

NORTH LAKELAND VACANT COMMERCIAL PROPERTY

0 FOX LAKE DR
LAKELAND, FL 33809

Linda Schultz

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42,000 ±
Cars/Day



Fox Lake Dr



Property Summary



OFFERING SUMMARY

Sale Price:	\$349,000
Lot Size:	1.25 Acres
Price / Acre:	\$279,200
Zoning:	Linear Commercial Corridor (LCC) - Polk County Future Land Use
APN:	23-27-13-000931-000951, 23-27-13-000931-000952, 23-27-13-000931-000953
Road Frontage:	140 ± FT (US 98)
Traffic Count:	42,000 Cars/Day

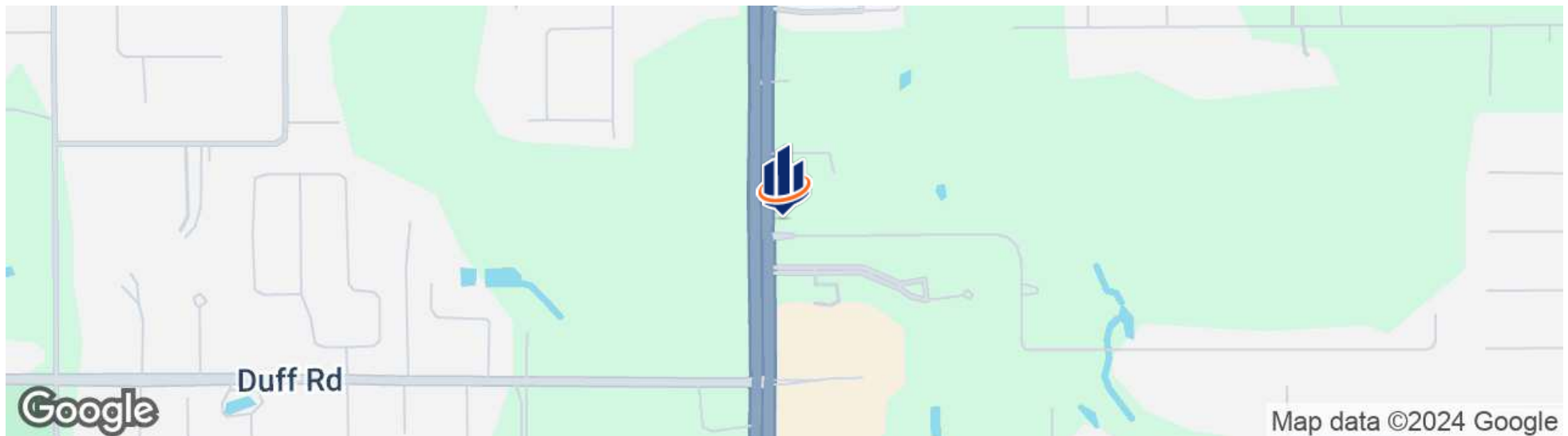
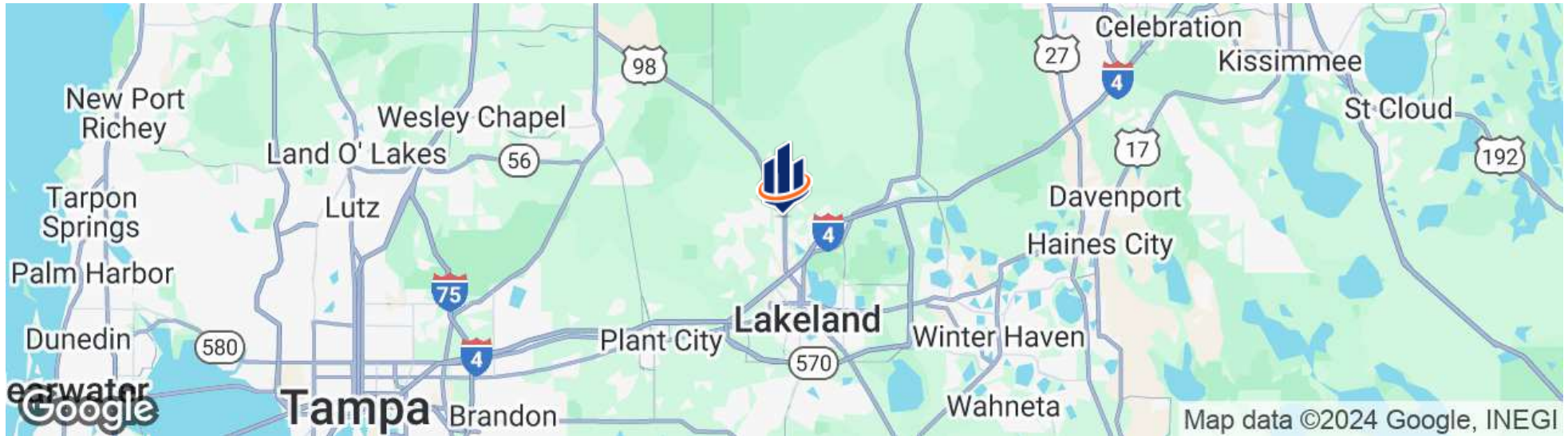
PROPERTY OVERVIEW

This exceptional commercial vacant property is located along US 98 N in North Lakeland, FL. This vacant lot with a future land use of Linear Commercial Corridor, offers a versatile canvas for various uses. The strategic location, in close proximity to major retailers such as Walmart and Publix, positions this as a prime spot for retail, office spaces, multi-family developments, and mixed-use ventures.

PROPERTY HIGHLIGHTS

- Frontage ad visibility along US 98 N
- LCC - Future Land Use offers wide range of possibilities
- All upland acreage
- Access via Fox Lake Dr

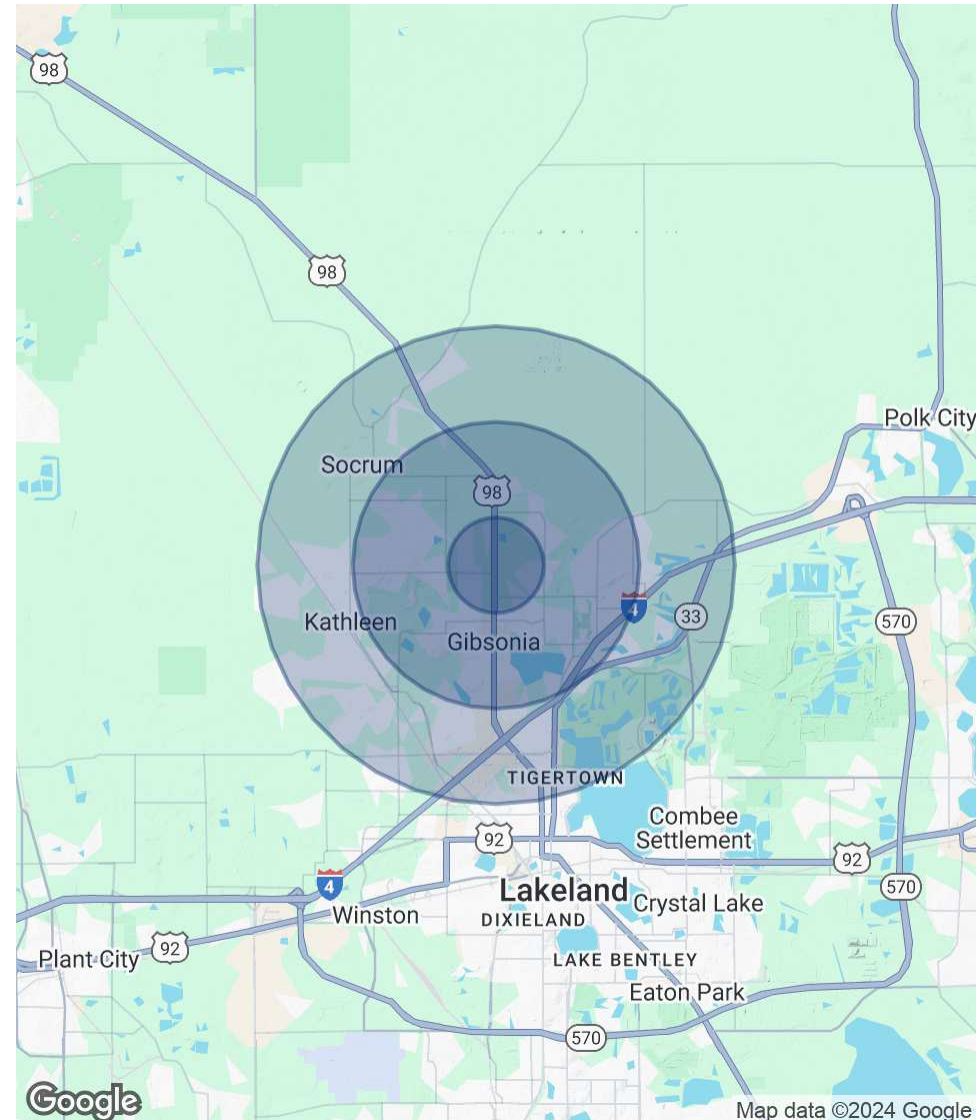
Regional & Location Map



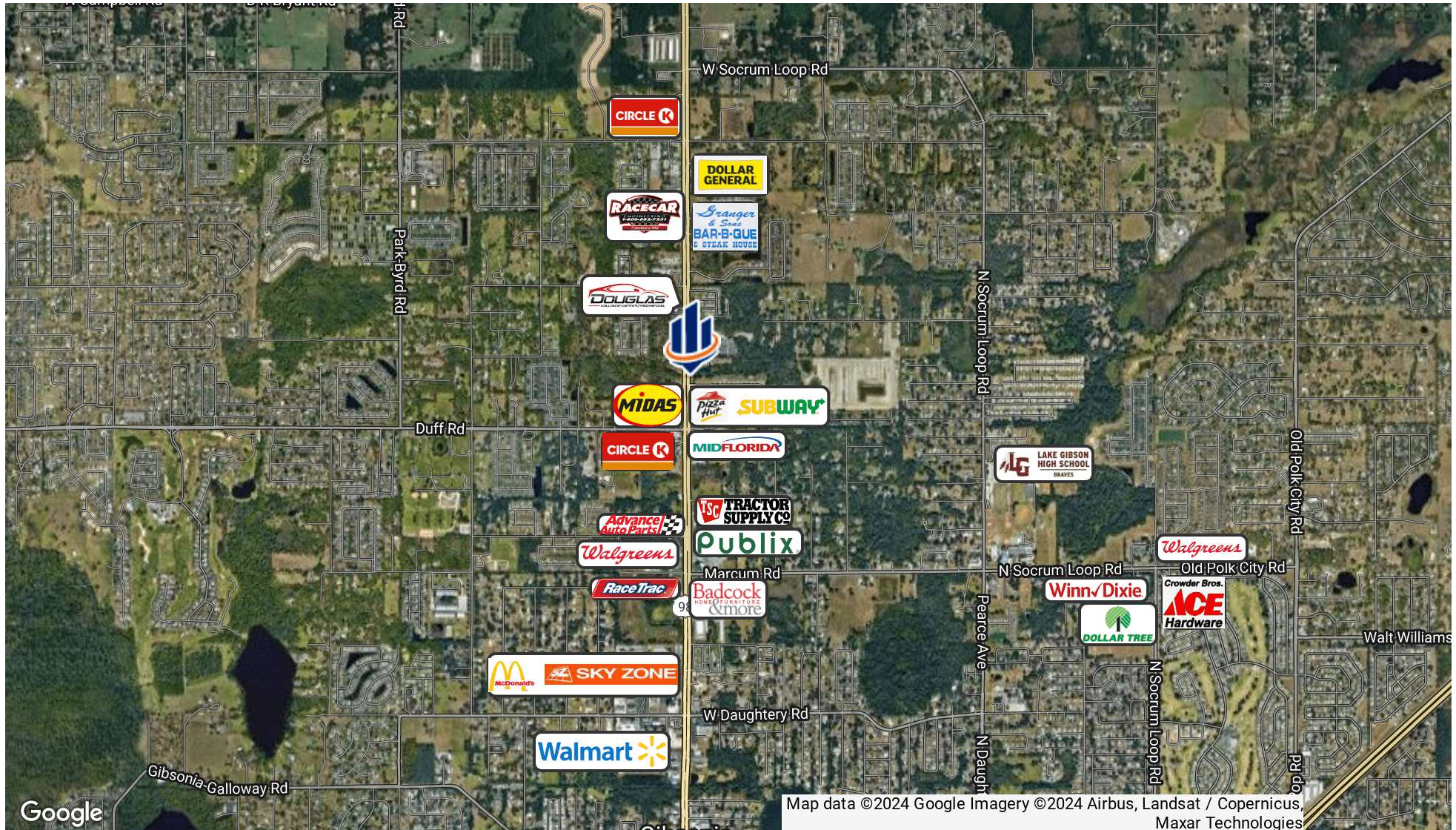
Demographics Map & Report

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	5,013	34,452	71,752
Average Age	36.4	39.9	41.0
Average Age (Male)	32.7	37.9	39.0
Average Age (Female)	38.6	41.6	42.8
HOUSEHOLDS & INCOME			
Total Households	1,725	13,108	27,354
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$58,326	\$58,776	\$58,813
Average House Value	\$181,453	\$180,931	\$182,442

2020 American Community Survey (ACS)



Retailer Map



Google

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

Additional Photos





LINDA SCHULTZ

Advisor

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PROFESSIONAL BACKGROUND

Linda Schultz is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Linda's educational background includes studying Business Law at Charles University in Prague, Czech Republic, earning a Juris Doctor from Nova Southeastern University, and a Bachelor of Arts in Criminology from the University of Florida.

In addition to Linda's impressive educational background, she is also a Florida Bar Attorney. Her legal training and professional experience provide her with a deep understanding of the legal aspects of the real estate industry, enabling her to better serve her clients.

As the leasing specialist at SVN | Saunders Ralston Dantzler, Linda played a critical role in filling Christina Commons, achieving a 100% occupancy rate. By doing so, she was able to increase the cap rate and marketability of the property, positioning it for a successful sale.

Today, Linda is focused on representing sellers and buyers of all commercial properties. Her attention to detail, exceptional negotiation skills, and her ability to understand her clients' needs make her an invaluable asset to her clients. Outside of her professional career, Linda is an active member of Variety, the Children's Charity of Florida, and resides in Lakeland, Florida.

Linda specializes in:

- Office
- Industrial
- Retail

About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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