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*Commercial
Real Estate Services
From Local to Global
Since 1998*

For further information
regarding this property,
please contact:
Maria Mahoney,
FL, Real Estate Broker
863-619-6740



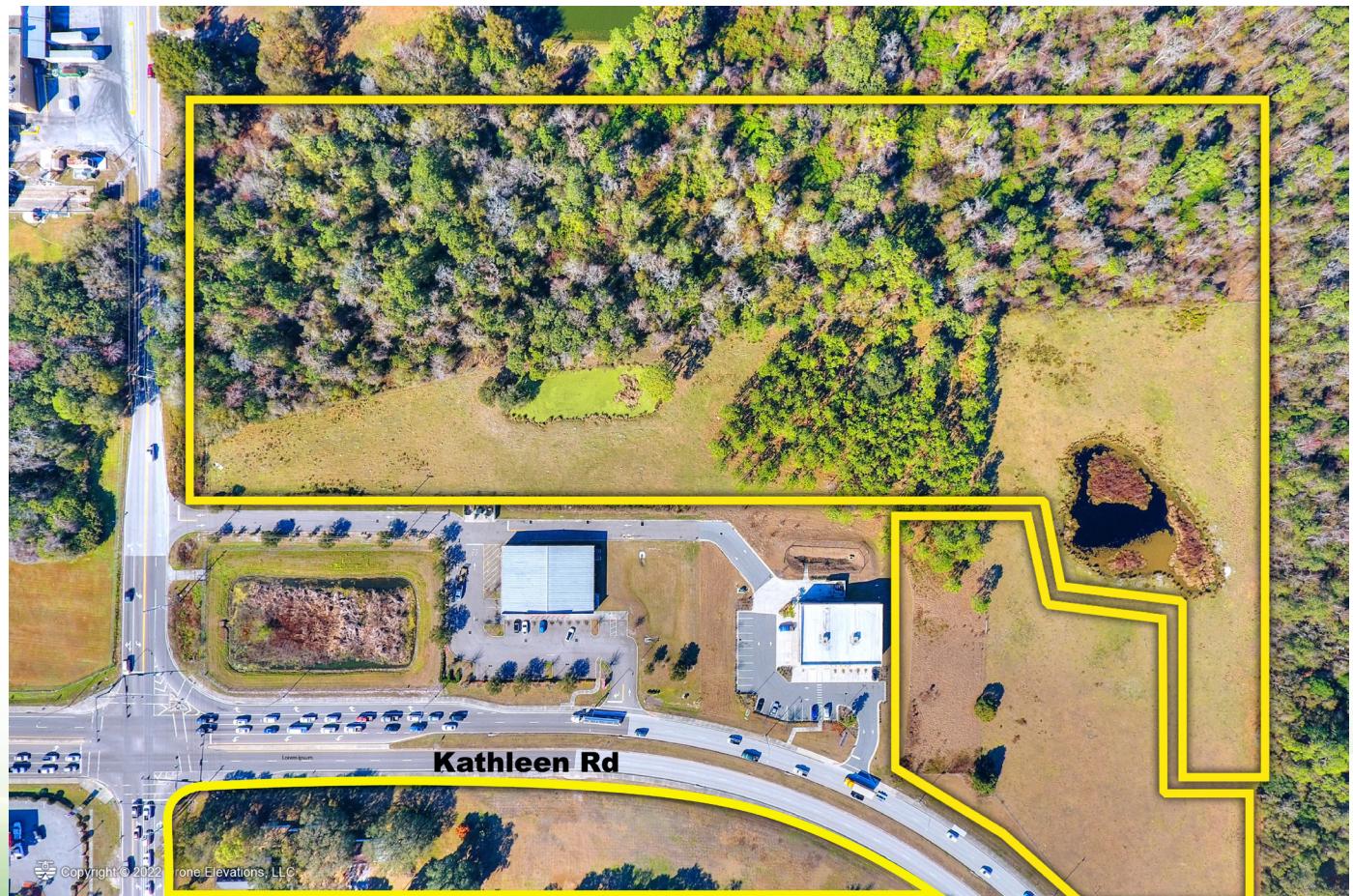
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Land Portfolio

Lakeland FL, Kathleen and Galloway Road Intersection

4 Properties Portfolio

4300 block Kathleen Road, Lakeland, FL 33805





4-Properties Development Portfolio

Kathleen Rd/Galloway Rd Intersection, Lakeland, FL 33805

PROPERTY NAME:

LIPHAM PLAZA

PROPERTY ADDRESS:

4300 Block Kathleen Road, Lakeland, FL 33805

PROPERTY LOCATION:

NE Corner and SE corner of signalized intersection at Kathleen Road and Galloway Road. West of Terra Largo and Lakeland Square Mall. Approximately 2 miles North of I-4 and West of US HWY 98 North.

PROPERTY TYPE:

Vacant commercial and Multi-Family land

PARCEL ID	ACREAGE	LAND USE	UTILITIES	FLOOD PLAIN	TAXES
23-27-27-010505-000030	3.06	NAC (Neighborhood Activity Center)	Electric	A/ X	\$1,125 (2021)
23-27-34-000000-031010	5.98	Transit Support Development Area RM-12	Electric	A/ X	\$111 (2021)
23-27-27-010505-000040	16.30	Preservation Land	Electric and water on adjacent sites	A	\$723 (2021)
23-27-27-000000-044030	2.61	NAC	Electric/ water/ septic	X	\$1,150 (2021)

TRAFFIC COUNT:

22,500 AADT

COMMENTS:

Land portfolio for sale in North Lakeland suitable for retail or multi-family development. Join retailers AutoZone and Family Dollar to serve this growing corner of North Lakeland. Just West of US HWY 98 and Lakeland Square Mall.

PURCHASE PRICE:

\$3,000,000

CONTACT:

Maria Mahoney, Broker, Maria@Mahoneygroupinc.com 863.619.6740
Will Daniel, Broker-Associate, Will@mahoneygroupinc.com

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4-Properties Development Portfolio

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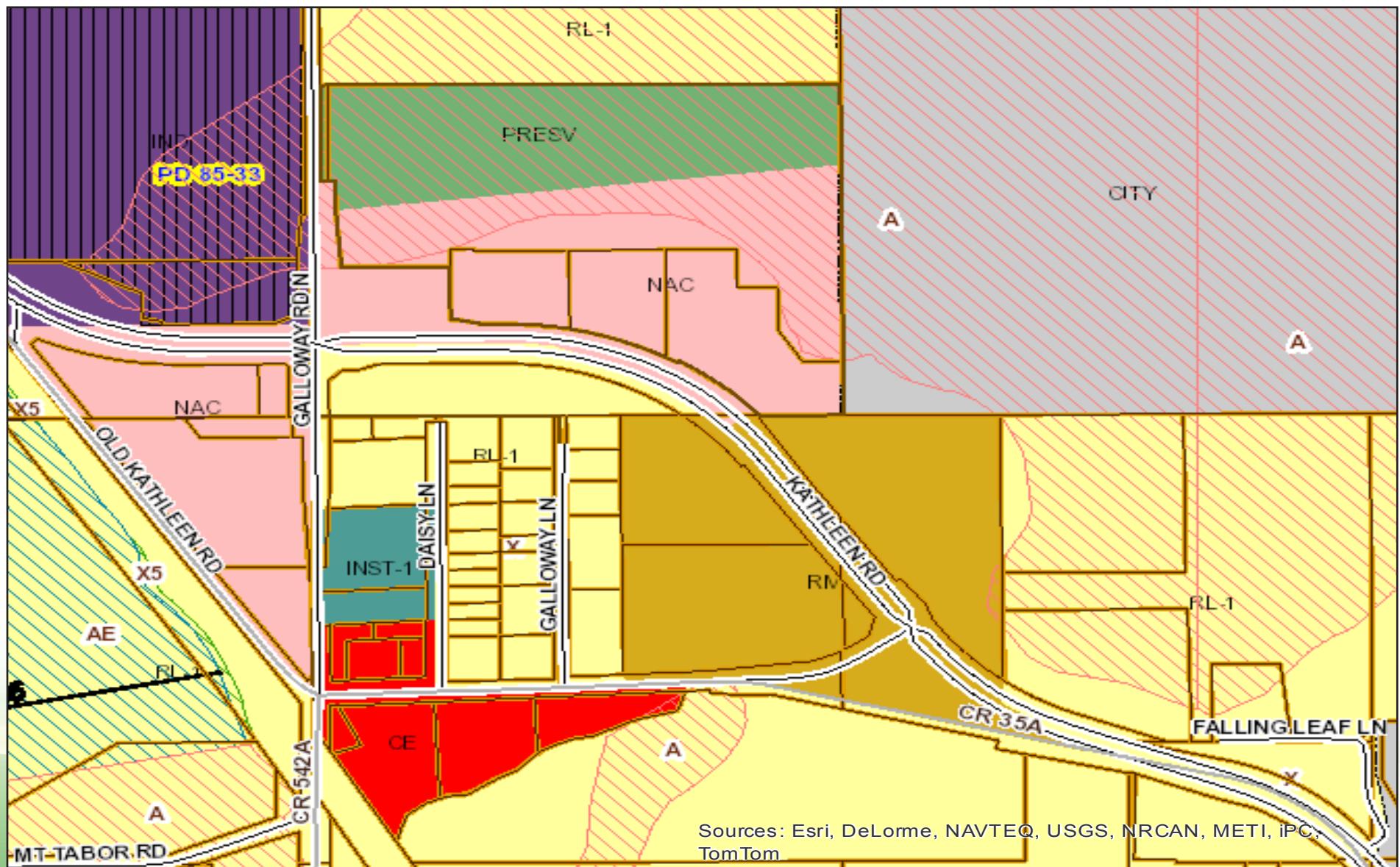
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Zoning and Land Use



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4-Properties Development Portfolio
Kathleen Rd/Galloway Rd Intersection, Lakeland, FL 33805
Aerial Map



4300 block Kathleen Road, Lakeland, FL 33805

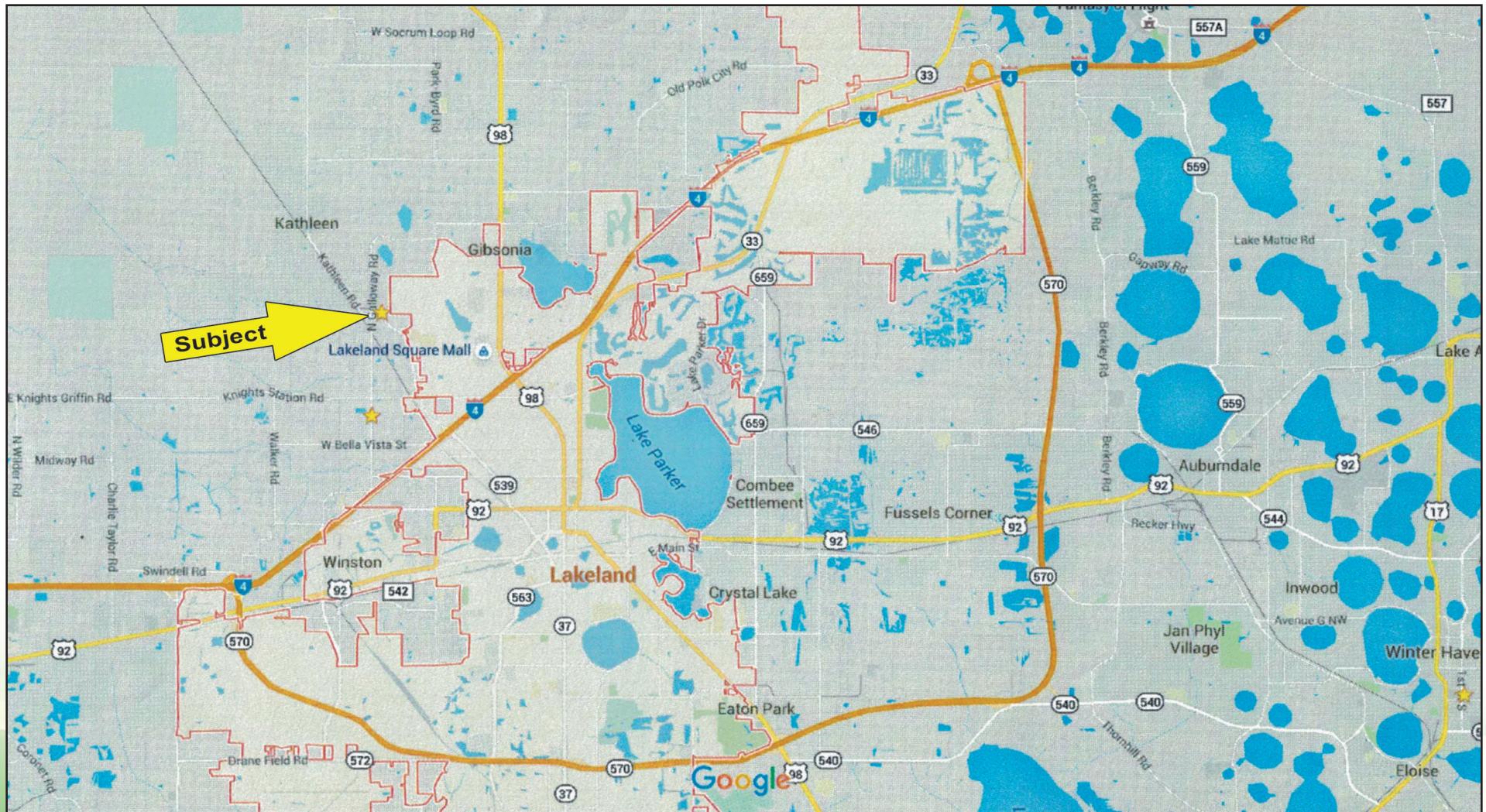
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Location Map



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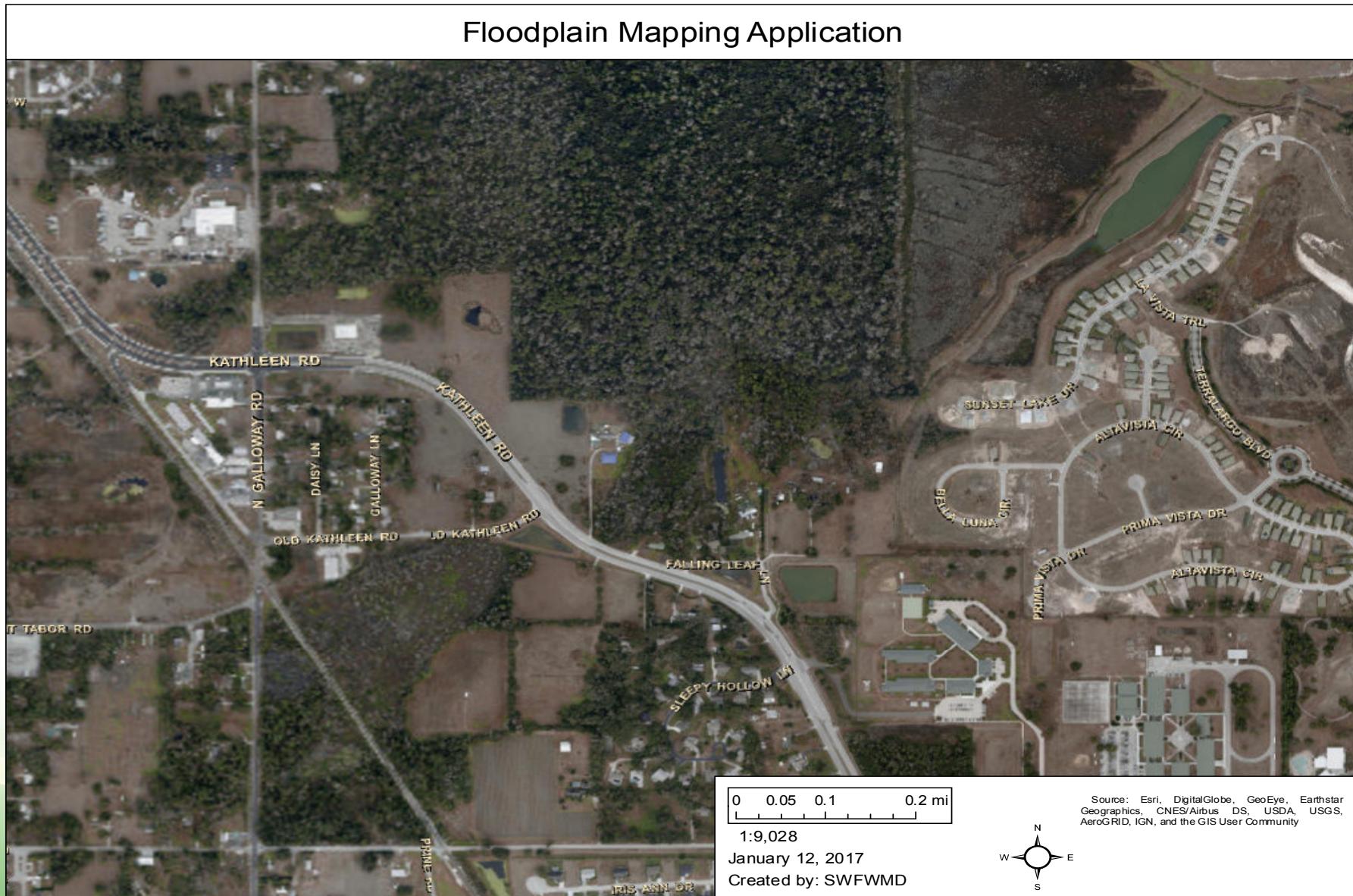
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Floodplain Mapping Application

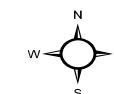


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:9,028

January 12, 2017

Created by: SWFWMD



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