

14270 US Highway 98 North

Kathleen, FL 33849



PROPERTY DESCRIPTION

This 8.48-acre parcel is located at the corner of US Highway 98 and Old Dade City Road, just south of the County Road 54 intersection. Currently zoned Agricultural and perfectly suited for a private homesite, the property also holds potential for commercial rezoning. US Highway 98 is in process of being expanded to 4 Lanes. US 98 to realigned with SR 52 / Clinton through the new MPUD Planned Community Crosswinds, 754 Single Family Homes planned and 554 Townhomes.

PROPERTY HIGHLIGHTS

- Drive times: 25 minutes to DT Lakeland, 45 minutes to DT Tampa, 1 hour to DT Orlando, 1 hour to The Villages
- AADT: 12,000
- Approx. 3 acres of flood zone.
- 14 miles to I-4 Exit Via Us98
- 16 Miles to I-75 Via Sr52

OFFERING SUMMARY

Sale Price:	\$400,000		
Lot Size:	8.48 Acres		
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	337	1,527	40,455
Total Population	888	3,527	94,800
Average HH Income	\$78,469	\$73,148	\$74,243

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4TH FASTEST-GROWING COUNTY IN THE NATION

1ST
FASTEST-GROWING COUNTY IN FLORIDA

CENTRAL FLORIDA DEVELOPMENT COUNCIL

Polk County's Economic Development Partnership

The graphic features a map of Central Florida with Lakeland highlighted. It includes labels for Tallahassee, Jacksonville, Orlando, Tampa, and Miami. A large yellow outline of the state of Florida is overlaid, with Lakeland marked as the 1st fastest-growing county. The Central Florida Development Council logo and the Polk County's Economic Development Partnership text are at the bottom.

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LOCATION DESCRIPTION

Founded in 1882 by land developer Abraham Munn and incorporated in 1885, Lakeland has built upon its historic character, heritage, philanthropy and volunteerism, offering its residents and visitors a true sense of place. From its pedestrian friendly downtown to quiet picnics on the shore of one of its lakes, Lakeland has something to offer each of its diverse residents and visitors.

Lakeland is home to over 100,000 residents who experience a quality of life supported by a variety of arts and cultural opportunities. With many museums, theatres and several structures that appear on the National Register of Historic Places, Lakeland is also proud to boast the nation's largest single-campus collection of Frank Lloyd Wright architecture.

Lakeland's top industries are manufacturing, distribution, health care and tourism. Lakeland distinguishes itself as a business friendly city with outstanding quality of life, diverse culture, available skilled workforce and low labor costs. In addition, our location along the Interstate 4 (I-4) corridor between Tampa and Orlando, access to a variety of colleges and universities within our city, close proximity to ports and two international airports, and the cost of doing business, make Lakeland a great place to live and work.



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