

4-PROPERTY DEVELOPMENT PORTFOLIO, LAKELAND, FLORIDA



Land portfolio for sale in North Lakeland suitable for retail or multi-family development. Excellent opportunity to capture this growing corner of North Lakeland. Surrounded by major residential developments such as Terra Largo, a 580-unit upscale subdivision with homes from \$200K to \$5M, Hampton Hills, Sunset Lakes, etc. Located approx. 2 miles West of US 98 North/Interstate-4 at Lakeland Square Mall. Shared entrance driveway at Galloway Rd currently ending at Site 2. Large pylon sign on Galloway Road. Flood plain zones vary from A to A/X to X depending on the parcels.

SALE/PURCHASE PRICE: \$3,000,000.00
(Average of \$2.45/SF).

Owner will consider selling properties separately as follows:

PARCEL 1: \$1,100,000.00
PARCEL 2: \$750,000.00
PARCEL 3: \$850,000.00
PARCEL 4: \$300,000.00



4-PROPERTY DEVELOPMENT PORTFOLIO, LAKELAND, FLORIDA

PROPERTY ADDRESS: 4505 N. Galloway Road and 4300 block Kathleen Road, Lakeland, Florida 33805

PROPERTY LOCATION: SEC and NEC of Kathleen and Galloway Roads - lighted intersection, adjacent to Family Dollar and Autozone.

TYPE PROPERTY: Vacant land – Parcels 2, 3 and 4 are currently under Ag use/Green Belt.

PARCEL	PARCEL	ACREAGE	SIZE	UTILITIES	LAND USE – UNINCORPORATED POLK COUNTY	ADD'L INFORMATION
1	23-27-27-000000-044030	2.61 ± Acres	114,562 SF	Electric and Water	NAC Neighborhood Activity Center Transit Supportive Development Area	SEC of Kathleen Road and Galloway Road at lighted intersection. Ingress/Egress from Kathleen Road with curb cut.
2	23-27-27-010505-000030	3.06 ± Acres	133,294 SF	Electric only	NAC Neighborhood Activity Center Transit Support Development Area	Contiguous to Sites 2, 3 and 4.
3	23-27-34-000000-031010	5.98 ± Acres	260,489 SF	Electric	Transit Support Development RM/12 Residential/up to 10% commercial use.	Existing median cut on Kathleen Road at Old Kathleen Road intersection. Parcel is contiguous to Site 2.
4	23-27-27-010505-000040	16.30 ± Acres	710,028 SF	Electric. Water	Preservation Land Use with partial NAC zoning.	Access from Galloway Road. Contiguous to Family Dollars and Site 3.

TRAFFIC COUNT: 22,500 AADT

AD VALOREM TAXES: Subject to new assessment and corresponding new taxes after sale.

COMMENTS: Land portfolio for sale in North Lakeland suitable for retail or multi-family development. Excellent opportunity to capture this growing corner of North Lakeland. Surrounded by major residential developments such as Terra Largo, a 580-unit upscale subdivision with homes from \$200K to \$5M, Hampton Hills, Sunset Lakes, etc. Located approx. 2 miles West of US 98 North/Interstate-4 at Lakeland Square Mall. Shared entrance driveway at Galloway Rd currently ending at Site 2. Large pylon sign on Galloway Road. Flood plain zones vary from A to A/X to X depending on the parcels.

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CONTACT INFORMATION: Maria Mahoney, Lic. Florida RE Broker 863 640-0445



The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813
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Disclaimer - Information provided herein is from sources deemed reliable but not verified. This offering is made subject to errors, omissions, change of price, withdrawal from market, prior sale or other conditions. Prospective buyers/tenants are encouraged to verify independently, all pertinent information to their satisfaction prior to entering into a sale or lease transaction. The Mahoney Group, Inc., is the agent of and represents the Owner of this property.

4300 block Kathleen Road and 4505 N. Galloway Road Lakeland, Florida 33805

SITE VIEW



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Maria Mahoney R.E. Broker

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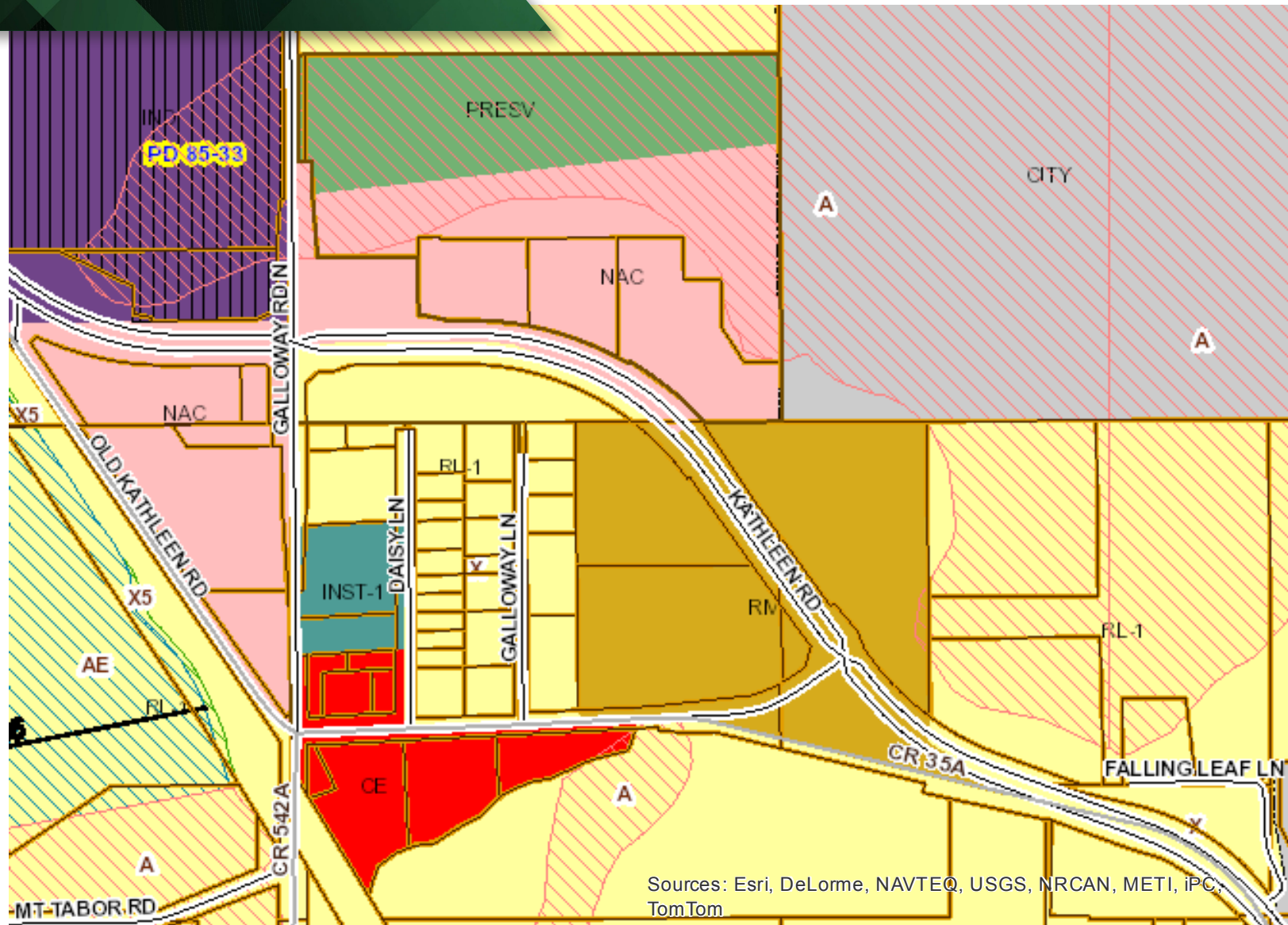
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LAND USE & ZONING

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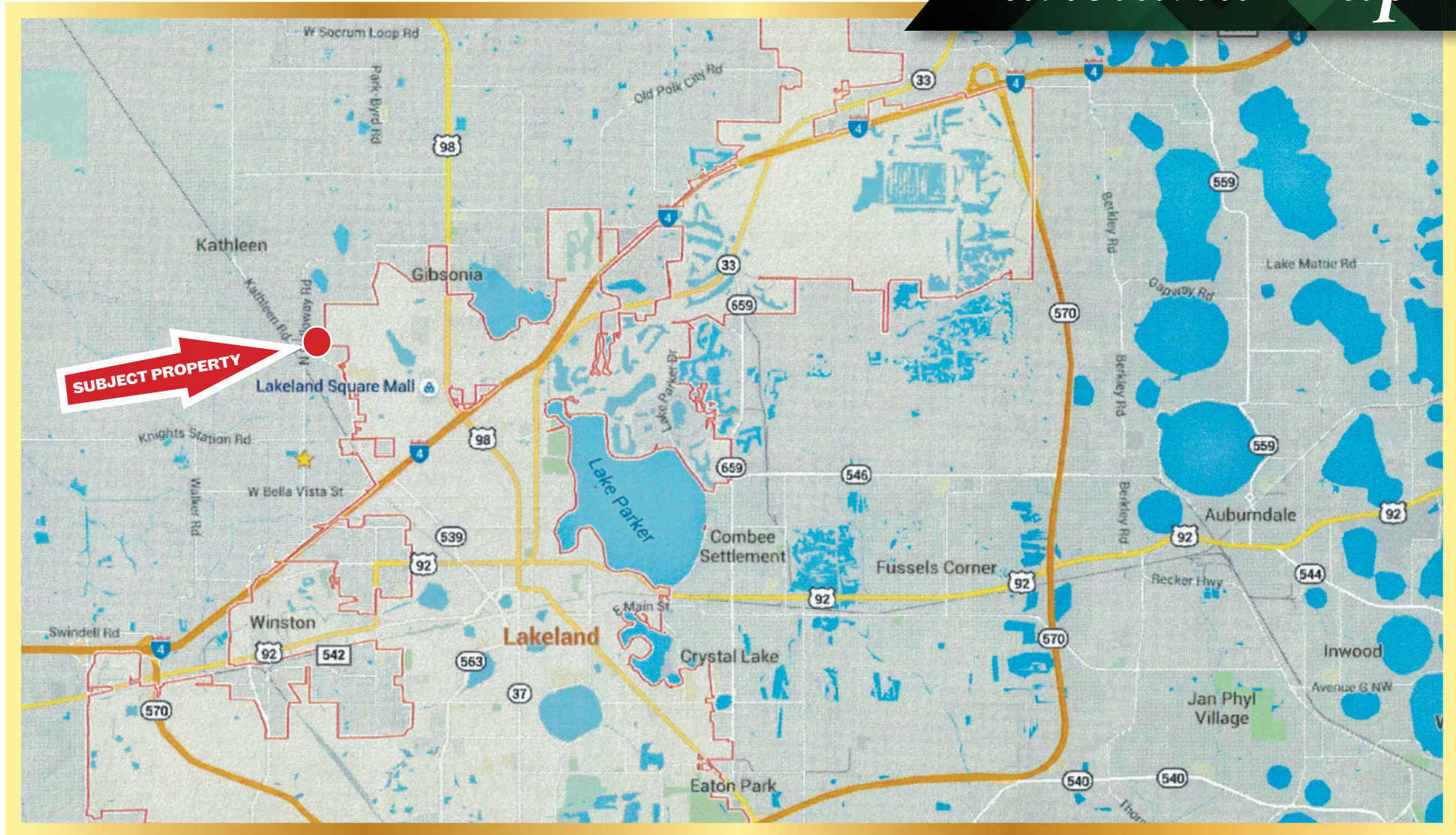
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Lakeland Map



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SIGNALIZED CORNER DEVELOPMENT PORTFOLIO

North Lakeland Growth Corridor - Retail | Multifamily | Mixed-Use | Transit-Oriented Development

Rare opportunity to acquire a 27.95± acre four-parcel development portfolio at the lighted intersection of Kathleen Road and Galloway Road in North Lakeland, Florida. With flexible zoning designations, arterial frontage, and surrounding residential density, this offering supports multiple development strategies ranging from retail activation to multifamily and phased mixed-use development.

THE OFFERING

The offering consists of four contiguous parcels totaling approximately 27.95± acres (1,218,373 SF) located at 4505 N. Galloway Road and the 4300 block of Kathleen Road, Lakeland, Florida 33805 . The property is vacant land, with Parcels 2, 3, and 4 currently under Ag/Green Belt classification. Zoning and land use include:

- NAC (Neighborhood Activity Center)
- Transit Support Development Area
- RM/12 Residential (up to 10% commercial use)
- Preservation Land Use with partial NAC zoning

The site benefits from 22,500 AADT traffic counts and proximity to US 98 and Interstate-4 , positioning it as a strategic infill growth opportunity within North Lakeland. Portfolio Price: \$3,000,000 (\$2.45/SF average) Owner will consider selling parcels separately.

PHYSICAL & DEVELOPMENT CHARACTERISTICS

Site Overview:

- Total Acreage: 27.95± Acres
- Vacant land – no demolition required
- Signalized intersection location
- Shared entrance driveway from Galloway Road
- Existing large pylon sign on Galloway Road
- Flood zones vary from A to A/X to X depending on parcel

The flexibility of undeveloped land allows for phased site planning and optimized circulation design.



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PARCEL BREAKDOWN

- 1 PARCEL 1** – 2.61± Acres (114,562 SF)
NAC / Transit Supportive Development Area
Electric & Water available
SEC of Kathleen & Galloway at lighted intersection
Existing curb cut from Kathleen Road
Development Impact: Ideal for high-visibility retail, QSR, bank pad, or medical office.
- 2 PARCEL 2** – 3.06± Acres (133,294 SF)
NAC / Transit Support Development Area
Electric available
Contiguous to Parcels 1, 3, and 4
Development Impact: Supports neighborhood retail center, small-box retail, or professional office.
- 3 PARCEL 3** – 5.98± Acres (260,489 SF)
Transit Support Development
RM/12 Residential (up to 10% commercial use)
Existing median cut at Kathleen Road & Old Kathleen Road
Contiguous to Parcel 2
Development Impact: Strong multifamily, townhome, or build-to-rent opportunity with limited commercial frontage component.
- 4 PARCEL 4** – 16.30± Acres (710,028 SF)
Preservation Land Use with partial NAC zoning
Electric & Water available
Access from Galloway Road
Adjacent to Family Dollar and Parcel 3
Development Impact: Ideal for master-planned residential, integrated mixed-use, or open space amenity-driven community concept.

MULTIPLE DEVELOPMENT PATHWAYS

This portfolio supports several strategic execution options:

- **Retail Corner Activation**
 - Develop Parcel 1 as high-profile anchor or QSR pad.
 - Utilize Parcel 2 for neighborhood retail strip center.
 - Leverage adjacency to Family Dollar and AutoZone.
- **Mixed-Use Village Model**
 - Retail frontage along Kathleen Road.
 - Multifamily or townhomes on Parcels 3 and 4.
 - Integrate preservation areas as walking trails and stormwater amenities.
- **Multifamily Community**
 - Develop RM/12 parcel (Parcel 3) as primary residential component.
 - Seek compatible density enhancements aligned with Transit Support designation.
 - Potential for phased expansion onto Parcel 4.
- **Phased Sell-Off Strategy**
 - Acquire entire portfolio at below-replacement land basis.
 - Sell corner retail pad(s).
 - Develop or reposition remaining acreage.
- **Self-Storage / Medical / Institutional Use**
 - Strong arterial exposure.
 - Growing residential base supports service-driven uses.

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ZONING & PLANNING FRAMEWORK

NAC – Neighborhood Activity Center
Transit Support Development Area
RM/12 Residential (10% commercial allowed)
Preservation with partial NAC zoning
Located in Unincorporated Polk County

The planning framework supports neighborhood commercial nodes and residential density consistent with surrounding development patterns. Transit Support designation strengthens entitlement positioning for multifamily and mixed-use concepts. (Approvals subject to county review.)

LOCATION & GROWTH NARRATIVE

Positioned approximately 2 miles west of US 98 North and Interstate-4 near Lakeland Square Mall , the site offers connectivity to both Tampa and Orlando via I-4.

MAJOR CORRIDORS: Kathleen Road (primary north/south artery) - Galloway Road - US 98 - Interstate-4.

SURROUNDING RESIDENTIAL DRIVERS: Terra Largo (580-unit upscale subdivision) -Hampton Hills- Sunset Lakes.

RETAIL SYNERGY: Adjacent to Family Dollar & AutoZone - Lakeland Square Mall corridor nearby
With 22,500 vehicles per day and expanding rooftops, this corridor is positioned to support additional retail services, multifamily housing, and neighborhood-serving commercial uses. Positioned within one of Lakeland's expanding northside submarkets, the site benefits from sustained residential absorption and retail demand growth.

INVESTMENT SNAPSHOT

Total Acreage: 27.95± Acres
Total SF: 1,218,373 SF
Zoning: NAC | Transit Support | RM/12 | Preservation (partial NAC)
Traffic Count: 22,500 AADT
Utilities: Electric (all parcels); Water on Parcels 1 & 4
Access: Signalized intersection + median cut + shared driveway
Flood Zones: A / A/X / X (varies by parcel)

PRICING:

PORTFOLIO: \$3,000,000 (\$2.45/SF AVERAGE)
Individual Parcel Pricing:
Parcel 1: \$1,100,000
Parcel 2: \$750,000
Parcel 3: \$850,000
Parcel 4: \$300,000



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