

4.97 Acres/ Zoned NAC

FOR SALE

8365 US Hwy 98 N., Lakeland, Fl 33809



Contact us
863-683-3425

Jack Strollo, CCIM, CPM

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100 S. Kentucky Avenue Suite 290
Lakeland, FL 33801



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PROPERTY HIGHLIGHTS

- ADDT 42,000
- Site Level & Dry
- Adjacent to Hard Corner
- NAC Land Use
- 4.97 Acres
- 86,163 Population within 5 miles



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Property: This 4.97 acre site adjacent to hard corner, with NAC (Neighborhood Activity Center) land use. Permitted uses include, general and medical office, convenience stores, banks, gas stations, restaurants and retail. Level and with electric and sewer to perimeter of site. Water and sewer both along US 98, with additional water along wilder road. Sewer is existing force main that will require a lift station to be installed. Entire site is high and dry (flood zone X). Excellent site for development.

Sale Price: \$2,800,000

Parcel Details: 23-27-12-000899-000020

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Location: The site is located just five miles north of I-4 in a heavily populated residential area, with 46,000 people within a 10-minute drive time of the site. Site is located at the hard corner of Wilder/Duff Road and US 98 North. US 98 has 42,000 VPD on this main retail corridor.

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Area Information: Located conveniently off I-4 between Tampa and Orlando, Davenport has seen substantial economic growth and continues to flourish with small and large businesses alike. Centrally located in Polk County Davenport is popular thanks to its location convenient to big city amenities and Florida's world-class theme park attractions, as well as plenty to do close to home.

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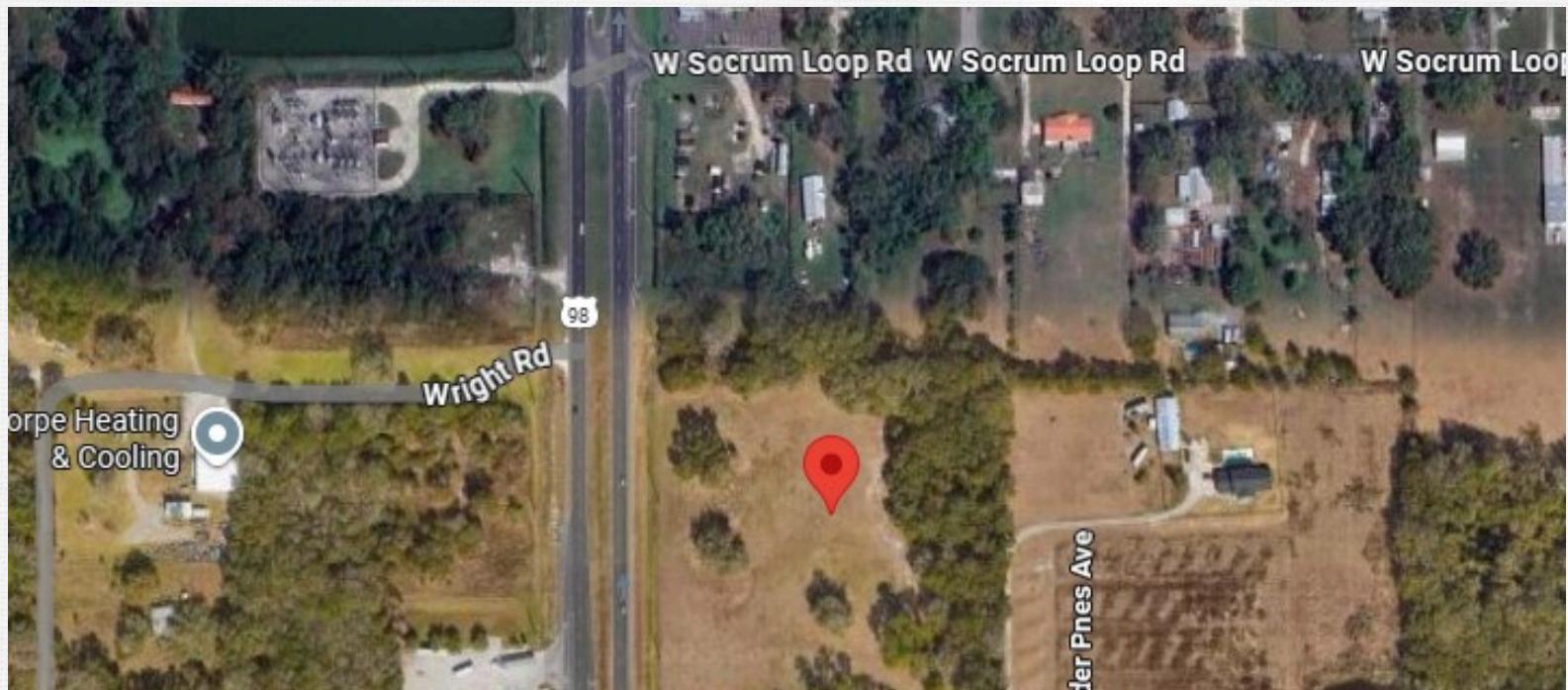
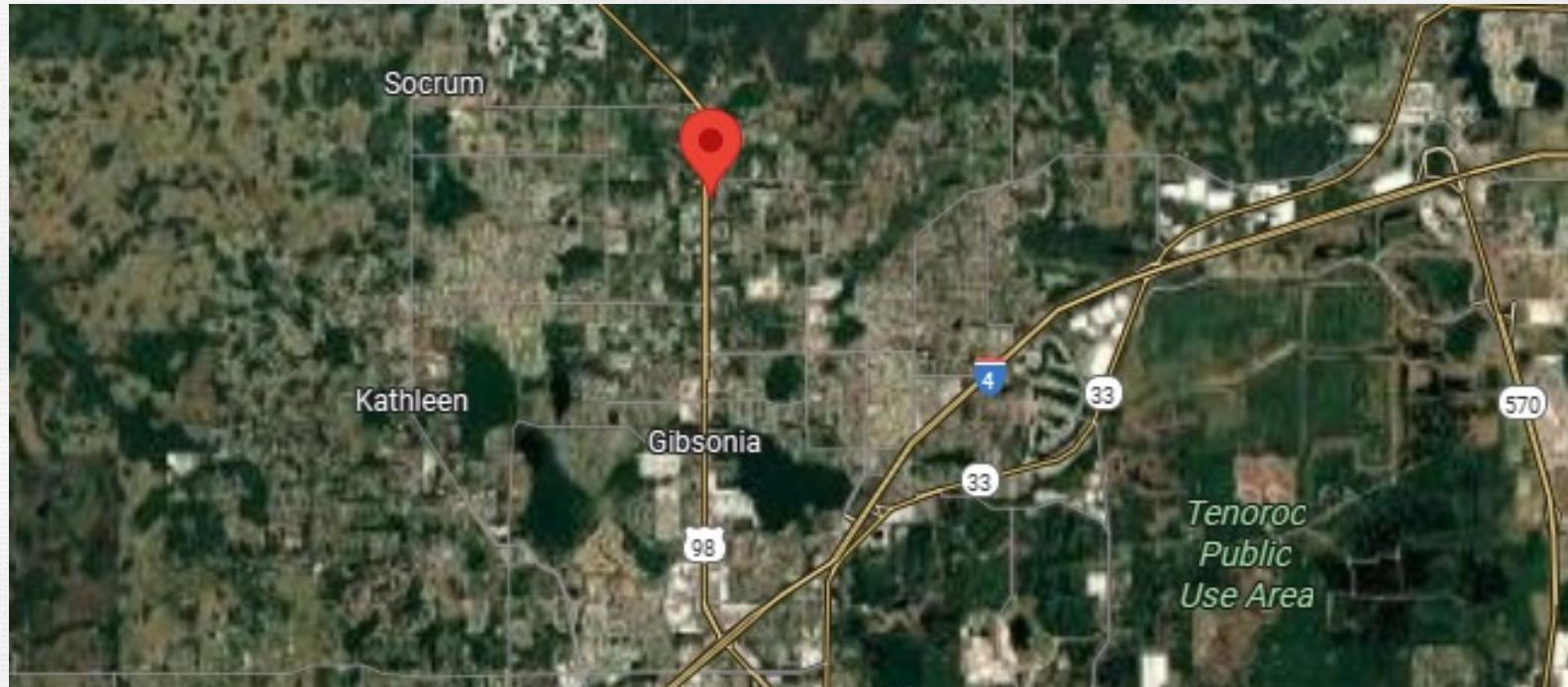
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Maps

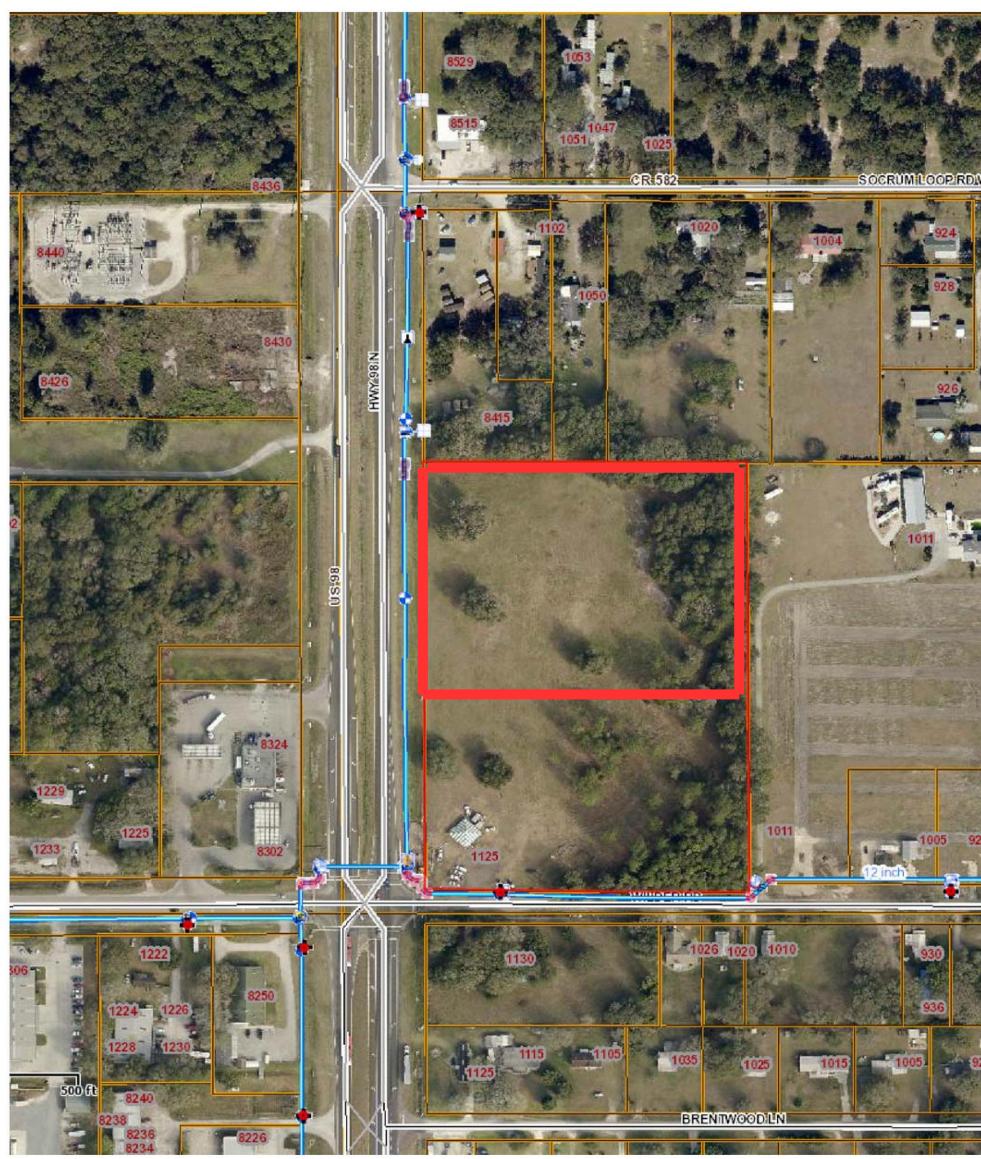


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Water Lines



County Map
Polk County IT/GIS



Water Lines

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8365 US Hwy 98 N., Lakeland, Fl 33809 Sewer Lines



County Map
Polk County IT/GIS



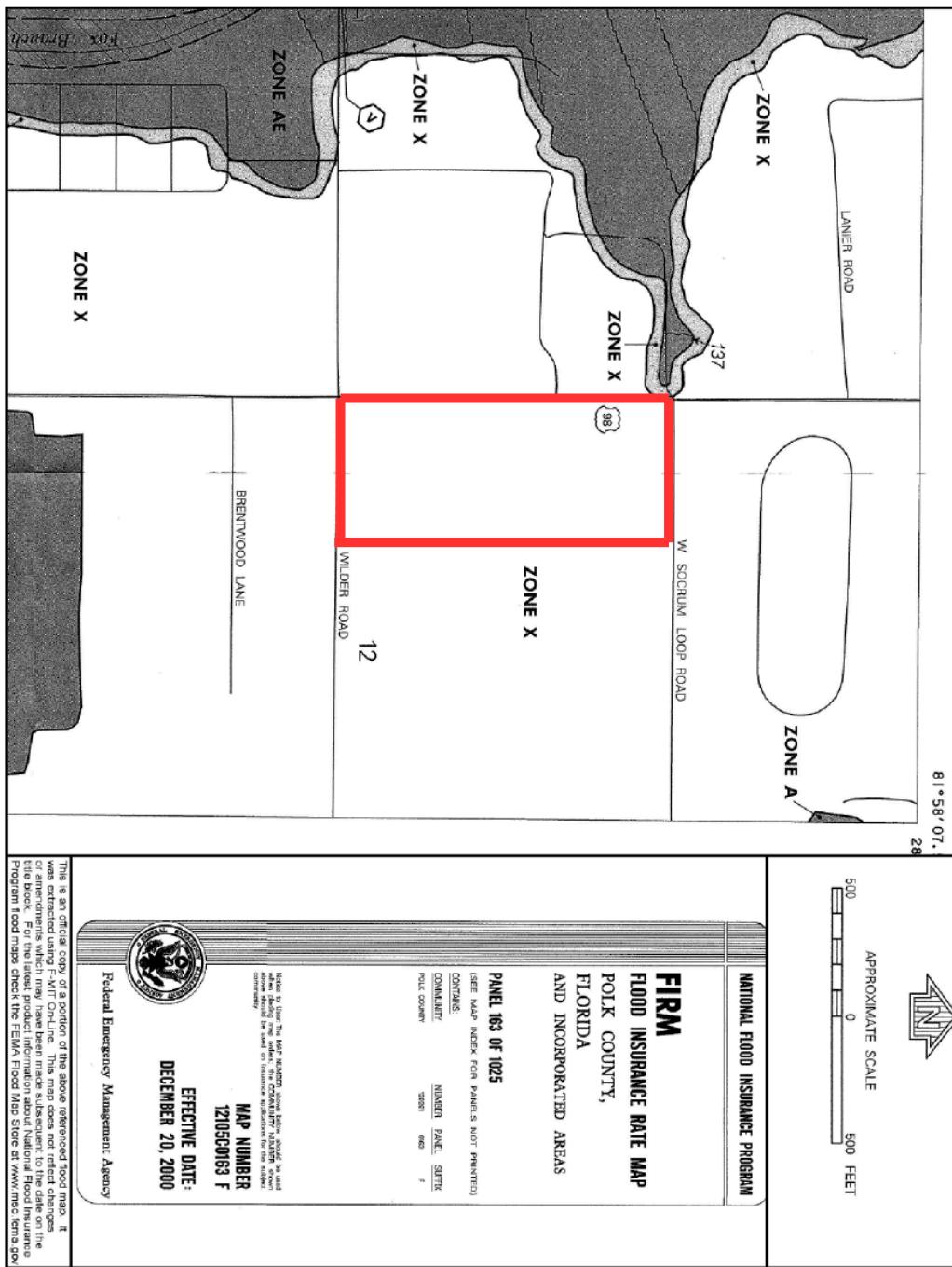
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8365 US Hwy 98 N., Lakeland, Fl 33809 Flood Map



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Permitted & Conditional Uses

Permitted Uses:

- Grocery Stores
- Gas Station
- Restaurant
- Sit-down/Take-out
- Retail, 10,000 - 34,999 sq. ft
- Retail, 35,000 - 64,999 sq. ft
- Transit, Facility
- Vehicle Service
- Mechanical, Childcare center
- Clinics Medical Office
- Farming General
- Financial Institution
- Government Facility
- Medical Marijuana Dispensaries
- Nurseries
- Retail
- Nurseries and Greenhouses
- Retail less than 10,000 sq. ft.
- Utilities, Class I
- Utilities, Class II
- Veterinary Service

Neighborhood Activity Center (NAC): The purpose of the NAC district is to provide for the daily shopping needs of residents within neighborhoods surrounding the center. The NAC district non-residential uses such as offices, grocery stores, drug stores banks and community facilities.

Conditional Uses:

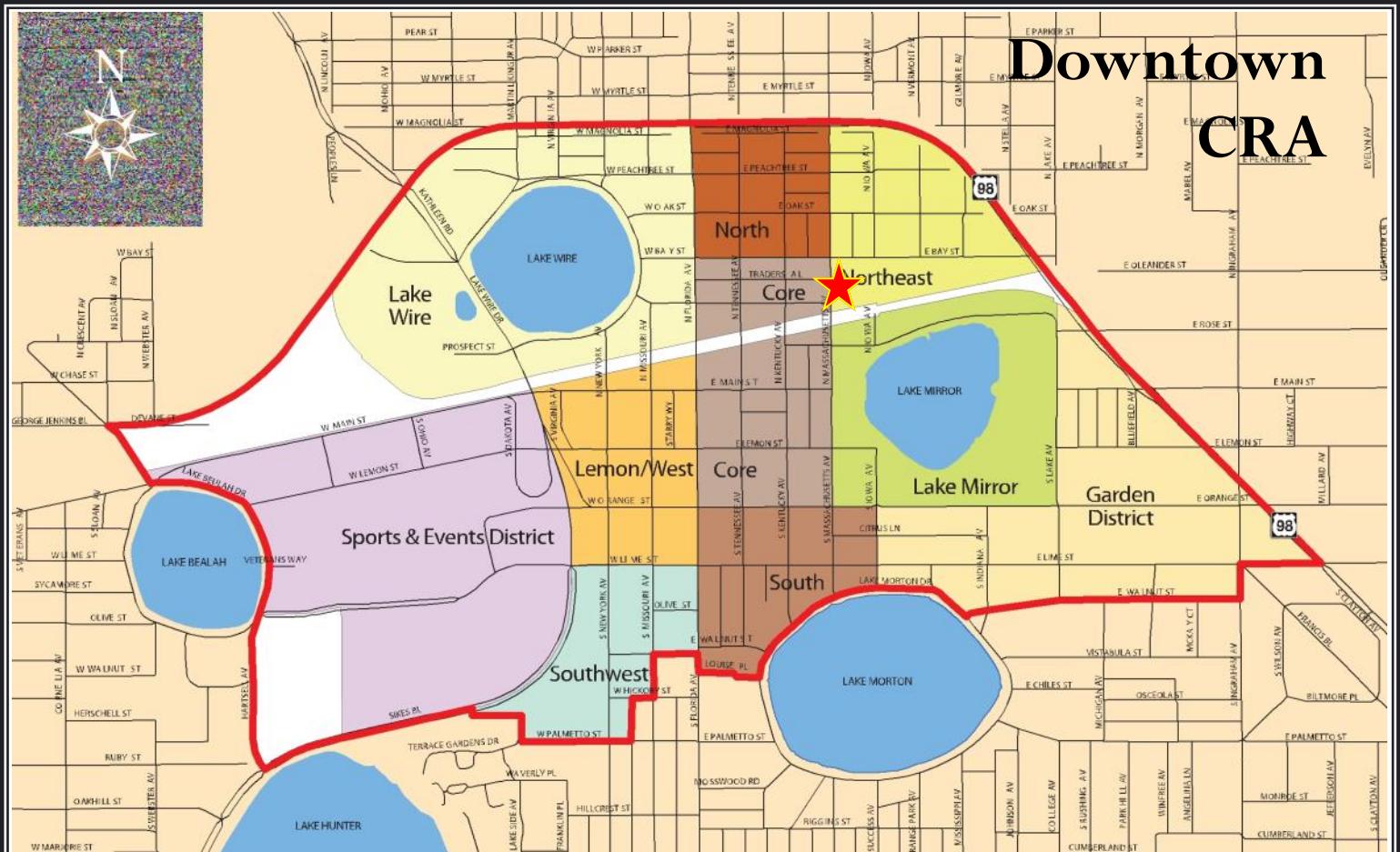
- Multi-family
- Planned Development
- Transitional Area Development
- Alcohol Package Sales
- Bars
- Lounges, and Taverns
- Car Wash
- Commercial Vehicle Parking
- Communication Tower
- Monopole
- Community Center
- Cultural Facility
- Financial Institution
- Drive Through
- Office
- Printing & Publishing
- Recreation, Passive
- Recreation & Amusement General
- Religious Institution
- Restaurant
- Drive-thru/Drive-in
- Retail
- More than 65,000 sq. ft.
- School
- Leisure/Special Interest
- School Technical/Vocational/Trade & Training
- School, University/College
- Self-storage Facility
- Transitional Area Development
- Utilities, Class III

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Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In proximity are two international airports, two interstate highways, passenger, and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.

LAKELAND RANKINGS

- #1 Cities to buy a home (Business Insider)
- #1 Fastest growing city (Bloomberg)
- #1 most philanthropic city (Philanthropy)
- #6 safest places to live
- #6 mid-sized metro job growth (Business facilities)
- #17 best cities for new graduates (Good Call)
- #7 Best Places to move (US News & World Report)

LAKELAND BENEFITS

- North & South Highways: I-75, I-95, Hwy 27
- East & West Highways: I-4, Hwy 60, Hwy 92
- 32 Miles from Tampa, 54 Miles from Orlando
- CSX Rail Access
- 2 Major Airports less than 1 hour away
- Over 10 Million People within 100 Miles
- Largest Municipality in Polk County
- City of Lakeland population: 107,552
- Average annual wages: \$56,376
- Unemployment rate: 3.4%
- Florida's 4th Best City in business tax climate index