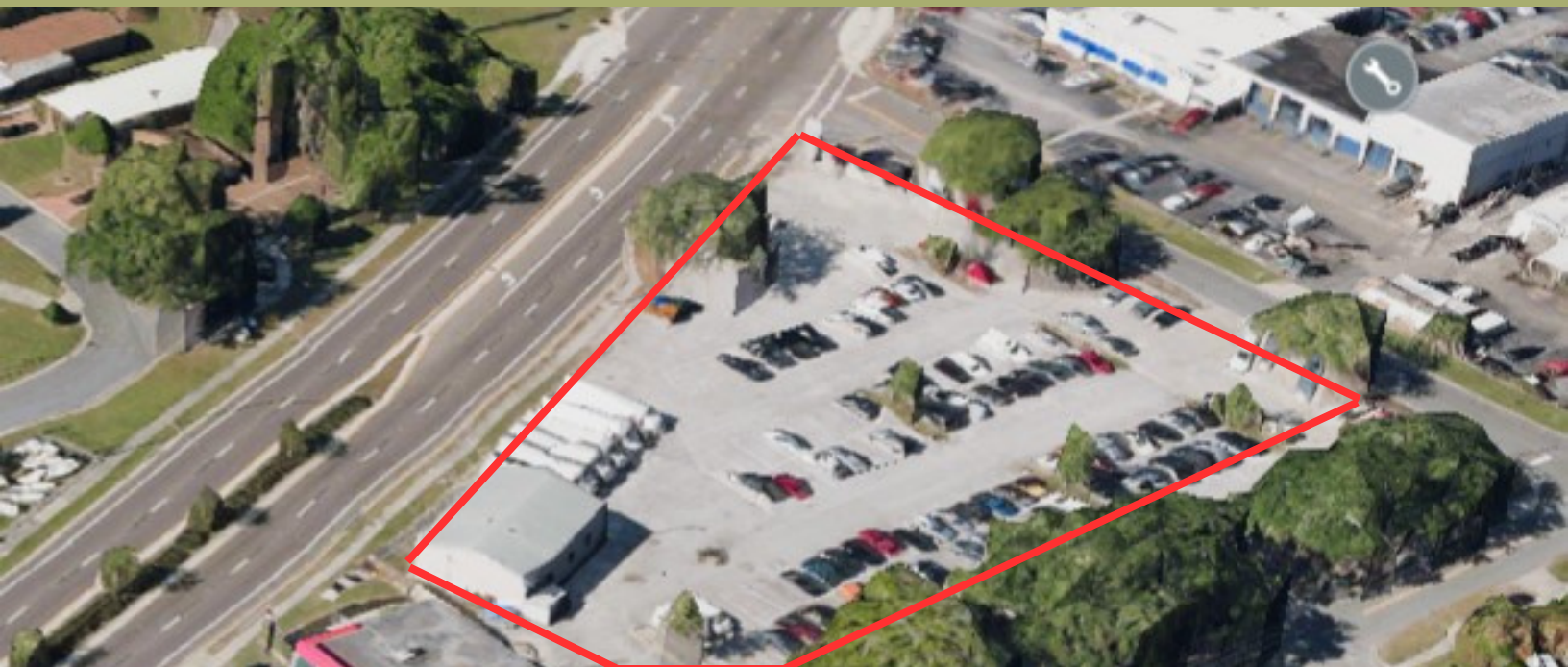


1.85 Acres FOR SALE



2135 US Hwy 98 North, Lakeland, Florida 33805

Property Highlights

- Zoning: C-1
- CRA District: Midtown
- 1.85 acres
- 360' Frontage on 98 North
- 35,500 VPD





Property: This property's strategic location in the heart of Lakeland, Florida, a prime commercial site that presents an exceptional redevelopment opportunity. This property, zoned as C-1 and FLU of mixed commercial corridor (MCC) land use, is situated within the thriving Midtown Community Redevelopment Area (CRA), with attractive development incentives available. (See Page 7)

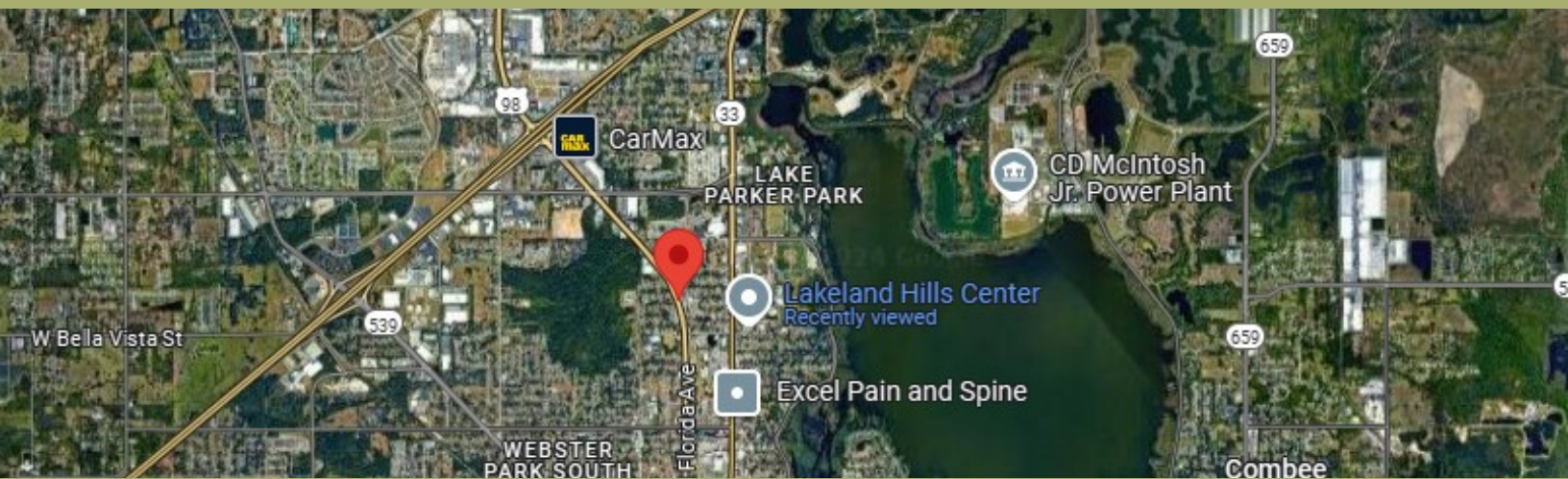
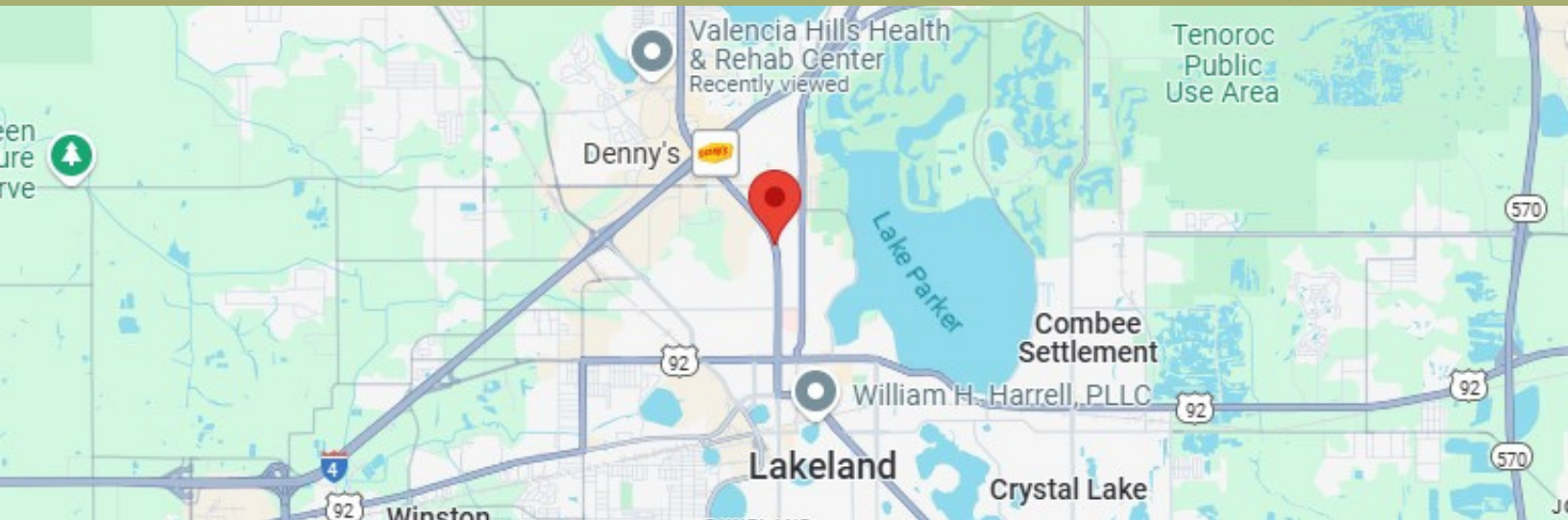
The property benefits from Lakeland Electric service for both water and electricity, sewer and is within the city limits. The 1.85-acre parcel includes a 1,440 square foot warehouse, making it ready to uses for various commercial uses.

Located outside the historic district but within the census tract 114.00 and enterprise zone, this property's Future Building Code (FBC) is designated as Urban Corridor, adding to its strategic value. With the Midtown CRA incentives this location is poised to become a cornerstone of Lakeland's commercial landscape.

Sales Price: \$ 1,650,000

2135 US Hwy 98 North, Lakeland, Florida 33805

Maps

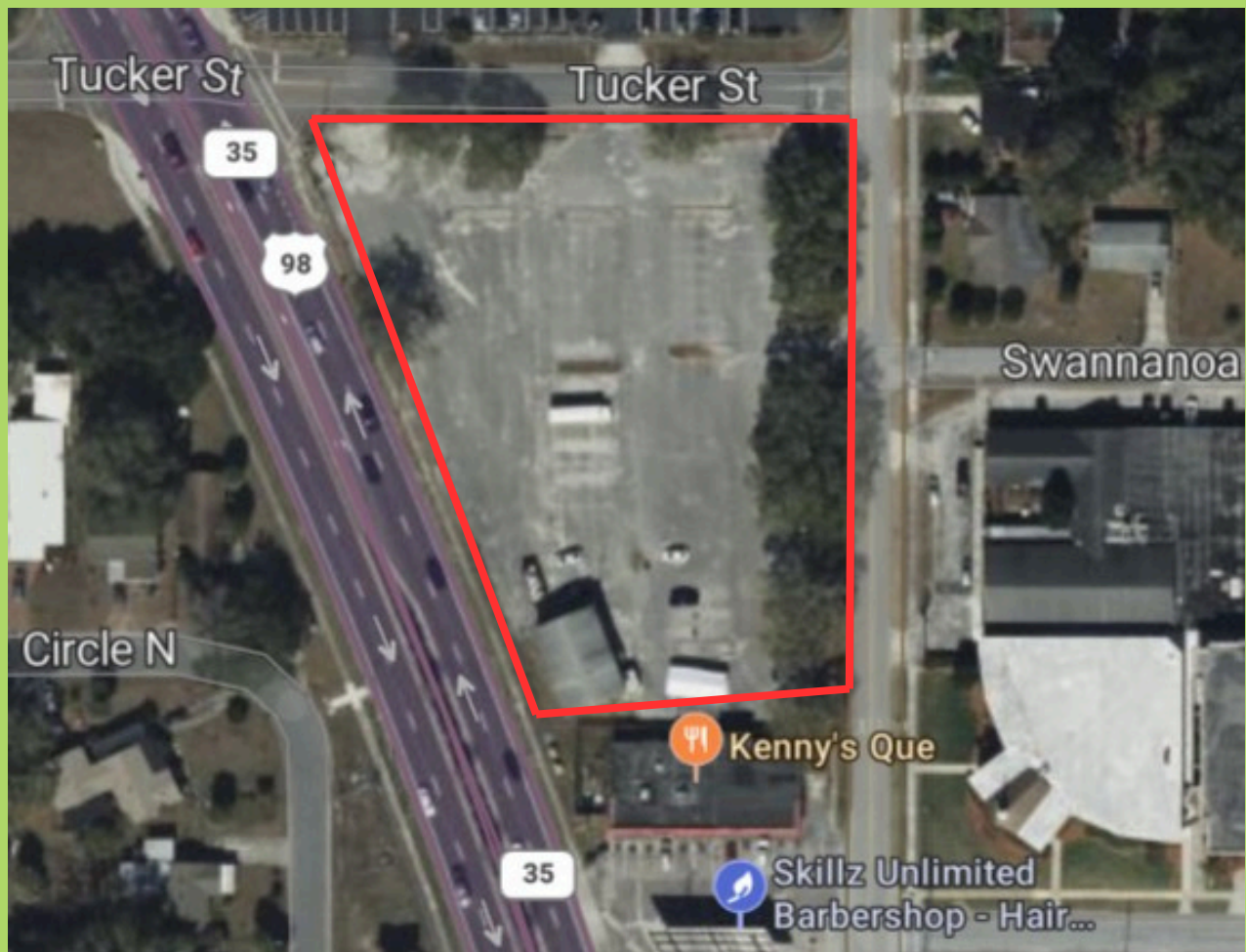


Location: This site is located just 1.9 miles to I-4 in a heavily populated residential area with 154,769 people within a 10-minute drive time. Site is located at the corner of US Hwy 98 N and Tucker Street within the Midtown CRA with 35,500 VPD.



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100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801

2135 US Hwy 98 North, Lakeland, Florida 33805



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.



Location Details:

- Municipality: City of Lakeland
- Zoning: C-1
- Land use: MCC
- CRA: Midtown, development incentives available
- Land Size: 1.85 acres

Land Details:

- Size: 1.85 acres
- Location: Inside city limits
- Enterprise Zone: Yes

On-Site Structure:

- Building Type: Warehouse
- Size: 1,440 sq. ft., Warehouse

Utilities:

- Electric: Lakeland Electric
- Water: Lakeland Electric
- Sewer: City of Lakeland

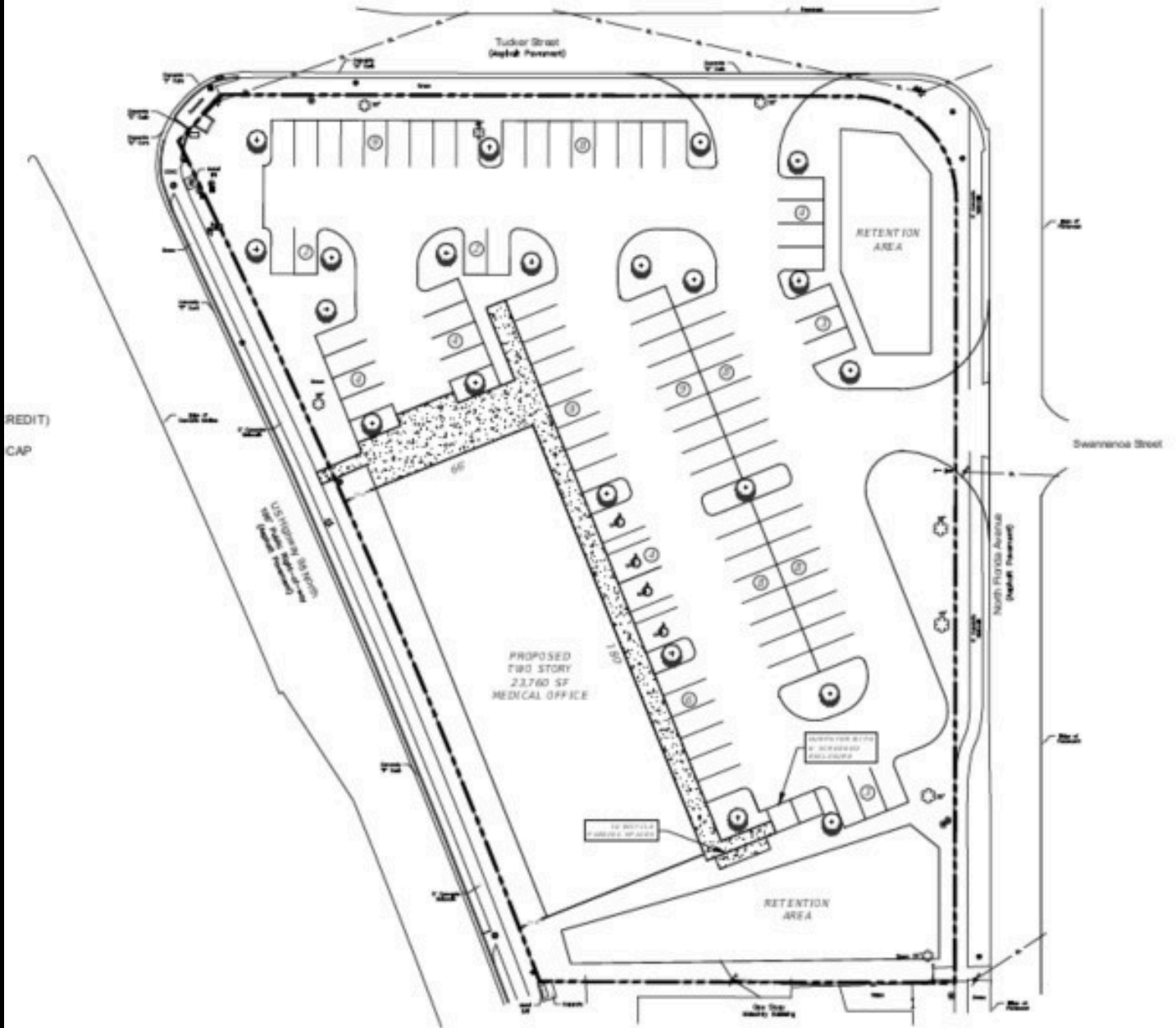


2135 US Hwy 98 North, Lakeland, Florida 33805
CONCEPTIONAL OFFICE BUILDING



CONCEPTIONAL OFFICE BUILDING

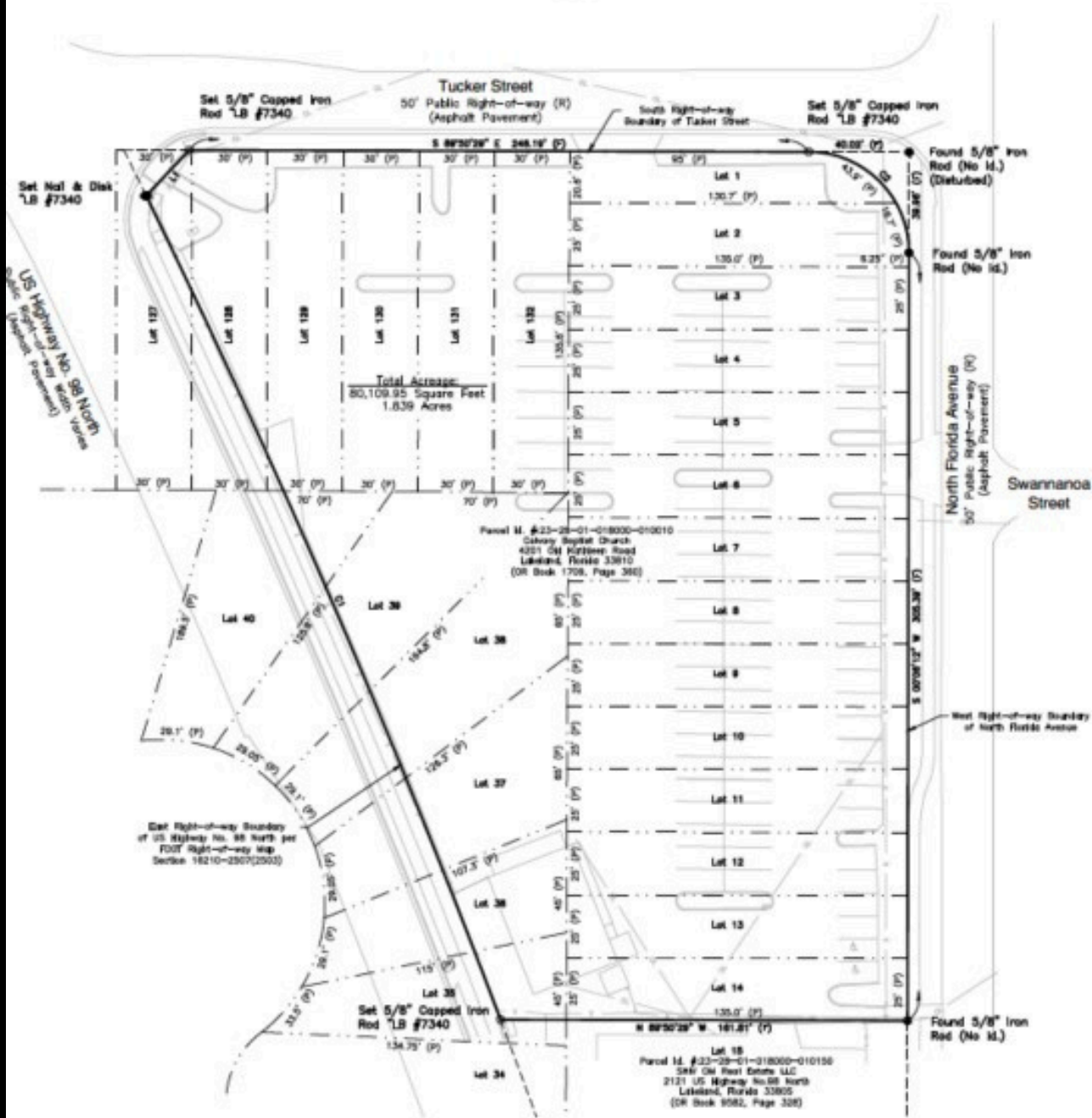
2135 US Hwy 98 North, Lakeland, Florida 33805
CONCEPTIONAL SITE PLAN



CONCEPTIONAL SITE PLAN

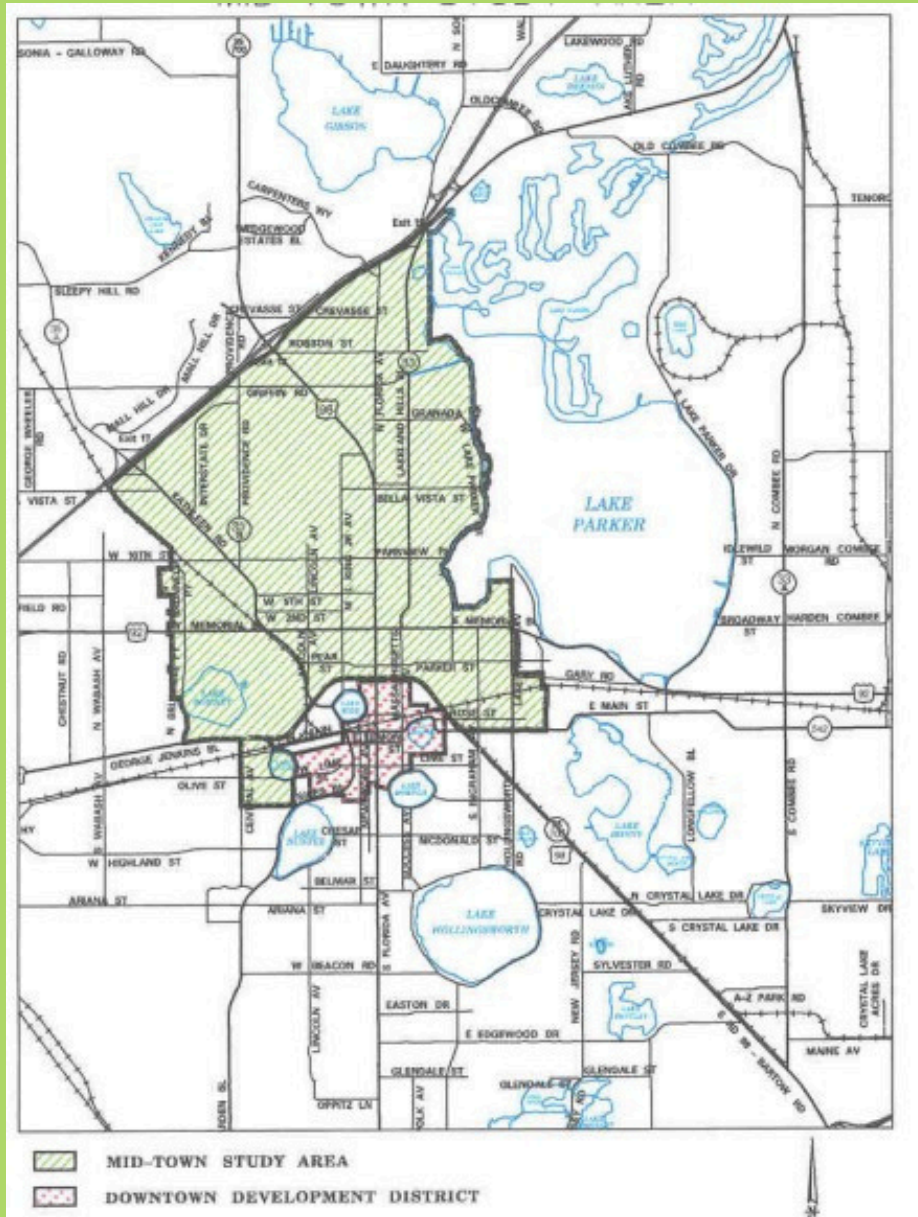
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BOUNDARY SURVEY



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CRA MAP



Midtown CRA

Midtown, with its 4,463 acres, is the largest of the three CRA Districts. It spans from the intown bypass to Interstate-4. The area is anchored by the Medical District, Joker Marchant Stadium and the newly redeveloped Mass Market. This district includes 10 active and engaged registered residential neighborhoods.

2135 US Hwy 98 North, Lakeland, Florida 33805

Midtown CRA Incentives

Design Assistance – This is a no cost grant (paid by CRA) used to provide property owners professional guidance on how to improve the most prominent facades of their building(s) with a maximum grant contribution per application is set at 25% of the annual allocation. The property owner will attend staff assisted consultations with an approved architect. The property owner will receive a conceptual rendering of their building street elevation showing the suggested changes, preliminary colors and possible signage.

Facade & Site Improvement – A Matching grant that reimburses 50% of approved improvements to the building's exterior façade, sign(s) and awnings/canopies. Also limited improvements to walls, fencing and landscaping.

Midtown – Up to \$75,000.00. (60% reimbursement up to \$90,000.00) may be available on a case-by-case basis for implementing results of Design Assistance Grant.

Infill Adaptive Reuse Program – A matching grant that reimburses 50% (Up to \$75,000) for specific leasehold improvements that include the upgrading or installation of new electrical, HVAC, plumbing, sprinkler/fire suppression systems, security systems and ADA compliance items.

Midtown – Up to \$75,000.00

Economic Development Infrastructure Incentive Program (STEMM) – A grant that provides up to \$150,000.00 incentive per project on a first-come first-serve basis that supports both new and expanding economic development projects that advance science, technology, engineering and mathematics (STEM). Assistance provided to qualified projects through electric, water/wastewater, utility extensions and relocations, transportation infrastructure development and/or utility impact fee reimbursements.

Encouraging Development Growth & Expansion (EDGE) - A matching grant up to \$25,000.00 per project on a first-come first-serve basis that supports the development of new and expanding science, technology, engineering & mathematics (STEM), manufacturing and food service-related businesses.

Premitted & Conditional Usues

Premitted Uses:

- Office Uses, Medical
- Office Uses, Non-Medical
- Office-Type R & D
- Bed & Breakfast
- Hotel
- Barber Shops Hair Salons & Day Spa
- Extra Fitness & Martial Arts Studios
- Music & dance Studios
- Pet Grooming & Pet Day Care
- Repair Oriented Services
- All other Personal Services Uses Not Specified Indoors
- Antique Shops & Consignment Boutiques
- Artisan Oriented Retail
- Drug Stores & Variety Stores
- Grocery Stores
- Medical Marijuana Dispensing Facilities
- Office Support Retail & Services Uses
- All other Retail Sales Uses Not Specified Indoors
- Carry Out Delivery
- Restaurants Low Turn Over
- Day Care Center Accessory to a House of Worship
- Day Care Centers Child
- Vocational Training for Activities Permitted in the district were located
- Group Homes Level I
- Group Homes Level II
- Group Homes Level III
- Communication Studios
- Ground Mounted Personal Wireless Services Facilities
- Utility & Essential Services Facilities Level I

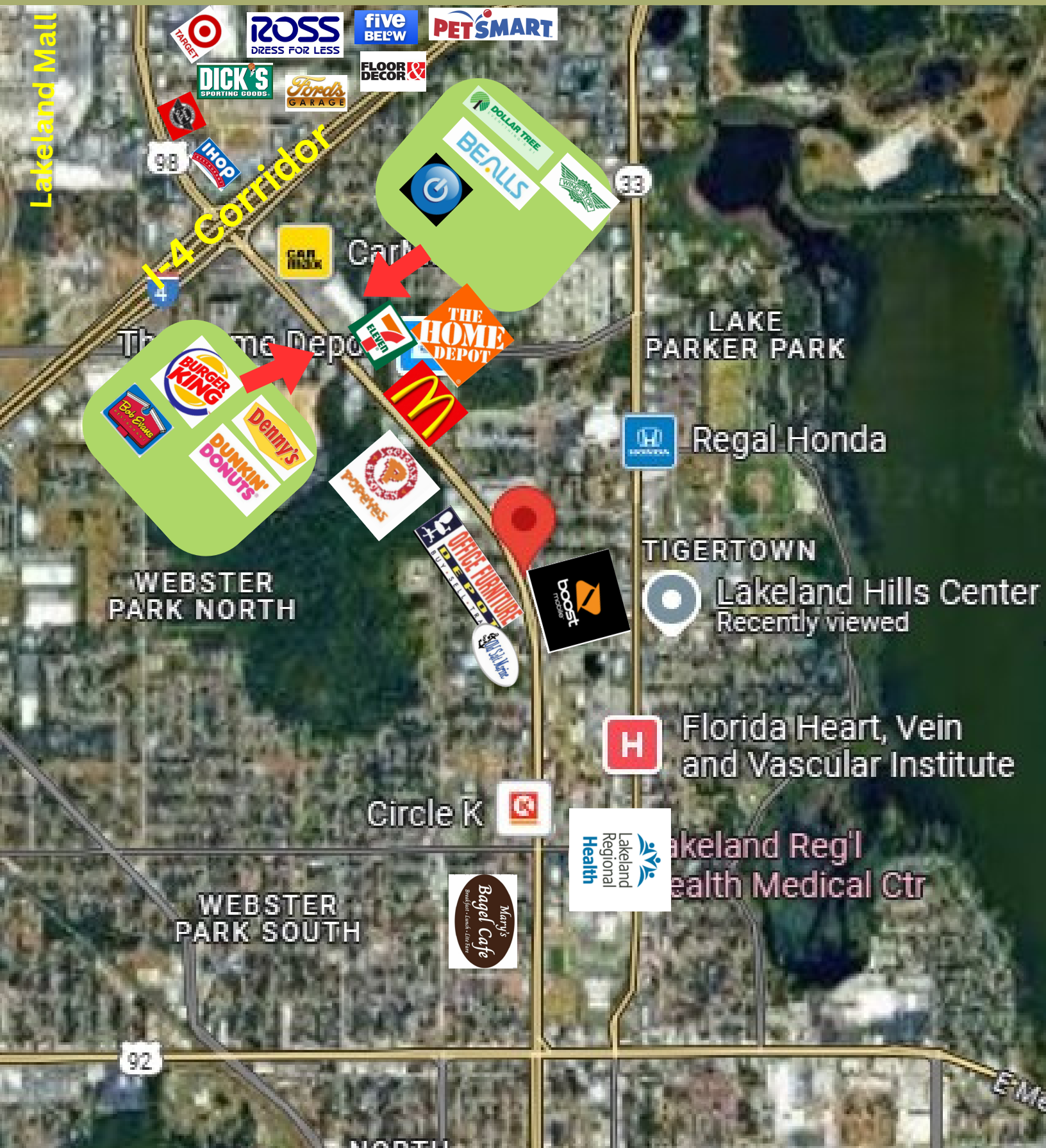
Conditional Uses:

- Motor Vehicle Rental
- Motor Vehicle Services & Repair Minor
- Off Street Parking Surface
- Banks Credit Unions Savings & loan Associations
- Laundry Cleaning Establishments retail
- Tattoo Parlors & Body Art Establishments
- Restaurants High Turnover
- Institutional Residential Level I
- Institutional Residential Level II
- Institutional Residential Level III
- Nursing Homes
- Transient Lodging & Social Services
- Utility & Essential Services Facilities Services Facilities Level II

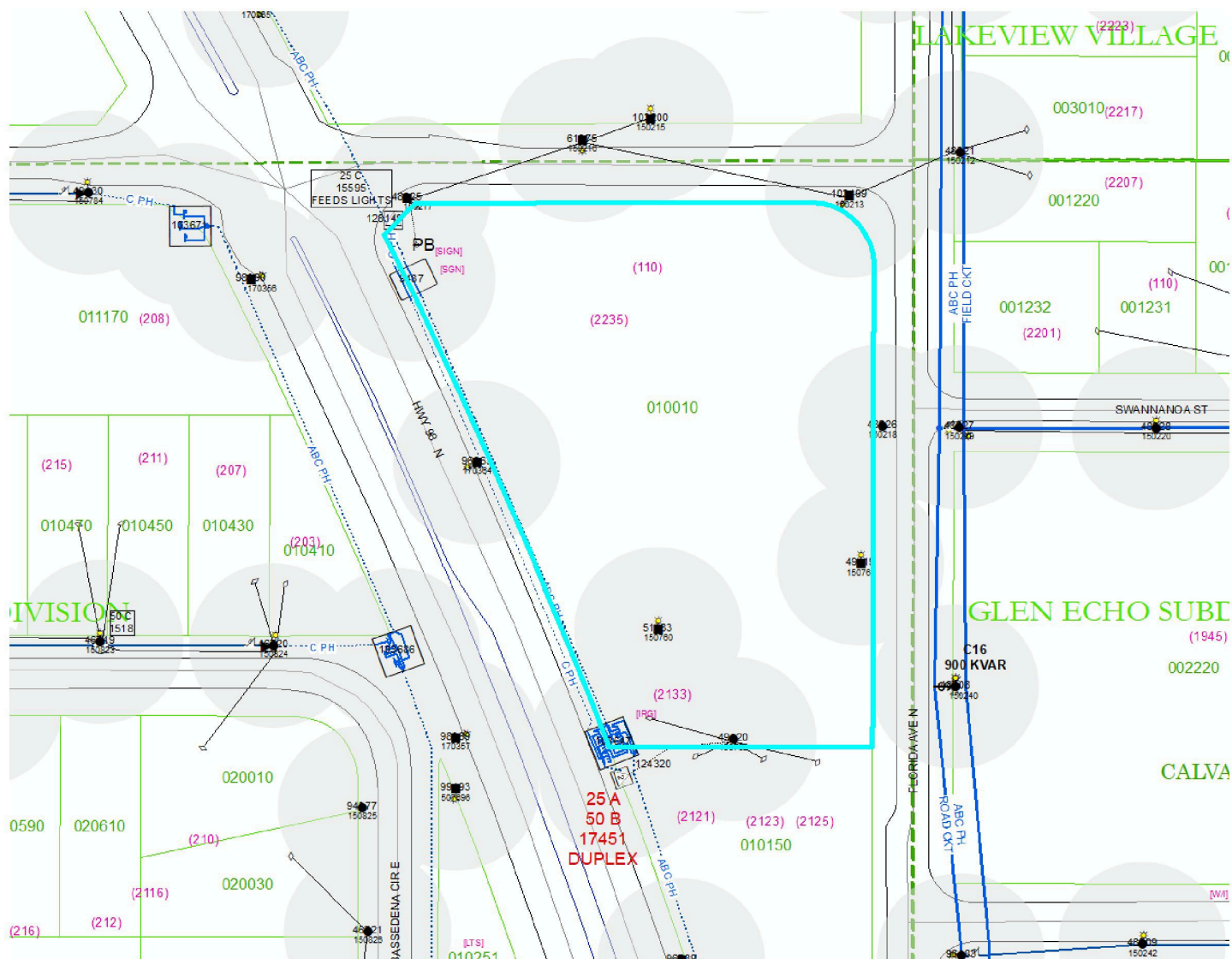


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Area Business



Electrical Map



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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 FASTEST GROWING CITY IN US**
(Bloomberg)
- **#2 TOP METRO HIGHEST IN MIGRATION**
(CoreLogic, Inc.)
- **#3 TOP BOOMTOWNS IN AMERICA**
(Lendingtree)
- **#4 IN FASTEST-GROWING PLACES**
(Usnews.com)
- **#5 SAFEST PLACE TO LIVE**
(Usnews.com)
- **#12 BEST PLACES TO LIVE IN FLORIDA**
(Usnews.com)
- **BEST PLACE TO START A BUSINESS**
(Inc.com)

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**
- **Lakeland Linder International Airport** for jet use and Amazon Prime Air
- **2 Major Airports** less than 1 hour away
- **Over 10 Million People** within 100 Miles
- **Largest Municipality** in Polk County
- **City of Lakeland population:** 120,280
- **Average annual wages:** \$56,376
- **Unemployment rate:** 3.4%
- **Florida’s 4th Best City** in business tax climate index