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**863-619-6740**



# Great Investment

## New on the Market, Multiple Development Sites

### North Lakeland Kathleen / Galloway

#### 4300 block Kathleen Road, Lakeland, FL 33805



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## 4300 block Kathleen Road, Lakeland, FL 33805

### NORTH LAKELAND, FLORIDA – MULTIPLE DEVELOPMENT PARCELS AT LIPHAM PLAZA

IDENTIFICATION: LIPHAM PLAZA

PROPERTY ADDRESS: 4300 block Kathleen Road, Lakeland, Florida 33805

PROPERTY LOCATION: NE Corner of Kathleen Road and Galloway Road at lighted intersection, adjacent to the new Family Dollar store. Surrounded by major residential developments such as Terra Largo, a 580-unit upscale residential subdivision with homes from \$200K to \$5M - Hampton Hills – Sunset Lakes, etc. Located approx. 2 miles West of US 98 North/I-4, Lakeland Square Mall (1.2 M square feet) and new Lakeland Park Center (210,000 SF) with major national retailers.

TYPE PROPERTY: Vacant land – currently under Ag use/Green Belt.

Site	Parcel	Acreage	Size	Utilities	Land Use	Comments	Price
1	23-27-27-010505-000020	1.50 Acres	65,340 SF	Electric and Water	NAC Neighborhood Activity Center Transit Supportive Development Area	Contiguous to Family Dollar and Site 4. Ingress from Galloway road via access road	\$400,000.00 \$6.12/SF
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.	\$435,000.00 \$3.26/SF
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.	\$850,000.00 \$3.26/SF
4	23-27-27-010505-000040	16.30 Acres	710,028 SF	Electric. Water is at Family Dollar site	Preservation Land Use	Access from Galloway Road. Contiguous to Family Dollars and Site 3.	\$165,000.00 \$10,123/AC

TRAFFIC COUNT: 16,500 AADT

AD VALOREM TAXES: All parcels are subject to new assessment and corresponding new taxes following development.

COMMENTS: Great opportunity for development to capture the close proximity to the US 98 N/Lakeland Regional Mall market. Shared entrance and driveway at Galloway Road currently ending at Site 2 with large pylon sign available to businesses for their own signage.

CONTACT INFORMATION: Maria Mahoney, Licensed Florida Real Estate Broker - 863 619-6740



4300 block Kathleen Road, Lakeland, FL 33805

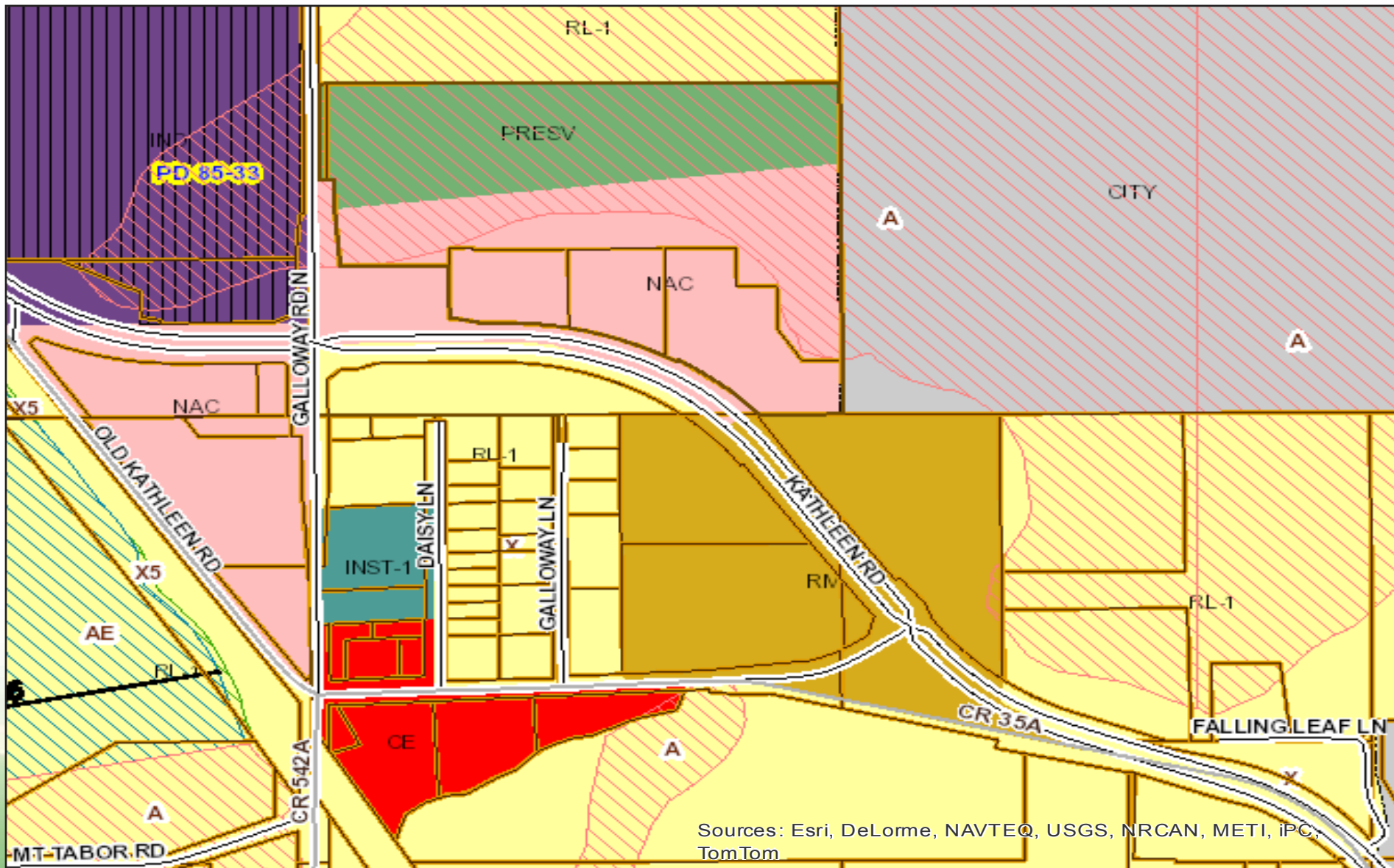


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## Zoning and Land Use



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## Aerial Map

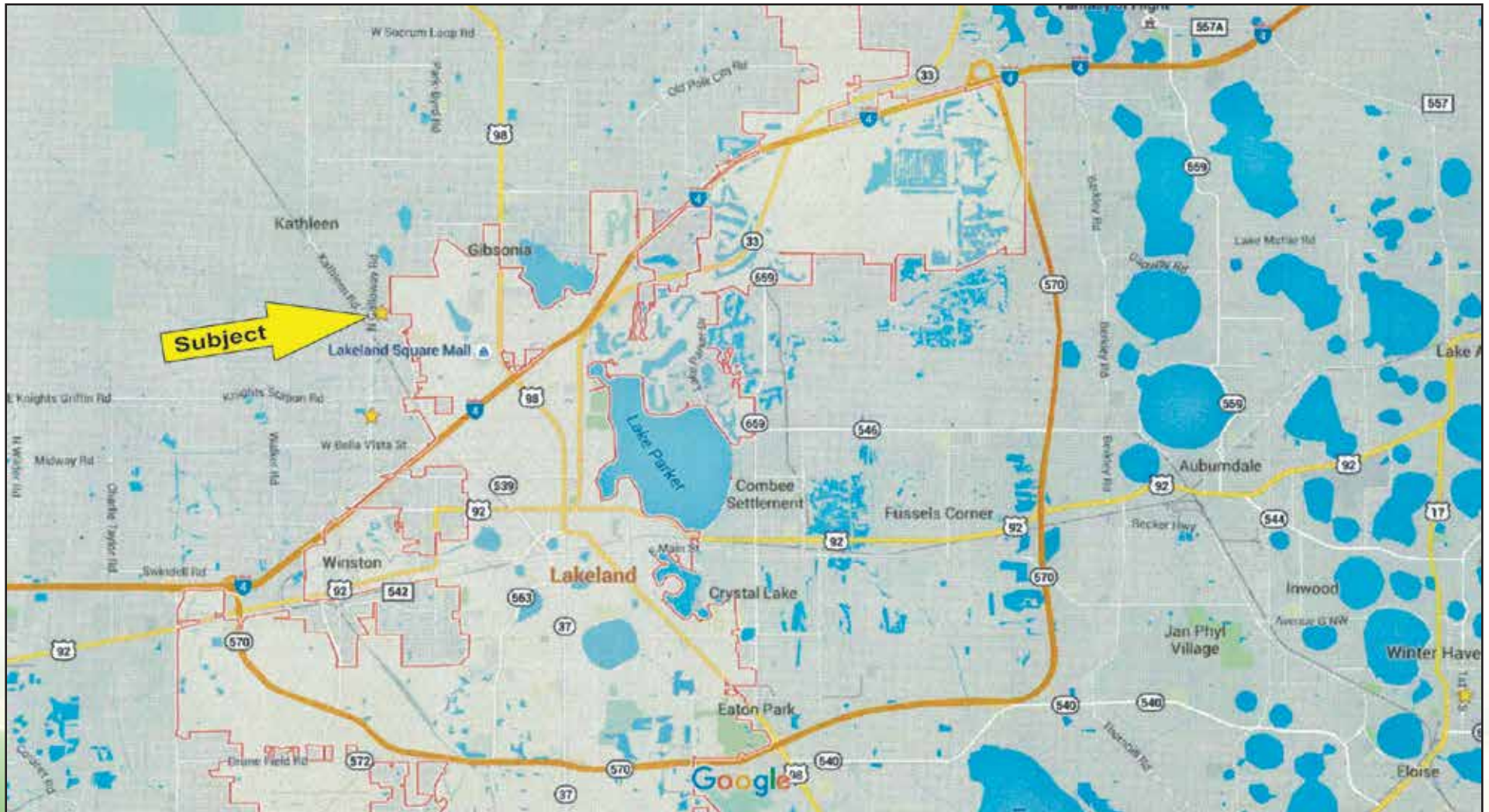


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## Location Map



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