

# SCOTT LAKE RESIDENTIAL

*LAKE LAND, FL | POLK COUNTY*

9.73 ± AC



Visit [SVNsaunders.com](https://SVNsaunders.com) and search for: **Scott Lake**

David Hitchcock, ALC, CCIM, 863.272.7155 and Dean Saunders, ALC, CCIM, 863.774.3522





## SPECIFICATIONS & FEATURES

**Acreage:** 9.73 ± AC

**Sale Price:** \$1,000,000

**Price per Acre:** \$102,774

**County:** Polk

**Road Frontage:** 445 FT on Scott Lake Rd

**Nearest Intersection:** Scott Lake Rd and Fitzgerald Rd

**Zoning:** RL-2

**Uplands/Wetlands:** All uplands

**Utilities & Water Source:** Public water is adjacent to the property, there is no public sewer

**Nearest Points of Interest:** Scott Lake

**COA or HOA:** None

**Taxes:** 2020 - \$74.09 (The property has Agricultural Classification)

Scott Lake Residential is 9.73 acres in a highly desired area of South Lakeland on Scott Lake Rd. The property is located in unincorporated Polk County and has no wetlands. The land use is RL-2, which allows for a minimum of 15,000 SF lots.

Public water is adjacent to the property, and there is no public sewer. The property is located adjacent to the new Case Place development. This area zip code has the highest median income in Polk County. This location is close to many shops, restaurants, and 10 minutes from the Polk Parkway.





## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 242918 000000 031020, 241918 000000 031310, 241918 000000 031320

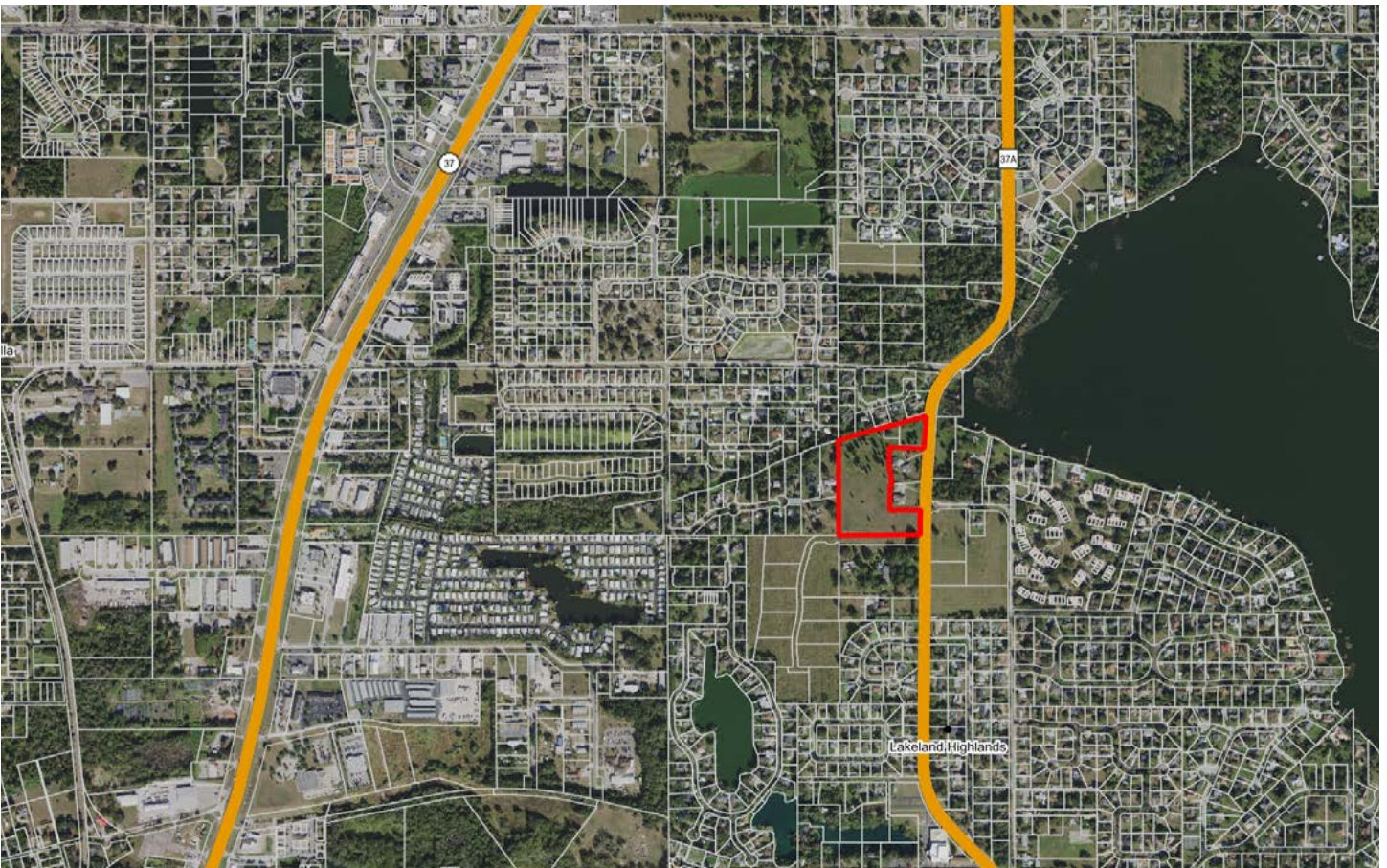
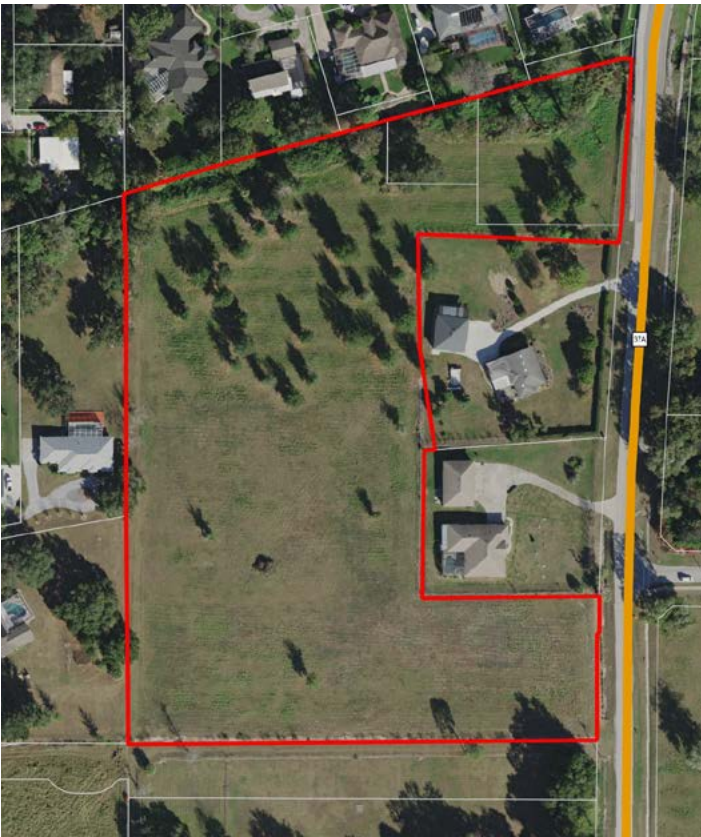
**GPS Location:** -81.95187, 27.96531

**Driving Directions:**

- From the Polk Parkway in Lakeland go south on South Florida Avenue 1.5 miles to Lake Miriam Dr. Go east on Lake Miriam Dr. .7 miles to Scott Lake Rd. Go south on Scott Lake Rd about .8 mile, the property will be on the right.

**Showing Instructions:** Please contact the listing agents for more information.

This area zip code has the highest median income of any place in Polk County!







Developing homes adjacent to the property







Developing homes adjacent to the property

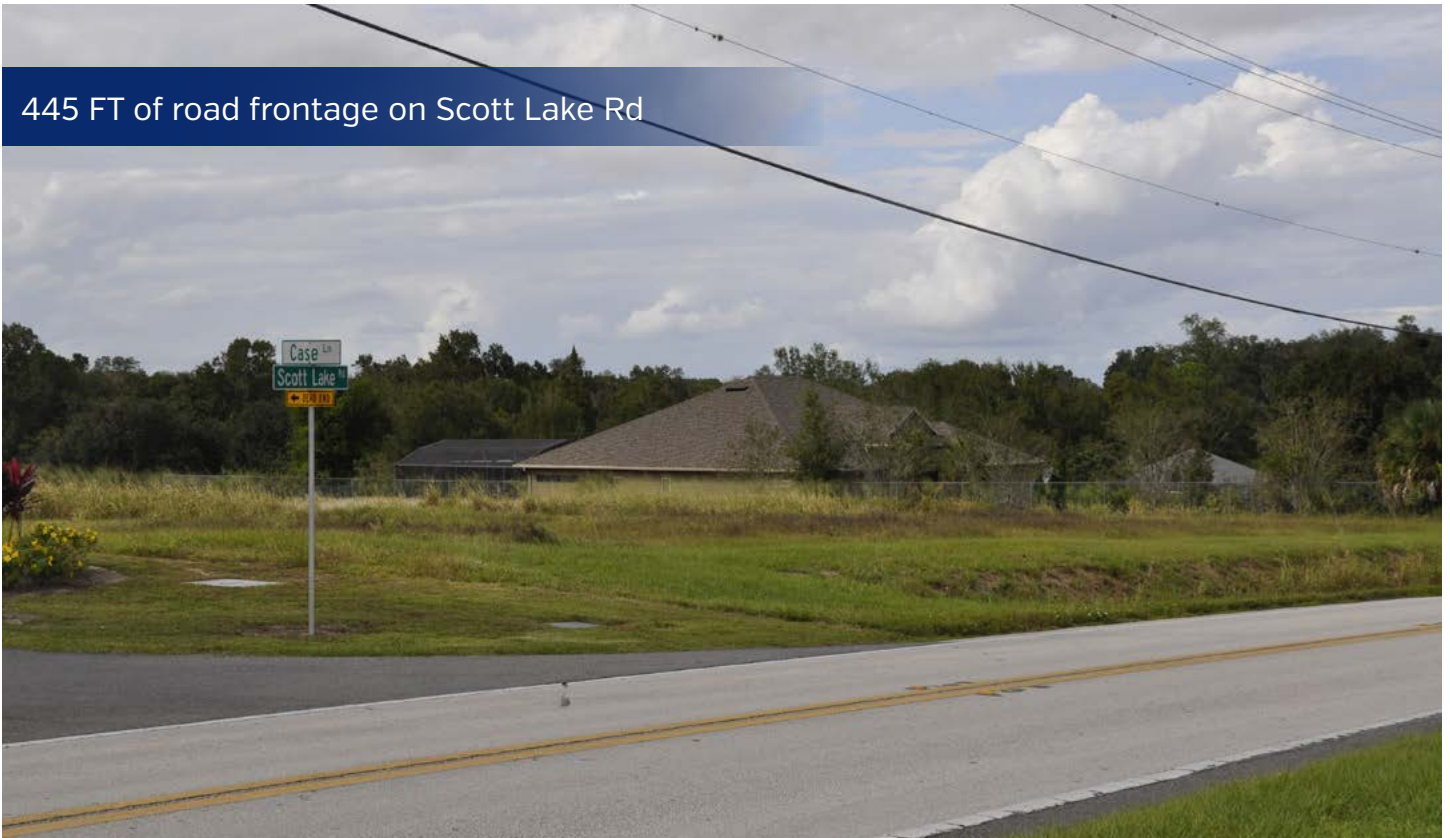




100% uplands and public water is adjacent to the property



445 FT of road frontage on Scott Lake Rd







114 N. Tennessee Ave.  
Third Floor  
Lakeland, FL 33801

**9.73 ± AC • Residential development located in unincorporated Polk County**  
Located in a zip code with the highest median income of any place in Polk County!  
The Land Use is RL-2 and allows for a minimum of 15,000 SF lots

Visit [SVNsaunders.com](http://SVNsaunders.com) and search for: **Scott Lake**

David Hitchcock, ALC, CCIM, 863.272.7155 | [david.hitchcock@svn.com](mailto:david.hitchcock@svn.com)  
Dean Saunders, ALC, CCIM, 863.774.3522 | [dean@svn.com](mailto:dean@svn.com)



**LAKELAND OFFICE:**  
114 N. Tennessee Ave.  
Third Floor  
Lakeland, FL 33801  
863.648.1528 - Main Office

**LAKE CITY OFFICE:**  
356 NW Lake City Ave.  
Lake City, FL 32055  
386.438.5896

©2020 SVN | Saunders Ralston Dantzer Real Estate. All SVN® Offices Independently Owned and Operated

SVN | Saunders Ralston Dantzer Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit [SVNsaunders.com](http://SVNsaunders.com).



120220-A