



MOORE ROAD 30 ACRES

00 Moore Road, Lakeland, FL 33809

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PROPERTY OVERVIEW



Sale Price \$1,500,000

OFFERING SUMMARY

Acreage:	30 Acres
Price / Acre:	\$50,000
City:	Lakeland
County:	Polk
Property Type:	Part-time Farm/Homesite

PROPERTY OVERVIEW

Rare opportunities like this don't come often. Finding a pristine 30-acre tract in rapidly growing Lakeland, Florida, is already challenging, but this Moore Road property offers something truly exceptional. Surrounded by land permanently protected from development through conservation easements, your peaceful views are guaranteed forever. The easement allows for constructing a home and farm buildings, so you can enjoy watching native wildlife and breathtaking sunrises and sunsets. Whether you dream of raising livestock, cultivating crops, or simply enjoying a rural lifestyle, this property is ideal. And despite the tranquil setting, you're just minutes from major shopping, Publix, and a regional hospital, with Tampa and Orlando International airports about an hour away. The property is fenced and cross-fenced with barbed wire and has a permitted 6" well. The well does not currently have a pump or power unit.

SPECIFICATIONS & FEATURES



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Uplands / Wetlands:	23.5 Up/6.5 Wetlands
Soil Types:	<ul style="list-style-type: none">• Lynne Sand - 18.5 acres• Pomona Fine Sand - 5± acres• Eaton Mucky Fine Sand - 6.5± acres
Taxes & Tax Year:	2024 - \$180.14
Zoning / FLU:	A/RRX
Water Source & Utilities:	6" well with no pump or power unit
Road Frontage:	1,300± Feet
Nearest Point of Interest:	The intersection of Moore Road and Old Polk City Road is 3 miles to the south.
Fencing:	Barbed Wire
Current Use:	Pasture
Grass Types:	Bahia
Potential Recreational / Alt Uses:	Horses, ATV's, potential hunting
Land Cover:	Bahia and other grasses

LOCATION



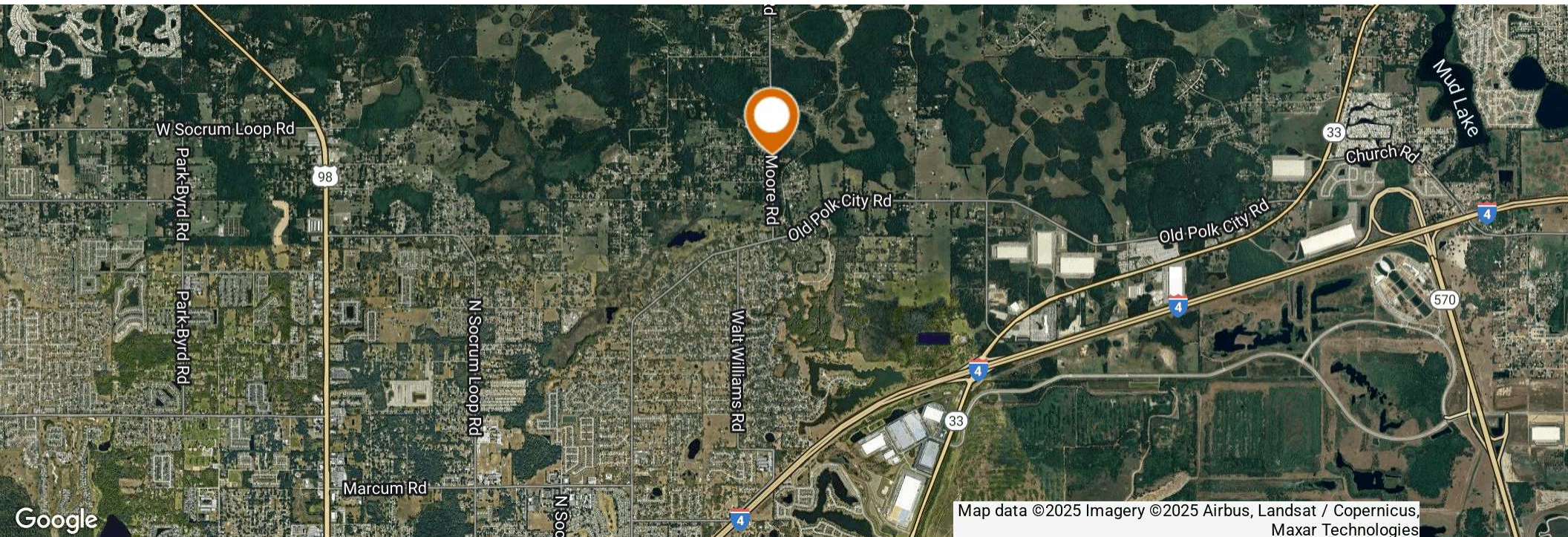
LOCATION & DRIVING DIRECTIONS

Parcel: 242621000000041030

GPS: 28.1655382, -81.9221992

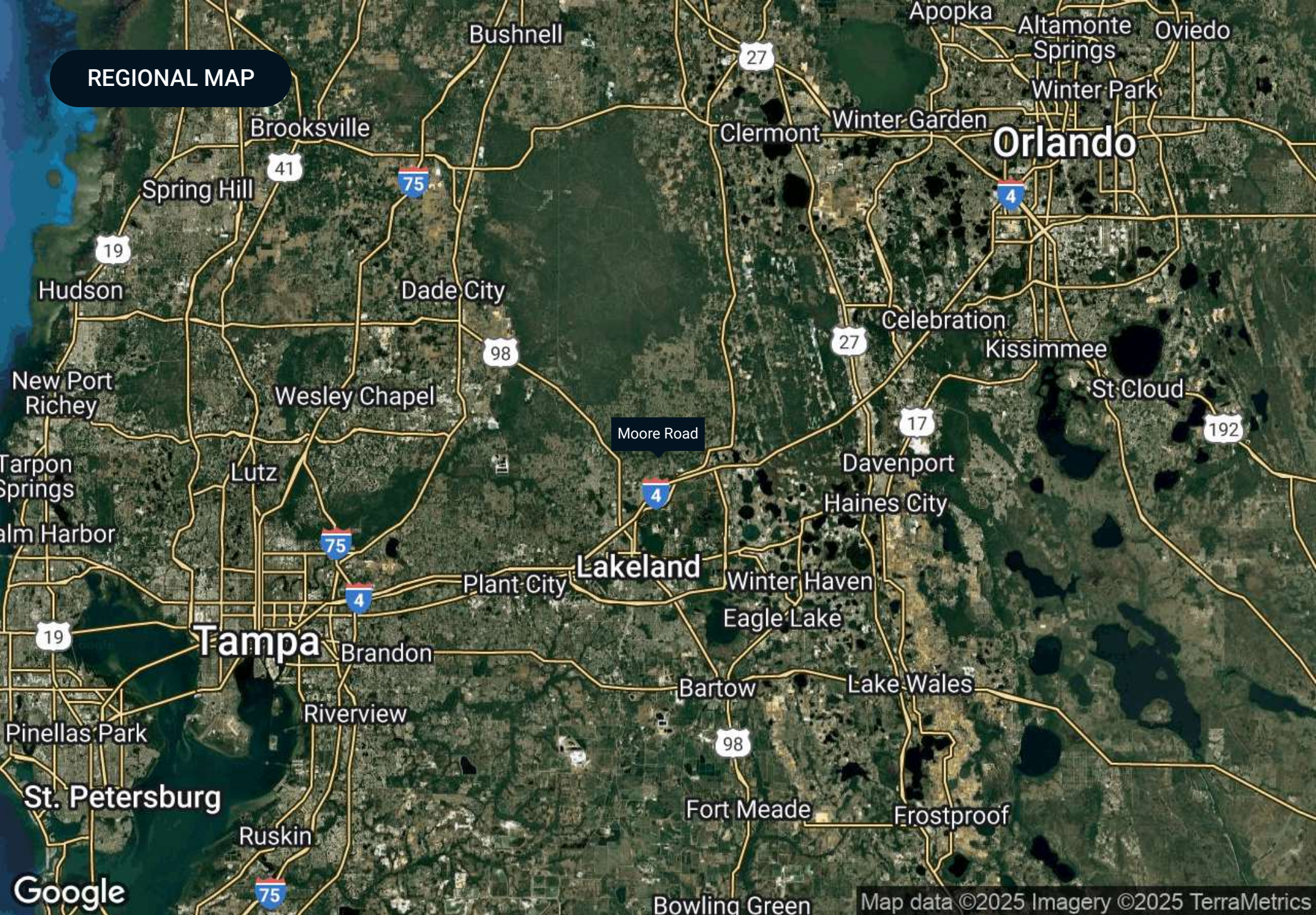
Driving Directions:

From I-4 and Hwy 33 go NE to Tomkow Road, turn left and go to stop sign and turn left on Old Polk City Road, go to Moore Road and turn right, go north 3 miles to the property on the right.

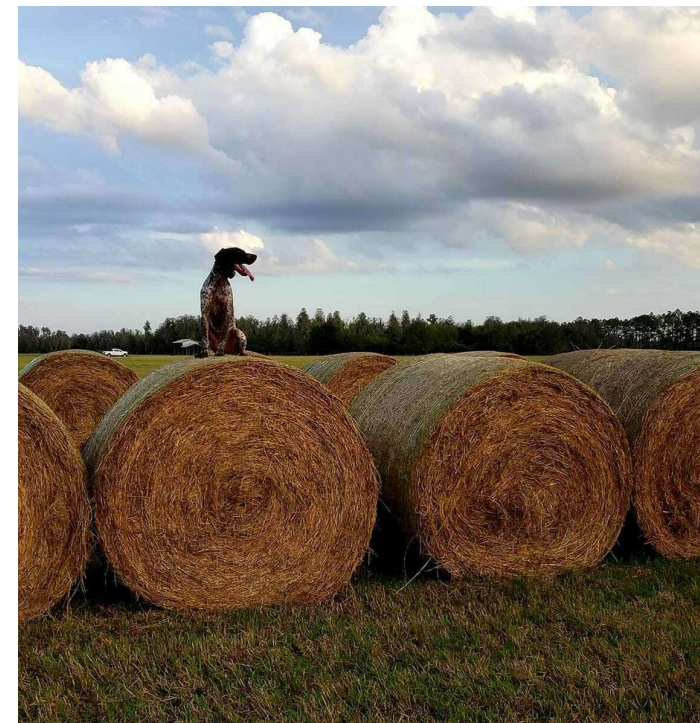


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REGIONAL MAP



ADDITIONAL PHOTOS





**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,



For more information visit www.saundersrealestate.com

HEADQUARTERS

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