



Fort Green Road

PROPERTY FOR SALE

FT GREEN ROAD INDUSTRIAL ACREAGE

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EXECUTIVE SUMMARY

FT GREEN ROAD INDUSTRIAL ACREAGE

The subject property is located in Mulberry, FL and consists of 26.17 +/- acres of land. The Future Land Use for this property is Phosphate Mining, which allows most Industrial uses, but should be verified by a potential buyer (see pages 12-15). The property is located in close proximity to large industrial users such as TECO, Duke Energy, and Mosaic.

Distance to main highways:

State Road 37: 3.4 miles

US Highway 17: 12.5 miles

Site Address:	250 G and J Grove Rd
County:	Polk
PIN (Property Identification Number):	233201000000042000; 233201000000042030
Land Size:	26.17 +/- acres
Property Use:	Vacant Industrial
Utilities:	Electric, gas, septic, and well water
Future Land Use:	Phosphate Mining (PM) Polk County
Taxes:	\$1,205.03 (2019 Proposed)
Traffic Count:	1,950 cars/day on Fort Green Rd
Asking Price:	\$315,000



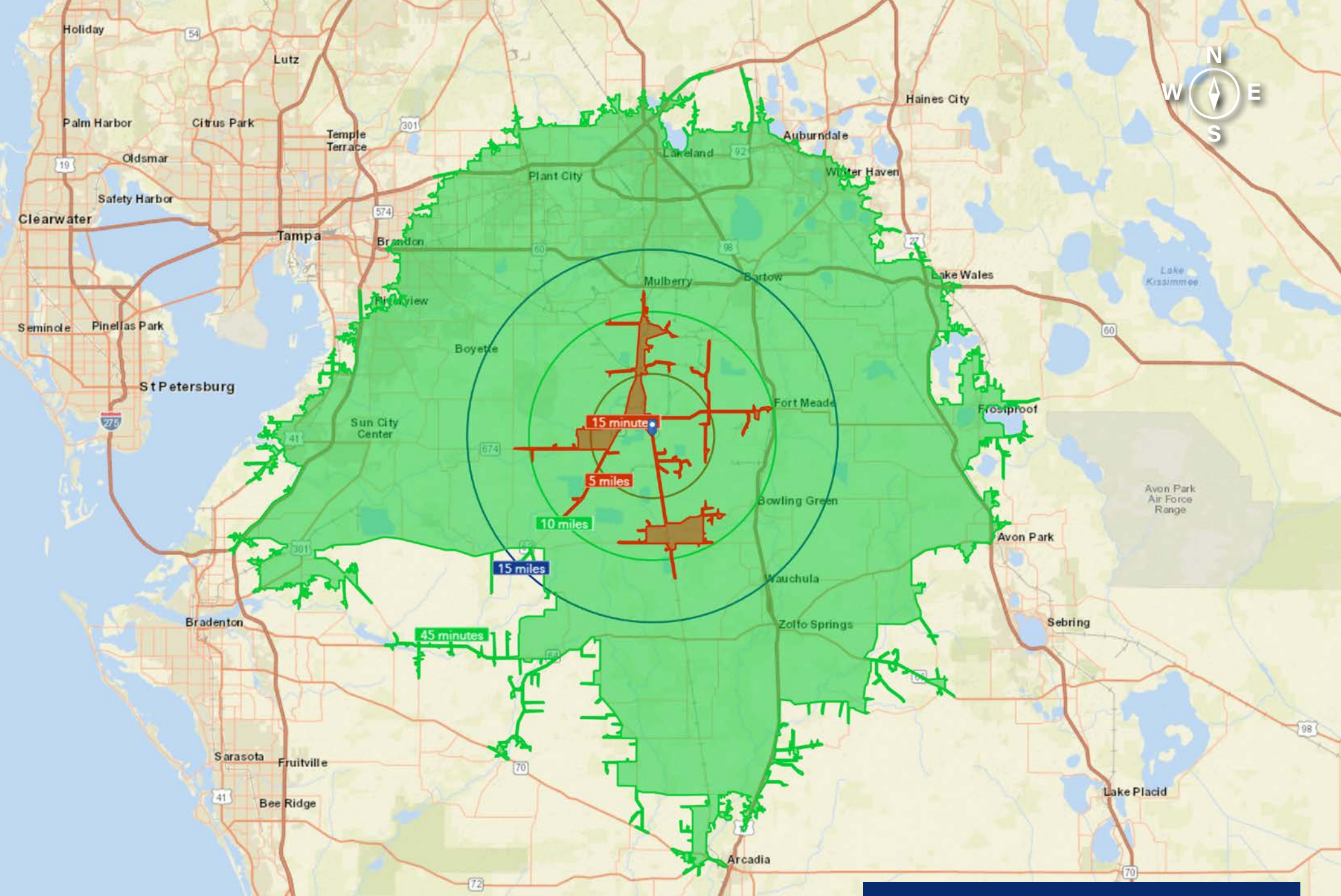
Located in the Lakeland - Winter Haven MSA,
between Tampa and Orlando, in the center of the
I-4 Corridor.

REGIONAL LOCATION MAP



Located west of Fort Meade, and north of Fort Green.

LOCATION MAP



5, 10, 15 mile radius

15, 45 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	5 Mile	10 Miles	15 Miles	15 Mins	45 Mins	Polk	FL	US
Population	383	7,931	66,789	2,052	912,377	667,696	20,875,686	330,088,686
Households	136	1,925	21,992	698	329,055	249,123	8,152,541	124,110,001
Families	93	1,450	15,954	500	232,673	173,193	5,273,287	81,631,156
Average Household Size	2.77	3.47	2.89	2.84	2.73	2.63	2.51	2.59
Owner Occupied Housing Units	102	1,303	14,700	506	229,853	169,591	5,193,134	78,262,285
Renter Occupied Housing Units	34	623	7,292	192	99,203	79,532	2,959,407	45,847,716
Median Age	40.4	33.7	35.6	37.0	39.1	41.4	42.3	38.3
<i>Income</i>								
Median Household Income	\$41,585	\$38,848	\$46,013	\$44,001	\$53,269	\$47,429	\$52,098	\$58,100
Average Household Income	\$66,663	\$57,236	\$60,795	\$62,338	\$72,371	\$64,107	\$75,281	\$83,694
Per Capita Income	\$25,270	\$17,998	\$20,990	\$21,918	\$26,580	\$24,475	\$29,913	\$31,950
<i>Trends: 2018 - 2023 Annual Growth Rate</i>								
Population	1.07%	0.73%	1.15%	0.97%	1.70%	1.55%	1.41%	0.83%
Households	1.01%	0.81%	1.13%	0.90%	1.58%	1.48%	1.36%	0.79%
Families	0.85%	0.73%	1.05%	0.86%	1.55%	1.42%	1.30%	0.71%
Owner HHs	1.52%	1.24%	1.72%	1.35%	2.19%	2.07%	1.91%	1.16%
Median Household Income	4.87%	3.27%	2.71%	3.39%	2.53%	2.65%	2.52%	2.50%

There are almost 1,000,000 people within a 45 minute drive-time.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Polk FL US

Households by Income

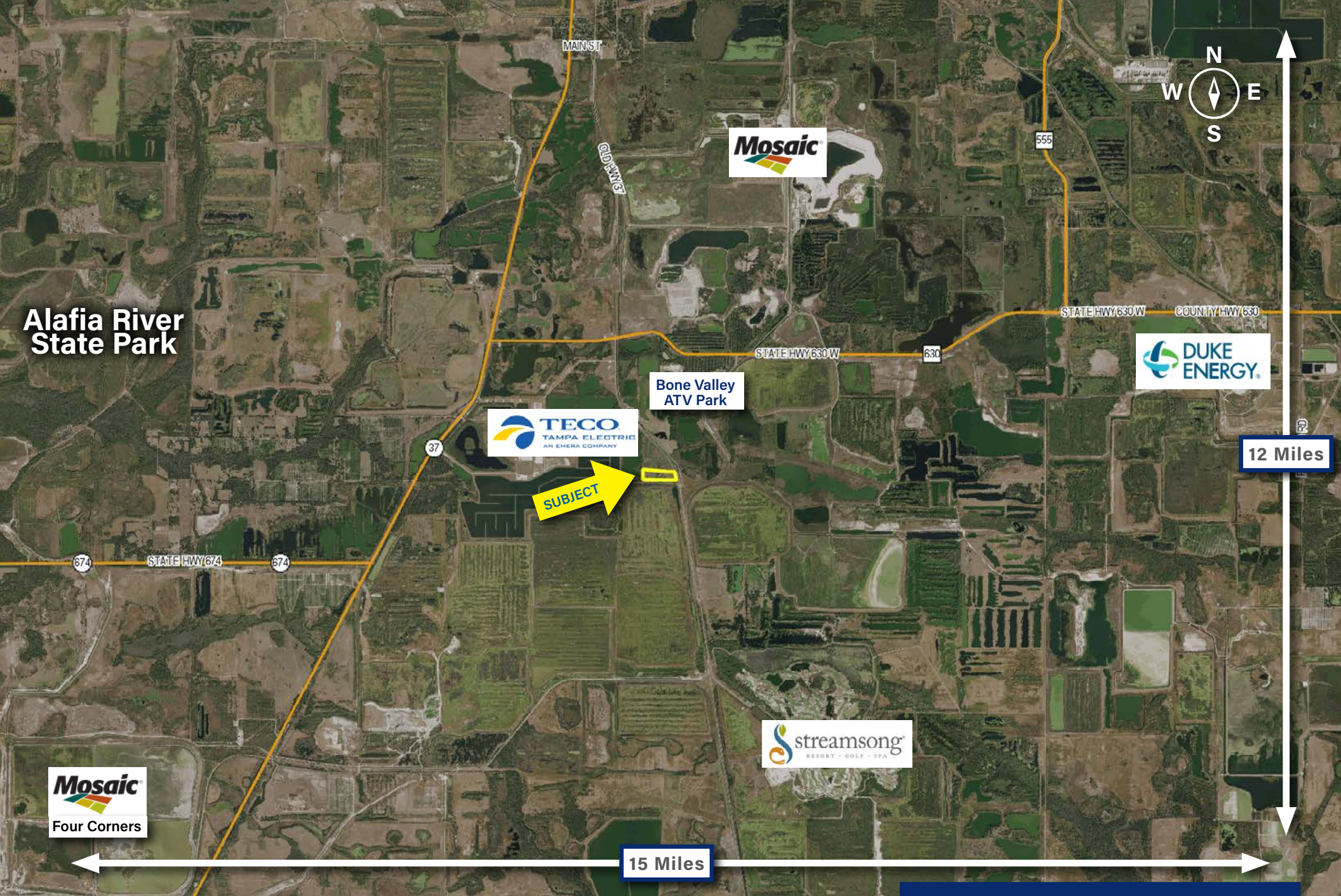
<\$15,000	17.60%	14.30%	12.00%	14.90%	10.50%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	11.00%	13.80%	12.10%	11.90%	10.50%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	17.60%	17.60%	12.20%	15.00%	10.50%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	6.60%	13.50%	17.20%	12.30%	14.90%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	12.50%	15.40%	19.50%	16.00%	19.70%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	17.60%	11.50%	12.90%	14.30%	13.10%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	8.10%	9.40%	9.30%	9.20%	12.70%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	2.90%	2.60%	2.80%	3.30%	4.20%	2.90%	4.50%	6.00%
\$200,000+	5.10%	2.10%	2.00%	3.20%	4.00%	2.90%	5.10%	6.70%

Population by Age

0 - 4	6.30%	6.50%	7.30%	6.70%	6.40%	6.00%	5.30%	6.00%
5 - 9	6.80%	6.70%	7.10%	6.90%	6.50%	6.00%	5.40%	6.20%
10 - 14	6.80%	6.40%	6.90%	6.90%	6.60%	6.00%	5.60%	6.30%
15 - 19	6.50%	7.40%	6.70%	6.60%	6.30%	5.90%	5.70%	6.40%
20 - 24	4.20%	8.60%	7.00%	5.80%	6.00%	5.90%	6.30%	6.90%
25 - 34	12.80%	16.10%	14.30%	14.50%	13.10%	12.70%	13.20%	13.90%
35 - 44	10.70%	11.80%	12.20%	11.70%	12.20%	11.40%	11.70%	12.50%
45 - 54	11.00%	11.80%	11.80%	11.30%	12.40%	11.80%	12.70%	12.80%
55 - 64	15.40%	10.60%	11.10%	13.40%	12.30%	13.10%	13.60%	13.00%
65 - 74	11.70%	9.10%	9.40%	9.90%	10.20%	12.10%	11.50%	9.40%
75 - 84	6.00%	3.80%	4.60%	4.70%	5.60%	6.60%	6.30%	4.60%
85+	1.80%	1.10%	1.80%	1.50%	2.40%	2.40%	2.70%	2.00%

Race and Ethnicity

White Alone	59.30%	70.60%	72.20%	68.90%	73.30%	72.30%	73.00%	69.90%
Black Alone	34.70%	15.90%	13.10%	21.90%	13.10%	15.30%	16.40%	12.90%
American Indian Alone	0.80%	0.70%	0.40%	0.80%	0.40%	0.50%	0.40%	1.00%
Asian Alone	0.50%	0.40%	0.90%	0.40%	2.40%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	2.90%	10.60%	10.70%	5.90%	7.40%	7.00%	4.30%	6.90%
Two or More Races	1.80%	1.80%	2.60%	2.10%	3.20%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	7.30%	37.00%	30.50%	21.10%	24.50%	22.60%	25.90%	18.30%



Alafia River State Park

Mosaic

DUKE ENERGY

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Bone Valley
ATV Park

streamsong
RESORT - GOLF - SPA

Mosaic
Four Corners

SUBJECT

15 Miles

12 Miles

MARKET AREA MAP

The subject property is located near major power players such as TECO and Duke Energy, surrounded by Mosaic Phosphate Mines.



Fort Green Road

550 +/- FT

2,080 +/- FT

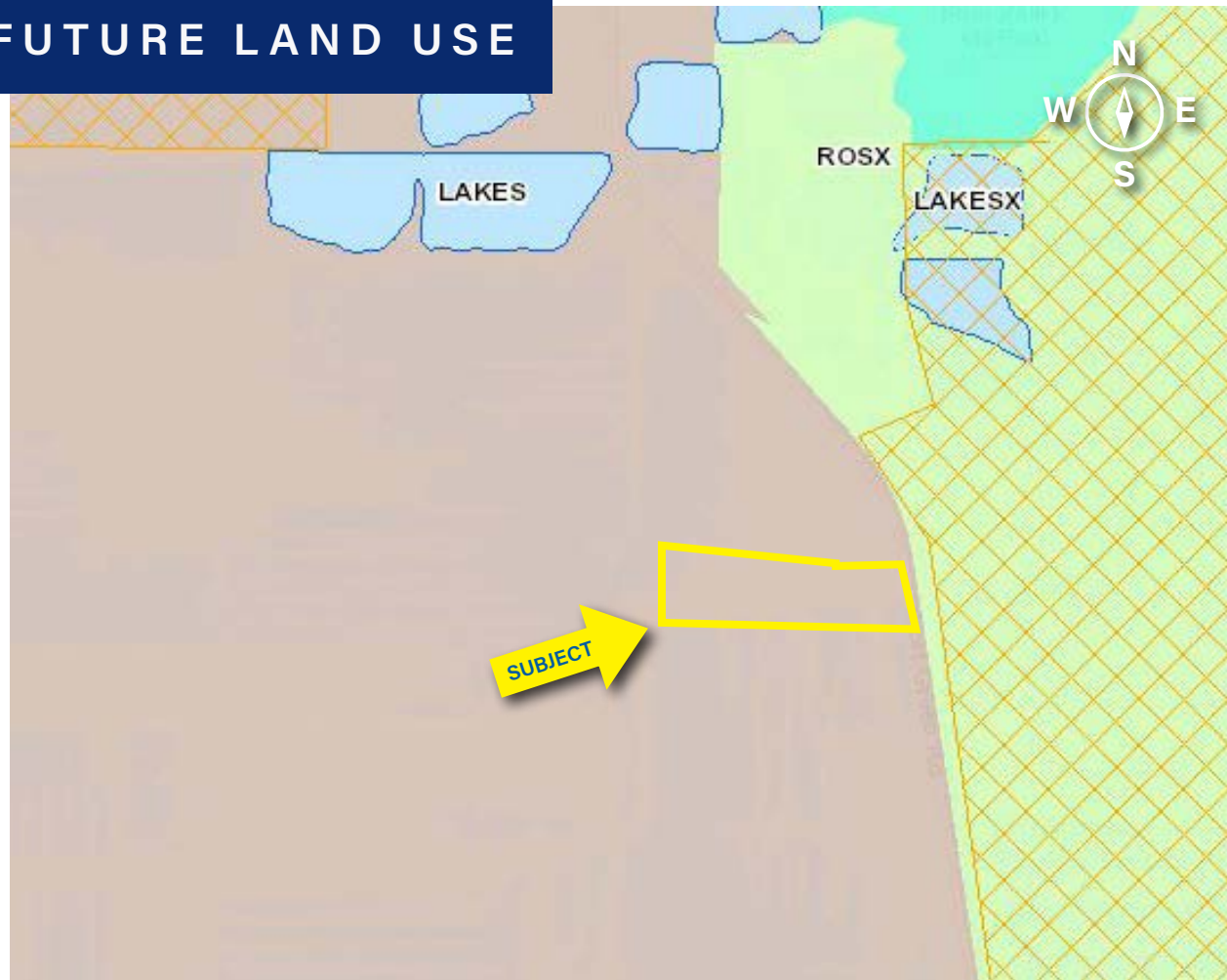
CSX

SITE AERIAL

The subject property is located contiguous to TECO owned property, and features ample frontage on Fort Green Road.



FUTURE LAND USE



Phosphate Mining (PM) *Polk County*

The purpose of the PM district is to provide areas for phosphate mining operations, phosphate mining support facilities, and other uses that are compatible with and related to phosphate mining and its allied uses.



PM



ROSX



HOOKERS/PRAIRIE



HAYNESWORTH MINE

LAND USE TABLE

Table 2.1 Use Table for Standard Land Use Districts (For revision history, please see last row of table.)

	A/RR	RCC-R	RS	RL-1	RL-2	RL-3	RL-4	RM	RH	RCC	CC	CE	LCC	NAC	CAC	RAC	OC	TCC	HIC	BPC-1	BPC-2	IND	PM	L/R	INST1	INST2	ROS	PRESV
Key to Table: P = Permitted Use; C = Conditional Use/Level of Review																												
Residential Uses																												
Duplex, Two-family Attached		C3	C3			C3	C3	P	P	C3																		
Family Farm	C1		C1																				C1					
Fly-in Community	C3		C3																									
Group Home, Small (6 or less residents)	C1	C1	C1	C1	C1	C1	C1	C1	C1																			
Group Home, Large (7-14 residents)	C3	C3	C3					C1	C1																	C1	C1	
Group Living Facility (15 or more residents)	C3	C3	C3	C3	C3	C3	C3	C3	C2																	C2	C2	
Farm Worker Dormitory, Apartment Style	C2	C2	C2							C2													C2					
Farm Worker Dormitory, Barrack Style	C3	C3	C3							C3												C2	C2	C3				
Mobile Home Park & Subdivision	C3	C3	C4	C4	C4	C4	C4	C3	C3																			
Mobile Homes, Individual	C1	C1	C1	C1	C1	C1	C1	C1	C1																			
Multi-family		C3		C3	C3	C3	C3	P	P	C3			C3	C3	C2	C2	C3	C2		C3					C2	C3	C3	
Residential Infill Development			C2	C2	C2	C2	C2																					
Rural Residential Development (RRD)	C3		C3																									
Short-Term Rental Unit				C3	C3	C3	C3	C3	C3									P							P			
Single-family Detached Home & Subdivision	P	P	P	P	P	P	P	P	C2																			
Suburban Planned Development			C3																									
Mixed Uses																												
Planned Development	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3
Residentially Based Mixed Development (RBMD)	C3		C3	C3	C3	C3	C3	C3																				
Rural Mixed Development (RMD)	C3		C3																									
Transitional Area Development			C3	C3	C3	C3	C3	C3			C3	C3	C3	C3	C3	C3		C3	C3	C3	C3							
All Other Uses																												
Adult Day Care Center (7 or more clients)	C3	C3	C3	C3	C3	C3	C3	C3	C2																	C2	C2	
Adult Use												C1		C1	C1		C1											
Agricultural Support, Off-Site	C3	C3	C3	C3						P		P	P				C3		P	C3	P	P	C3					
Airport	C4															C4				C4	C4	C4	C4			C4		
Alcohol Package Sales										C1	C1	C1	C1	C1	C1	C1		C1	C1	C1	C1	C1		C1				
Animal Farm, Intensive	P		C1	C1						P										C3	P	P	P					
Bars, Lounges, and Taverns												C3	C3	C3	C1	C1		C1	C1	C1	C1	C1		C1				
Bed and Breakfast	C3	C3	C3	C3	C3	C3	C3	C2	C2	C2																		
Breeding, Boarding, and Rehabilitation Facility, Wild or Exotic	C3									C3												C2	C2	C3				
Car Wash, Full Service												C2		P	P		P											
Car Wash, Incidental										C2	C2	C2	C2	C2	P	P		P										

LAND USE TABLE

Table 2.1 Use Table for Standard Land Use Districts (For revision history, please see last row of table.)

	A/RR	RCC-R	RS	RL-1	RL-2	RL-3	RL-4	RM	RH	RCC	CC	CE	LCC	NAC	CAC	RAC	OC	TCC	HIC	BPC-1	BPC-2	IND	PM	L/R	INST1	INST2	ROS	PRESV	
Key to Table: P = Permitted Use; C = Conditional Use/Level of Review																													
Car Wash, Self Service													C2		P	P		P											
Cemetery	C2	C3	C3							C3	C3	C3	C3	C3	C2	C2		C3	C2							C2	C2		
Childcare Center	C3	C3	C3	C3	C3	C3	C3	C3	C3	P	P	C2	P	P	P	P	C3	P	C1						C2	P	P		
Clinics & Medical Offices										C2	C2	C2	P	C2	P	P	P	P								C2	C2		
Commercial Vehicle Parking										C3		C2	C2		C2	C2		C2	P	C2	P	P							
Communication Towers, Guyed and Lattice	C2		C3												C3	C3			C3	C3	C2	C2	C2	C2		C2	C2	C3	C3
Communication Tower, Monopole	C2		C3							C3			C3		C2	C2		C2	C2	C2	C2	C2	C2	C2	C3	C2	C2	C3	C3
Community Center	C3	C3	C3	C3	C3	C3	C3	C3	C3	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	
Construction Aggregate Processing																													
Construction Aggregate Storage																													
Convenience Stores, Isolated	C2	C2	C2							C2									C2	C2	C2	C2	C2	C2					
Correctional Facility	C4																												
Crematorium																													
Cultural Facility	C3	C3	C3	C3	C3	C3	C3	C3	C3	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	
Emergency Shelter, Small (6 or less residents)	C1	C1	C1	C1	C1	C1	C1	C1	C1																				
Emergency Shelter, Medium (7-14 residents)	C3	C3	C3						C1	C1																C1	C1		
Emergency Shelter, Large (15 or more residents)	C3	C3	C3	C3	C3	C3	C3	C3	C2																	C2	C2		
Event Facility	C3		C3																										
Fish Camp																													
Farming General	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Financial Institution										P	P	C2	C2	P	P	P	C2	P	C2	C2	C2	C2	C2						
Financial Institution, Drive Through										C2	C2	C2	C2	C2	C2	C2	C3	C2	C2	C2	C2	C2	C2						
Flea Market/Enclosed															C1	C1			C1										
Flea Market/Open															C4	C3			C1										
Funeral Home & Related Facilities										C2	C2	C3	C2		C2	P			P										
Gas Station										C2	C2	C2	C2	P	P	P		P	P	C2	C2	C2				C3	C2		
Golf Course	C1	C1	C1	C1	C1	C1	C1	C3	C3	C3								C1		C1	C1	C1			C1	C1	C1	C1	C2
Government Facility	C3	C3	C3	C3	C3	C3	C3	C3	C3	P	P	P	P	P	P	P	C3	P	P	P	P	P	P	C3	C3	P	P	C3	
Gypsum Stack																													
Hazardous Waste Transfer, Storage																													
Hazardous Waste Treatment Facilities																													
Heavy Machinery Equipment Sales and Services													C2						C2		C2	P	C2						
Heliports	C2												C3		C2	C2		C2	C2	C2	C2	C2	C2	C2		C2	C2		
Helistops	C2	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C2	C2	C3	C3	C2	C3	C3	C2	C2	C2	C2	C2	C2	C3	C2	C2	C2	
Hospitals										P					P	P	C3									C3	C2		

LAND USE TABLE

Table 2.1 Use Table for Standard Land Use Districts (For revision history, please see last row of table.)

	A/RR	RCC-R	RS	RL-1	RL-2	RL-3	RL-4	RM	RH	RCC	CC	CE	LCC	NAC	CAC	RAC	OC	TCC	HIC	BPC-1	BPC-2	IND	PM	L/R	INST1	INST2	ROS	PRESV	
Key to Table: P = Permitted Use; C = Conditional Use/Level of Review																													
Hotels and Motels												C3	C2		P	P		P			C2	C2	C2		C2				
Institutional Campground	C3		C3																					P	P	P			
Kennels, Boarding and Breeding	P		C3							C2		P	P		C1	P		C1	P			C2	P	P					
Lime Stabilization Facility	C3		C3							C3		C3	C3						C3	C3	C3	C3	C3		C3	C3			
Livestock Sale, Auction	P		C1	C1						P			C2						C2			C2	P	P					
Lodges and Retreats, Private	C3									P		C2	P						P						P	P	P		
Manufacturing, Explosives/ Volatile Material																							P	C2					
Manufacturing, General													C2										P	C2					
Manufacturing, Light													C2								C2	P	P	C2					
Marinas and Related Facilities	C3									C3		C1	C1	C1	C1	C1		C1							C1				
Medical Marijuana Dispensaries										C2	C2	C2	C2	C2	C2	C2	C3	C2	C2	C2	C2	C2		C2					
Mining, Non-phosphate	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	
Mining, Phosphate																								C4					
Motor Freight Terminal												C3	C3						P			P	P	C2					
Nightclubs and Dance Halls												C3	C3		C3	C1		C1							C3				
Nurseries, Retail										P	P	C2	P	P	P	P			P	C2	C2	C2							
Nurseries and Greenhouses	P	C1	C1	C1						P	P	C2	P	P	P					P	P	P	P						
Nursing Home								C2	C2	C2		C2	C2		C2	C2										C2	C2		
Office										C2	C2	C2	P	C2	P	P	P	P	C2	P	P	P				C2	C2		
Office Park													P					C2			P	P				C2	C2		
Outdoor Concert Venue	C3		C3															C3							C3			C3	
Personal Service										C2	C2	C1	P	C2	P	P	C2	P	C2	P	P	P		C2					
Power Plants Non-Certified, Low																			C4	C4	C4	C4	C4				C2		
Power Plants, Non-Certified, High																					C4	C4					C3		
Power Generation, Certified																							C4						
Printing & Publishing													C2					C2	P	P	P	P							
Railroad Yard																			C3				C3	C3					
Recreation, Passive	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	
Recreation, High Intensity	C3	C3	C3	C3	C3	C3	C3	C3	C3									C1						C3	C1	C1	C1	C3	
Recreation, Low Intensity	C2	C2	C2	C2	C2	C2	C2	C2	C2									C1						C2	C1	C1	C1	C3	
Recreation & Amusement General										C2	C2	C2	C2	C2	C2	C2		C2	C2					C2					
Recreation & Amusement Intensive													C3			C3		C2	C3					C4					
Recreation, Vehicle Oriented	C3	C3	C3	C3	C3	C3	C3	C3	C3									C2						C2	C2	C2	C2		
Recreational Vehicle Park																		P						C2					
Religious Institution	C3	C3	C3	C3	C3	C3	C3	C3	C3	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2		
Research & Development													C2			P	C3		P	P	P	P			C2	C2			
Residential Treatment Facility	C4									C4		C4	C4		C4	C4										C4	C4		

LAND USE TABLE



Table 2.1 Use Table for Standard Land Use Districts (For revision history, please see last row of table.)

	A/RR	RCC-R	RS	RL-1	RL-2	RL-3	RL-4	RM	RH	RCC	CC	CE	LCC	NAC	CAC	RAC	OC	TCC	HIC	BPC-1	BPC-2	IND	PM	L/R	INST1	INST2	ROS	PRESV
Key to Table: P = Permitted Use; C = Conditional Use/Level of Review																												
Restaurant, Drive-thru/Drive-in										C2	C2	C3	C2	C2	C2	C2		C2	C2	C2	C2	C2		C2				
Restaurant, Sit-down/Take-out										C2	C2	C2	P	P	P	P		P	P	C2	C2	C2		P				
Retail, 10,000 – 34,999 sq. ft.										C3	C3	C2	P	P	P	P	C3	P	P	C2	C2	C2		C2				
Retail, 35,000 - 64,999 sq. ft.													P	P	P	P		P	P	C2	C2	C2						
Retail, More than 65,000 sq. ft.													C3	C3	P	P		C2	C2	C3	C3	C3						
Retail, Home Sales Offsite												C3	C2			P			P									
Retail, Less than 10,000 sq. ft.									P	P	P	P	P	P	P	P	C3	P	P	C2	C2	C2		C2				
Retail, Outdoor Sales/Display												C3	C2		C3	C3		C3	P		P							
Riding Academies	C1		C1	C3						P													C1	P			C1	
Salvage Yard																						C3						
School, Elementary	C3	C2	C2	C2	C2	C2	C2	C2	C2	C2															P	C2		
School, Middle		C3	C3	C2	C2	C2	C2	C2	C2	C3															P	C2		
School, High		C3	C3	C3	C3	C3	C3	C2	C2																C3	P		
School, Leisure/Special Interest	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C2	C2	C2	P	P	C3	P	P	C2	C2	C3	C3	P	P	P	P	
School, Technical/Vocational/Trade & Training	C3									C3	C3	C3	C3	C3	C2	C2	C2	C2	P	C2	C2	P	C2		C3	P		
School, University/College		C3					C3	C3	C3	C3			C2	C3	C3	C3		C3	C3	C2	C2	C3			C3	P		
Seaplane Base	C3	C3	C3																			C3		C3	C3	C3		
Self-storage Facility										C3		C2	C2	C2	C2	C2			C2	C2	C2	C2						
Solid Waste Management Facility																										C4		
Studio, Production									P		P	P				P	P		P	P	P	P			P	P		
Solar Electric-Power Generation Facility	C2	C3	C3																C2	C2	C2	C2	C2		C2	C2		
Transit, Commercial													C3			P			C2		P	P				C2		
Transit, Facility									P		P	P	P	P	P	P		P	P	P	P	P			P	P		
Truck Stop													C2			P			P									
Utilities, Class I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities, Class II	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	P	P	P	P	P	P	C1	P	P	P	P	P	P	P	P	P	P	
Utilities, Class III	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C2	C2	C3	C3	C3	C3	
Vehicle Recovery Service/Agency										C2		C2	C2						C2		C2	C2						
Vehicle Repair, Auto Body										C2		C3	C3						P		P	P						
Vehicle Service, Mechanical										P		C3	C2	P	P	P		P	P		P	P						
Vehicle Sales, Leasing										C2		C3	C2		C2	P		C2	P									
Veterinary Service	P		C2							C1	C1	P	P	P	P	P	C2	P	P		C2	C2	P	P				
Warehousing/Distribution													C2						P	P	P	P						
Water Ski Schools	C4		C4							C4	C3	C3	C3	C3	C3	C3		C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	

Revised 5/1/18 – Ord. 18-025; 4/17/18 – Ord. 18-021; 10/3/17 Ord. 17-050; 11/21/17 Ord. 17-067; 11/21/17 – Ord. 17-066; 7/11/17 – Ord. 17-036; 08/16/16 – Ord. 16-040; 04/19/16 – Ord. 16-022; 08/18/15 – Ord. 15-053; 11/4/14 – Ord. 14-066; 8/5/14 – Ord. 14-045; 3/18/14 – Ord. 14-015; 8/20/13 – Ord. 13-023; 12/6/11 – Ord. 11-033; 12/6/11 – Ord. 11-032; 6/28/11 – Ord. 11-008; 2/3/10 – Ord. 10-007; 12/01/09 – Or. 09-073; 09/16/09 – Ord. 09-060; 09/02/09 – Ord. 09-055; 9/2/09 – Ord. 09-054;



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