

## George Wheeler Road

*2515 George Wheeler Road  
Lakeland, FL 33810*

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## PROPERTY INFO:

### PURCHASE PRICE:

\$1,690,000.00

### PROPERTY ADDRESS:

2515 GEORGE WHEELER ROAD  
LAKELAND, FL 33810

### PROPERTY SIZE

1,440 SQ. FT.

### LAND SIZE

18.74 ACRES

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# PROPERTY OVERVIEW

Discover a premier investment opportunity on George Wheeler Road in the thriving Lakeland, FL market. This 1,440 SF land parcel offers immense potential for savvy investors looking to capitalize on the area's rapid growth. Positioned in a strategic location, the property benefits from easy access to major highways and proximity to Lakeland's bustling commercial centers. The flexible zoning possibilities make it an ideal candidate for a variety of development projects, whether residential, commercial, or mixed-use. With Lakeland's expanding economy and increasing demand for real estate, this property promises significant appreciation and a lucrative return on investment. Secure your stake in this dynamic market today!

## George Wheeler Road

### Lakeland FL 33810



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## GEORGE WHEELER ROAD

2515 George Wheeler Road, Lakeland, FL, 33810

### DETAILED PROPERTY DESCRIPTION



Discover the endless potential of this beautiful 18.74-acre property in Lakeland, Florida! This land is ideal for both residential and investment opportunities, currently featuring a well-maintained double-wide mobile home with 3 bedrooms, 2 bathrooms, and an open-concept kitchen and living area. This offering includes two parcels

(Parcel IDs: 232803-021000-000301 & 232803-021000-000302)

located within Polk County's Leisure/Recreation (L/R) future land-use district, as defined in Chapter 2-204 of the Polk County Land Development Code. Permitted and feasible uses include:

Mobile Home Park (with Level 3 Review)

RV/Recreational Vehicle Park (with Level 2 Engineered Site Plan Review)

Multi-family Housing or Residential Subdivision (allowed at 10 dwelling units per acre, pending site plan approval)

Retreats, Lodges, and Other Residential or Commercial Uses (Level 3 Review may be required)

This property offers exceptional development flexibility, making it an excellent opportunity for builders, developers, or anyone seeking a unique, large parcel in a prime location. Please refer to Chapter 2-205, Table 2.1 of the Polk County Land Development Code for additional permitted uses, or contact Polk County Planning & Zoning for more information.

# PROPERTY PHOTOS



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# PROPERTY PHOTOS



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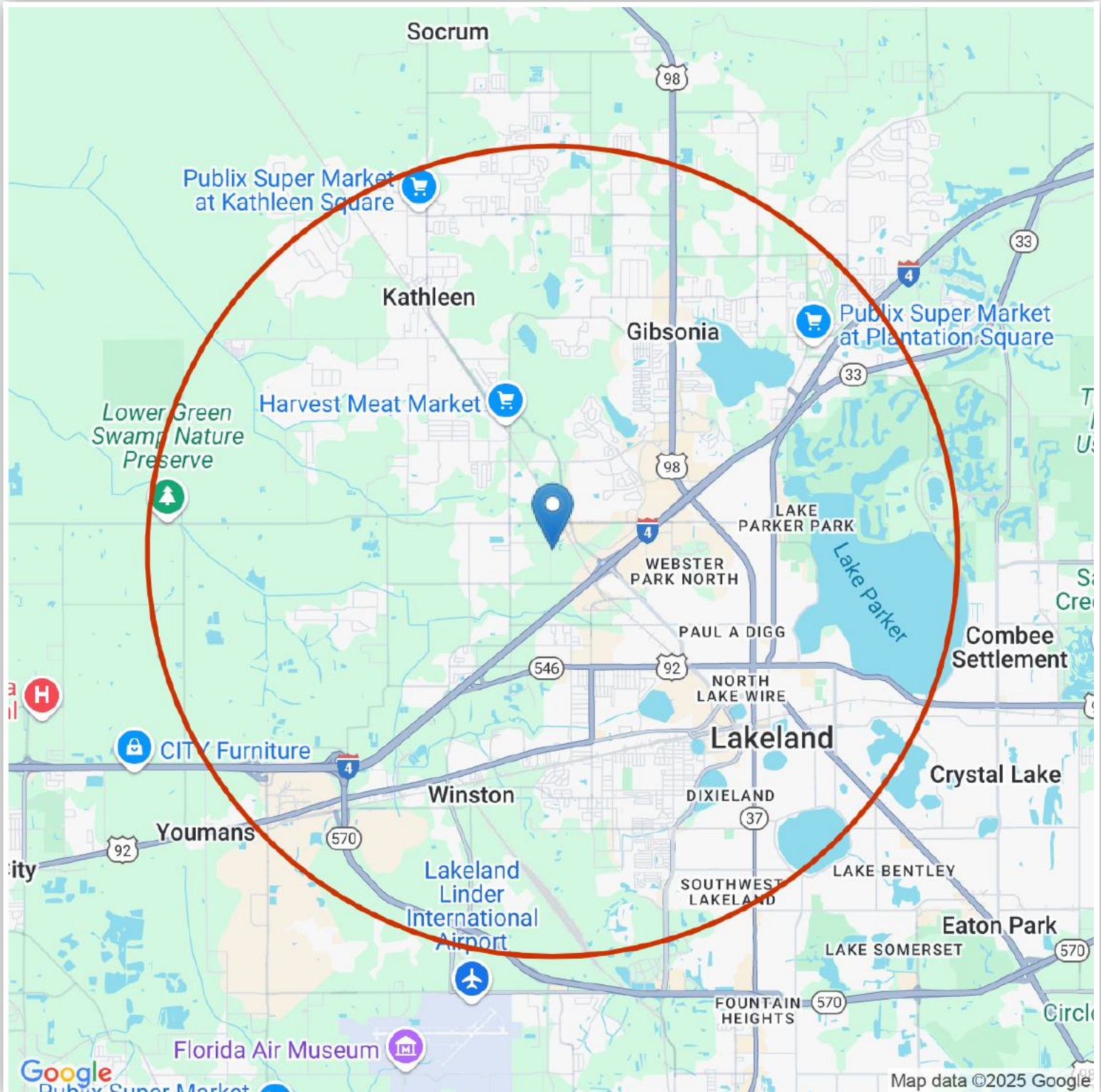
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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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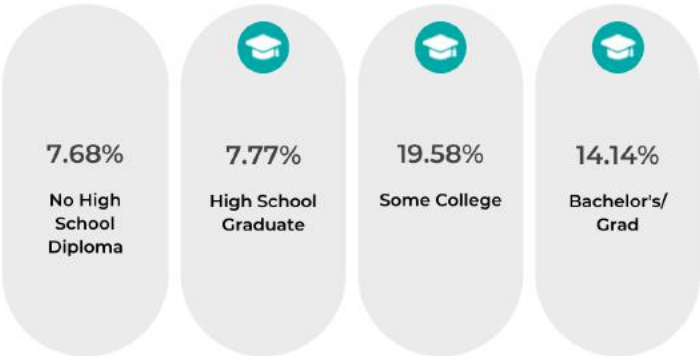




KEY FACTS



EDUCATION



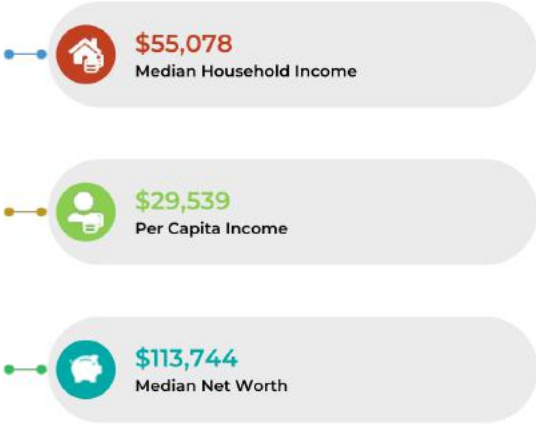
BUSINESS



EMPLOYMENT



INCOME



Households by Income

The largest group : \$100,000 - \$149,999 (17.13%)

The smallest group : \$200,000+ (3.38%)

Indicator	Value(%)	
< \$15,000	11.35	
\$15,000 - \$24,999	9.44	
\$25,000 - \$34,999	12.27	
\$35,000 - \$49,999	12.73	
\$50,000 - \$74,999	15.57	
\$75,000 - \$99,999	12.52	
\$100,000 - \$149,999	17.13	
\$150,000 - \$199,999	5.61	
\$200,000+	3.38	



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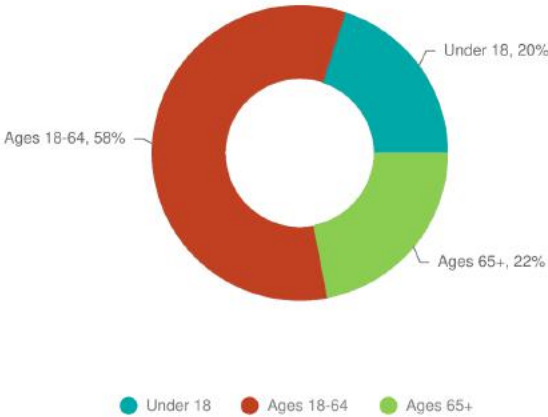
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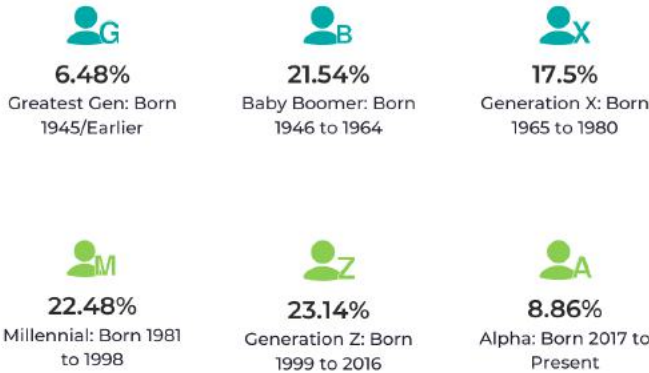
POPULATION TRENDS AND KEY INDICATORS  
 5 Miles Ring

126,059 Population	49,434 Households	40 Median Age
2.43 Avg Size Household	\$55,078 Median Household Income	\$271,991 Median Home Value
57 Wealth Index	81 Housing Affordability	77.7 Diversity Index

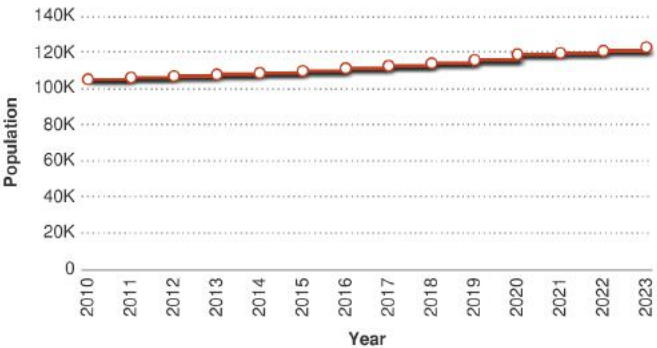
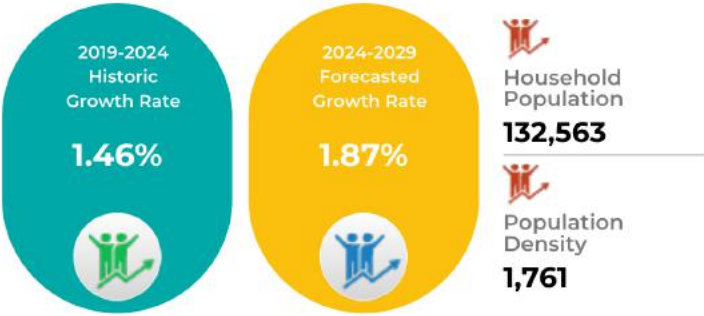
POPULATION BY AGE



POPULATION BY GENERATION



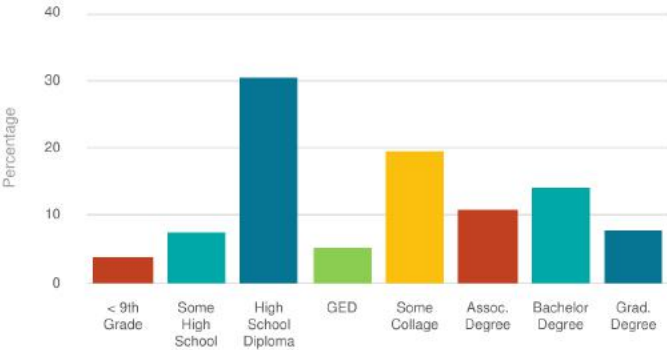
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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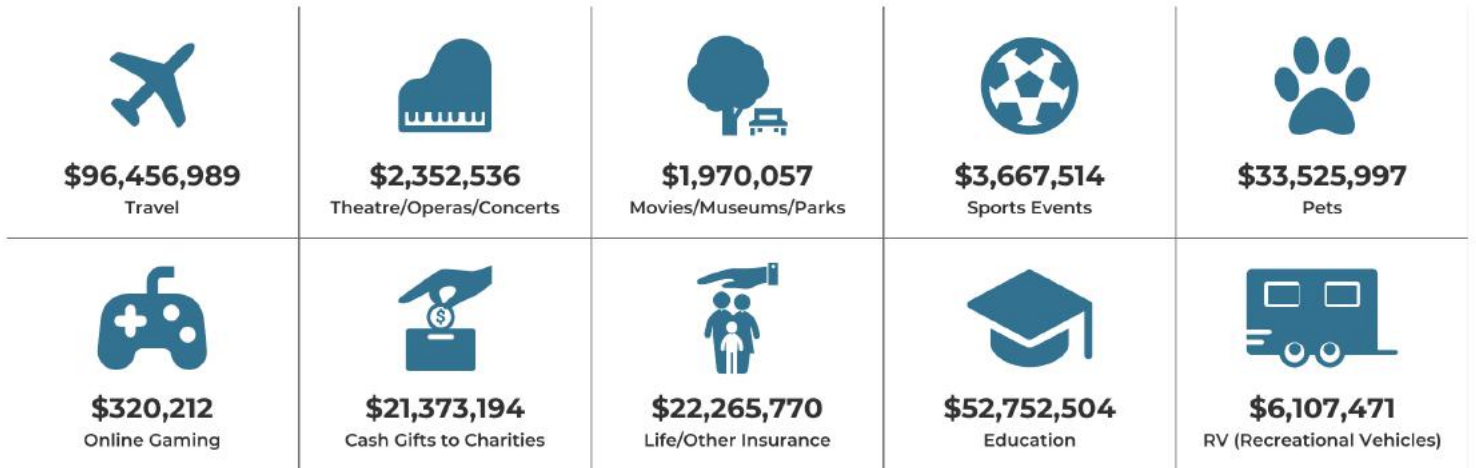


## Lifestyle and Tapestry Segmentation Infographic

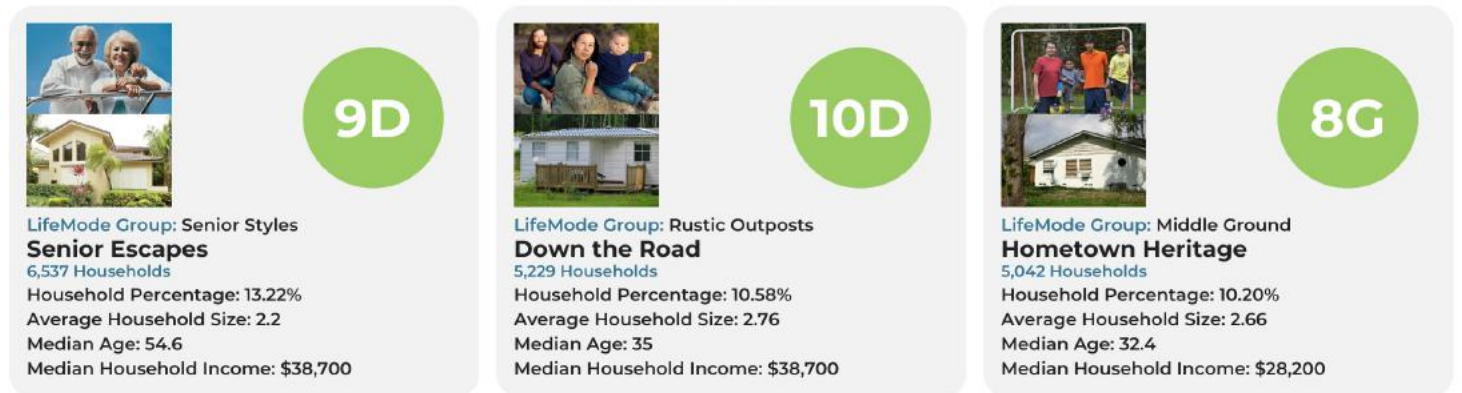
### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



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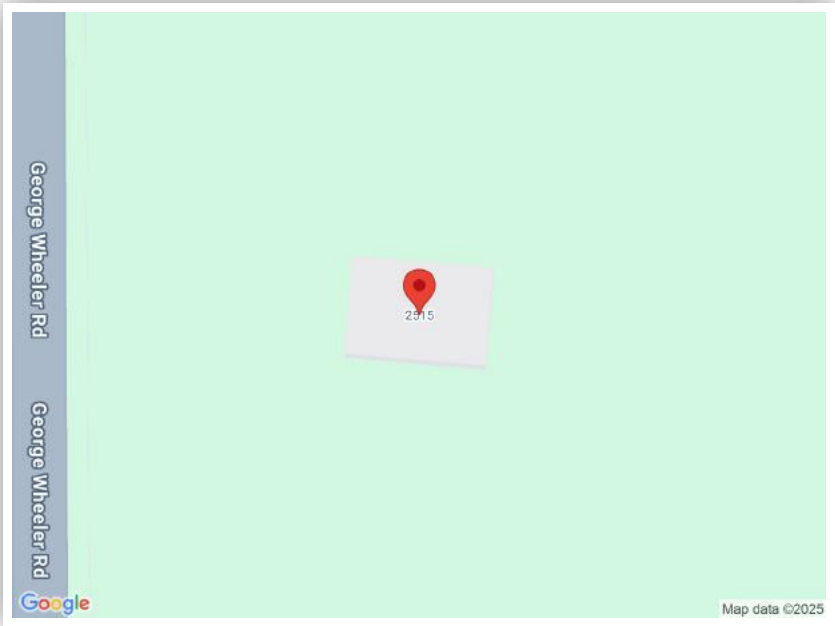
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# CENTURY 21 MYERS REALTY

*TOM MYERS, AGENT*



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