

# \$1,563,000 - N/A, LAKELAND

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MLS® #T3238744

**\$1,563,000**

0 Bedroom, 0.00 Bathroom, 2,120 sqft  
Commercial Sale on 24.19 Acres

N/A, LAKELAND, FL

Supremely located in close proximity to the I-4 corridor and Lakeland Linder Airport as well as many industrial, residential and commercial developments. 24.2 acres of land currently operating as a income producing Blueberry Farm. Blueberries planted on the westerly 23+/- acres with additional 1.0+ acres on the east side of Waring Road. Currently there is a 2120 SF SFR on the property as well as a 960 SF pole barn and 200 SF pump barn. This property is ideally suited in location and future land use class as: Business Park Center, Level 1. The permitted uses under the future land use include: Office, Research and Development Park, Wholesale Activities, Distribution Center and some retail. The property currently has a water use permit from SWFMD for irrigation of the 16 acre blueberry farm currently being operated on the property. The proximity to the Polk Parkway and the I-4 corridor make this a desirable investment property that can currently continue as a blueberry farm. The property also is located under a mile from the Lakeland Linder airport, as well as close proximity to the following distribution facilities: Amazon, Wal-Mart, O'Reilly Autoparts, Sam's Club, Rooms to Go, and the Publix Corporate Offices and Distribution Warehouse.



Built in 2000

## Essential Information

MLS® #	T3238744
Price	\$1,563,000
Sold Price	\$1,673,000
Date Sold	May 16th, 2022
Bathrooms	0.00
Square Footage	2,120
Acres	24.19
Year Built	2000
Type	Commercial Sale
Sub-Type	Agriculture
Status	Sold

### **Community Information**

Address	N/A
Area	Lakeland
Subdivision	N/A
City	LAKELAND
County	Polk
State	FL
Zip Code	33811

### **Interior**

Cooling	Central Air
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### **Exterior**

Foundation	Slab
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### **Additional Information**

Days on Market	460
Zoning	RC

### **Listing Details**

Listing Office	SMITH & ASSOCIATES REAL ESTATE
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