



**FOR SALE
LAND
\$800,000**

2.48 AC COMMERCIAL SITE ON US HWY 98 N

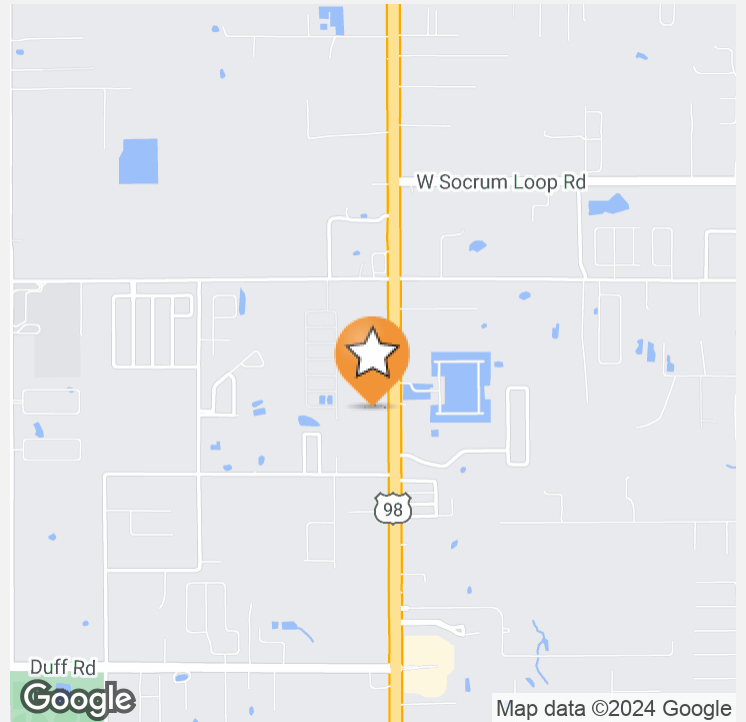
8010 US HWY 98 NORTH, LAKELAND, FL 33810



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**CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881**



VIDEO

OFFERING SUMMARY

Listing Price	\$800,000
Acres	2.84 Acres
County	Polk
Parcel IDs	232711000000022010
Coordinates	28.145068, -81.974603

PROPERTY OVERVIEW

2.48 Acre vacant commercial parcel with 220 feet of frontage on US Hwy 98 N ready for commercial development. Property is located in North Lakeland where residential and commercial development is booming. Future Land Use is LLC- Linear Commercial Corridor allows for commercial, office, institutional and industrial uses. Easy access to Tampa and Orlando via I-4.

PROPERTY HIGHLIGHTS

- 2.48 Acres- High and Dry
- Zoned LCC- Linear Commercial Corridor
- Polk County water and sewer available
- Traffic Counts 39,000 AADT
- 220 Feet of Frontage on US Hwy 98
- 4 miles to Interstate 4

VIDEO

ID#: 1049239



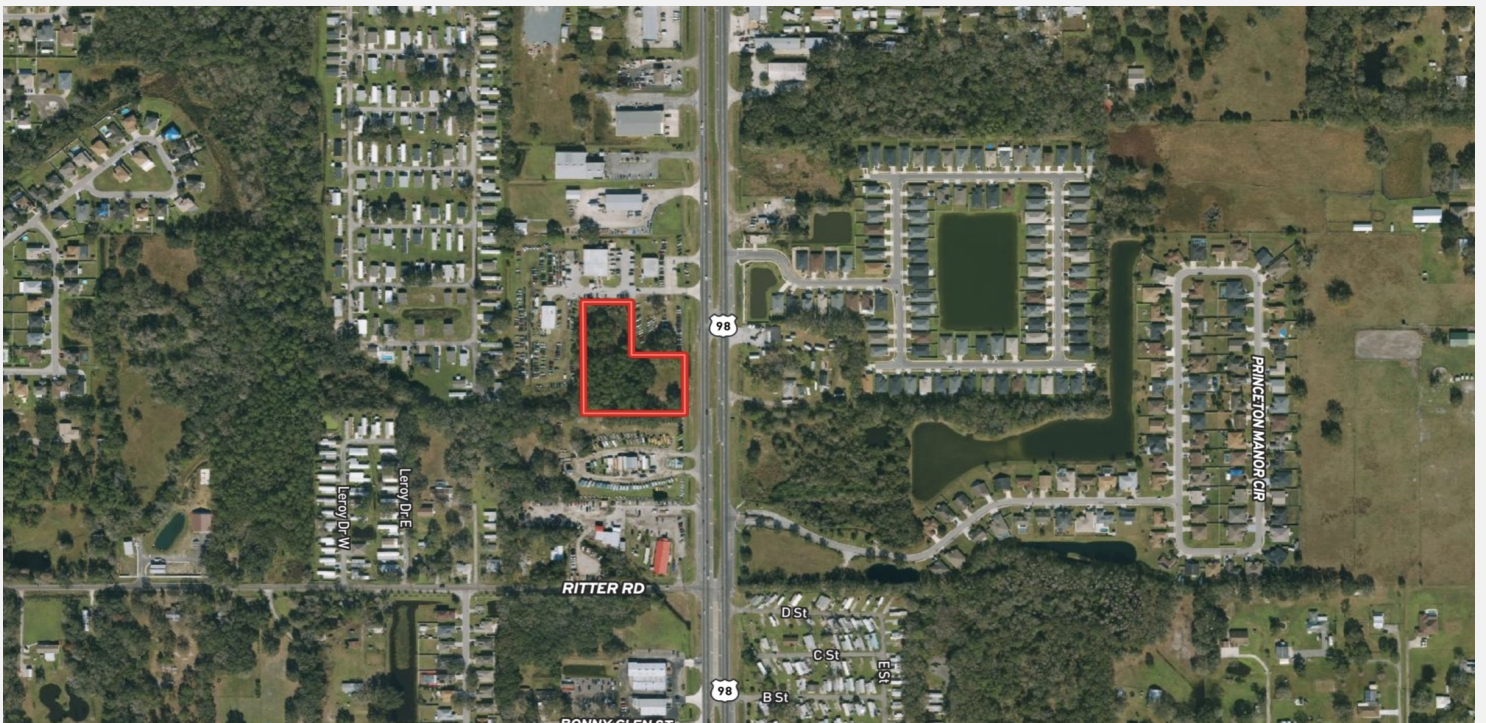
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Additional Photos

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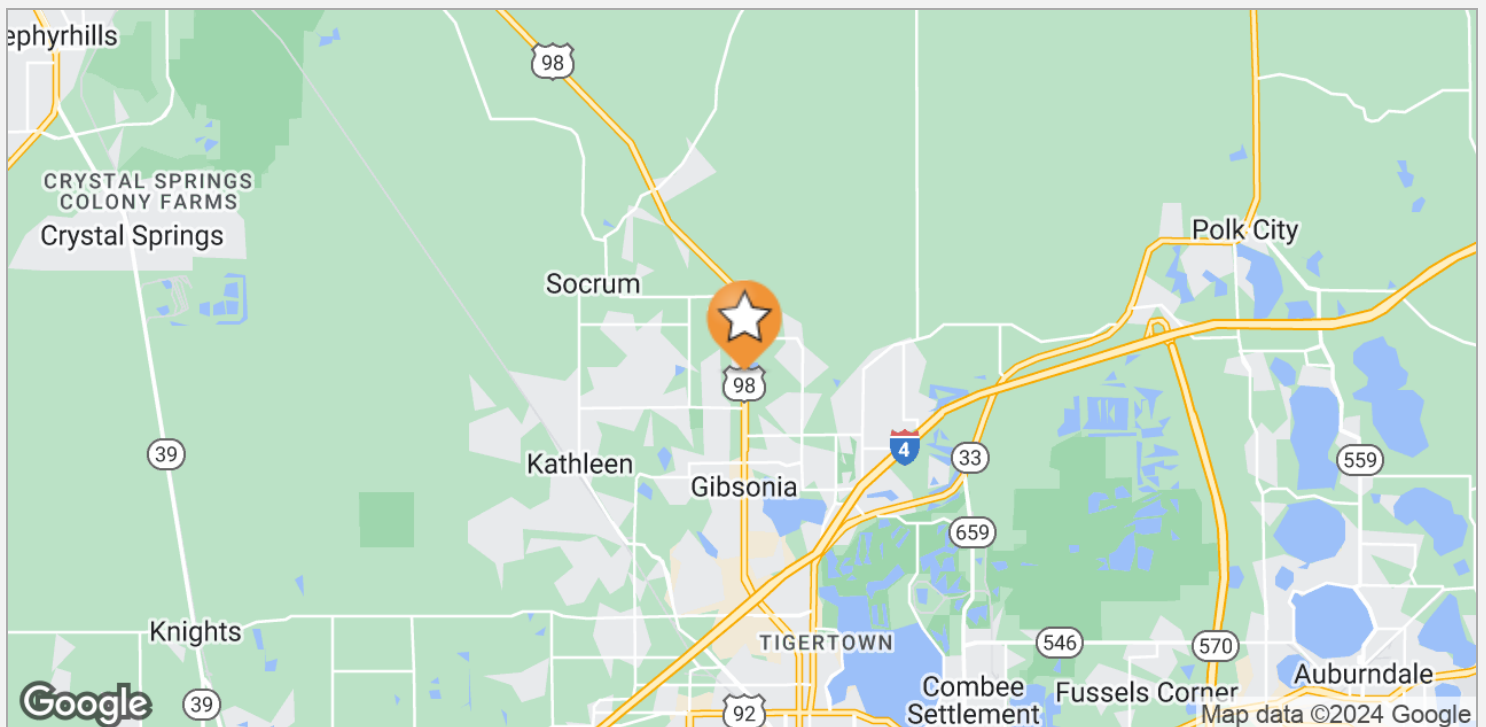
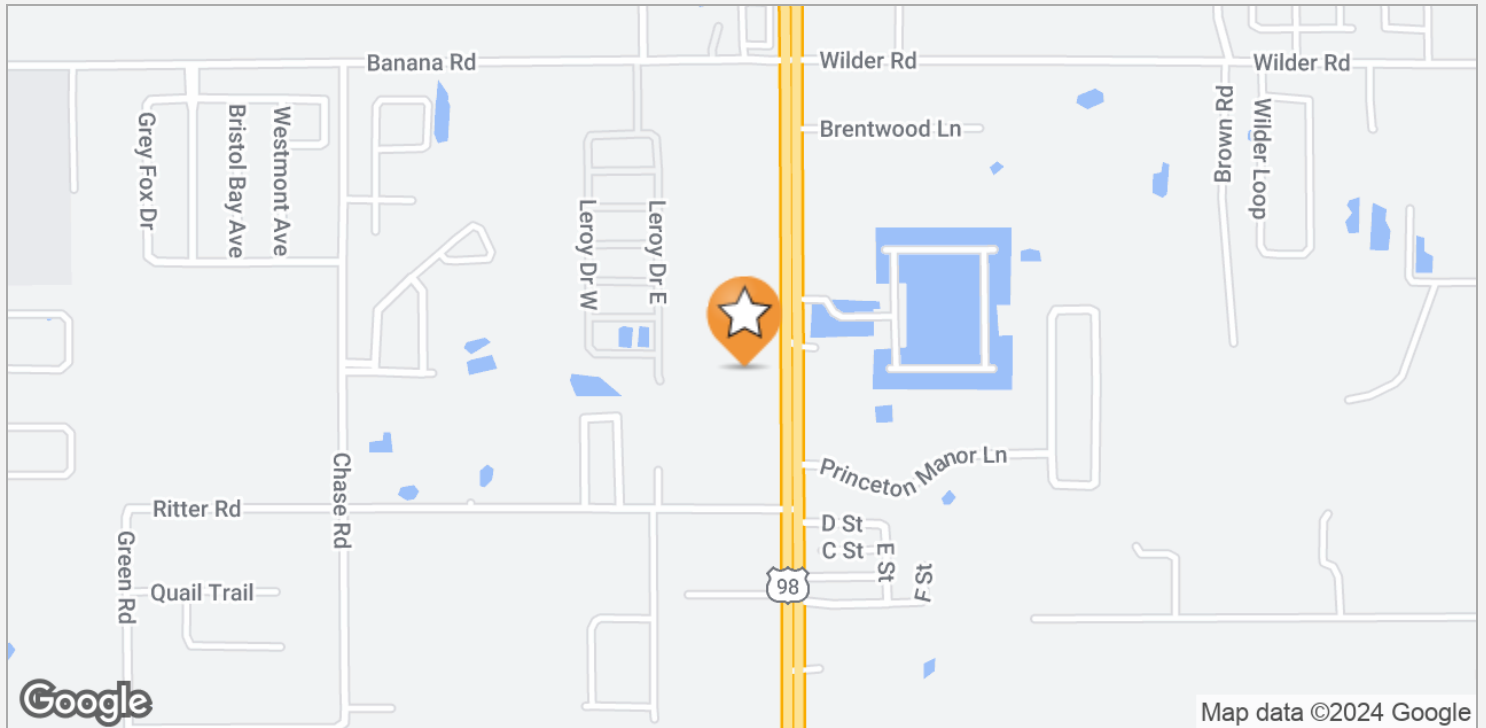
Corporate Office
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Location Maps

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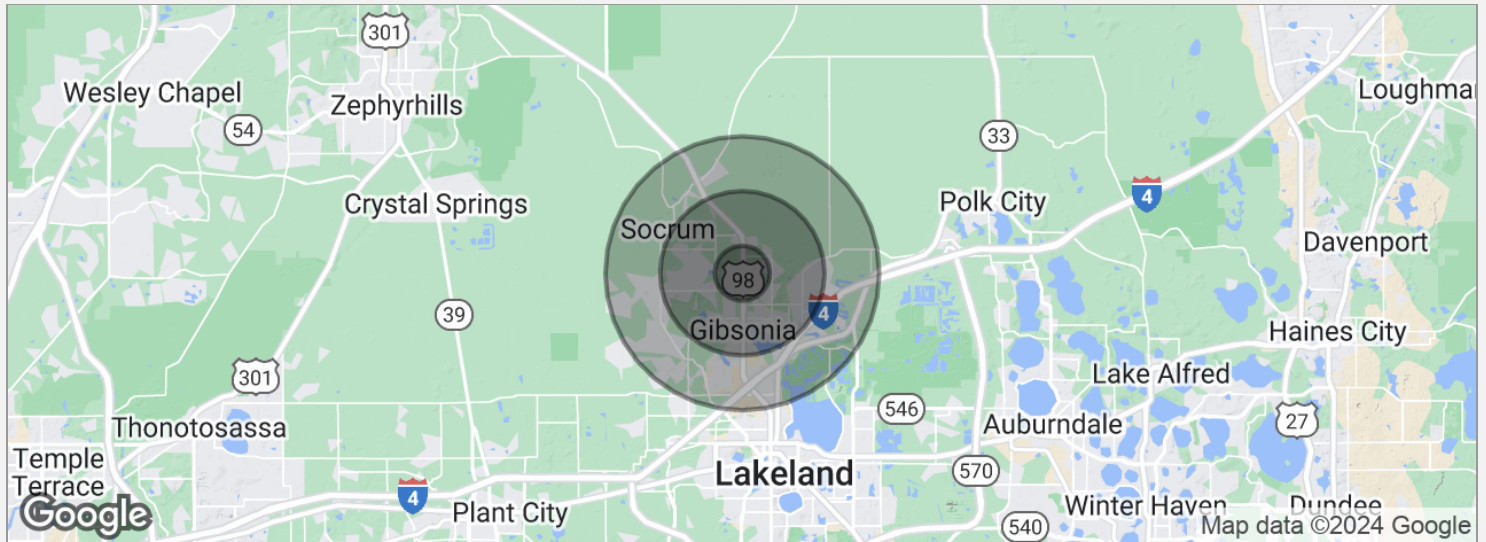
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Demographics Map

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,382	35,692	72,957
Median age	36.5	40.0	40.9
Median age (male)	33.1	37.9	38.9
Median age (Female)	38.6	41.7	42.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,851	13,673	27,819
# of persons per HH	2.9	2.6	2.6
Average HH income	\$58,531	\$58,499	\$58,336
Average house value	\$179,139	\$180,672	\$181,148

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Neil Combee was first elected to the County Commission in 1988 and served until 2004. He was re-elected in the 2020 general election.

Combee, a Polk County native, attended what is now Polk State College and Florida State University. His goal as Commissioner is to preserve the rural character of Polk's unincorporated areas and work to keep the county an affordable place for our residents. During his time at the county, Combee also wants to create a system and schedule for an external review of all operations, which are funded by Polk's taxpayers.

Following his initial service to the Board, he was appointed in 2005 to the governing board of the Southwest Florida Water Management District and served until 2012. Combee subsequently served in the Florida House of Representatives until 2017, when he was appointed by President Donald Trump as state executive director for the United States Department of Agriculture's Farm Service in Florida and the U.S. Virgin Islands.

Background

Born in Polk County

Resides in Lakeland

Wife, Linda, two grown children and three grandchildren and one on the way

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