

LAND FOR SALE

DUBOIS SOUTH LAKE LAND ACREAGE

5107 LAZY CREEK COURT

Lakeland, FL 33811

PRESENTED BY:

RICHARD DEMPSEY

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SALE PRICE

\$2,342,000

OFFERING SUMMARY

ACREAGE:	31 Acres
PRICE / ACRE:	\$75,548
CITY:	Lakeland
COUNTY:	Polk
PROPERTY TYPE:	Residential Development

PROPERTY OVERVIEW

The Dubois South Lakeland Acreage is a wooded site that is situated in a very desirable area of Southwest Lakeland. The property features an improved pasture tract with a gentle roll that is perfect for a single-family farm home site or gorgeous subdivision. Call today to set up your showing for this beautiful South Lakeland Acreage.



SPECIFICATIONS & FEATURES

LAND TYPES:	Residential Development
UPLANDS / WETLANDS:	61% Uplands / 39% wetlands
SOIL TYPES:	Predominately Pomona Fine Sand
TAXES & TAX YEAR:	2021 - \$60
ZONING / FLU:	RS - Residential Suburban
WATER SOURCE & UTILITIES:	1 - 6" well and 1 - 4" well
ROAD FRONTAGE:	60' on Lazy Creek Court
NEAREST POINT OF INTEREST:	A new DR Horton project is adjacent to the east. The new County Line Road Publix is a half mile to the northwest.
FENCING:	Barbed wire - perimeter and cross fencing.
CURRENT USE:	Pasture/ Cattle
GRASS TYPES:	Bahia
POTENTIAL RECREATIONAL / ALT USES:	Hunting, camping, etc
LAND COVER:	Mostly bahia grass, some woods
UTILITIES & WATER SOURCE:	Utilities are 1,200' north



LOCATION & DRIVING DIRECTIONS

PARCEL:

23-29-18-000000-031010;
18-141640-000270

GPS:

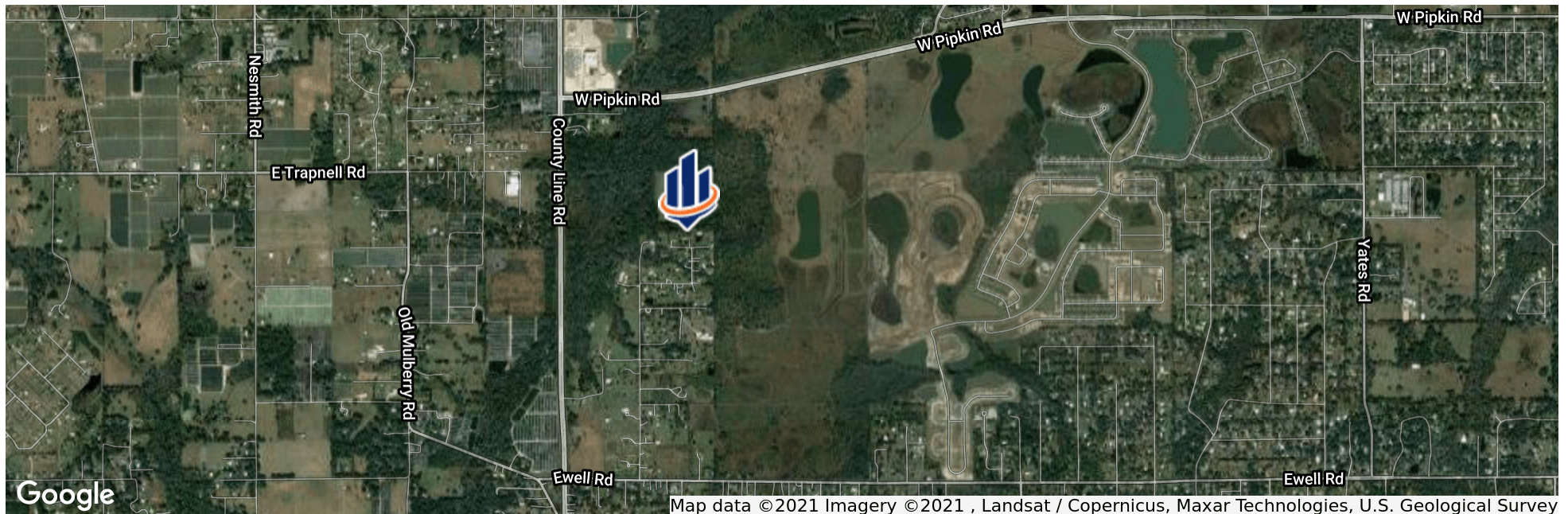
27.9643005, -82.04861260

DRIVING DIRECTIONS:

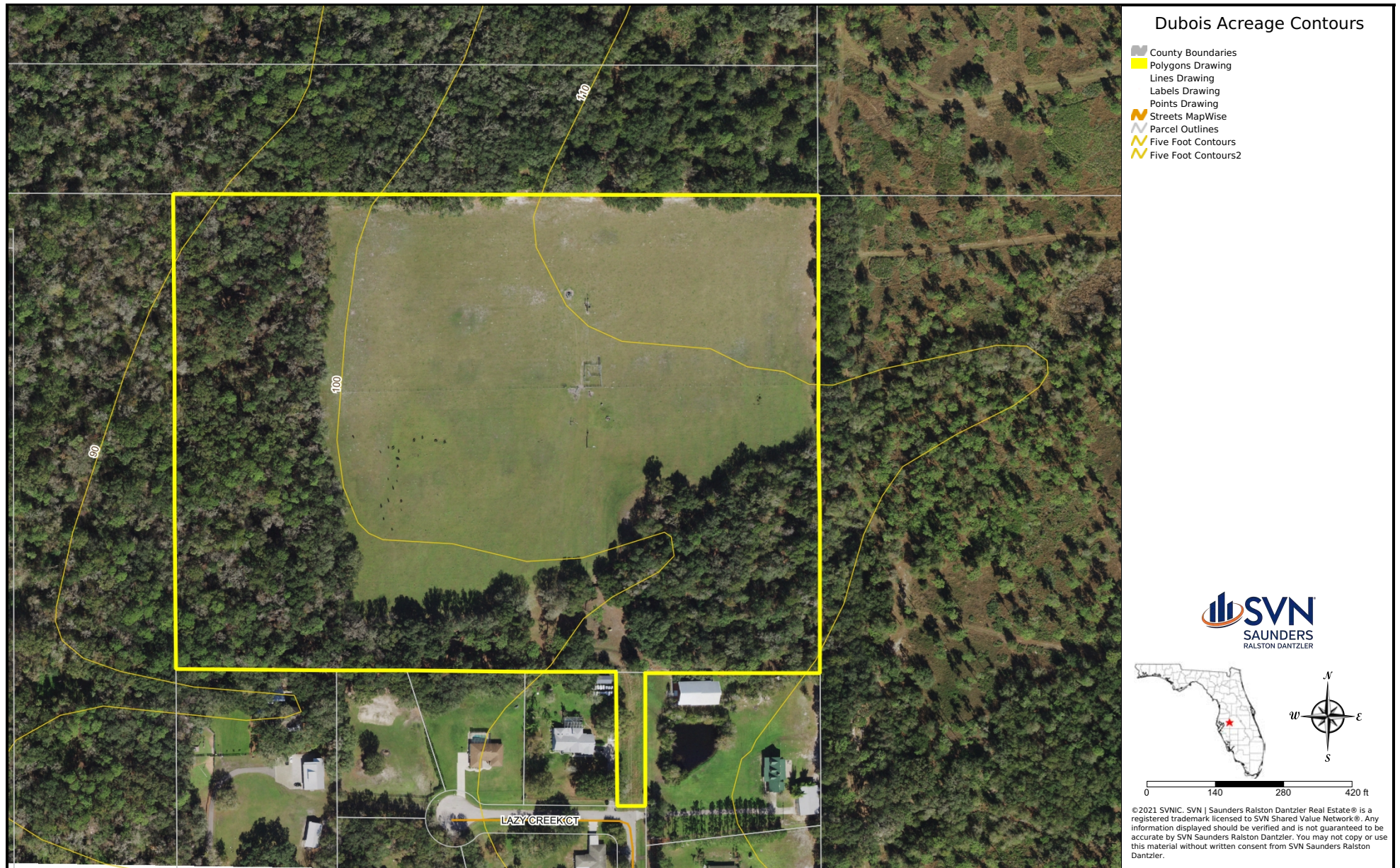
From County Line Road and Ewell Road - Go East on Ewell to Dubois Road and turn Left North to Lazy Creek Drive follow to the intersection Creek Drive and Lazy Cree Court, Property is to the N

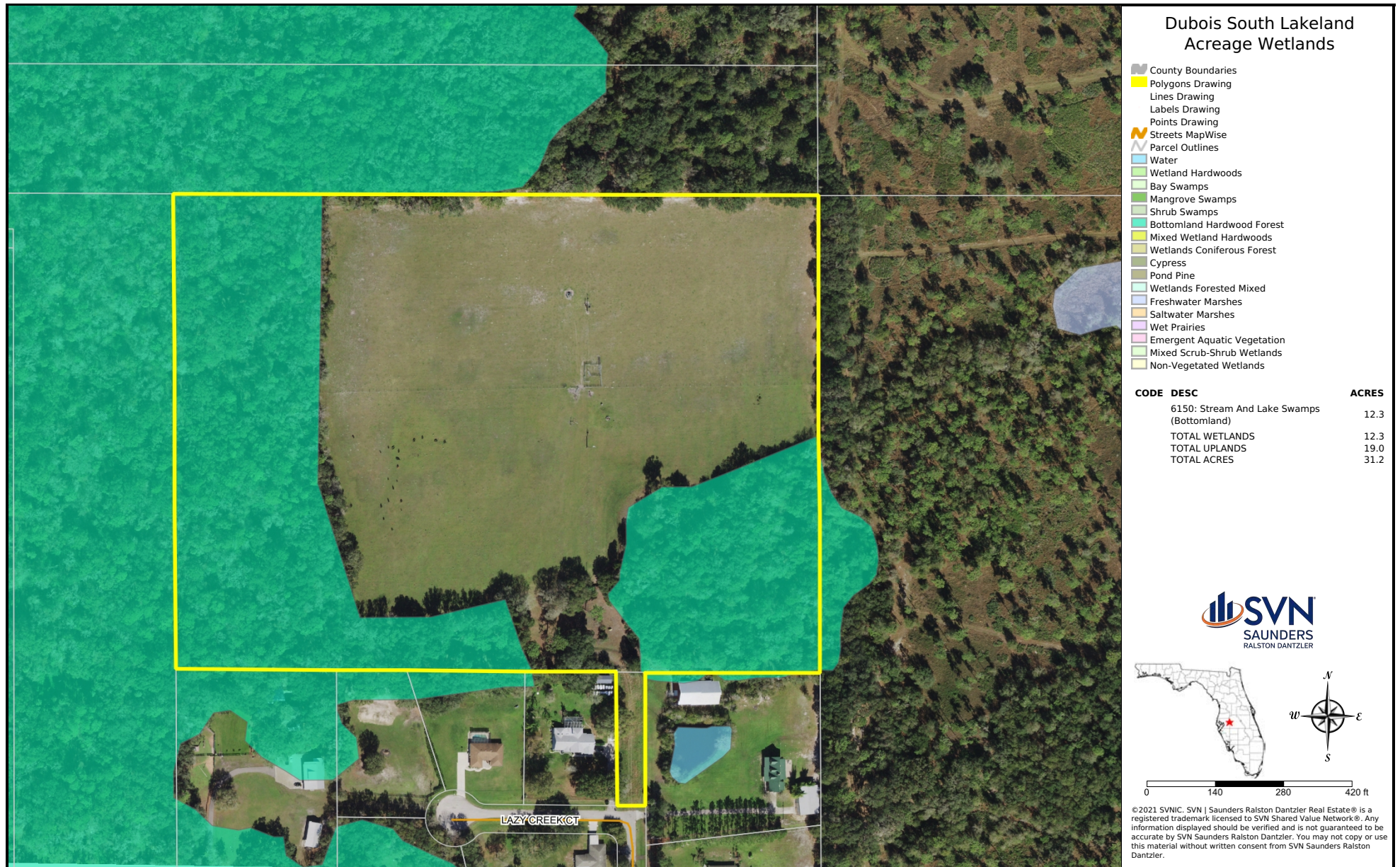
SHOWING INSTRUCTIONS:

Call Richard Dempsey













LAKELAND
POLK COUNTY

FOUNDED	1885
POPULATION	110,516 [2018]
AREA	74.4 sq mi
WEBSITE	lakelandgov.net
MAJOR EMPLOYERS	Publix Supermarkets Saddle Creek Logistics Geico Insurance Amazon Rooms to Go Welldyne

Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando. With a population of just over 100,000, the city limits cover 74.4 square miles. Lakeland has many lakes that are community focal points, providing scenic areas for recreation. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found in the community.

Downtown Lakeland is a vital and enjoyable place for residents and visitors. It has been dubbed "Lakeland's living room" and truly embodies the community spirit of Lakeland. There are quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around historic brick buildings surrounding the historic Munn Park town square.

The City embraces its past, and that is evident strolling the tree-lined brick streets in the historic neighborhoods found throughout Lakeland. The area is home to Southeastern University, Florida Polytechnic University, Polk State College's Lakeland campus, and Florida Southern College, which hosts Frank Lloyd Wright architecture's most extensive on-site collection.



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