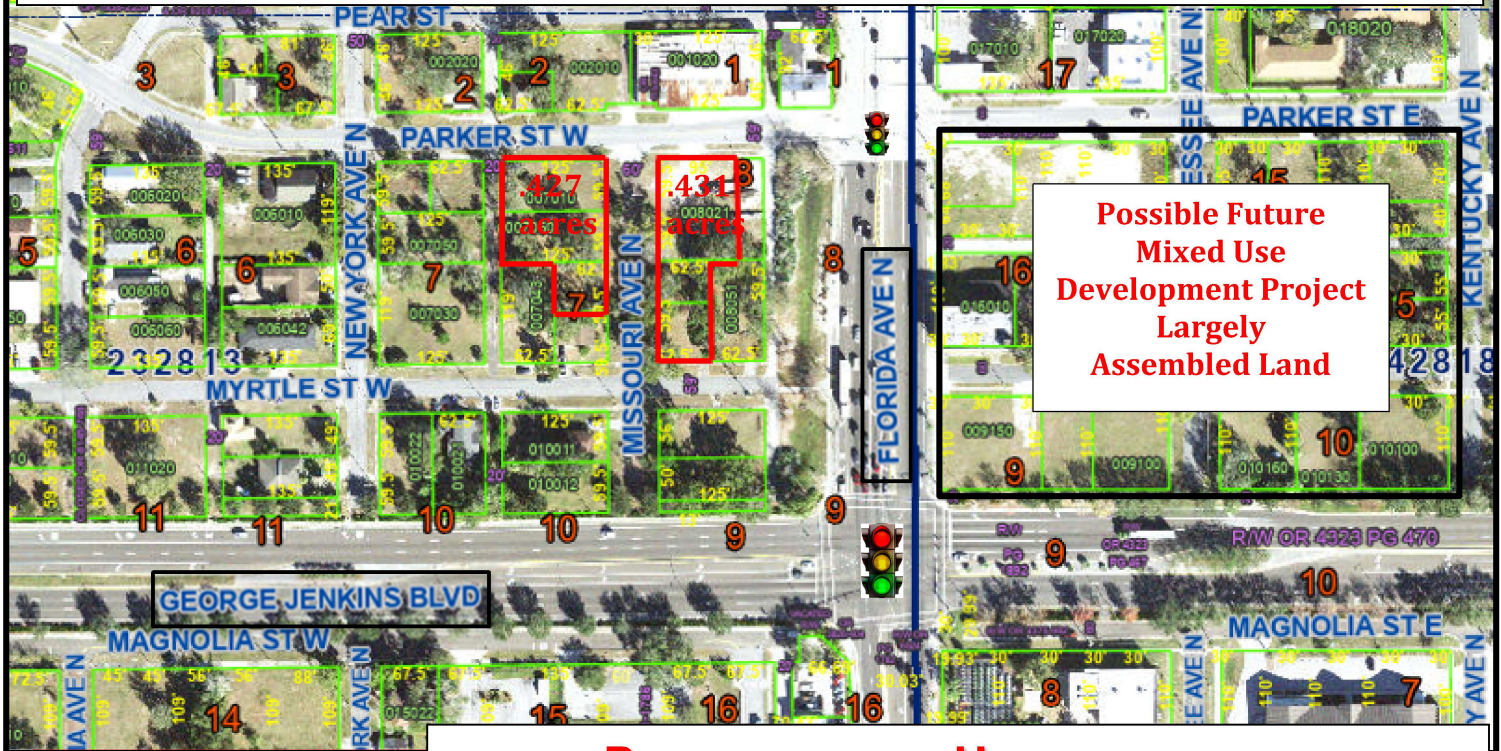


FOR SALE



VACANT LAND, HIGH DENSITY & INTENSITY MIXED USE, LAND USE

120 W PARKER ST +, LAKELAND, FL 33815



PROPERTY HIGHLIGHTS

OPPORTUNITY ZONE - REACH OUT TO BROKER TO DISCUSS TAX BENEFITS

RH Land Use Allows:

1. Maximum 75 DU per gross acre
2. 25% mix with:
Office
Institutional
Recreational
Commercial
Service & Retail
3. Intensity: 3.0 FAR

- Land Size: .857 acres +/- Vacant Land 37,344 SF +/-
- Land Size W & E sides of Missouri: .427 & .431 acres
- Zoning: RA-4 FLU: RH (Residential High; Density)
LAND AREA SANDWICHED AMONGST
- 4 roadways: W Parker, Myrtle St, N Missouri, ROW (west)
- Close to: Two Signalized Intersections: W Parker St & George Jenkins Blvd @ N Florida Ave, Economic Centers of Lakeland Regional Health, Florida Southern College, City Govt Offices Lakeland, Polk County Court House and Downtown Lakeland
- Purchase Price: \$899,000

WITHIN THE MIDTOWN CRA DISTRICT

Scott Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker

Cell: 407-733-8159

Fax: 321-549-6269

Scott@BossCRE.com

www.BossCRE.com

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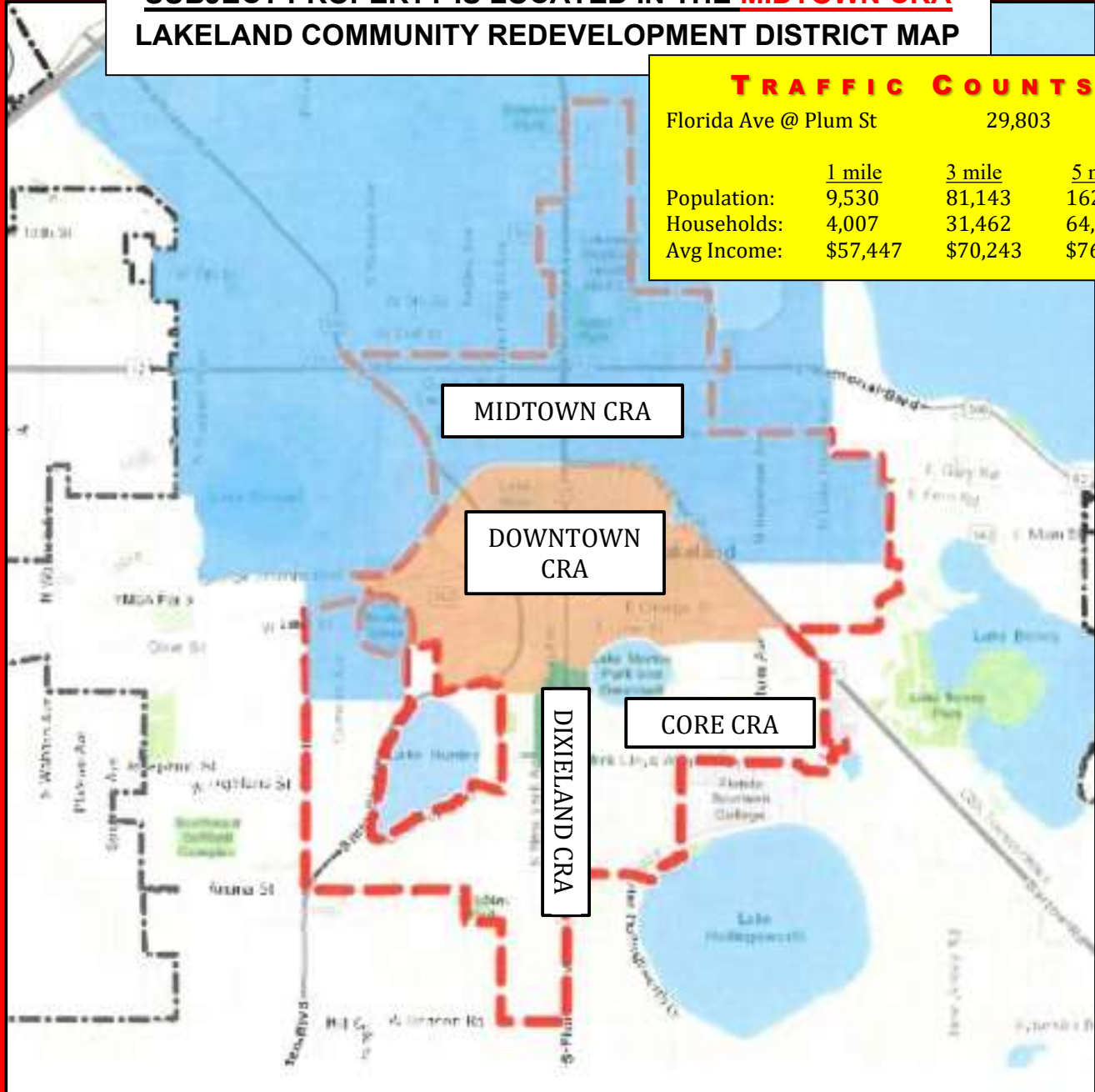


**SUBJECT PROPERTY IS LOCATED IN THE MIDTOWN CRA
LAKELAND COMMUNITY REDEVELOPMENT DISTRICT MAP**

TRAFFIC COUNTS

Florida Ave @ Plum St 29,803

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	9,530	81,143	162,961
Households:	4,007	31,462	64,699
Avg Income:	\$57,447	\$70,243	\$76,886



CONTACT

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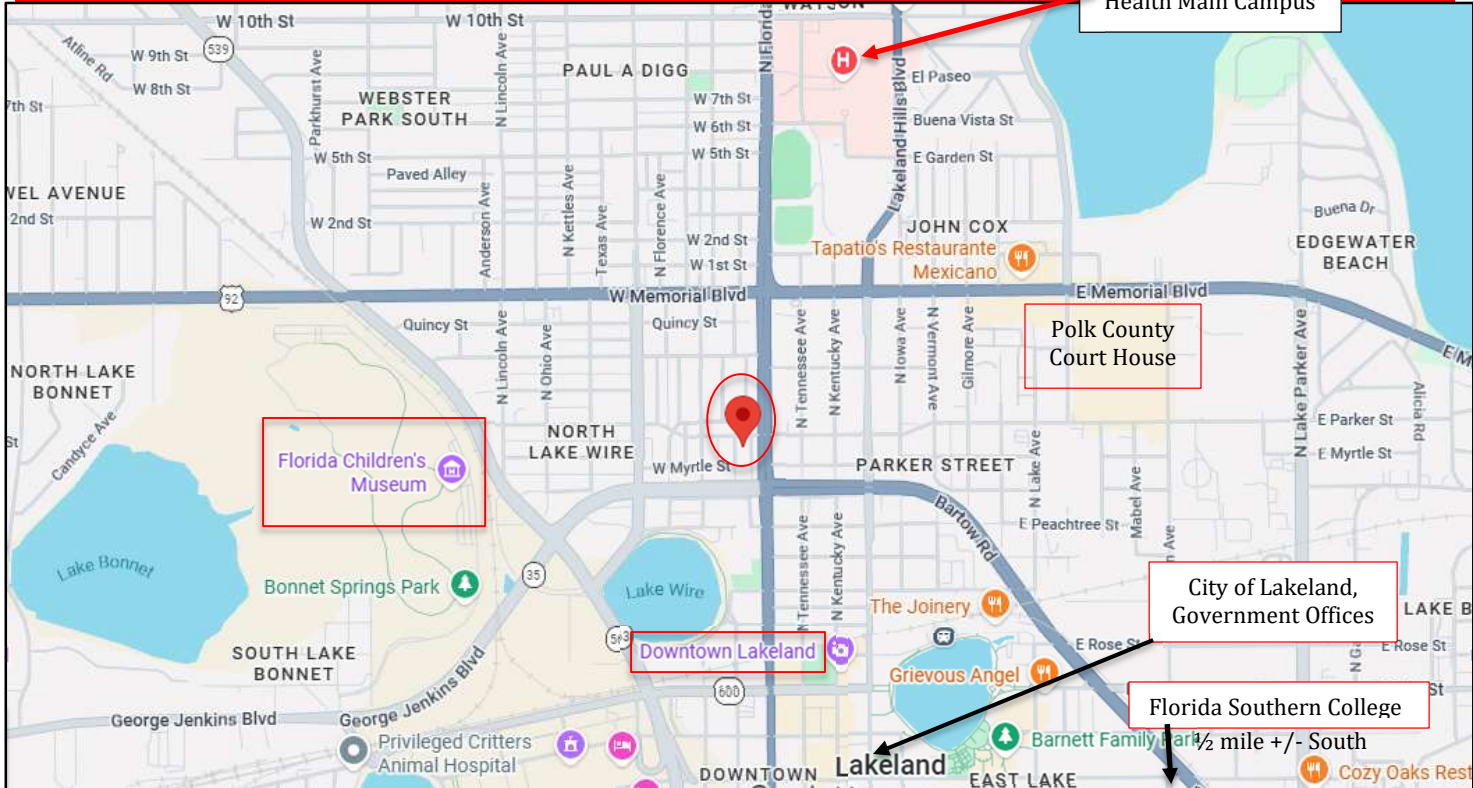
2211 Saxon Dr
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IMMEDIATE AREA MAP OVERVIEW



120 W Parker St Facing SW



718 N Missouri Ave Facing SE

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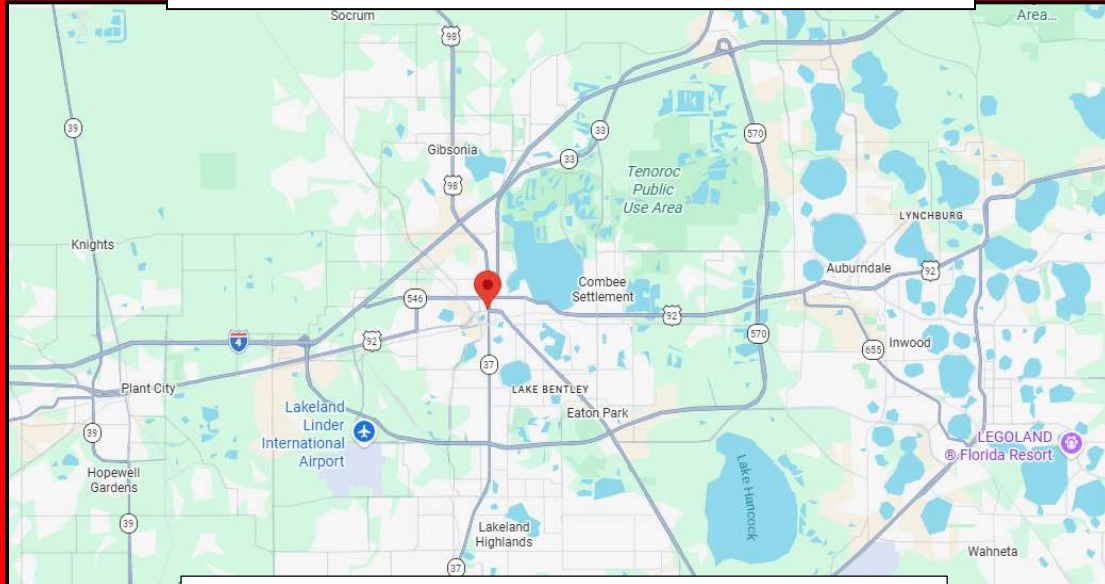
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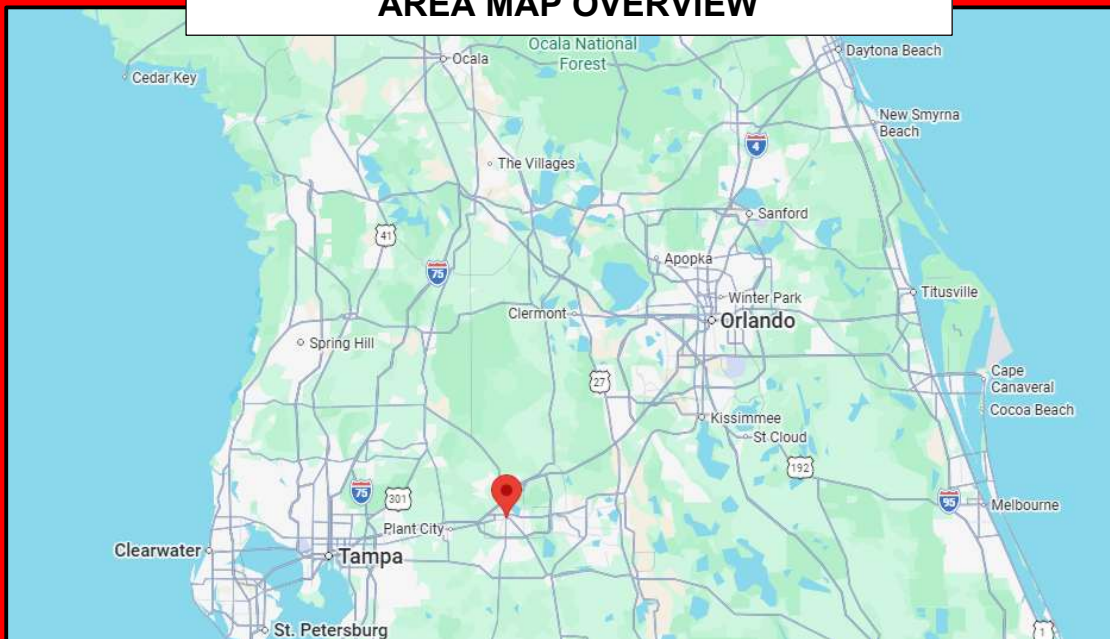
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GREATER LAKELAND AREA MAP OVERVIEW



CENTRAL FLORIDA/I-4 CORRIDOR AREA MAP OVERVIEW



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RH FLU Possible Zoning Districts for Rezoning

Future Land Use Map Designations																
	RL	RM	RH	CC	OC	MCC	NAC	CAC	RAC	BP	I	IAC	P	C	R	PI
Zoning Districts:																
RA-1	X	X														X
RA-2	X	X														X
RA-3	X	X														X
RA-4		X	X													X
RB		X	X													
MF-12		X	X		X	X ^{1,2}	X ¹	X ¹	X ¹	X ¹		X ¹				
MF-16			X		X ¹		X ¹	X ¹	X ¹	X ¹		X ¹				
MF-22			X		X ¹		X ¹	X ¹	X ¹	X ¹		X ¹				
MH		X	X													
O-1		X ¹	X ¹	X	X ¹	X	X	X	X	X		X				X
O-2			X	X	X	X	X	X	X	X		X				X

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RH FLU Possible Zoning Districts for Rezoning

Future Land Use Map Designations																
	RL	RM	RH	CC	OC	MCC	NAC	CAC	RAC	BP	I	IAC	P	C	R	PI
Zoning Districts																
O-3					X			X	X	X		X				
C-1		X ¹	X ¹	X		X	X	X	X	X		X				
C-2			X ¹			X			X	X		X				
C-3		X ¹	X ¹	X		X	X	X	X			X				
C-4						X	X	X	X			X				
C-5								X	X			X				
C-6									X							
C-7									X							
I-1						X				X	X	X				
I-2										X	X					
I-3											X					
LD	X	X	X	X		X	X	X	X	X	X		X	X	X	X

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FOR SALE



RH FLU
Possible Zoning Districts for Rezoning

Future Land Use Map Designations																
	RL	RM	RH	CC	OC	MCC	NAC	CAC	RAC	BP	I	IAC	P	C	R	PI
Zoning Districts																
X: Zoning District may be applied BLANK: Zoning District shall not be applied																
¹ Subject to certain limits and locational criteria set forth in the Comprehensive Plan.																
² Residential shall not front commercial corridor (roadway).																

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RH FLU Density and Intensity Standards

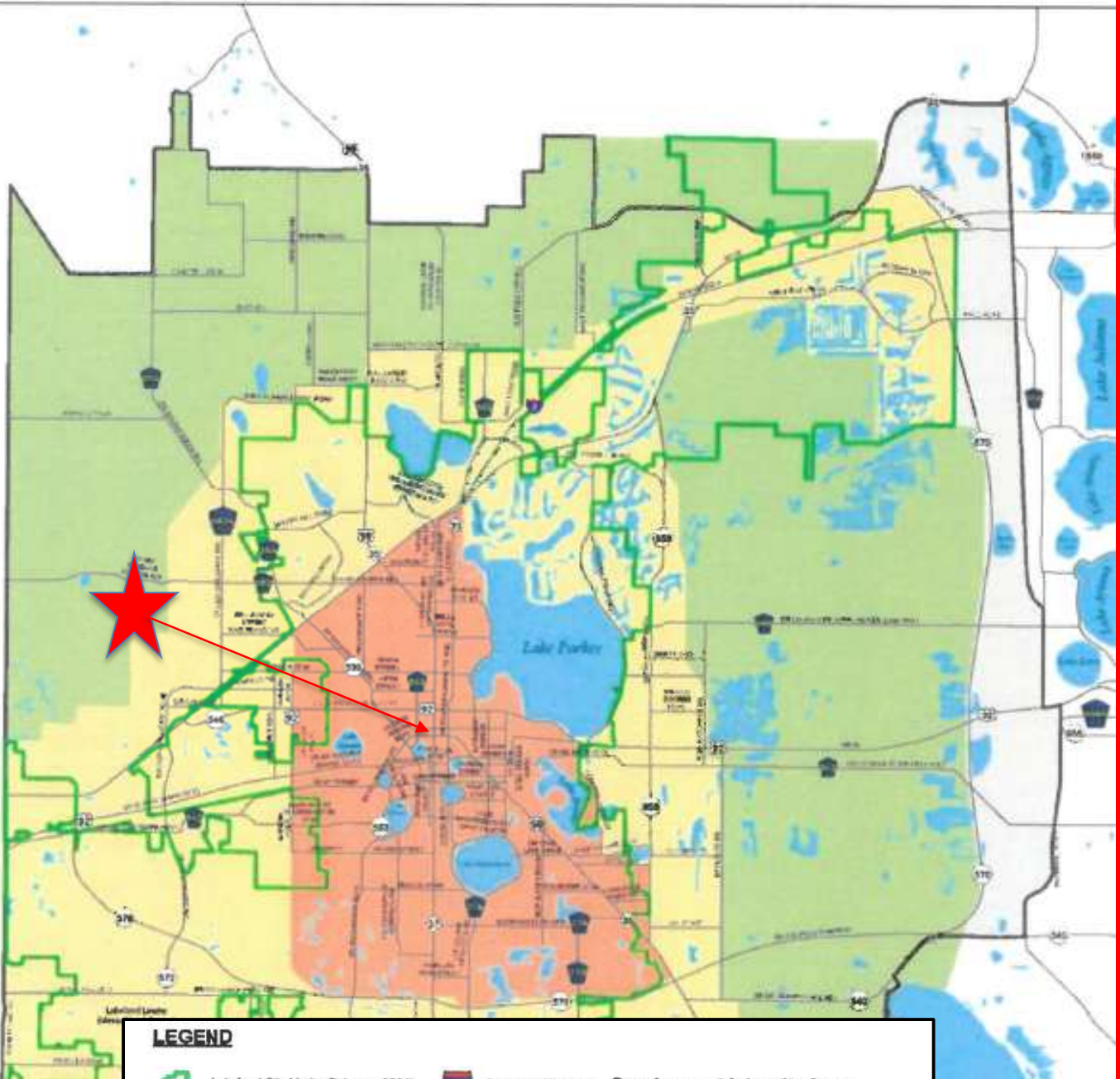
Residential High (RH)			
Generally Characterized As:	High-density residential at a density of greater than 12 units per acre contingent upon natural and physical limitations of proposed development sites.		
To promote compact, walkable development, and infill redevelopment through mixed use land uses, office or commercial uses are allowed per the Policies of this Plan.			
Density (Dwelling Units per Acre (du/ac))			
Transit-Oriented Corridors (TOC)			
Maximum Outside of TOC	Maximum within TOC ¹	Minimum within 1/8 Mile of TOC ²	Minimum within 1/4 Mile of TOC ²
75 du/ac	75 du/ac	7 du/ac	5 du/ac
Up to 175 du/ac within the Downtown CRA	Up to 175 du/ac within the Downtown CRA		
¹ Subject to zoning district or Special Public Interest (SPI) District Requirements			
² Measured perpendicular to centerline of designated TOC			
Intensity (Maximum Floor Area Ratio (FAR))			
Central City	Development Area		
	Urban Development Area	Suburban Development Area	Downtown CRA
3.00 FAR	2.50 FAR	Not Applicable	5.00 FAR
• Minimum density required in Transit Oriented Corridor Overlay			
Development Criteria			
Utilized within the Central City TSA and the Urban Development Area.			

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FOR SALE



MAP FLU-2 FUTURE LAND USE INTENSITY AREAS



LEGEND

Lakeland City Limits (February 2021)

Lakeland Planning Area

Water Bodies

Interstate Highways

U.S. Highways

State Roads

County Roads

Development-Intensity Areas

Central City Transit Supportive Area

Urban Development Area

Suburban Area

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