

# JUST LISTED!

## S WESTGATE AVE

📍 1461 S Westgate Ave, Lakeland, FL 33803

### INVESTMENT HIGHLIGHTS

- Zoning In-Place to Develop Multifamily up to 227 Units
- Convenient Access to Major Connectors Such As I-4 (6.7 Mi) & Polk Parkway (2.6 Mi)
- Easy Drive to Downtown Lakeland (2.1 Mi), Starbucks (2.4 Mi) Lakeside Village Mall (2.5 Miles), Target (2.7 Mi), Walmart Supercenter (3.4 Mi), Wawa (5.0 Mi), Lowes (6.3 Mi), and Sam's Club (6.4 Mi)

### INVESTMENT DETAILS

Price	\$2,200,000
Maximum # of Units	227
Lot Size	18.96 AC
Zoning	Multifamily (MF-12)
Future Land Use	Residential Medium





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**The Caroline**  
 Avg Asking/SF: \$1.64  
 Occupancy: 95%  
 Units: 228  
 Year Built: 2022

**Mirrorton**  
 Avg Asking/SF: \$1.91  
 Occupancy: 81%  
 Units: 305  
 Year Built: 2021

**Royal Oak Apartments**  
 Avg Asking/SF: \$1.89  
 Occupancy: 99%  
 Units: 22  
 Year Built: 2022

**Valencia at The Park**  
 Avg Asking/SF: \$1.92  
 Occupancy: 38%  
 Units: 32  
 Year Built: 2024

**The Gardens**  
 Avg Asking/SF: \$2.22  
 Occupancy: 91%  
 Units: 90  
 Year Built: 2021

**Welcome Canary**  
 Avg Asking/SF: \$2.05  
 Occupancy: 61%  
 Units: 160  
 Year Built: 2024

**The Lakes at Laurel Highlands**  
 New Single-Family Construction

**Lakeside Village**

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