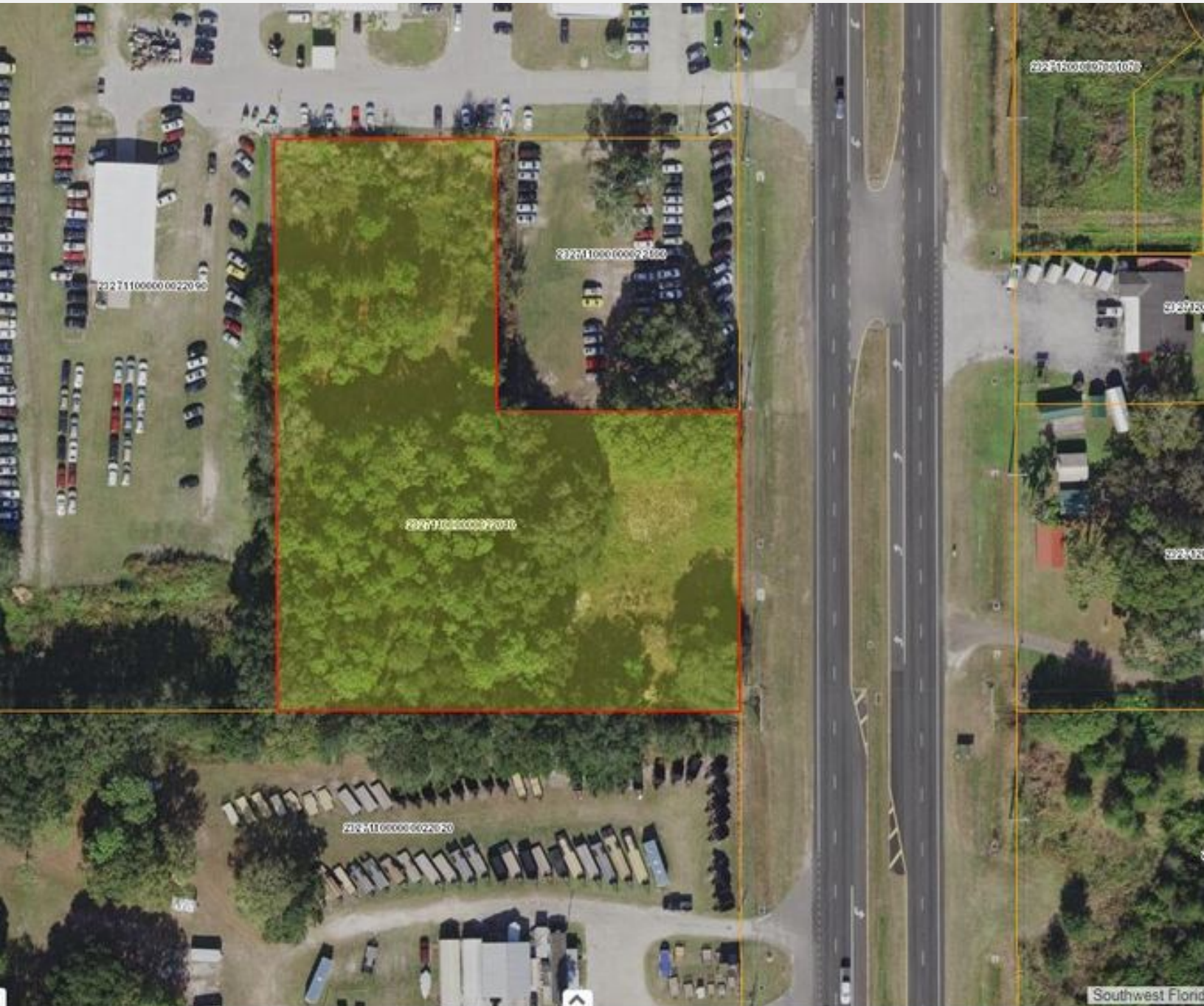




**FOR SALE
LAND
\$875,000**

2.48 AC COMMERCIAL SITE ON US HWY 98 N

8010 US HWY 98 NORTH, LAKELAND, FL 33810





OFFERING SUMMARY

Sale Price:	\$875,000
Available SF:	
Lot Size:	2.84 Acres
Price / SF:	\$7.07

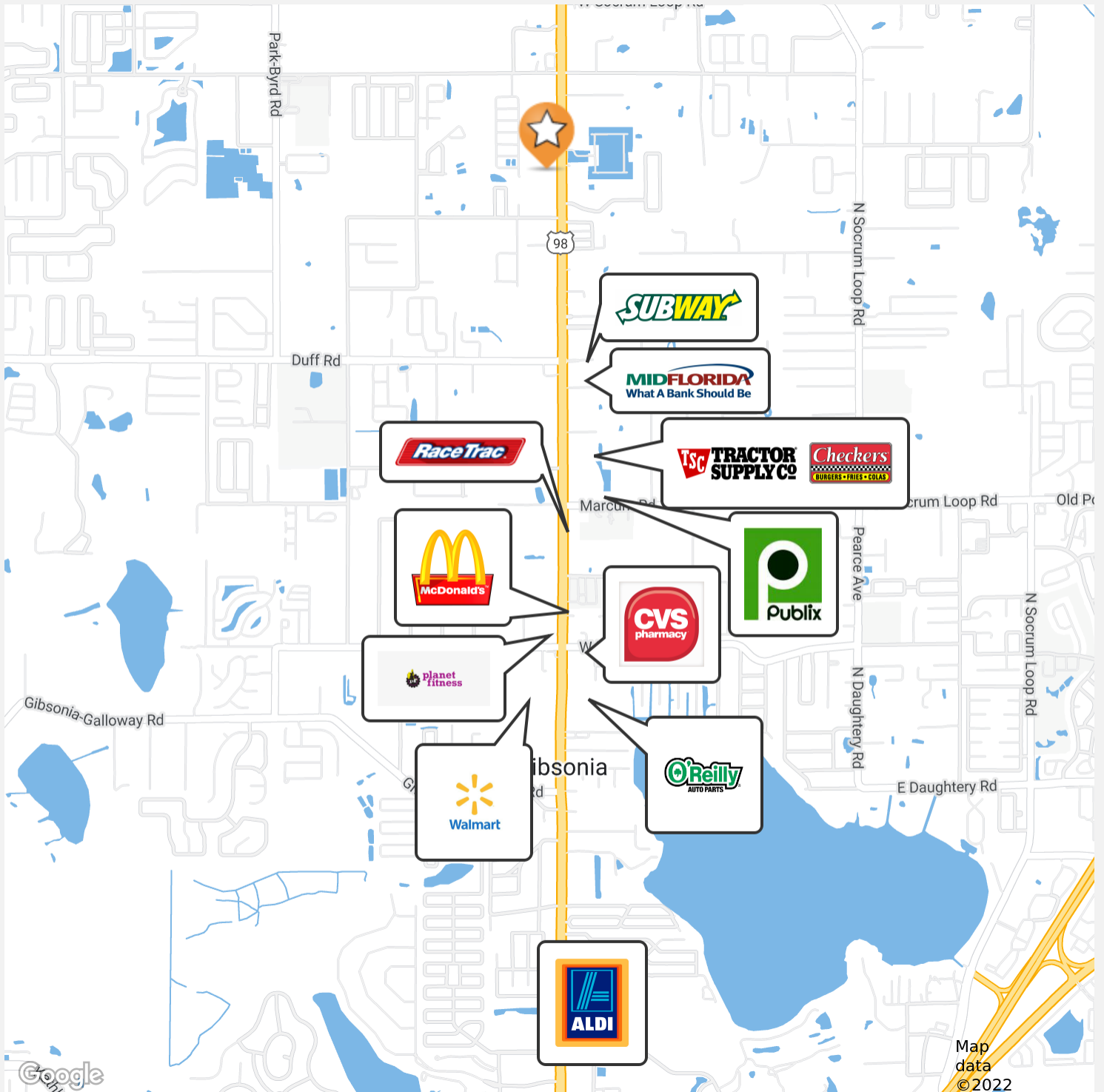
PROPERTY OVERVIEW

2.48 Acre vacant commercial parcel with 220 feet of frontage on US Hwy 98 N ready for commercial development. Property is located in North Lakeland where residential and commercial development is booming. Future Land Use is LLC- Linear Commercial Corridor allows for commercial, office, institutional and industrial uses. Easy access to Tampa and Orlando via I-4.

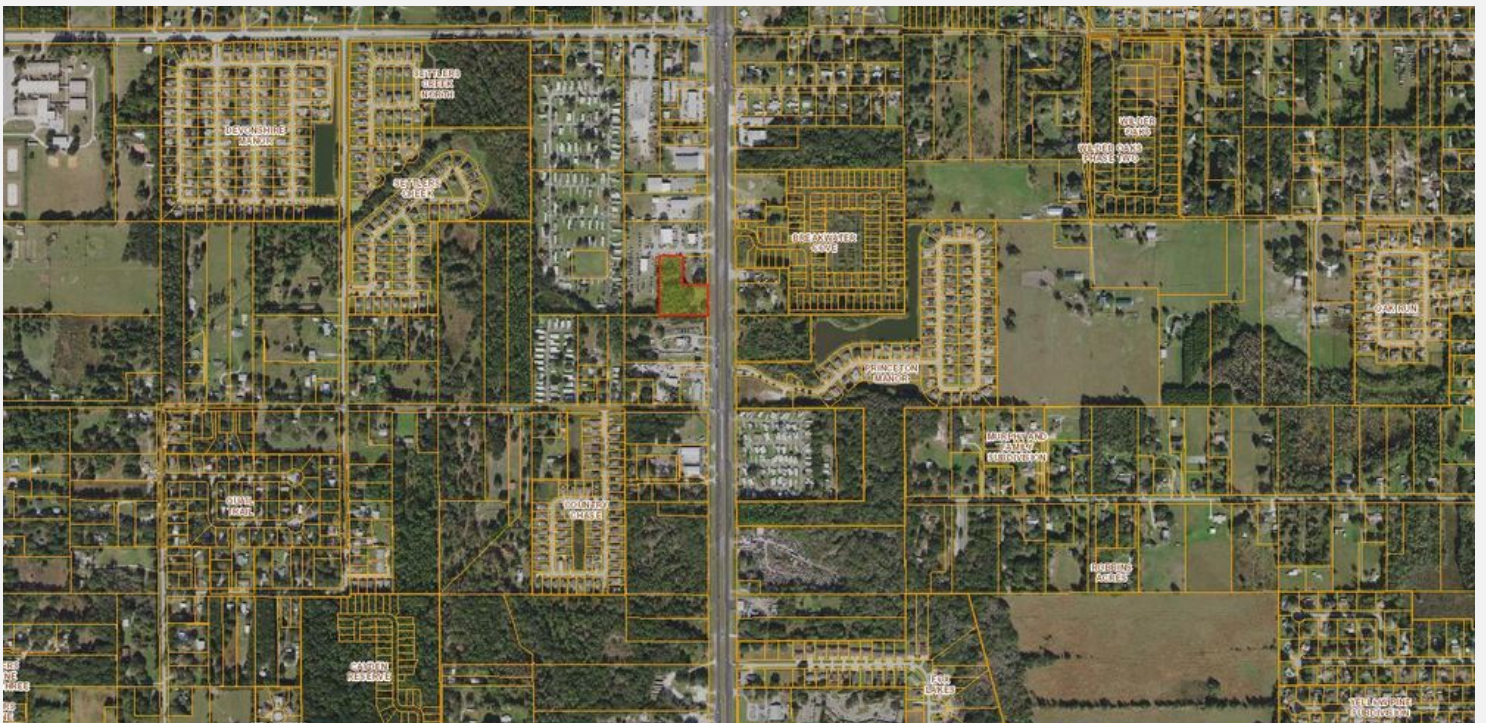
PROPERTY HIGHLIGHTS

- 2.48 Acres- High and Dry
- Zoned LCC- Linear Commercial Corridor
- Polk County water and sewer available
- Traffic Counts 39,000 AADT
- 220 Feet of Frontage on US Hwy 98
- 4 miles to Interstate 4

ID#: 1049239



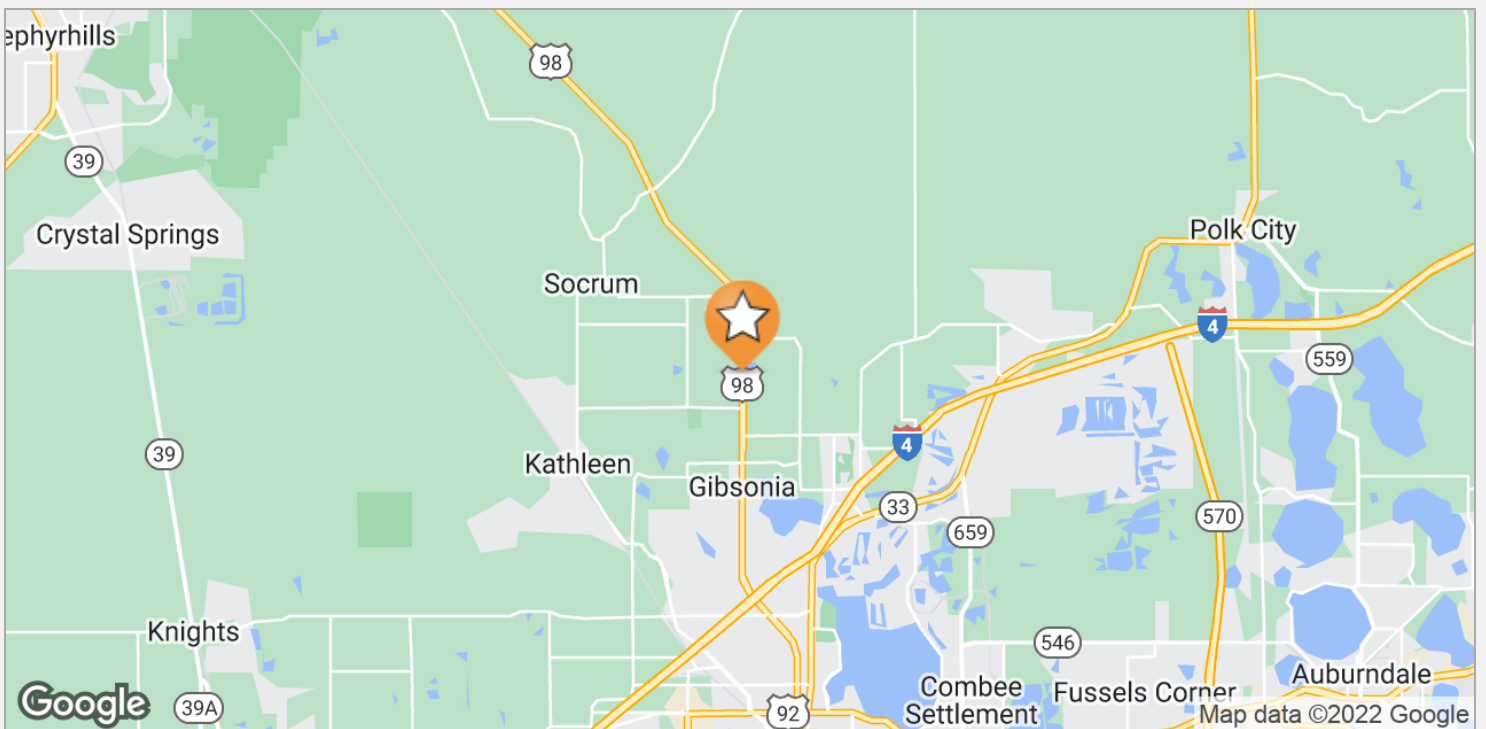
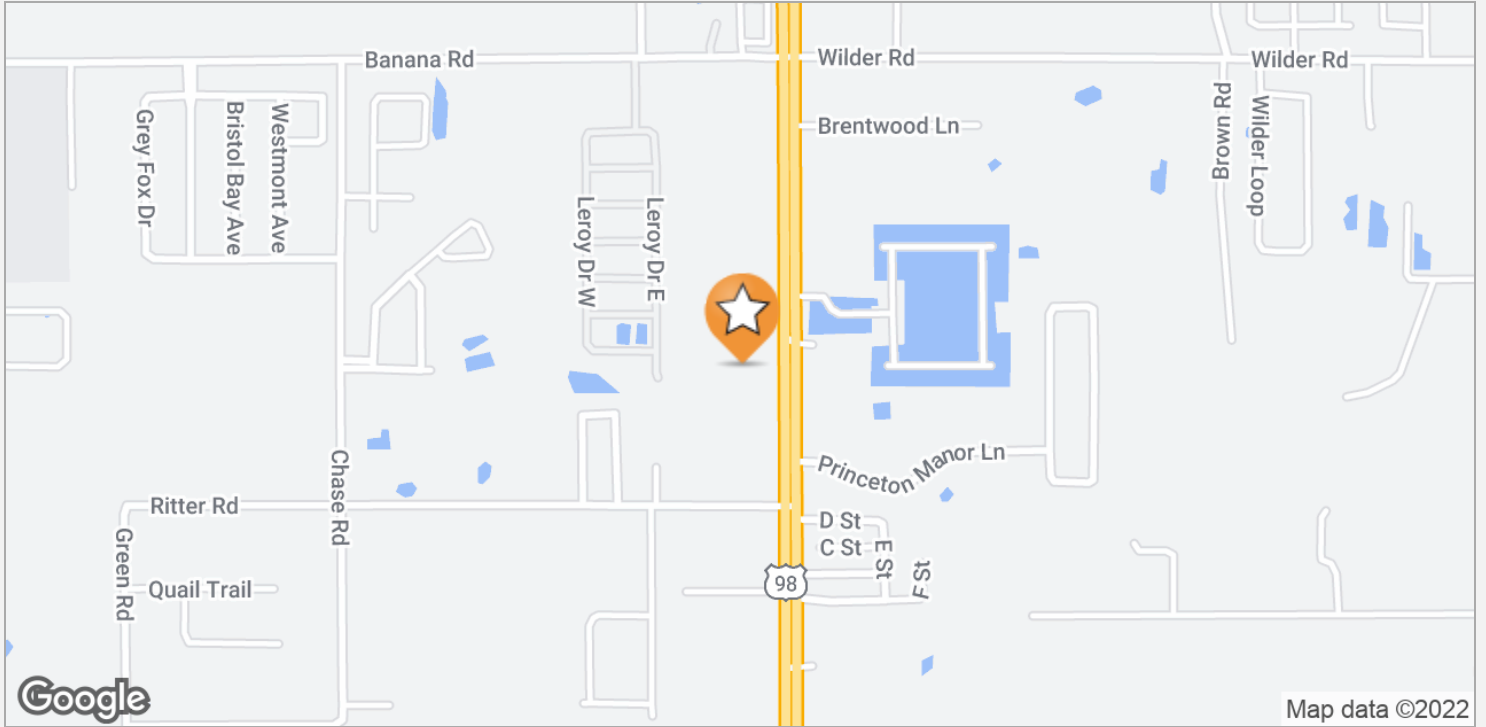
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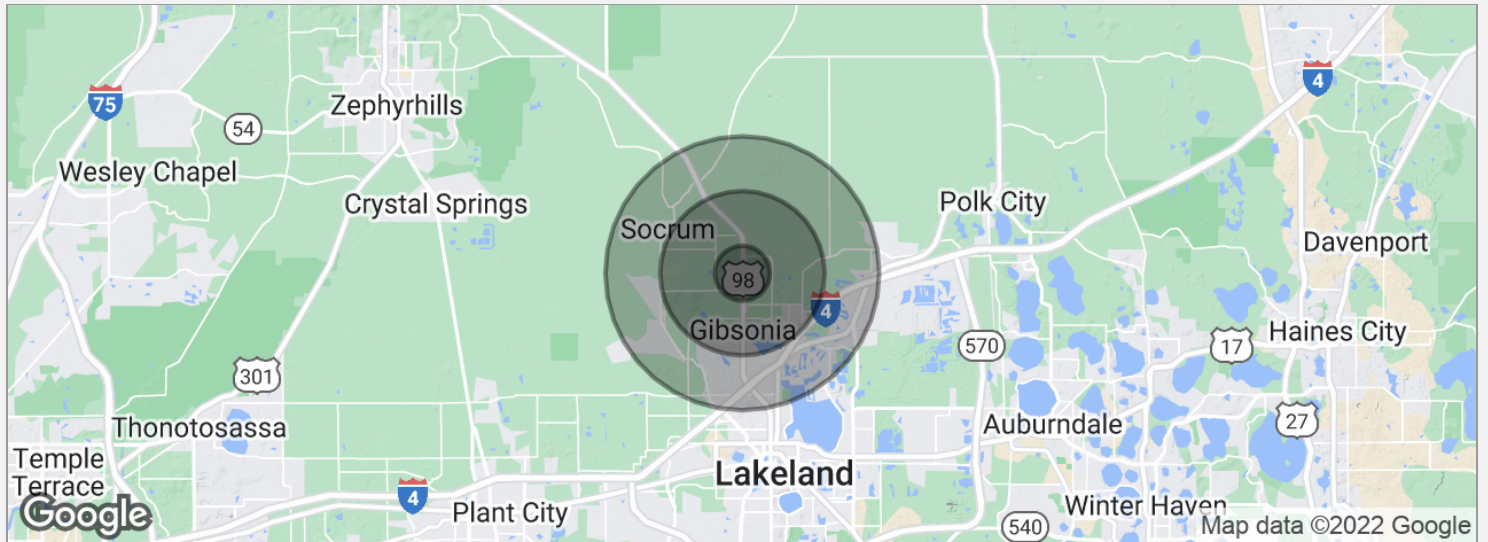
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2.48 AC COMMERCIAL SITE ON US HWY 98 N

8010 US Hwy 98 North, Lakeland, FL 33810



ID#: 1049239



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,382	35,692	72,957
Median age	36.5	40.0	40.9
Median age (male)	33.1	37.9	38.9
Median age (Female)	38.6	41.7	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,851	13,673	27,819
# of persons per HH	2.9	2.6	2.6
Average HH income	\$58,531	\$58,499	\$58,336
Average house value	\$179,139	\$180,672	\$181,148

* Demographic data derived from 2020 ACS - US Census

ID#: 1049239



2.48 AC COMMERCIAL SITE ON US HWY 98 N

8010 US Hwy 98 North, Lakeland, FL 33810

LORENA ALVAREZ CORDERO

Vice President | Chief Operating Officer (COO)

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Winter Haven, FL 33881
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C 863.412.9288
lorena@crosbydirt.com
FL #SL3480328

PROFESSIONAL BACKGROUND

As a Licensed Central Florida REALTOR® and the COO of Crosby & Associates Inc., Lorena Alvarez Cordero greatly values and recognizes the trust that real estate buyers and sellers have placed in her to help them achieve their goals in a smooth and fulfilling process. Lorena stands out for her strong passion and great dedication to making her clients' real estate experience a positive, rewarding, and financially satisfying one.

Prior to becoming a REALTOR®, Lorena worked as an assistant to her Broker for 5 years, where she was tasked to keep extra work off her Broker and became familiar with the paper works and real estate terminologies. These experiences uniquely equipped her with an incredible wealth of knowledge of the various facets of the real estate market and nurtured a deep love for the Industry, and enabled her to become a Full-Time REALTOR®.

Driven by a strong passion for helping clients achieve their goals of owning a home and building families wealth legacy, Lorena leverages her extensive knowledge of the local market to guide, advise and educate her clients, effectively empowering them to make smart financial decisions. She seeks to take on the negotiation process calmly and convincingly to ensure buyers get the best deal for their homes and sellers fetch top dollar for their properties. To Lorena, there is nothing more rewarding than seeing the smile and the look of satisfaction on a client's face after a successful closing.

Whereas real estate is such an emotional journey, Lorena's affinity for connecting with people and her friendly, outgoing, and personable personality have given her clients hope and confidence and made it easy to work with her. Lorena is complimented most for her hands-on approach to real estate transactions, great work ethic, enthusiasm, attention to detail, excellent interpersonal skills, and efficiency. These attributes have allowed her to earn her clients' trust, build strong and lasting professional relationships, and afforded her the joy of working with repeat and referral clients.

When she is not busy pursuing her clients' goals, Lorena enjoys spending time with her family and friends and reading to keep up with ever-changing market trends. Whether you are a buyer or a seller, Lorena will be honored to work with you until you turn your real estate dreams into reality.

EDUCATION

A.A. Social Work from Polk State College

MEMBERSHIPS & AFFILIATIONS

ID#: 1049239