

FOR SALE

**NE CORNER OF FOX LAKE DRIVE AND US HWY 98 NORTH
LAKELAND FL 33809**



**WILL DANIEL COMMERCIAL ADVISOR
100 SOUTH KENTUCKY AVE SUITE 290 LAKELAND FL 33801
O | 863.683.3425 M | 813.695.7371**

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LAKELAND FL 33809**

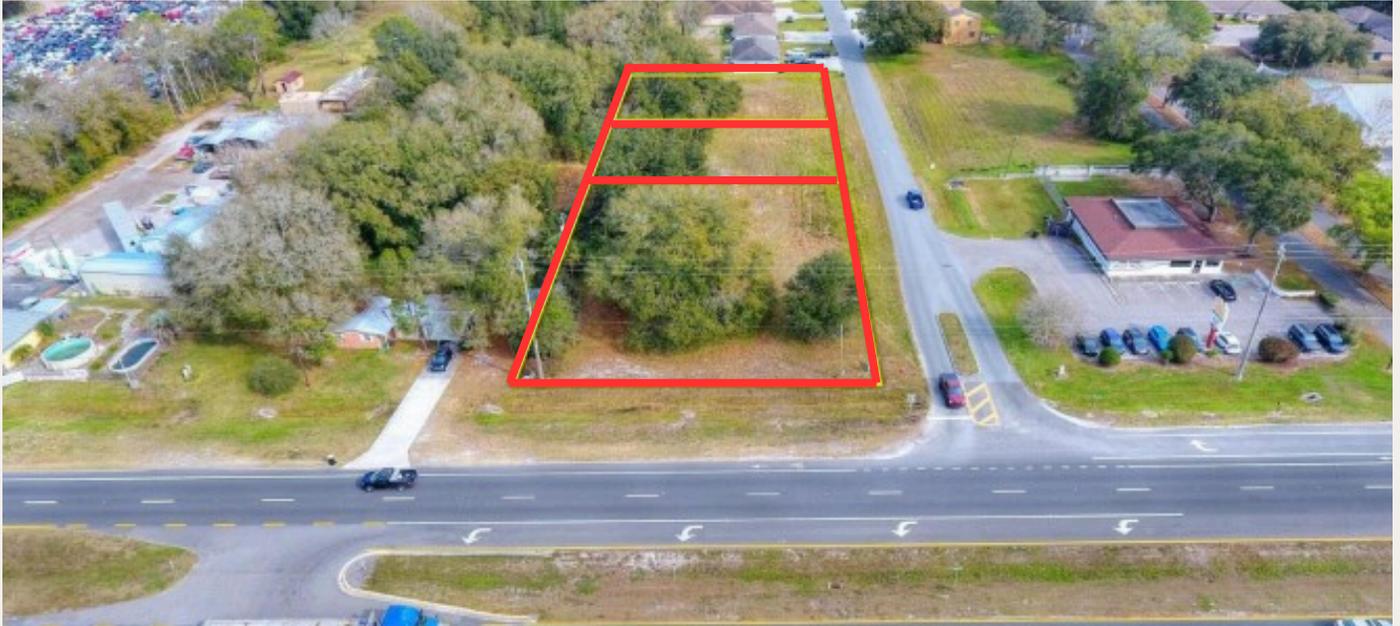
PROPERTY HIGHLIGHTS

- **±1.25 ACRES MOL (THREE PARCELS)**
- **ZONED LINEAR COMMERCIAL CORRIDOR (LCC)**
- **LOCATED IN UNINCORPORATED POLK COUNTY**
- **LAKELAND ELECTRIC SERVICE AREA**
- **FEMA ZONE X – NOT LOCATED IN FLOODPLAIN**
- **APPROX. 140' FRONTAGE ON US HWY 98 NORTH**
- **LOT DIMENSIONS ±140' X 390' (SUBJECT TO SURVEY)**
- **TRAFFIC COUNT: 42,000 AADT (FDOT 2024)**



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Description: This 1.25 Acre MOL vacant Commercial lot is located about 3.5 miles North of I-4, near lighted intersection at US HWY 98 and Duff Road. Frontage on HWY 98 North is about 140 linear feet, providing exposure to over 42,000 vehicles AADT. Access to the property is off Fox Lake Drive, with all upland acreage, not a floodplain. To the South of the property is New Life Veterinary Hospital, GenCare Kids PPEC, MidFlorida bank, and Northside Village Plaza with Subway, Pizza Hut, Edward Jones, Fuel Community Church, and Pan4U Latino Bakery.

Sale Price: \$450,000

Parcel Details: # 23-27-13-000931-000951
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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 Fo Lake Drive/ US 98 North. US 98 has 42,000 VPD on this main retail corridor.



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Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I -4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I -4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area.

The area surrounding Lakeland offers a range of affordable industrial and commercial real estate options. Whether you need office space, manufacturing facilities, or warehousing, you can find suitable properties to meet your needs. The city and its surrounding area have invested in infrastructure improvements, including utilities and technology, to support business growth and innovation.

A wonderful lifestyle for employees with its pleasant climate, cultural amenities, and recreational opportunities, making it an attractive place to live and work.



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LOCATION & VISIBILITY

- HIGH-EXPOSURE US HWY 98 NORTH FRONTAGE
- 3.5 MILES NORTH OF INTERSTATE 4
- NEAR SIGNALIZED INTERSECTION AT US HWY 98 & DUFF ROAD
- ACCESS FROM FOX LAKE DRIVE
- ALL UPLAND ACREAGE

PERMITTED USES BY RIGHT (LCC ZONING)

- RETAIL DEVELOPMENT
- CHILDCARE FACILITY
- PROFESSIONAL OFFICE
- MEDICAL CLINICS
- VETERINARY SERVICES
- RESTAURANTS
- PERSONAL SERVICES

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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**