



3825 South Florida Ave.  
Suite 5  
Lakeland, FL 33813

**Phone: 863-619-6740**

**Fax: 863-619-6750**

maria@mahoneygroupinc.com  
www.mahoneygroupinc.com

*Commercial  
Real Estate Services  
From Local to Global  
Since 1998*

For further information  
regarding this property,  
please contact:

**Maria Mahoney,**  
FL, Real Estate Broker  
**863-640-0445**



# 4-Property Development Portfolio

**Lakeland, Florida**  
**Kathleen and Galloway Road Intersection**

**4300 block Kathleen Road, Lakeland, FL 33805**



DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



## 4-Property Development Portfolio

### Kathleen Rd/Galloway Rd Intersection, Lakeland, FL 33805

**PROPERTY ADDRESS:** 4505 N. Galloway Road and 4300 block Kathleen Road, Lakeland, Florida 33805

**PROPERTY LOCATION:** SEC and NEC of Kathleen Road and Galloway Road at lighted intersection, adjacent to Family Dollar and Autozone.

**TYPE PROPERTY:** Vacant land – currently under Ag use/Green Belt.

| SITE | PARCEL                 | ACREAGE       | SIZE       | UTILITIES          | LAND USE –<br>UNINCORPORATED POLK<br>COUNTY                             | ADD'L INFORMATION                                                                                                |
|------|------------------------|---------------|------------|--------------------|-------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| 1    | 23-27-27-000000-044030 | 2.61 ± Acres  | 114,562 SF | Electric and Water | NAC Neighborhood Activity Center Transit Supportive Development Area    | SEC of Kathleen Road and Galloway Road at lighted intersection. Ingress/Egress from Kathleen Road with curb cut. |
| 2    | 23-27-27-010505-000030 | 3.06 ± Acres  | 133,294 SF | Electric only      | NAC Neighborhood Activity Center Transit Support Development Area       | Contiguous to Sites 2, 3 and 4.                                                                                  |
| 3    | 23-27-34-000000-031010 | 5.98 ± Acres  | 260,489 SF | Electric           | Transit Support Development RM/12 Residential/up to 10% commercial use. | Existing median cut on Kathleen Road at Old Kathleen Road intersection. Parcel is contiguous to Site 2.          |
| 4    | 23-27-27-010505-000040 | 16.30 ± Acres | 710,028 SF | Electric. Water    | Preservation Land Use with partial NAC zoning.                          | Access from Galloway Road. Contiguous to Family Dollars and Site 3.                                              |

**TRAFFIC COUNT:** 22,500 AADT

**AD VALOREM TAXES:** Subject to new assessment and corresponding new taxes after sale.

**COMMENTS:** Land portfolio for sale in North Lakeland suitable for retail or multi-family development. Excellent opportunity to capture this growing corner of North Lakeland. Surrounded by major residential developments such as Terra Largo, a 580-unit upscale subdivision with homes from \$200K to \$5M, Hampton Hills, Sunset Lakes, etc. Located approx. 2 miles West of US 98 North/Interstate-4 at Lakeland Square Mall. Shared entrance driveway at Galloway Rd currently ending at Site 2. Large pylon sign on Galloway Road. Flood plain zones vary from A to A/X to X depending on the parcels.

**SALE/PURCHASE PRICE:** \$3,000,000.00 (Average of \$2.45/SF).

**CONTACT INFORMATION:** Maria Mahoney, Lic. RE Broker 863 640-0445 or Will Daniel, Broker-Associate 863 619-6740

DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



## 4-Property Development Portfolio Kathleen Rd/Galloway Rd Intersection, Lakeland, FL 33805



DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



## 4-Property Development Portfolio Kathleen Rd/Galloway Rd Intersection, Lakeland, FL 33805



Copyright © 2022 Drone Elevations, LLC

DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



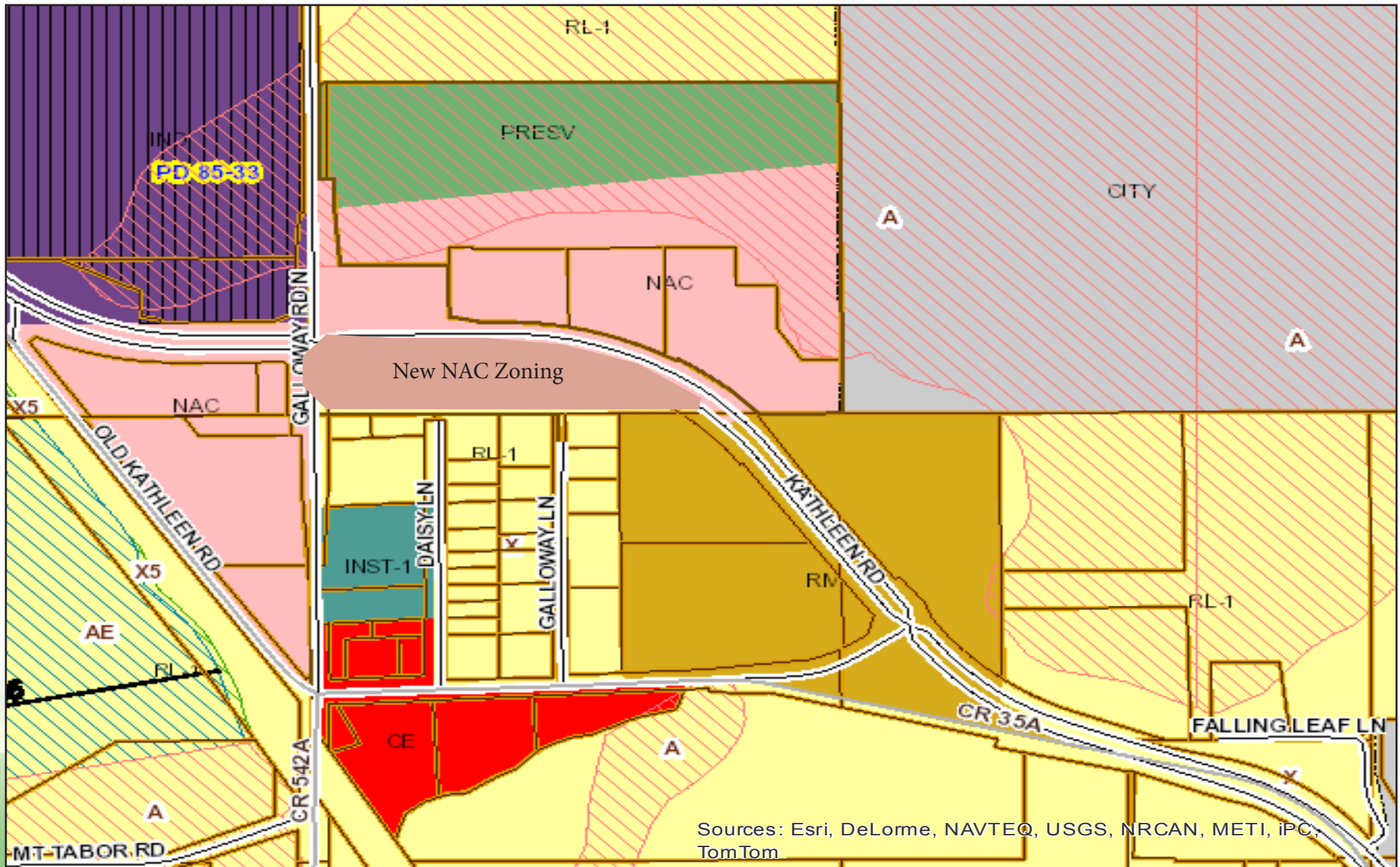
## 4-Property Development Portfolio Kathleen Rd/Galloway Rd Intersection, Lakeland, FL 33805



DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



## 4-Property Development Portfolio Kathleen Rd/Galloway Rd Intersection, Lakeland, FL 33805 Zoning and Land Use



DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



## 4-Property Development Portfolio Kathleen Rd/Galloway Rd Intersection, Lakeland, FL 33805 Aerial Map



4300 block Kathleen Road, Lakeland, FL 33805

DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



## 4-Property Development Portfolio

### Kathleen Rd/Galloway Rd Intersection, Lakeland, FL 33805



DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



## 4-Property Development Portfolio

Kathleen Rd/Galloway Rd Intersection, Lakeland, FL 33805

### Legend

#### Floodplain Watershed Boundaries

 Watershed Boundaries

#### Floodplain Boundaries

 Floodplain

 New Development Areas

 Transition Zones

#### FEMA Flood Data - Areas not yet updated with DFRIM

 A; AE; AH; ANI; AO; VE

#### FEMA Effective Flood Zones (DFIRM)

 A; AE; AH; AO; V; VE

 Floodway Areas In Zone AE

 Zone D (Areas in which flood hazards are undetermined, but possible)

 Zone X (Areas determined to be outside the 0.2% Annual Chance Floodplain)

 Zone X Shaded (0.2% Annual Chance Flood)

 Zone X Shaded (Areas protected from the 1% Annual Chance Floodplain by a levee)

 Open Water

#### Parcels

 Parcels

#### Boundaries

 Northwest Florida Water Management District

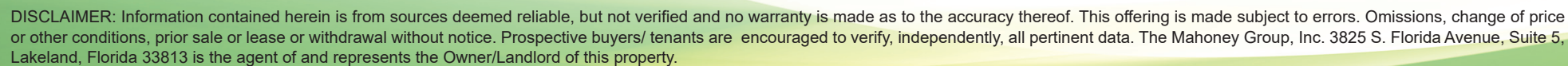
 South Florida Water Management District

 St. Johns River Water Management District

 Suwannee River Water Management District

 Water Management District Boundary

 State Boundary

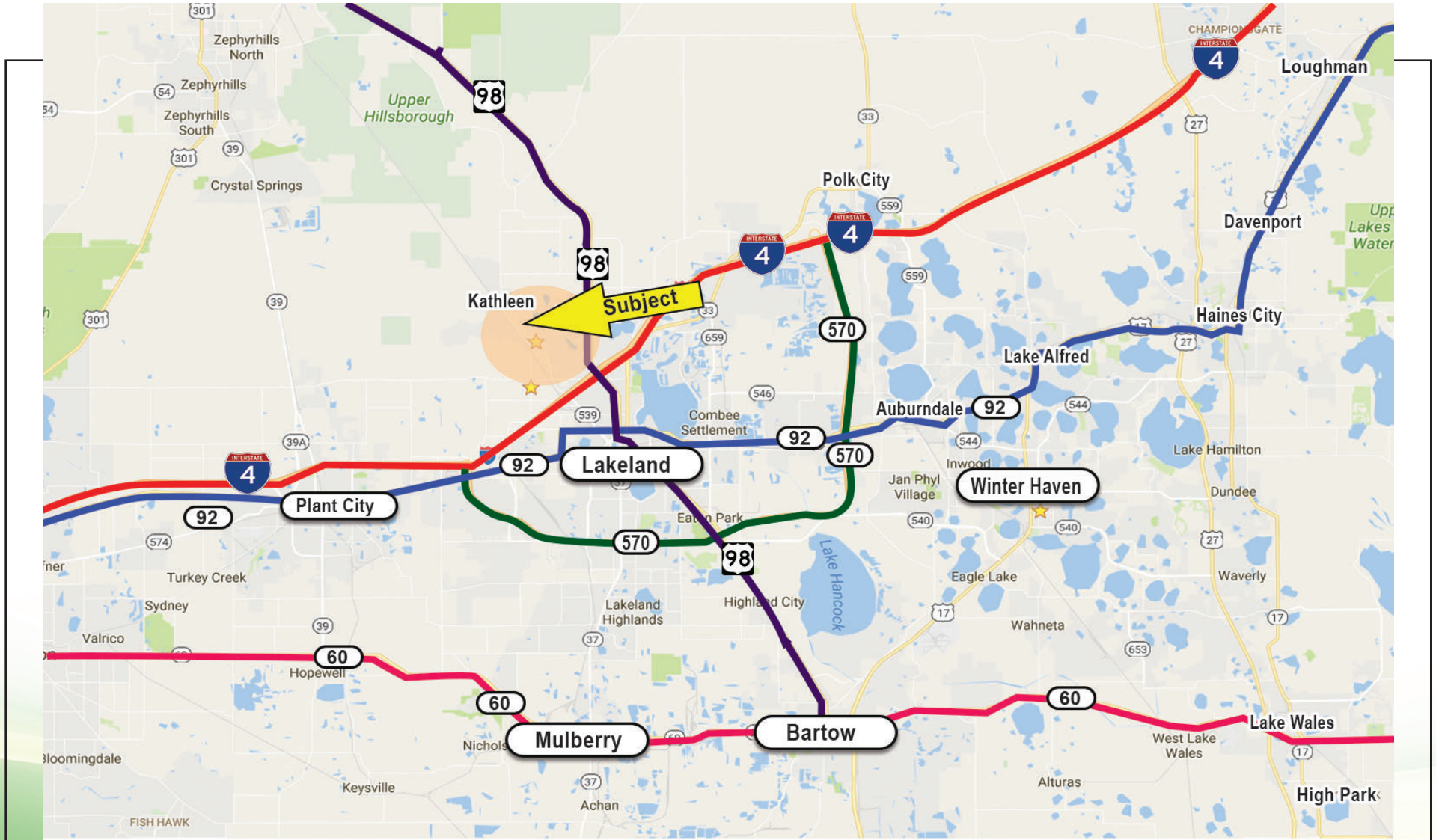




## 4-Property Development Portfolio

### Kathleen Rd/Galloway Rd Intersection, Lakeland, FL 33805

### Location Map



DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.