

Trail Oaks Opportunity for Development

0 Trail Oaks Ln. Lakeland FL 33810

\$350,000

Lot Size
34.5 Acres

Price/Acre
\$10,145

An exceptional opportunity to own **34.5 acres of land** in the highly desirable **Kathleen area of North Lakeland, Florida**. This large tract, located on Trail Oaks Lane, is priced at **\$350,000** and offers tremendous potential for future residential development.

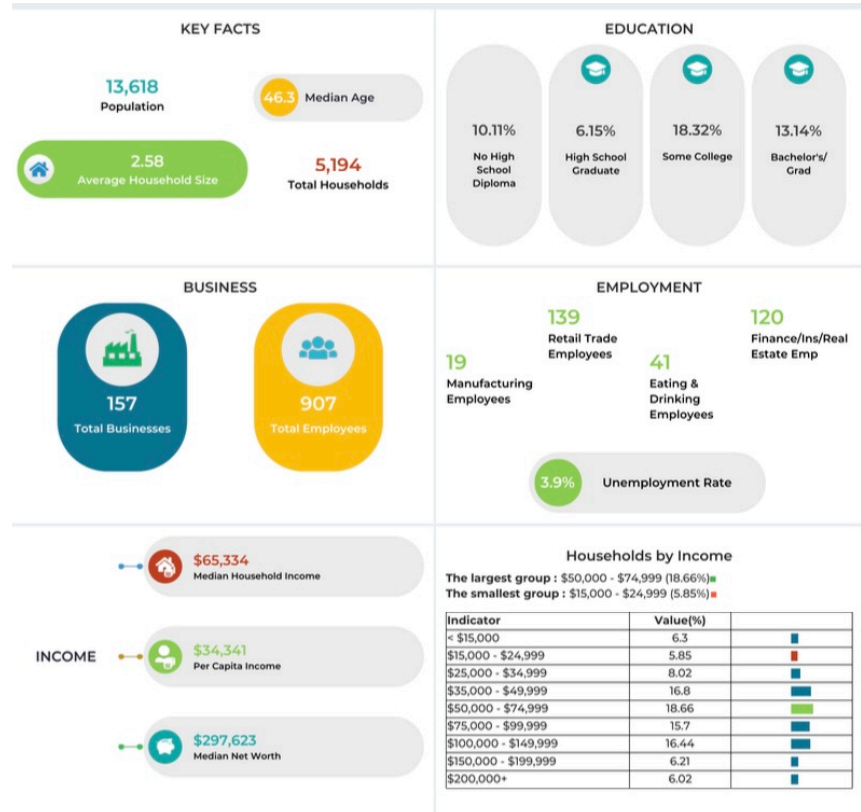
The property is zoned **RS (Residential Suburban)** by both **State Code (0999)** and **County Code (9925)**, with a designated land use of **Vacant Residential**. Although approximately **97% of the land is wooded wetlands**, zoning and classification regulations open the door to development with proper environmental and governmental approvals.

Lakeland is one of the fastest-growing markets in Central Florida, strategically positioned between **Tampa and Orlando**. The Kathleen area, in particular, has seen strong residential growth and increasing demand for new housing options. This property places you in the path of progress, surrounded by established communities, schools, shopping, and major transportation corridors.

Investment Potential

- **Zoning:** Residential Suburban (RS)
- **Land Use:** Vacant Residential (State Code 0999 | County Code 9925)
- **Size:** 34.5 acres (1.5M sq. ft.)
- **Topography:** Primarily wooded wetlands (97%)
- **Development Opportunity:** Potential for residential community with proper permits, environmental studies, and authorization.

This site presents a **long-term investment opportunity** for visionary developers, builders, or land investors looking to position themselves in a rapidly expanding market.



Karen Myers
realtorkmyers@gmail.com
(863) 651- 4636

Brent Morse
BrentLMorse@Gmail.com
(407) 463-6952

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MYERS REALTY
304 E Park St Auburndale FL
(863) 875-5656