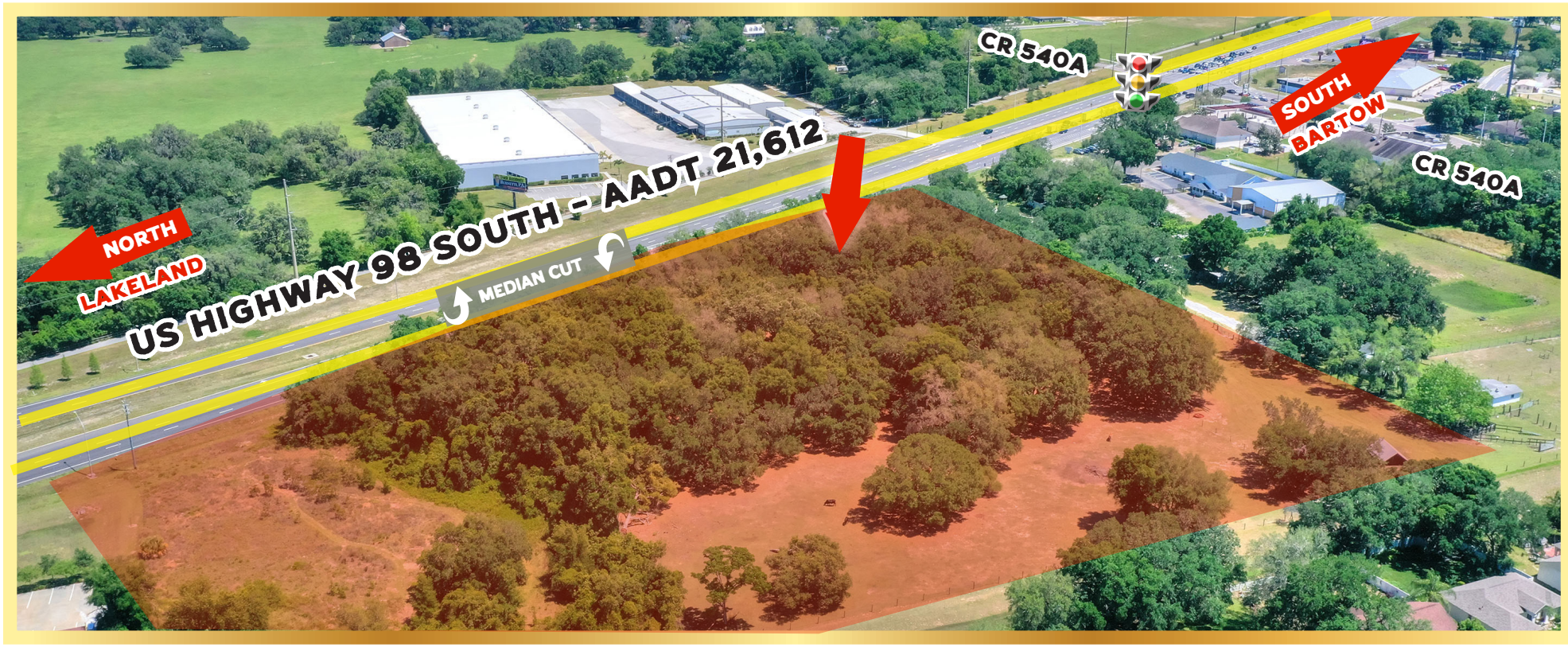
THE MAHONEY GROUP INC
COMMERCIAL REAL ESTATE SERVICES

Maria Mahoney R.E. Broker
PHONE: 863 619-6740
EMAIL: maria@mahoneygroupinc.com

FOR SALE

8.11 ± ACRES PRIME DEVELOPMENT LAND

5800-6000 BLOCK US HIGHWAY 98 SOUTH HIGHLAND CITY, FLORIDA 33846



South Lakeland area has very few unique commercial sites available for development. This parcel is a rare find in the US 98 S corridor with prime location in the midst of major residential and commercial activity with utmost access via a dual median cut on US 98 South.

SALE PRICE: $4,200,000.00, CASH TO SELLER.

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8.11 ± ACRES PRIME DEVELOPMENT LAND
5800-6000 BLOCK US HIGHWAY 98 SOUTH
HIGHLAND CITY, FLORIDA 33846

Property Address:	5800-6000 Block US Highway 98 South, Highland City (South Lakeland), Florida 33846
Property Location:	On US Highway 98 South, immediately South of Hillside Heights Drive and North of J. Day Drive and the signalized CR 540A intersection. Site is located in Lakeland's new Medical Triangle between Bartow BayCare Hospital, Lakeland Regional and the new Orlando Hospital. Approx. 2 + miles North of Bartow and catty-corner from "Hancock Crossings" a 92-home $400,000.00+ new development. Polk Parkway (SR 570) access is about 2.5+ miles North of the site.
Type Property:	Vacant land. Property consists of two contiguous parcels to be sold together (5.66 Ac + 2.45 Ac).
Size Property:	Approximately 8.11 ± acres (353,271.60 SF).
Frontage:	782 ± linear feet frontage on US 98 South. A dual median cut is located on the South portion of US 98 South giving major ingress/egress and allowing for a future internal frontage road.
Land Use/Zoning:	OCX Commercial within the US 98 South Selected Area Plan (SAP) Unincorporated Polk County, Florida.
Utilities:	Municipal Electric and Polk County Water.
Traffic Count:	45,500 AADT
Ad Valorem taxes:	$3,160.00 (Year 2025). Part of the property is under AG Exemption, current use is pasture. Subject to increase after sale and development.
Property Folio:	24-29-13-000000 Parcels 043050, 044160 and 044090 Polk County.
Comments:	South Lakeland area has very few unique commercial sites available for development. This parcel is a rare find in the US 98 S corridor with prime location in the midst of major residential and commercial activity with utmost access via a dual median cut on US 98 South.
Sale price:	$4,200,000.00, cash to Seller.

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PROPERTY IMAGE





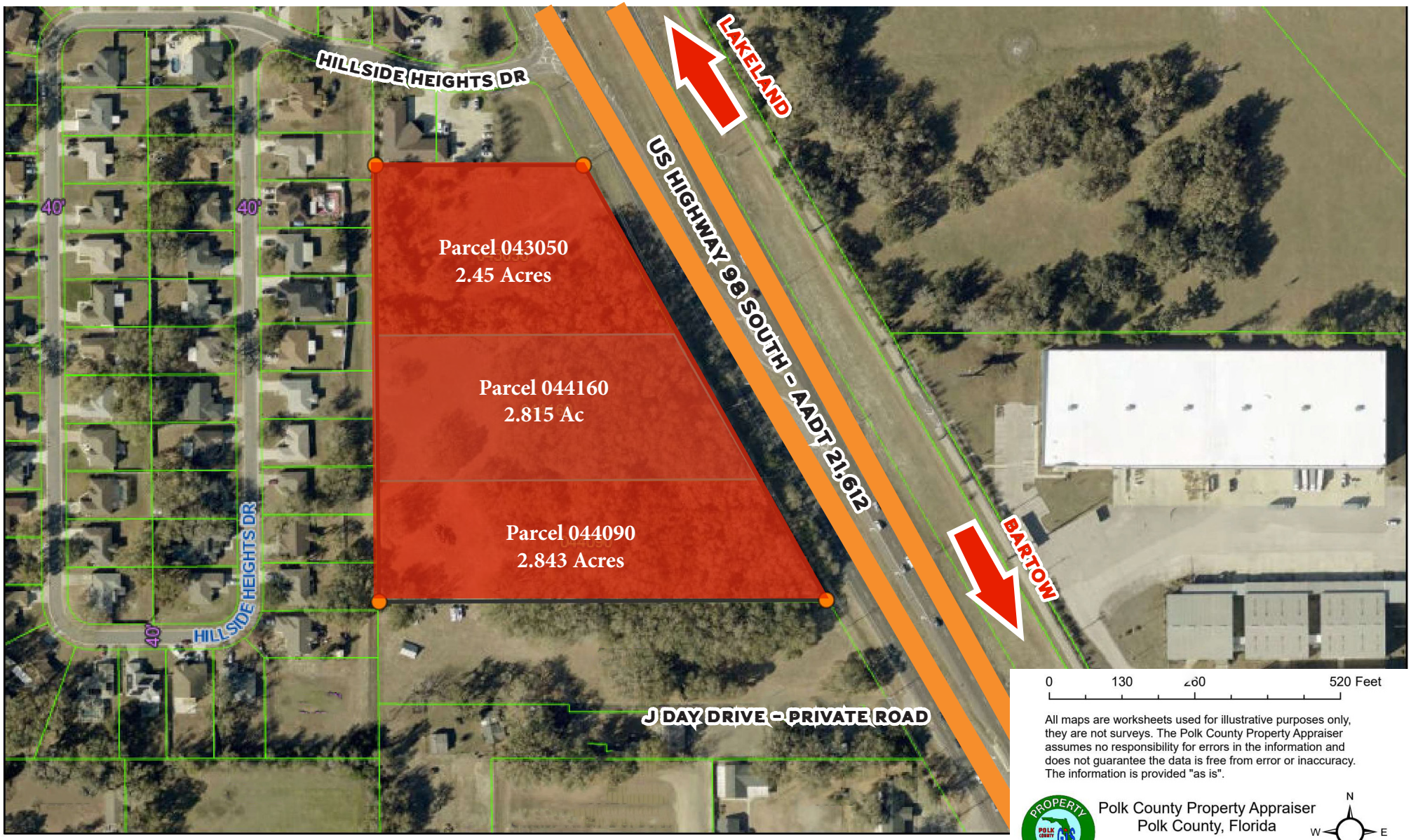




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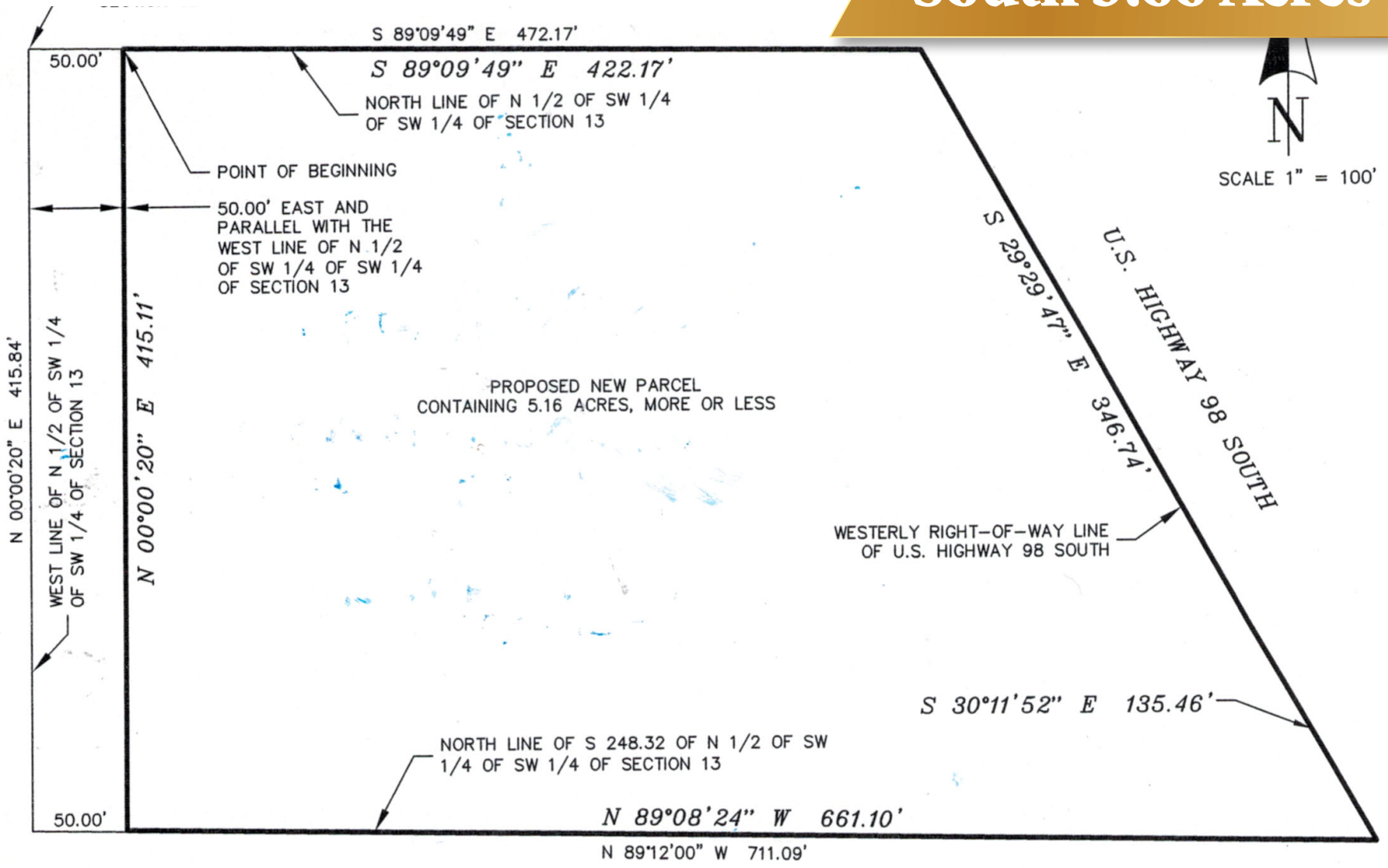


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Survey of the South 5.66 Acres



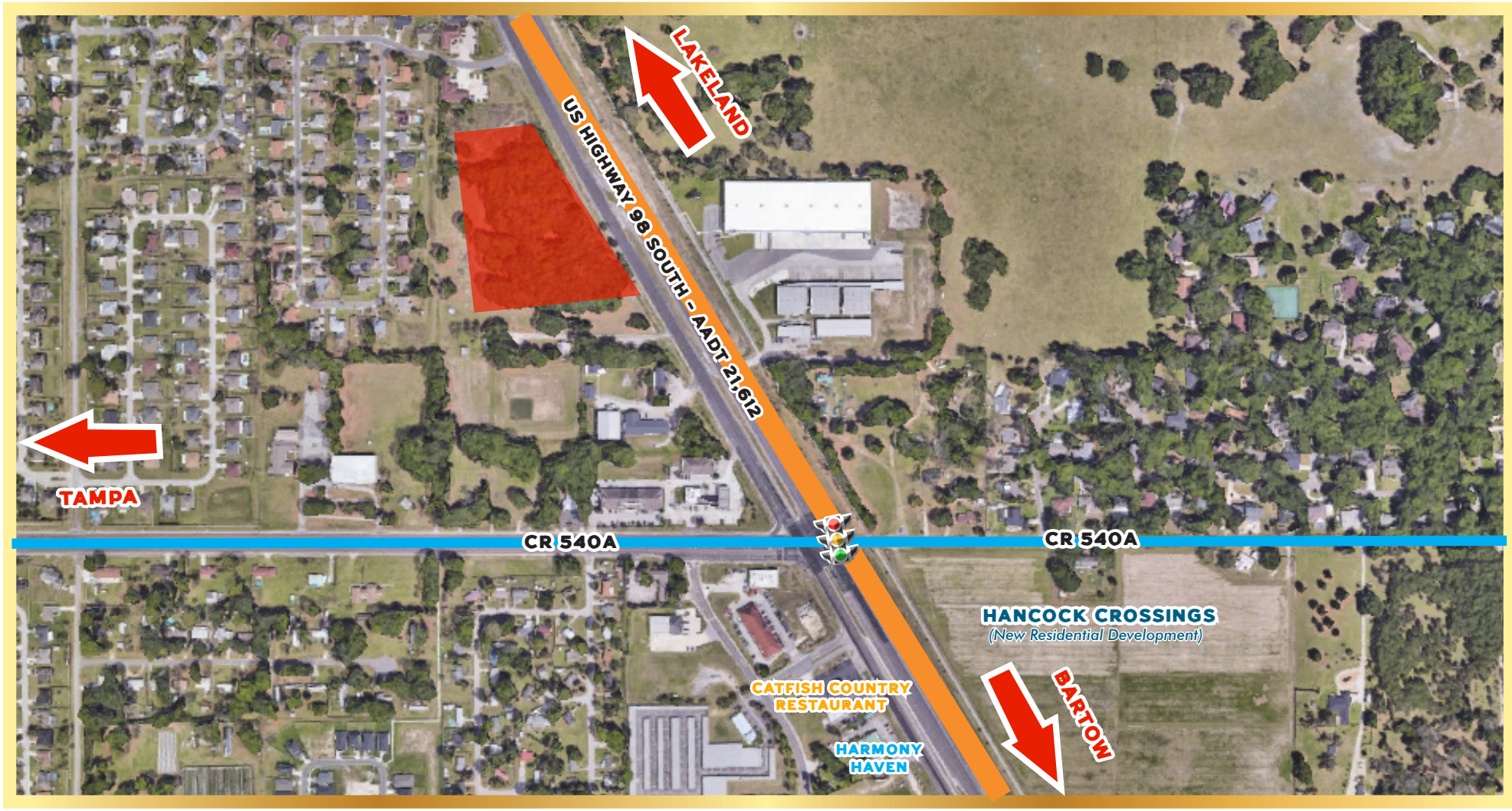
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LOCATION MAP

5800-6000 BLOCK US HIGHWAY 98 SOUTH HIGHLAND CITY, FLORIDA 33846



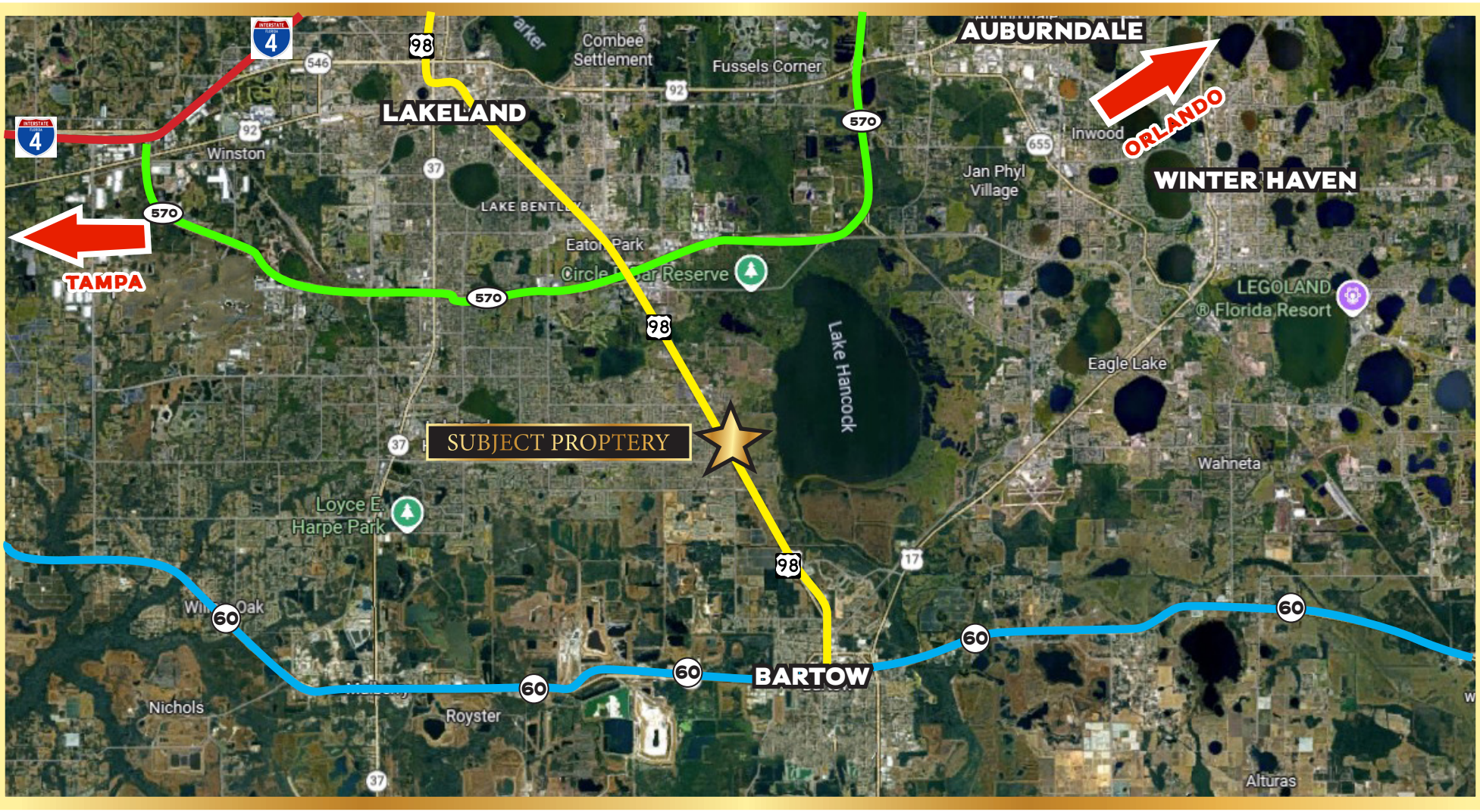
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AREA MAP

5800-6000 BLOCK US HIGHWAY 98 SOUTH HIGHLAND CITY, FLORIDA 33846



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