

Infill Site

- Access from US 98
- Easy access to I-4
- Frontage and dock on Lake Gibson
- Proximity to dense mix of retail amenities
- \$4,900,000



POLK COUNTY, FL

Lakefront Multifamily Site, Lakeland, Florida

24.89 acres approved for 320 units, 777 Carpenters Way

Contact: **Jordan Wean**
Director

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Property Highlights

PROPERTY OVERVIEW

Location	777 Carpenters Way, Lakeland, FL 33809
Size	24.89± acres Approved for 320 units Up to 558 units if all senior living
Municipality	City of Lakeland
Dock	Existing boardwalk and dock (repairs needed)
Future Land Use	Residential Medium
Zoning	PUD 5968 (Multifamily)
Access	Frontage on Carpenters Way, full lit access at US 98 Carpenters Way crosses I-4 for additional access to downtown Lakeland via N Florida Ave (Rt 582) and Griffin Rd.
Traffic Counts	US 98 - 56,000 I-4 - 104,500



LAKE GIBSON

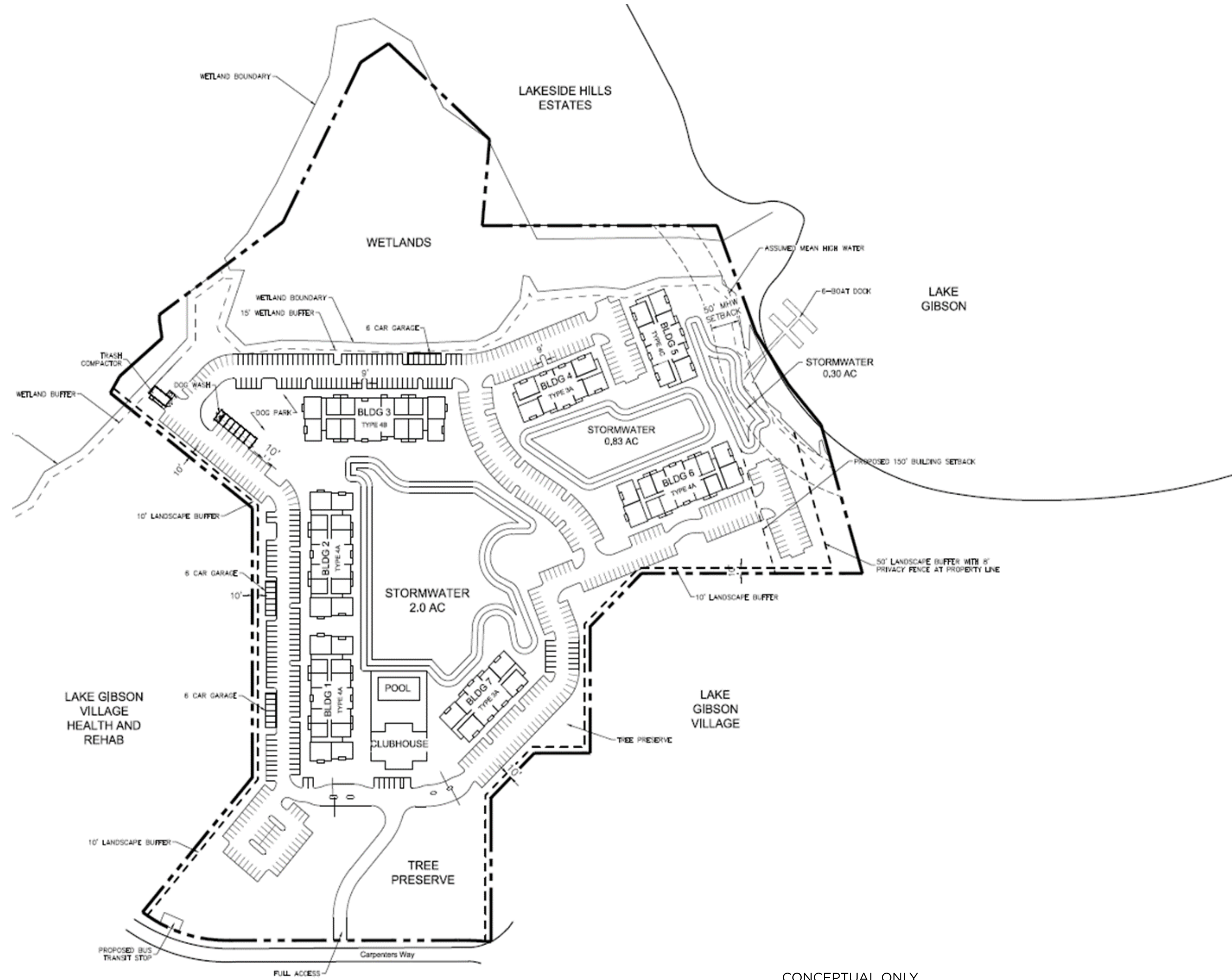
24.89
Acres

Nursing and
Rehab Center

Independent,
Assisted, and
Memory Care
Living

Concept Plan

EXHIBIT "L-2b

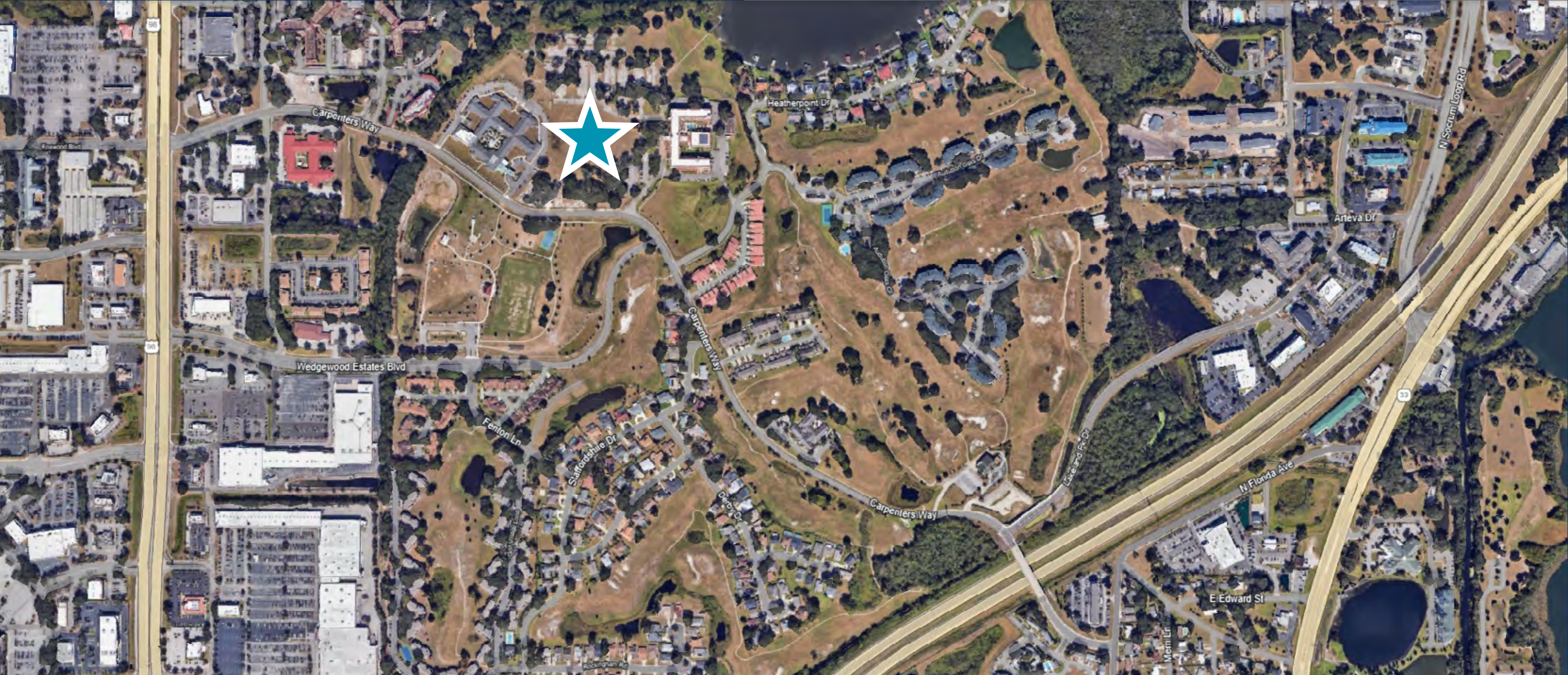
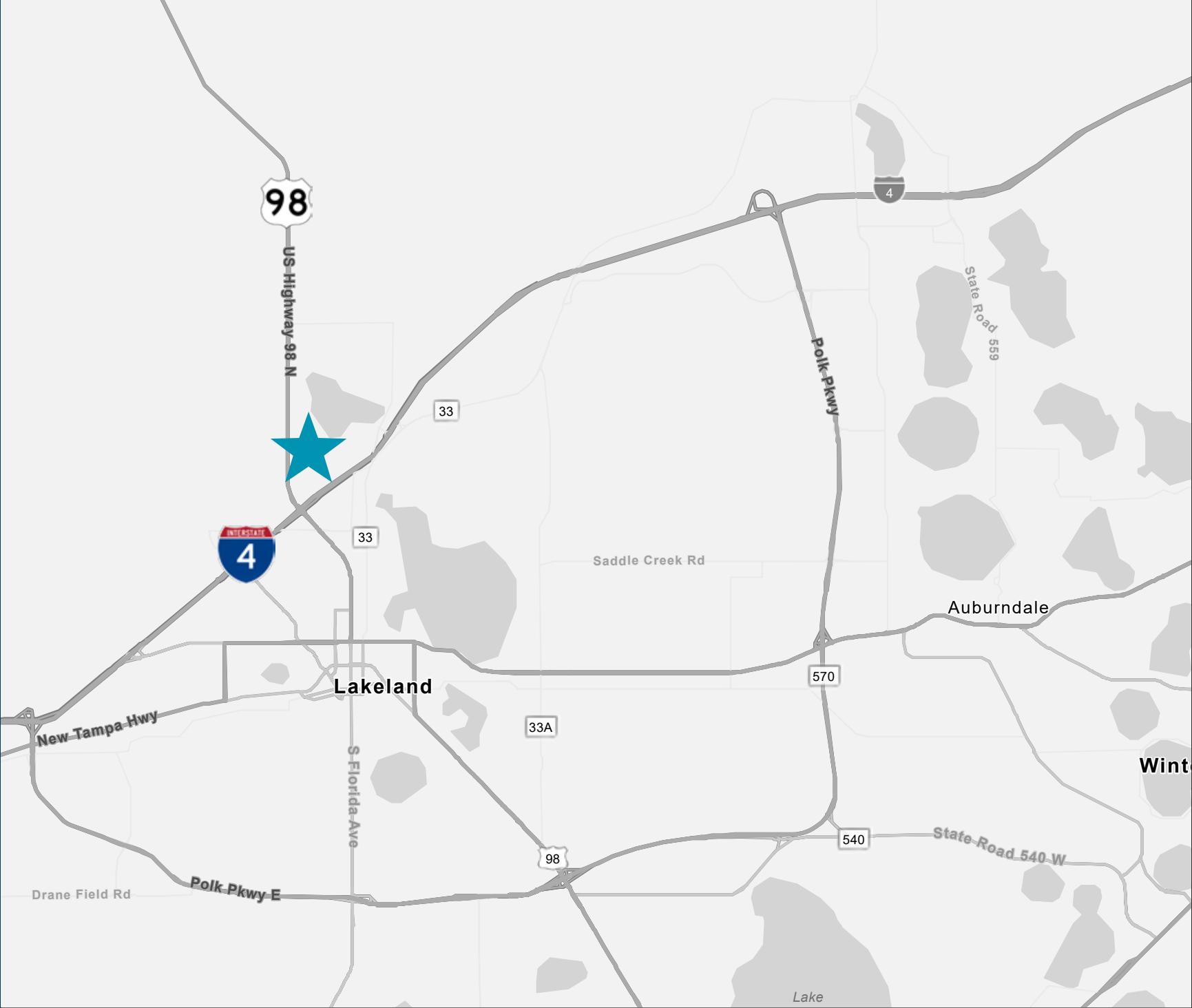


CONCEPTUAL ONLY



Property Photos

2024 DEMOGRAPHICS	5 MILES	10 MILE	15 MILES
POPULATION	136,025	276,164	492,138
AVG HH INCOME	\$75,743	\$82,968	\$86,810
AVG AGE	39.3	40.9	40.4
RENTER OCCUPANCY	37.2%	30.5%	28.1%



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