



OFFERING MEMORANDUM

1.76 Acres
Net
Commercial
Land

Princeton Manor Lane & US Hwy 98
Lakeland, FL 33809

Tara Nye
Managing Partner
C: 813.293.0485
tara@nyecommercial.com

Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com



Property Summary



PROPERTY DESCRIPTION

NYE Commercial Advisors proudly presents this 1.76 ac. lot of commercial Land located on US Highway 98 North of I-4 in Lakeland, FL. Commercial zoning gives a variety of new development opportunities for the future buyers. This area includes a mix of commercial uses including anchored and un-anchored shopping centers, free standing retail buildings, office developments, gas stations, and restaurants.

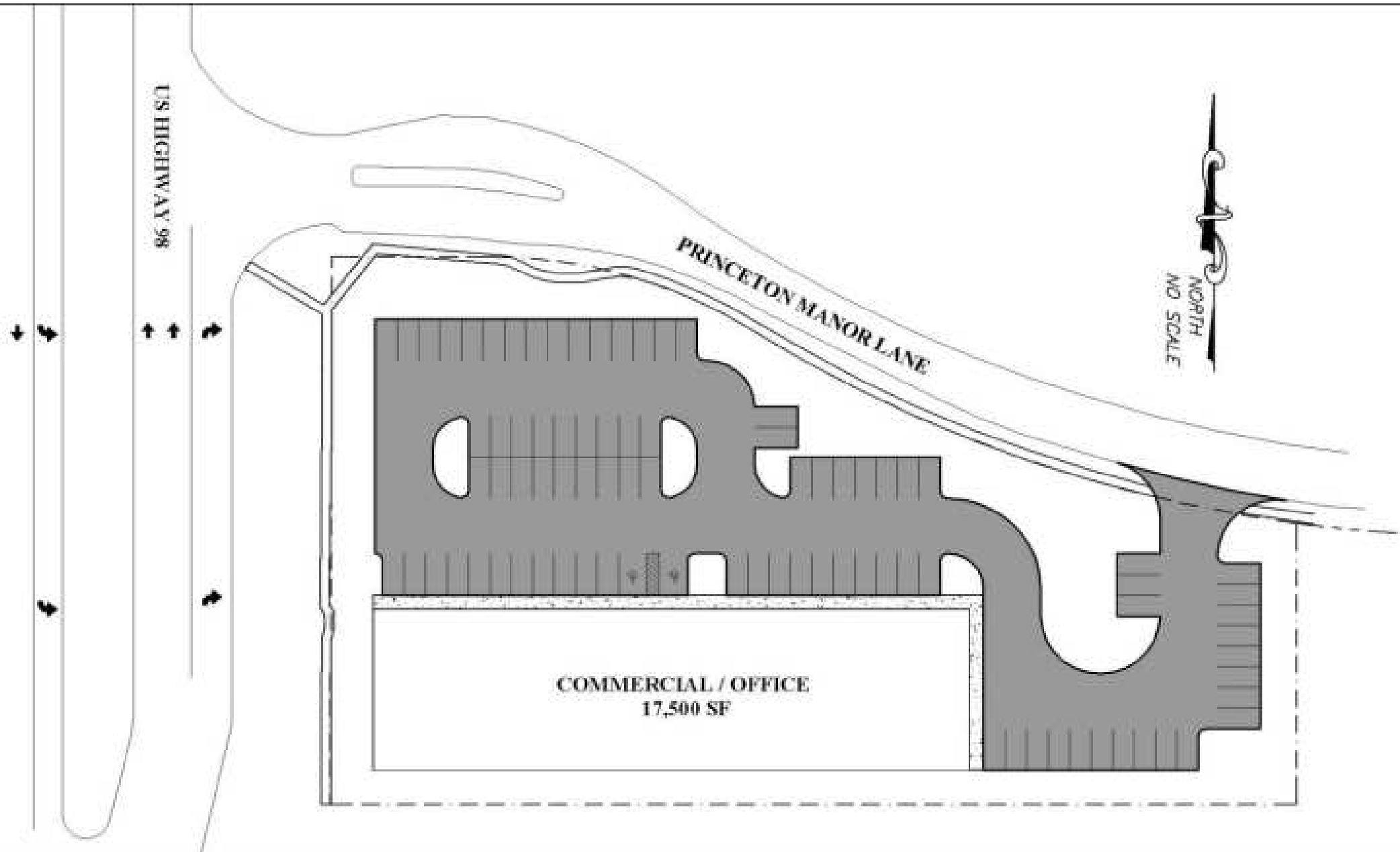
PROPERTY HIGHLIGHTS

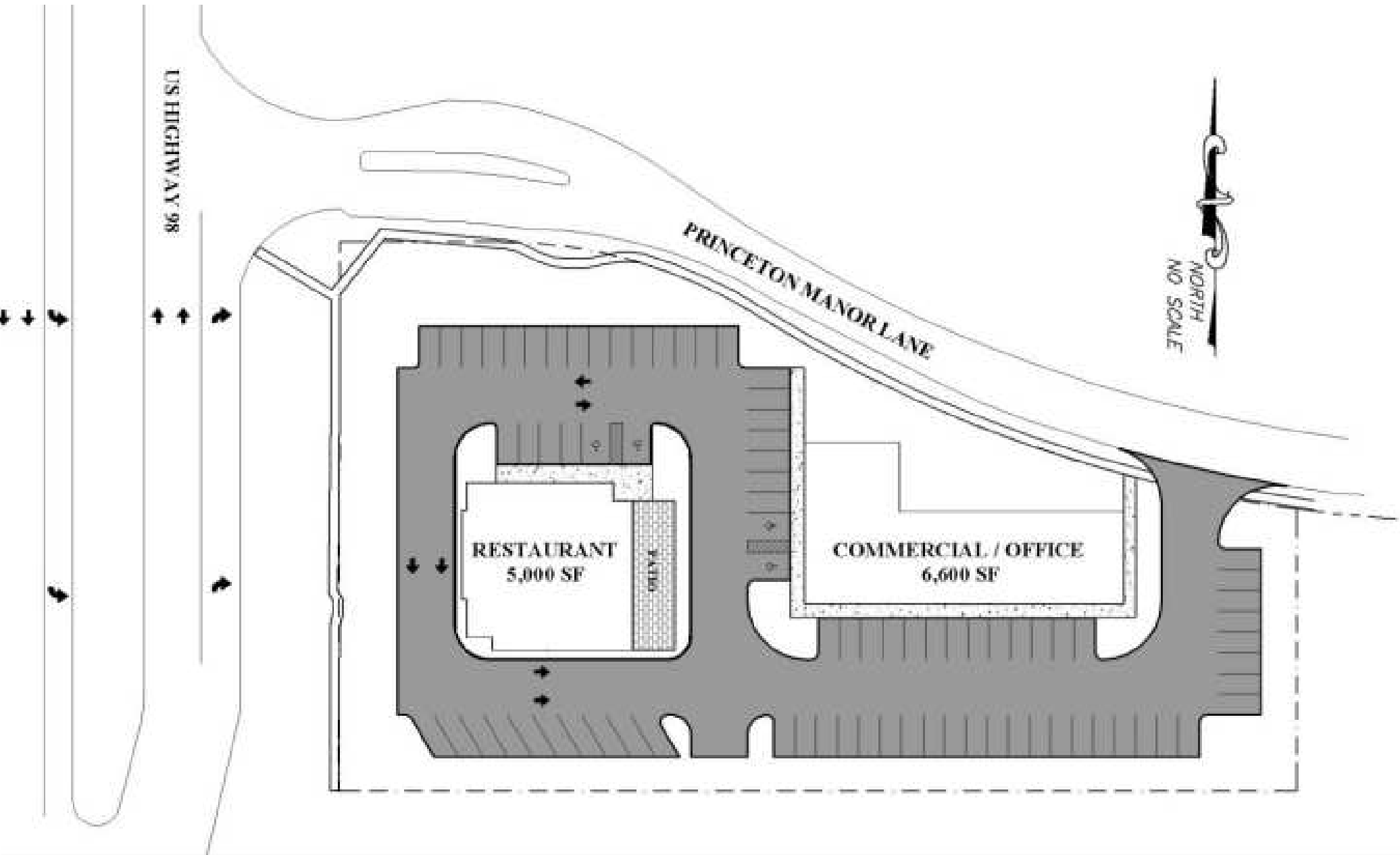
- Retail Ready Development
- A Commercial Zoning (LCC; Linear Commercial Corridor) allows for a Variety of Uses, Including Retail, Restaurants, Self-Storage, Car Washes, Medical Offices, and Banks
- Plat Approved by the County; Up to 70% Impervious Surface on Site
- Property has Off-Site Retention for All Future Development; Utilities are Stubbed
- 100% of the Site is Uplands
- No Wetlands, High and Dry

OFFERING SUMMARY

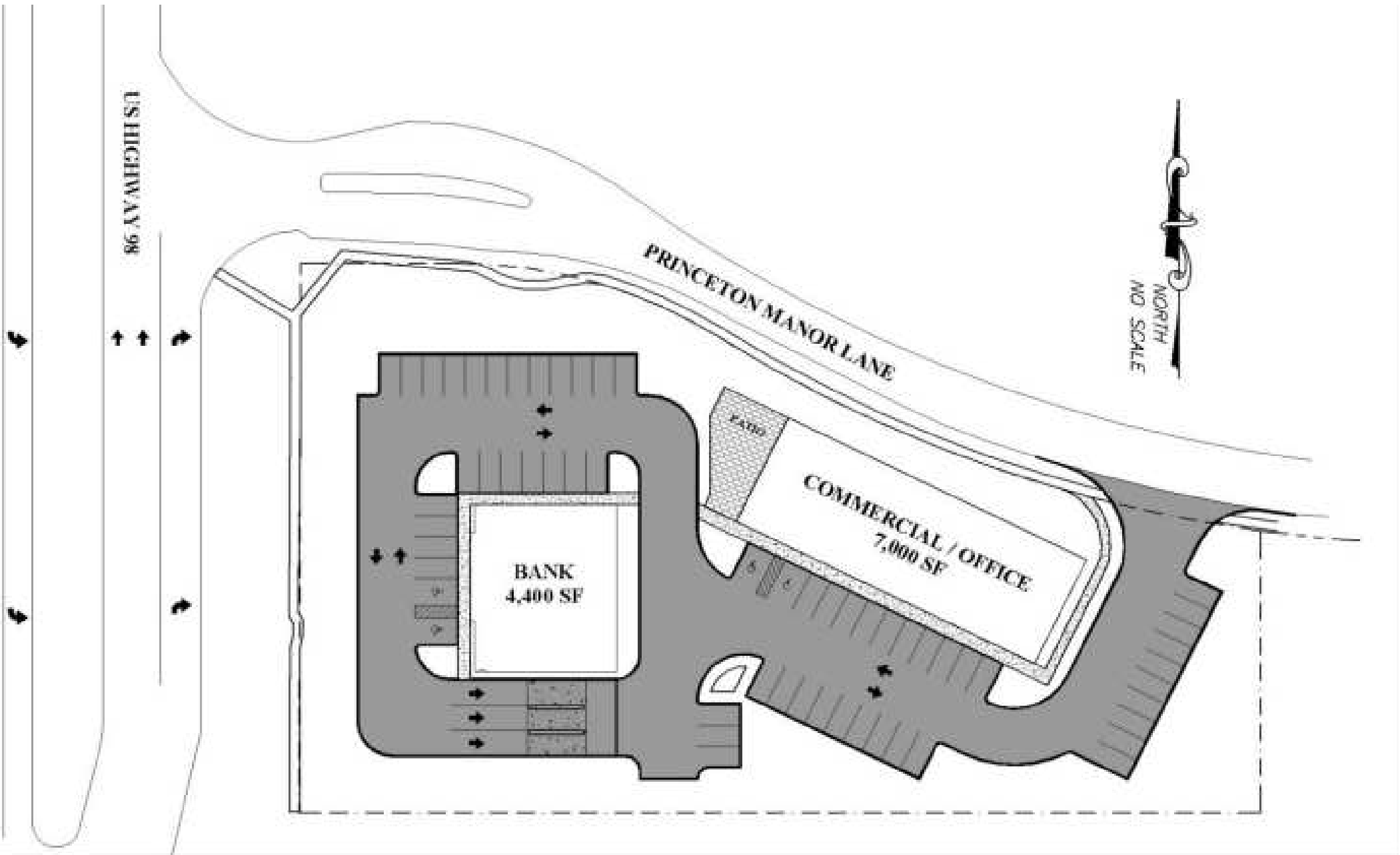
Sale Price:	\$799,000
County:	Polk
Lot Size:	1.76 Acres
Parcel ID	23-27-12-000-8950-00940
VPD	42,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	19,471	38,034	82,830
Total Population	49,726	98,828	213,029
Average HH Income	\$86,552	\$83,303	\$79,407

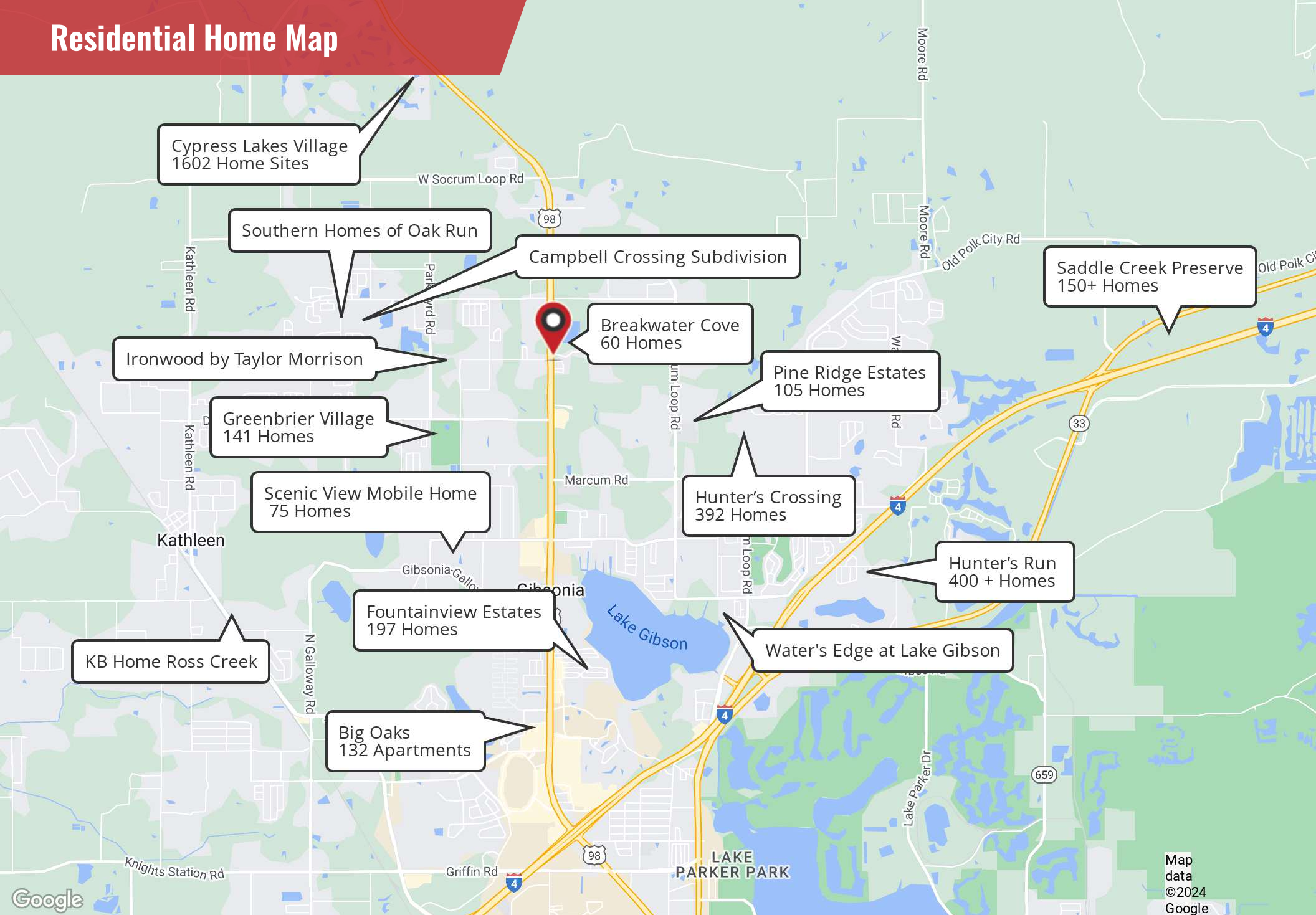




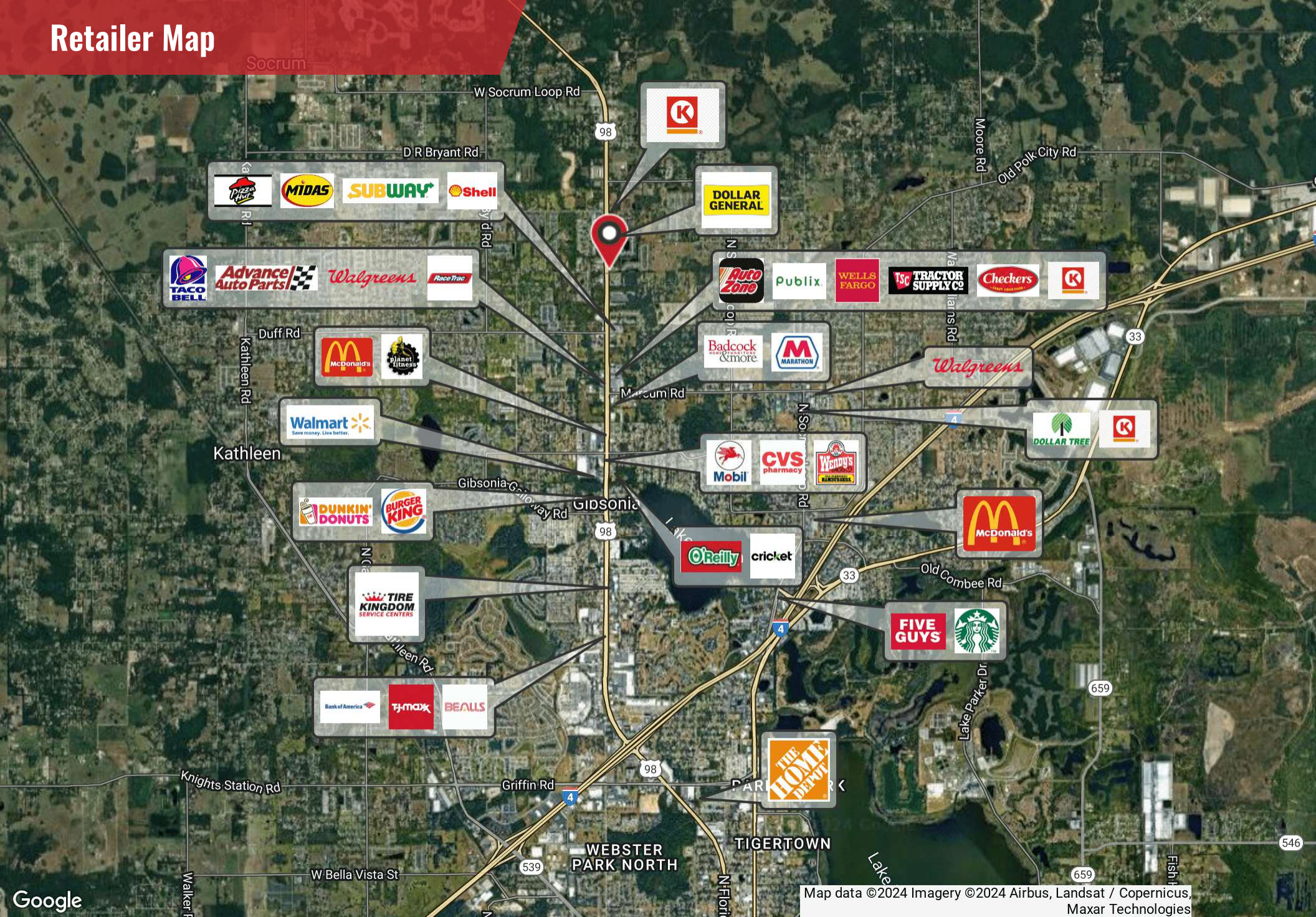
Bank | Commercial Option



Residential Home Map



Retailer Map



Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

Lane Increase - US 98 North of Lakeland

US 98 WIDENING PROJECT

The FDOT's plans will transform U.S. 98 from a two-lane undivided highway to a four-lane divided highway with a central median running the roughly 9-mile stretch from West Socrum Loop Road/Hall Road to the Pasco County Line. The roadway will also be widened as it crosses into Pasco.

Other improvements will including drainage systems where necessary and several wildlife crossings to encourage animals to cross underneath the highway in more rural areas.



US 98 (SR 35) from West Daughtery Road to North of West Socrum Loop Road 436672-1

Project Details	
Work Type	Widening
Phase	PD&E
Limits	from West Daughtery Road to North of West Socrum Loop Road
Length	3.4 miles
City	Lakeland
County	Polk
Road	SR 35 US 98



About

The Florida Department of Transportation (FDOT), District One, began a Project Development and Environment (PD&E) study in March 2020 to identify and evaluate the possibility of operational and safety improvements to US 98 (State Road (SR) 35). The project begins at West Daughtery Road and ends just north of West Socrum Loop Road.

Contact Information	
PD&E Project Manager	
David C. Turley, P.E.	
863-519-2255	



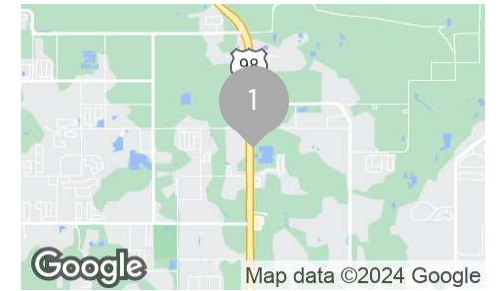
Sale Comps



8131 US HWY 98
Lakeland , FL 33801

Sold

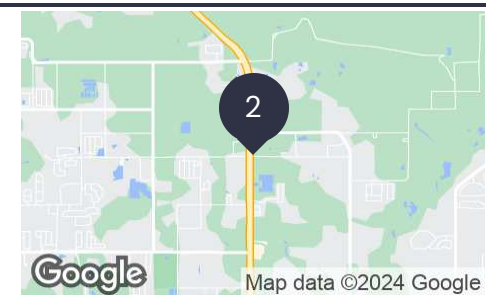
Price: \$695,000 **Lot Size:** 2.20 Acres



1125 WILDER ROAD
Lakeland, FL 33809

On Market

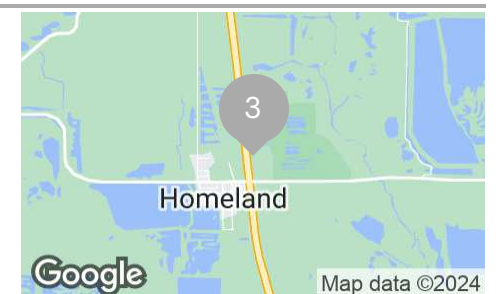
Price: \$2,485,000 **Lot Size:** 4.97 Acres



5844 US HWY 98
Lakeland, FL 33801

Sold

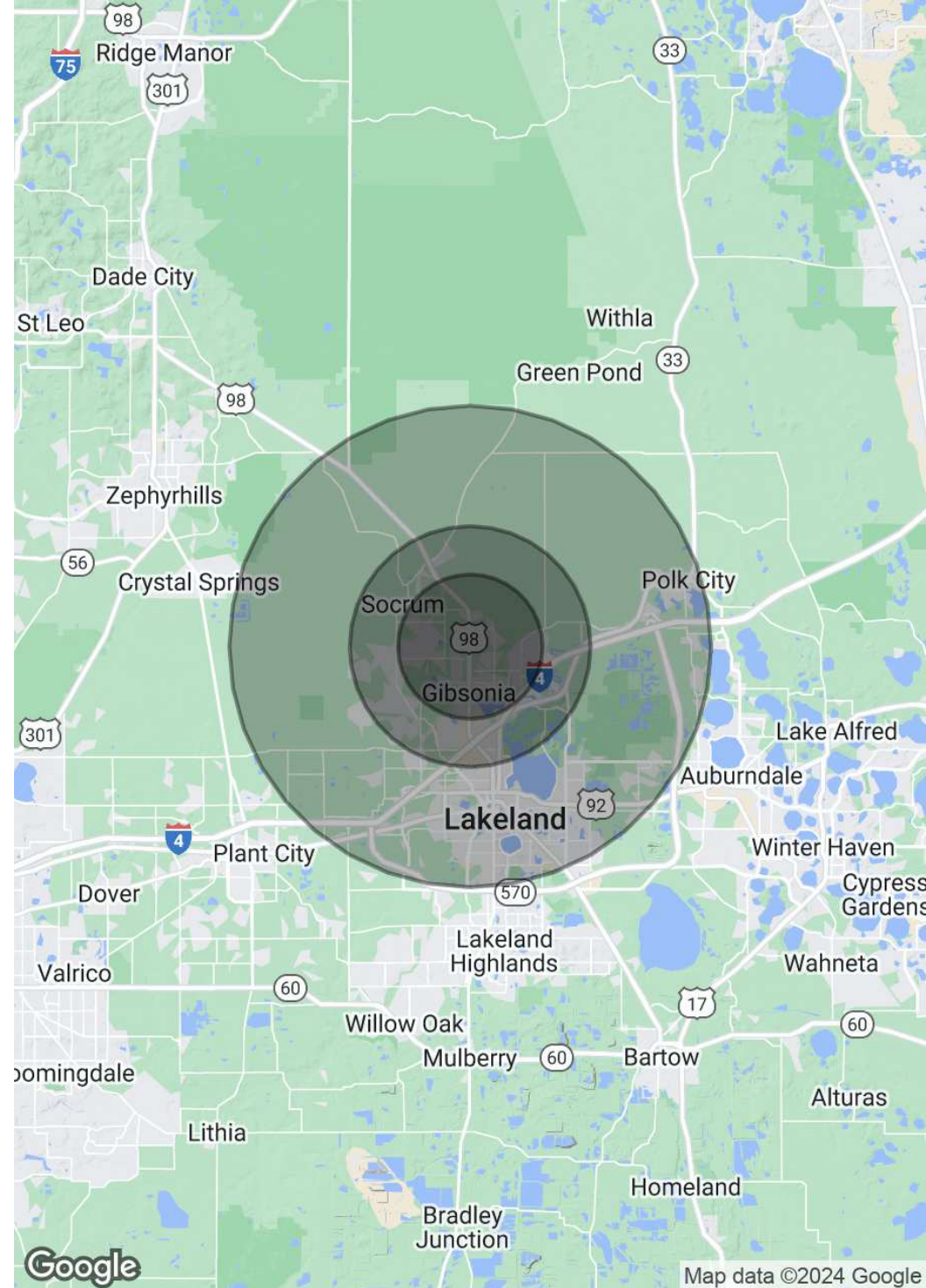
Price: \$1,200,000 **Lot Size:** 3.10 Acres



Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	49,726	98,828	213,029
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	45	44	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	19,471	38,034	82,830
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$86,552	\$83,303	\$79,407
Average House Value	\$296,838	\$269,172	\$259,035

Demographics data derived from AlphaMap



Map data ©2024 Google

Meet the Team



TARA NYE

Managing Partner

Direct: 813.973.0214 **Cell:** 813.293.0485
tara@nyecommercial.com

FL #SL3314361



LUIS CARDENAS

Senior Associate

Direct: 813.973.0214 **Cell:** 813.830.2031
luis@nyecommercial.com

FL #SL3535034