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North Lakeland Kathleen / Galloway Roads

New on the Market, Multiple development Sites

4300 block Kathleen Road, Lakeland, FL 33805



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NORTH LAKELAND, FLORIDA – MULTIPLE DEVELOPMENT PARCELS AT LIPHAM PLAZA

IDENTIFICATION: LIPHAM PLAZA

PROPERTY ADDRESS: 4300 block Kathleen Road, Lakeland, Florida 33805

PROPERTY LOCATION: NE Corner of signalized interection of Kathleen Road and Galloway Road, adjacent to the new Family Dollar store and Autozone. Surrounded by major residential developments such as Terra Largo, a 580-unit upscale residential subdivision with homes from \$200K to \$5M - Hampton Hills – Sunset Lakes, etc. Located approx. 2 miles West of US 98 North/I-4, Lakeland Square Mall.

TYPE PROPERTY: Vacant land – currently under Ag use/Green Belt.

Site	Parcel	Acreage	Size	Utilities	Land Use	Comments	Price
1	23-27-27-010505-000020 Sold to Autozone	1.50 Acres	65,340 SF	Electric and Water	NAC Neighborhood Activity Center Transit Supportive Development Area	Contiguous to Family Dollar and Site 4. Ingress from Galloway road via access road	SOLD
2	23-27-27-010505-000030	3.06 Acres	133,294 SF	Electric only	NAC Neighborhood Activity Center Transit Support Development Area	Contiguous to Sites 2, 3 and 4.	\$745,000.00 \$5.59/SF
3	23-27-34-000000-031010	5.98 Acres	260,489 SF	Electric	Transit Support Development RM/12 Residential/up to 10% commercial use.	Existing median cut on Kathleen Road at Old Kathleen Road intersection. Parcel is contiguous to Site 2.	\$850,000.00 \$3.26/SF
4	23-27-27-010505-000040	16.30 Acres	710,028 SF	Electric. Water is at Family Dollar site	Preservation Land Use	Access from Galloway Road. Contiguous to Family Dollars and Site 3.	\$165,000.00 \$10,123/AC

TRAFFIC COUNT: 16,500 AADT at the intersection

AD VALOREM TAXES: All parcels are subject to new assessment and corresponding new taxes following development.

COMMENTS: Great opportunity for Retail and/or Residential development to capture the close proximity to the US 98 N/Lakeland Regional Mall market. Shared entrance and driveway at Galloway Road currently ending at AutoZone. Large pylon sign available to all businesses.

CONTACT INFORMATION: Maria Mahoney, Licensed Florida Real Estate Broker - 863 619-6740

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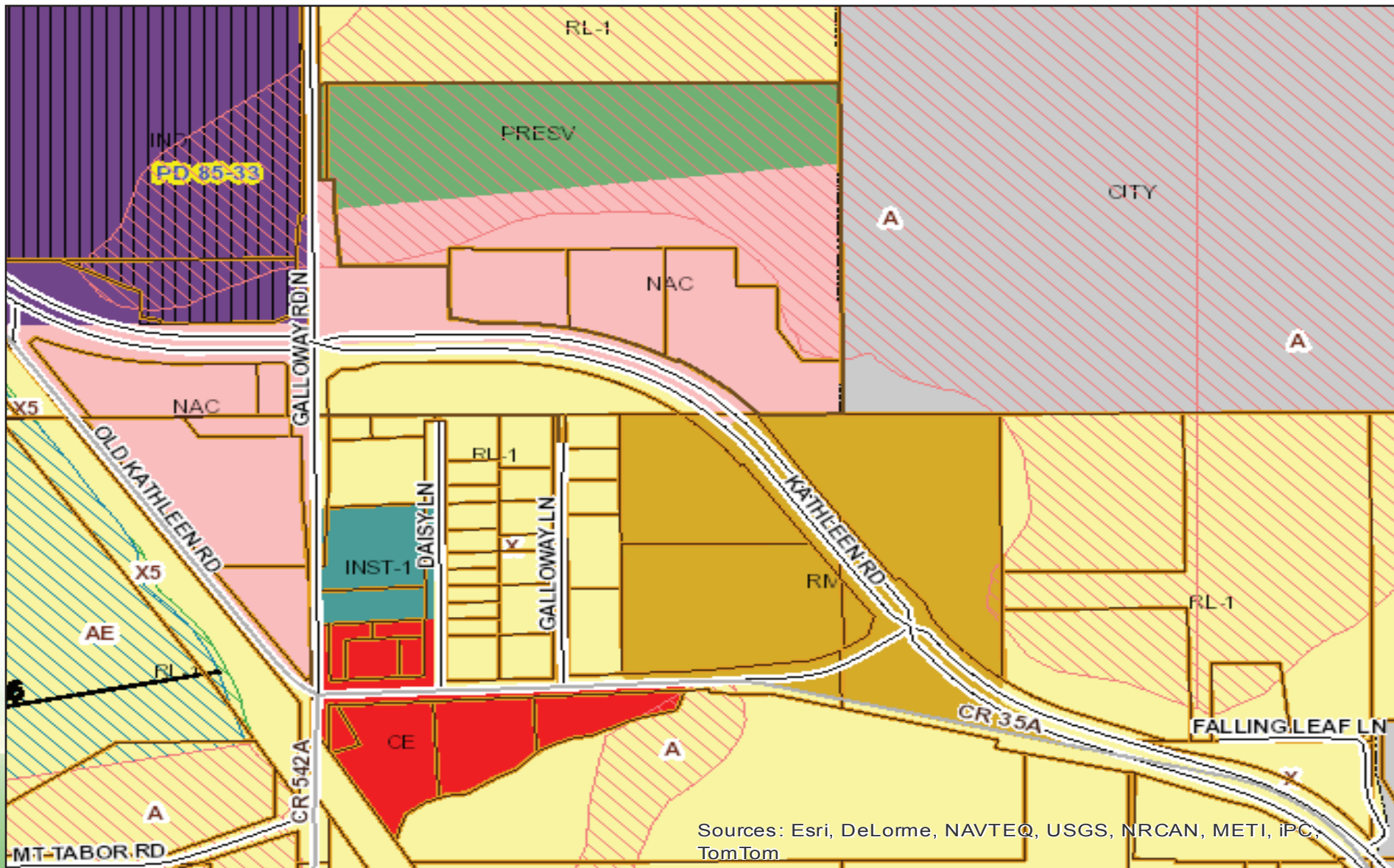


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Zoning and Land Use



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Aerial Map

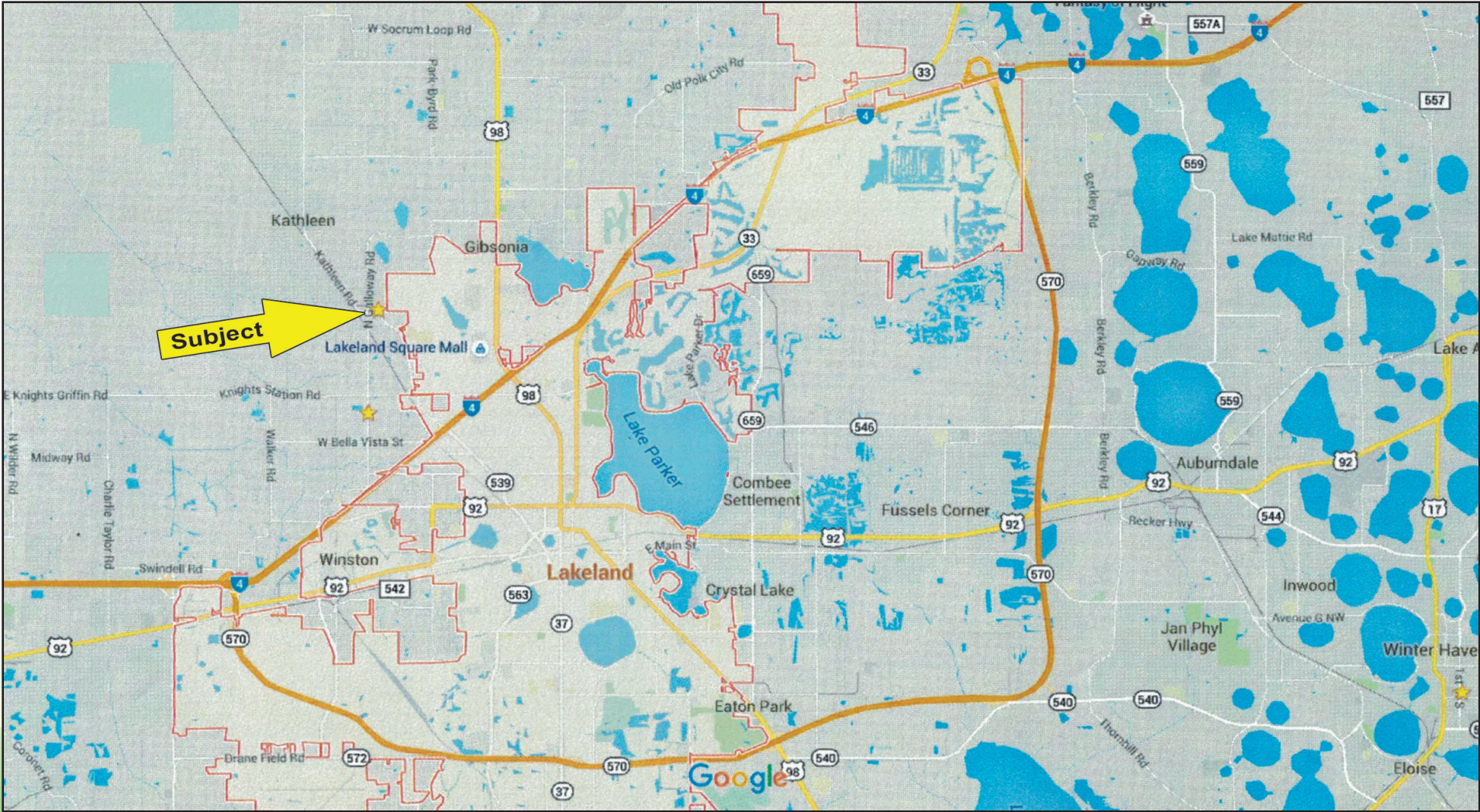


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Location Map




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Legend


Floodplain Watershed Boundaries

 Watershed Boundaries

Floodplain Boundaries

 Floodplain

 New Development Areas

 Transition Zones


FEMA Flood Data - Areas not yet updated with DFRIM


 A; AE; AH; ANI; AO; VE


FEMA Effective Flood Zones (DFIRM)


 A; AE; AH; AO; V; VE

 Floodway Areas In Zone AE

 Zone D (Areas in which flood hazards are undetermined, but possible)

 Zone X (Areas determined to be outside the 0.2% Annual Chance Floodplain)

 Zone X Shaded (0.2% Annual Chance Flood)

 Zone X Shaded (Areas protected from the 1% Annual Chance Floodplain by a levee)

 Open Water

Parcels


 Parcels


Boundaries

 Northwest Florida Water Management District

 South Florida Water Management District

 St. Johns River Water Management District

 Suwannee River Water Management District

 Water Management District Boundary

 State Boundary



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Floodplain Mapping Application



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