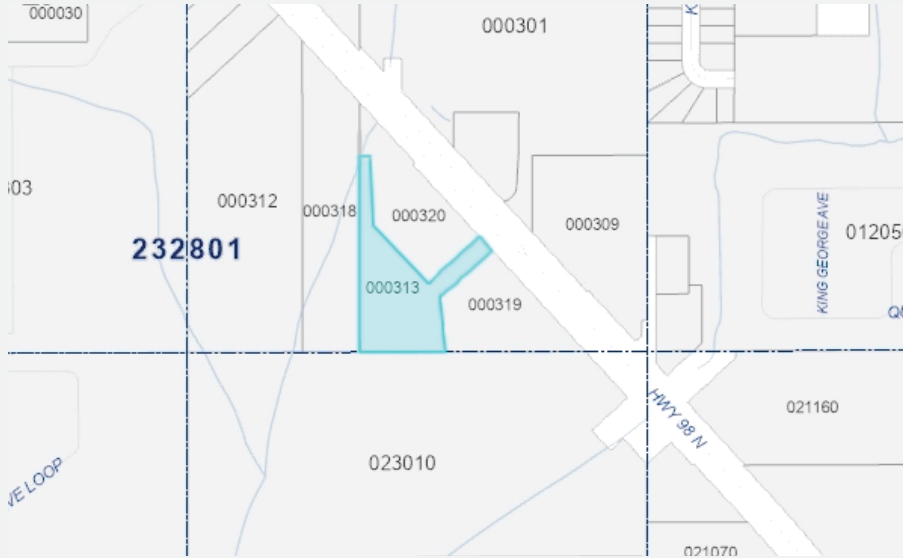




# COMMERCIAL PROPERTY

0 US HIGHWAY 98 N LAKELAND, FL 33805  
1.85 ACRES

Rick Carroll  
**T. Mims Corp.**  
439 South Florida Avenue Suite 202  
Lakeland, FL 33801  
info@tmimscorp.com  
863-683-9297



### Property Description

- Size:** 1.85 acres
- Location:** High-traffic corridor on US-98N, Lakeland, FL
- Annual Average Daily Traffic:** 35,500
- Zoning:** Commercial
- Accessibility:** Direct highway frontage with easy access
- Nearby:** Established businesses, residential communities
- Ideal for:** Retail, office, medical, automotive, service industries

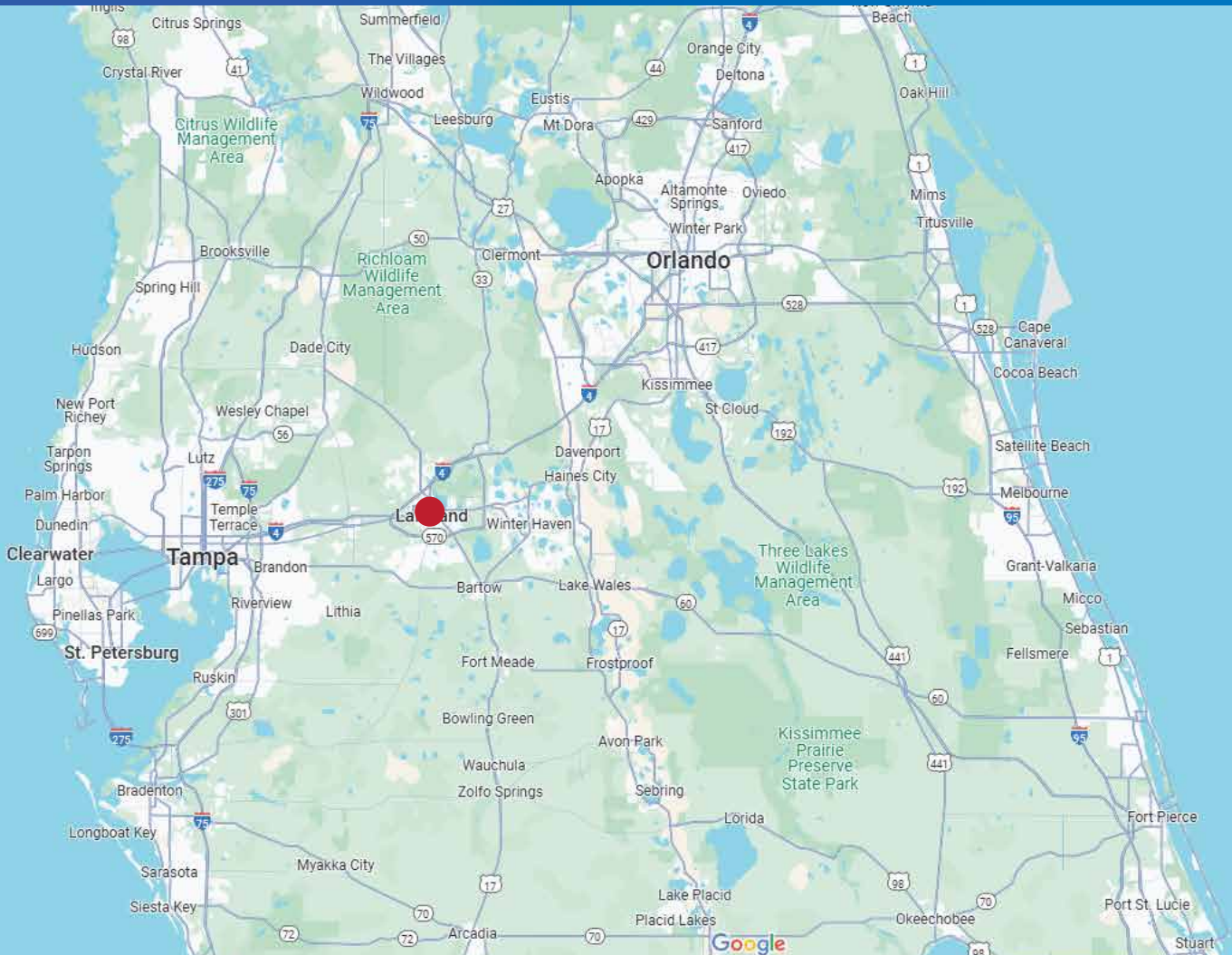
Price:	\$750,000
Property Type:	Land
Property Subtype:	Commercial Property
Sale Type:	Investment or Owner User
Total Lot Size:	1.85 Acres
No. Lots:	1
APN/Parcel ID:	232801016500000308, 232801016500000313

### Sale Notes:

Selling Price: \$750,000.00  
Down Payment: 10% or \$75,000.00  
Loan Amount: \$675,000.00  
20-years  
Interest Rate: 8.95%  
Monthly Payments:  
\$6,561.00/month  
NO PENALTY FOR EARLY PAY OFF.

Prime 1.85-acre commercial lot on US-98N in Lakeland, FL, offering high visibility, heavy traffic exposure, and excellent accessibility. Positioned in a rapidly growing area, this lot provides a strong investment opportunity for future development.

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**LOCATED IN CENTRAL FLORIDA  
LESS THAN 50 MILES FROM ORLANDO  
LESS THAN 40 MILES FROM TAMPA**

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DEMOGRAPHIC METRIC	LAKELAND, FL	WITHIN 25 MILES	WITHIN 50 MILES	WITHIN 100 MILES
POPULATION	112,641	1,000,000	4,000,000+	10,000,000
MEDIAN AGE	40.6	40	39.5	39.0
HOUSEHOLD INCOME	\$57,131	\$55,000	\$60,000	\$62,000
MEDIAN HOME VALUE	\$238,300	\$220,000	\$230,000	\$240,000

## **POLK COUNTY ECONOMIC DEVELOPMENT INCENTIVES**

### **POLK COUNTY JOB GROWTH INCENTIVE FUND (JGIF):**

A financial incentive offered by Polk County to businesses that create jobs in targeted industries (such as manufacturing, logistics, and technology). Businesses that meet certain criteria can apply for cash incentives based on the number of jobs created and the quality of the employment opportunities.

### **POLK COUNTY INFRASTRUCTURE ASSISTANCE:**

New industrial businesses can potentially receive assistance with infrastructure improvements (such as utilities, roads, and transportation connections) if their development is located in a designated Enterprise Zone or targeted development area.

### **POLK COUNTY TAX ABATEMENT:**

Eligible businesses may be able to receive property tax abatements if they create a significant number of jobs and/or invest in new facilities. This can significantly reduce upfront costs for building and expanding industrial operations.

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