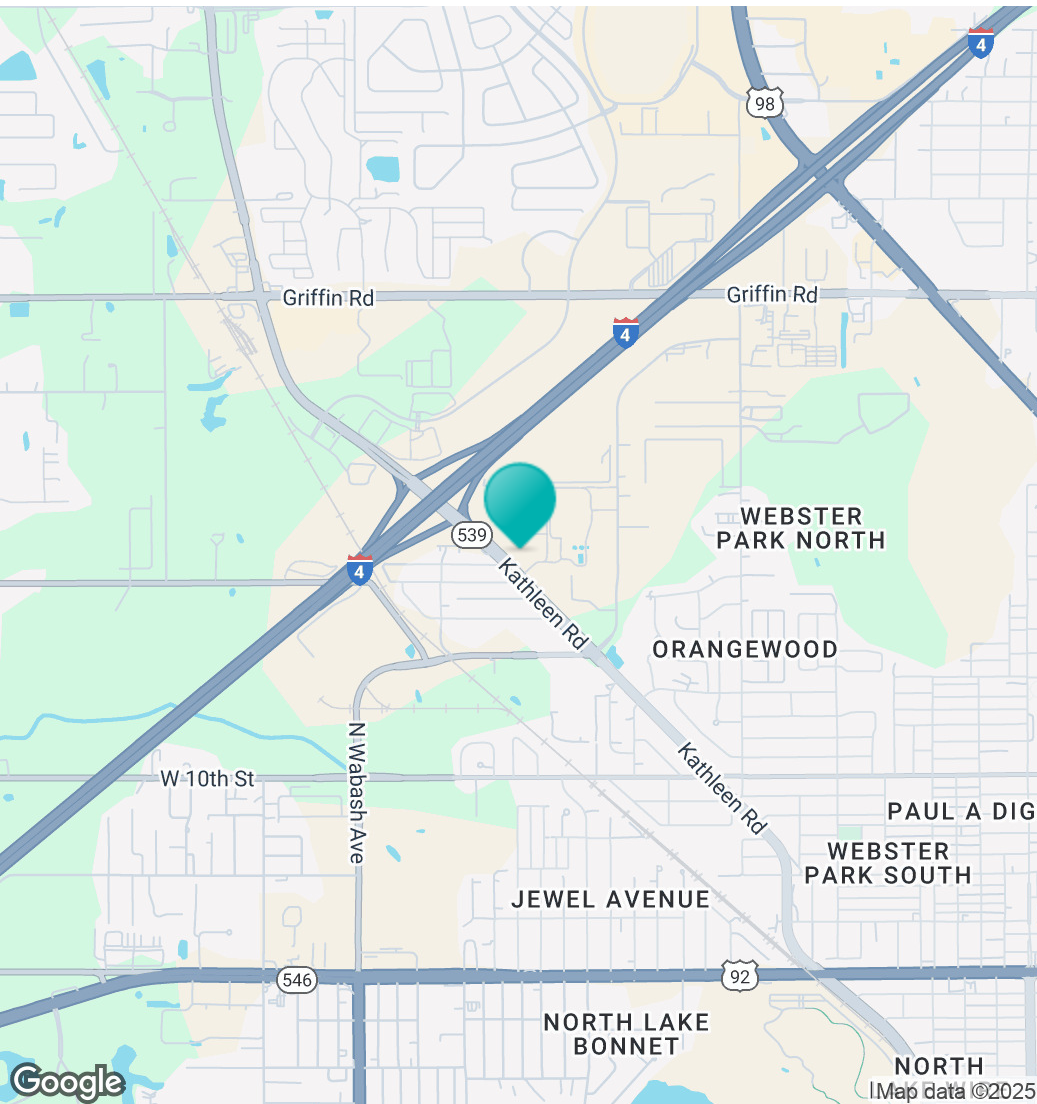
	1 MILE	3 MILES	5 MILES
Total Households	2,493	25,581	54,608
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$57,931	\$65,515	\$74,740
Average House Value	\$197,204	\$214,901	\$247,697

Demographics data derived from AlphaMap





# Location Map





# Confidentiality & Disclaimer

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.