

### **Property Overview**

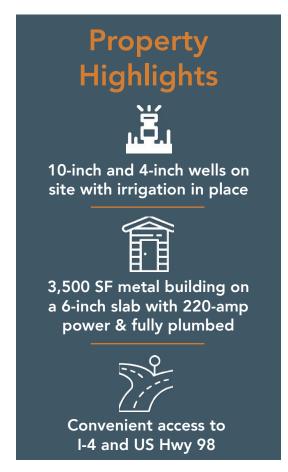
14.02± acre active nursery with significant improvements, located on the border of booming Hillsborough and Polk County, and running along the explosive I-4 corridor. This property is fully perimeter fenced with an electric entry gate, featuring a 50′ x 70′ 3,500 SF metal building, sitting on a 6-inch slab, with two 14′ roll up doors, 220-amp power, and is fully plumbed. Additional structural improvements include a 25′ x 55′ metal storage building, 75′ x 60′ aluminum canopy on top of a 6-inch slab, 115′ x 260′ uncovered 6-inch slab, and a 115′ x 75′ uncovered 6-inch slab. This property has an approved water use permit and has a 10-inch well with a 100HP John Deere diesel pump, 4-inch well with a 5HP submersible pump, with overhead rainbirds in place. This parcel is conveniently located just 4 miles from the I-4 on ramp and 5 miles to US Highway 98. Additionally, Knights Station Road provides a direct, less traffic filled access to Highway 301 and Tampa.

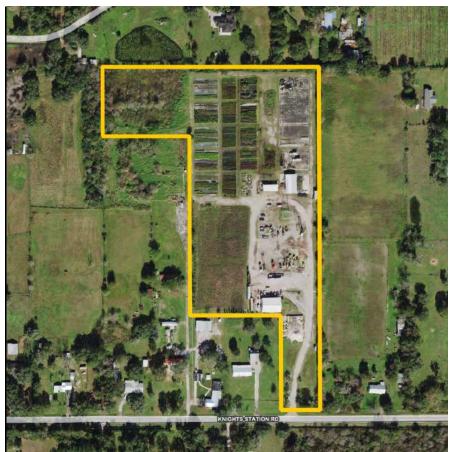




Fischbach Land Company. com/Lakel and Nursery







Property Address	5119 Knights Station Road, Lakeland, FL 33809	Road Frontage	150± feet on Knights Station Road
Property Type	Agricultural Land/Farms	Property Taxes	\$3,681.50 (2022)
Size	14.02± Acres	Soil Types	Predominantly Zolfo and Pomona fine sands
Zoning	A/RR	Site Improvements	50' x 70' Metal Building  • Two roll up doors 14' x 12'  • 220-amp power  • Fully plumbed
Future Land Use	A/RR		
Price	\$750,000		
County	Polk		• Clear height: 15.9'
Folio/Parcel ID	23-28-06-000000-031030	_	25' x 55' Metal Building 75' x 60' Aluminum Canopy on 6-inch slab • Clear height: 14' • Peak height: 15.9' 115' x 260' uncovered 6-inch slab 115' x 75' uncovered 6-inch slab
STR	06-28-23		
Utilities	2 wells on site and septic tank	_	
Wells/Size	10-inch and 4-inch	-	
Pump/Size	100HP John Deere diesel on 10-inch 5HP submersible pump on 4-inch	_	

# Irrigation, Pump, and Water Use Permit Information

Water Use Permit	20636.001	Pump Size	100HP & 5HP Diesel & Electric
Avg GPD	9,600	Irrigation	Overhead
Peak GPD	22,400	Wells/Size	10-inch and 4-inch



### **Photos**





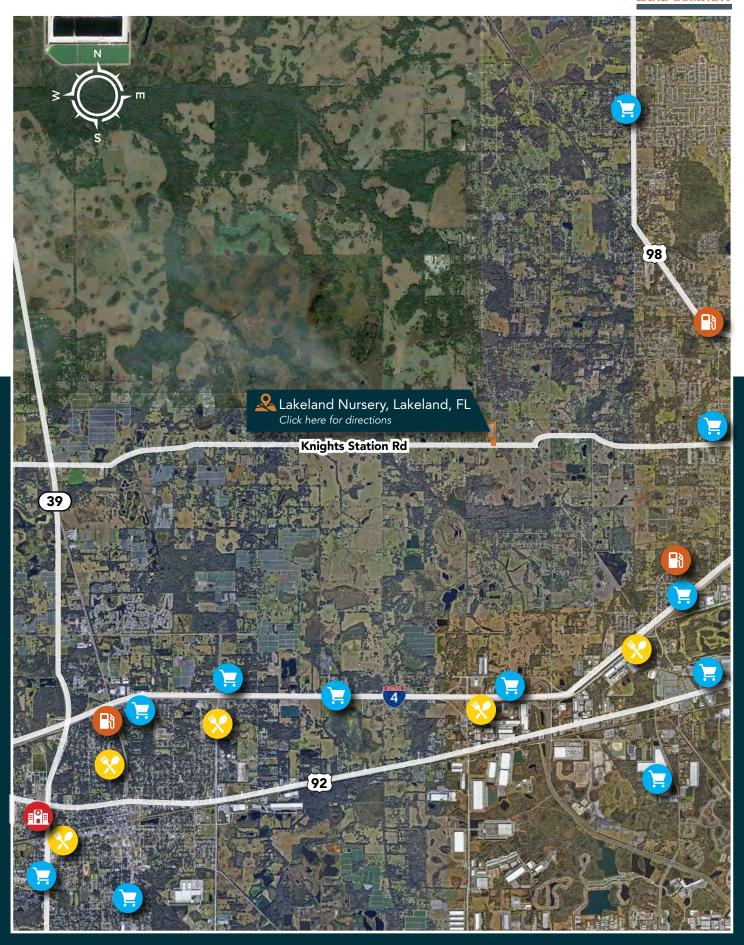


## **Photos**





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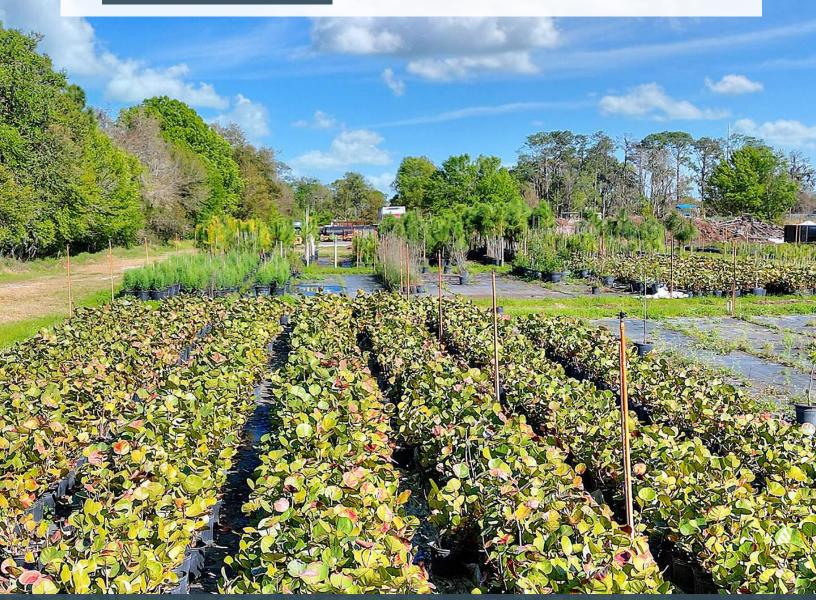




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