

**INFORMATION PACKAGE**

**PRINCETON MANOR COMMERCIAL SITE**

**1.76 ACRES AT HIGHWAY 98 NORTH AND  
PRINCETON MANOR LANE IN  
LAKELAND, FLORIDA**

**<http://www.us98north.com>**

**Offered By**

**Martin Bezdek**

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**(813) 340-2300**

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# PRINCETON MANOR COMMERCIAL LAKELAND, FL

## PROPERTY SUMMARY

**The Opportunity:** The opportunity is for a developer or retailer to buy a 1.76-acre parcel on US Highway 98 north of I-4 in Lakeland, Florida. This property is located at the SE corner of US Highway 98 and Princeton Manor Lane. The parcel is part of the master-planned Princeton Manor subdivision.

**Location:** This property is located four miles north of I-4 on a major US Highway, north of Lakeland, approximately halfway between the Tampa and Orlando metropolitan areas of central Florida.

**Approved Use:** The property is zoned LCC (Linear Commercial Corridor) and approved for general commercial use including but not limited to the following uses:

Retail	Office	Bank / Financial Institution
Gas Station / Convenience Store		Medical / Dental Care Facility
Child Care Center		Veterinarian Clinic / Kennel
Restaurant / Bar Hotel / Motel		Adult Care Facility
Auto Repair, Service or Sales		Car Wash
Religious Institution		Self Storage Facility

**Frontage:** The property has approximately 250 feet of frontage on US Highway 98 North, and 450 feet of frontage on Princeton Manor Lane.

**Access:** The main access to the property is off Princeton Manor Road. Princeton Manor Lane serves a 90 home subdivision and connects to northbound US Highway 98 North. The property is located 4 miles north of Interstate 4.

**Size:** The property is 1.76 acres with **no** wetlands (100% of the site is upland). The property is also of the master planned Princeton Manor Subdivision and is included in the master stormwater plan therefore 100% of the property is available for development with **no** on-site stormwater ponds required. The site development allows up to 70% of the property to be impervious area.

**Parcel ID #:** 232712000895000940

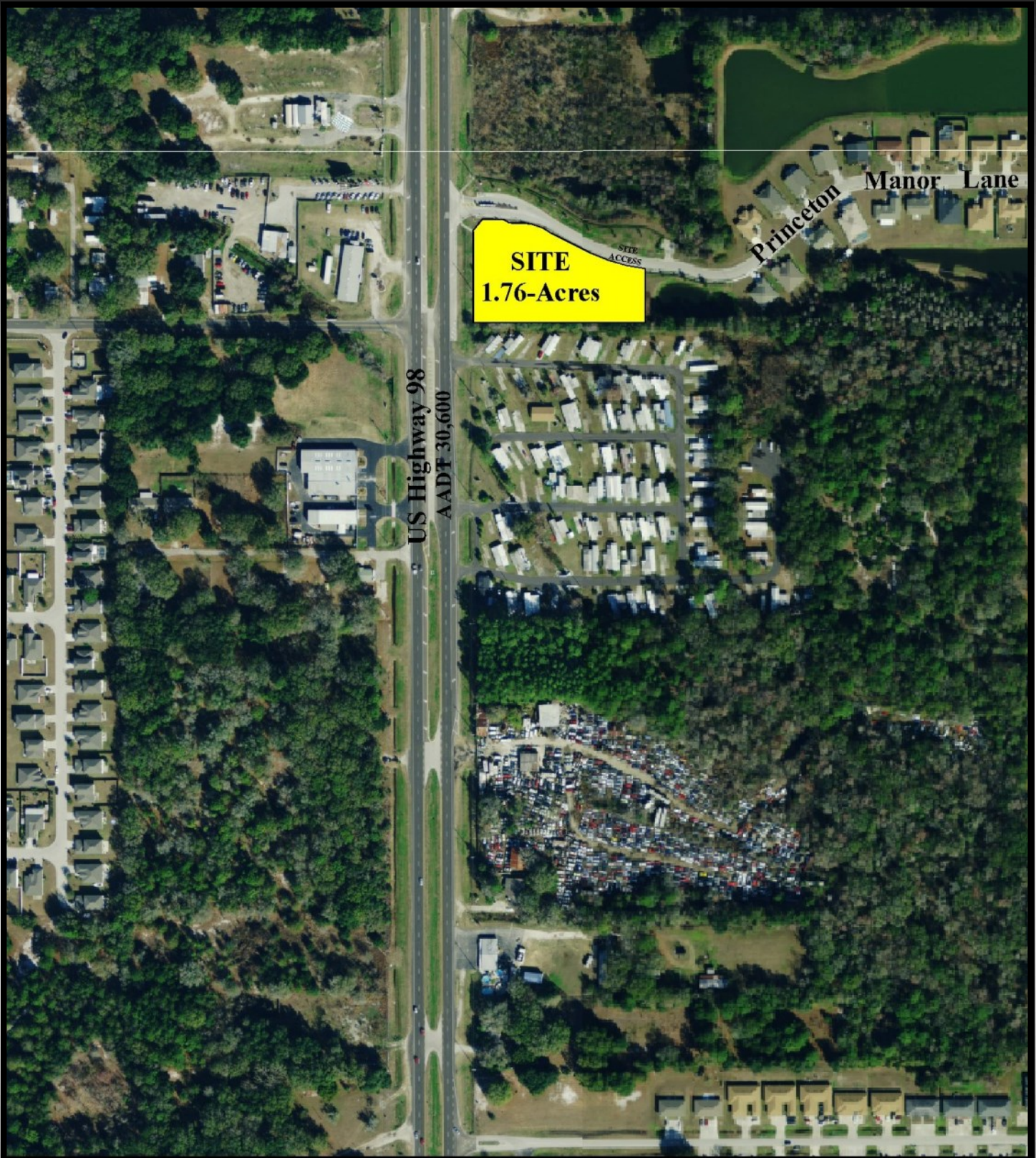
**Utilities:** Property is served by Polk County Utilities.

**Permits:** Plat is approved and on file with Polk County. SWFWMD permit 4027154.000 is transferred to operation and allows for up to 70% impervious surface on the property.

**Due Diligence:** Seller has survey, Polk County Property Appraiser data, SWFWMD As-built plans, Phase I Environmental Report, etc. for review.

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# Princeton Manor Commercial Polk County, Florida

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## FLORIDA AREA MAP

**Princeton Manor Commercial**  
**Polk County, FL**

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VICINITY MAP

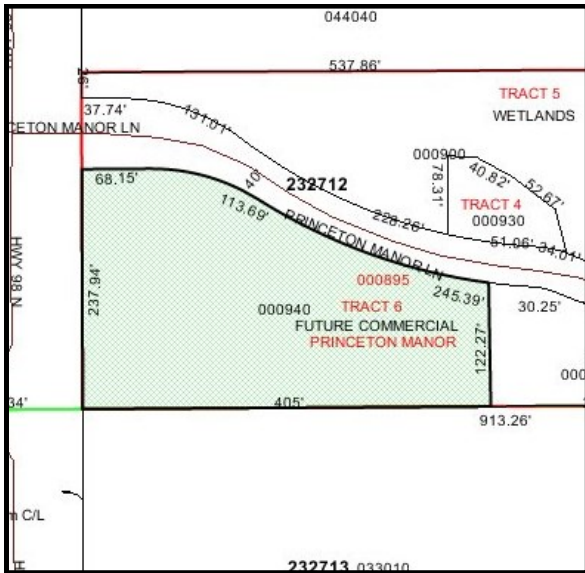


LOCATION MAP

# Princeton Manor Commercial Polk County, FL

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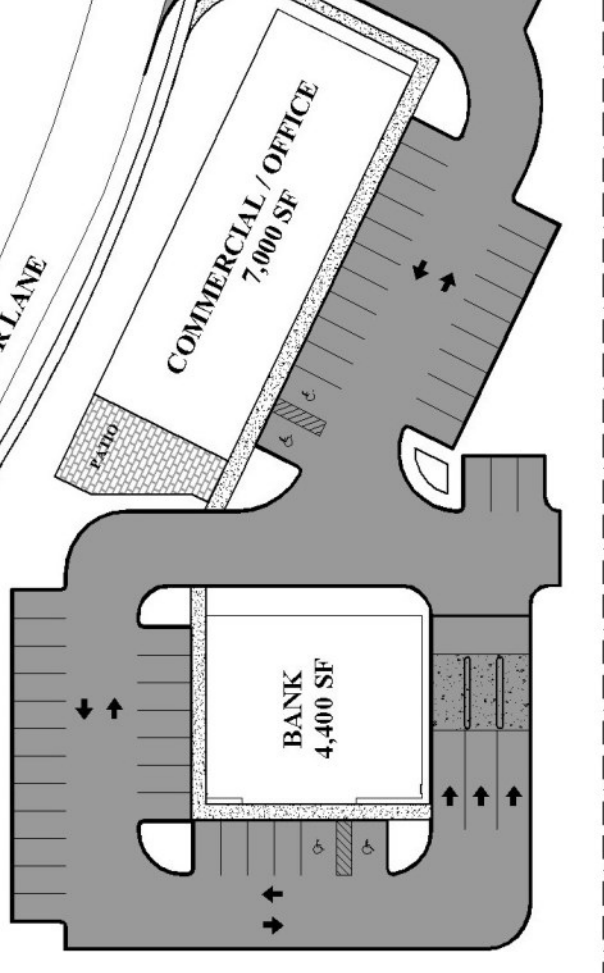
# PHOTOGRAPHS





PRINCETON MANOR LANE

US HIGHWAY 98



SITE PLAN - BANK / COMMERCIAL

# Princeton Manor Commercial Polk County, FL

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Prepared by: Faded Parchment Publishing





PRINCETON MANOR LANE

COMMERCIAL / OFFICE  
6,600 SF

RESTAURANT  
5,000 SF

PATIO

US HIGHWAY 98

## SITE PLAN - RESTAURANT / COMMERCIAL

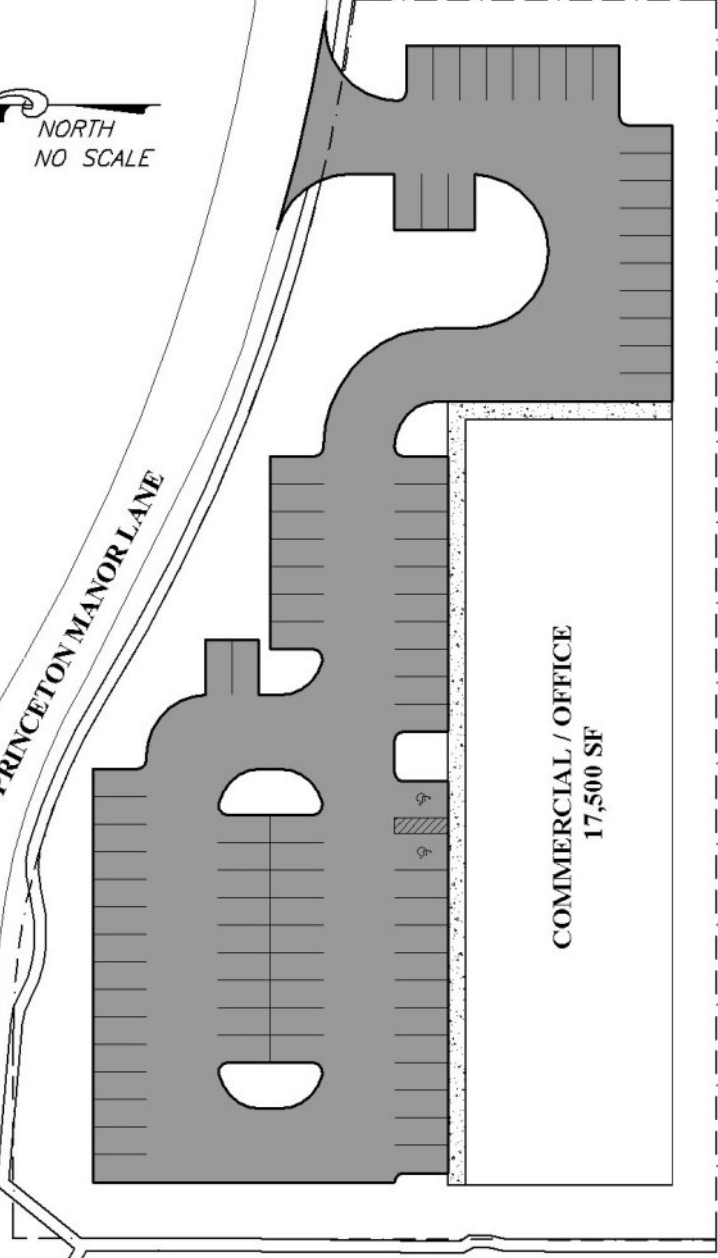
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US HIGHWAY 98

PRINCETON MANOR LANE



SITE PLAN - COMMERCIAL

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