

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

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

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Junior Advisor

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Aerial



Aerial



4

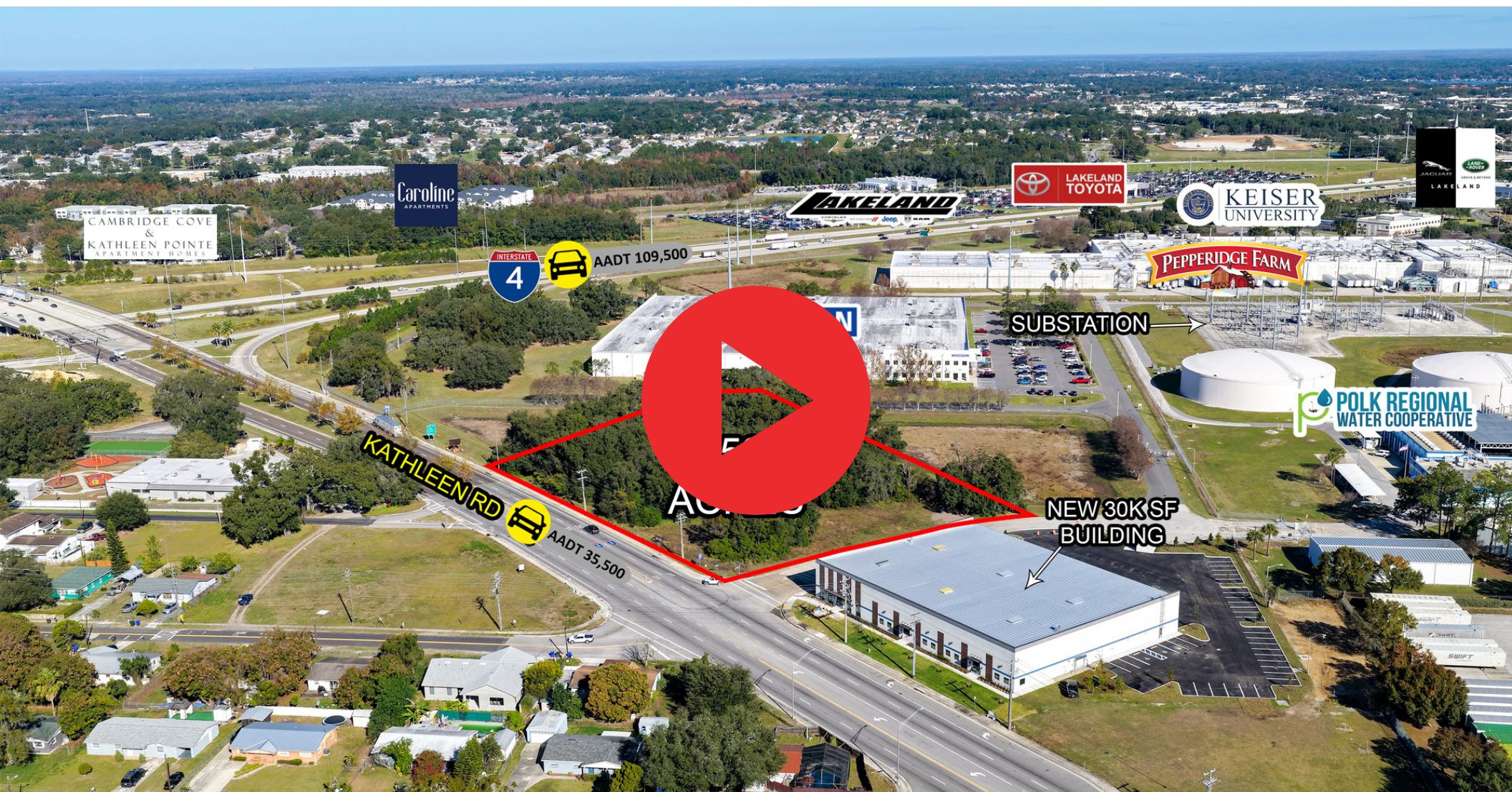
KATHLEEN RD I-4 // 1543 KENDRICK LANE LAKELAND, FL 33805

The Dirt Dog

Aerial



40,000 SF Building – Conceptual Video Rendering



Site Plans



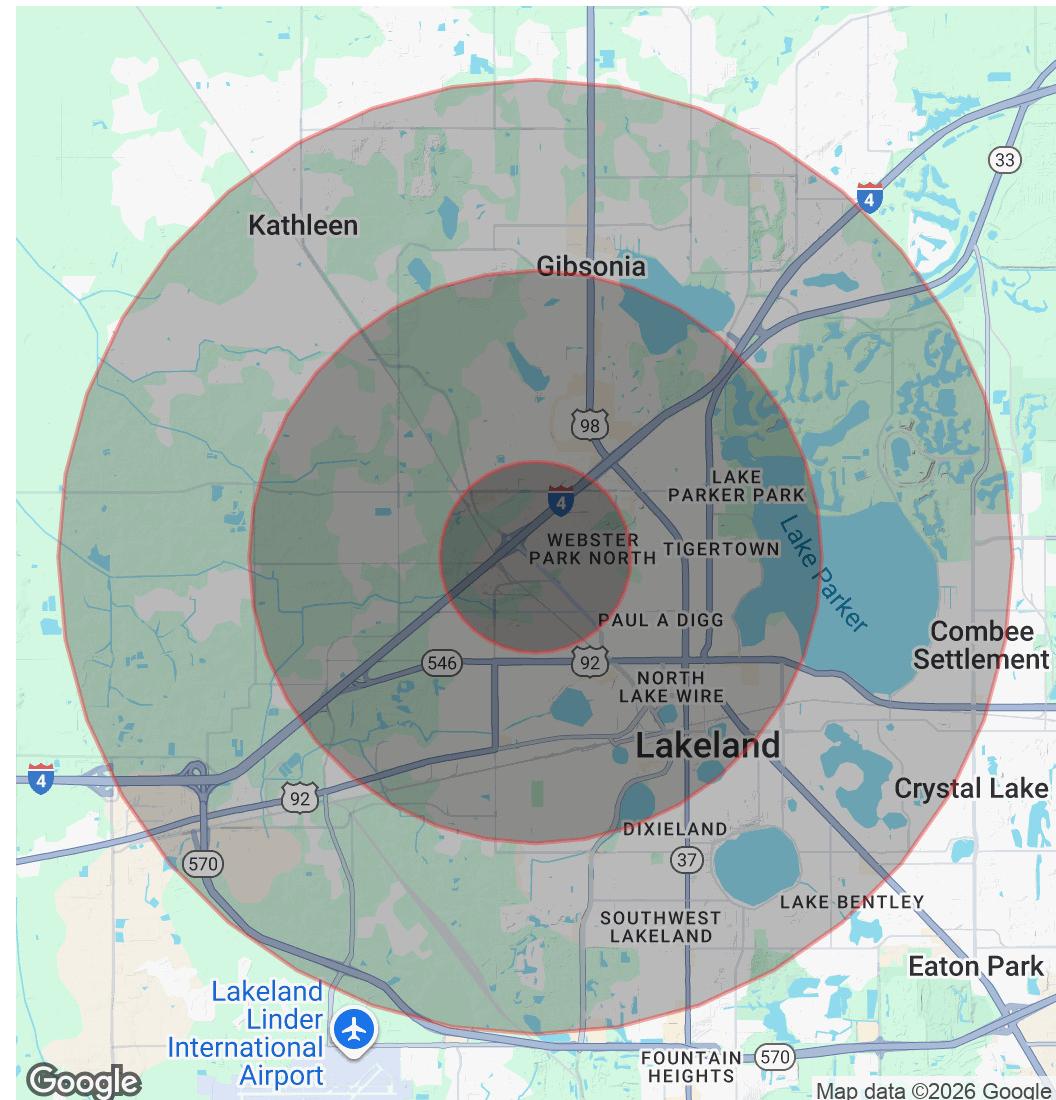
Additional Photos



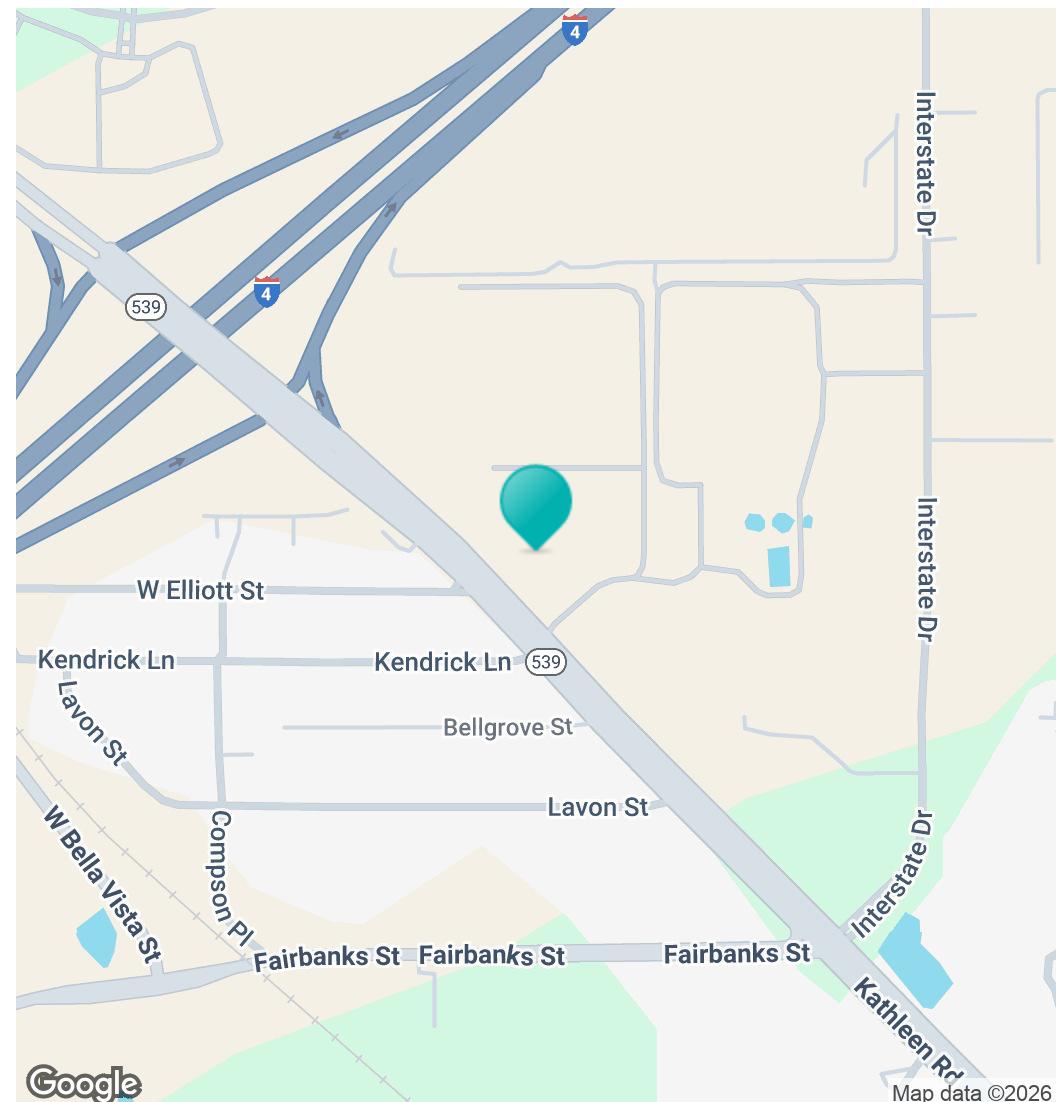
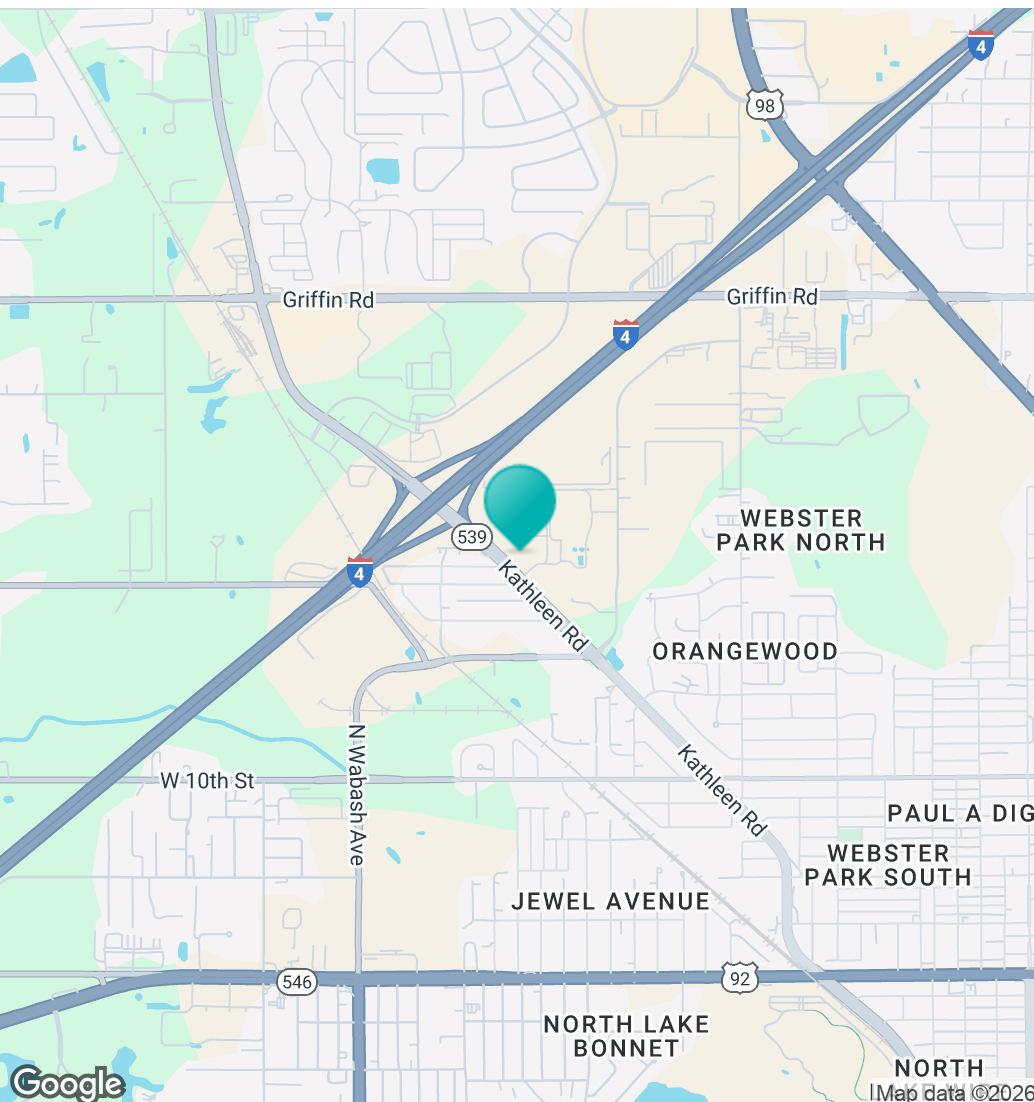
Demographics Map & Report

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



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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.