



WEST LAKELAND RESIDENTIAL LAND

1419 WABASH AVE S
LAKELAND, FL 33802

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Property Overview



Sale Price **\$2,500,000**

OFFERING SUMMARY

Acreage: 31.5 Acres
Price / Acre: \$79,365
City: Lakeland
County: Polk
Property Type: Residential Development

PROPERTY OVERVIEW

The subject property is a 30-acre tract located in beautiful Lakeland, FL. It is located minutes from downtown and offers a buyer an opportunity to create a residential development. Or, it could be used to build a family house and compound. It is adjacent to South Wabash Ave, which has long-range plans to connect south near Lakeside Village. The property is located on the west side of Lakeland and is only 30 miles from the downtown Tampa area. It is also only about 10 minutes to I-4 and the Polk Parkway.

The subject property is located in unincorporated Polk County and has a land use of Residential Low-4 (RL-4). RL-4 allows up to 4 residential units per acre. A prospective buyer will need to do their Due Diligence to ascertain how many units can be built.

Public water and sewer, furnished by the City of Lakeland, are adjacent to the subject property. A prospective buyer will need to do their Due Diligence to ascertain how much capacity is available.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	Residential Development
Uplands / Wetlands:	100 % Uplands
Soil Types:	Pomona Fine Sand; Smyrna and Myakka Fine Sand; Tavares Fine Sand
Taxes & Tax Year:	\$2,247 for 2021
Zoning / FLU:	FLU-RL-4
Lake Frontage / Water Features:	None
Water Source & Utilities:	Water and Sewer Furnished by the City of Lakeland
Road Frontage:	1135 FT on Ariana Street
Nearest Point of Interest:	Harden Blvd is about one mile to the east
Fencing:	None
Current Use:	Wooded
Land Cover:	Woods
Structures & Year Built:	None
Utilities & Water Source:	Public Water and Sewer Provided by the City of Lakeland.
Planning and / or Permits:	FLU-RL-4: This classification allows 4 residential units to the acre

Location



LOCATION & DRIVING DIRECTIONS

Parcel:

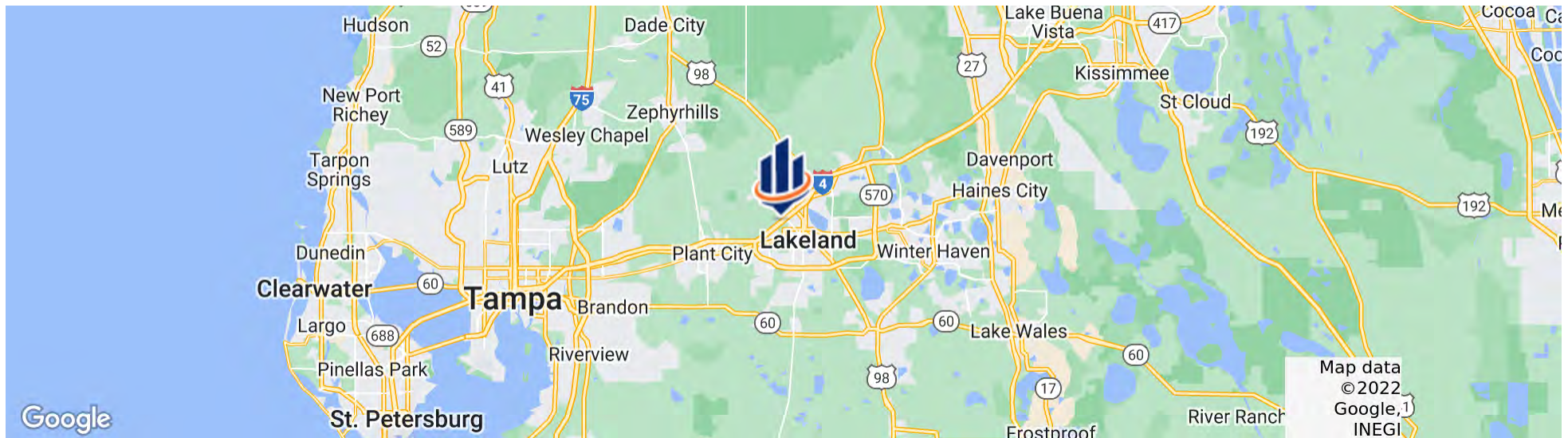
GPS: 28.0637069, -81.9896843

Driving Directions:

From West Main St in Lakeland take Sikes Blvd 1.7 miles south to Ariana Street; Take a right on Ariana Street and head west almost one mile; The property will be on the left

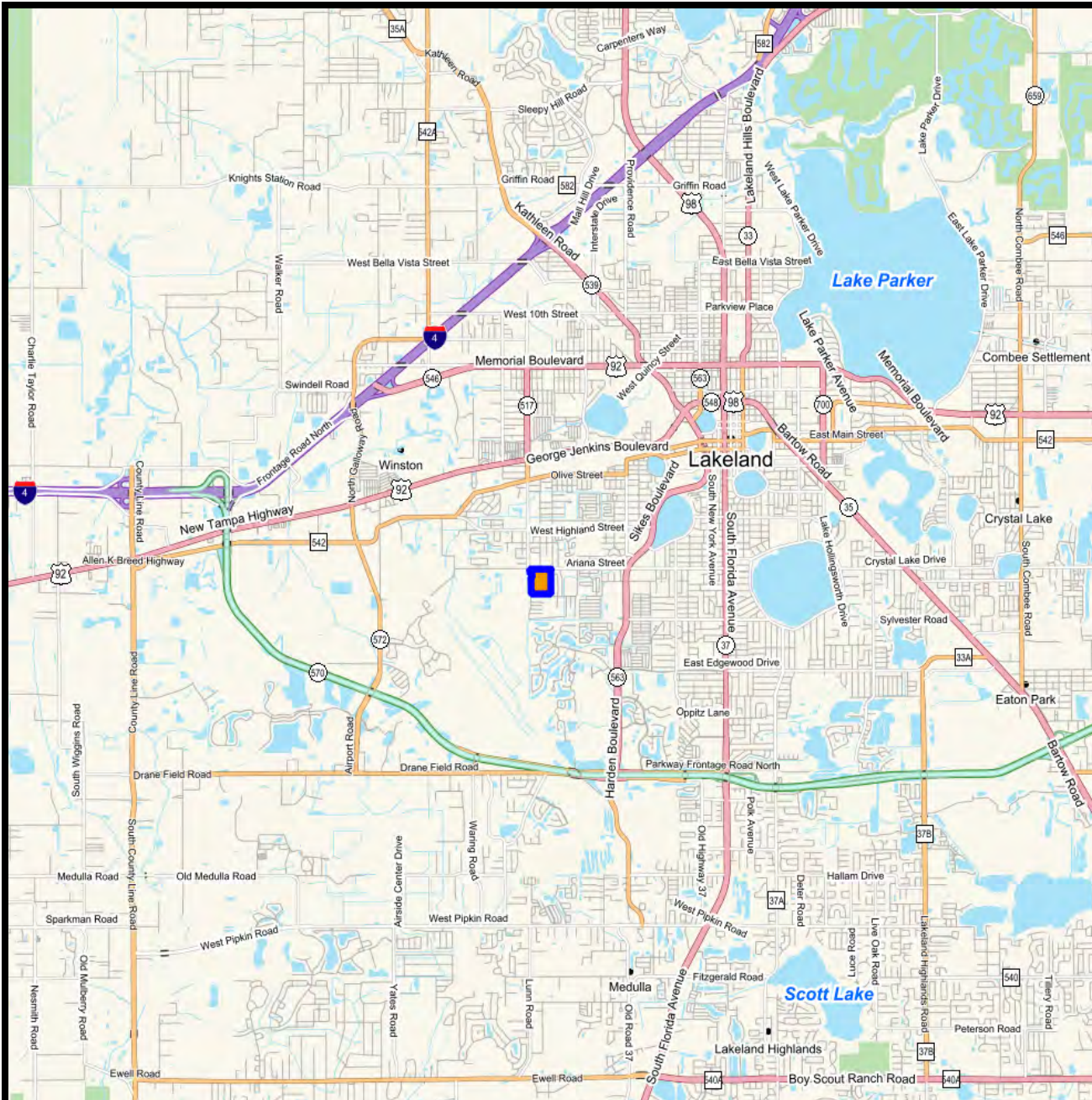
Showing Instructions:

Call Listing Agents



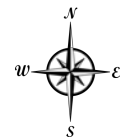
Additional Photos





Vicinity

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Water Labels
- Water Labels
- Water Labels

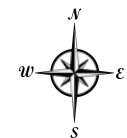


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Aerial

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
- Streets MapWise



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