

# 11711 LAKELAND ACRES

11711 Lakeland Acres Road, Lakeland, Florida 33810

Lakeland Acres Rd

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Lakeland



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Lakeland Acres Rd

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## 11711 LAKELAND ACRES



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## PROPERTY INFORMATION

**PURCHASE PRICE**  
\$200,000.00

**PROPERTY ADDRESS**  
11711 Lakeland Acres Road  
Lakeland, Florida 33810

**LAND SIZE**  
4.80 Acres

11711 Lakeland Acres  
Road Lakeland,  
Florida 33810

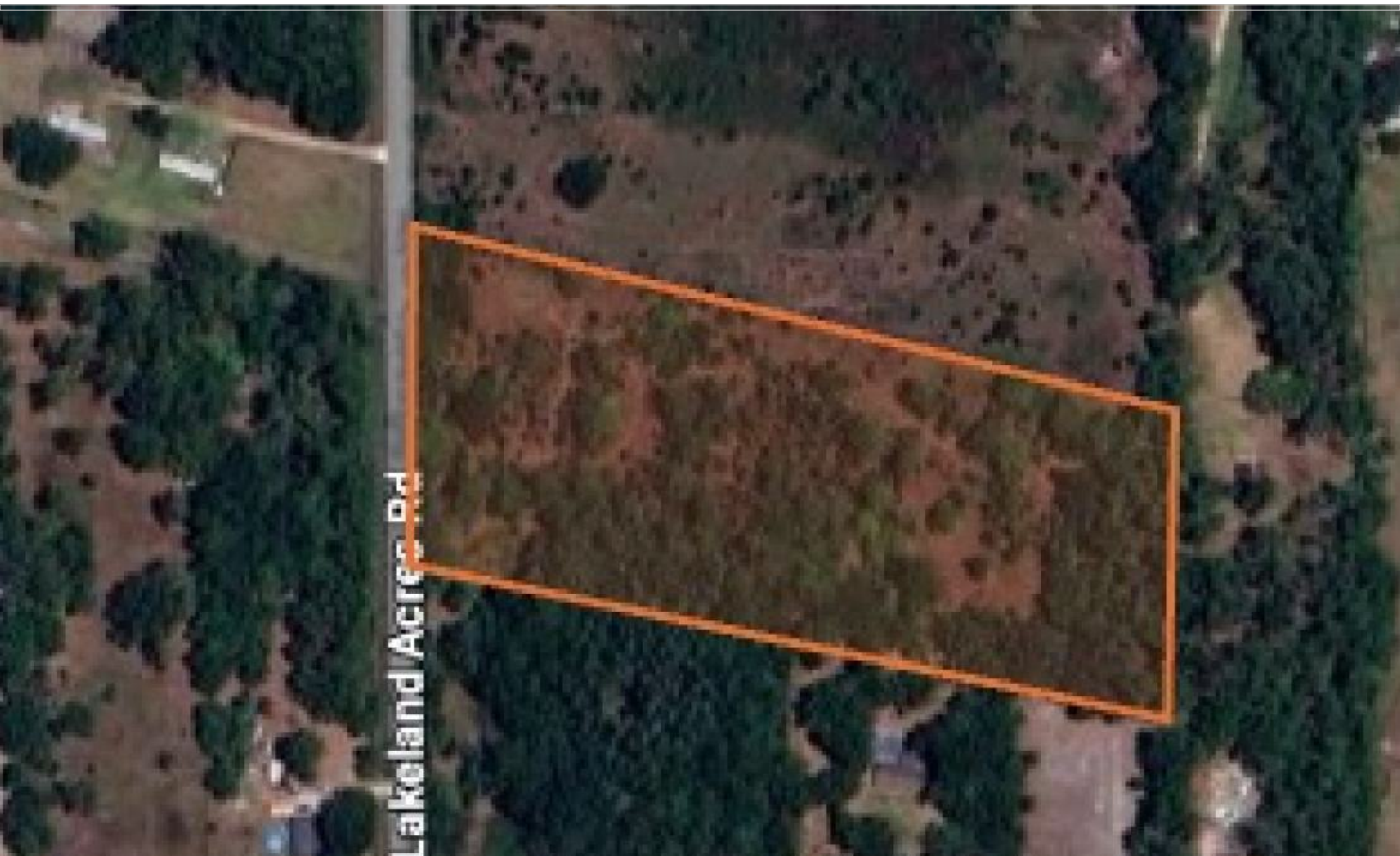
### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

# PROPERTY OVERVIEW

This 4.8-acre parcel offers an impressive 265 feet of frontage on Lakeland Acres Road, providing excellent visibility and accessibility. Located in a desirable and steadily developing area, the property presents a versatile canvas for future use whether residential, agricultural, or investment-oriented.

The land's size allows for a variety of configurations, from a private estate site with room to spread out, to a small-scale development or agricultural venture. Its North Lakeland location places it within convenient proximity to US Highway 98, Interstate 4, and Downtown Lakeland, ensuring quick access to shopping, schools, dining, and major employment hubs across Polk County and the Tampa-Orlando corridor.



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# PROPERTY DETAILS

Located in one of Polk County's fastest-growing corridors, this **4.8-acre parcel** with **265 feet of frontage on Lakeland Acres Road** presents an outstanding opportunity for investors and developers. Its size and positioning make it ideal for a small residential subdivision, a private estate development, or a long-term investment in Lakeland's expanding real estate market.

North Lakeland continues to experience steady population growth, with strong demand for affordable housing and land. The property is situated just minutes from **US Highway 98 and Interstate 4**, providing seamless access to Tampa, Orlando, and the greater Central Florida region. Its visibility, frontage, and accessibility enhance its value as a development tract or land bank play.

## Investment Highlights:

- 4.8 acres with 265' of paved frontage on Lakeland Acres Road
- Growing North Lakeland location, strong residential demand
- Minutes to US-98, I-4, and Downtown Lakeland
- Potential for subdivision, estate lots, or long-term hold
- Excellent access to shopping, schools, and regional job hubs

This property is a **strategic acquisition for investors and developers** seeking growth in the high-demand Central Florida market.

# PROPERTY PHOTOS



# 11711 LAKELAND ACRES

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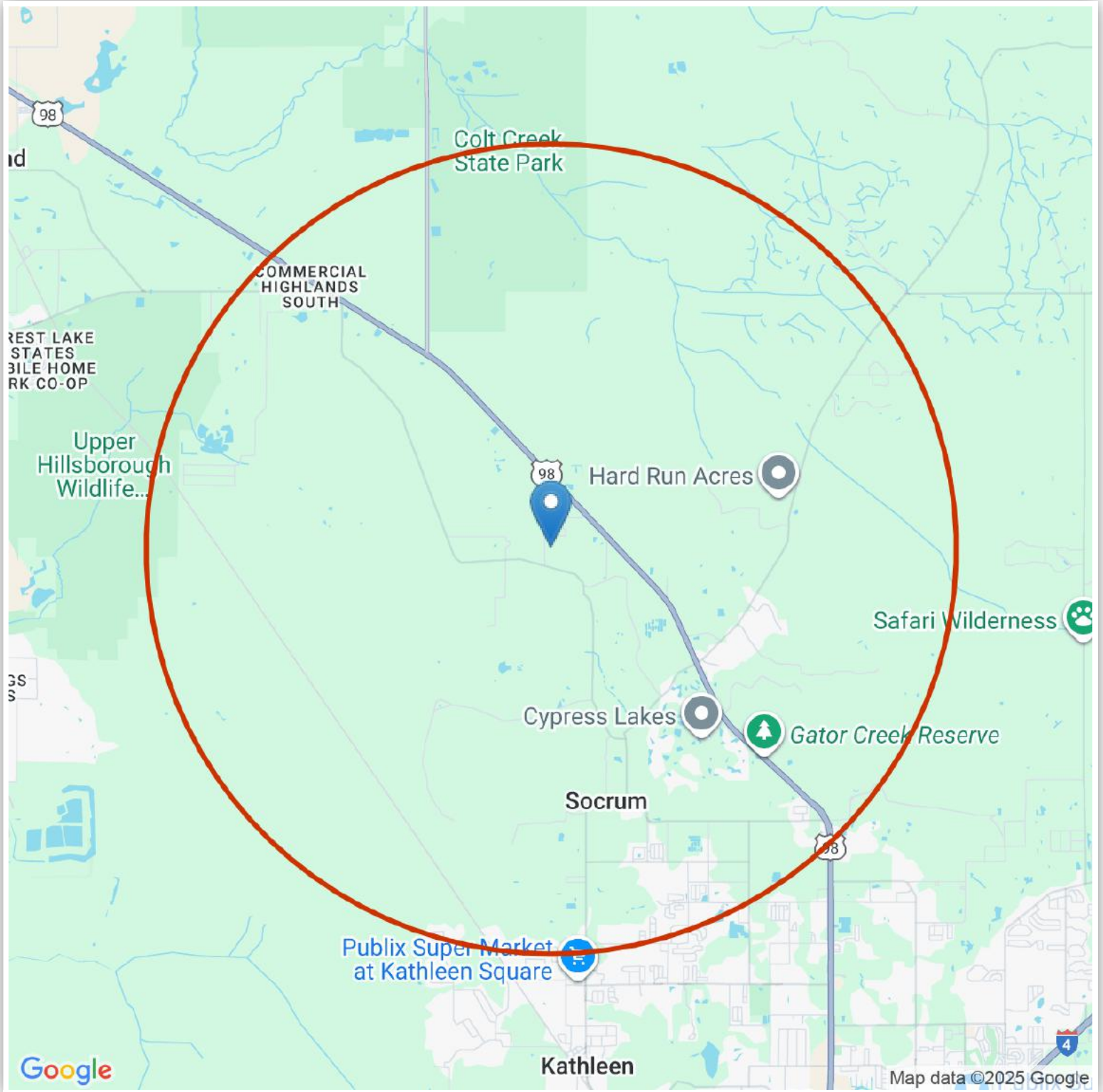
# PROPERTY PHOTOS

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# LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



## 11711 LAKELAND ACRES

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# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

## KEY FACTS

**13,618**  
Population

**46.3** Median Age

**2.58**  
Average Household Size

**5,194**  
Total Households

## EDUCATION

10.11%  
No High School Diploma

6.15%  
High School Graduate

18.32%  
Some College

13.14%  
Bachelor's/ Grad

## BUSINESS

**157**  
Total Businesses

**907**  
Total Employees

## EMPLOYMENT

**139**  
Retail Trade Employees

**19**  
Manufacturing Employees

**41**  
Eating & Drinking Employees

**120**  
Finance/Ins/Real Estate Emp

**3.9%** Unemployment Rate

## INCOME

**\$65,334**  
Median Household Income

**\$34,341**  
Per Capita Income

**\$297,623**  
Median Net Worth

## Households by Income

The largest group : \$50,000 - \$74,999 (18.66%) ■  
The smallest group : \$15,000 - \$24,999 (5.85%) ■

Indicator	Value(%)	
< \$15,000	6.3	■
\$15,000 - \$24,999	5.85	■
\$25,000 - \$34,999	8.02	■
\$35,000 - \$49,999	16.8	■
\$50,000 - \$74,999	18.66	■
\$75,000 - \$99,999	15.7	■
\$100,000 - \$149,999	16.44	■
\$150,000 - \$199,999	6.21	■
\$200,000+	6.02	■



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## 11711 LAKELAND ACRES

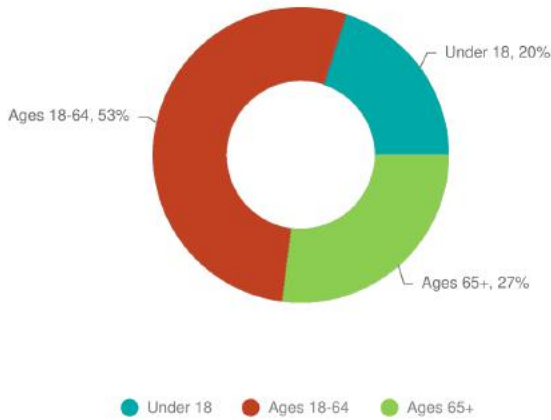
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# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

## POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

<b>13,618</b> Population	<b>5,285</b> Households	<b>46.3</b> Median Age
<b>2.58</b> Avg Size Household	<b>\$65,334</b> Median Household Income	<b>\$287,765</b> Median Home Value
<b>85</b> Wealth Index	<b>91</b> Housing Affordability	<b>61.6</b> Diversity Index

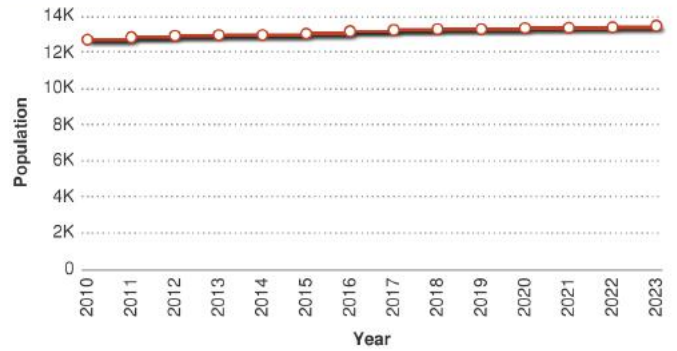
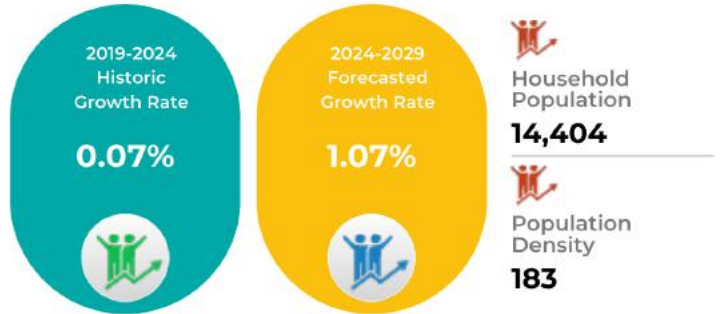
## POPULATION BY AGE



## POPULATION BY GENERATION

<b>6.55%</b> Greatest Gen: Born 1945/Earlier	<b>27.41%</b> Baby Boomer: Born 1946 to 1964	<b>18.53%</b> Generation X: Born 1965 to 1980
<b>19.48%</b> Millennial: Born 1981 to 1998	<b>19.91%</b> Generation Z: Born 1999 to 2016	<b>8.11%</b> Alpha: Born 2017 to Present

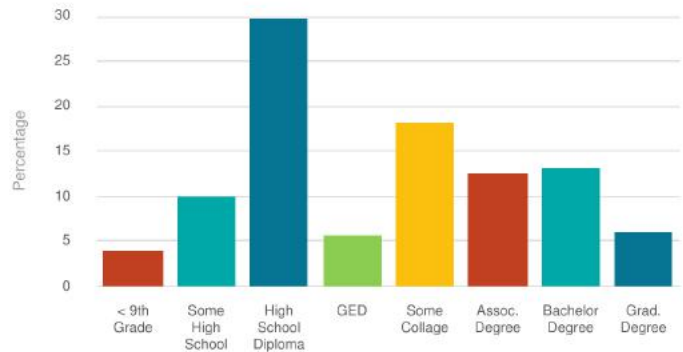
## HISTORICAL & FORECAST POPULATION



## DAYTIME POPULATION



## POPULATION BY EDUCATION



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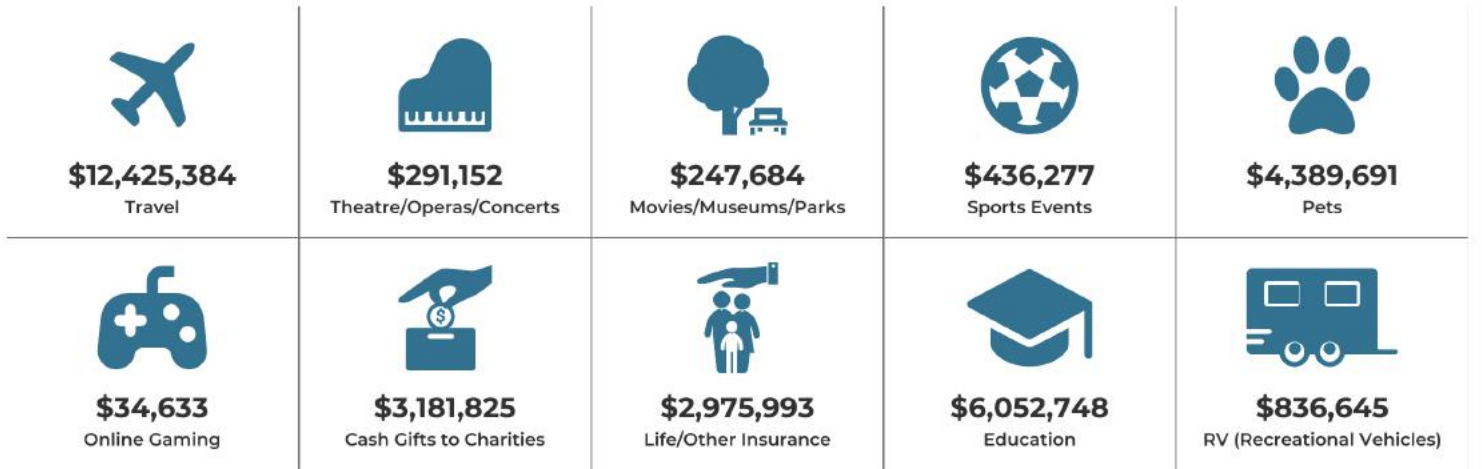
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY

## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)
- Segment 15 (Unclassified)

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# AREA LOCATION MAP



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# AERIAL ANNOTATION MAP



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# STREET VIEW MAP



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# CONTACT

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