



OFFERING MEMORANDUM

LAKELAND HILLS LAND

4141 LAKELAND HILLS BLVD., LAKELAND, FL 33805

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PROPERTY DESCRIPTION

5.30± acres of land in Lakeland, FL located off of Lakeland Hills Blvd & I-4. There is a cell tower on the southeast corner of the site that leases a 50' x 117' pad (more details of the cell tower lease below). There are some wetlands, approximately 1.72± acres, on the northern portion of the site however the seller has talked with consultants that have said there could be potential opportunity to mitigate the wetlands. There is also an approximately 0.30± acre FDOT drainage ditch that runs through the property and if needed it could potentially be relocated to accommodate development. Seller would consider subdividing the parcel. This listing has a Dual Variable Commission rate.

Cell Tower Lease: Located on the southeast portion of the property on a 50' x 117' pad. The rent commenced in July 2014 and is a 5 year lease with (9) 5 year renewal terms. The initial rent was \$21,000 per year with 3% annual increases in June of every year. The listing price includes income from cell tower lease.

To View Video go to www.youtube.com/watch?v=4jtpTORtRss&feature=youtu.be

LOCATION DESCRIPTION

4141 Lakeland Hills Boulevard, Lakeland, FL 33805. Located in Polk County off of Lakeland Hills Boulevard and I-4.

Currently the parcel can be accessed from Lakeland Hills Boulevard through a right-in and right-out access point that is shared with the Arbor Oaks Assisted Living Facility. There are plans to have a separate access point for the northern parcel off of Lakeland Hills Boulevard that will provide right-in and right-out access.

PROPERTY SIZE

5.3 Acres

ZONING

C-2 Commercial

PARCEL ID

24-27-31-000000-032010

PRICE

\$1,200,000

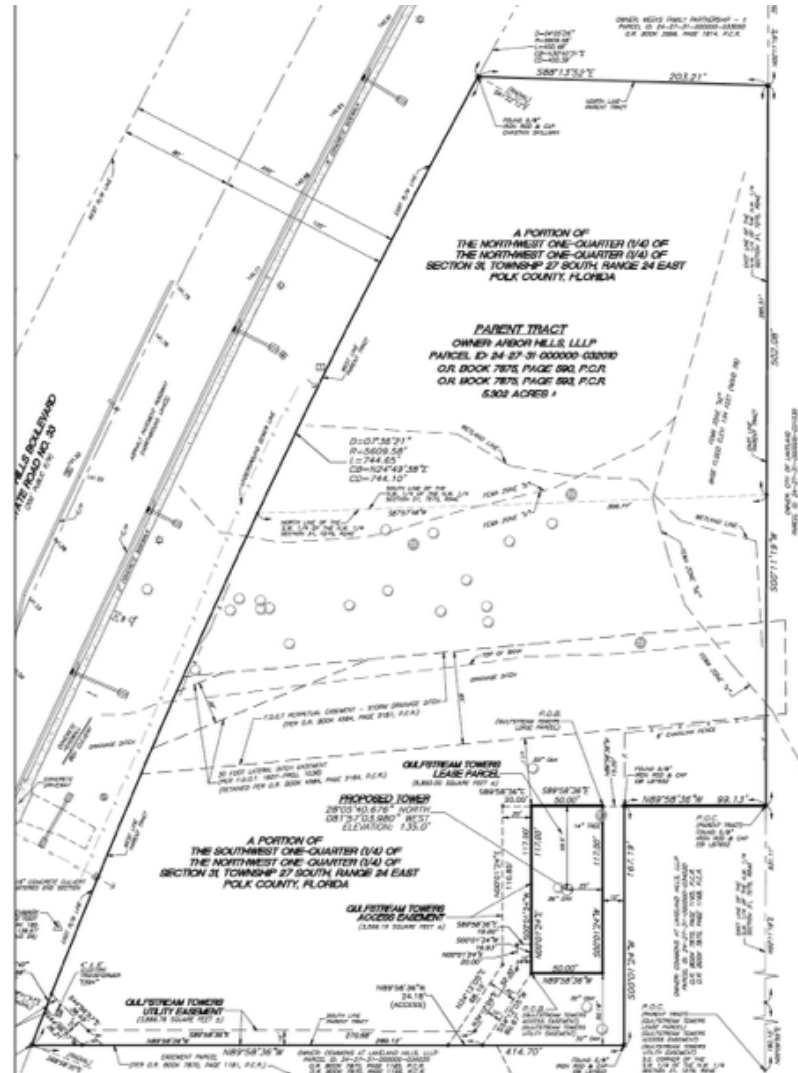
BROKER CONTACT INFO

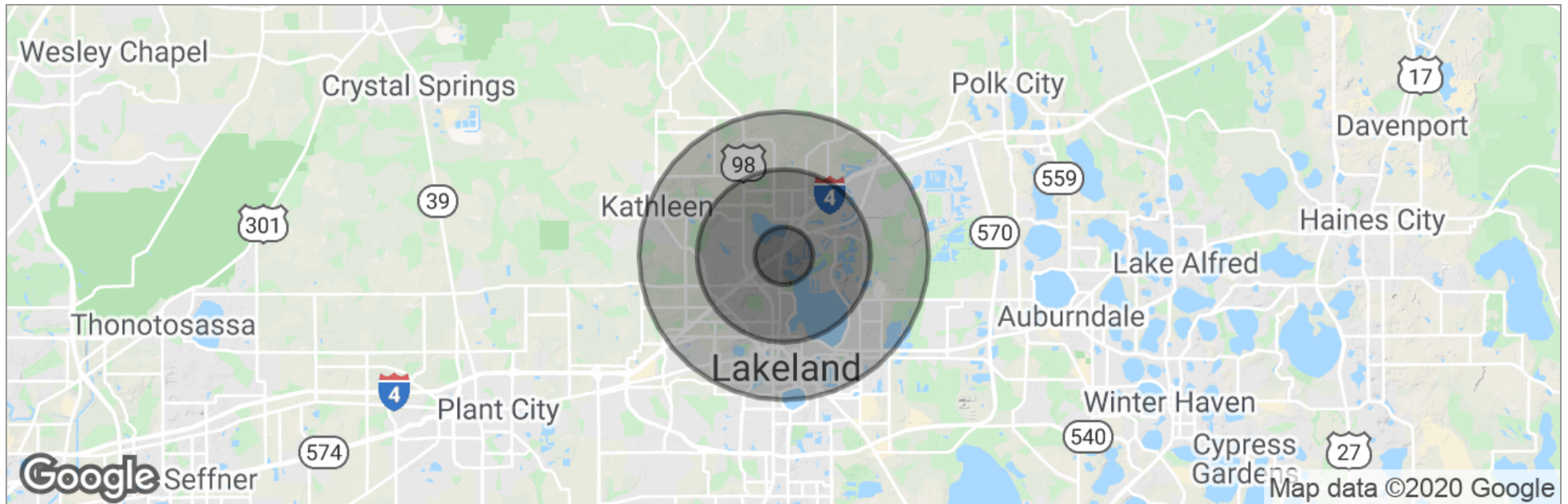
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	1 Mile	3 Miles	5 Miles
Total Population	4,760	43,960	116,350
Population Density	1,515	1,555	1,481
Median Age	43.1	40.9	37.9
Median Age (Male)	39.2	37.5	35.3
Median Age (Female)	46.4	43.6	39.9
Total Households	2,028	17,799	44,645
# of Persons Per HH	2.3	2.5	2.6
Average HH Income	\$45,509	\$49,605	\$50,773
Average House Value	\$153,032	\$147,936	\$163,897

* Demographic data derived from 2010 US Census

