



NORTH LAKELAND RESIDENTIAL DEVELOPMENT LAND

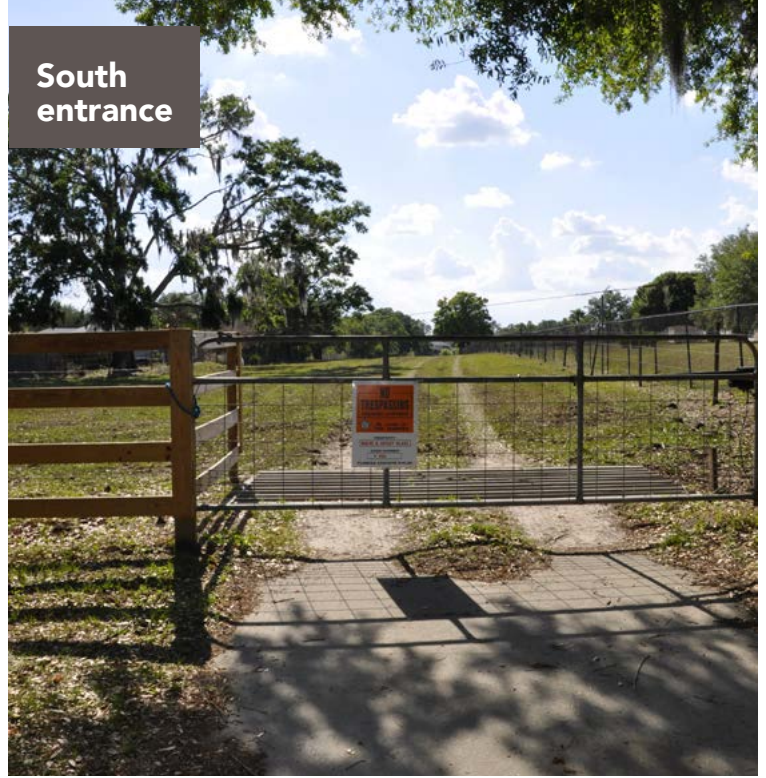
LAKE LAND, FL | POLK COUNTY

60.4 ± ACRES TOTAL

North
entrance



South
entrance



SPECIFICATIONS & FEATURES

Acreage: 60.4 ± acres

Sale Price: \$1,400,000

Price per Acre: \$23,178 (Per upland acre: \$38,889)

County: Polk

Site Address: 2750 Shadywood Place, Lakeland, FL 33810

Uplands/Wetlands: 36 ± acres uplands

Zoning/FLU: RL-2 (18 ± acres), RL-1 (42 ± acres)

Taxes: \$3,529.89 (2017)

Utilities: Force main in close proximity, water and sewer in adjacent neighborhoods

Road Frontage: 100 ± ft on Shady Wood Place. The owner currently has perpetual easement with the county to access property from Indian Ridge Place over a vacant .37 ± acre county-owned lot with road frontage on Indian Ridge Place.

Structures:

- 3 bed/2 bath Single family home built in 2006 (2,736 ± SF of living area)
- Mobile Home (2003, 1,216 ± SF of living area)

Nearest Intersection: North Campbell Road and Banana road

North Lakeland Residential Development Land is just over 60 acres that's ready for development. Surrounded by neighboring residential developments, 36 acres are high and dry. The property is easily accessible, 15 minutes from downtown Lakeland and 45 minutes from Tampa.

Points of Interest: Downtown Lakeland is 15 minutes away, Tampa is 45 minutes away, Tampa International Airport is 50 minutes away, Clearwater Beach is 1 hour 30 minutes away, Walt Disney World is 50 minutes away



Shopping & restaurants nearby!
4 miles from Publix

LOCATION & DRIVING DIRECTIONS

Parcel IDs:

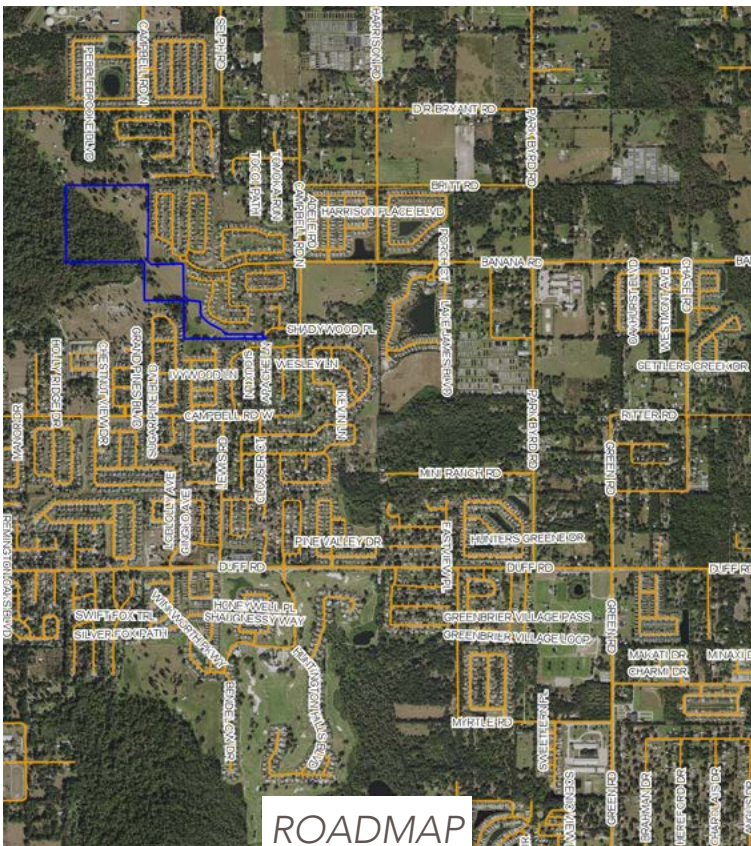
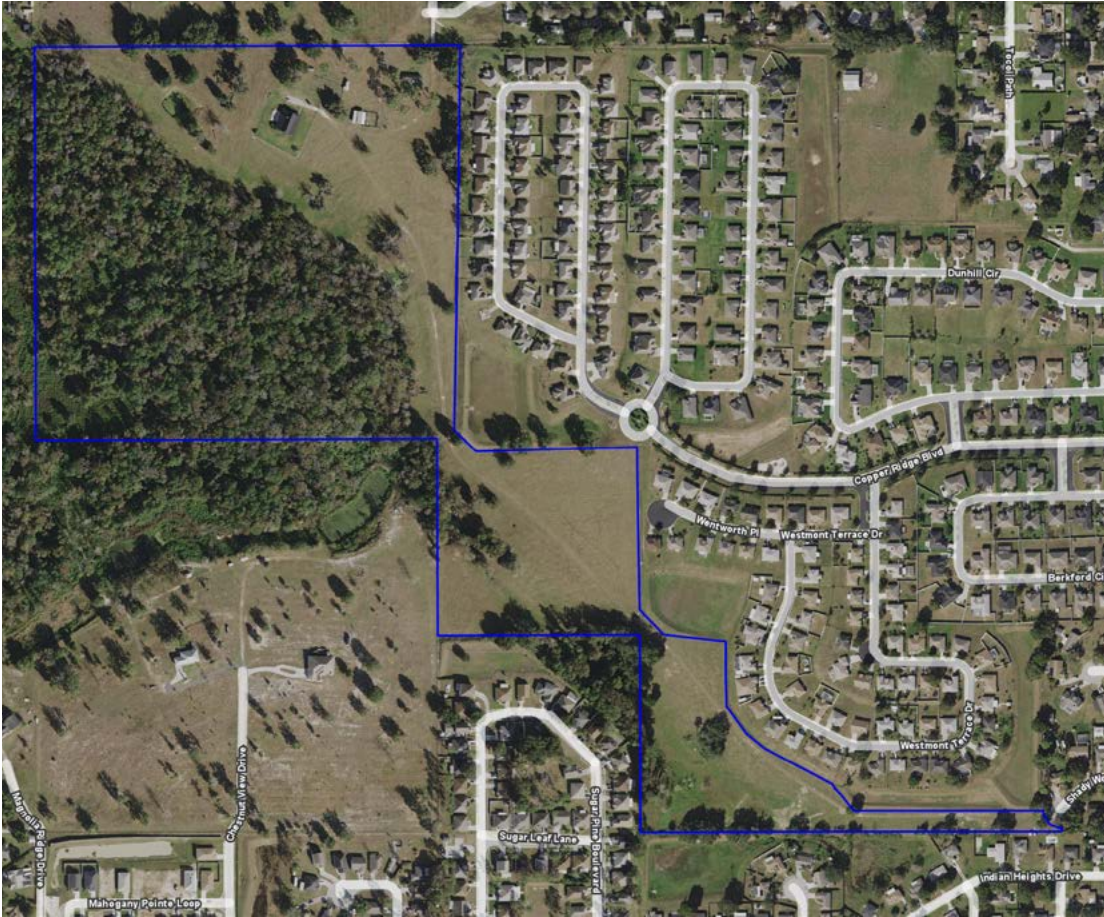
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GPS Location: 28.146514,
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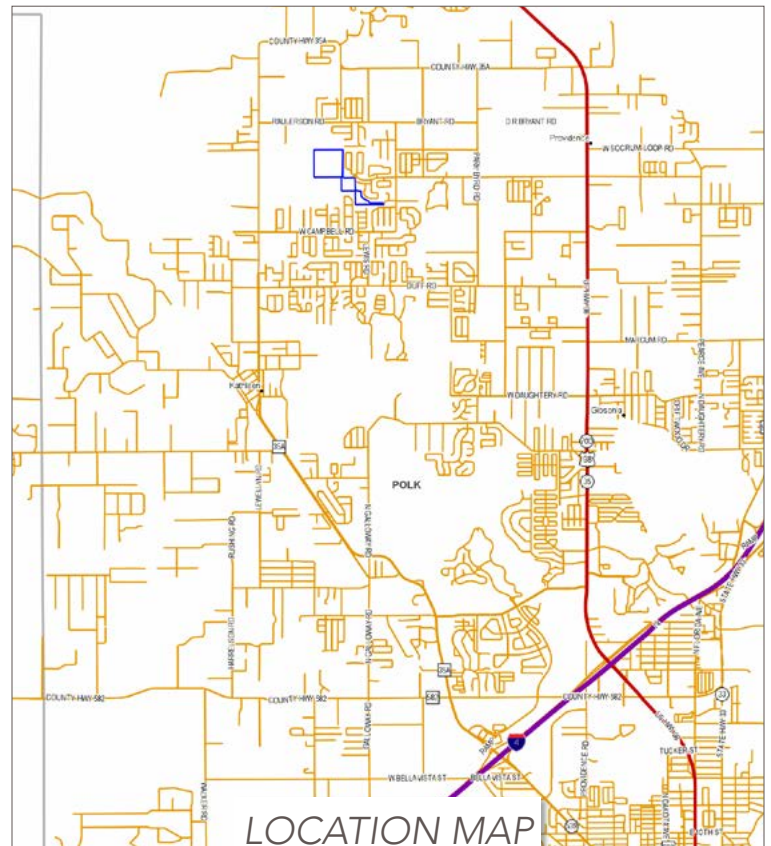
Driving Direction:

- From 98 North, head west on Banana road for approx 1.7 miles. Take a left on North Campbell and continue for about 1100 ft. Take a right on Shady Wood Place and continue for about 600 ft. The gate will be at the end of Shady Wood Place.

Showing Instructions: Call listing agents for showing instructions.



ROADMAP



LOCATION MAP



WETLANDS MAP

- Streets OSM Hybrid
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
6150	Stream And Lake Swamps (Bottomland)	24.3
6410	Freshwater Marshes	.0
TOTAL WETLANDS		24.3
TOTAL UPLANDS		36.0
TOTAL ACRES		60.4



SREland.com/NorthLakeland

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