

Tampa
(45 ± Minutes)

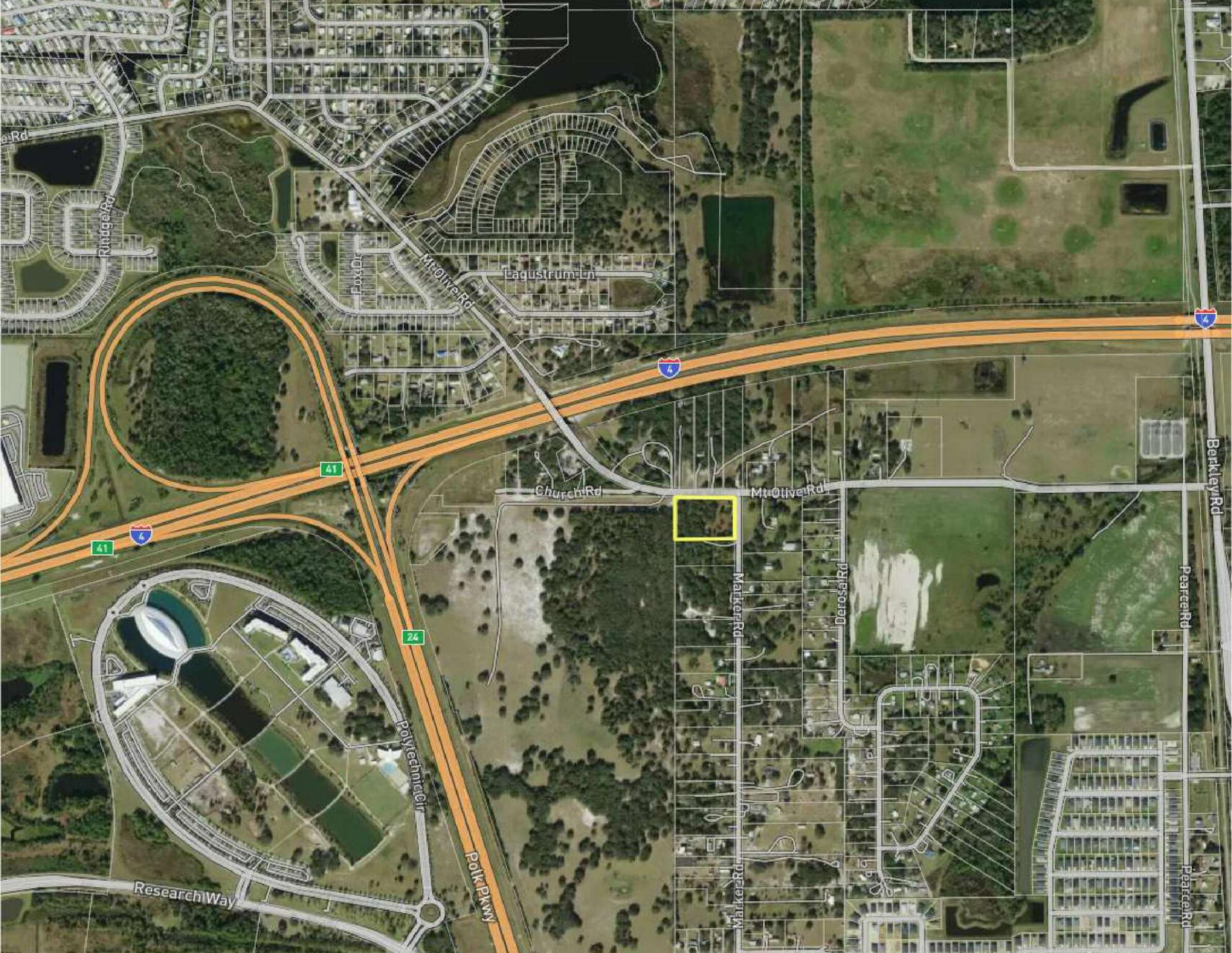


 SAUNDERS
COMMERCIAL

Polk City Residential Acreage

Mt Olive Rd Polk City, FL 33868

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I-4

41

41

I-4

24

Polytechnic Cir

Parkway

Research Way

Ridge Rd

Fox Dr

Mt. Olive Rd

Lagustrum Ln

Church Rd

Mt. Olive Rd

Marker Rd

Devo Rd

Berkeley Rd

Pearce Rd

Pearce Rd

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$450,000
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 ± minute drive west and Orlando is about a 45 ± 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

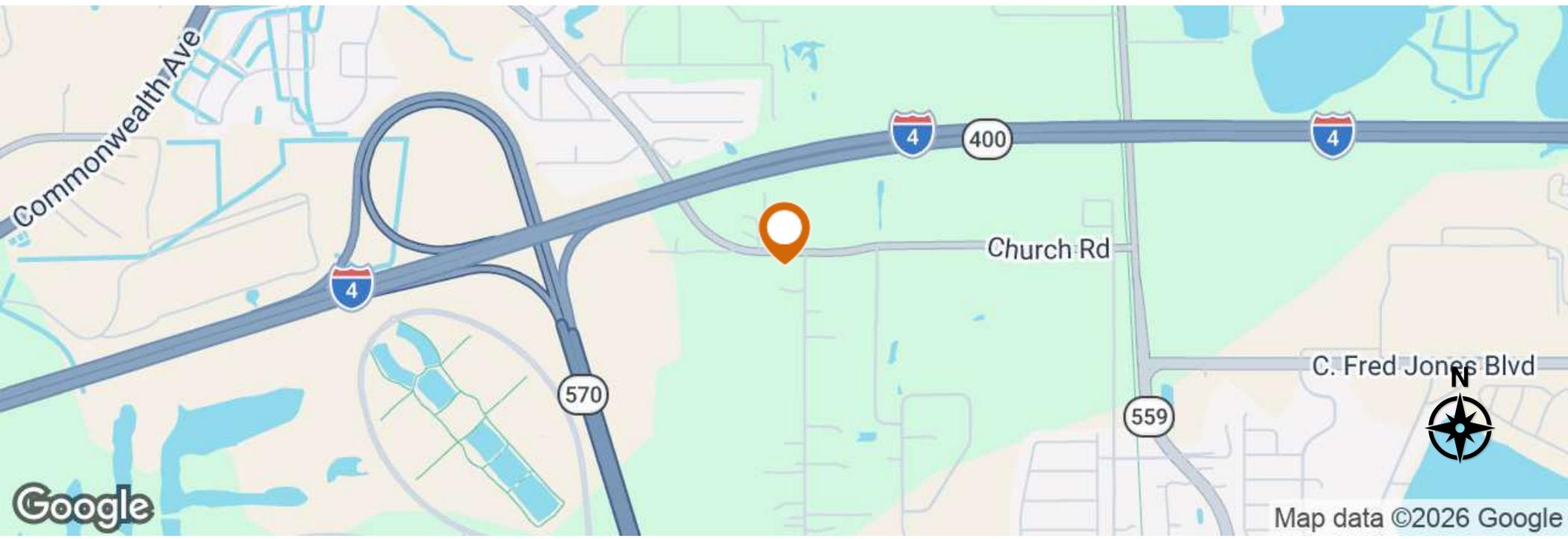
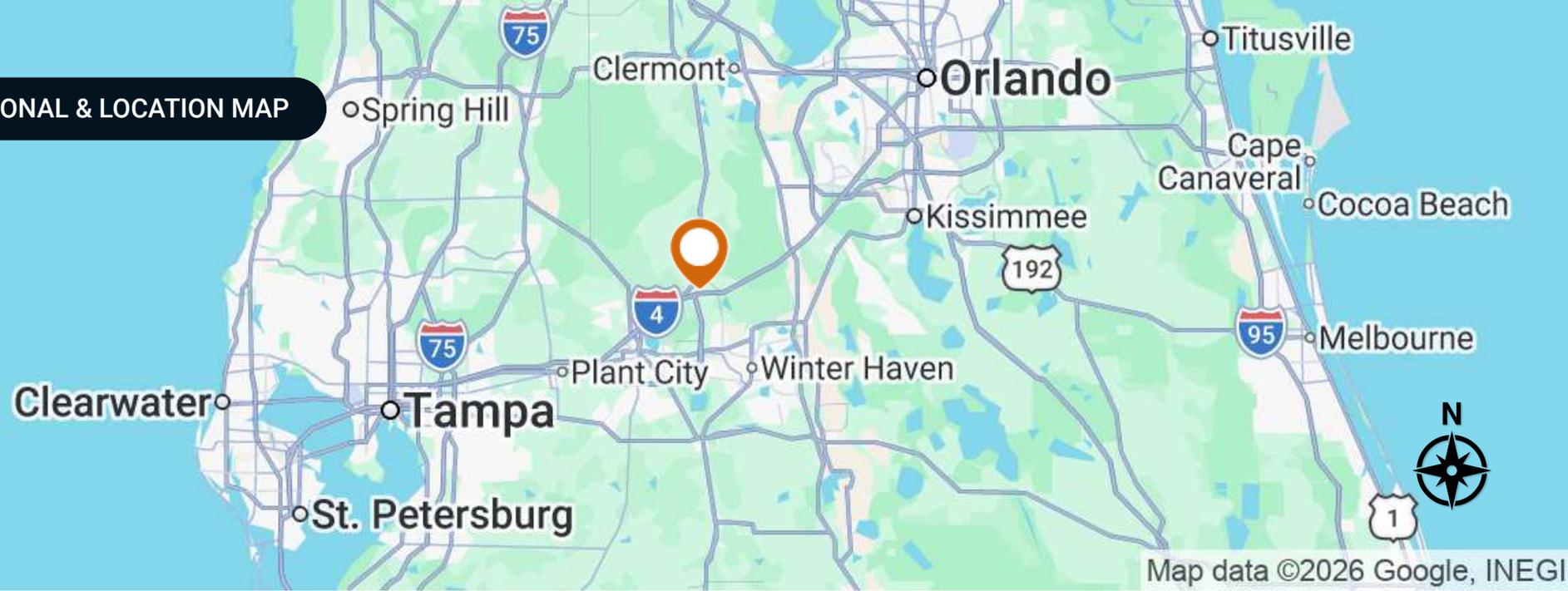
According to the Polk County Land Development code, the purpose of the RL-2 district is to provide areas for the low density residential needs of residents in urban areas who desire areas with smaller lots than the RL-1 districts, a minimum of 15,000 square feet. The current residential density within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

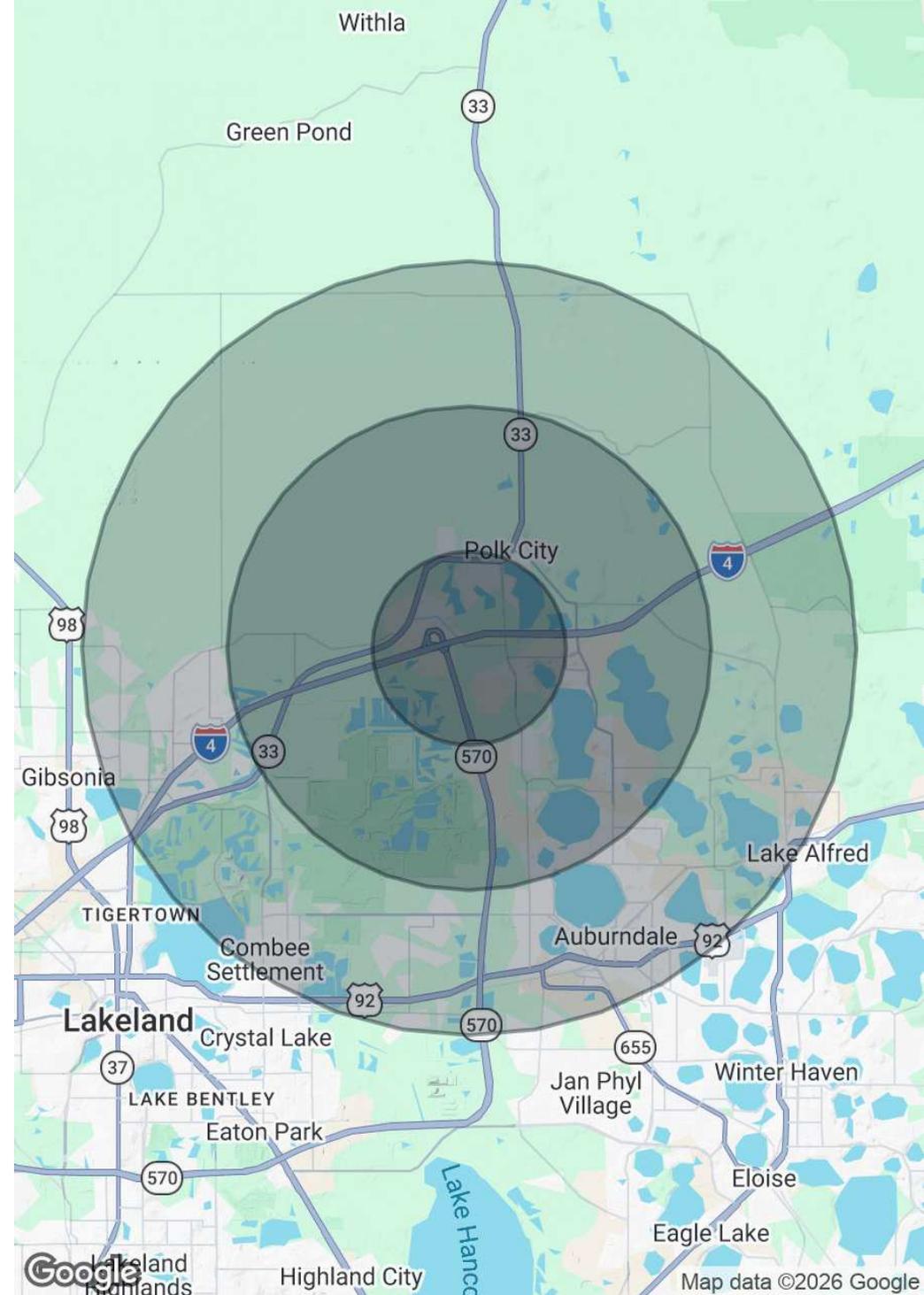
Population

	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

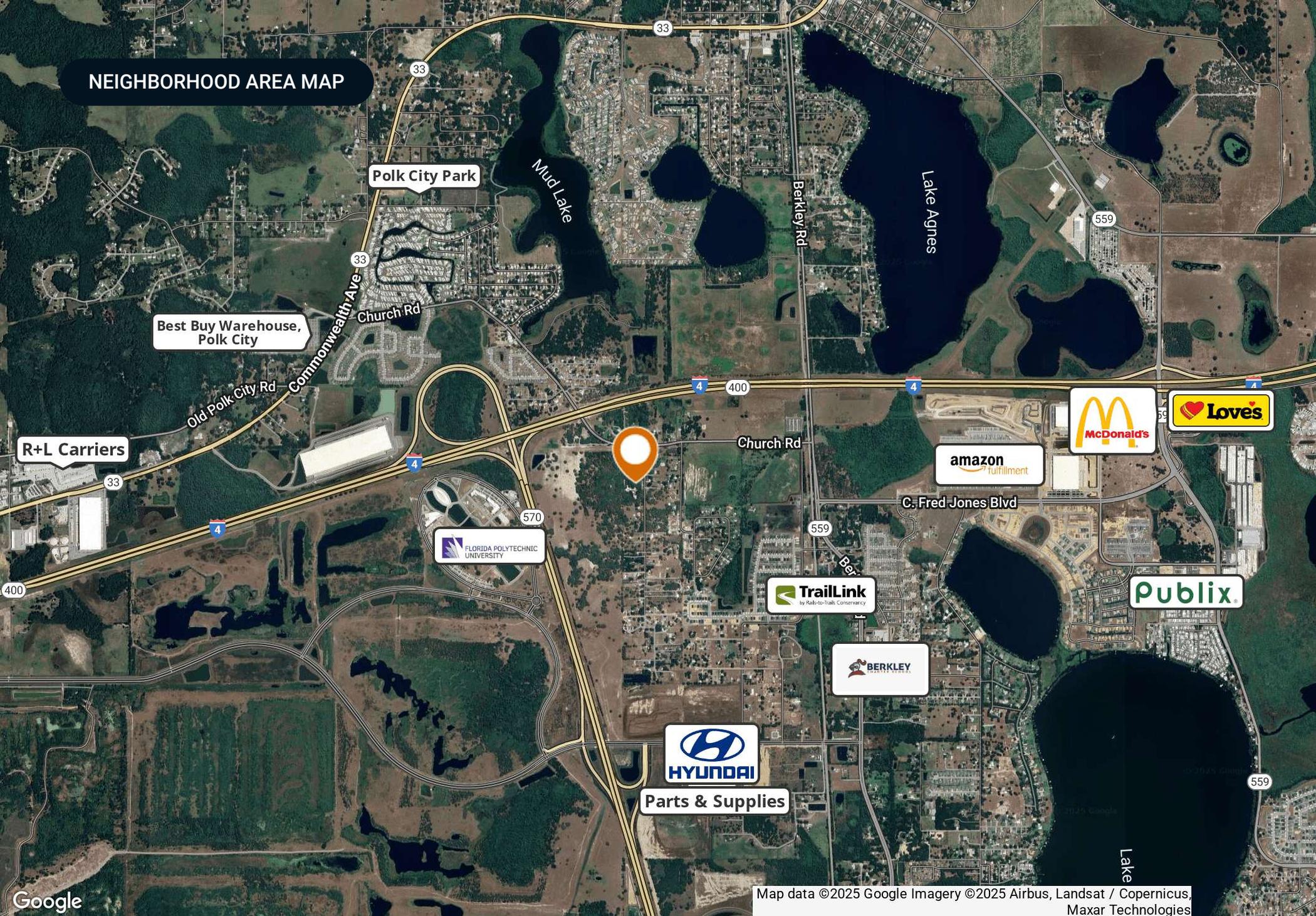
Households & Income

	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



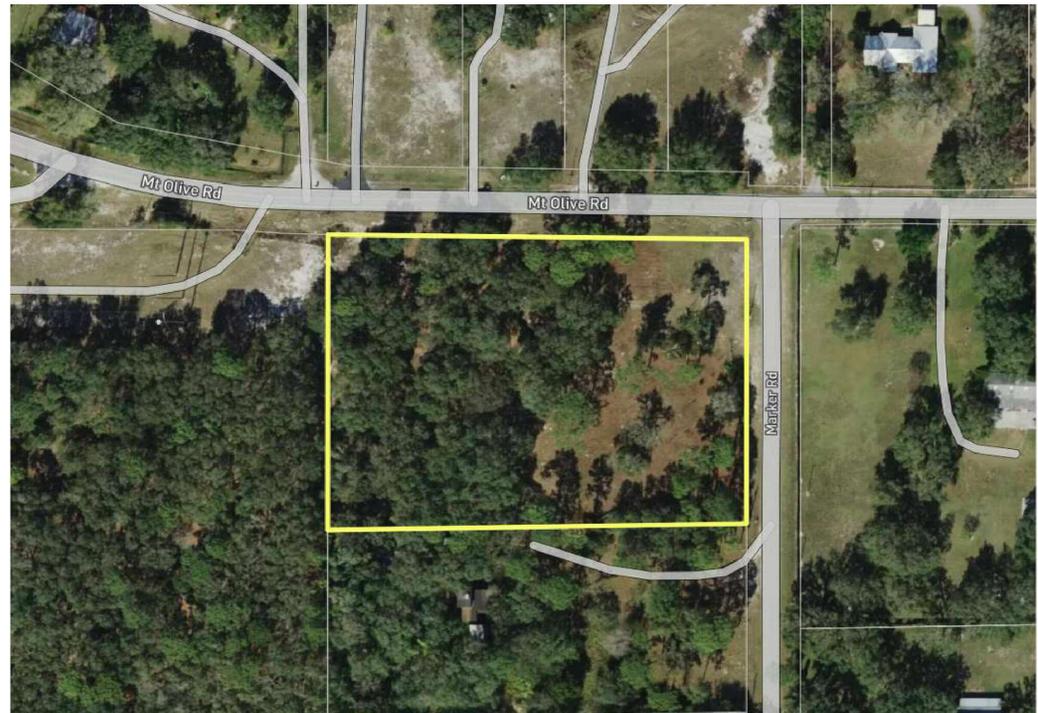
Google

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

MARKET AREA MAP



ADDITIONAL PHOTOS





Marker Rd

Mt Olive Rd

ADVISOR BIOGRAPHY



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Associate Advisor

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Professional Background

Maricruz is an Advisor at Saunders Real Estate.

As a Lake Wales native, Maricruz possesses a unique understanding of Florida's commercial real estate market. Since joining Saunders Real Estate in 2022, she has grown through several roles, beginning as an intern, advancing to Research Advisor, and now serving on the brokerage side as an advisor.

Maricruz specializes in the sale and lease of medical office properties, representing both investors and healthcare professionals seeking space tailored to their operations. Her expertise also extends to land sales and site selection across a range of commercial property types.

A graduate of the University of Central Florida with a Bachelor of Science in Real Estate, Maricruz was an active member of the UCF Real Estate Society and recipient of the 2022 CREW Orlando Scholarship. She previously served as a member of CREW Orlando and the UCREW Committee, where she helped introduce college students to careers in commercial real estate.

Maricruz is currently a CCIM Candidate, working toward her designation with an expected completion by the end of 2026. The Certified Commercial Investment Member (CCIM) designation is a globally recognized credential signifying expertise in commercial investment real estate and financial analysis. She is also a graduate of the LEDC Summer Leadership Program and a current member of Leadership Lake Wales Class 29, where she continues to build upon her leadership and community involvement.

Maricruz specializes in:

- Medical (Sales & Leasing)
- Tenant & Buyer Representation (Medical Users)
- Citrus
- Commercial Development
- Residential Development



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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.



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