



7.5 AC Parcel With Industrial Rezoning

Old Tampa Highway, Lakeland, FL 33803



💰 Purchase Price: **\$1,999,000**

📏 Lot Size: **7.5 Acres**

✅ Available: **Now**

Jeff Clapacs

Vice President

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Jeff@cprteam.com ✉





Old Tampa Highway, Lakeland, FL 33803

New land development opportunity at Old Tampa Highway and Gay Road in Lakeland, Florida. This **7.5-acre parcel is zoned Residential Low-4** in Polk County, **allowing up to 54 units**. Near I-4, the property offers potential rezoning opportunities, with surrounding uses including Industrial (IND), Business Park Center (BPC) and Commercial Enclave (CE).

Located within a few miles of Publix, Amazon, IKEA, Tesla, Rooms To Go and Lakeland Airport, in one of the nation's fastest-growing areas for business and population.

Two additional off-market sites of 20+ acres are available within a half mile.

Highlights



Close Proximity to Interstate-4



3 Miles from the Lakeland Airport



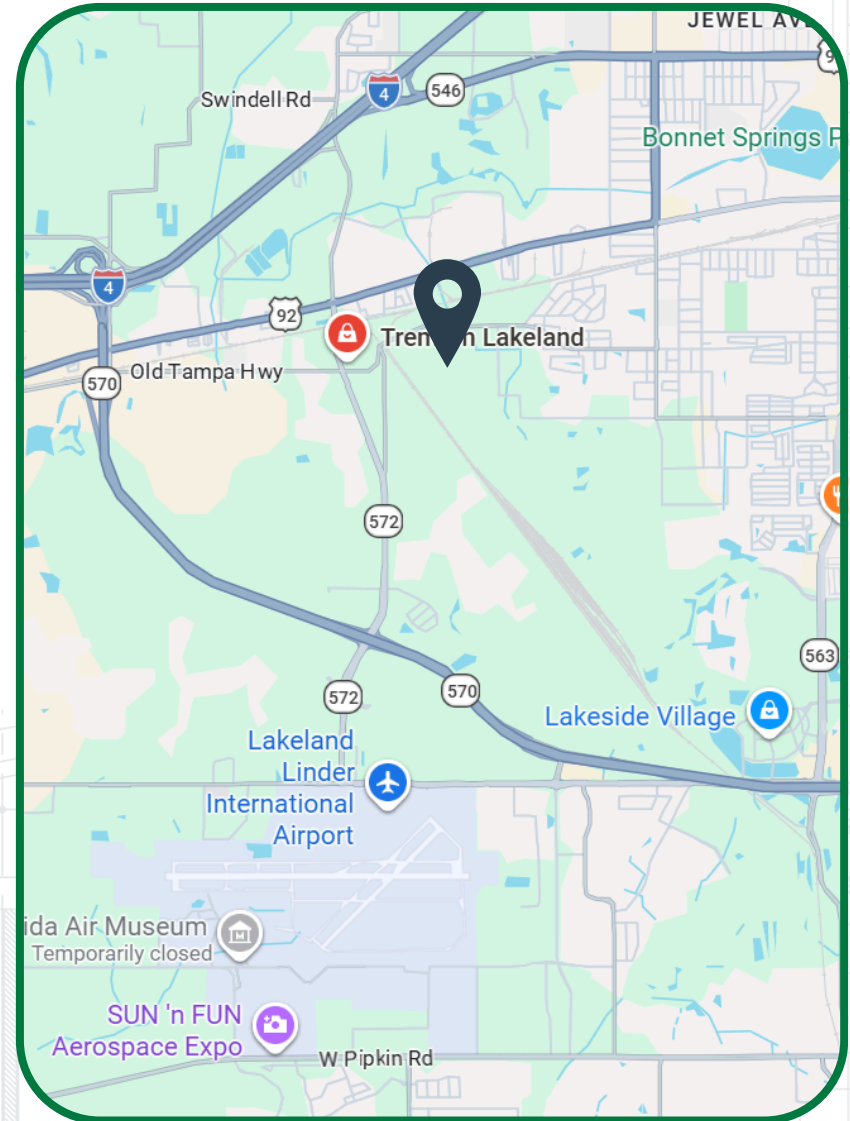
Potential Rezoning for Industrial or Business Park



**L4 - Up to 54 Units.
Potential rezoning for industrial Use.**



Two 20+ Acre Sites Available Off-Market within a half mile



*Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions.*

Listing Agent



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Jeff Clapacs, **Vice President at Commercial Partners Realty**, specializes in **industrial, land and investment opportunities** across Pinellas County and Greater Tampa Bay. CPR's 2024 and 2025 Top Producer, he has earned two TBBJ BRED Awards, multiple FGCR awards, regional Chamber honors and two NAIOP Deal of the Year nominations.

Jeff holds a Master's in Sports Leadership from Duquesne and spent 12 years coaching Division I basketball at LSU, Arkansas State, Bowling Green, ETSU, St. Bonaventure and Bethune Cookman. His experience at **Brown & Brown and USI added financial and risk-management expertise.**

He supports Big Brothers Big Sisters and 100 Good Guys St. Pete, serves on the CCIM board, and participates in NAIOP, ULI, REIC, SOREP, FGCR, BAMA and three local Chambers.

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