

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

The opportunity is to acquire 5.30± acres zoned C-2 in Lakeland, FL, just off Lakeland Hills Blvd and I-4. The site includes approximately 1.72± acres of wetlands on the northern portion of the parcel. Access is currently shared with Arbor Oaks Assisted Living, with potential for additional access off of Lakeland Hills Blvd. The zoning supports a range of uses including but not limited to commercial, medical, and hospitality.

LOCATION DESCRIPTION

Located at 4141 Lakeland Hills Blvd in Polk County, the site offers excellent proximity to I-4 and potential visibility for multistory development. It's minutes from Lakeland Regional Health, Joker Marchant Stadium, and other major anchors. The location is ideal for retail, medical, hotel, or other institutional uses given its access to I-4 and central position between Tampa and Orlando.

PROPERTY SIZE

5.3 Acres

ZONING

C-2 Commercial

PARCEL ID

24-27-31-000000-032010

PRICE

\$1,200,000

BROKER CONTACT INFO

Chris Bowers ALC, CCIM

Senior Advisor/Partner

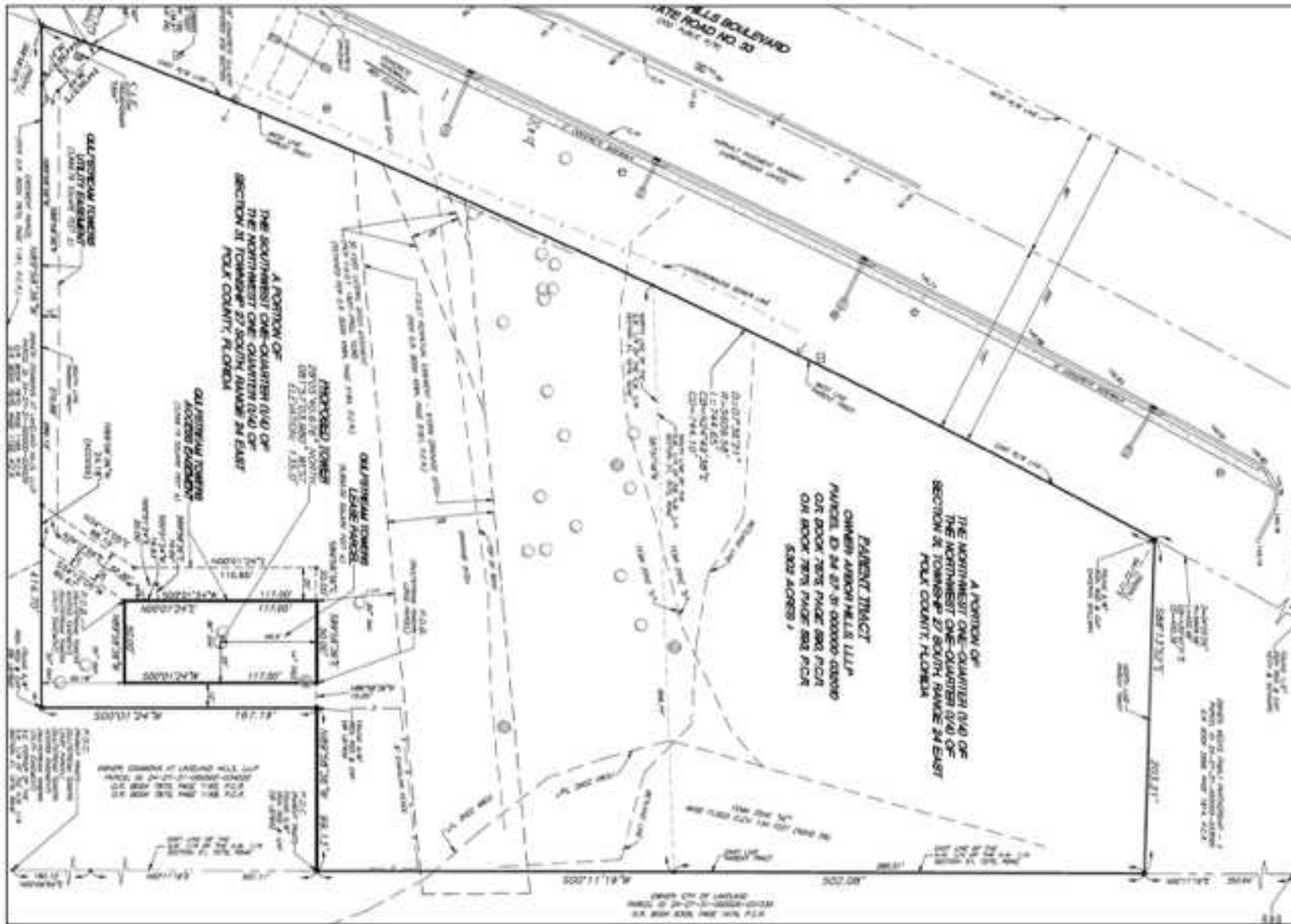
813.287.8787 x108

chris@thedirt dog.com

Additional Photos



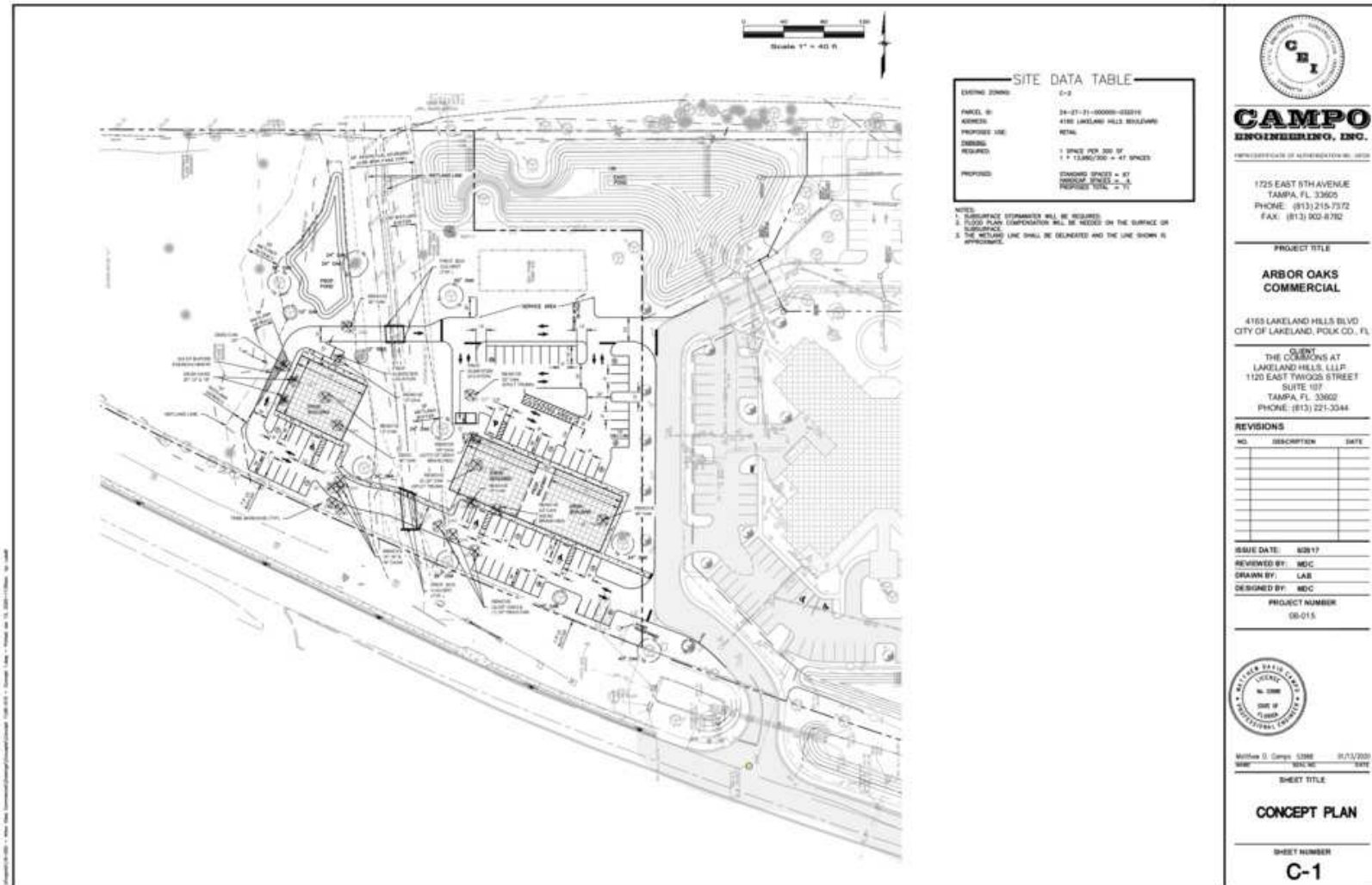
Survey



6 LAKELAND HILLS SYNERGY // 4141 LAKELAND HILLS BLVD. LAKELAND, FL 33805



Conceptual Site Plan



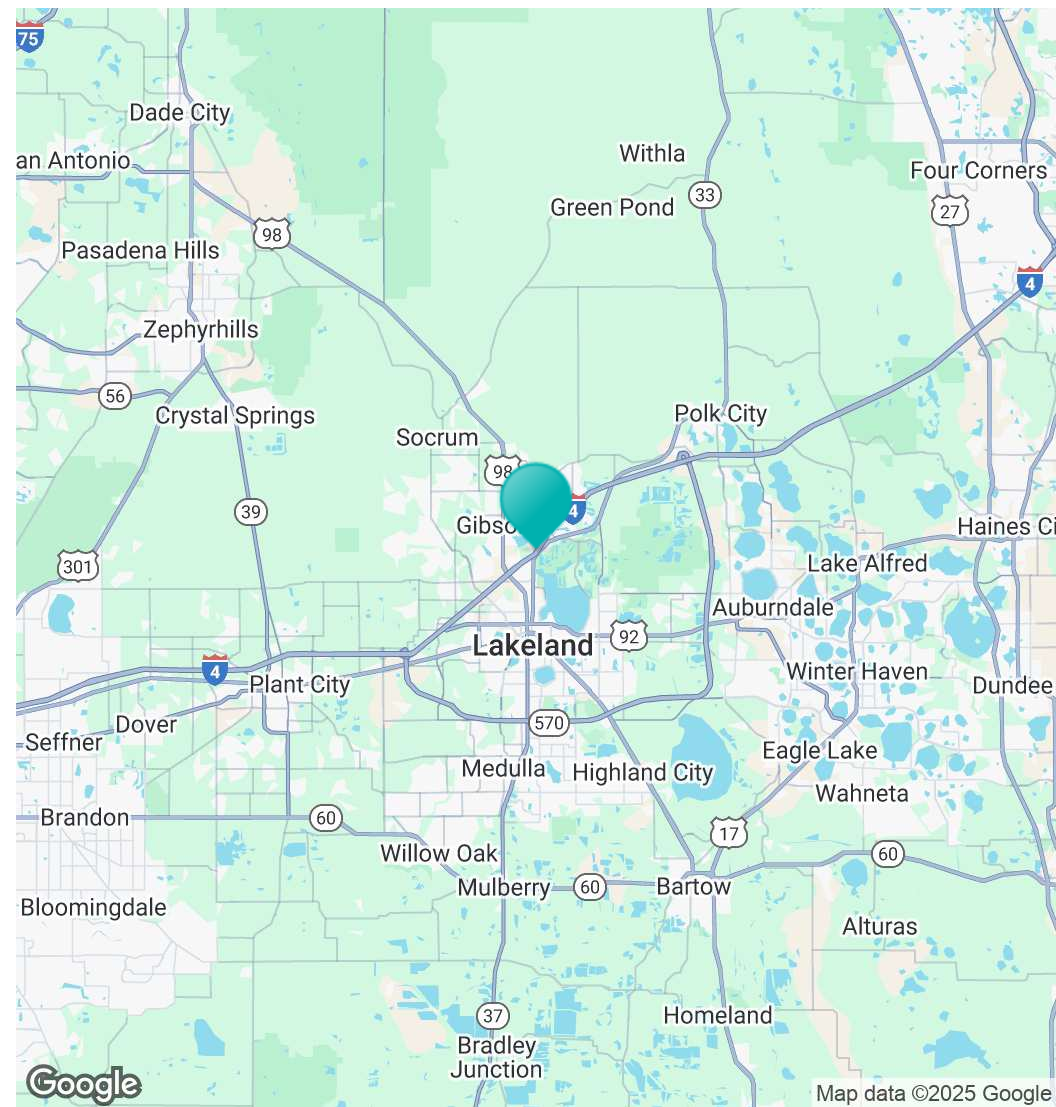
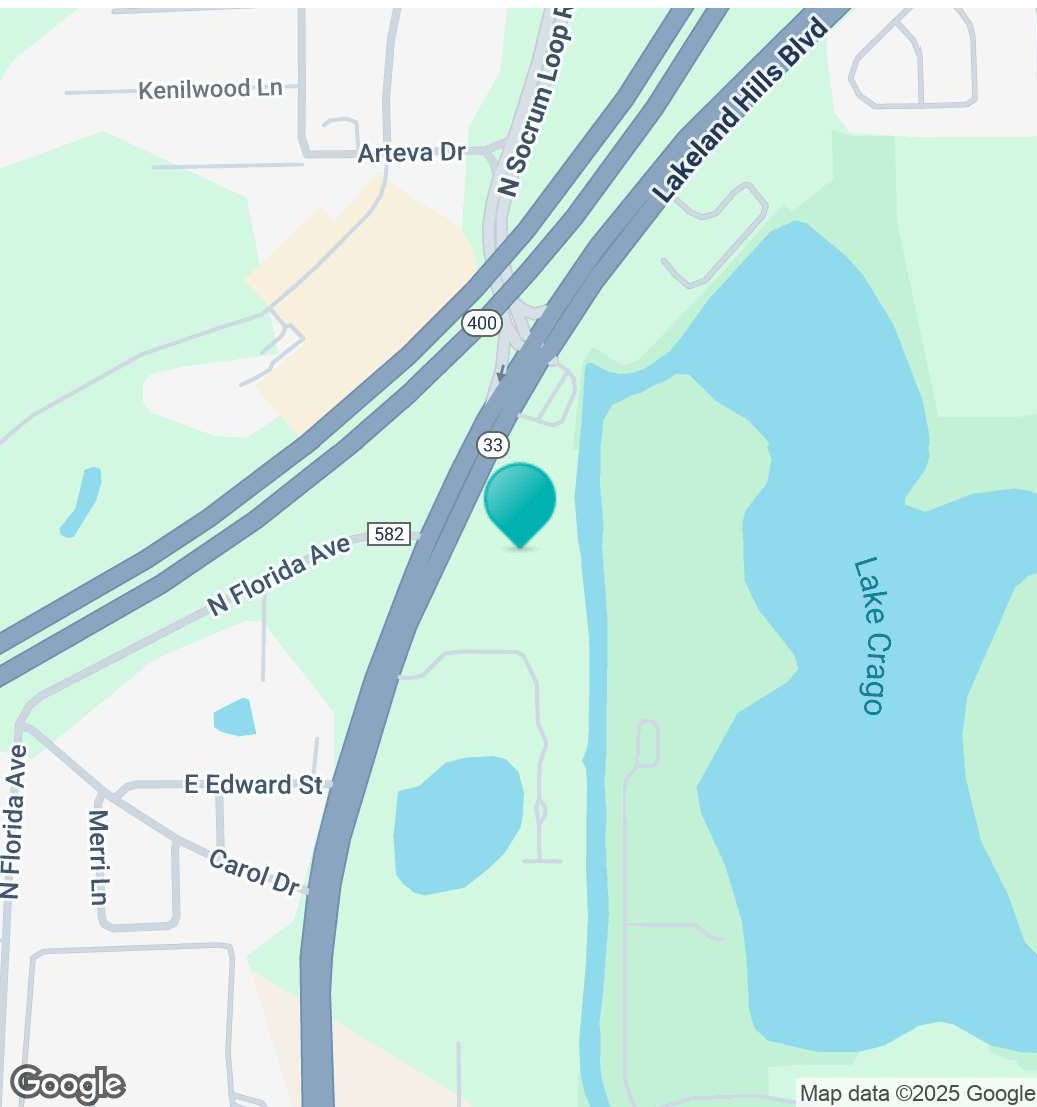
Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	4,760	43,960	116,350
Population Density	1,515	1,555	1,481
Median Age	43.1	40.9	37.9
Median Age (Male)	39.2	37.5	35.3
Median Age (Female)	46.4	43.6	39.9
Total Households	2,028	17,799	44,645
# of Persons Per HH	2.3	2.5	2.6
Average HH Income	\$45,509	\$49,605	\$50,773
Average House Value	\$153,032	\$147,936	\$163,897

* Demographic data derived from 2020 ACS - US Census

Location Maps



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.