

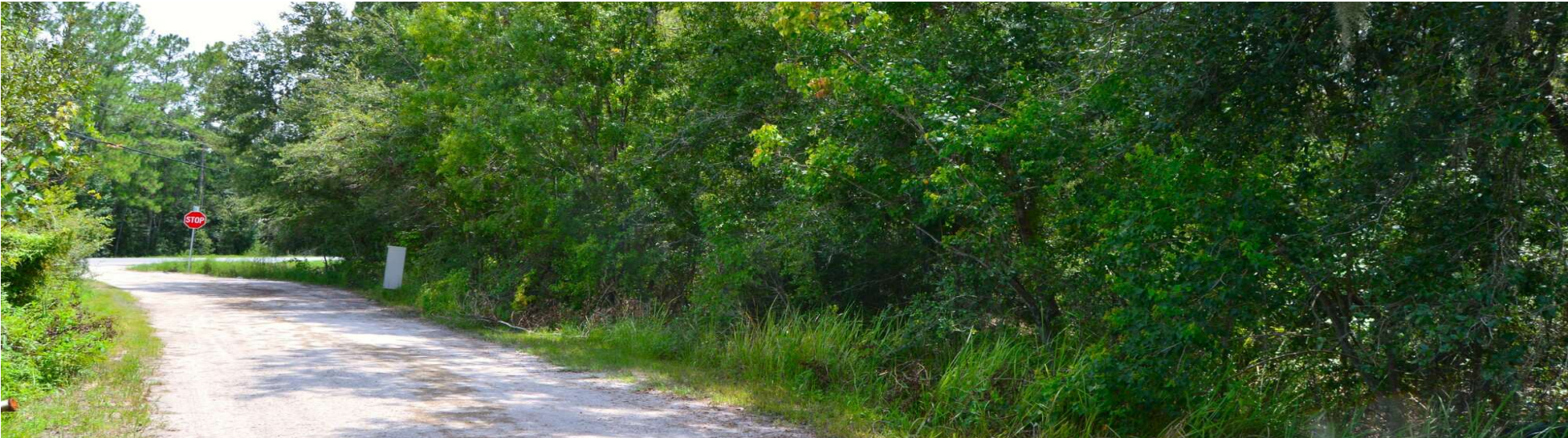


ROCKRIDGE ROAD ACREAGE

ROCKRIDGE ROAD
LAKELAND, FL 33890

Trace Linder
877.518.5263 x463
trace.linder@svn.com

Property Overview



Sale Price **\$155,000**

OFFERING SUMMARY

Acreage:	9.96 Acres
Price / Acre:	\$15,562
City:	Lakeland
County:	Polk
Property Type:	Land Investment, Transitional

PROPERTY OVERVIEW

Buildable acreage with Rockridge Road frontage. This 9.96 acres of unimproved land offers the perfect opportunity to build a beautiful rural homesite while being in close proximity to everything Lakeland, Tampa, and Orlando have to offer. Enjoy incredible nature viewing, biking, hiking, fishing and hunting in the adjacent 560,000 acre Green Swamp, or drive 15 minutes to Lakeland for entertainment, dining and shopping.

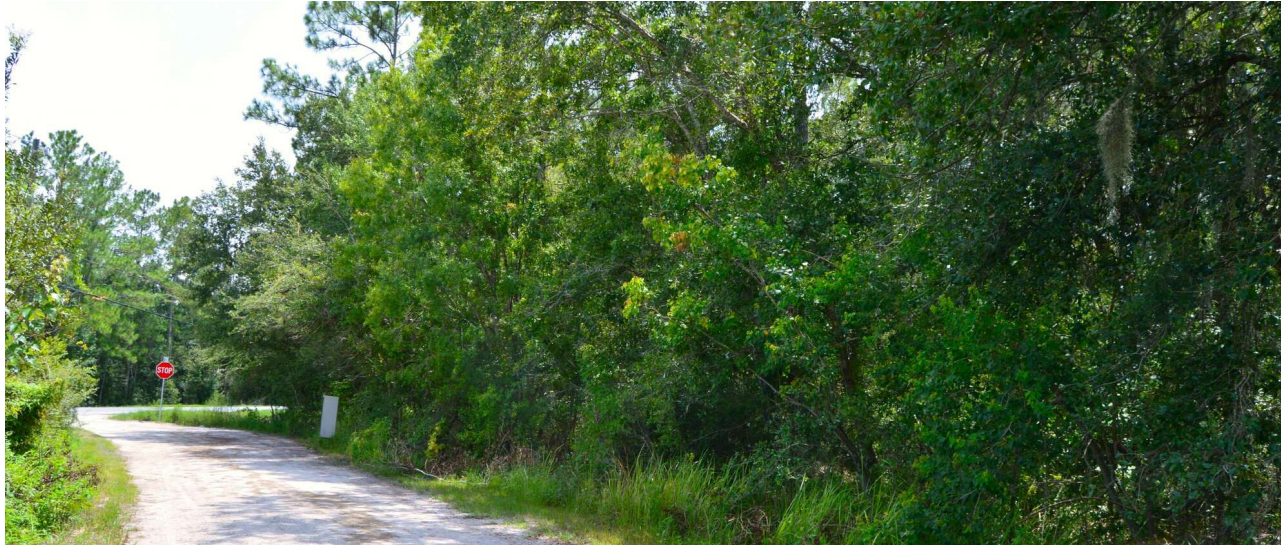
Specifications & Features



SPECIFICATIONS & FEATURES

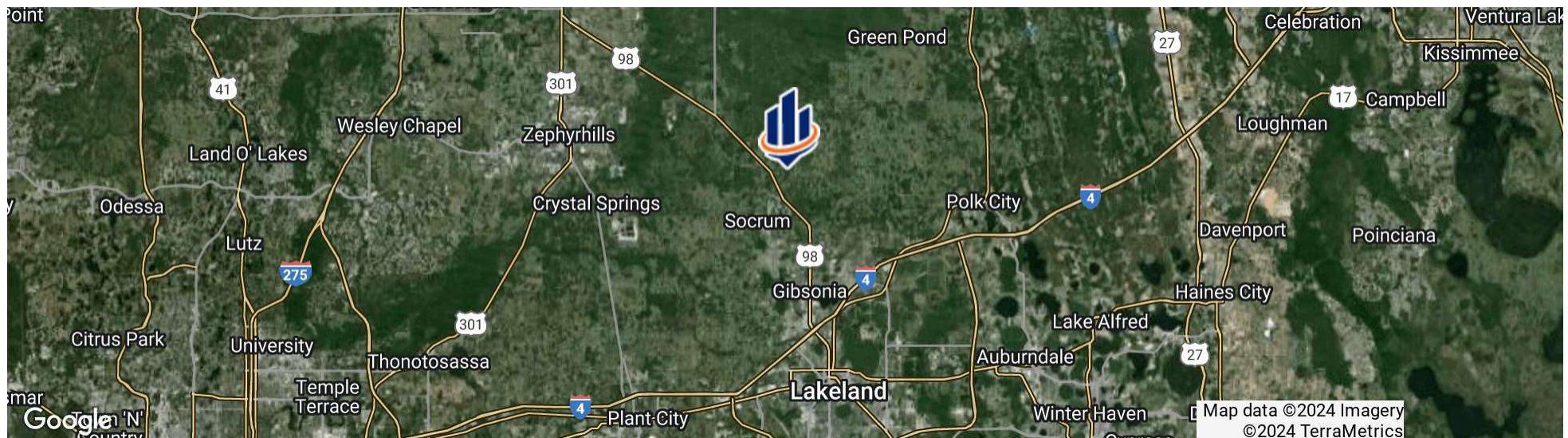
Land Types:	• Land Investment • Transitional
Uplands / Wetlands:	7.63/2.32
Soil Types:	Kaliga Pomona Fine Sand
Taxes & Tax Year:	Total Taxes: \$469.77 (Tax Year 2022)
Zoning / FLU:	Agriculture/ Residential Rural-X (A/RR-X)
Road Frontage:	65 feet of Rockridge Road Frontage
Nearest Point of Interest:	Lakeland - 15 minutes Tampa - 55 minutes Orlando - 55 minutes
Current Use:	Vacant
Potential Recreational / Alt Uses:	Homestead/Hunting Property

Location

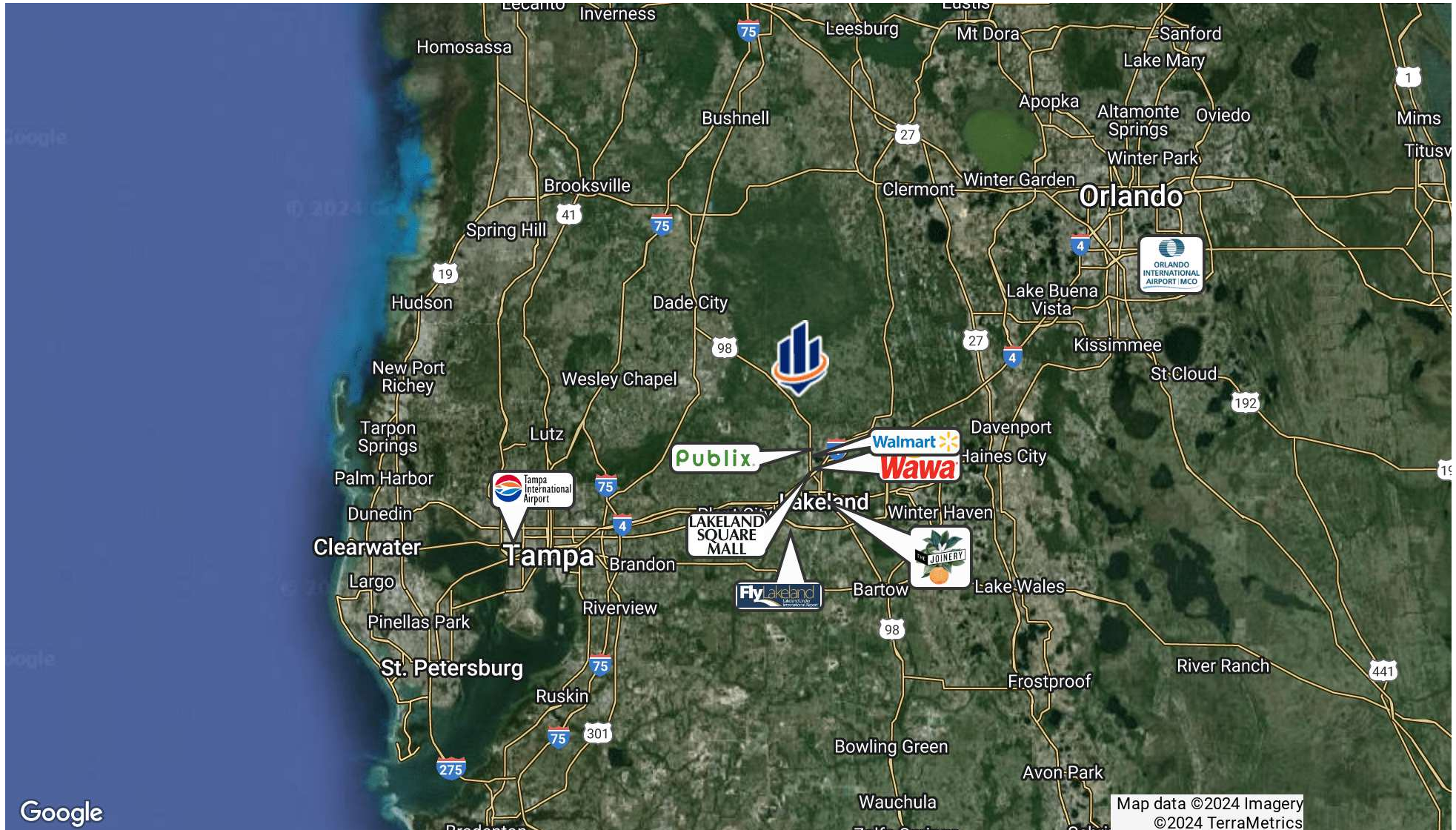


LOCATION & DRIVING DIRECTIONS

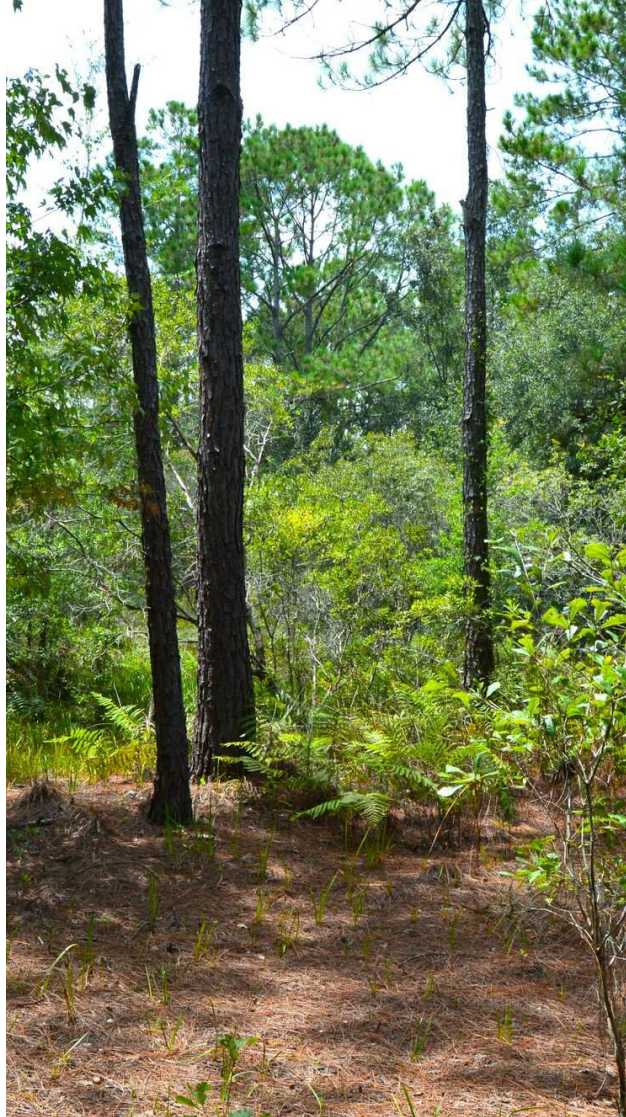
Parcel:	23-26-22-000000-022040
GPS:	28.203108, -81.991634
Driving Directions:	From Lakeland, take US Hwy 98 N to Rockridge Road, Turn right and go 1 mile to Whipperwill Ln, Property is on the corner of Rockridge and Whipperwill.
Showing Instructions:	Contact Trace Linder for showings



Retailer Map



Property Photos



Aerial Photos



Demographics Map & Report

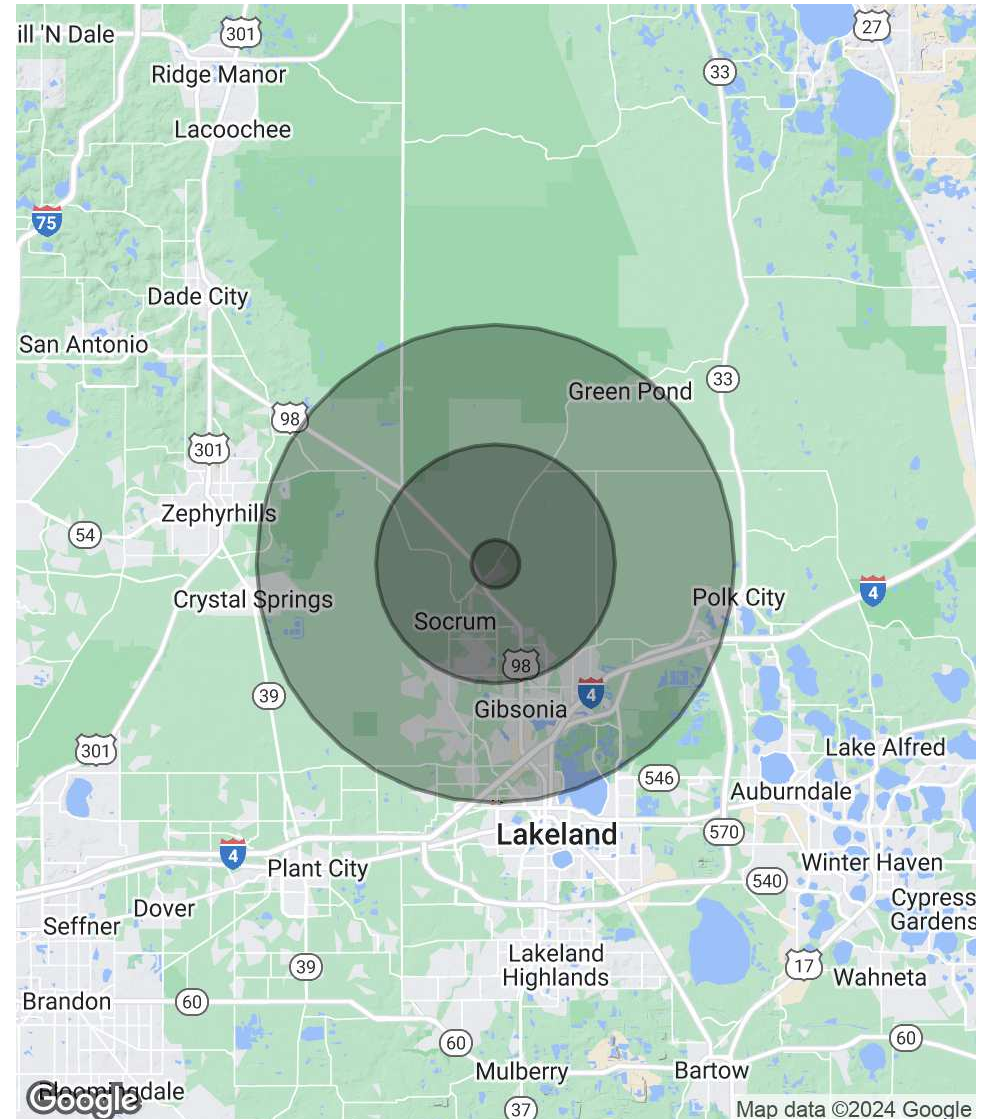
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	114	2,967	19,103
Average Age	32.9	35.9	38.1
Average Age (Male)	32.0	35.6	37.7
Average Age (Female)	34.2	36.6	38.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	46	1,195	8,037
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$51,905	\$53,777	\$55,097
Average House Value	\$152,221	\$159,586	\$157,457

* Demographic data derived from 2020 ACS - US Census





LAKELAND

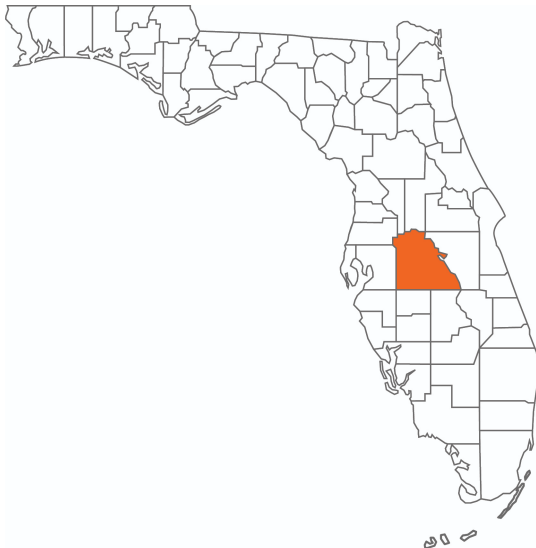
POLK COUNTY

Founded	1885
Population	117,606 [2023]
Area	74.4 sq mi
Website	lakelandgov.net
Major Employers	Publix Supermarkets Saddle Creek Logistics Geico Insurance Amazon Rooms to Go Welldyne

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just under 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland’s culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland's living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland’s rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright’s most extensive on-site collection of architecture.



POLK COUNTY
FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

Advisor Biography



TRACE LINDER

Associate Advisor

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FL #SL3562516

PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients. In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801



For more information visit www.SVNsaunders.com

HEADQUARTERS

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Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

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