# INFILL LOT- VACANT LAND

## FOR SALE

## 1050 Sharon Drive, Lakeland, Florida 33809

BROADWAY
REAL ESTATE SERVICES

### Property Highlights

- .28 acres
- 75’ x 162’
- INFILL VACANT LOT
- EXPECTED C-2 ZONING
- SUBURBAN CORRIDOR
- ENTERPRISE ZONE
- RAC LAND USES

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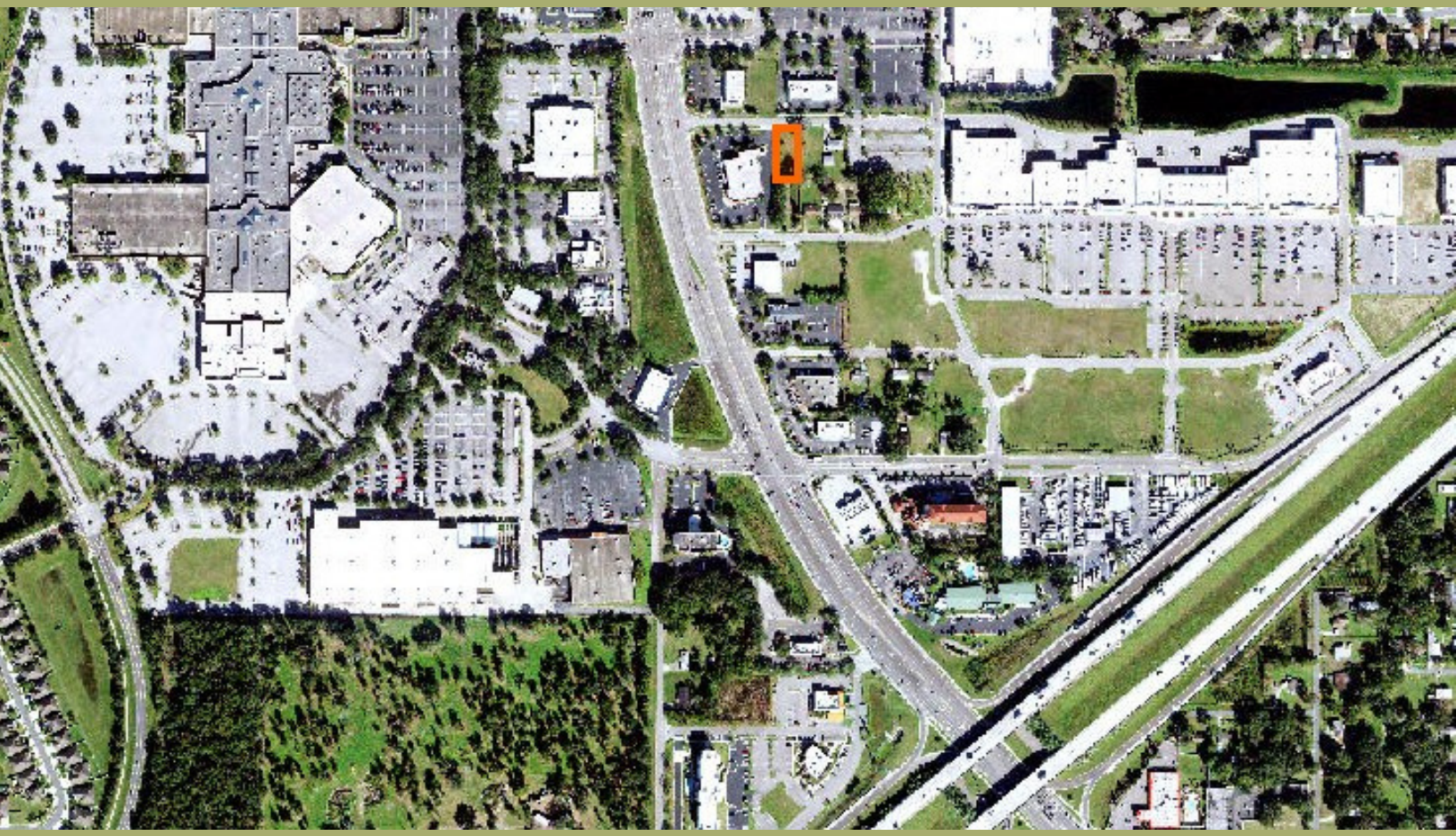

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**Property:** Vacant, level site, all dry, utilities available .75’ of frontage and 162’ deep, .28 acres.

**Location:** Site is located just North of I-4, and just east of US 98, adjacent to the newly developed Shoppes of Lakeland featuring tenants such as; Dick’s Sporting Goods, Old Navy, PetSmart, Ross, Ashley's Furniture, Five Below, Olive Garden, Fords Garage, Michaels, TJmaxx, Target, Esporta and more. Currently county land use is RAC, and site will need to go through a rezoning, as it was recently annexed into the city limits, and has yet to be zoned. Expect C-2 zoning, as is the case with many neighboring properties.

**Sale Price:** $225,000

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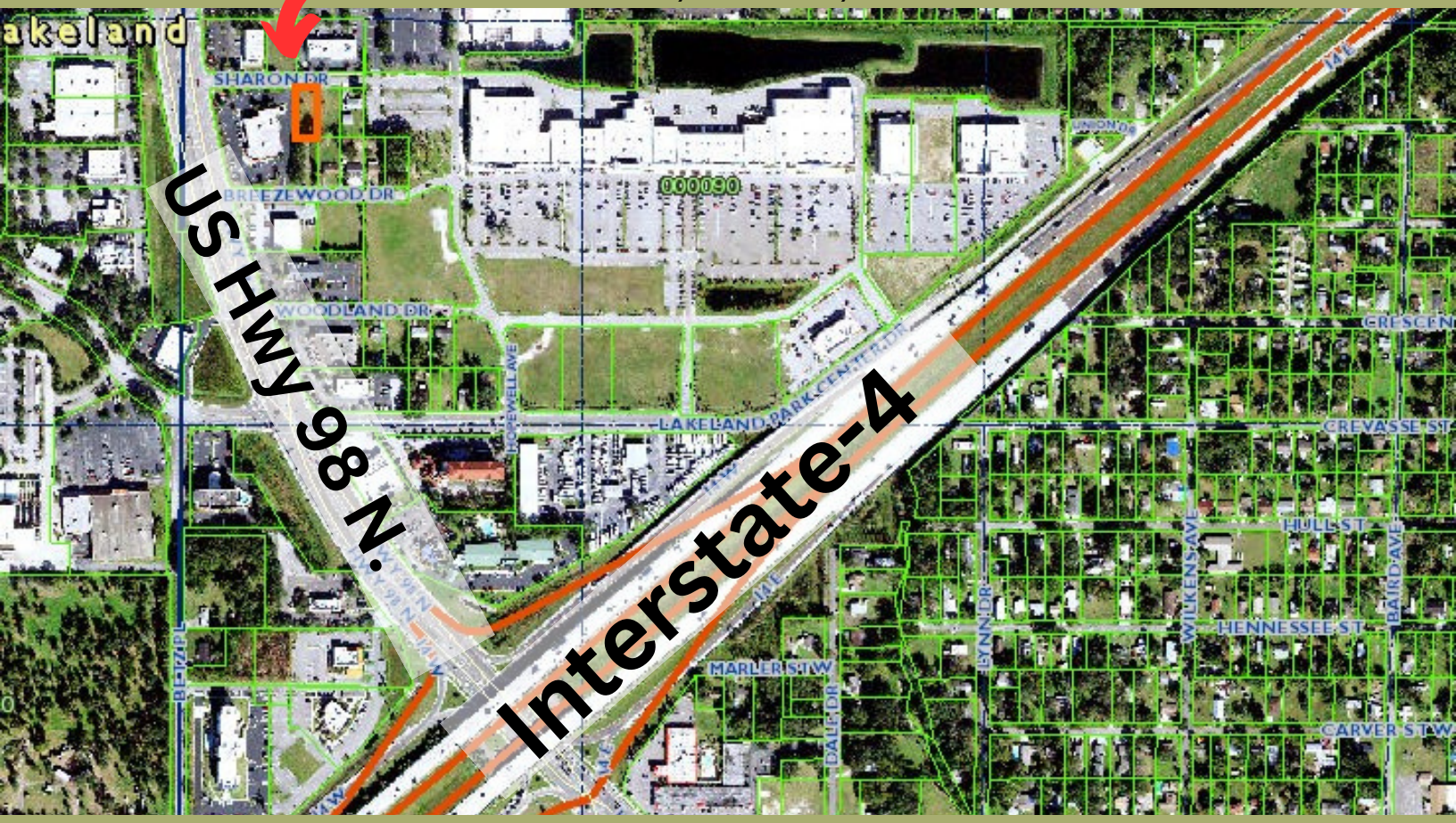


**Area Information:** Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I4 corridor. There are over 10,000,000 people within a 100mile radius of Lakeland; a fact that is causing exponential growth in the area.

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Permitted Uses

- Rooming Houses & Hostels, Level I
- Office Uses, Medical
- Office Uses, Non-Medical
- Office-Type R & D
- Bed & Breakfast
- Hotel
- Motel
- Drive-Through/Drive-In Facilities
- Motor Vehicle Fuel Sales, Minor
- Motor Vehicle Rental
- Motor Vehicle Sales, New
- Motor Vehicle Service & Repair, Minor
- Off-Street Parking, Surface
- Off-Street Parking, Structure
- Barber Shops, Hair Salons & Day Spas
- Exercise, Fitness & Martial Arts Studios
- Funeral Homes & Crematoriums
- Kennels
- Music & Dance Studios
- Pet Grooming & Pet Day Care
- Repair-Oriented Services
- Tax Preparation Services, Retail
- Veterinary Clinics & Animal Hospitals
- Artisan-Oriented Retail
- Convenience Stores
- Dollar Stores & Variety Stores
- Drug Stores & Pharmacies
- Grocery Stores
- Liquor Stores
- Office Support Retail & Services Uses
- Pawn Shops
- Plant Nurseries & Greenhouses
- Rent-To-Own Stores
- Thrift & Secondhand Stores
- Tobacco & Vape Shops
- Commercial Recreation, Indoors

## Restaurant Uses

- Carry Out/Delivery
- Food Trucks
- Restaurants, Low Turn-Over
- Restaurants, High Turn-Over
- Restaurants, Very High Turn-Over

## Industrial-Type Service Uses

- Catering Establishments
- Recycling Collection Centers
- Mini-Warehousing & Storage

## Communities Facilities

- Churches, Synagogues and Other Houses of Worship
- Colleges, Junior Colleges, Universities & Seminaries
- Day Care Center Accessory to a House of Worship
- Day Care Centers/Adult
- Day Care Centers/Child
- Vocational Training for Activities Permitted in the District where Located

## Healthcare & Social Services

- Blood Banks & Plasma Collection Facilities

## Infrastructure & Transportation

- Broadcast & Transmission Towers
- Communication Studios
- Ground-Mounted Personal Wireless Service Facilities
- Utility & Essential Service Facilities, Level I
- Motor Vehicle Parts & Accessory Stores
- Banks, Credit Unions and Savings & Loan Associations
- All Other Personal Services Uses, Not Specified, Indoors

- Laundry & Cleaning Establishments, Retail
- Tattoo Parlors & Body Art Establishments
- Antique Shops & Consignment Boutiques
- Building Materials Sales, Retail, Level I
- Firearms Sales & Indoor Gun Ranges
- Outdoor Sales, New & Used, as a Principal Use
- All Other Retail Sales Uses, Not Specified, Indoors
- Bars, Lounges and Related Entertainment Uses

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## Community

**Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In proximity are two international airports, two interstate highways, passenger, and freight rails, and a deep water port.**

**With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.**

**Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.**

## LAKELAND RANKINGS

- **#1 Cities to buy a home (Business Insider)**
- **#1 Fastest growing city (Bloomberg)**
- **#1 most philanthropic city (Philanthropy)**
- **#6 safest places to live**
- **#6 mid-sized metro job growth (Business facilities)**
- **#17 best cities for new graduates (Good Call)**
- **#7 Best Places to move (US News & World Report)**

## LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **32 Miles from Tampa, 54 Miles from Orlando**
- **CSX Rail Access**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 107,552**
- **Average annual wages: $56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**

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