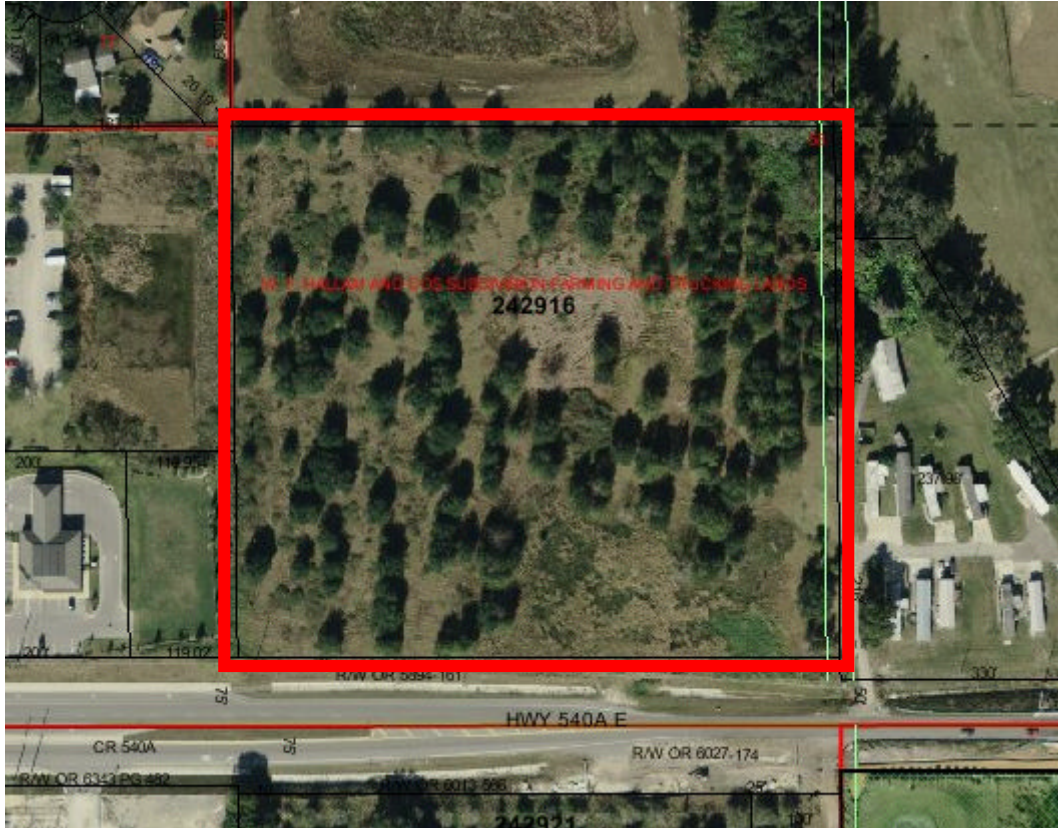




## 9 ACRES COMMERCIAL DEVELOPMENT LAND



**2300 (BLOCK) EAST COUNTY ROAD 540A, LAKELAND, FL 33803**

**LAND: 9 AC (M.O.L.)**  
**LAND USE: 3.2 AC: NAC & 5.5 AC: OC**  
**SALE PRICE: \$1,975,000**

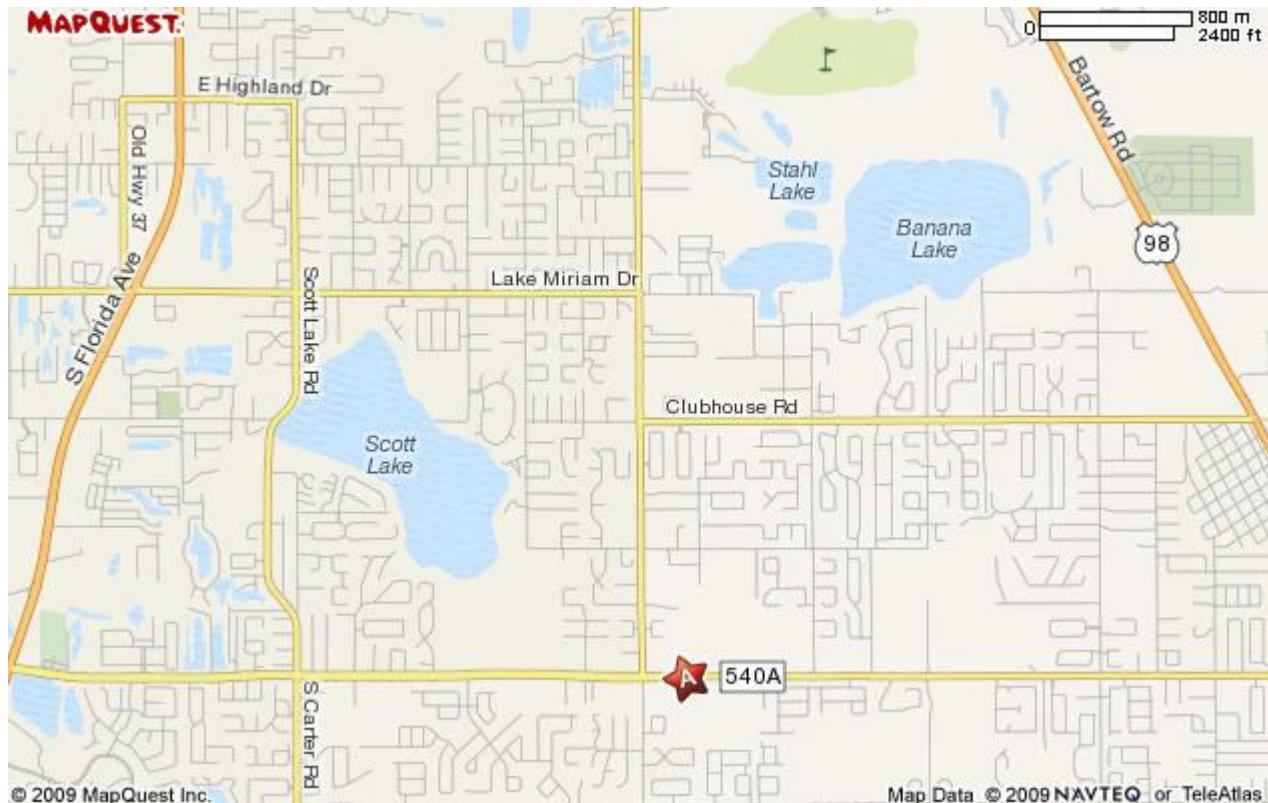
This vacant commercial development land has two areas of Future Land Use designations. The N.W. corner (3.2 AC) is NAC that is Neighborhood Activity Center and allows for such uses as offices, grocery stores (retail), restaurants, drug stores, banks, child care, religious institutions, community facilities, etc. The remaining 5.5+AC is OC that is Office Center and allows for such uses as professional offices, medical offices & clinics, and some retail. A survey is available to show the two Land Use Areas. This property is one of the few remaining developable commercial parcels in this area on CR 540A.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Reference to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

## ADDITIONAL FEATURES:

- Owners have worked extensively to obtain and have installed, a median cut and turning lane for direct access to this property from the heavily traveled, 4 lane 540A.
- 18,000+ average cars per day traffic count
- Owners have preliminary layouts and designs to build a mini-storage business on the NAC portion and office buildings on the OC portion.
- This is an excellent location for a professional medical office development to provide needed services to this well developed area in south Lakeland.
- Property has 649 feet of road frontage on CR 540A by 585 feet deep.

## AREA MAP:



For more information contact:

### **Brett A. Vogeler**

Licensed Real Estate Broker

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