

FOR SALE OR LEASE

1.76 Acres - Net Commercial Land

1.76 Acres -
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 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.

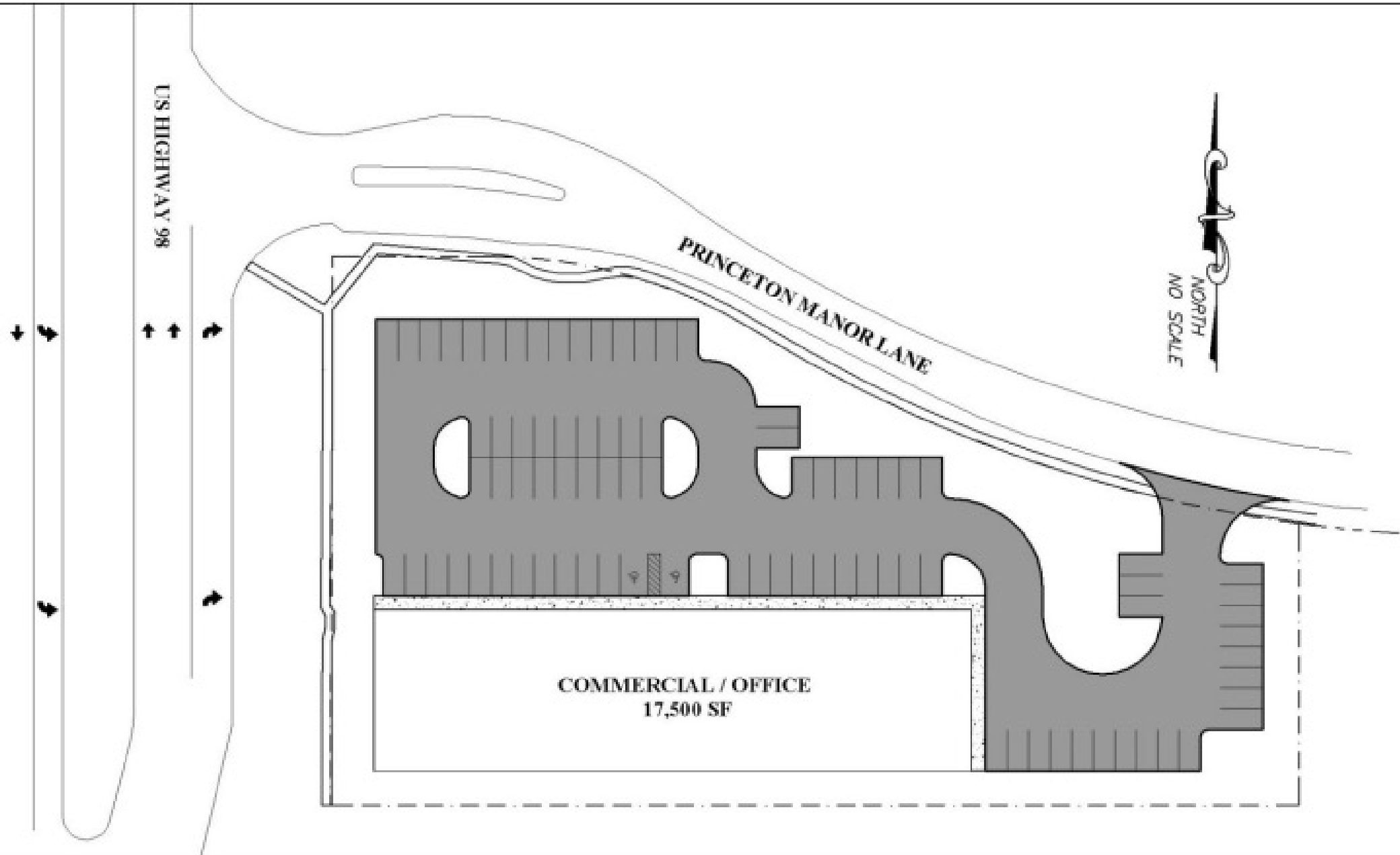
PROPERTY HIGHLIGHTS

- 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

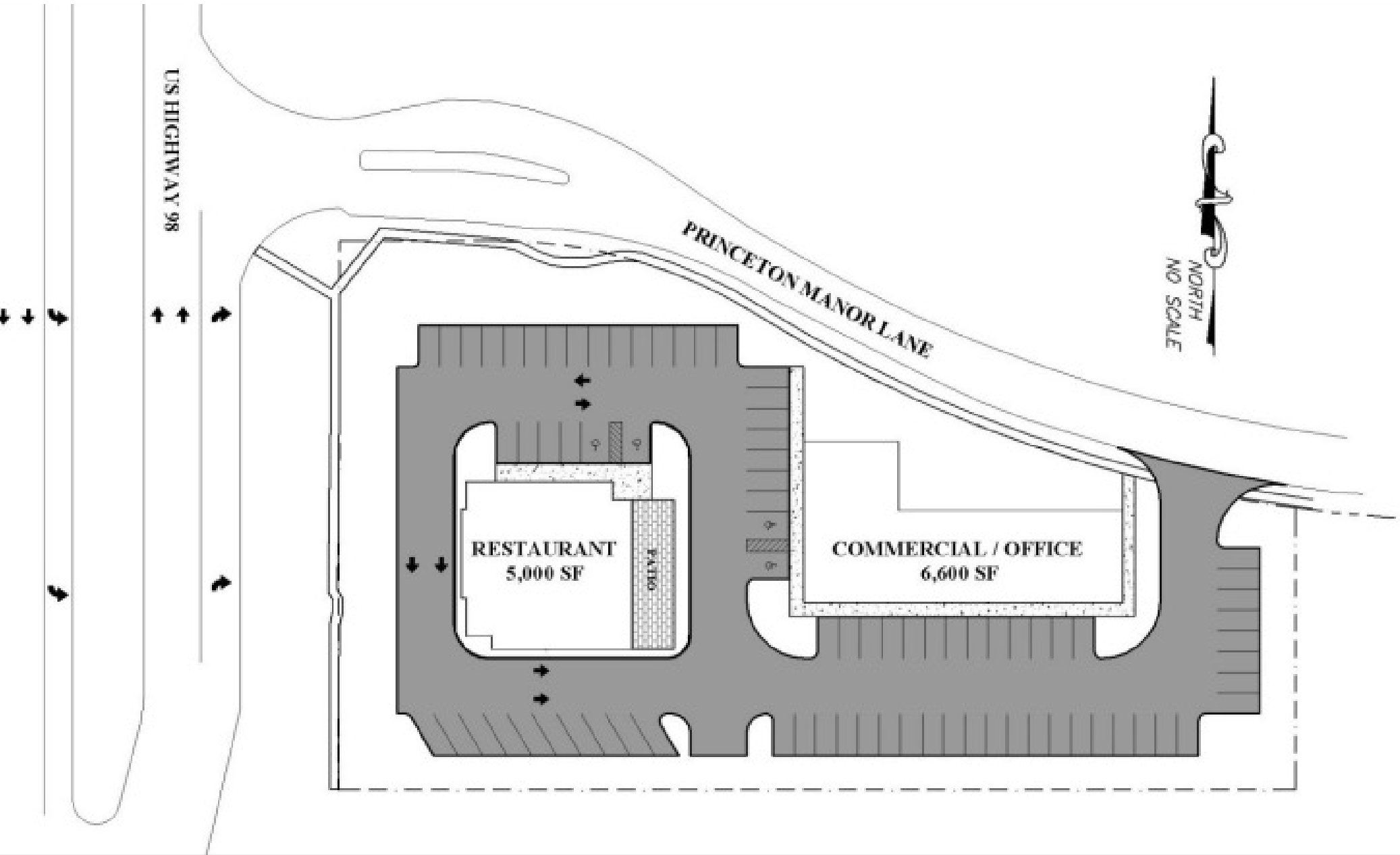
OFFERING SUMMARY

| | |
|--------------------|----------------------------|
| Sale Price: | \$799,000 |
| County: | Polk |
| Lease Rate: | \$8,000 per month (Ground) |
| Lot Size: | 1.76 Acres |
| Parcel ID | 23-27-12-000-8950-00940 |
| VPD | 43,000 |

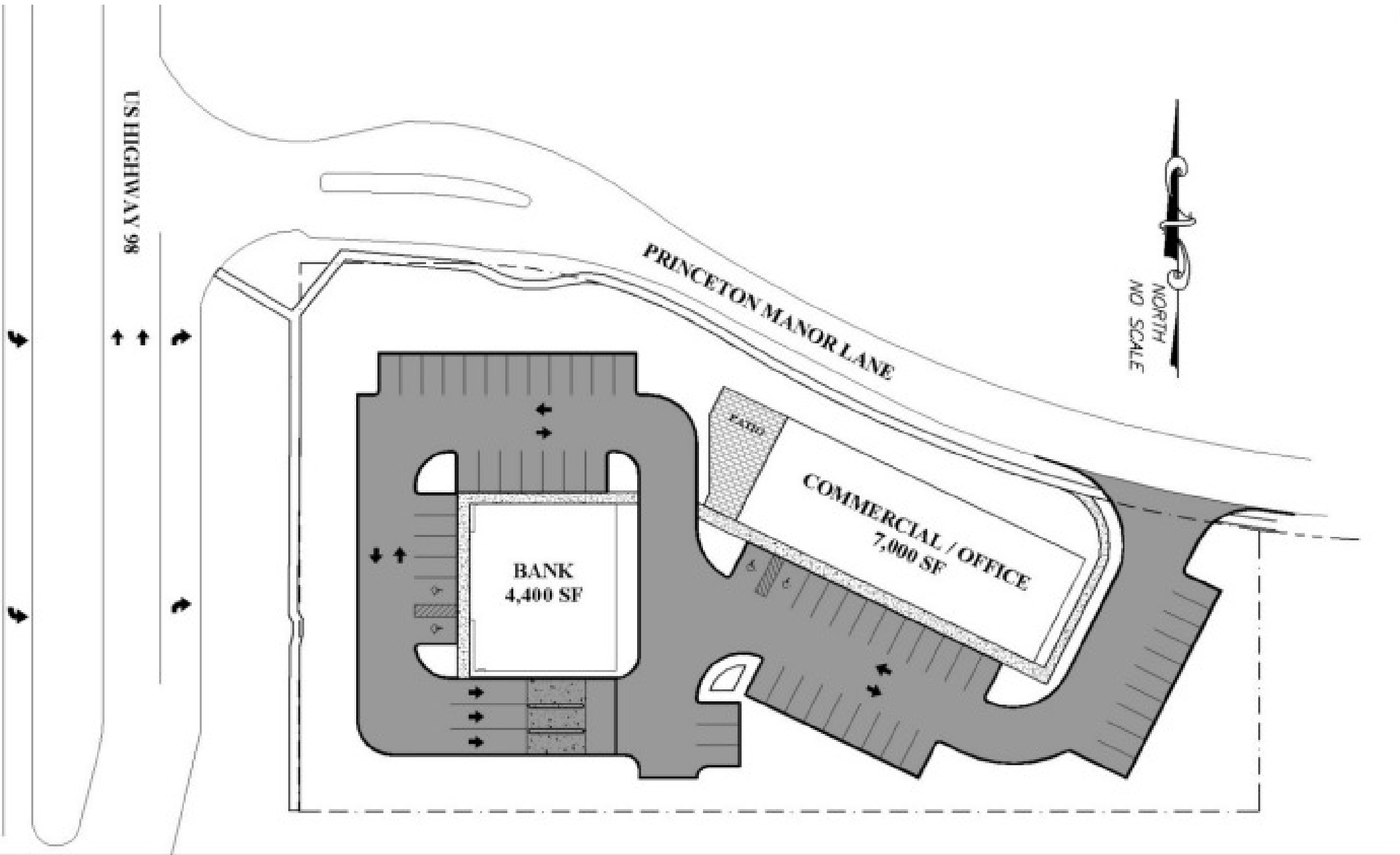
| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|--------------------------|----------|----------|----------|
| Total Households | 19,471 | 38,034 | 82,830 |
| Total Population | 49,726 | 98,828 | 213,029 |
| Average HH Income | \$86,552 | \$83,303 | \$79,407 |



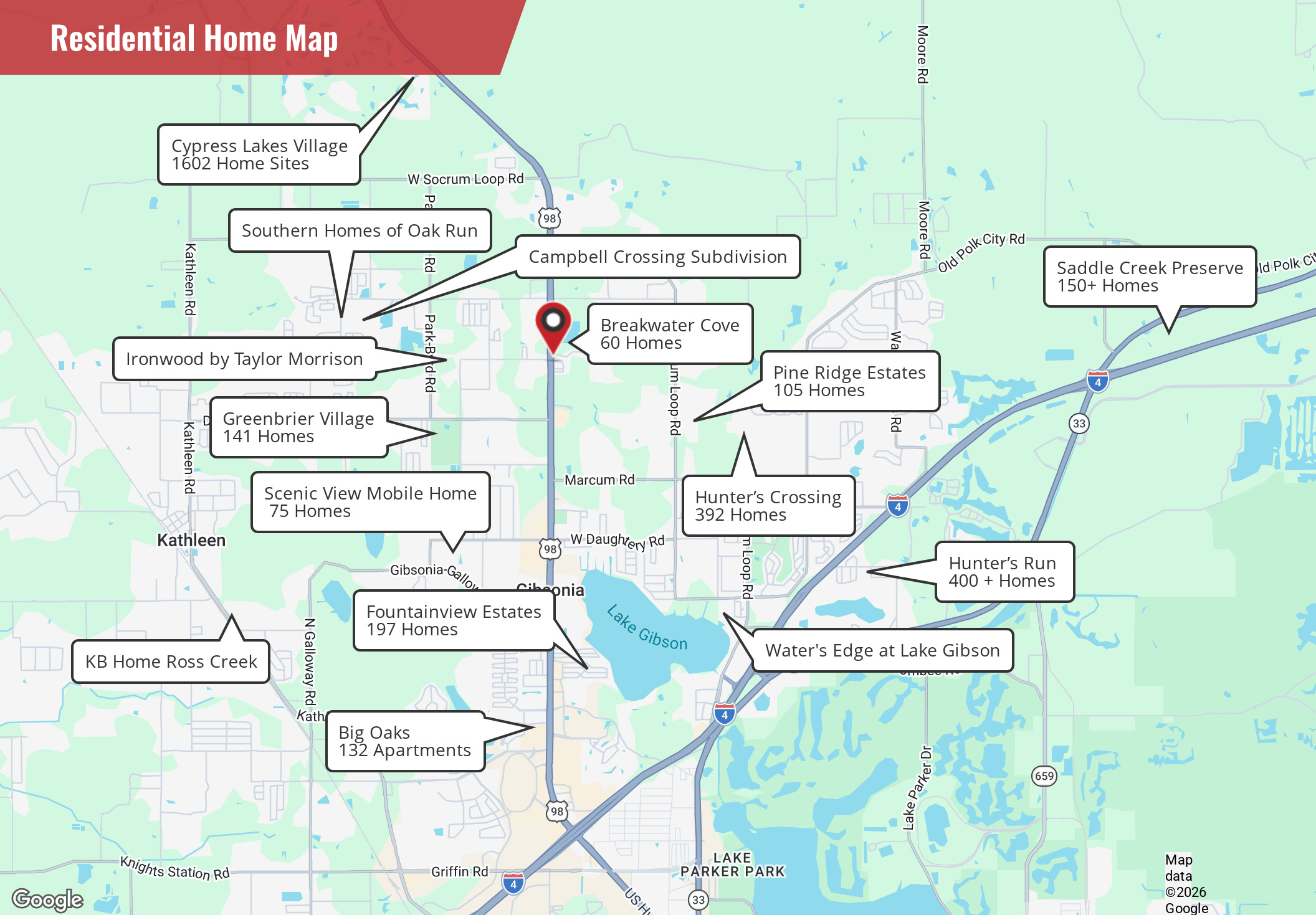
Restaurant | Commercial Option



Bank | Commercial Option



Residential Home Map



Map data ©2026 Google

Retailer Map



Google

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



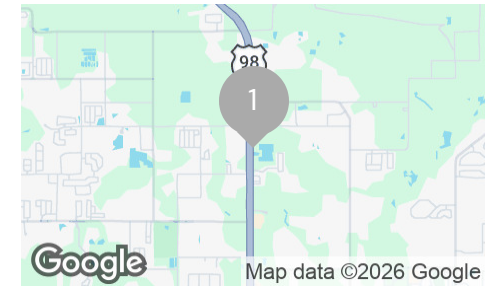
Sale Comps



1
8131 US HWY 98
Lakeland , FL 33801

Sold

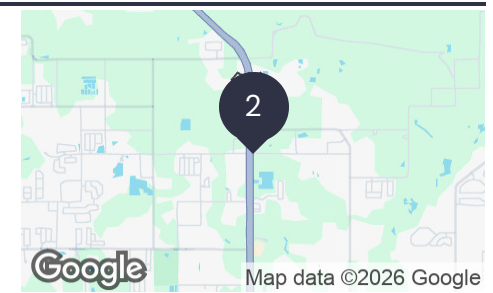
Price: \$695,000 **Lot Size:** 2.20 Acres



2
1125 WILDER ROAD
Lakeland, FL 33809

On Market

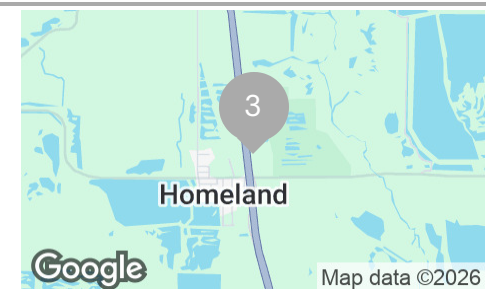
Price: \$2,485,000 **Lot Size:** 4.97 Acres



3
5844 US HWY 98
Lakeland, FL 33801

Sold

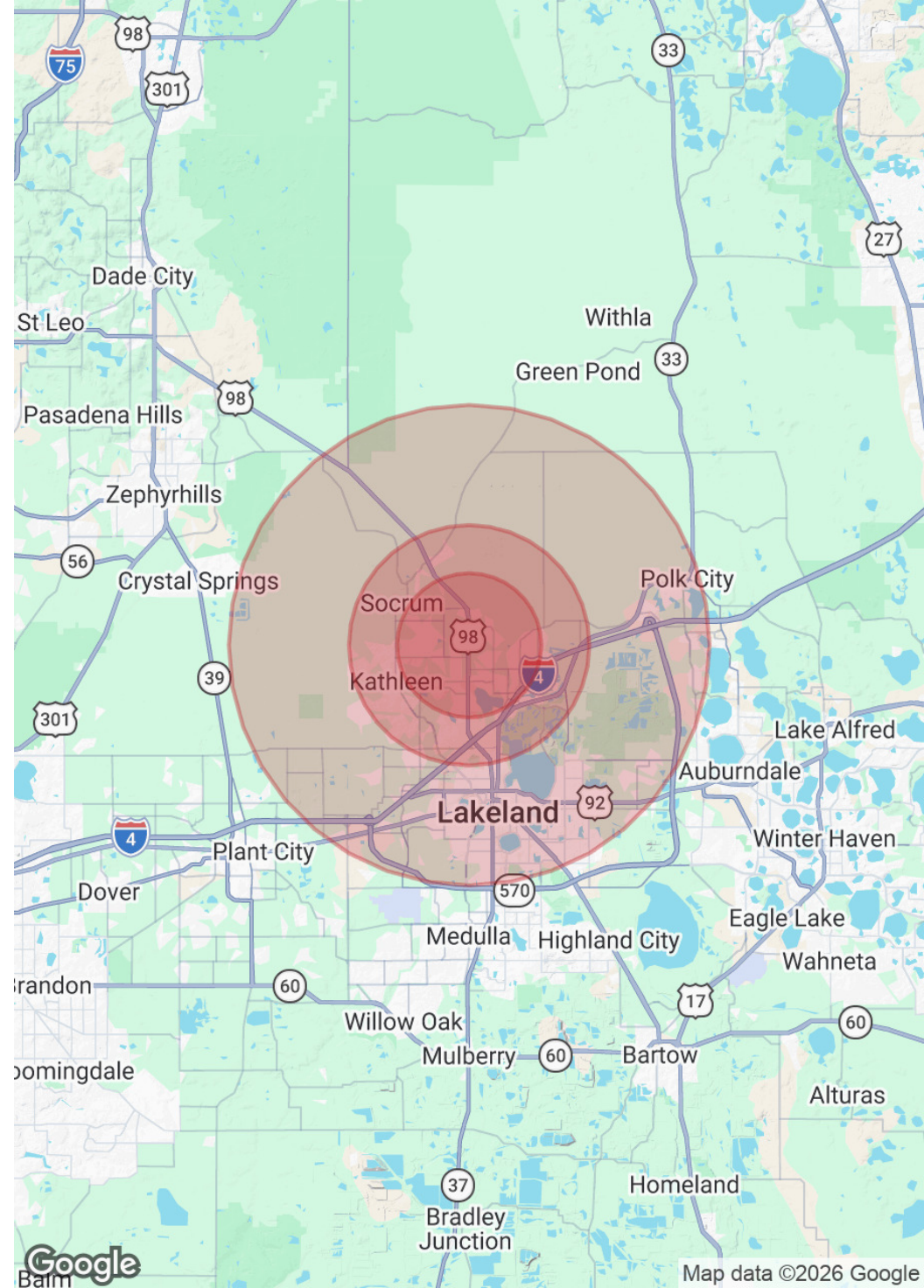
Price: \$1,200,000 **Lot Size:** 3.10 Acres



Demographics Map & Report

| POPULATION | 3 MILE | 5 MILE | 10 MILE |
|-----------------------------|-----------|-----------|-----------|
| 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 MILE | 5 MILE | 10 MILE |
| 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 ©2026 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