



Commercial Real Estate Services  
Since 1998

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Real Estate Services*

*From Local to Global*

*Since 1998*

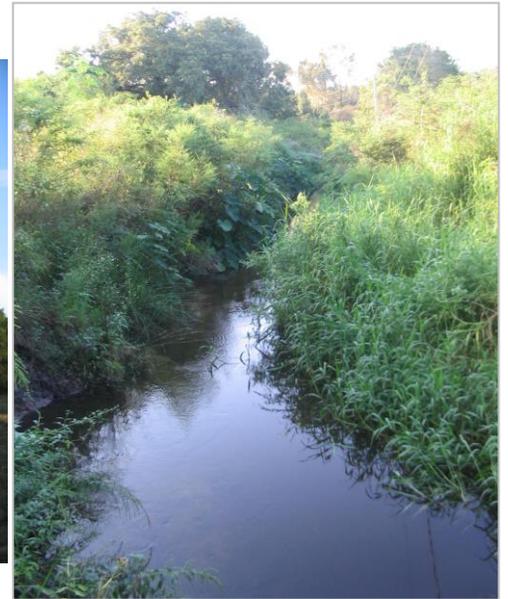
For further information  
regarding this property,  
please contact:

**Maria Mahoney,**  
FL, Real Estate Broker  
**863-619-6740**



# ACREAGE FOR COUNTRY LIVING

## SOUTHWEST LAKELAND, FLORIDA



### 5308 Medulla Road, Lakeland, FL

- 4.1± Acres  
Medulla Road at County line Road
- 179'± on Medulla Road  
Irregular shaped parcel
- Electric-City of Lakeland  
Water well and Septic
- Unincorporated Polk County zoning  
Residential 1 unit per 5 acres
- The Hamilton Branch Creek runs along the  
East boundary of the property
- Sale/Purchase Price: \$200,000.00



## **SOUTHWEST LAKELAND RESIDENTIAL ACREAGE FOR COUNTRY LIVING**

PROPERTY ADDRESS	5308 Medulla Road Lakeland, FL 33811-2748
SIZE PROPERTY	4.15 ± Acres
PROPERTY DIMENSIONS	179' (approx.) on Medulla Road by over 1,000 feet in length. Irregular shaped parcel.
ZONING	ARR - Polk County (Residential 1 unit/5 acres)
LOCATION	Approx. 500' East of County Line Road and 2 miles West of Sun n' Fun and Lakeland's Air Academy.
UTILITIES	---Electric (City of Lakeland) ---Old Septic system, unsure as to current use ---Old water well, unsure as to current use.
AD VALOREM TAXES	\$430.77/Year 2019 – subject to increase upon new development.
TAX FOLIO	23 29 07 000000 031050, Polk County
COMMENTS	The Hamilton Branch creek runs the entire East side of the property which has perimeter fencing. Ideal site for country living with residence and barn. Close proximity to town. Excellent access from Florida Avenue, I-4, Polk and Hillsborough County Line Roads.
SALE/PURCHASE PRICE	\$200,000.00 cash to Seller
CONTACT	Maria Mahoney Lic. Real Estate Broker 863) 619-6740

# 5308 Medulla Road Lakeland, FL



**DISCLAIMER:** Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.

**5308 Medulla Road Lakeland, FL**



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