



42,000 ±
Cars/Day



Fox Lake Dr

NORTH LAKELAND VACANT COMMERCIAL PROPERTY

0 Fox Lake Dr, Lakeland, FL 33809

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HWY 981 N

140 ± FT

400 ± FT

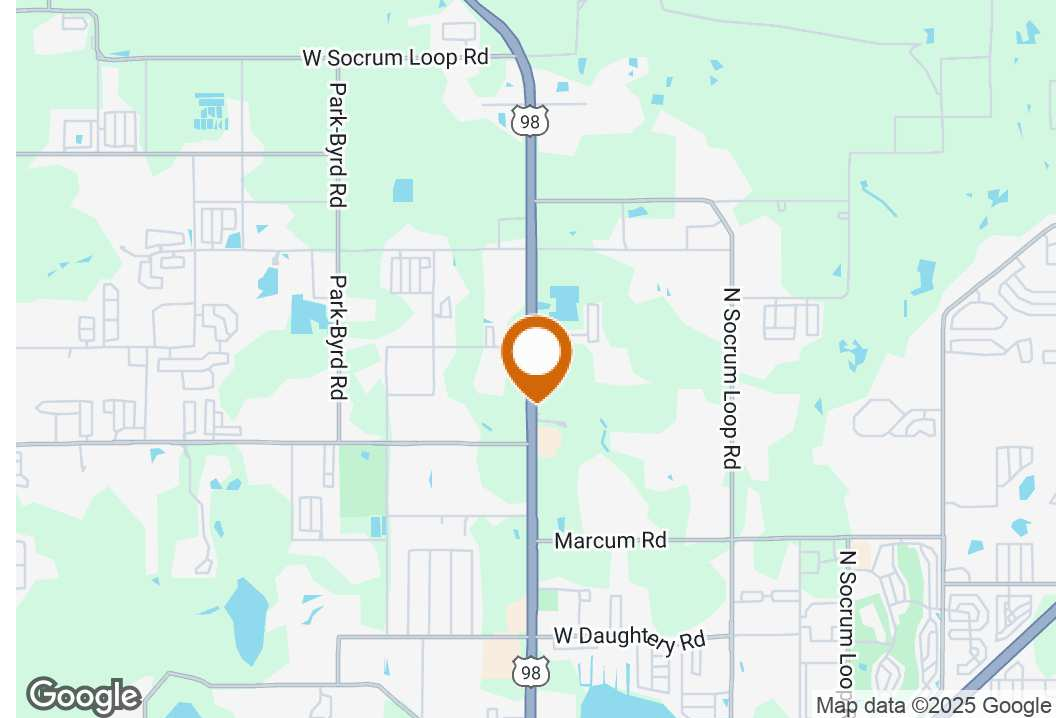
400 ± FT

140 ± FT

FOX LAKE DR

HWY 981 N

PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$349,000
Lot Size:	1.25 Acres
Price / Acre:	\$279,200
Zoning:	Linear Commercial Corridor (LCC) - Polk County Future Land Use
APN:	23-27-13-000931-000951, 23-27-13-000931-000952, 23-27-13-000931-000953
Road Frontage:	140 ± FT (US 98)
Traffic Count:	42,000 Cars/Day

PROPERTY OVERVIEW

This exceptional commercial vacant property is located along US 98 N in North Lakeland, FL. This vacant lot with a future land use of Linear Commercial Corridor, offers a versatile canvas for various uses. The strategic location, in close proximity to major retailers such as Walmart and Publix, positions this as a prime spot for retail, office spaces, multi-family developments, and mixed-use ventures.

PROPERTY HIGHLIGHTS

- Frontage and visibility along US 98 N
- LCC - Future Land Use offers wide range of possibilities
- All upland acreage
- Access via Fox Lake Dr

PROPERTY DESCRIPTION & PERMITTED USES



LOCATION DESCRIPTION

Located in North Lakeland along US Hwy 98 N just south of Dollar General and adjacent to Breakwater Cove, a Highland Homes residential development. This prime location offers users exposure to a traffic count of 42,000 cars per day and convenient transportation being only less than 4 miles north of I-4.

EXAMPLES OF PERMITTED USES

- Retail
- Office
- Office Park
- Personal Service
- Restaurant
- Studio, Production
- Veterinary Service
- Nurseries, Retail and Greenhouses
- Lodges and Retreats
- Kennels, Boarding and Breeding
- Government Facility
- Clinics & Medical Offices
- Childcare Center
- Agricultural Support, Off-Site
- Farming General

NEARBY DEVELOPMENTS



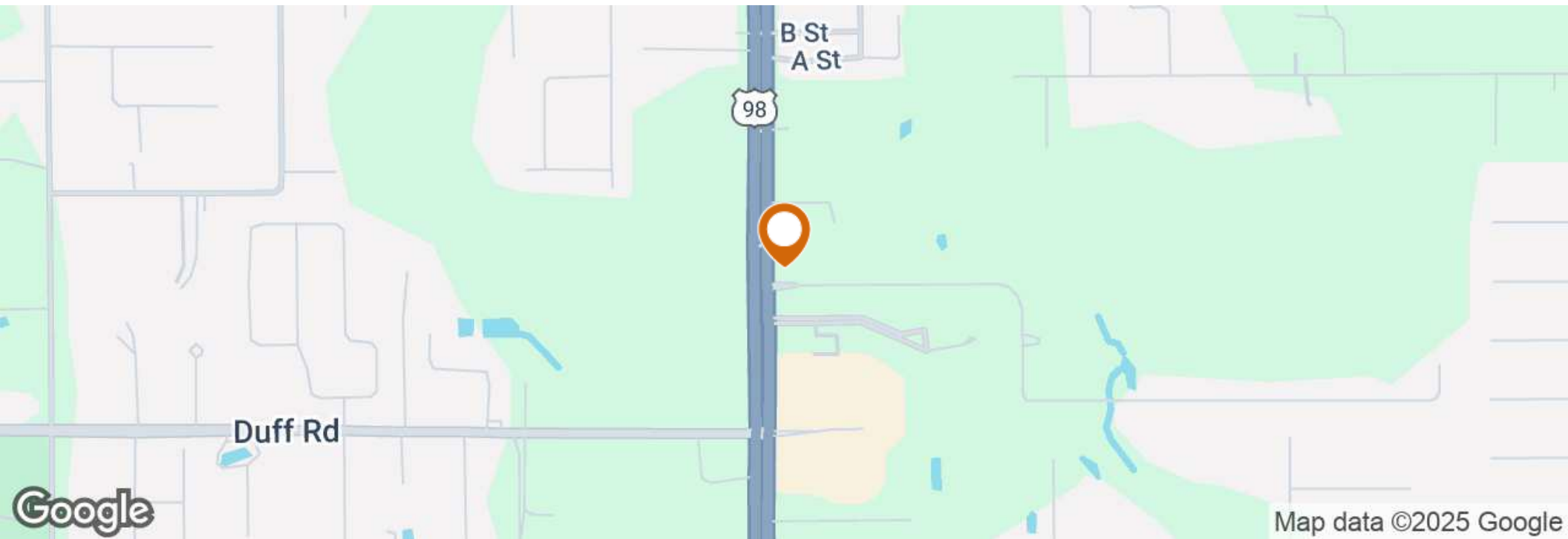
Banana Rd

Duff Rd

Marcum Rd

- 1 Banana Road Project - 114 SFR Units
- 2 7-Eleven Gas Station
- 3 Wilder Pines - 62 SFR Units
- 4 East Atlantic Property - 210 SFR Units
- 5 Gibsonia Gardens - 276 Multifamily Units
- 6 Norton Townhomes - 92 Units
- 7 Ironwood - 68 SFR Units

Approved
Under Construction

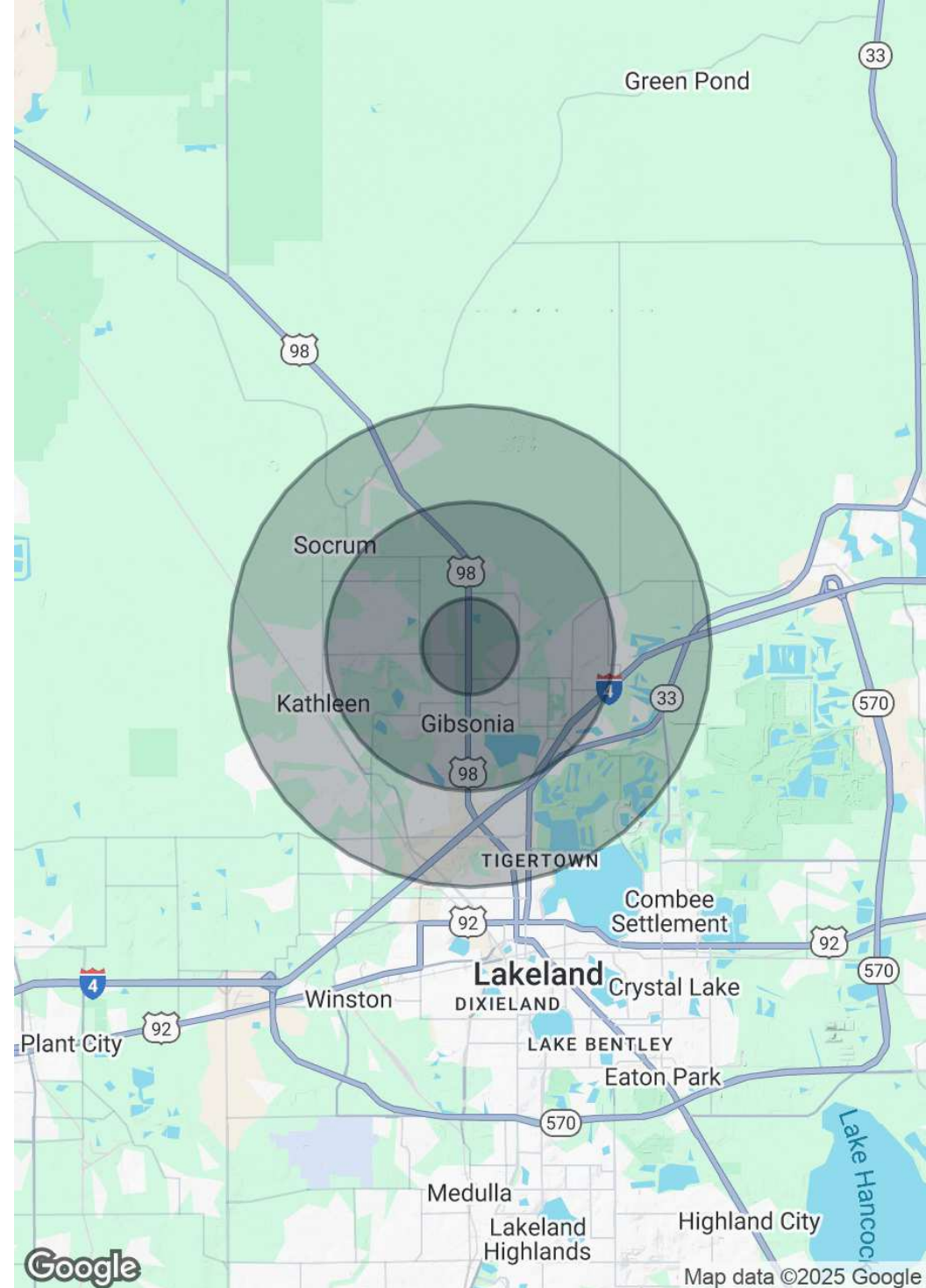


DEMOGRAPHICS MAP & REPORT

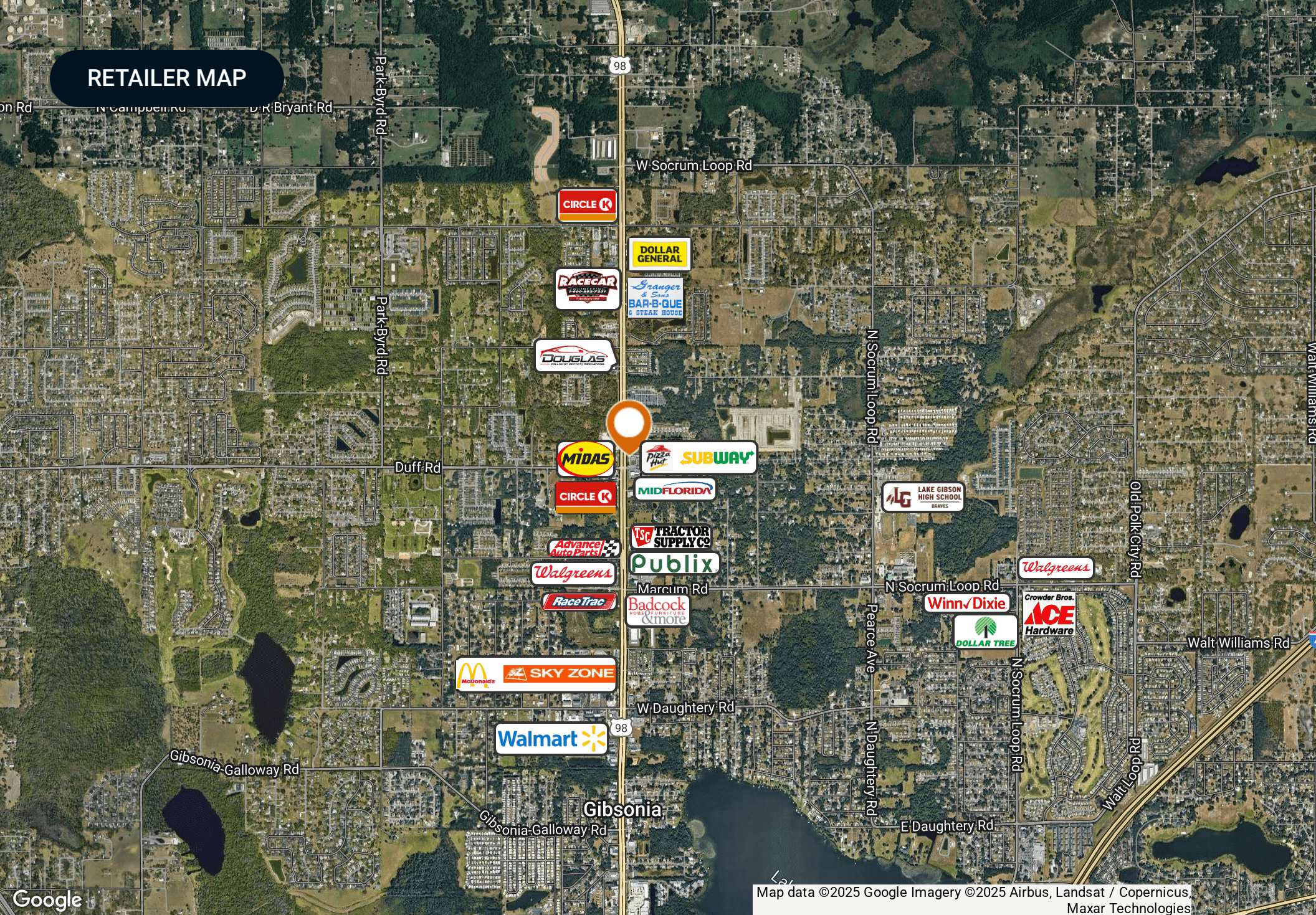
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,013	34,452	71,752
Average Age	36.4	39.9	41.0
Average Age (Male)	32.7	37.9	39.0
Average Age (Female)	38.6	41.6	42.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,725	13,108	27,354
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$58,326	\$58,776	\$58,813
Average House Value	\$181,453	\$180,931	\$182,442

2020 American Community Survey (ACS)

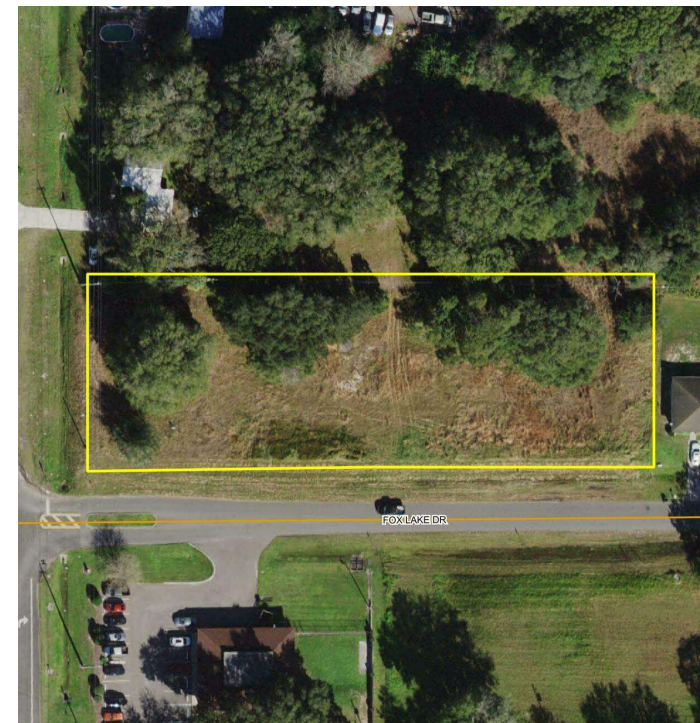


RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



LINDA SCHULTZ

Advisor

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PROFESSIONAL BACKGROUND

Linda Schultz is an Advisor at Saunders Real Estate.

Linda's educational background includes studying Business Law at Charles University in Prague, Czech Republic, earning a Juris Doctor from Nova Southeastern University, and a Bachelor of Arts in Criminology from the University of Florida.

In addition to Linda's impressive educational background, she is also a Florida Bar Attorney. Her legal training and professional experience provide her with a deep understanding of the legal aspects of the real estate industry, enabling her to better serve her clients.

As the leasing specialist at Saunders Real Estate Linda played a critical role in filling Christina Commons, achieving a 100% occupancy rate. By doing so, she was able to increase the cap rate and marketability of the property, positioning it for a successful sale.

Today, Linda is focused on representing sellers and buyers of all commercial properties. Her attention to detail, exceptional negotiation skills, and her ability to understand her clients' needs make her an invaluable asset to her clients. Outside of her professional career, Linda is an active member of Variety, the Children's Charity of Florida, and resides in Lakeland, Florida.

Linda specializes in:

- Office
- Industrial
- Retail

MEMBERSHIPS

- Lakeland Association of Realtors
- 2019-2023 Vice-Chair of The Housing Finance Authority of Polk County
- 2023 Polk County Planning Commission Board Member
- 2022-2023 TigerTown Rotary President
- 2022 Polk County Flight to Honor Fundraising Committee member
- Orange County Bar Association
- American Bar Association
- "In Our Expert Opinion" Real Estate Podcast

ADVISOR BIOGRAPHY



MARICRUZ GUTIERREZ MEJIA

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PROFESSIONAL BACKGROUND

Maricruz Gutierrez Mejia is an advisor at Saunders Real Estate.

As a Lake Wales native, Maricruz possesses a unique understanding of Florida's multifaceted commercial real estate market. In her role as an advisor, Maricruz's depth of expertise spans across a variety of commercial property types, specializing in investment sales and site selection.

Maricruz's real estate journey began at the University of Central Florida where she would earn her Bachelor of Science degree in real estate in 2022. During her time at UCF, she not only excelled academically, but she also actively contributed to the real estate community as a proud member of the UCF Real Estate Society.

Maricruz is also an active member of CREW Orlando, Central Florida's premier business organization for women in commercial real estate and its related fields. CREW Orlando is dedicated to driving transformation within the commercial real estate industry by advancing women and other underrepresented groups. Her excellence and ambition were further recognized when she was awarded the prestigious 2022 CREW Orlando Scholarship. Maricruz is also a member of the UCREW Committee whose mission is to introduce college students to the diverse opportunities in commercial real estate.

As a graduate of the LEDC Summer Leadership Class, along with her numerous other accomplishments, Maricruz continually builds upon her leadership skills and industry expertise. Each of her experiences have equipped Maricruz with the tools necessary to excel in commercial real estate, allowing her to provide clients with the highest level of service and guidance.

Maricruz specializes in:

- Commercial Properties
- Investment Sales
- Site Selection



For more information visit www.saundersrealestate.com

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