



**Fischbach**  
**LAND COMPANY**

**LAKELAND  
NURSERY**  
**14.02± ACRES**

# 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.



[FischbachLandCompany.com/LakelandNursery](https://FischbachLandCompany.com/LakelandNursery)

## Property Highlights



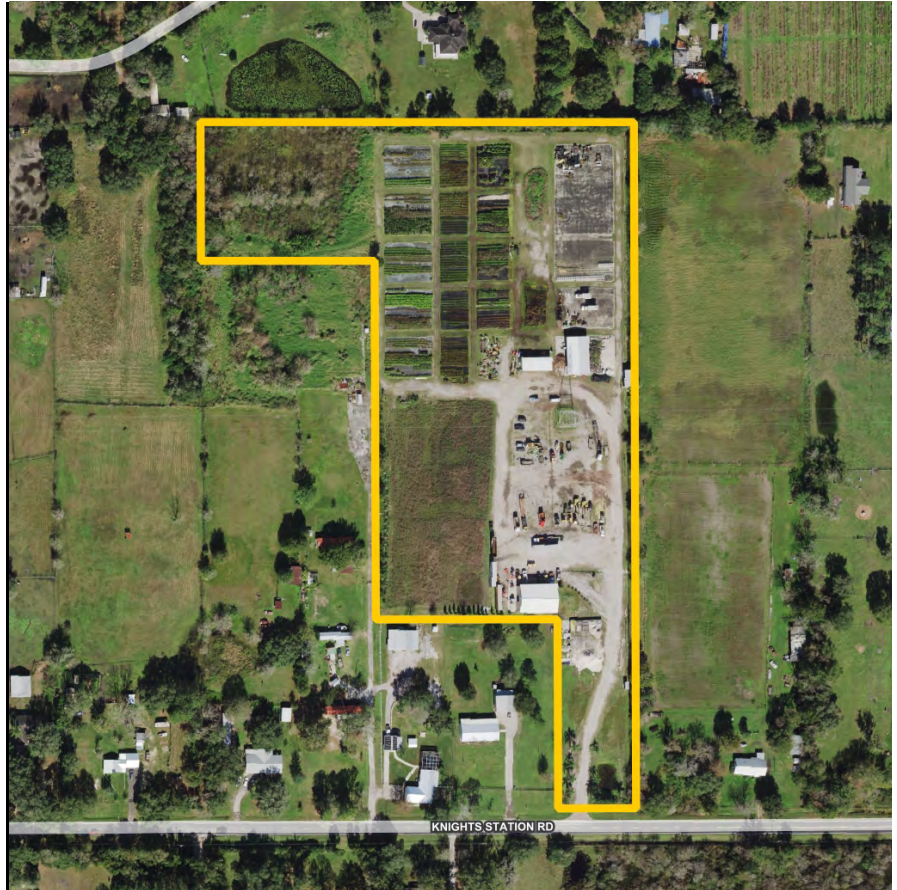
10-inch and 4-inch wells on site with irrigation in place



3,500 SF metal building on a 6-inch slab with 220-amp power & fully plumbed



Convenient access to I-4 and US Hwy 98



<b>Property Address</b>	5119 Knights Station Road, Lakeland, FL 33809	<b>Road Frontage</b>	150± feet on Knights Station Road
<b>Property Type</b>	Agricultural Land/Farms	<b>Property Taxes</b>	\$3,681.50 (2022)
<b>Size</b>	14.02± Acres	<b>Soil Types</b>	Predominantly Zolfo and Pomona fine sands
<b>Zoning</b>	A/RR	<b>Site Improvements</b>	<ul style="list-style-type: none"> <li>50' x 70' Metal Building</li> <li>• Two roll up doors 14' x 12'</li> <li>• 220-amp power</li> <li>• Fully plumbed</li> <li>• Clear height: 15.9'</li> </ul>
<b>Future Land Use</b>	A/RR		<ul style="list-style-type: none"> <li>25' x 55' Metal Building</li> <li>75' x 60' Aluminum Canopy on 6-inch slab</li> <li>• Clear height: 14'</li> <li>• Peak height: 15.9'</li> </ul>
<b>Price</b>	\$950,000		115' x 260' uncovered 6-inch slab
<b>County</b>	Polk		115' x 75' uncovered 6-inch slab
<b>Folio/Parcel ID</b>	23-28-06-000000-031030		
<b>STR</b>	06-28-23		
<b>Utilities</b>	2 wells on site and septic tank		
<b>Wells/Size</b>	10-inch and 4-inch		
<b>Pump/Size</b>	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

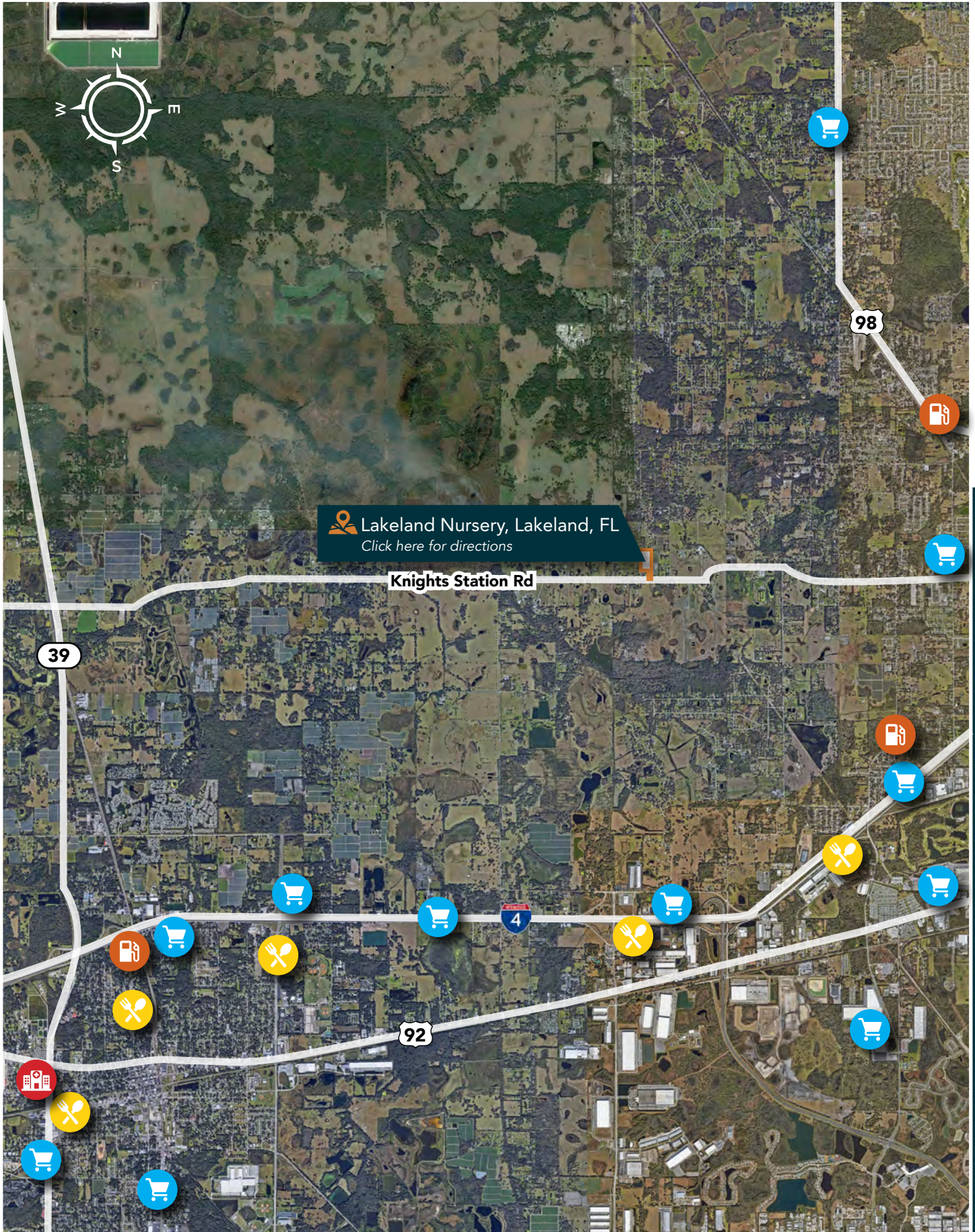
10-inch and 4-inch





# Photos





# **Fischbach** **LAND COMPANY**

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