

0 TRAIL OAKS LANE

0 Trail Oaks Lane, Lakeland, Florida 33810



COMMERCIAL.

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PROPERTY INFORMATION

PURCHASE PRICE

\$350,000.00

PROPERTY ADDRESS

**0 Trail Oaks Lane
Lakeland, Florida 33810**

LAND SIZE

34.46 Acres

0 Trail Oaks Lane
Lakeland, Florida
33810

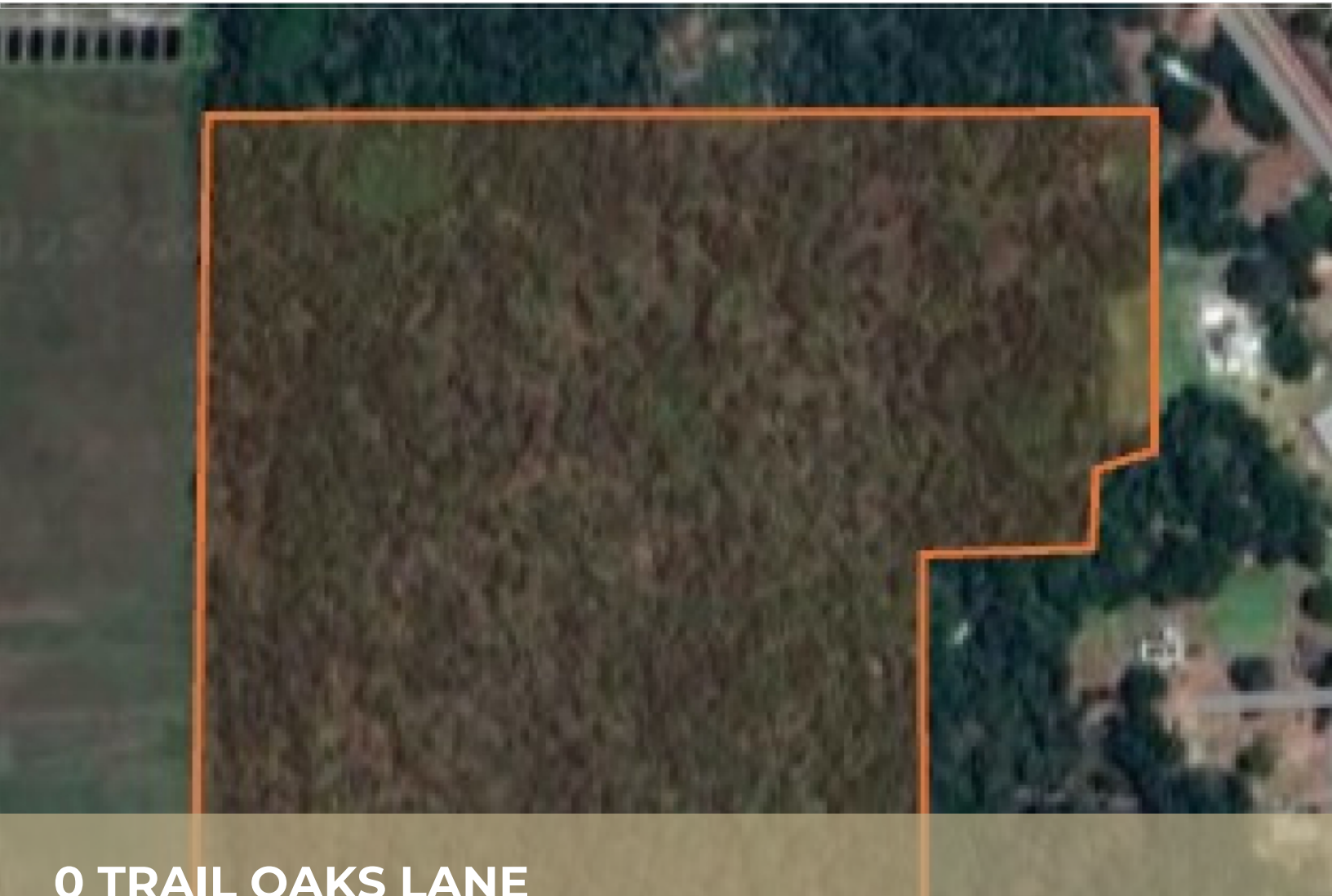
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PROPERTY OVERVIEW

An exceptional opportunity to own 34.5 acres of land in the highly desirable Kathleen area of North Lakeland, Florida. This large tract, located on Trail Oaks Lane, is priced at \$350,000 and offers tremendous potential for future residential development.

The property is zoned RS (Residential Suburban) by both State Code (0999) and County Code (9925), with a designated land use of Vacant Residential. Although approximately 97% of the land is wooded wetlands, zoning and classification open the door to development with the proper environmental and governmental approvals.



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PROPERTY DETAILS

34.5 Acres Vacant Residential Land - Lakeland, FL

Address: 0 Trail Oaks Lane, Lakeland, Florida 33810

Price: \$350,000

Size: 34.5 Acres | 1,501,202 Sq. Ft.

Property Overview

An exceptional opportunity to own **34.5 acres of land** in the highly desirable **Kathleen area of North Lakeland, Florida**. This large tract, located on Trail Oaks Lane, is priced at **\$350,000** and offers tremendous potential for future residential development.

The property is zoned **RS (Residential Suburban)** by both **State Code (0999)** and **County Code (9925)**, with a designated land use of **Vacant Residential**. Although approximately **97% of the land is wooded wetlands**, zoning and classification open the door to development with the proper environmental and governmental approvals.

Location & Growth

Lakeland is one of the fastest-growing markets in Central Florida, strategically positioned between **Tampa and Orlando**. The Kathleen area, in particular, has seen strong residential growth and increasing demand for new housing options. This property places you in the path of progress, surrounded by established communities, schools, shopping, and major transportation corridors.

Investment Potential

- **Zoning:** Residential Suburban (RS)
- **Land Use:** Vacant Residential (State Code 0999 | County Code 9925)
- **Size:** 34.5 acres (1.5M sq. ft.)
- **Topography:** Primarily wooded wetlands (97%)
- **Development Opportunity:** Potential for a residential community with proper permits, environmental studies, and authorization.

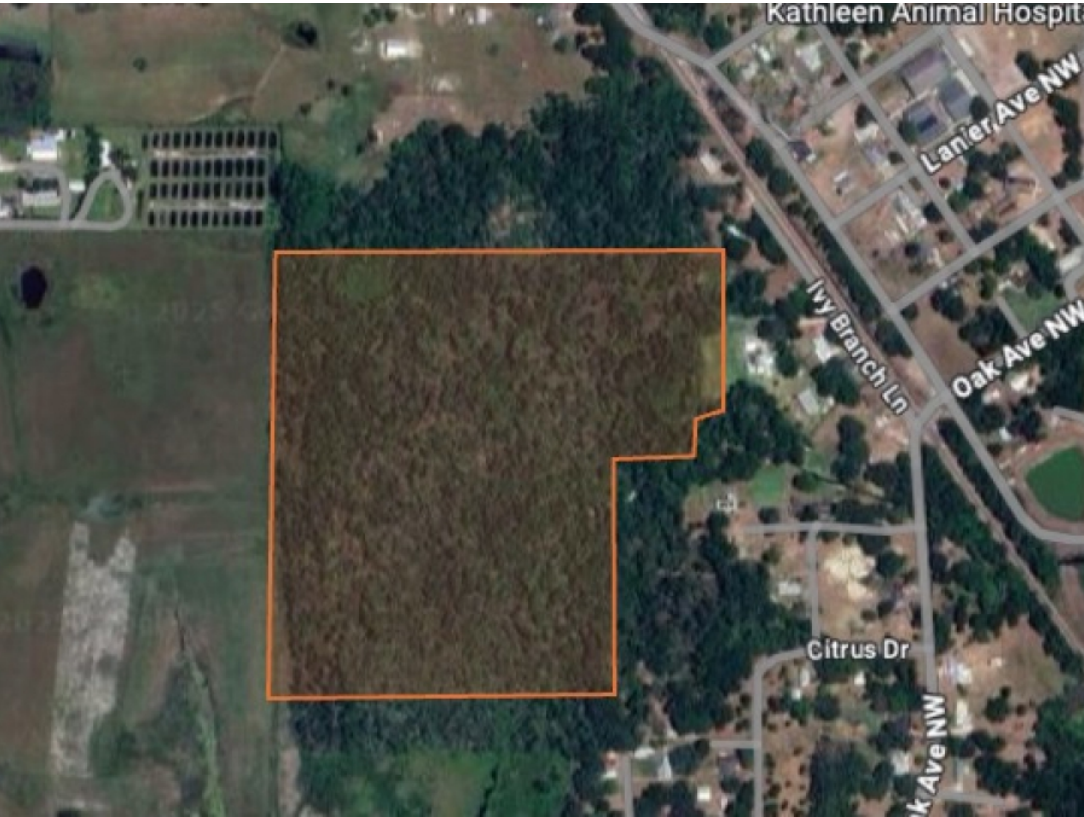
This site presents a **long-term investment opportunity** for visionary developers, builders, or land investors looking to position themselves in a rapidly expanding market.

Highlights

PROPERTY DETAILS

- Large acreage tract in North Lakeland
- Residential zoning **is** already in place
- Fast-growing Kathleen community
- Priced at just **\$10,145 per acre**
- Ideal for **future residential development, land banking, or conservation investment**

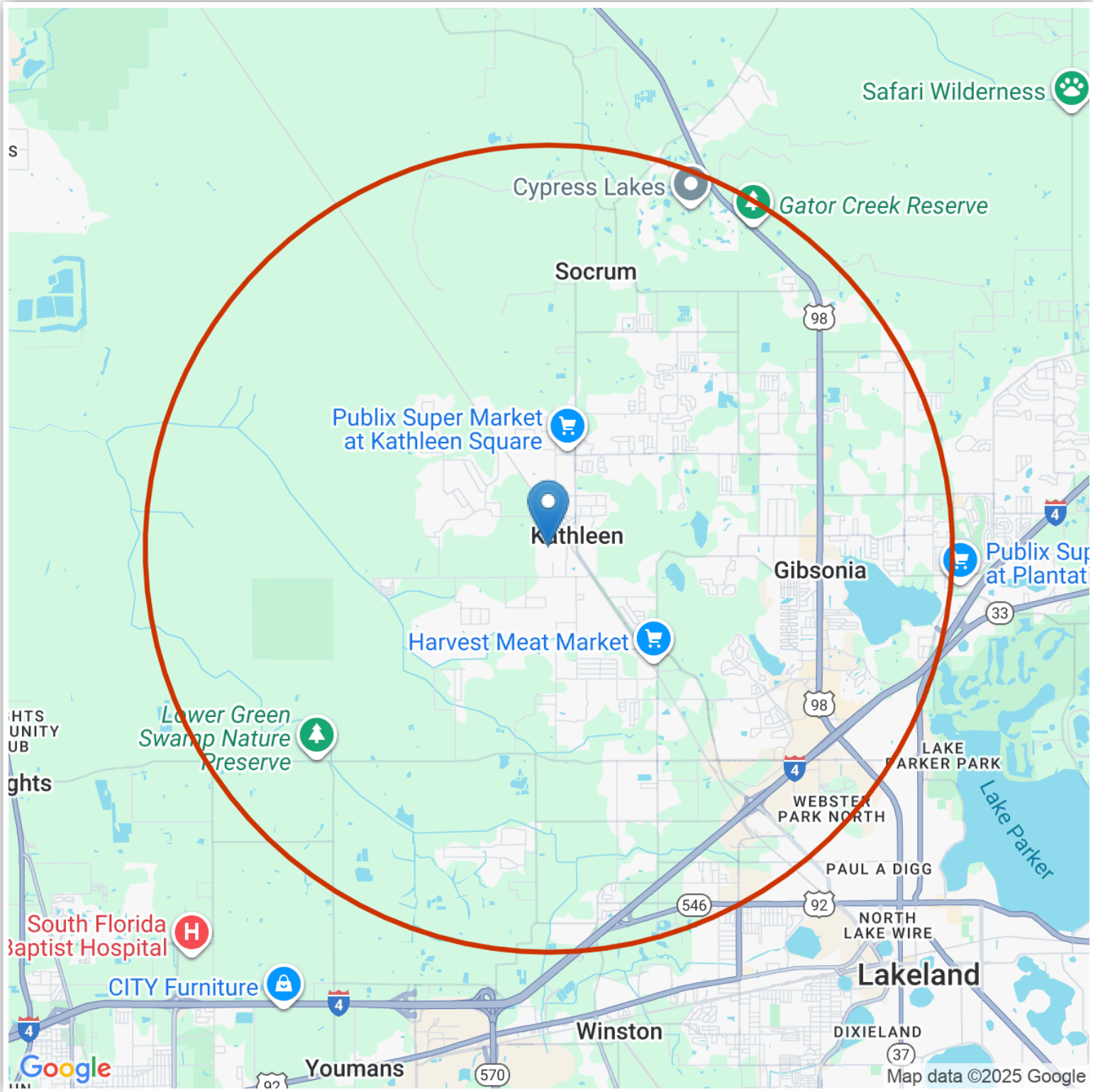
? **Contact:** For more information or to schedule a property review, please reach out today. Properties of this size and zoning in North Lakeland are rare and in demand.



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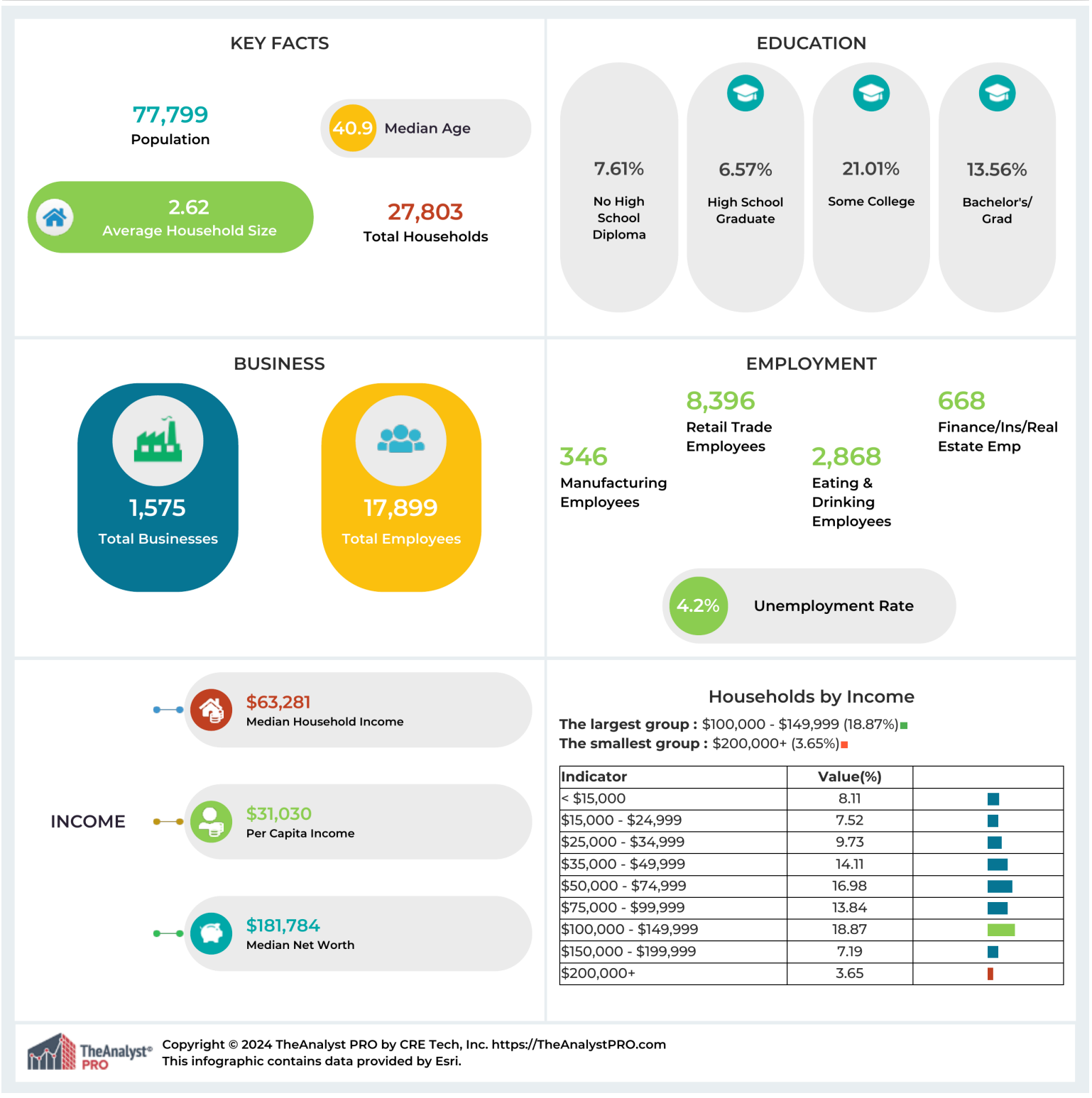
LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

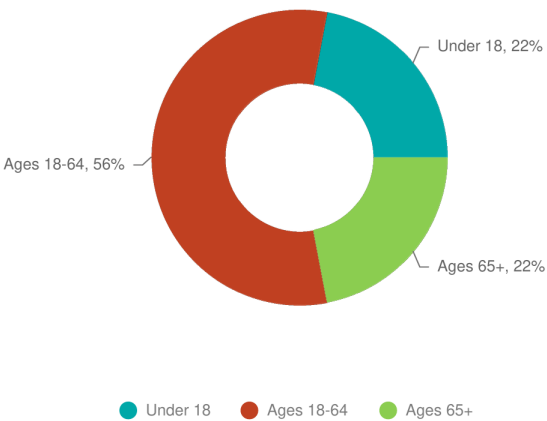


INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

| | | |
|--------------------|-------------------------|-------------------|
| 77,799 | 29,480 | 40.9 |
| Population | Households | Median Age |
| 2.62 | \$63,281 | \$304,032 |
| Avg Size Household | Median Household Income | Median Home Value |
| 65 | 83 | 75.2 |
| Wealth Index | Housing Affordability | Diversity Index |

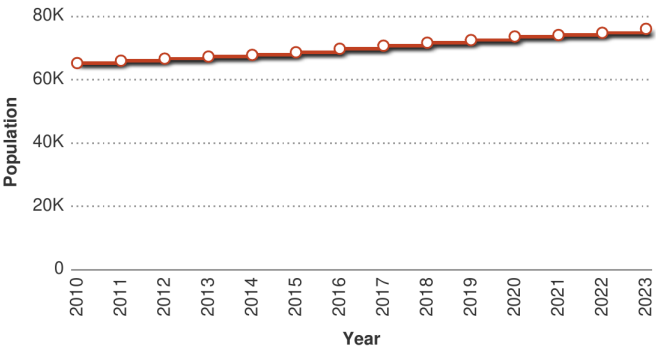
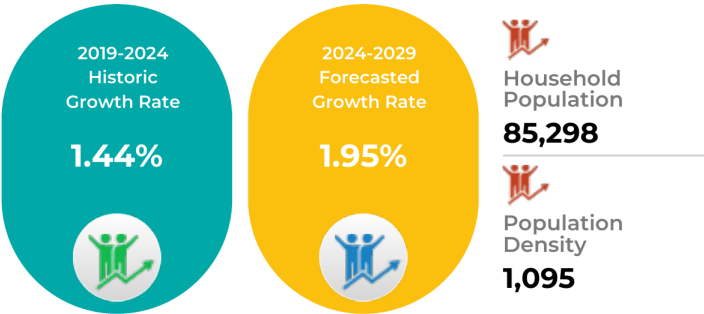
POPULATION BY AGE



POPULATION BY GENERATION

| | | |
|---------------------------------|---------------------------------|---------------------------------|
| 6.2% | 21.69% | 18.51% |
| Greatest Gen: Born 1945/Earlier | Baby Boomer: Born 1946 to 1964 | Generation X: Born 1965 to 1980 |
| 22.46% | 21.83% | 9.31% |
| Millennial: Born 1981 to 1998 | Generation Z: Born 1999 to 2016 | Alpha: Born 2017 to Present |

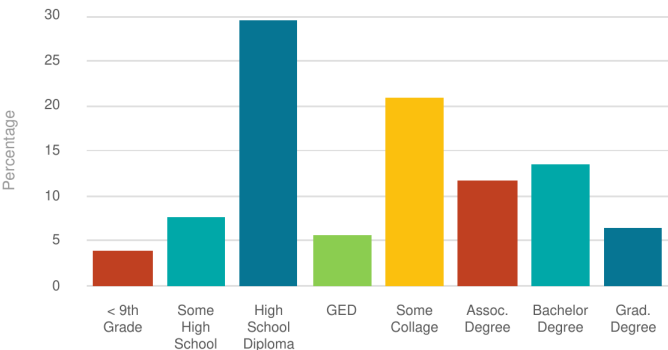
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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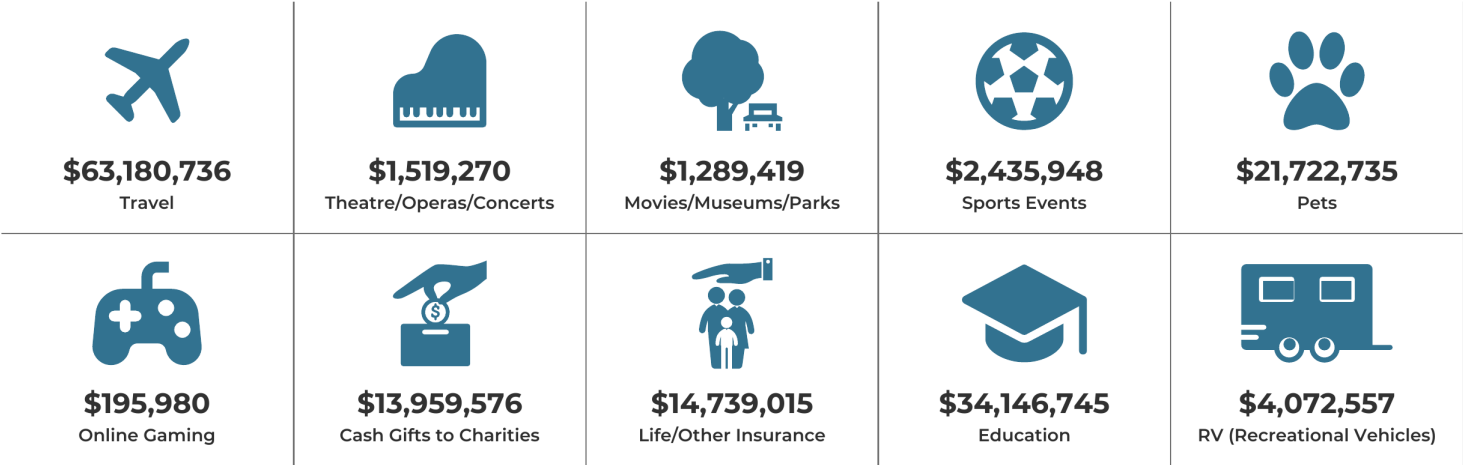
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Lifestyle and Tapestry Segmentation Infographic

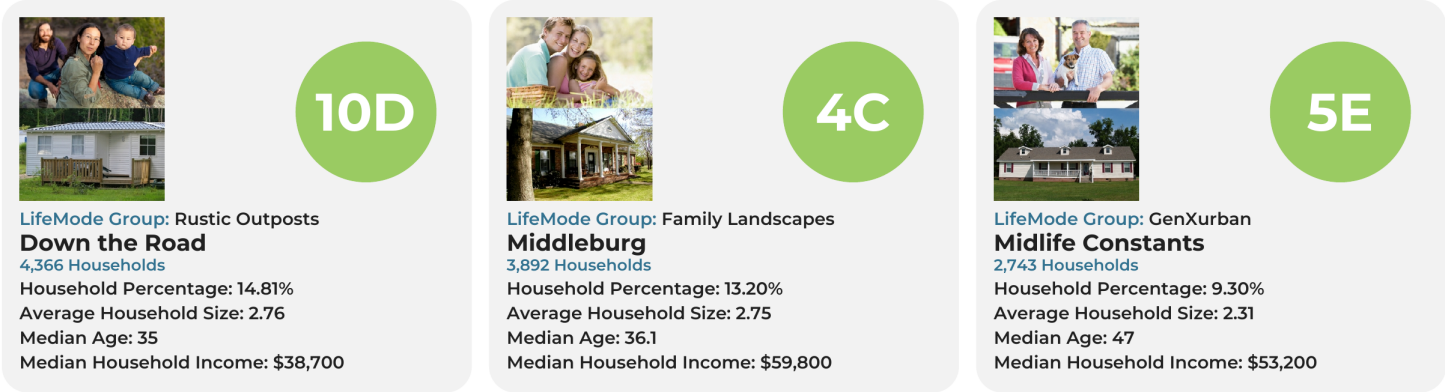
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

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 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

Segment 14B (College Towns)

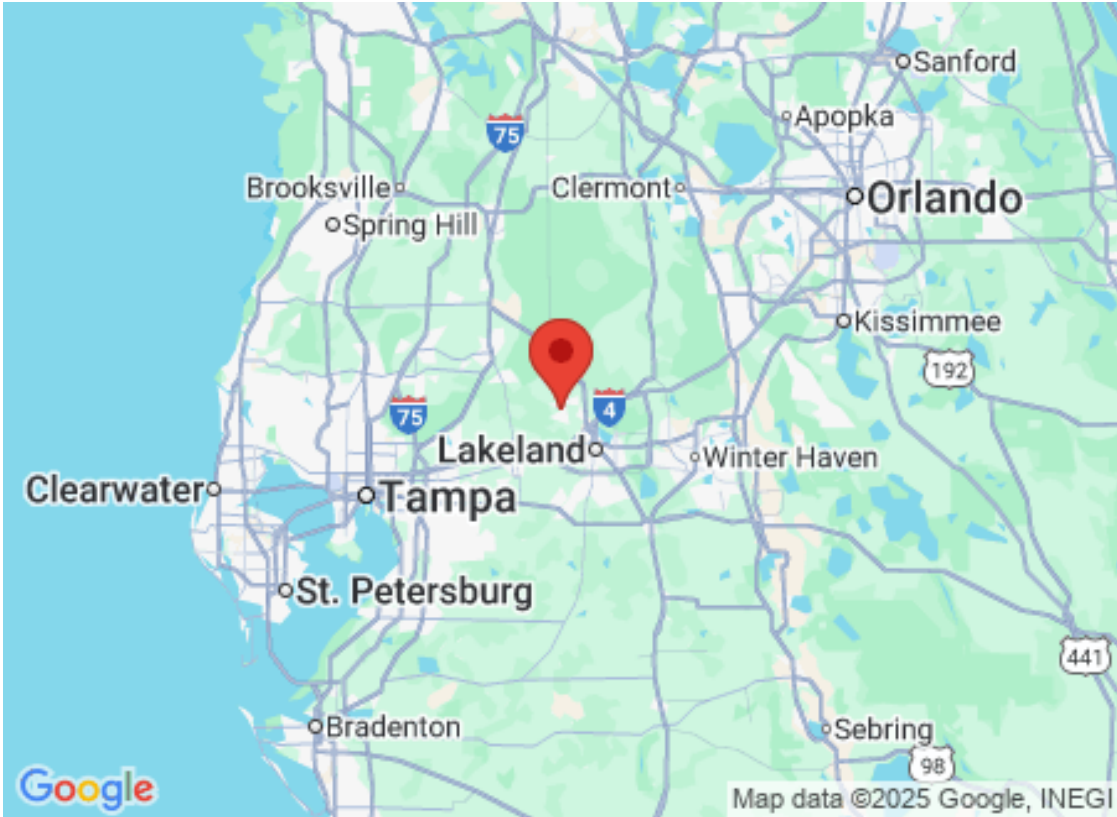
Segment 14C (Dorms to Diplomas)

Segment 15 (Unclassified)

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AREA LOCATION
MAP



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0 TRAIL OAKS LANE, LAKELAND, FLORIDA, 33810

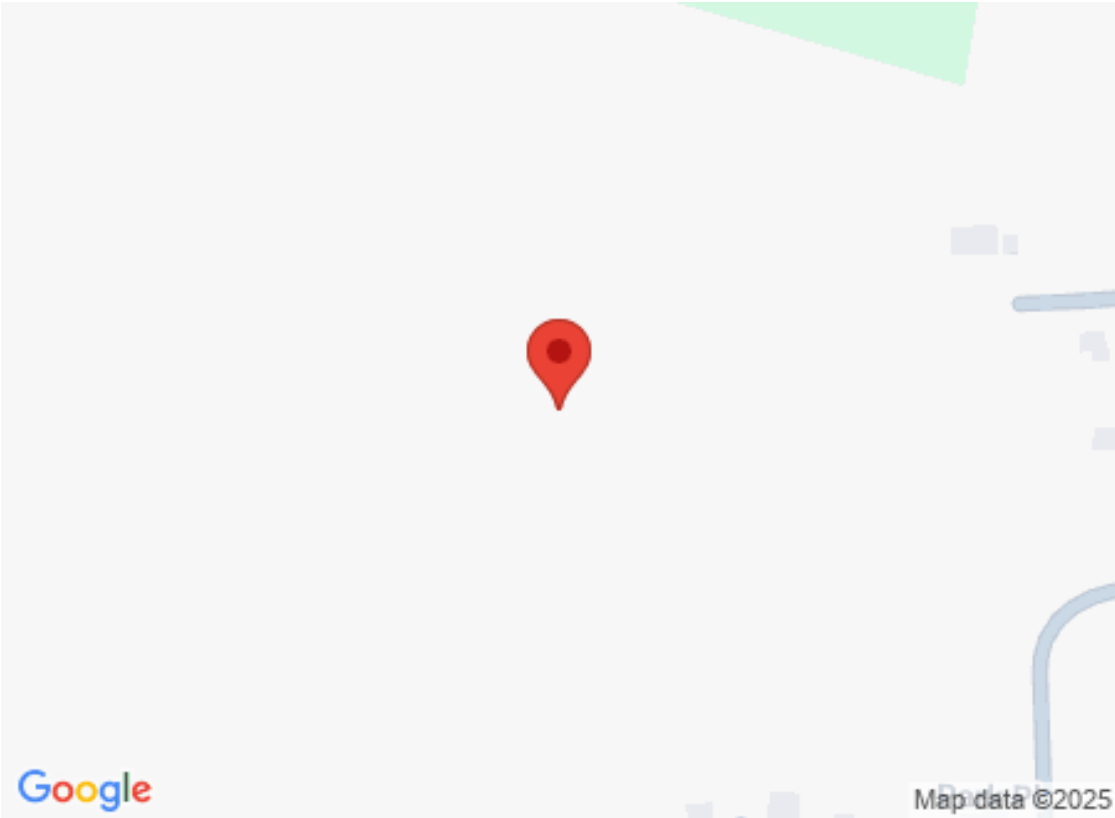
AERIAL ANNOTATION MAP



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STREET VIEW MAP



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CONTACT



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