



**5.66 ± ACRES PRIME DEVELOPMENT LAND
6000 BLOCK US HIGHWAY 98 SOUTH
HIGHLAND CITY, FLORIDA**

- Property Address:** 6000 Block US Highway 98 South, Highland City (South Lakeland), Florida 33813
- Property Location:** On US Highway 98 South, just North of CR 540A intersection and North of J-Day Drive. Site is approx. two + miles North of Bartow and Bay Care Hospital. Located catty-corner and South of the intersection is Hancock Crossings a-92 homes \$400,000.00 + new development. Polk Parkway (SR 570) access is about 2.5+ miles North of the site.
- Type Property:** Vacant land, level with many oak trees. Property consists of 2 contiguous parcels.
- Size Property:** Approximately 5.66 ± acres (246,549.60 SF).
- Frontage:** 482 ± linear feet frontage on US Highway 98 South x 711.10' South boundary. Dual median cut located at the center of the property allowing Northbound access.
- Land Use/Zoning:** OCX (Office Center) with 50' buffer of RM located on the West side of the property. Unincorporated Polk County, Florida. Allowed uses office and medical park.
- Utilities:** Municipal Electric and Polk County Water.
- Traffic Count:** 45,500 AADT
- Ad Valorem taxes:** \$35.64 (Year 2023). AG exemption, current is use pasture. Subject to increase after sale and development.
- Property Folio:** 24-29-13-000000 Parcel 44090 and Parcel 044160, Polk County.
- Comments:** The South Lakeland area has very few prime commercial sites available for development and this parcel is unique based on its location, high visibility, access, dual median cuts on US 98 South in the midst of major residential and commercial corridor. This property can be expanded to a potential 15+ acres.
- Sale price:** \$2,971,500.00 (\$525,000.00/acre).
- Exclusive Contact:** Maria Mahoney, Broker 863 640-0445 Will Daniel, Broker-Associate 813 695-7371

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