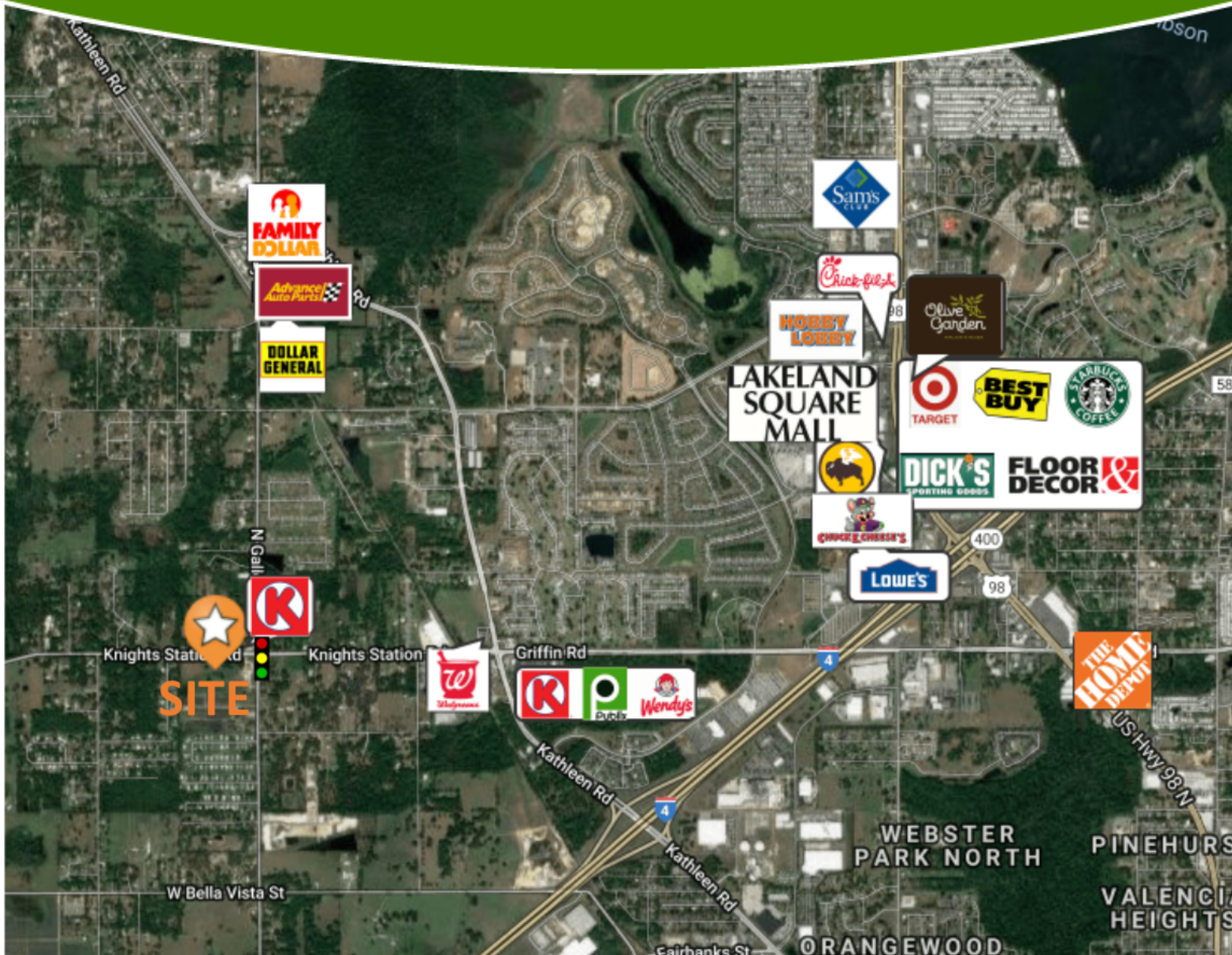


FOR SALE > LAND

\$3,320,000

35+/- ACRES MIXED USE DEVELOPMENT SITE LAKELAND, FL
3020 KNIGHTS STATION RD., LAKELAND, FL 33805



Erin Carden, CCIM
erin@crosbydirt.com
863.604.0564

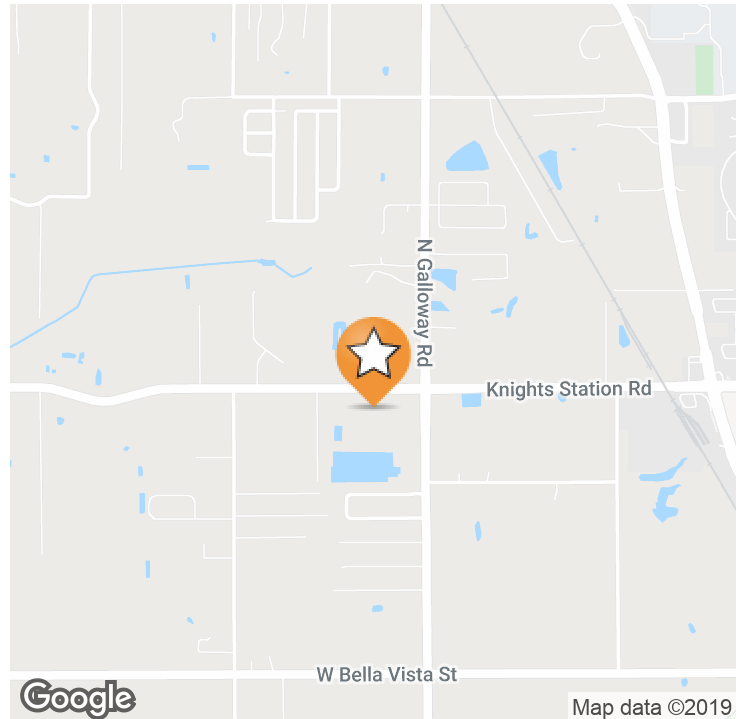
crosbydirt.com

35+/- ACRES MIXED USE DEVELOPMENT SITE LAKELAND, FL

3020 Knights Station Rd., Lakeland, FL 33805

Executive Summary

2



OFFERING SUMMARY

Sale Price:	\$3,320,000
Lot Size:	35.0 Acres
Zoning:	Commercial/ Residential Development
Traffic Count:	19,500
Price / SF:	\$2.18

PROPERTY OVERVIEW

Exciting Mixed Use Development Opportunity located in Lakeland, FL which is forecasted to be the No. 1 housing market in the United States according to the National Association of Realtors, Jan. 2019. 35 Acres MOL at the intersection of Knights Station Rd. & N. Galloway Rd. Approximately 8.6 acres offered for commercial use such as offices, grocery stores, drugstores, banks and community facilities. 26 acres MOL is single family residential. Polk County Planning Department has indicated a planned residential development would be approved for a density between 3 and 7 units per acre.

PROPERTY HIGHLIGHTS

- Commercial 8.6 acres MOL available separately at \$250,000/acre.
- Residential 26 acres MOL available separately at \$45,000/acre.
- Located in No. 1 housing market in the country, Jan. 2019.
- Hard Corner at Lighted Intersection
- 9,200 AADT on Knights Station Rd.
- 10,300 AADT on N. Galloway Rd.
- City of Lakeland water lines at the site.
- Less than 1 mile to Publix Shopping Center.

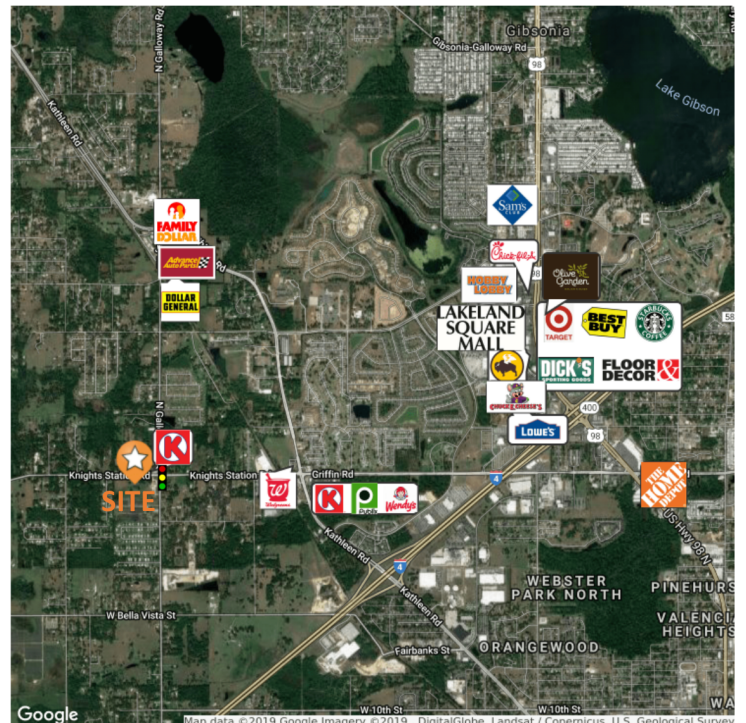
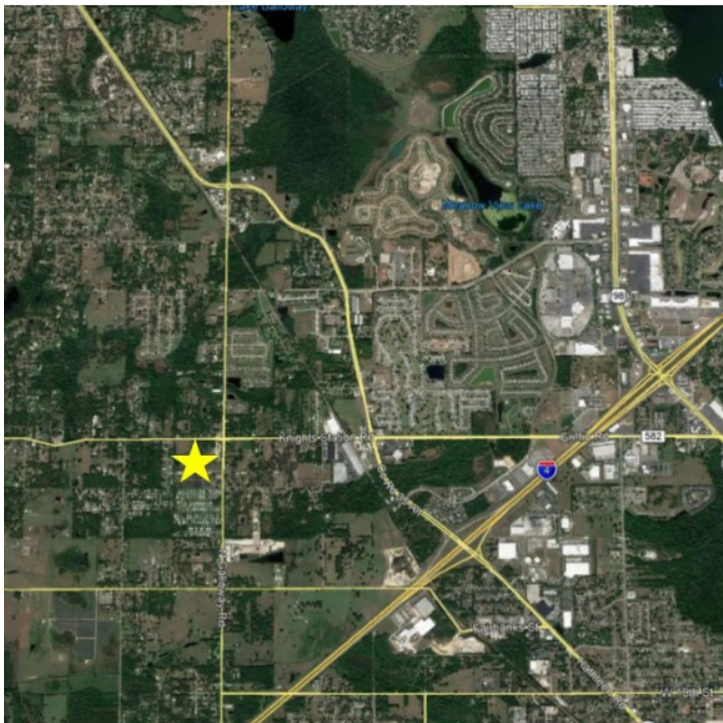
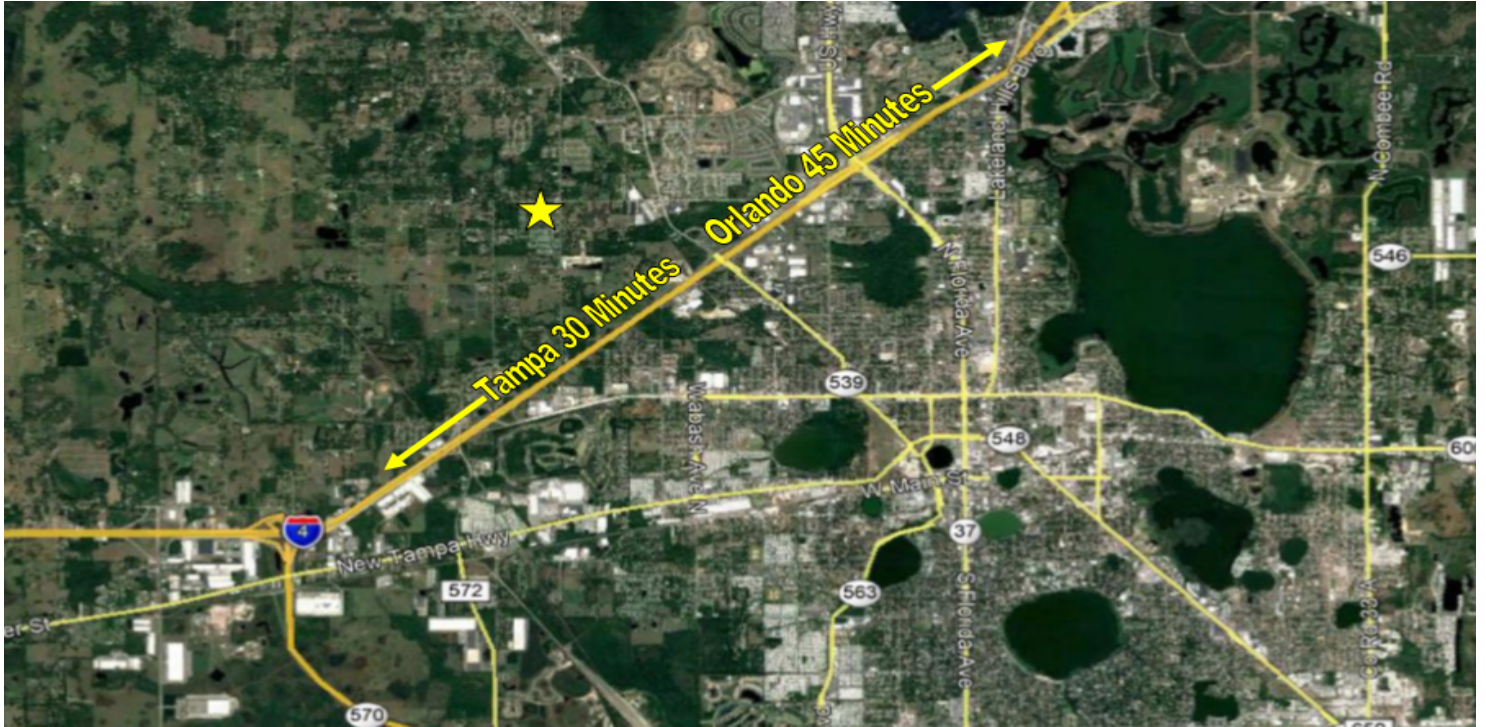
ID#: 438777

35+/- ACRES MIXED USE DEVELOPMENT SITE LAKELAND, FL

3020 Knights Station Rd., Lakeland, FL 33805

Additional Photos

3



ID#: 438777

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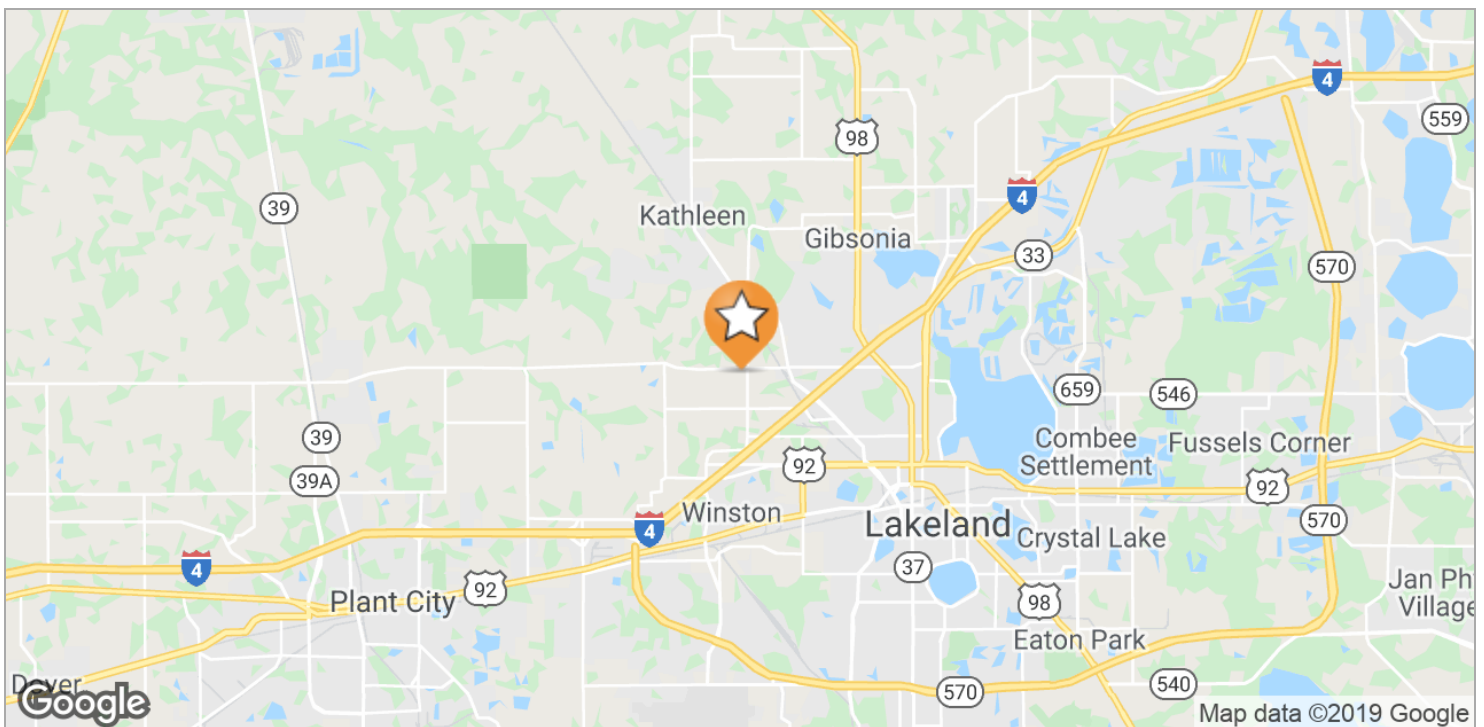
crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600

35+/- ACRES MIXED USE DEVELOPMENT SITE LAKELAND, FL

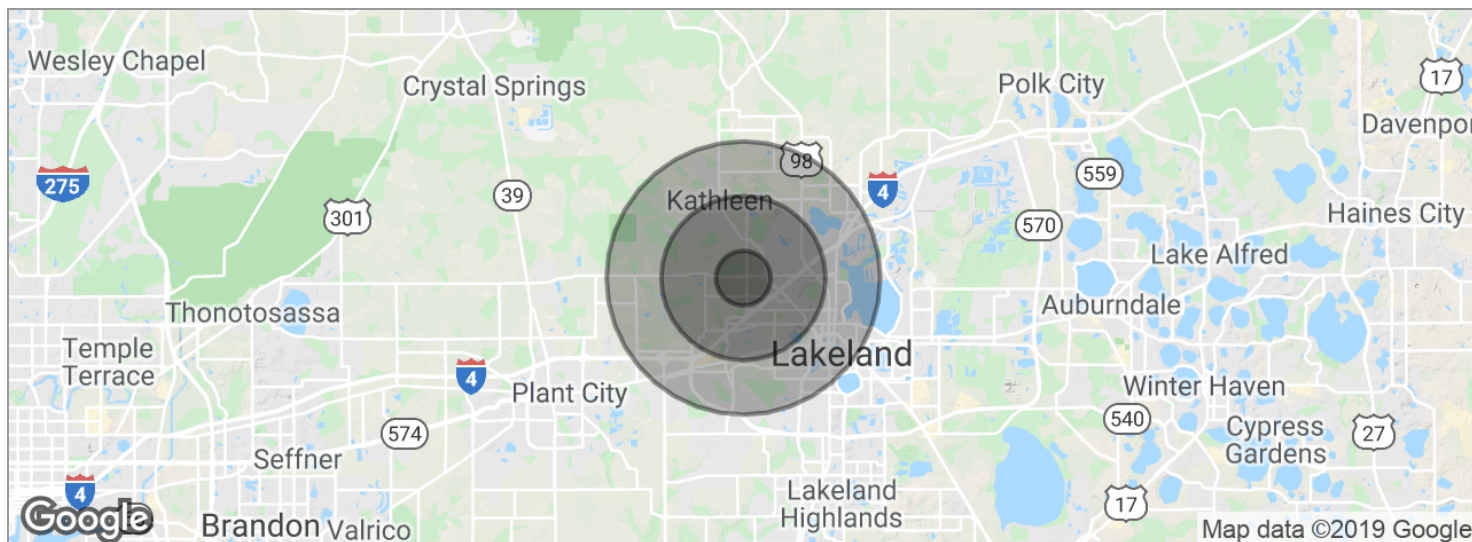
3020 Knights Station Rd., Lakeland, FL 33805

Location Maps

4



ID#: 438777



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,495	35,576	99,917
Median age	37.1	38.4	38.9
Median age (male)	35.3	36.0	36.4
Median age (Female)	38.5	40.9	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	857	13,307	38,676
# of persons per HH	2.9	2.7	2.6
Average HH income	\$51,566	\$50,433	\$49,774
Average house value	\$160,719	\$142,237	\$147,545

* Demographic data derived from 2010 US Census

ID#: 438777