

US Highway 98 Frontage Land

US Highway 98, Lakeland, Florida 33809

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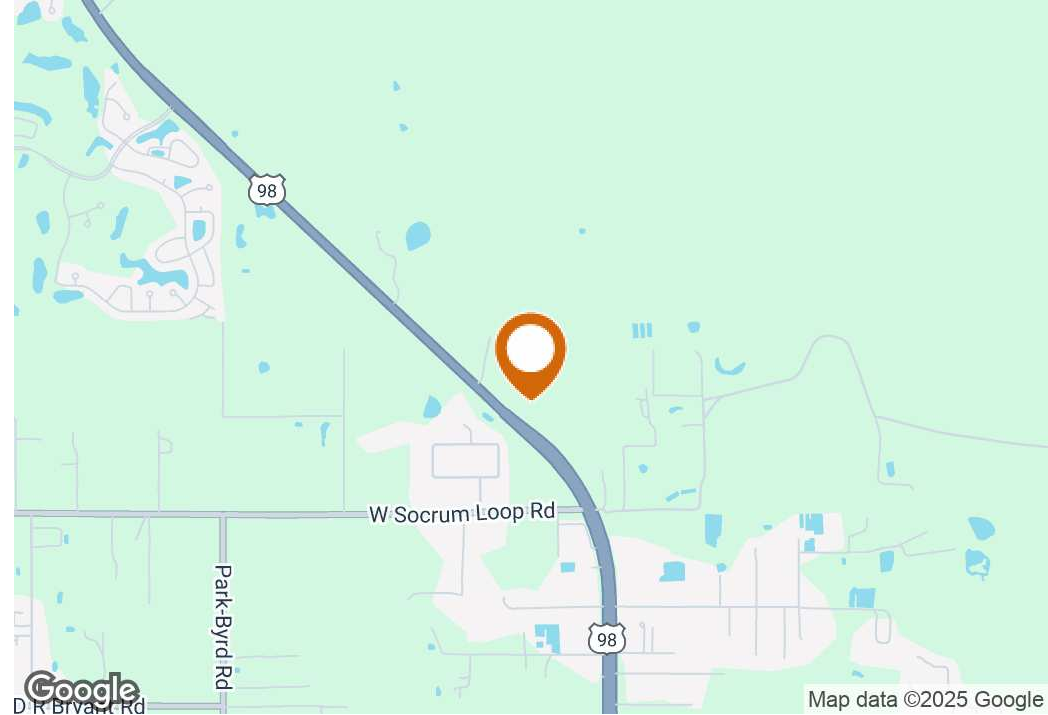
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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$162,000
Lot Size:	3.04 Acres
Price / Acre:	\$53,289
City:	Lakeland
County:	Polk
State:	Florida
PIN:	232702000000011020
Property Type:	Acreage and Estates

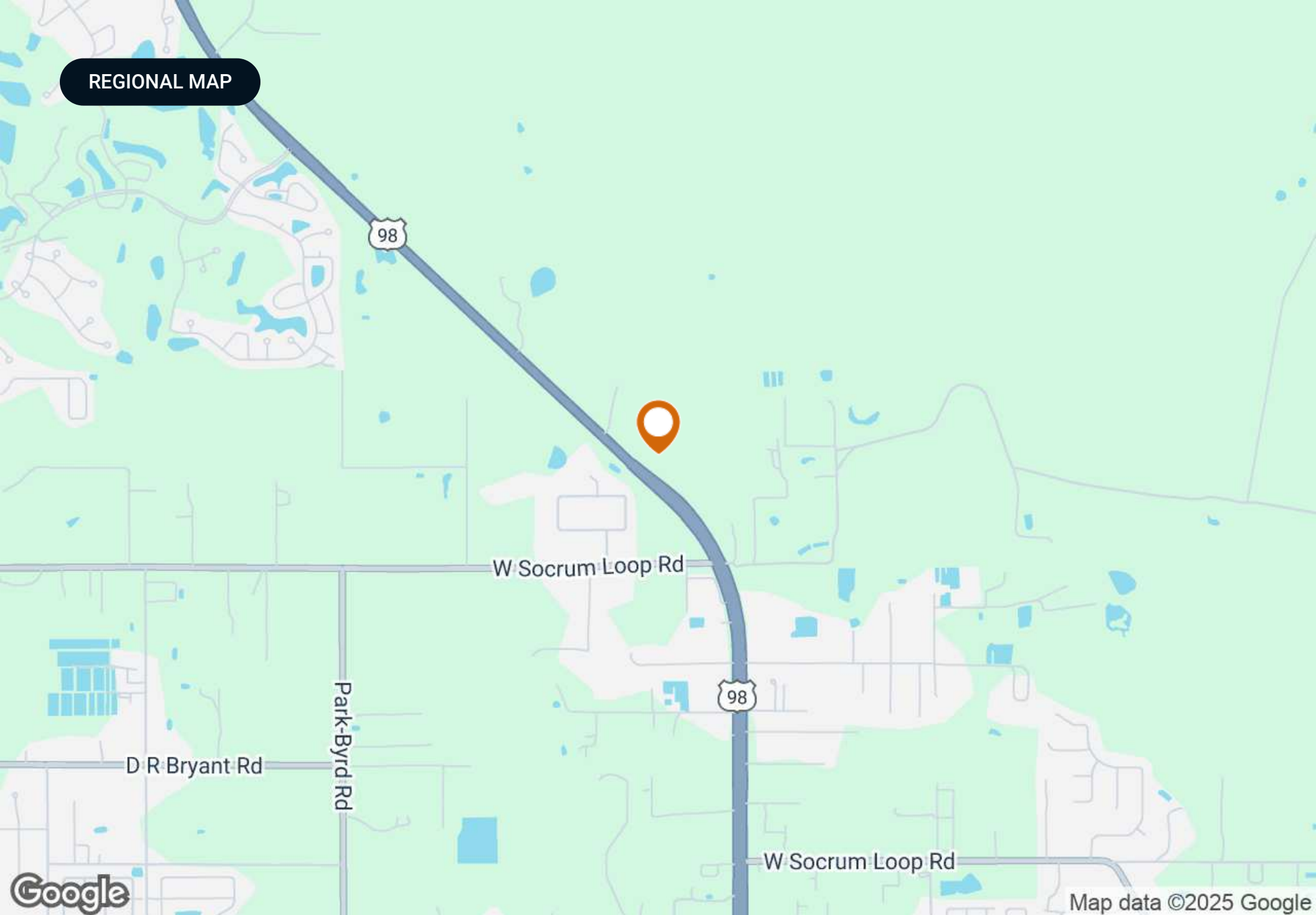
Property Overview

This 3.04 acre tract is located along US 98 in North Lakeland. With approximately 95% uplands and an FLU of A-RR, this property could serve as a great investment for someone looking for some acreage just minutes from downtown Lakeland.

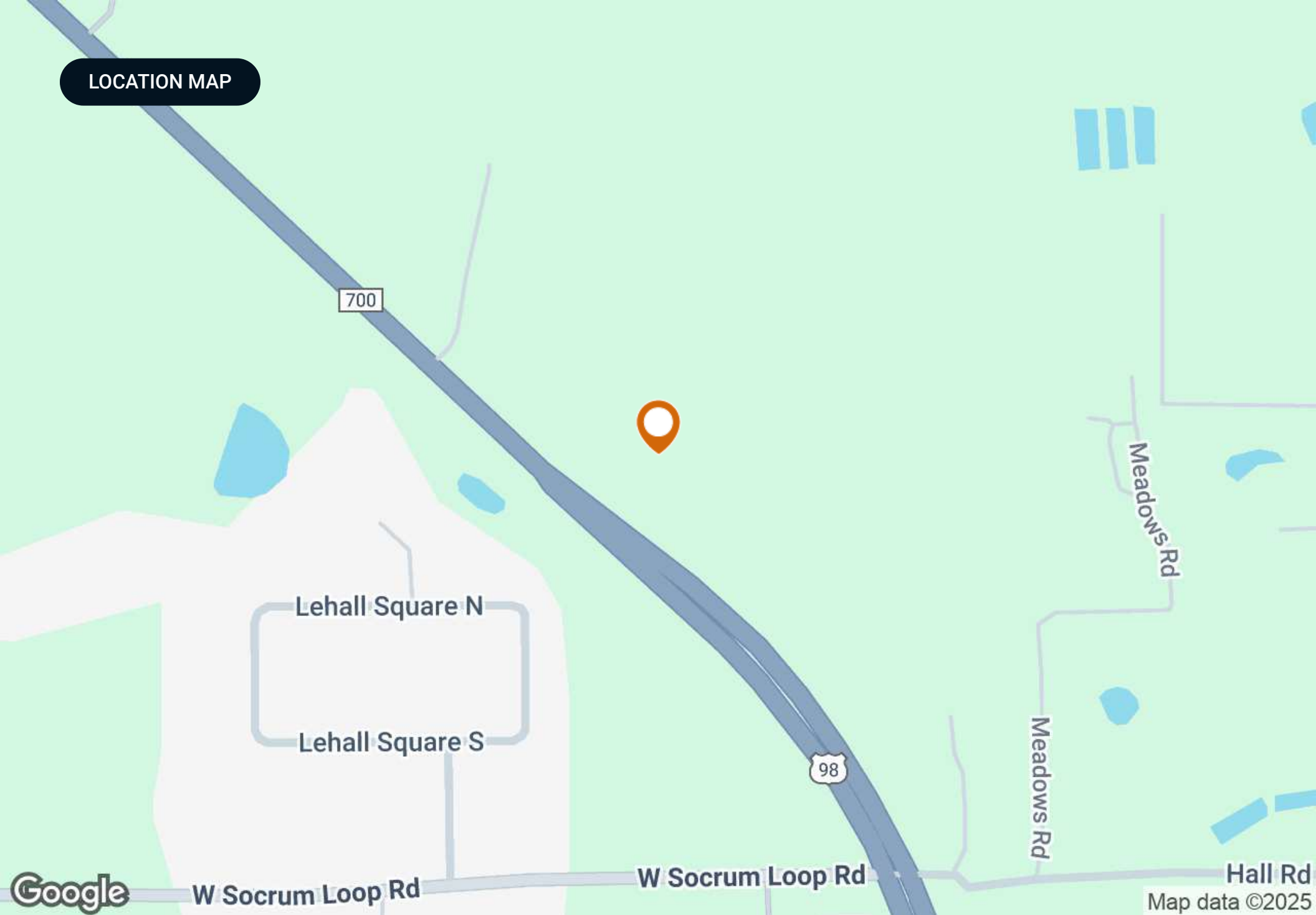
Property Highlights

- 3.04 acres with FLU of A-RR
- 95% uplands
- US 98 Frontage

REGIONAL MAP



LOCATION MAP

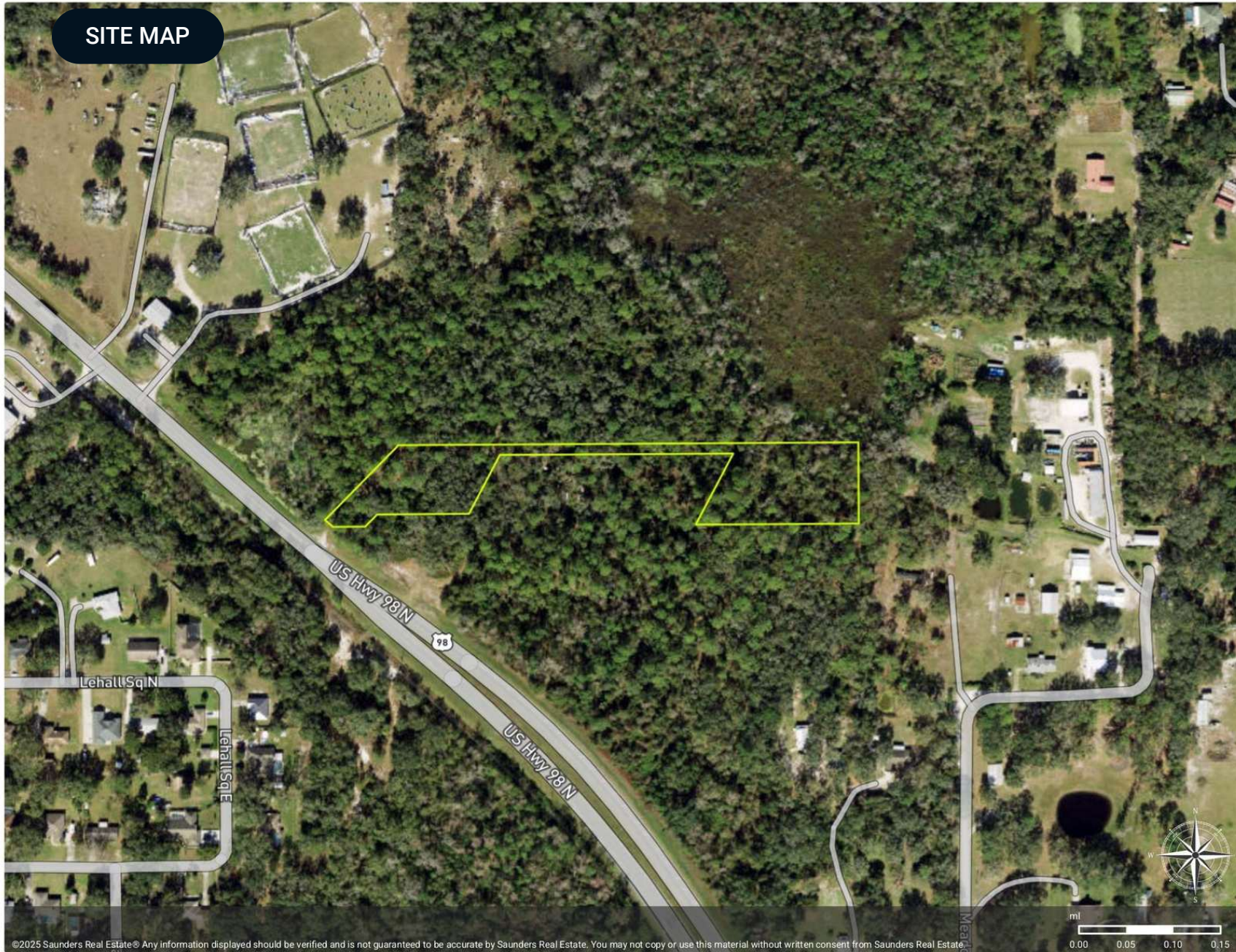


SITE MAP

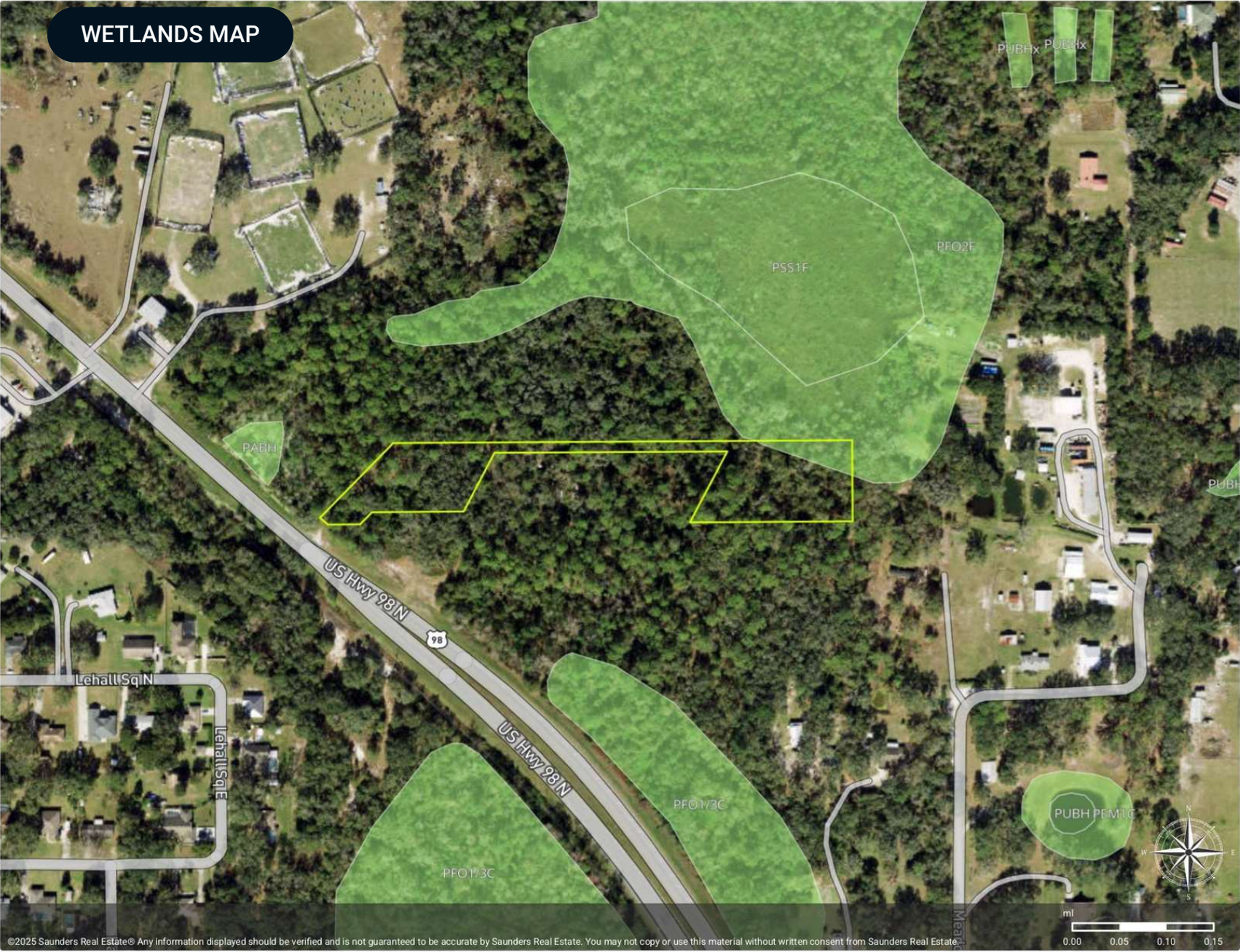


0 US 98, Lakeland

Polygon



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Wetlands NWI

- Polygon
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DEMOGRAPHICS MAP & REPORT

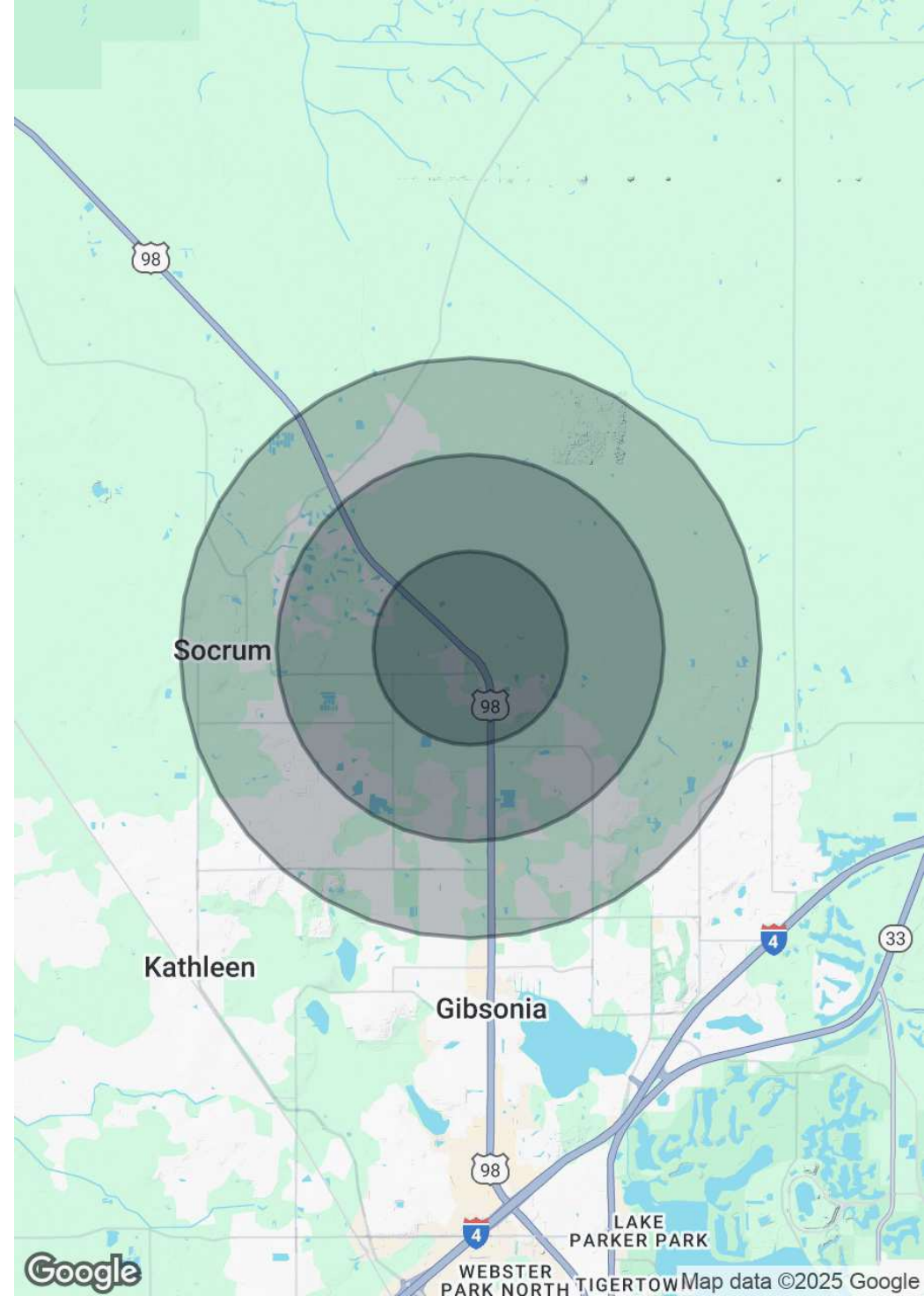
Population

	1 Mile	2 Miles	3 Miles
Total Population	955	9,649	26,854
Average Age	49	47	43
Average Age (Male)	49	46	43
Average Age (Female)	49	47	44

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	419	3,853	10,029
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$83,539	\$83,033	\$86,023
Average House Value	\$263,760	\$279,400	\$298,853

Demographics data derived from AlphaMap

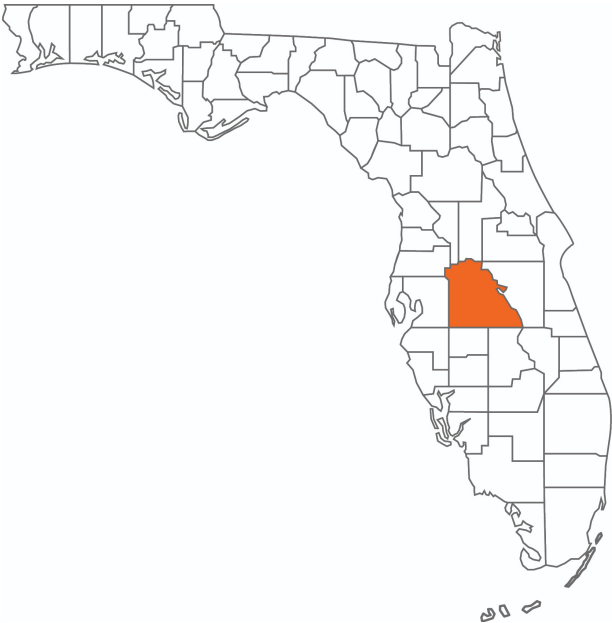




COUNTY

Polk County

FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state’s economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county’s economic growth in recent years. As the heart of Central Florida, Polk County’s location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county’s numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



Lakeland

POLK COUNTY

Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	lakelandgov.net
Major Employers	Publix Supermarkets
	Saddle Creek Logistics
	Geico Insurance
	Amazon
	Rooms to Go
	Welldyne
	Advance Auto Parts

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just under 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland’s culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland’s living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland’s rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright’s most extensive on-site collection of architecture.

ADVISOR BIOGRAPHY



Daniel Lanier, ALC

Senior Advisor

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Professional Background

Daniel Lanier, ALC is a Senior Advisor at Saunders Real Estate.

Previously, Daniel was a founder and managing partner of Sawmill Citrus Nursery. With years of experience in Central Florida's agricultural industry, his knowledge and expertise extend to and beyond commercial beef cattle, citrus, nursery, and row crop farming.

At Saunders Real Estate, Daniel's specialties encompass a wide range of land types, including ranches, citrus groves, and agricultural land. From livestock to produce, his expertise has assisted clients in various land transactions throughout the Central Florida real estate market.

Daniel has also worked in crop insurance since 2011. This experience, now combined with his role as a real estate advisor, has allowed him to service clients all over the southeastern United States, further solidifying himself as an expert in this field.

Growing up in Central Florida, Daniel graduated from Fort Meade High School and South Florida State College. He and his wife, Randi, have been married since 2015. Together, they are proud parents to both a son and a daughter.

Daniel specializes in:

- Agricultural Land
- Farmland
- Beef Cattle Ranchland
- Citrus Farmland
- Nurseries



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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