



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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An aerial photograph showing a mix of industrial and agricultural land. In the upper left, there's a residential or commercial area with houses and parking lots. To the right, a large industrial facility with several large white buildings and a parking lot is visible. Below the industrial area, there's a large, open field with some trees and a small pond. In the bottom left, there's a large area with many small, rectangular ponds, likely a water treatment or aquaculture facility. A large blue semi-transparent box is overlaid on the left side of the image, containing white text.

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

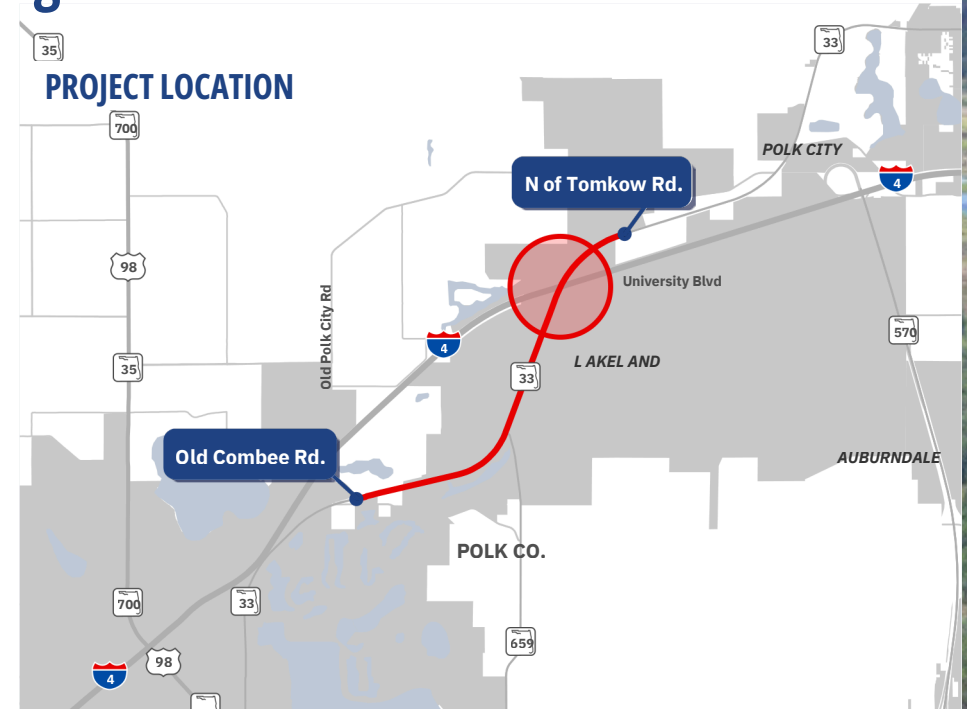
FUNDING

\$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 < 2 acres
- No Flood Zone
- Artificial Pond on Site
- Polk County Zoning
- Soil Borings Conducted
- MAI Appraisal Report
- Water and sewer are available nearby at N Combee Road
- High-pressure natural gas line located nearby

All information herein is obtained from sources believed to be reliable, however, Broker makes no representations, warranties or guarantees as to accuracy of the information. Property is offered subject to errors, omissions, change of price, and terms in general. Prospective purchasers are responsible for independently verifying all information.

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:

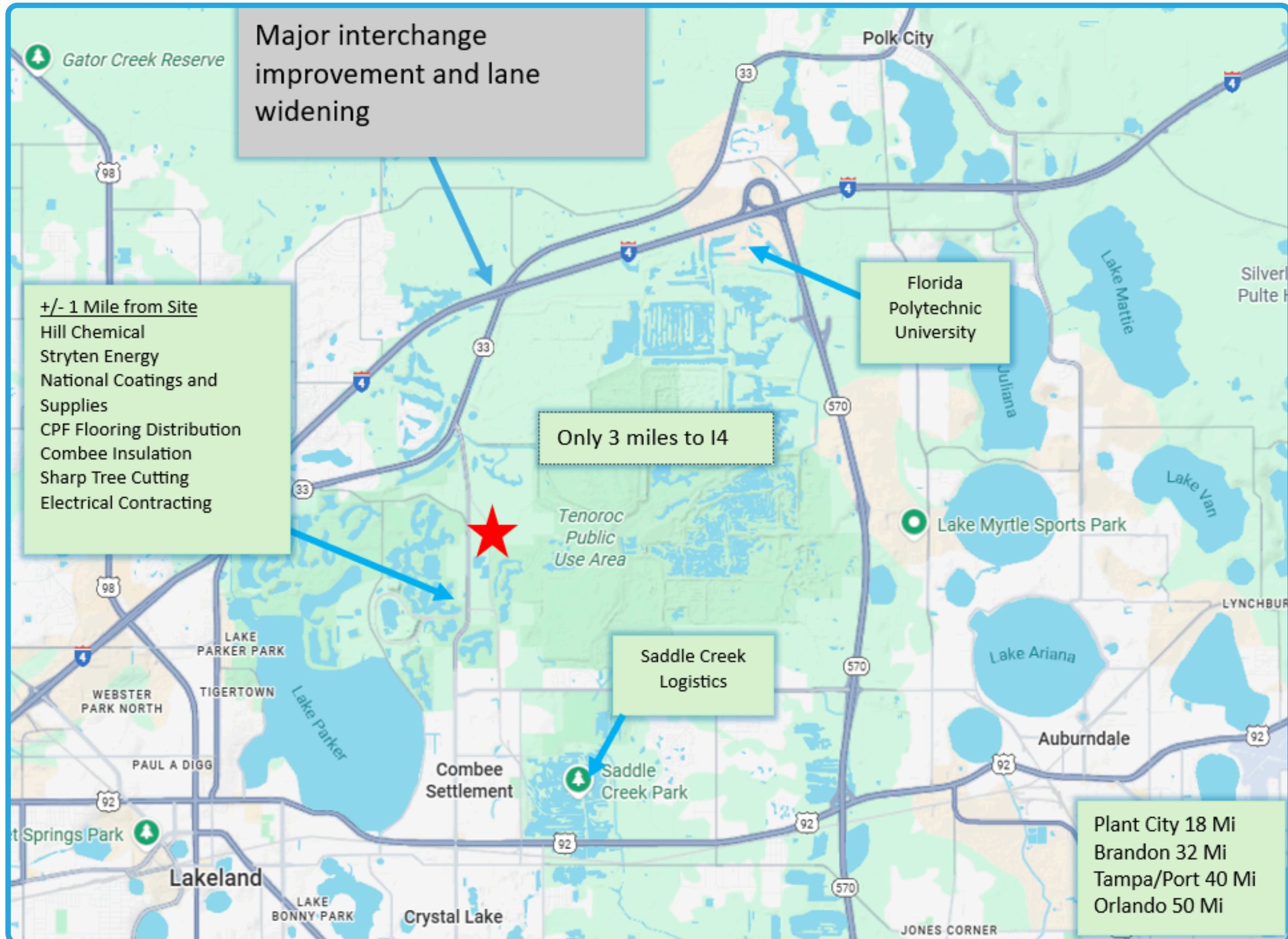
The surrounding area offers access to a skilled workforce, providing commercial and industrial companies with an excellent talent pool to support operations.

Property Details



Parcel	Acerage	Number
1	28.51	242734000000033000
2	0.65	242734000000033000
3	0.72	242734000000033000

Map Location



Map Location

