

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase a commercially entitled 2.52± acre vacant parcel located at Kathleen and I-4. The property is zoned PUD, which allows for a variety of uses including industrial, office, and personal services. Utilities and a master storm pond are in place. In addition the seller has full civil plans for a 40,000 SF building that can be provided upon request.

LOCATION DESCRIPTION

The site is located in Polk County approximately .25 miles south of Interstate 4 on Kathleen Road. Both parcels abut Kendrick Lane, and have full access off of Kendrick Lane. Kendrick lane can be accessed from both north and south bound traffic off of Kathleen Rd.

MUNICIPALITY

City of Lakeland

PROPERTY SIZE

2.52 Acres

ZONING

PUD — [Click Here For Permitted Uses](#)

PARCEL ID

23-28-02-020505-000020

PROPERTY OWNER

G4L LAKELAND ONE LLC

PRICE

\$1,395,000

BROKER CONTACT INFO

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Junior Advisor

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Aerial



Aerial



Aerial



Site Plans



Additional Photos



Demographics Map & Report

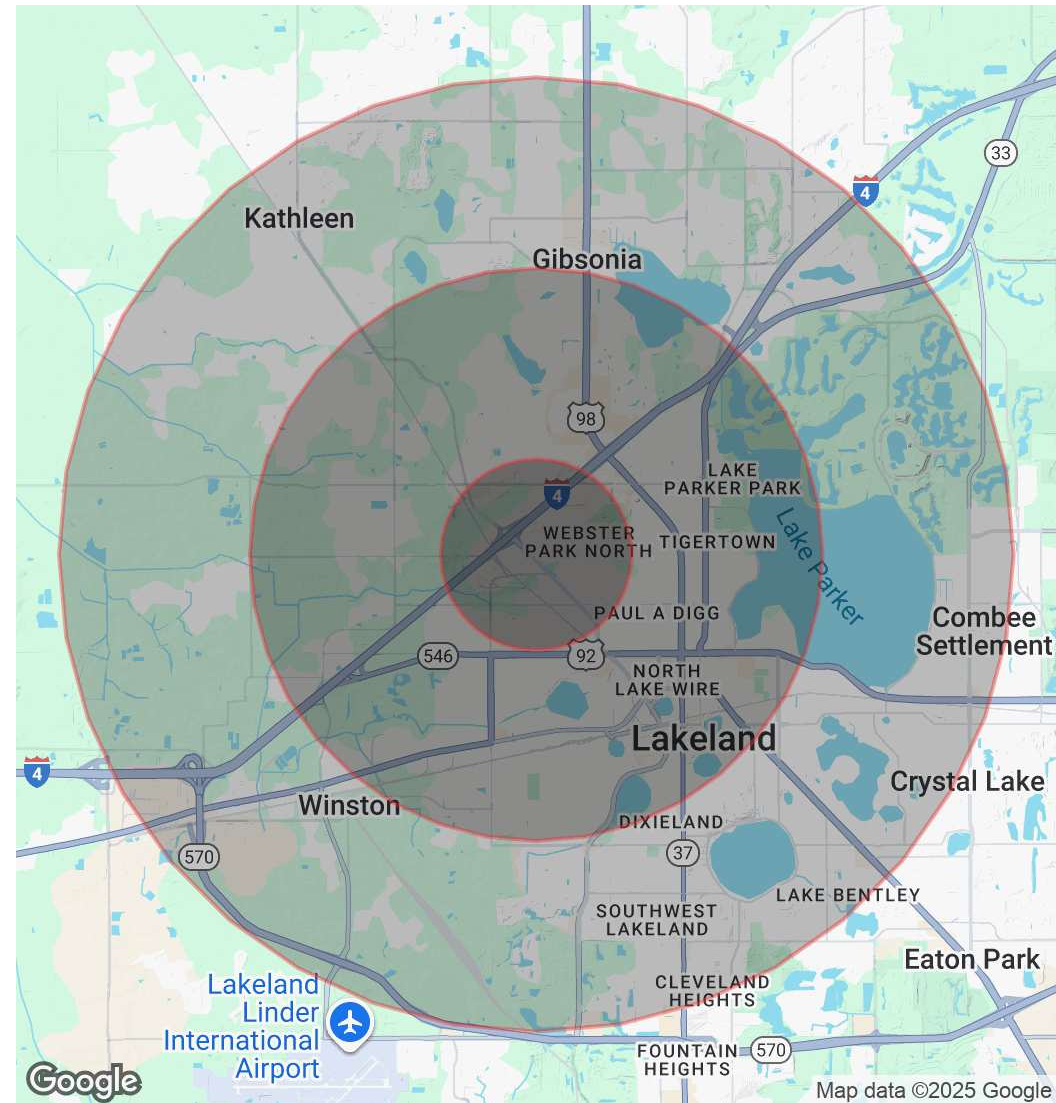
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,591	63,345	138,170
Average Age	36	41	42
Average Age (Male)	34	40	40
Average Age (Female)	38	43	43

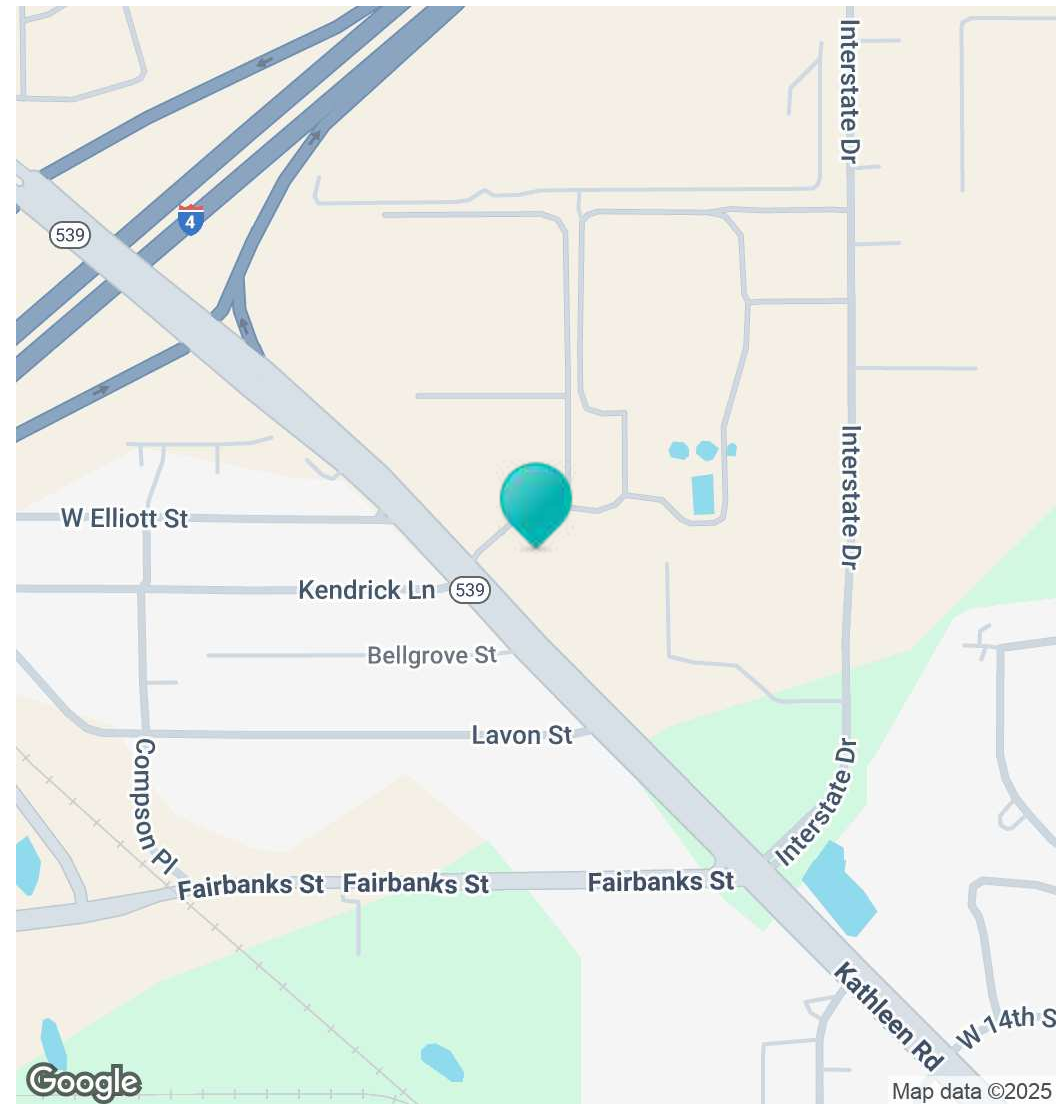
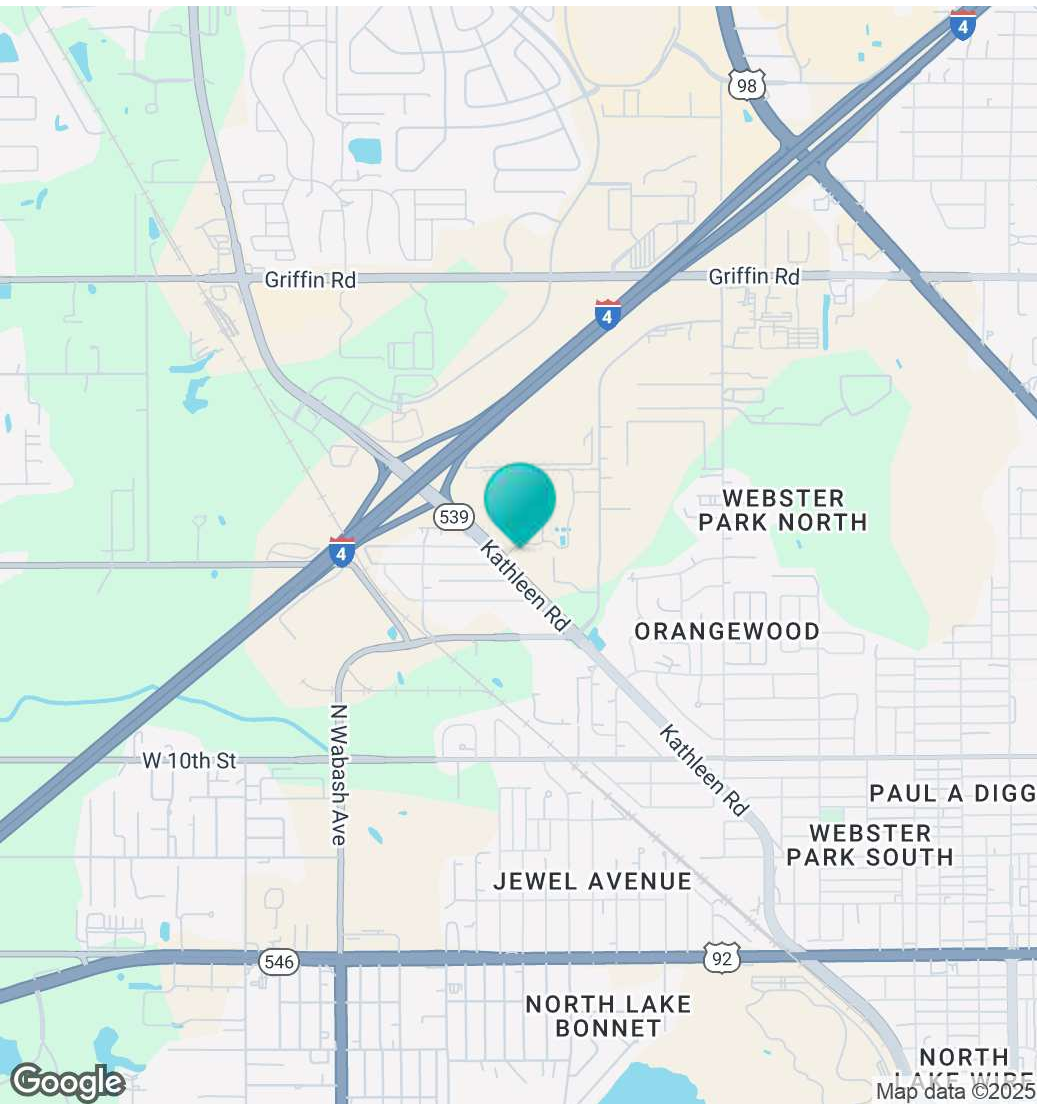
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,671	25,202	54,534
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$55,645	\$65,208	\$74,735
Average House Value	\$190,142	\$213,041	\$247,555

Demographics data derived from AlphaMap



Location Map



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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.