



North Lakeland Recreational Tract

9.66 ± Acres • Lakeland, Florida • Polk County



KEAT WALDRON, ALC
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**SALE PRICE****\$125,000****OFFERING SUMMARY**

ACREAGE:	9.66 Acres
PRICE / ACRE:	\$12,940
CITY:	Lakeland
COUNTY:	Polk
PROPERTY TYPE:	Ranch/Recreation

PROPERTY OVERVIEW

Located just north of I-4 in Lakeland, this 10+/- acre tract is easily accessed off of Walker Road and is a short ten minute drive from Publix, Target, Dick's Sporting Goods, and numerous restaurants and shopping centers.

The features of this property are ideal for someone looking for a recreational get-a-way where they can spend ample time with their family while enjoying the ability to have a few cows or horses. The Itchepackesassa Creek runs through the northeast corner of the property, and the remaining acreage is complemented by large oak and pine trees that scatter across the land - creating an ideal ranchette style setting. Tampa is a short 30 minute drive while Orlando is just under an hour away, and the ease of access to major roadways makes land like this hard to find in today's market.



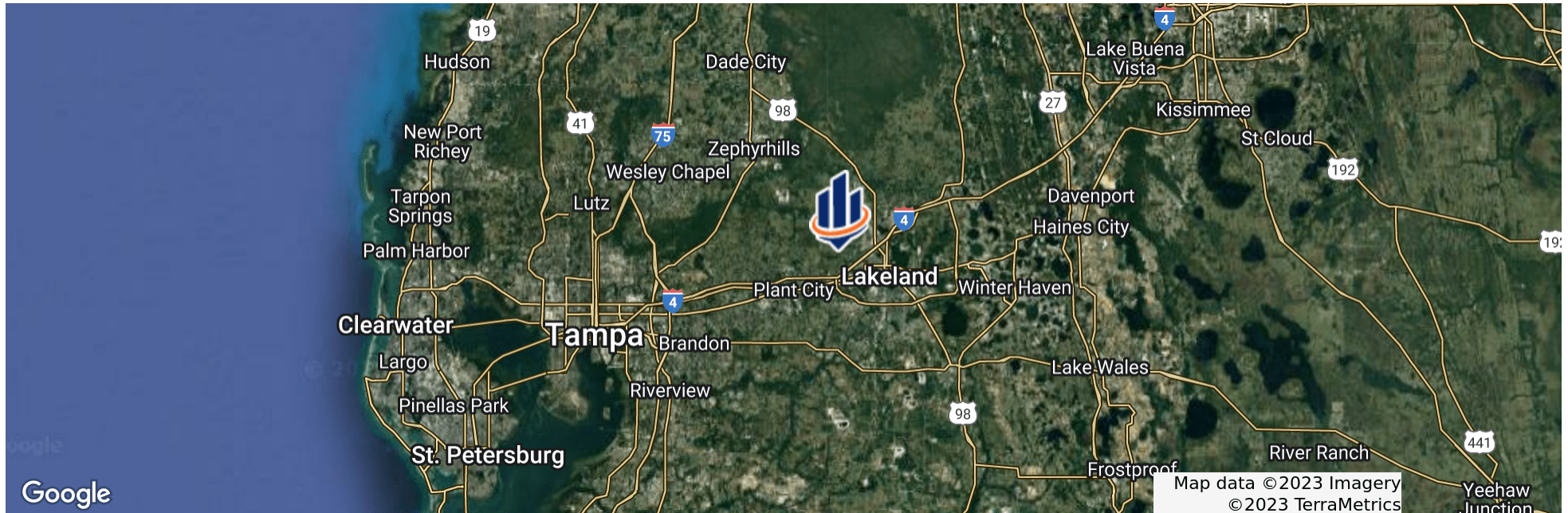
SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Equestrian • Land Investment • Ranch
UPLANDS / WETLANDS:	90% Uplands & 10% Wetlands
SOIL TYPES:	Predominantly Sparr Sand; Adamsville Fine Sand; and Pomona Fine Sand
TAXES & TAX YEAR:	2022 Taxes: \$32.01
ZONING / FLU:	A/RR (Agriculture Residential-Rural)
LAKE FRONTAGE / WATER FEATURES:	Frontage on Itchepackesassa Creek
ROAD FRONTAGE:	660 feet of paved frontage on Walker Road
NEAREST POINT OF INTEREST:	Lakeland - 5-10 minutes Tampa - 35 minutes Orlando - 1 hour Sarasota - 1 hour and 30 minutes Ocala - 1 hour and 40 minutes
CURRENT USE:	Small cattle operation
GRASS TYPES:	Native pasture
SURVEY OR SITE TESTING REPORTS:	This land is located within a floodway. There is no development allowed in the floodway per the Polk County Land development code. Please reach out to listing agent for more details, as there is a provision that may allow for a structure to be built through approved hydrologic and hydraulic analyses performed in accordance with standard engineering practices.



LOCATION & DRIVING DIRECTIONS

PARCEL:	23-28-08-024500-000202
GPS:	28.0667861, -82.0310082
DRIVING DIRECTIONS:	Drive west along I-4 and take Exit 31 onto Kathleen Rd; In 0.3 of a mile turn right onto Kathleen Rd; In 0.7 of a mile turn left onto Knights Station Rd; In 2.3 miles turn left onto Walker Road; In 1 mile the property will be on your left
SHOWING INSTRUCTIONS:	Contact Keat Waldron













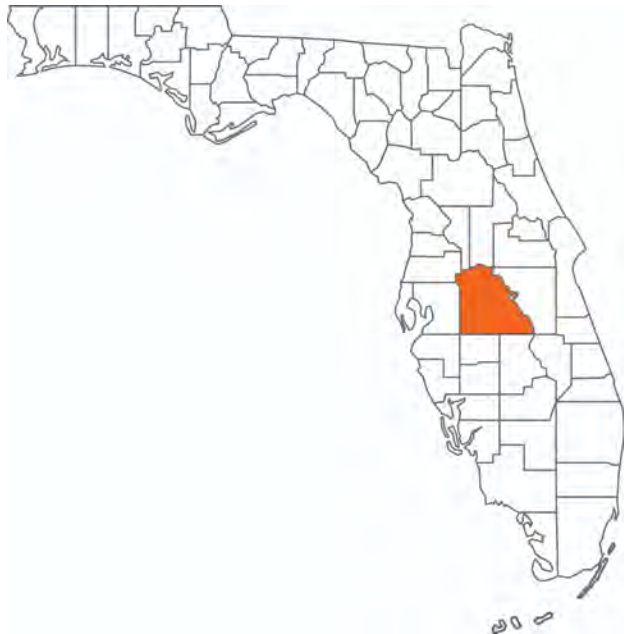
NORTH LAKELAND RECREATIONAL TRACT Walker Road Lakeland, FL 33810











POLK COUNTY

FLORIDA

FOUNDED	1861	DENSITY	386.5 [2019]
COUNTY SEAT	Bartow	POPULATION	787,404 [2022]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



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.



KEAT WALDRON, ALC

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PROFESSIONAL BACKGROUND

Keat Waldron, ALC, is a Senior Advisor and certified Land Specialist at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

In 2021, Keat was recognized as the youngest Accredited Land Consultant (ALC) in the state of Florida. He has transacted land sales in 12 different counties throughout the central Florida corridor and has experience in selling everything from transitional tracts slated for development to large ranches consisting of thousands of acres. His expanded case specific knowledge in various markets has made him a vital resource in the transactional process when it comes to buying or selling land, always ensuring that his client's interests are being met. Throughout his career, he has a 100% success rate in selling properties that he has listed.

Keat holds a Bachelor of Science in Food and Resource Economics with a specialization in Agribusiness and Marketing Management, along with a minor in Business Administration from the University of Florida (UF). Upon graduation, Keat worked as a licensed real estate associate and auctioneer for one of the most prominent real estate auction firms in the country. He is a 7th-generation Floridian from Sebring, FL (Highlands County) and grew up with a passion for hunting, fishing, and the outdoors. His family has long ties to Florida land and the agricultural industry, which helped develop his keen interest in the field of real estate over the years.

Keat specializes in:

- Large Acreage Ranch Land
- Income Producing Agricultural Land
- Recreational/Hunting Land
- Transitional Development Land

SVN | Saunders Ralston Dantzler
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For more information visit SVNsaunders.com

HEADQUARTERS

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NORTH FLORIDA

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Lake City, Florida 32055
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GEORGIA

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229.299.8600

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