



3825 South Florida Ave.  
Suite 5  
Lakeland, FL 33813

Phone: 863-619-6740  
Fax: 863-619-6750

maria@mahoneygroupinc.com  
www.mahoneygroupinc.com

*Commercial  
Real Estate Services  
From Local to Global  
Since 1998*

For further information  
regarding this property,  
please contact:  
**Maria Mahoney,**  
FL, Real Estate Broker  
**863-619-6740**



# Great Investment

## New on the Market, Multiple Development Sites North Lakeland Kathleen / Galloway

### 4300 block Kathleen Road, Lakeland, FL 33805



DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.





4300 block Kathleen Road, Lakeland, FL 33805

**NORTH LAKELAND, FLORIDA – MULTIPLE DEVELOPMENT PARCELS AT LIPHAM PLAZA**

IDENTIFICATION: LIPHAM PLAZA

PROPERTY ADDRESS: 4300 block Kathleen Road, Lakeland, Florida 33805

PROPERTY LOCATION: NE Corner of Kathleen Road and Galloway Road at lighted intersection, adjacent to the new Family Dollar store. Surrounded by major residential developments such as Terra Largo, a 580-unit upscale residential subdivision with homes from \$200K to \$5M - Hampton Hills – Sunset Lakes, etc. Located approx. 2 miles West of US 98 North/I-4, Lakeland Square Mall (1.2 M square feet) and new Lakeland Park Center (210,000 SF) with major national retailers.

TYPE PROPERTY: Vacant land – currently under Ag use/Green Belt.

Site	Parcel	Acreage	Size	Utilities	Land Use	Comments	Price
1	23-27-27-010505-000020 <b>UNDER CONTRACT</b>	1.50 Acres	65,340 SF	Electric and Water	NAC Neighborhood Activity Center Transit Supportive Development Area	Contiguous to Family Dollar and Site 4. Ingress from Galloway road via access road	<b>UNDER CONTRACT</b>
2	23-27-27-010505-000030	3.06 Acres	133,294 SF	Electric only	NAC Neighborhood Activity Center Transit Support Development Area	Contiguous to Sites 2, 3 and 4.	\$435,000.00 \$3.26/SF
3	23-27-34-000000-031010	5.98 Acres	260,489 SF	Electric	Transit Support Development RM/12 Residential/up to 10% commercial use.	Existing median cut on Kathleen Road at Old Kathleen Road intersection. Parcel is contiguous to Site 2.	\$850,000.00 \$3.26/SF
4	23-27-27-010505-000040	16.30 Acres	710,028 SF	Electric. Water is at Family Dollar site	Preservation Land Use	Access from Galloway Road. Contiguous to Family Dollars and Site 3.	\$165,000.00 \$10,123/AC

TRAFFIC COUNT: 16,500 AADT

AD VALOREM TAXES: All parcels are subject to new assessment and corresponding new taxes following development.

COMMENTS: Great opportunity for development to capture the close proximity to the US 98 N/Lakeland Regional Mall market. Shared entrance and driveway at Galloway Road currently ending at Site 2 with large pylon sign available to businesses for their own signage.

CONTACT INFORMATION: Maria Mahoney, Licensed Florida Real Estate Broker - 863 619-6740



4300 block Kathleen Road, Lakeland, FL 33805



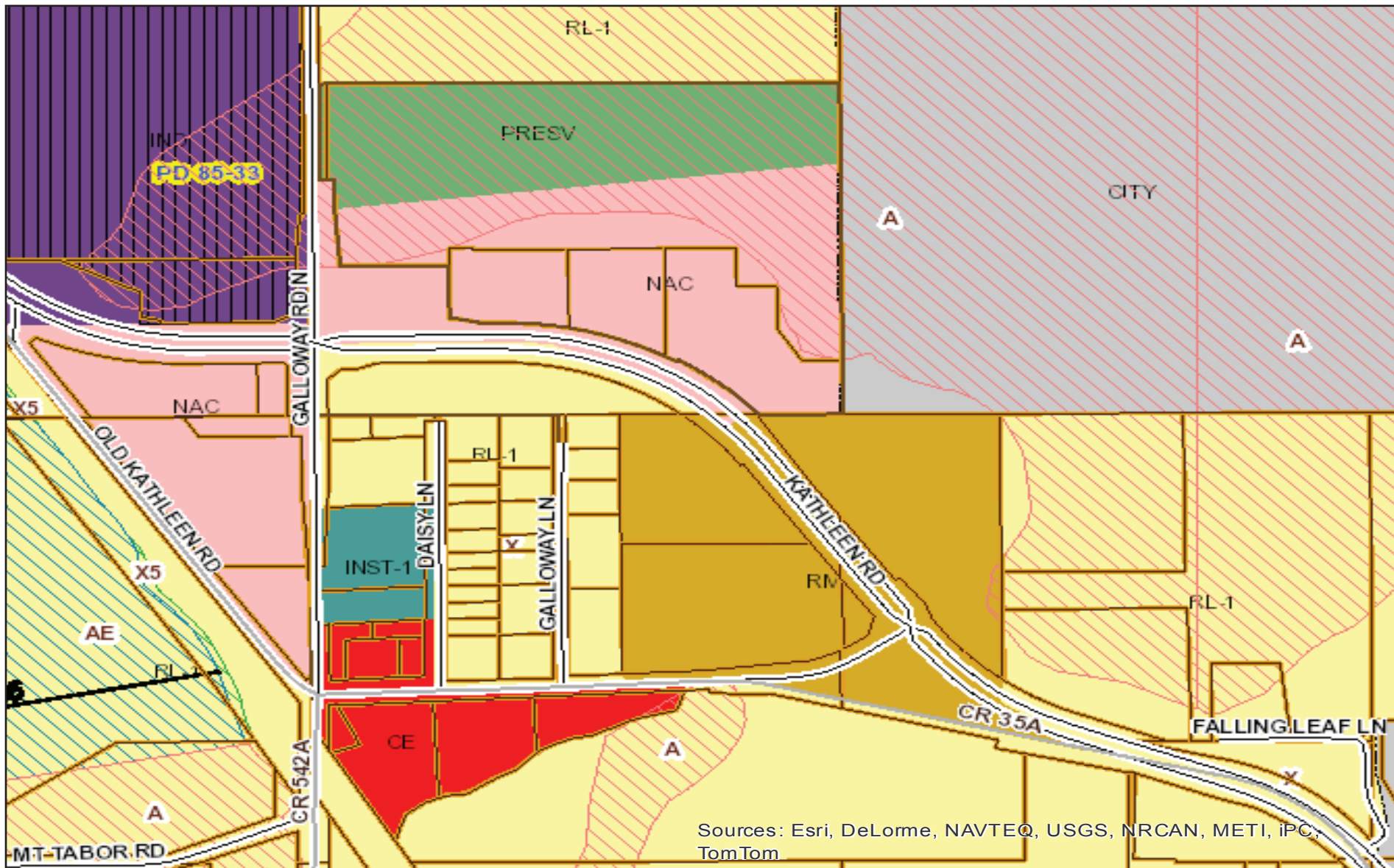
DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.





# 4300 block Kathleen Road, Lakeland, FL 33805

## Zoning and Land Use



Sources: Esri, DeLorme, NAVTEQ, USGS, NRCAN, METI, iPC, TomTom

DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.





# 4300 block Kathleen Road, Lakeland, FL 33805

## Aerial Map



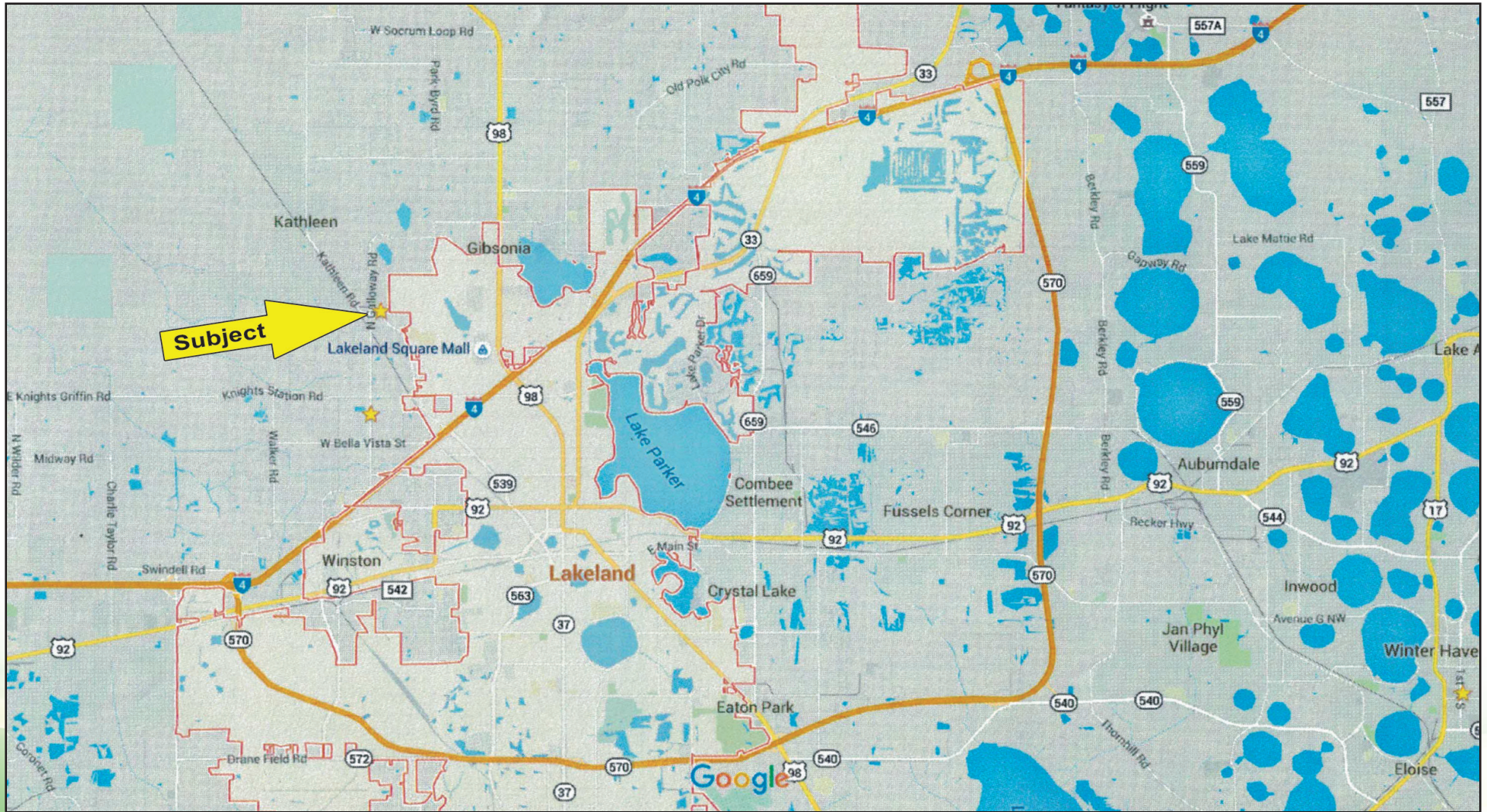
DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.





# 4300 block Kathleen Road, Lakeland, FL 33805

## Location Map



DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.






4300 block Kathleen Road, Lakeland, FL 33805

## Legend


### Floodplain Watershed Boundaries

 Watershed Boundaries

### Floodplain Boundaries

 Floodplain

 New Development Areas

 Transition Zones


### FEMA Flood Data - Areas not yet updated with DFRIM

 A; AE; AH; ANI; AO; VE


### FEMA Effective Flood Zones (DFIRM)


 A; AE; AH; AO; V; VE

 Floodway Areas In Zone AE

 Zone D (Areas in which flood hazards are undetermined, but possible)

 Zone X (Areas determined to be outside the 0.2% Annual Chance Floodplain)

 Zone X Shaded (0.2% Annual Chance Flood)

 Zone X Shaded (Areas protected from the 1% Annual Chance Floodplain by a levee)

 Open Water

### Parcels


 Parcels


### Boundaries

 Northwest Florida Water Management District

 South Florida Water Management District

 St. Johns River Water Management District

 Suwannee River Water Management District

 Water Management District Boundary

 State Boundary