



For Sale
Commercial Land

Commercial Out Parcels @ Cypress Point For Sale

2150 U.S. Highway 92 E. | Lakeland, FL 33801

Property Summary



Property Description

Two Outparcels For Sale....

Parcel 'A' is 2.37 acres located at the NE corner of Hwy 92 E (E Memorial Blvd.) and E. Lake Parker Dr.)

Parcel A price is \$2,100,000.00

Parcel 'B' is 1.36 acres located at the NW corner of Hwy 92 E (E Memorial Blvd and Fairway Ave.)

Parcel B Price is 1,200,000.00

These parcels are adjacent to the 199 home subdivision, to be known as Cypress Point at Lake Parker. The parcels are zoned C-2, with exceptions as described in PUD 21-022. The sites are part of the master retention design for the development. Lakeland utilities are available to the site.

PROPERTY SALE INFORMATION

Sale Price:	PARCELS PRICED SEPARATELY
Lot Size - PARCEL A:	2.37 Acres
Price - PARCEL A:	\$2,100,000.00
Lot Size - PARCEL B:	1.36 Acres
Price - PARCEL B:	\$1,200,000.00

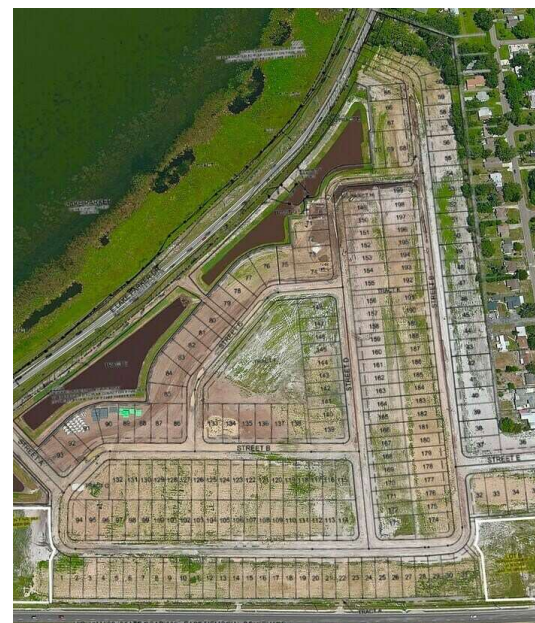
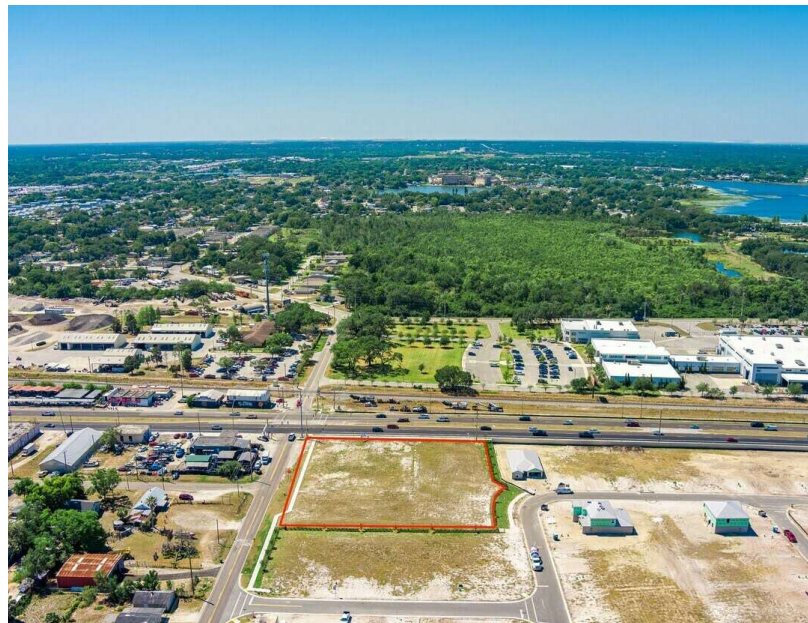
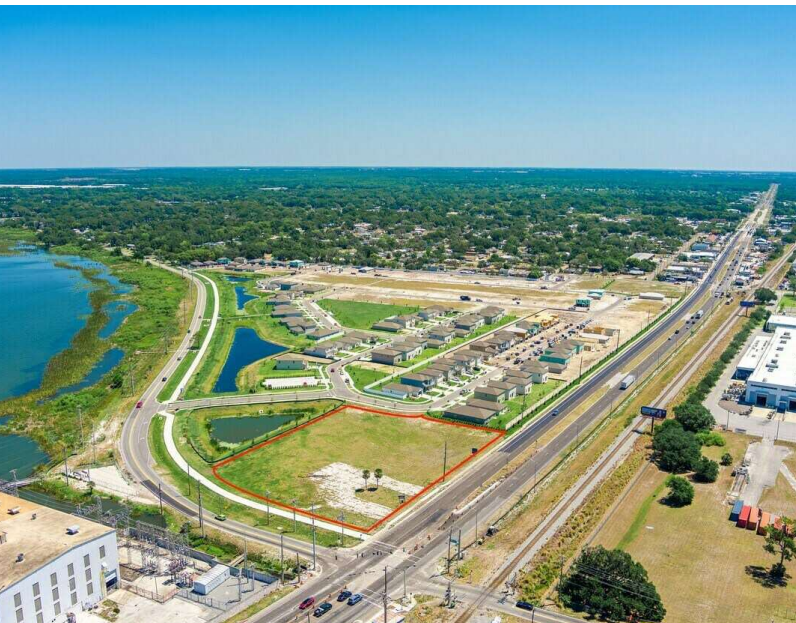
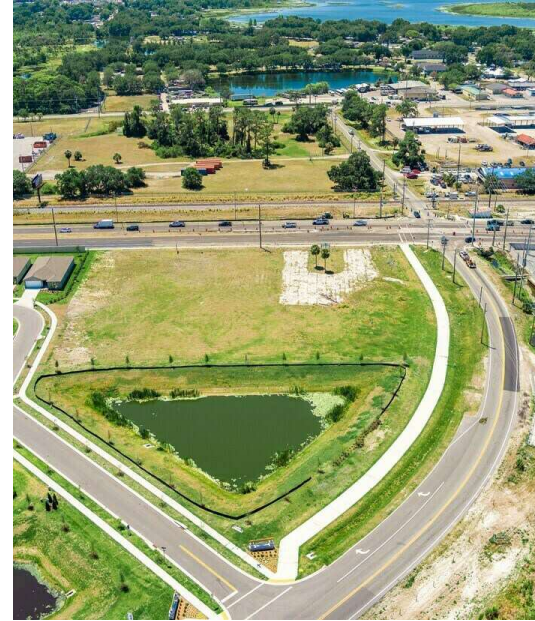
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Additional Photos



Property Details & Highlights

Building Name	Commercial Out Parcels For Sale
Property Type	Land
Property Subtype	Retail
Lot Size	3.73 Acres
Number of Lots	2

Two Outparcels For Sale....

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- Both Parcels are located on hard corners.
- Adjacent to the new "Cypress Point @ Lake Parker", a 199 SFR subdivision.
- Each parcel site is fully developable and are part of the master retention plan for Cypress Point.
- City of Lakeland utilities available.
- C-2 zoning designation, with some exceptions
- 31,000 VPD traffic count.

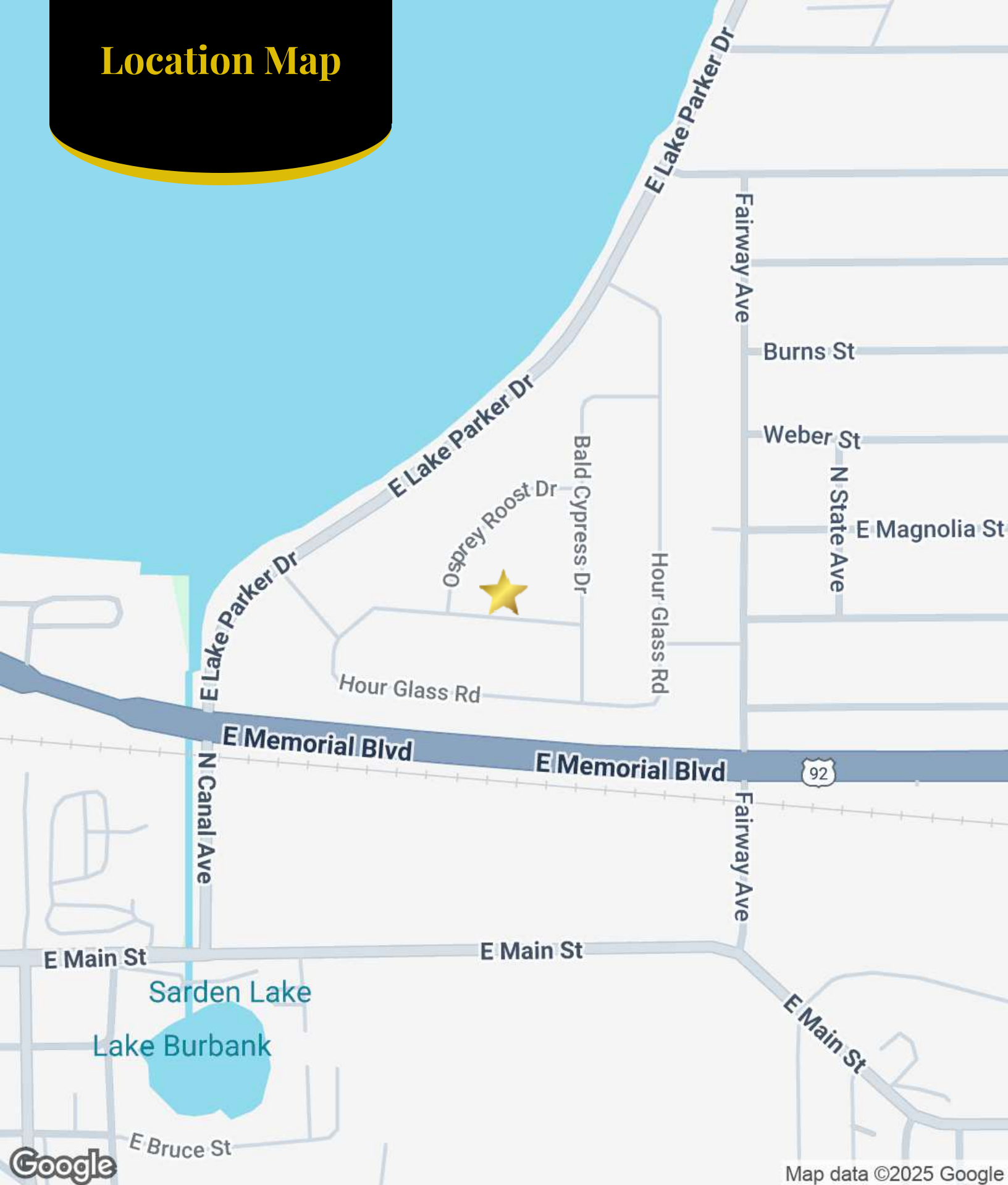
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Location Map



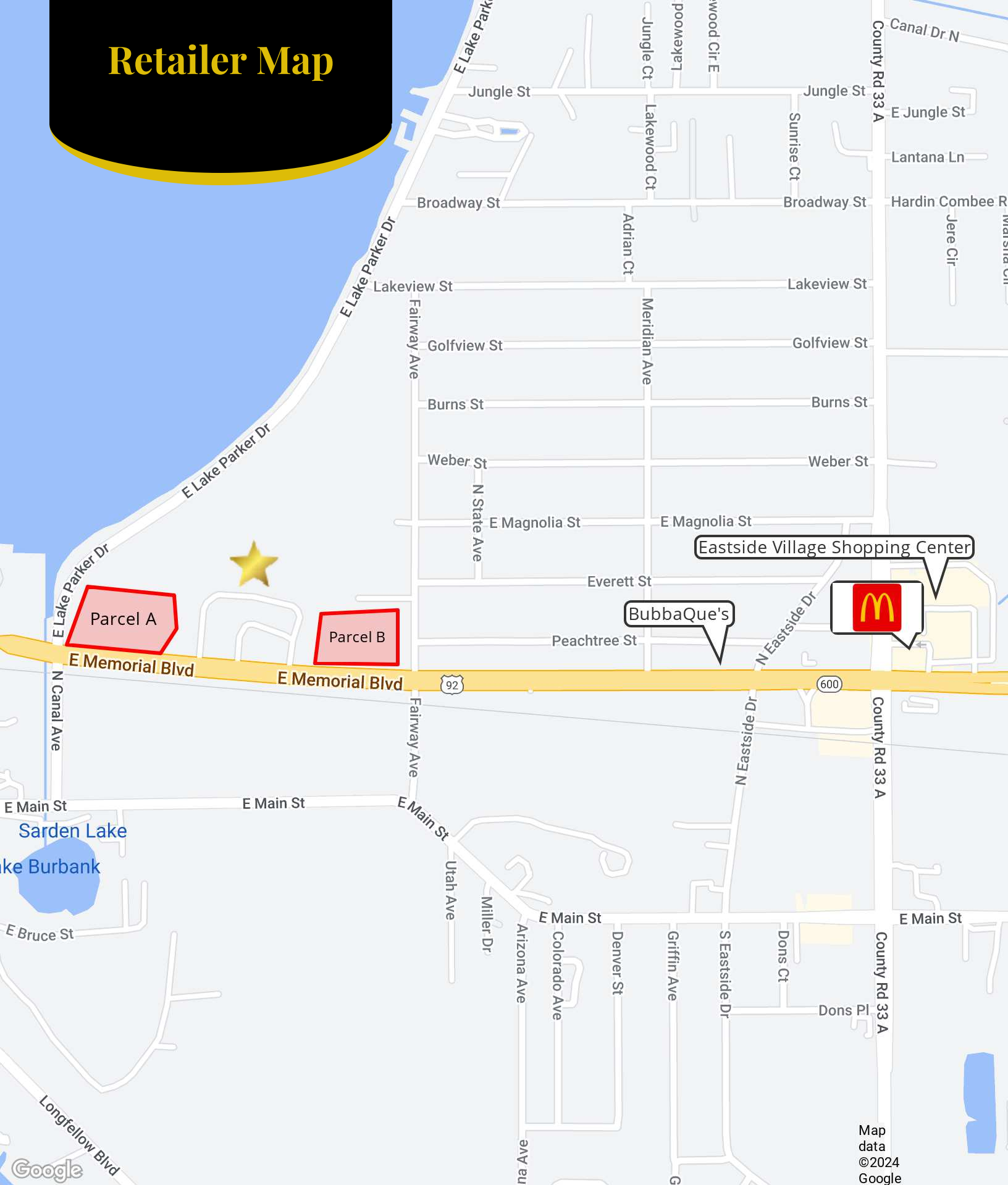
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Retail Map



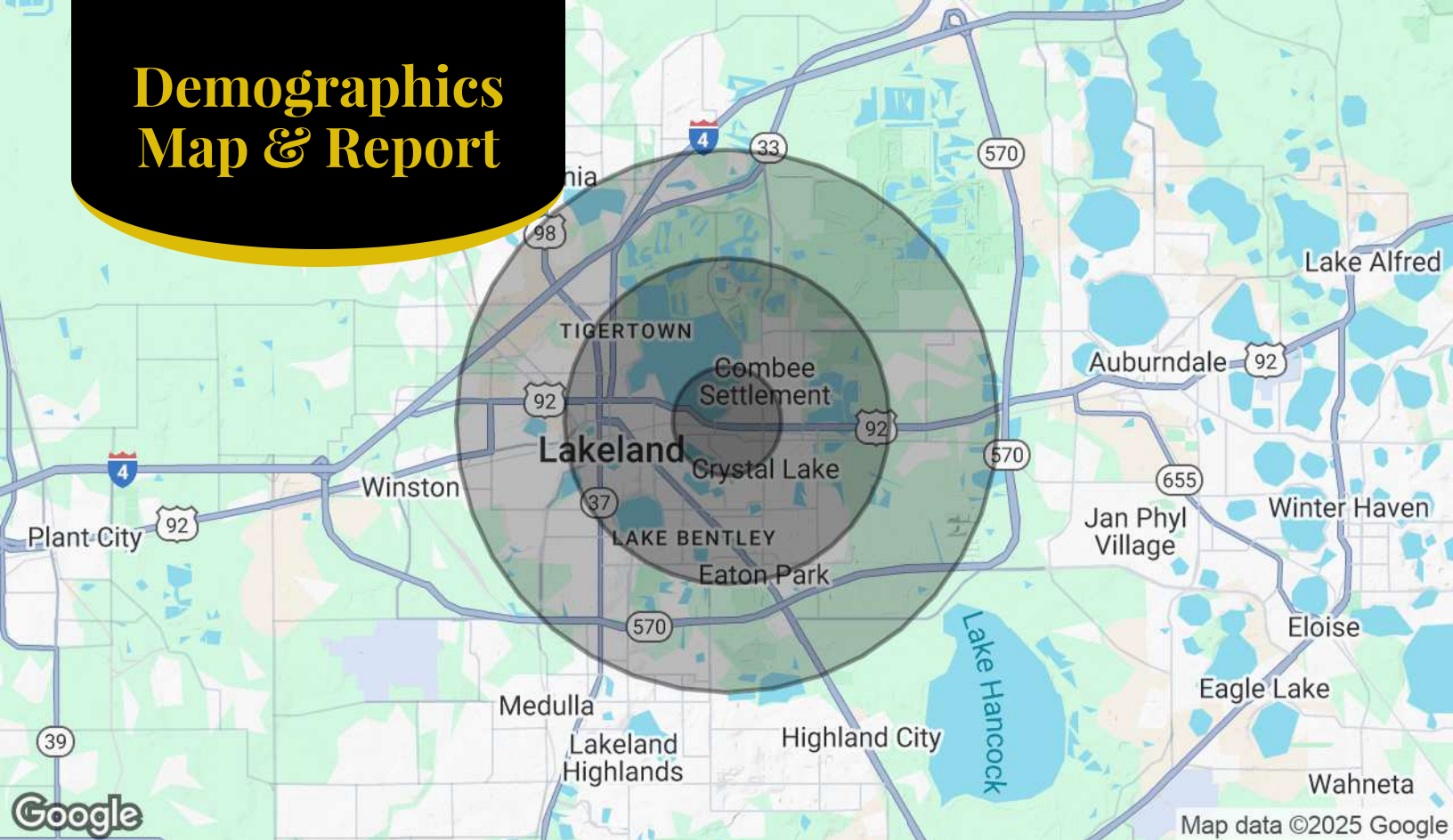
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	6,701	56,008	139,705
Average Age	37	39	41
Average Age (Male)	37	38	40
Average Age (Female)	37	39	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,439	20,537	55,331
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$58,294	\$68,499	\$73,142
Average House Value	\$150,903	\$234,506	\$226,303

Demographics data derived from AlphaMap

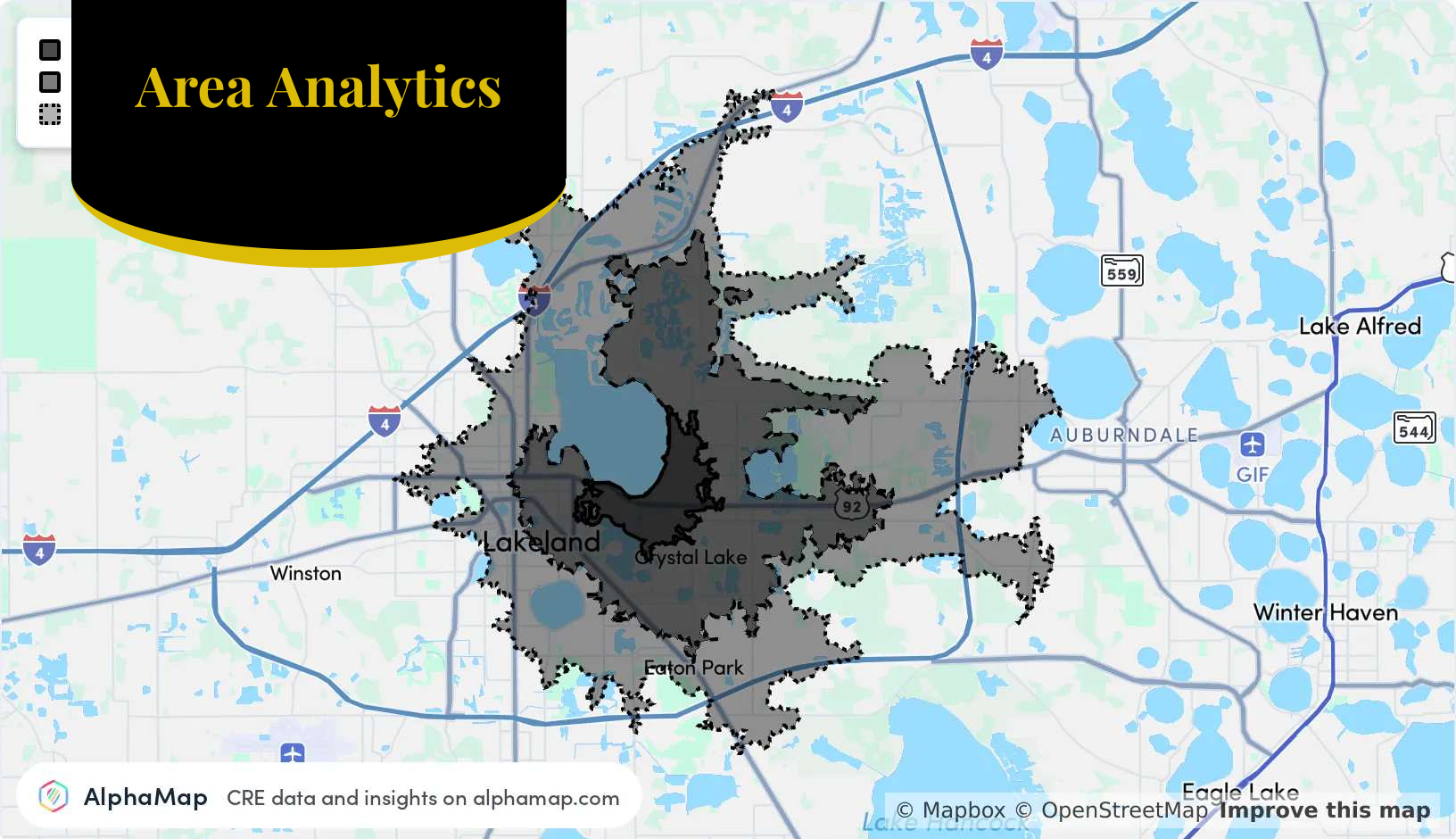
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Area Analytics



AlphaMap CRE data and insights on alphamap.com

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Population	5 Minutes	10 Minutes	15 Minutes
Total Population	6,938	30,445	77,294
Average Age	37	38	40
Average Age (Male)	37	38	39
Average Age (Female)	38	38	41

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	2,583	11,359	29,112
Persons per HH	2.7	2.7	2.7
Average HH Income	\$58,273	\$61,743	\$71,089
Average House Value	\$150,884	\$196,480	\$215,896
Per Capita Income	\$21,582	\$22,867	\$26,329

Map and demographics data derived from AlphaMap

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