

3.54 ± Acre Lakeland Industrial Site

4298 S. Pipkin Rd. Lakeland, FL 33811

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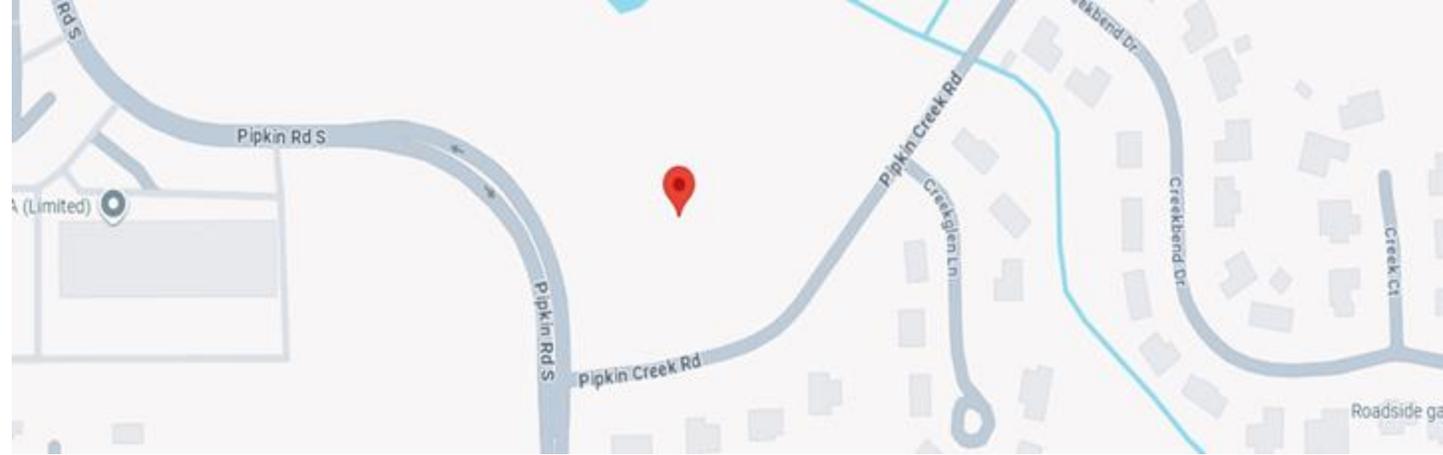
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Property Information

Property Summary



Offering Summary

Sale Price:	\$1,490,000
Lot Size:	3.54 acres +/-
Zoning:	Vacant Industrial
City:	Lakeland
County:	Polk
State:	Florida
PIN:	23-29-03-139563-000120
Road Frontage:	250' on S. Pipkin, 600' Pipkin Creek

Property Overview

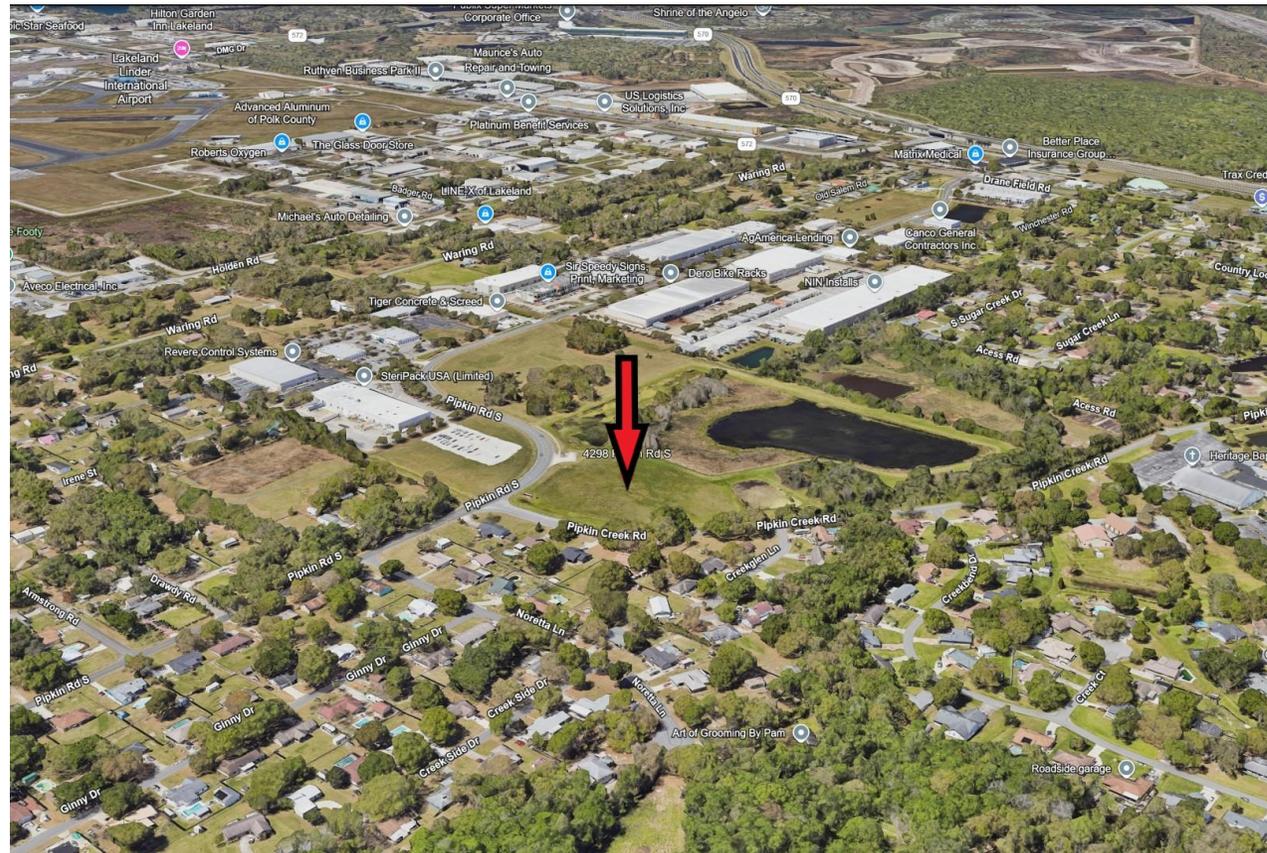
This 3.54 ± acre property within the “Parkway Corporate Center” presents a compelling investment and development opportunity strategically located on the corner of S. Pipkin Rd. & Pipkin Creek Rd. with approximately 250’ of direct frontage S. Pipkin Rd. and 600’ of frontage on Pipkin Creek Rd. . Currently zoned for Vacant Industrial an owner user or developer has many options to create a space for their company or investment income.

Located near Lakeland Airport, County Line Rd. and close to Interstate 4 and major distribution centers, this site benefits from strong logistical connectivity and proximity to a growing employment hub. The surrounding area includes established residential communities and high-traffic industrial corridors, further enhancing the marketability and absorption potential of new development.

Property Highlights

- Strategic location for industrial and commercial development
- Ample acreage for versatile project options
- Accessible to major roadways and transportation hubs

Location Description

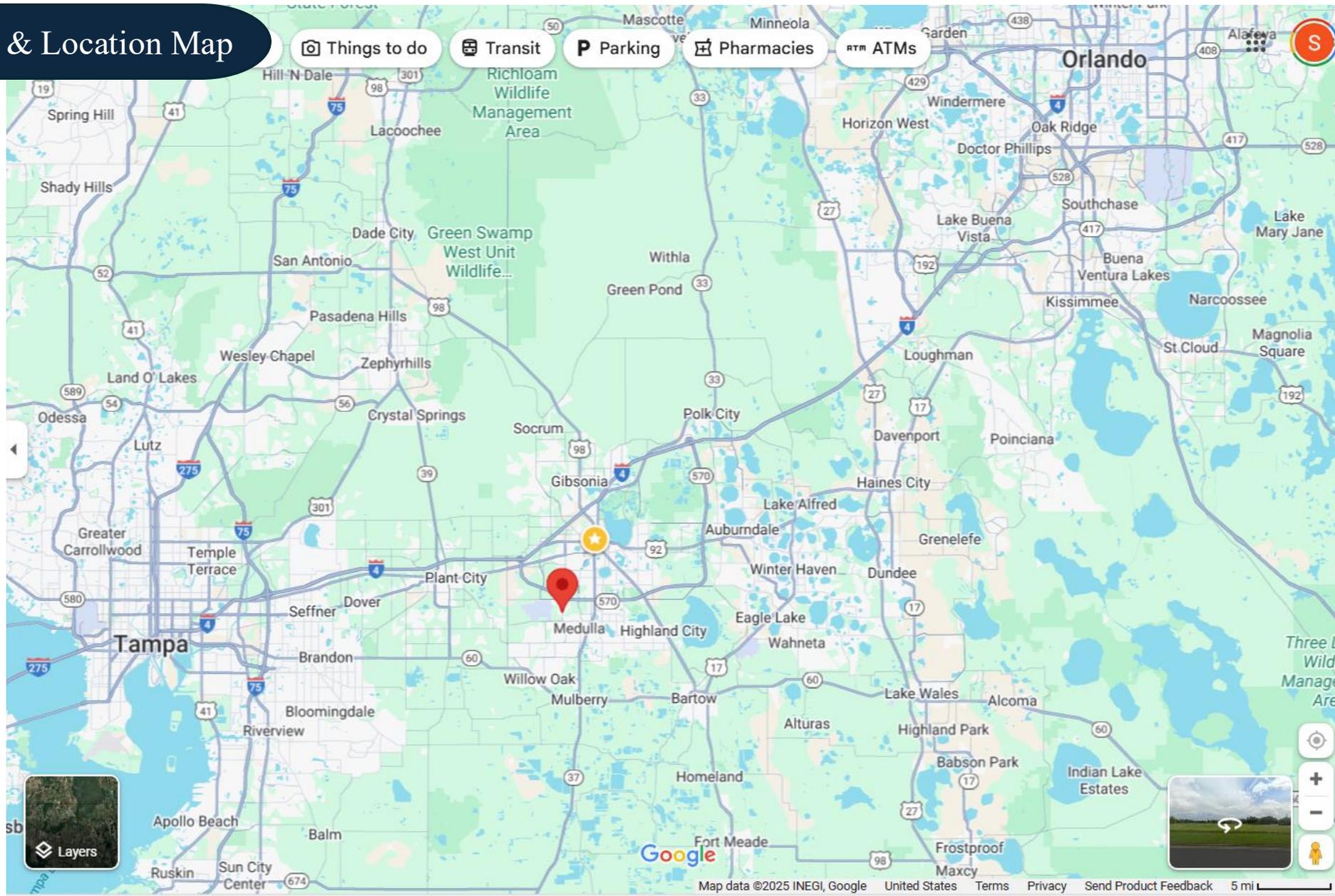


Location Description

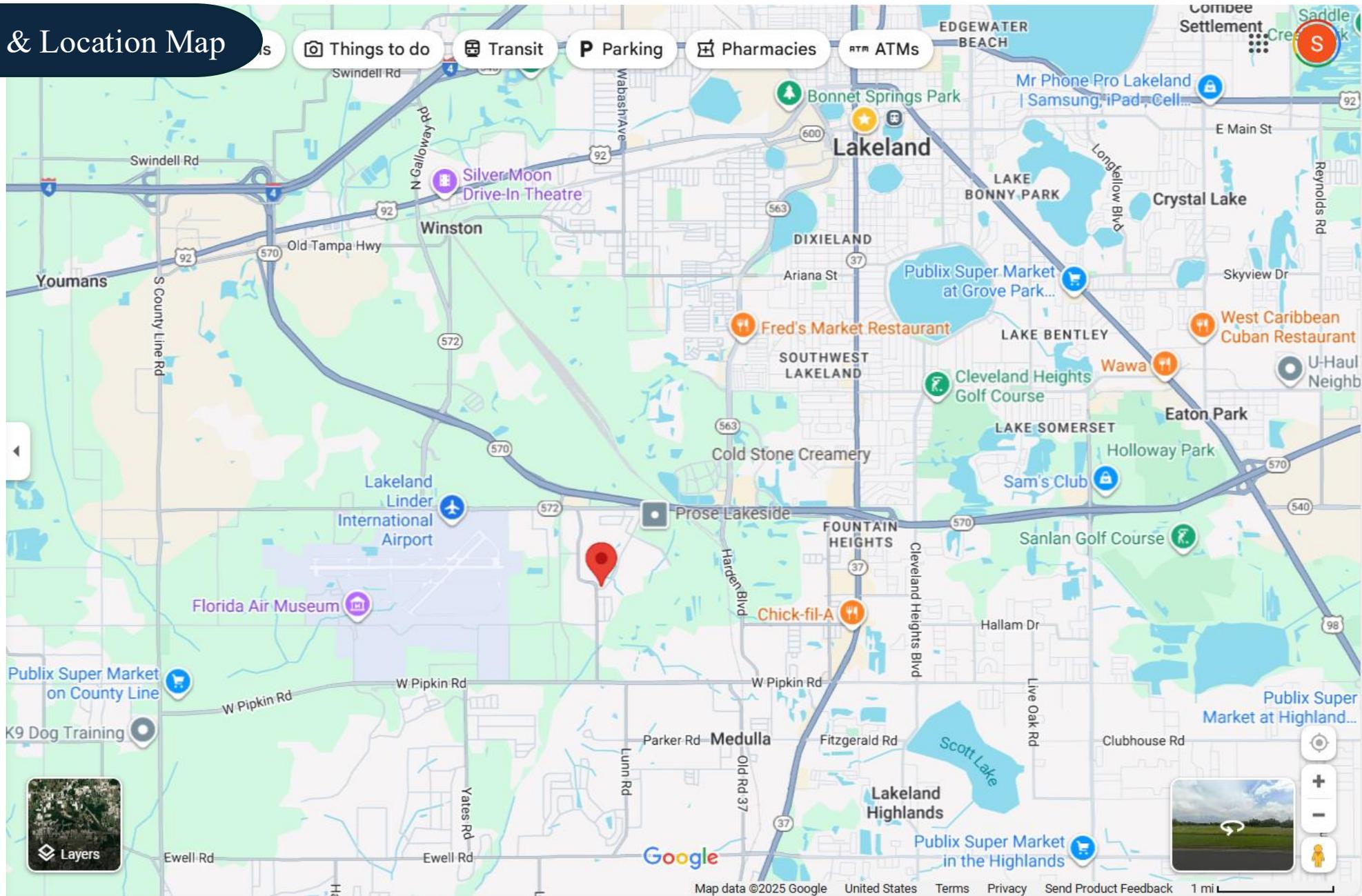
This property offers convenient access to several major transportation corridors. Positioned just minutes from County Line Rd and the Polk Parkway SR-570, it provides direct connectivity to both Tampa and Orlando, making it a strategic location for commuters, logistics, or commercial operations. The nearby Polk Parkway (SR-570) loops around the city, offering efficient travel to other parts of Polk County and reconnecting with I-4 at multiple points.

Lakeland itself is one of Central Florida's fastest-growing metro areas, located between Tampa and Orlando. Known for its blend of small-town charm and regional economic significance, Lakeland is home to major employers like Publix and boasts a strong logistics and distribution sector. The city features a revitalized downtown, cultural landmarks, and scenic lakeside parks, as well as institutions like Florida Southern College, Southeastern University and Florida Polytechnic University. With its strong infrastructure, central location, and growing population, Lakeland continues to attract investment and interest across residential, commercial, and industrial sectors.

Regional & Location Map



Regional & Location Map



Industrial Map



Additional Photos





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Professional Background

Lic. Real Estate Broker / Owner of Shawn R. McDonald Realty Group, Inc.

I'm a lifelong Lakeland Resident with over 21 years of selling real estate. I earned my Bachelor of Science Degree in Finance at Florida State University. I'm a US Army Veteran, earning multiple awards and served in Desert Storm.

I'm an active member of the community assisting non-profit organizations and volunteer in my local church.

I specialize in residential, new construction, commercial and vacant land sales. I've had the privilege of helping nearly a thousand clients over my career.