

# GATEWAY TO GROWTH: I-4 CORRIDOR DEVELOPMENT OPPORTUNITY

SEC Bay Lake Resort Blvd & SR 559 | Polk City, FL 33868

1.88 Acres of Land - Minutes from Orlando & Lakeland with High-Visibility I-4 Frontage



LQ Commercial  
REAL ESTATE SERVICES

LQCRE.COM



CALL FOR  
PRICE

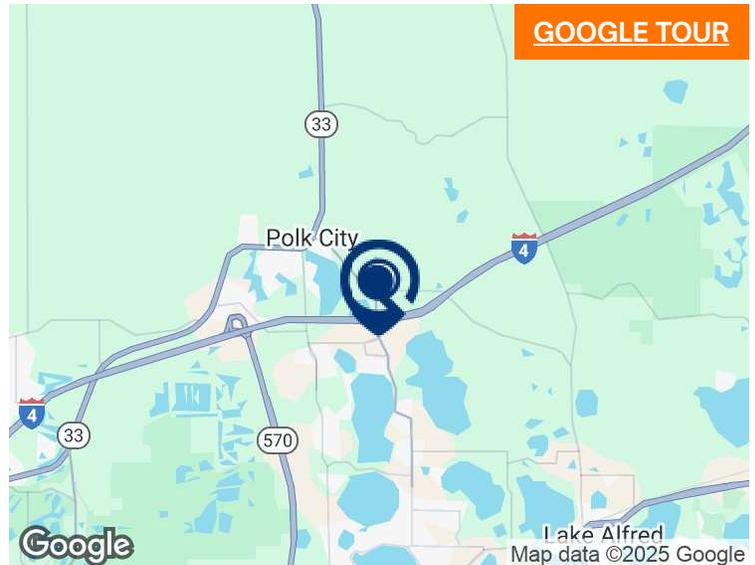


1.88 ACRES  
USEABLE



24.87  
TOTAL ACRES

- Location: SE corner of I-4 & SR 559, adjacent to Love's Truck Stop
- Development Potential:
  - o Utilities Available
  - o Fully serviced land ready for development
  - o Road Frontage – 483 +/- FT along SR 559
  - o High Traffic Exposure
  - o Excellent visibility along I-4 and SR 559
- Market & Investment Appeal:
  - o Proximity to Orlando & Lakeland
  - o Easy access to major highways and attractions
  - o Expanding Polk County
  - o Increasing demand for commercial and residential development
  - o Growing Traffic Flow – High daily vehicle counts support business success.



[PROPERTIES.LQCRE.COM/POLK-CITY-LAND](https://PROPERTIES.LQCRE.COM/POLK-CITY-LAND)



5-MILE POPULATION  
**33,668**



5-YR POP. INCREASE  
**6.6%**



5-MILE AVG INCOME  
**\$116,799**



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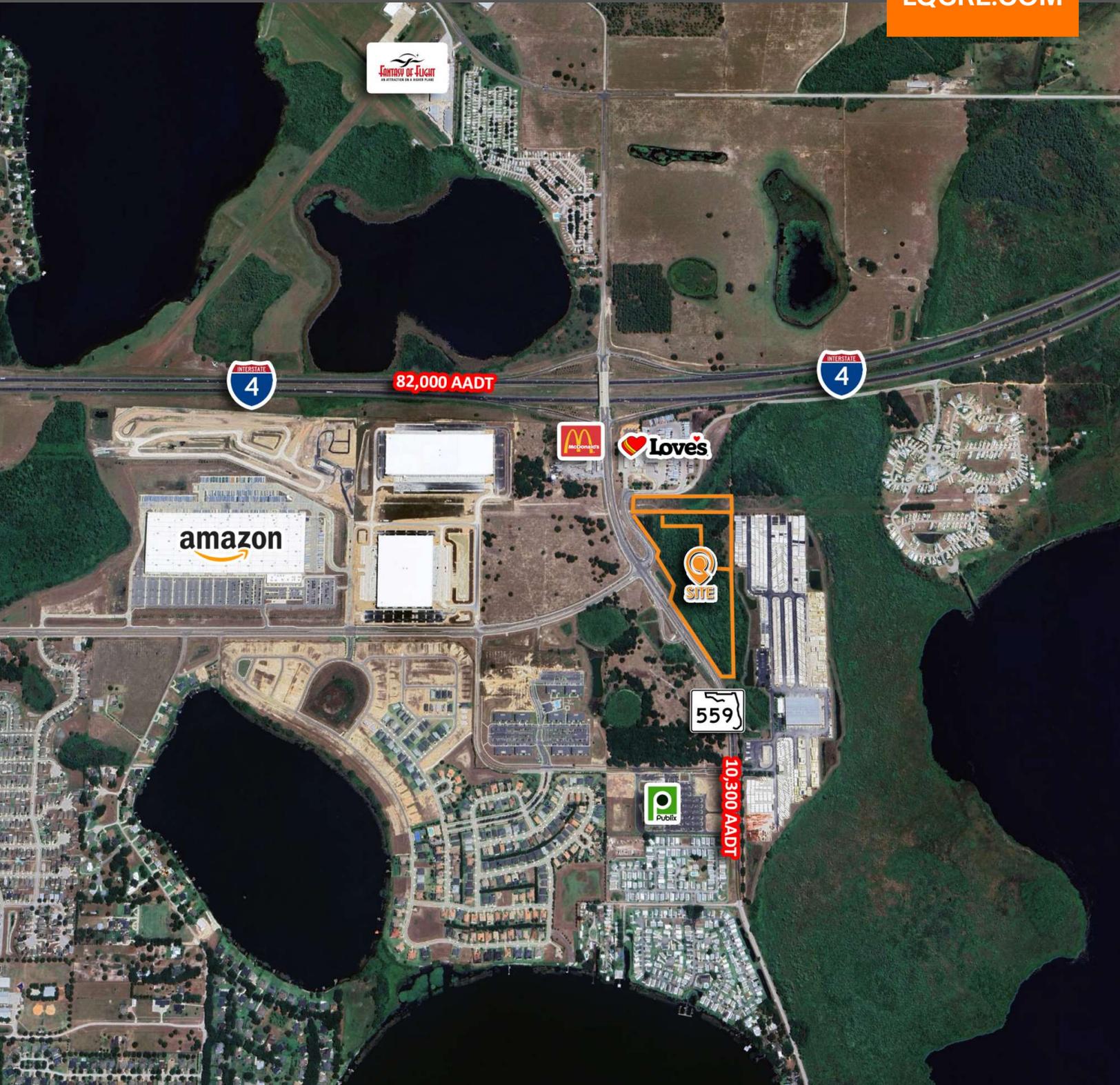
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