



Kersey Properties Real Estate Presents

Commercial Development Opportunity
Manufacturing, Distribution, Warehousing, and more
30 Acres, 2701 Tenoroc Mine Rd, Lakeland, FL

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Purchase Price
\$5,546,500

185,000 per acre

**Located at 2701
Tenoroc Mine
Rd, Lakeland, FL**



INTERSTATE ACCESS IMPROVEMENT INITIATIVE

I-4 at S.R. 33 Interchange

PROJECT DESCRIPTION

- Reconstruct to a Rural Diamond Interchange
- Construct roundabouts & wildlife crossings
- Widen S.R. 33 from Old Combee Rd to North Tomkow Rd

COUNTY

Polk

PROJECT LIMITS

Interstate 4 (I-4) at State Road (S.R.) 33 Interchange and S.R. 33 from Old Combee Road to North of Tomkow Road

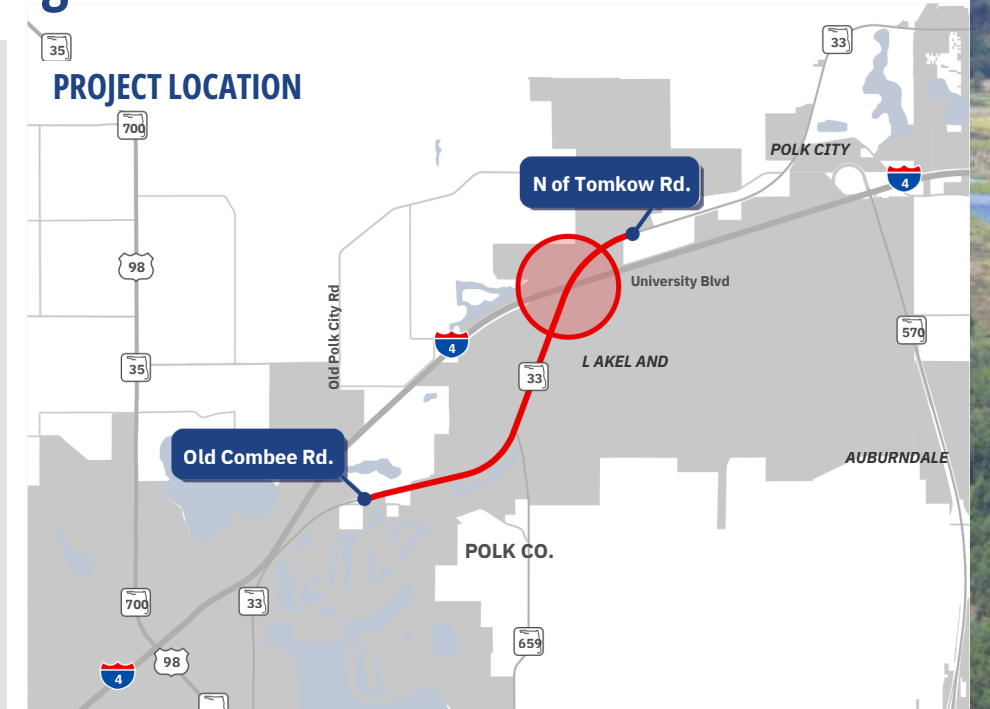
FUNDING

\$186 Million

CONSTRUCTION

2024

PROJECT LOCATION



PROJECT BENEFITS

IMPROVE
WILDLIFE
CROSSINGS



ENHANCE LOCAL
& REGIONAL
MOBILITY



INTERCHANGE DESIGN
REDUCES
the number of potential
conflict points



ROUNDBABOUTS
REDUCE
fatal & serious injury
crashes by 78%



Site Highlights

- 30 Acres
- BPC-2 Zoning
- Vacant and Cleared
- Exceptional Highway Accessibility
- Preliminary Diligence completed for favorable development conditions
- Ideal for: Manufacturing, Distribution, Warehousing, Transit, Logistics, and more

Preliminary Diligence

The following preliminary diligence was conducted. All reports indicated favorable site conditions for development:

- Boundary & Topographical Survey
- Environmental Phase I & II
- Wildlife Survey
- Wetland Survey and Delineation
- Artificial Pond on Site
- Polk County Zoning
- Soil Boring
- MAI Appraisal Report
- Water and sewer are available nearby at N Combee Road
- High-pressure natural gas line located nearby

Strategic Location Advantages

Central Florida Hub:

Positioned in Lakeland, this site is ideally located between Tampa and Orlando, making it a key point in Central Florida's logistics network. This central positioning ensures easy access to major markets and distribution centers across the state.

Rail and Port Accessibility:

The site's proximity to local freight rail lines and Florida's ports enhances multimodal transportation options, which are essential for industries reliant on imports and exports.

FDOT Infrastructure Initiative:

This 186 million dollar project at I-4 and SR-33 will improve traffic flow to interstate access, enhancing logistical opportunities for the industrial sector.

Growing Infrastructure:

Lakeland is part of Florida's growing commercial, industrial, and transportation infrastructure. The area attracts investment in logistics, manufacturing, and distribution, fostering a business-friendly environment.

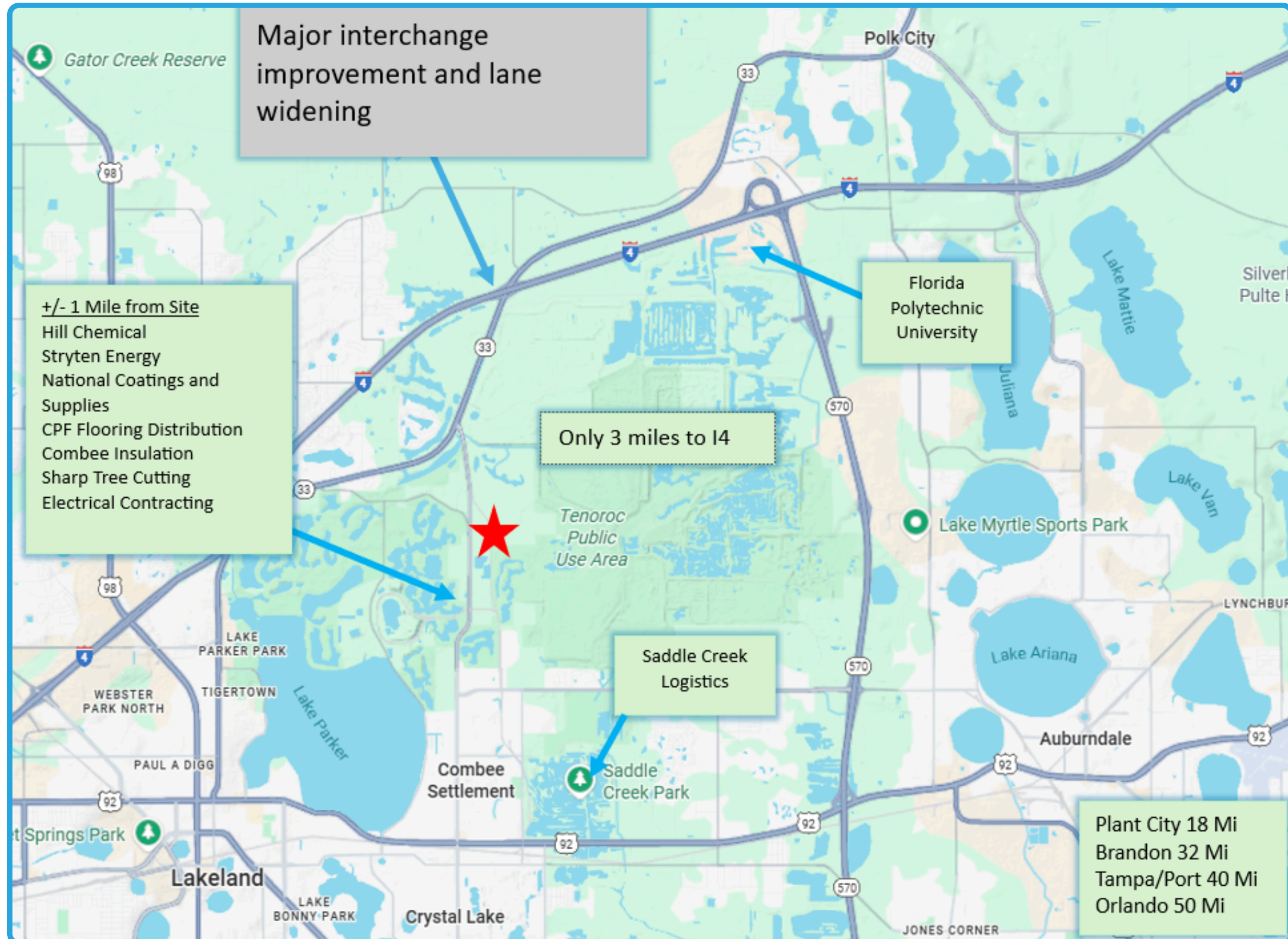
Interstate Accessibility:

I-4 is just minutes away, providing a direct east-west connection through Florida. It links major cities like Tampa, Orlando, and Daytona Beach, and connects to I-75 and I-95 for seamless nationwide reach.

Local Workforce:

The surrounding area offers access to a skilled workforce, providing commercial and industrial companies with an excellent talent pool to support operations.

Map Location



Map Location

