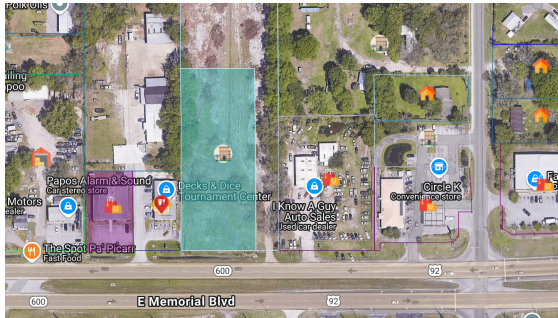


HIGHWAY FRONTAGE LOCATION

1.6 Acres of Land
 0 Highway US 92 E
 Lakeland, Florida 33801

\$899,000



Lot Size
1.6 Acres

Frontage
200 feet

Zoning
LCC

Traffic (VPD)
34,500

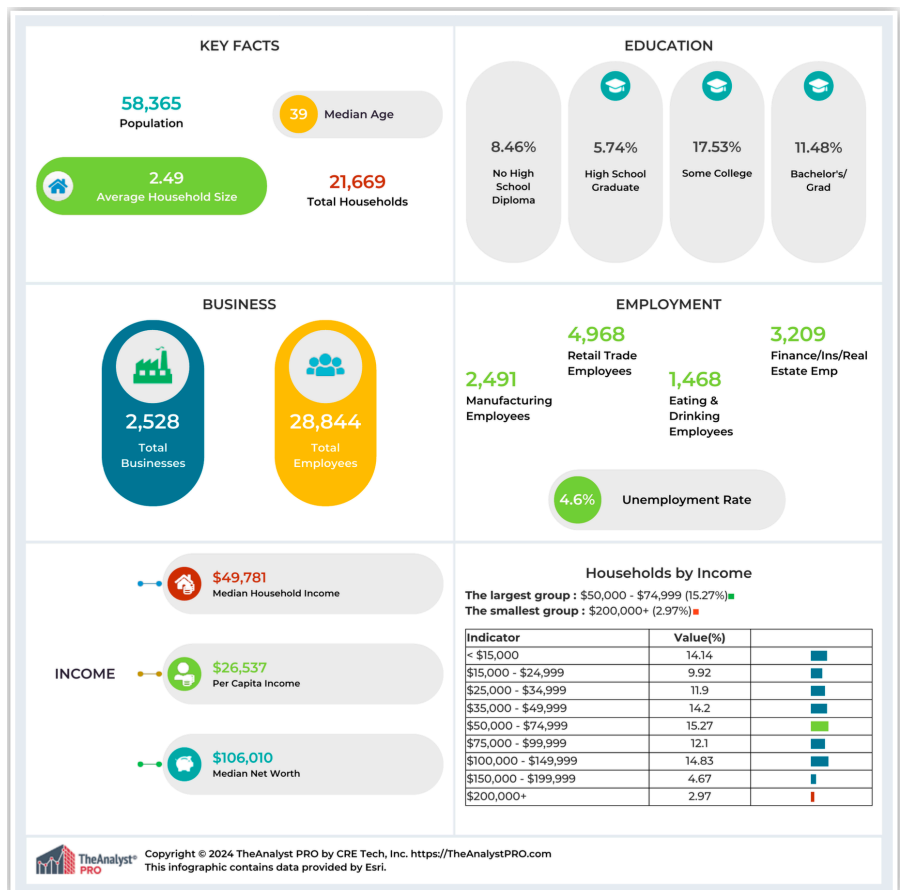
This 1.6-acre vacant parcel is strategically positioned along US Highway 92 East, just east of downtown Lakeland and outside the city limits within unincorporated Polk County. The property offers approximately 200 feet of direct highway frontage, providing excellent visibility, access, and traffic exposure.

Zoned **LCC (Limited Commercial Corridor)**, the site allows for broad commercial flexibility, making it well-suited for retail, service, professional, or mixed-use concepts that benefit from a high-profile corridor location.

The combination of highway frontage, county jurisdiction, and LCC zoning makes this a particularly adaptable and investment-worthy opportunity in a growing Lakeland market.

Ideal For:

- Retail development
- Restaurants or hospitality use
- Gas station or convenience store
- Industrial or distribution facility
- Office or mixed-use development



Brent Morse
 BrentLMorse@Gmail.com
 (407) 463-6952

Tony Acosta
 tacosta.tony89@gmail.com
 (863) 224-5956

21

COMMERCIAL.

MYERS REALTY

304 E Park St Auburndale FL
 (863) 875-5656