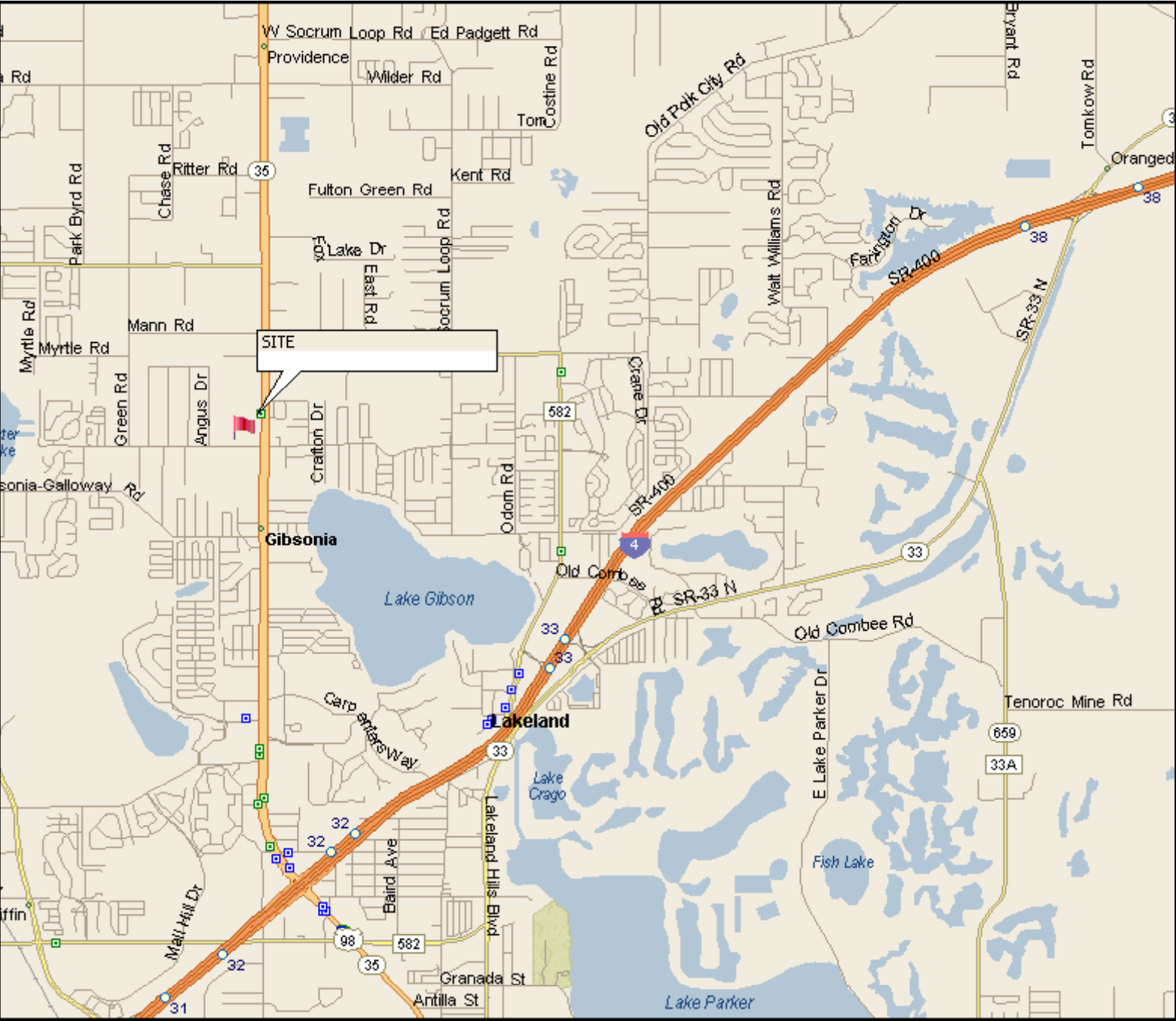


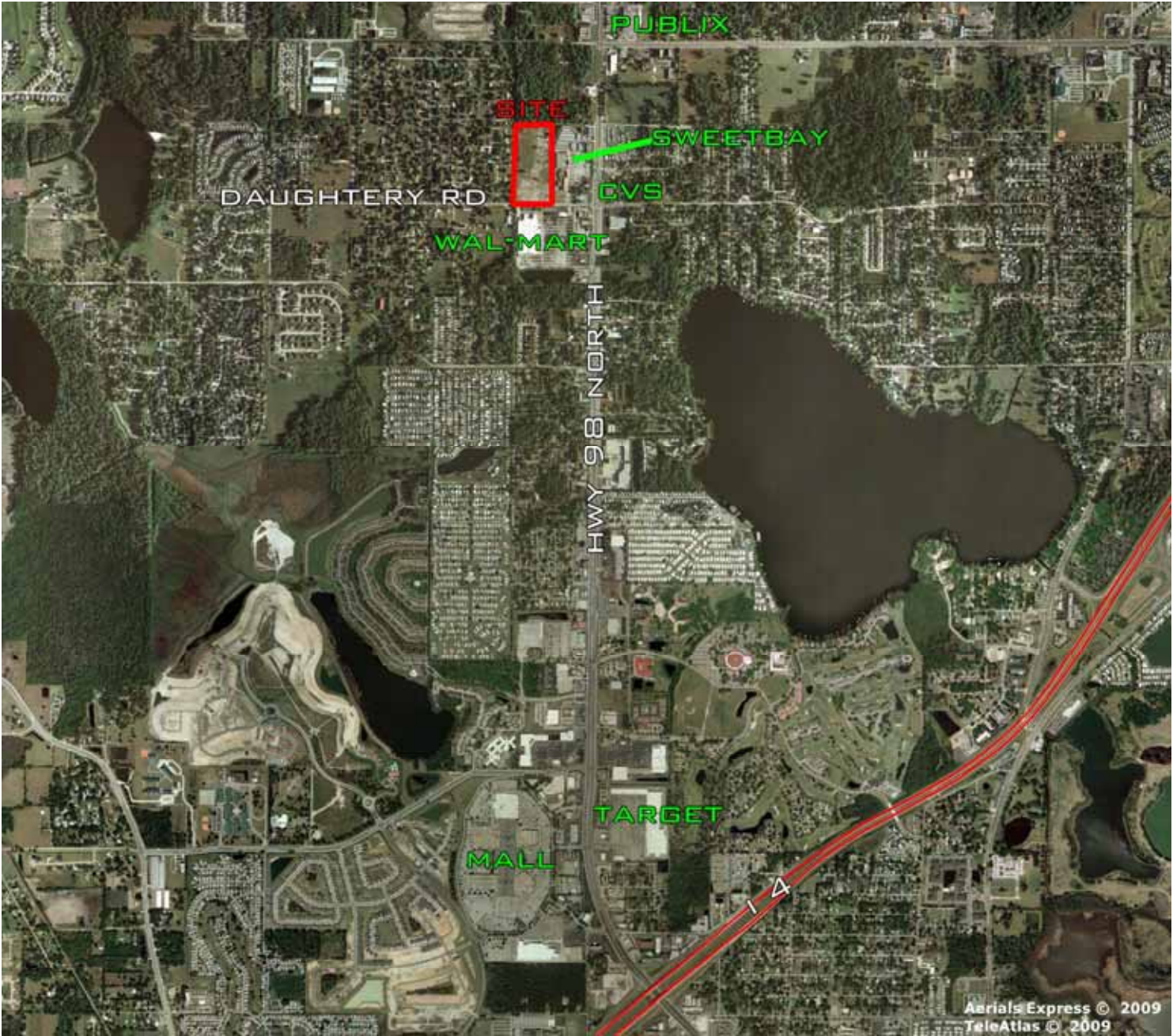
LOCATION INFORMATION



FOR SALE LAND

17.89 ACRES, MULTIFAMILY,
MIXED USE

Lakeland (Polk County), Florida



FOR MORE INFORMATION, PLEASE CONTACT:

Bruce K. Erhardt, ALC
Executive Director
(813) 223.6300
Bruce.erhardt@cushwake.com
FL License No. BK144044



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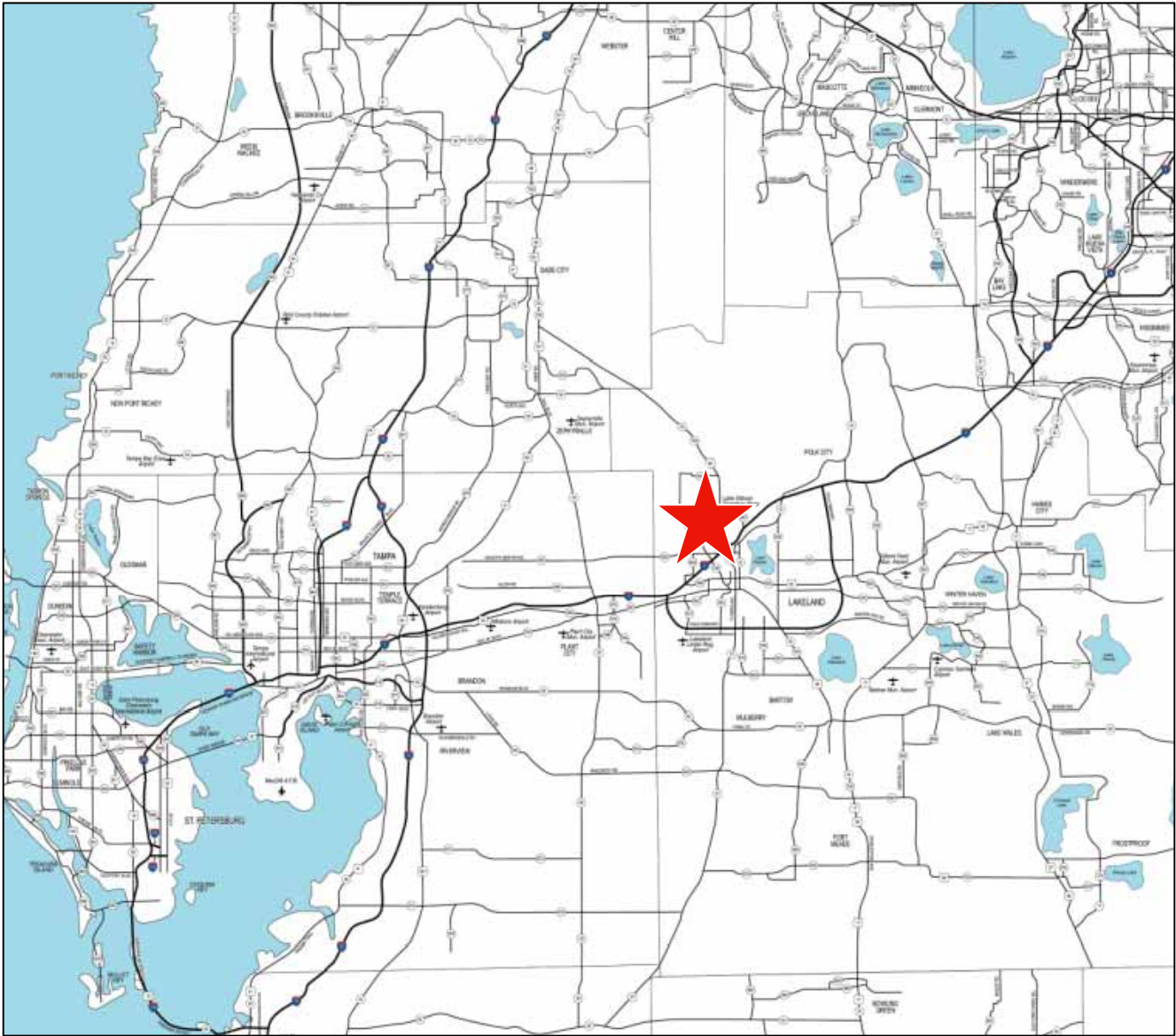
CUSHMAN & WAKEFIELD OF FLORIDA, INC.

One Tampa City Center, Suite 3600
Tampa, FL 33602
(813) 223-6300
FL License No. B0224938



PROFILE

Located at the north end of the most developed section of U.S. Highway 98 in Polk County, Lakeland. Over three million square feet of retail are in this market including the 890,000 square feet, 90 store Lakeland Square Mall. Site is well located for easy access to employment centers near Disney, Lakeland, east Tampa, and Downtown Tampa.



- LOCATION:** Northwest quadrant U.S. Highway 98 and Daughtery Road, 755 feet west of U.S. Highway 98.
- SIZE:** 17.89 gross acres.
- ZONING:** Community Activity Center, Polk County allows government facilities, office, medical clinics, hospital, retail, multifamily up to 25 units per acre, schools and nursing homes.
- UTILITIES:** At site.
- PARCEL ID:** 23-27-23-000000-012140 and 23-27-23-000000-012130 Polk County.
- 2011 PROPOSED TAXES:** \$8,762.32
- PRICE:** \$2,300,000



- DISTANCES:**
- Publix 0.7 miles
 - Target 2.0 miles
 - I-4 2.4 miles
 - Disney World 36.72 miles
 - Tampa CBD 35.0 miles
- COMMENTS**
- Contiguous to Wal-Mart Super Center and Sweetbay.
 - Zillow shows single family from \$117,000 to \$154,000.
 - Tax credit opportunity.
 - Bus Stop 0.7 miles at Wal-Mart
 - Grocery 0.7 and .18 miles
 - Pharmacy 0.17 miles
 - Walk In Clinic 0.94 miles
 - 63 Acre Public Park 1.17 miles
 - Middle School 3.0 miles
 - Elementary School 3.72 miles
 - Library 4 miles
 - Senior Center 8.48 miles