

Property Summary Report

7514 US Highway 98 N - North Lakeland Commercial Property
Lakeland, FL 33809 - Polk County Submarket



LAND			
Type:	Residential Land	Topography:	Level
Land AC:	11.20 AC		
Land SF:	487,693 SF		
Dimensions:	Irregular		
No. of Lots:	1		

PARCEL
14-27-23-000000-012060

ZONING & USAGE
Proposed Use: Commercial, MultiFamily

CURRENT CONDITION
Improvements: Vacant Land
Grading: Raw land
Infrastructure: Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE
Traffic Volume: 33,485 on Bartow Rd & Mann Rd (2018)
56,918 on I- 4 & Lakewood Rd (2018)
Frontage: 166' on US 98 N

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TRANSPORTATION

Walk Score ®: Car-Dependent (5)

Transit Score ®: Minimal Transit (0)

SALE

For Sale: \$400,000 (\$35,727/AC - \$0.82/SF)

Sale Company: Baron Realty

Contacts: Cory Petcoff (863) 607-4100 X224

PROPERTY CONTACTS

True Owner: **Smith Archie L**

Recorded Owner: **Smith Archie L**

LAND NOTES

This site offers 166 feet of frontage on US Highway 98 North and over 1,200 feet of depth. At \$36,000/acre, this site presents a tremendous value for commercial property on the heavily traveled US Highway 98 North. Located just north of Duff Road, this property is conveniently located in the rapidly expanding North Lakeland market.