



Fischbach
LAND COMPANY

**LAKELAND
NURSERY**
14.02± ACRES

Property Overview

14.02± acre active nursery with significant improvements, located on the border of booming Hillsborough and Polk County, and running along the explosive I-4 corridor. This property is fully perimeter fenced with an electric entry gate, featuring a 50' x 70' 3,500 SF metal building, sitting on a 6-inch slab, with two 14' roll up doors, 220-amp power, and is fully plumbed. Additional structural improvements include a 25' x 55' metal storage building, 75' x 60' aluminum canopy on top of a 6-inch slab, 115' x 260' uncovered 6-inch slab, and a 115' x 75' uncovered 6-inch slab. This property has an approved water use permit and has a 10-inch well with a 100HP John Deere diesel pump, 4-inch well with a 5HP submersible pump, with overhead rainbirds in place. This parcel is conveniently located just 4 miles from the I-4 on ramp and 5 miles to US Highway 98. Additionally, Knights Station Road provides a direct, less traffic filled access to Highway 301 and Tampa.



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Property Highlights



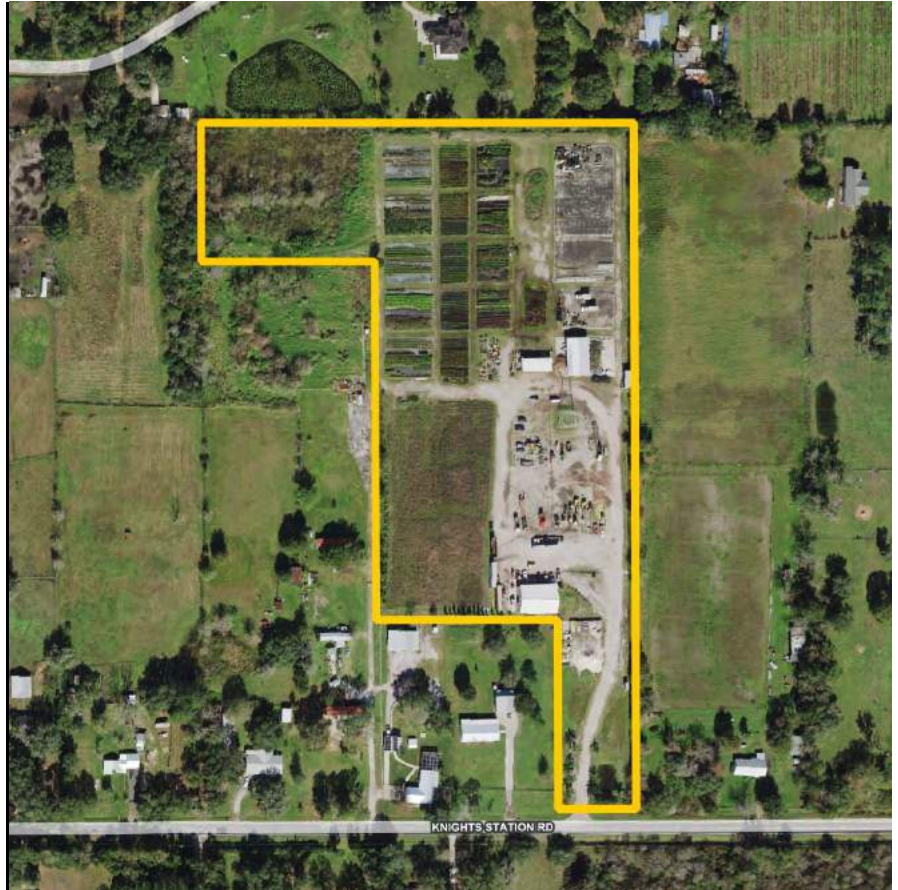
10-inch and 4-inch wells on site with irrigation in place



3,500 SF metal building on a 6-inch slab with 220-amp power & fully plumbed



Convenient access to I-4 and US Hwy 98



Property Address	5119 Knights Station Road, Lakeland, FL 33809	Road Frontage	150± feet on Knights Station Road
Property Type	Agricultural Land/Farms	Property Taxes	\$3,681.50 (2022)
Size	14.02± Acres	Soil Types	Predominantly Zolfo and Pomona fine sands
Zoning	A/RR	Site Improvements	50' x 70' Metal Building <ul style="list-style-type: none"> • Two roll up doors 14' x 12' • 220-amp power • Fully plumbed • Clear height: 15.9'
Future Land Use	A/RR		25' x 55' Metal Building
Price	\$875,000		75' x 60' Aluminum Canopy on 6-inch slab <ul style="list-style-type: none"> • Clear height: 14' • Peak height: 15.9'
County	Polk		115' x 260' uncovered 6-inch slab
Folio/Parcel ID	23-28-06-000000-031030		115' x 75' uncovered 6-inch slab
STR	06-28-23		
Utilities	2 wells on site and septic tank		
Wells/Size	10-inch and 4-inch		
Pump/Size	100HP John Deere diesel on 10-inch 5HP submersible pump on 4-inch		

Irrigation, Pump, and Water Use Permit Information

Water Use Permit 20636.001

Pump Size

100HP & 5HP
Diesel & Electric

Avg GPD 9,600

Irrigation

Overhead

Peak GPD 22,400

Wells/Size

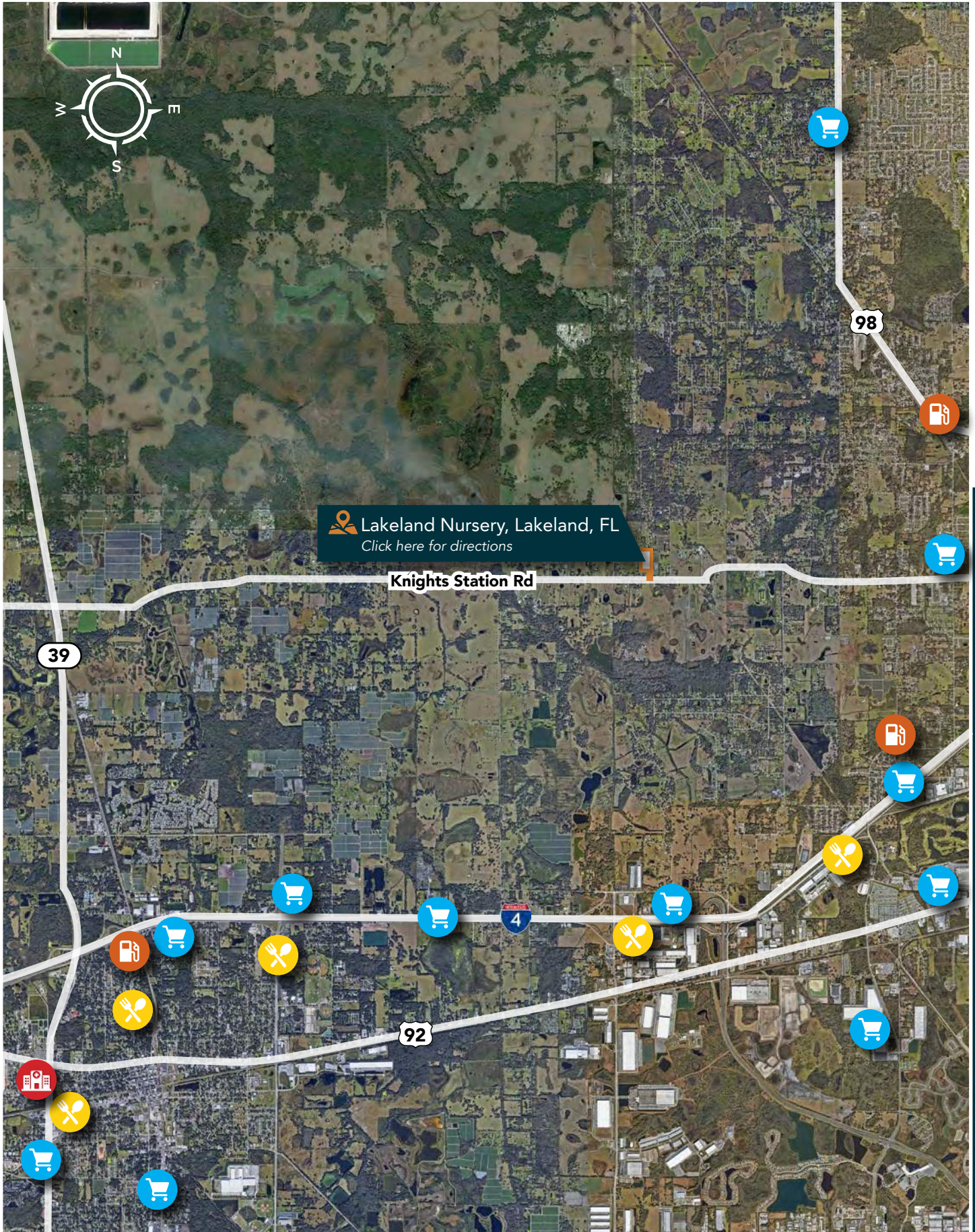
10-inch and 4-inch





Photos





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