

3825 South Florida Ave.  
Suite 5  
Lakeland, FL 33813

Phone: 863-619-6740  
Fax: 863-619-6750

maria@mahoneygroupinc.com  
www.mahoneygroupinc.com

*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**



# West Lakeland Development Site Corner Parcel at Signalized Intersection

**NE Galloway/Knights Station Road, Lakeland, FL 33810**



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## NE Galloway/Knights Station Road, Lakeland, FL 33810

### WEST LAKELAND CORNER DEVELOPMENT SITE AT SIGNALIZED INTERSECTION LAKELAND, FLORIDA

Property Location            NE quadrant of Galloway Road and Knights Station Road  
Lakeland, Florida

Type Property                Vacant land – level with some oak trees.

Size Property                 3.63 ± acres (157,971 ± SF)

Frontage                      369.27 ± feet on Galloway Road  
382.29 ± feet on Knights Station Road

Land Use                        NAC (Neighborhood Activity Center) Unincorporated Polk County

Demographics

Legend	3-mile	5-mile	10-mile
Population 2019 Projection	41,798	110,727	285,208
Population 2014 Estimate	39,942	106,357	273,783
Households – 2019 Projection	16,145	43,571	109,004
Households – 2014 Estimate	12,517	34,933	88,546
Avg. Household Income 2014 Est.	46,122	47,923	54,213
RMP Opportunity Gap Retail Stores Report available upon request.			

Potential Development    Retail/shopping center, gas station, convenience stores, office buildings.

Utilities                        Electric: City of Lakeland - 10" water line (Polk County services)

Property Folio                23-28-03-021000 Parcels 000701-000703-000801-000802

Ad Valorem taxes            \$780.00 (Year 2019). Subject to increase based on final assessment of new development.

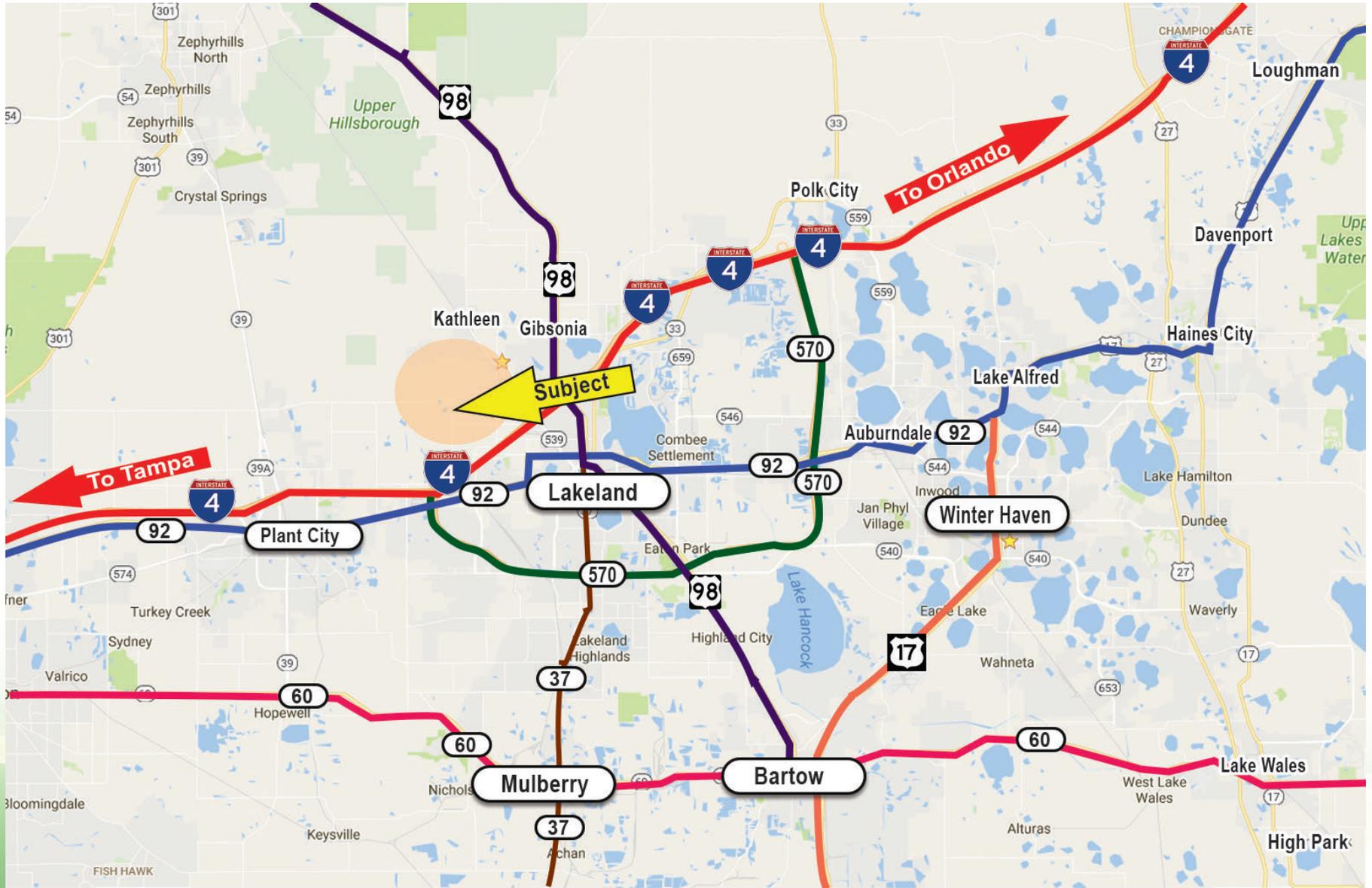
Comments                     Prime signalized intersection at major roads (Galloway and Knights Station Roads), within 1 ¼ mile of Highway 98 North/Interstate -4

Sale/Purchase Price         \$1,660,000.00, cash to Seller.

Exclusive Contact:            Maria Mahoney, 863 619-7640 – Licensed Florida Real Estate Broker

# NE Galloway/Knights Station Road, Lakeland, FL 33810

## Location Map



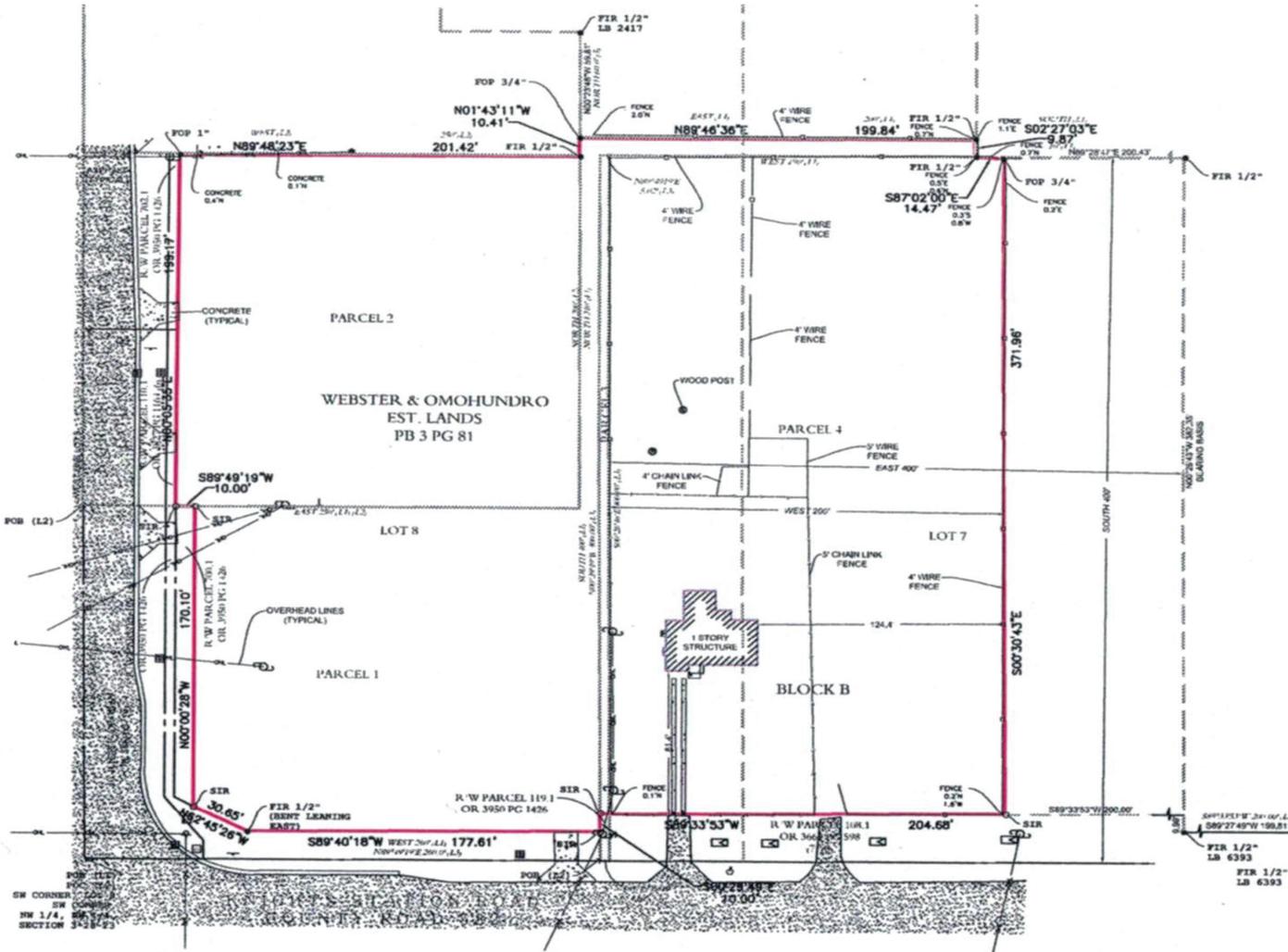
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# NE Galloway/Knights Station Road, Lakeland, FL 33810



**BULLSEYE SURVEYING, INC.**

LB 7818  
4590 ULMERTON RD.  
SUITE 115  
CLEARWATER, FL 33762  
PHONE: 727-475-8088  
FAX: 727-264-0457



**PARCEL INFORMATION:**  
SECTION 4, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA  
**PARCEL ADDRESS:**  
2272 KNIGHTS STATION ROAD, LAKELAND, FLORIDA 33810  
PARCEL ID: 29-29-03-07-000-0003

**PARCEL ADDRESS:**  
2263 KNIGHTS STATION ROAD, LAKELAND, FLORIDA 33810  
PARCEL ID: 29-29-03-02-000-0001

**PARCEL ADDRESS:**  
2277 KNIGHTS STATION ROAD, LAKELAND, FLORIDA 33810  
PARCEL ID: 29-29-03-02-000-0002

**PARCEL ADDRESS:**  
2277 KNIGHTS STATION ROAD, LAKELAND, FLORIDA 33810  
PARCEL ID: 29-29-03-02-000-0001

**ABBREVIATIONS**

**DEFINITIONS**

- (P)-PLAT INFORMATION
- (L)-LEGAL INFORMATION
- (L1)-INFORMATION FROM LEGAL 1
- (L2)-INFORMATION FROM LEGAL 2
- (L3)-INFORMATION FROM LEGAL 3
- (D)-INFORMATION FROM DATA SOURCES
- (S)-SCHEDULE B-II ITEM NUMBER
- (F)-FOUND IRON REBAR (SIZE AS NOTED)
- (P)-FOUND OPEN PIPE (SIZE AS NOTED)
- LB-LICENSED BUSINESS
- LS-LICENSED SURVEYOR
- OR-OFFICIAL RECORDS BOOK
- PG-PAGE OF BEGINNING
- POC-POINT OF BEGINNING
- PLS-PROFESSIONAL LICENSED SURVEYOR
- PSM-PROFESSIONAL SURVEYOR AND MAPPER
- RLS-REGISTERED LICENSED SURVEYOR
- R/W-RIGHT-OF-WAY
- SIR-SET 1/2" REBAR "BULLSEYE LB 7818"

**SYMBOL LEGEND**

**DEFINITIONS**

- GRATE INLET
- LIGHT POLE (WOOD)
- MAIL BOX
- CENTERED END SECTION
- SIGN
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- WELL
- WOOD UTILITY POLE

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ADDITIONS OR DELETIONS TO SURVEY REPORTS OR MAPS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.

CERTIFIED TO:

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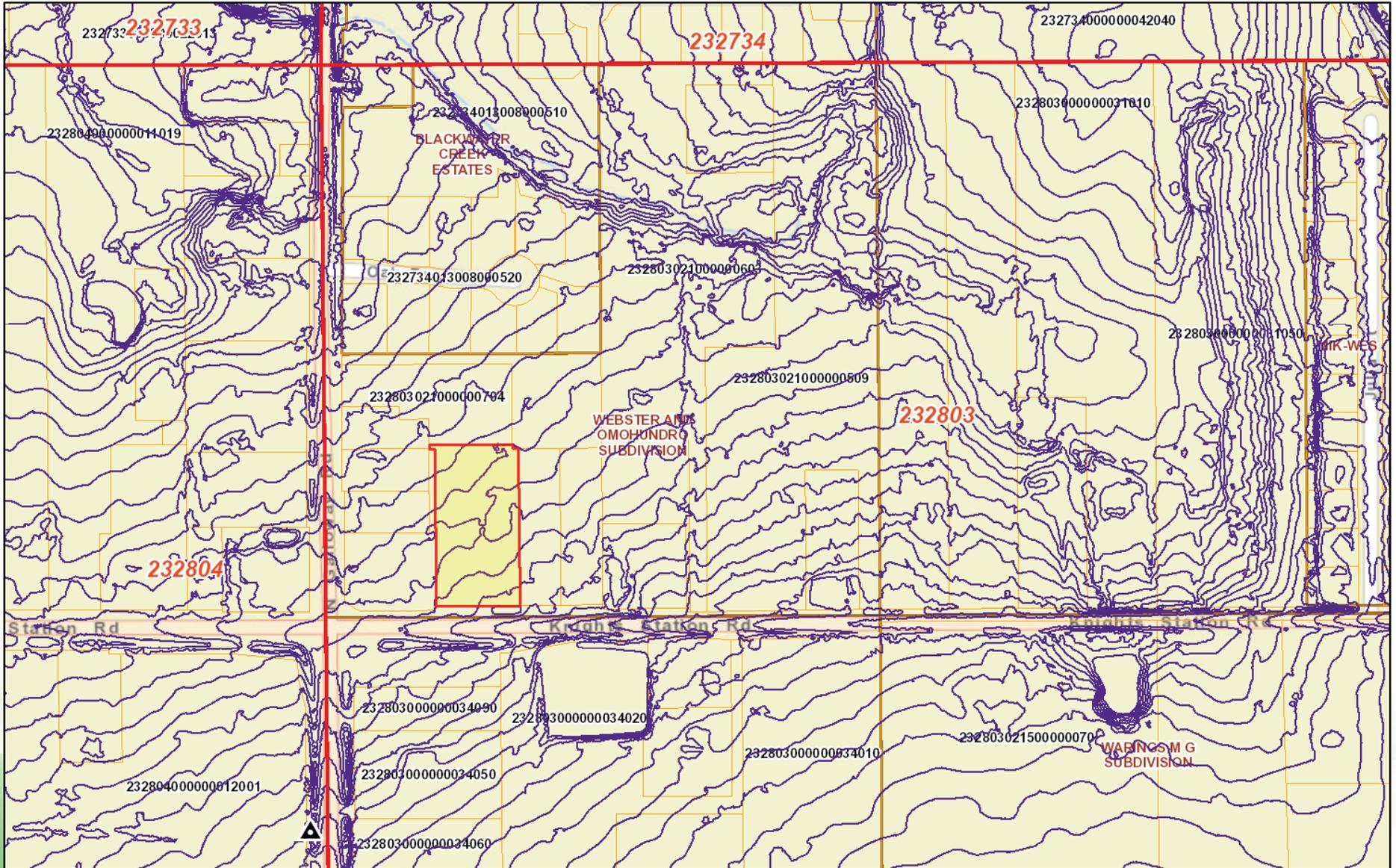
GEORGE H. MARTIN  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NUMBER 15 6019  
STATE OF FLORIDA

FIELD BOOK PAGE	SCALE	SHEET NUMBER
01-00-03	1" = 40'	1 of 1
DATE BY: SURVEY FIELD BOOK		
DATE: 06/26/2015		
DATE: 06/26/2015		
15-044	15-044.dwg	

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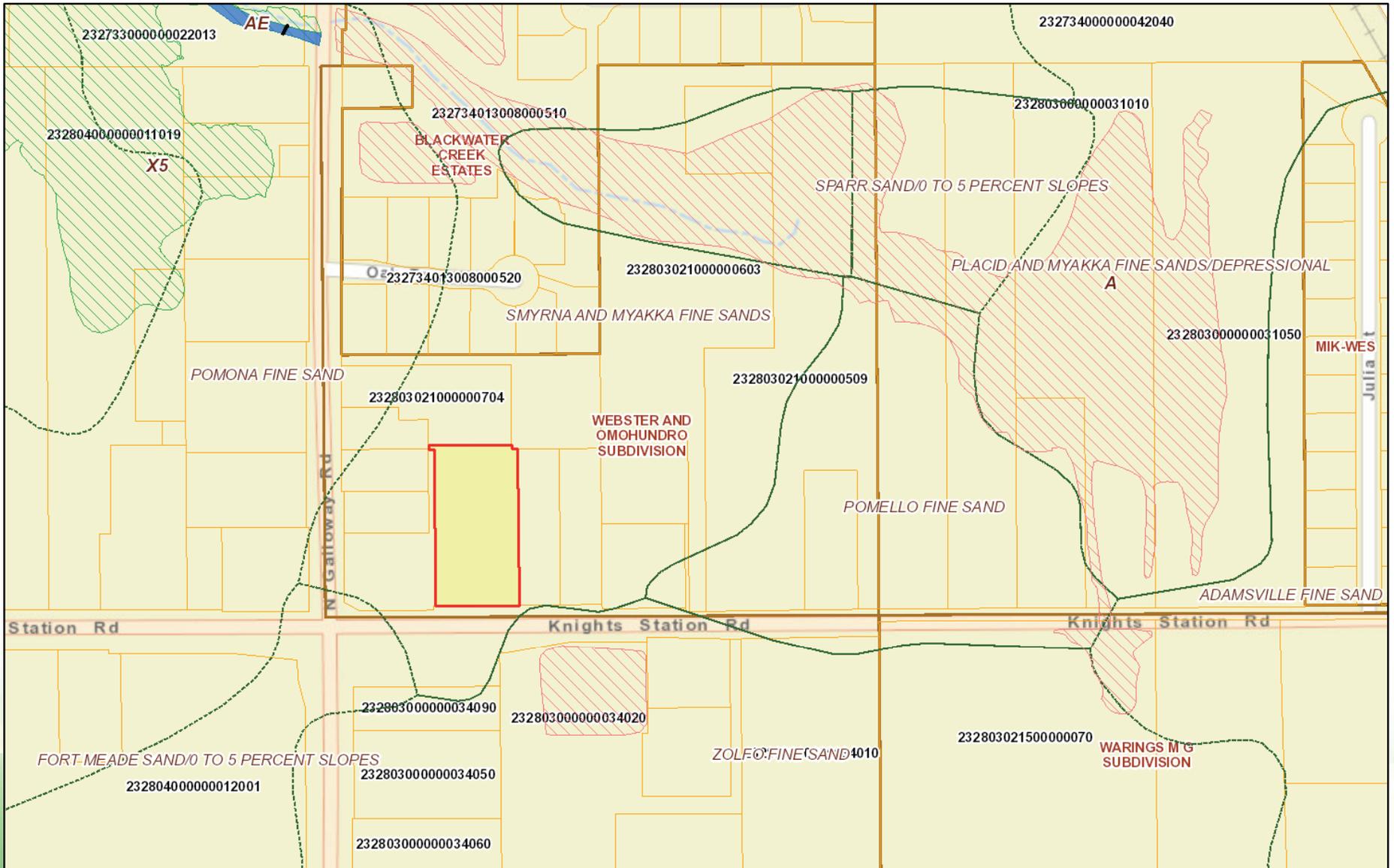
## Topo Map



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## Soil Map







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