



**FOR SALE**  
29 Acres On Full I-4 INTERCHANGE  
Exit 38 - Between Tampa & Orlando

**Lakeland, Florida**

**On Exit 38**

29 Acres

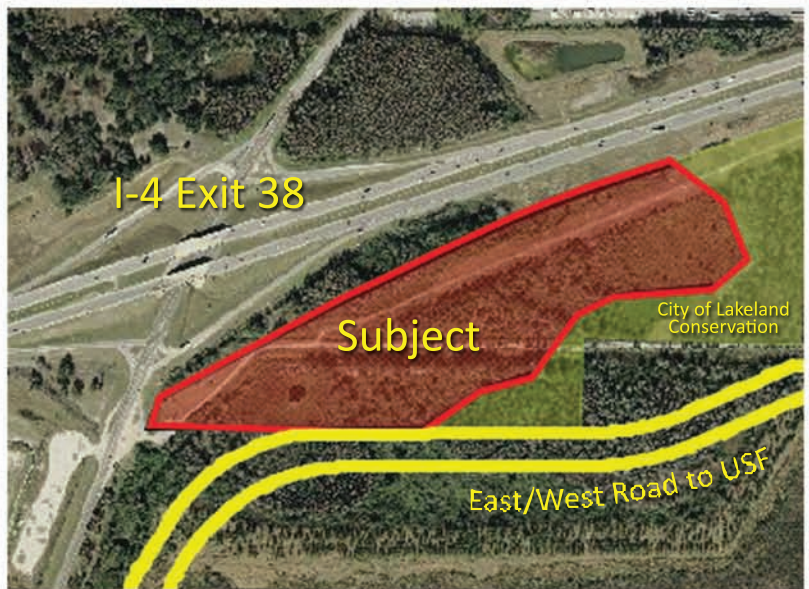
For Office & Distribution Uses  
On FULL I-4 Interchange  
\$875,000



This 29 acre parcel is estimated to have 12.5 developable acres. The parcel lies in the middle of one of the hottest development areas for bulk distribution in the nation. The new University of South Florida Polytechnic Campus, located just 2.8 miles away, has been funded and construction is underway! This parcel has approximately 600 feet of frontage on the new East-West Road, which will provide access from SR 33 to the new campus. The Bridgewater community is located just to the south, featuring a golf course, country club, multi-family, and up to 1200 home sites.

The property is part of the Bridgewater DRI, with anticipated Business Park Center uses, but under the DRI had not been able to seek development approvals until October 2010. The City of Lakeland is now willing to consider future land use map and zoning requests at this time.

- Parcel ID: 242715000000011010
- 600+ feet on NEW access road to USF Polytechnic
- Over 2,400 Feet ON I-4
- 71,500 Avg. Daily Traffic on I-4
- Traffic Growth 3.4% per Year
- City Sewer & Water Available
- 39 Miles to Downtown Tampa
- 44 Miles to Downtown Orlando
- 30 Miles to Disney World
- 2.8 Miles to USF Polytechnic
- Lies within the City of Lakeland



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