

SAUNDERS LAND

Rockridge Recreation and Homesites

13275 Rockridge Rd, Lakeland, Florida 33809

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Rockridge Rd



Sale Price $950,000

Offering Summary

Acreage:	86.3 Acres
Price / Acre:	$11,008
State:	Florida
City:	Lakeland
County:	Polk
Property Type:	Acreage and Estates, Hunting and Recreational Land, Development Land

Property Overview

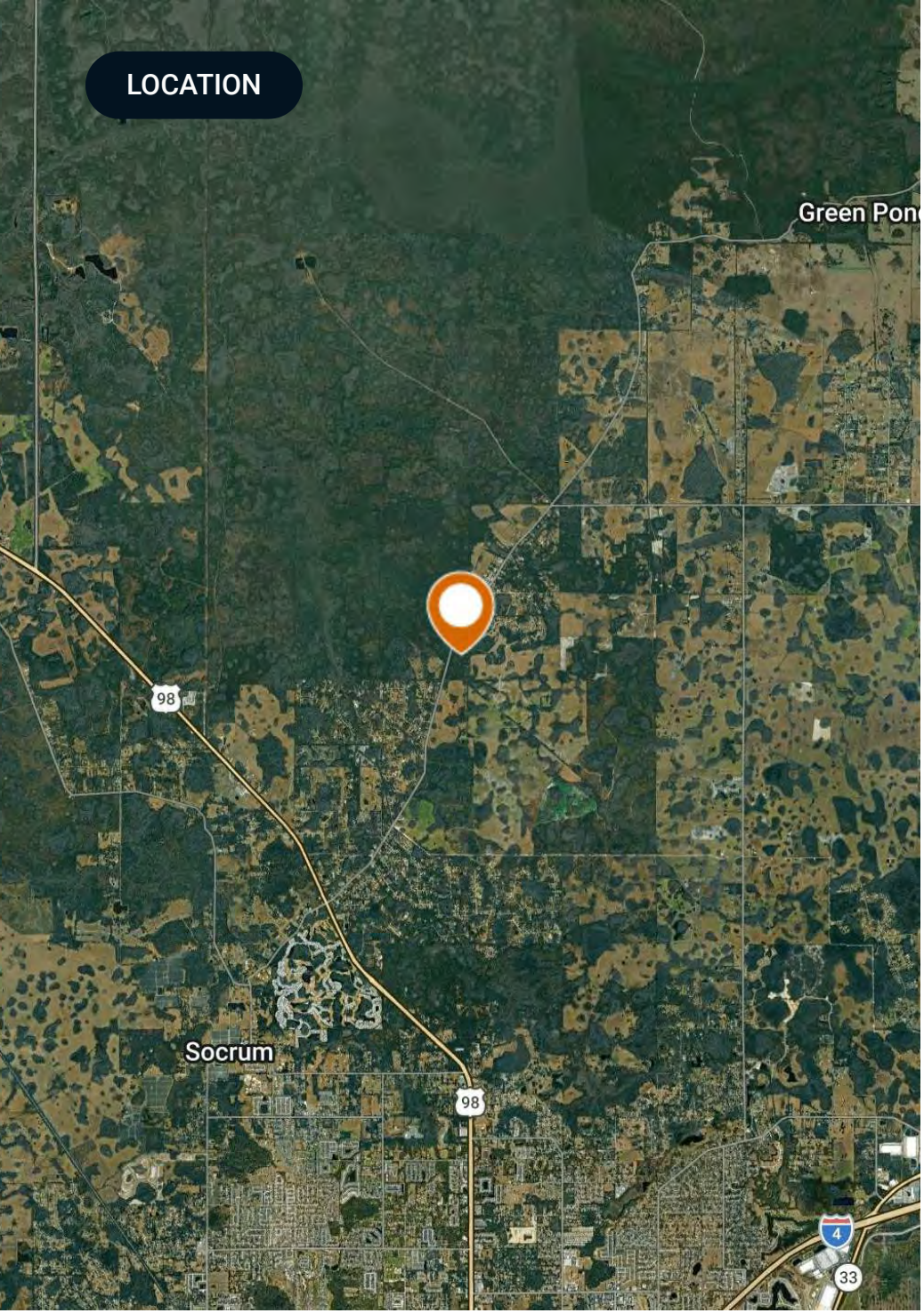
Rockridge Recreation and Homesites presents a land investment opportunity in the Lakeland area for buyers seeking flexibility and long-term potential. This property is well suited for four two-acre homesites and recreational use, offering a straightforward opportunity to position capital in a land asset with multiple possible paths for future enjoyment or ownership strategy.

The property is encumbered with a perpetual conservation easement. The easement will allow the property to be split six times, however, the underlying land use will only allow a minimum of 20 acre parcels. The homesites must be contained within two acre footprints. The property includes four allowable lots, creating added appeal for investors evaluating land with subdivision-style composition and distinct planning potential within a single offering. With zoning in place as A/RRX, the site supports its intended character and use profile.



Specifications & Features

Uplands / Wetlands:	43 ± Upland AC / 43 ± Wetland AC
Soil Types:	Smyrna and Myakka; Floridana Muck; Holopaw Fine
Taxes & Tax Year:	2026 - $0
Zoning / FLU:	A/RRX
Road Frontage:	4,300 ± FT on Rockridge Road
Fencing:	Barbed wire
Current Use:	Recreation
Potential Recreational / Alt Uses:	Recreation, Hunting, 4 - 2 acre homesites
Land Cover:	Woods, native vegetation
Structures & Year Built:	None



Location & Driving Directions

Parcel:	232611000000012010
GPS:	28.23383, -81.9755799
Driving Directions:	• From Lakeland go north on US 98 to Rockridge Road, turn right and travel 3 miles • Property is on the right (east side) side of the road.
Showing Instructions:	Call agent


REGIONAL MAP
Nobleton
Center Hill
Webster
Mabel
Mascotte
Groveland
Tarrytown
Brooksville
North Weeki Wachee
Hill 'N Dale
Lacoochee
Spring Hill
Shady Hills
Dade City
San Antonio
Pasadena Hills
Wesley Chapel
Zephyrhills
Land O' Lakes
Odessa
Lutz
Crystal Springs
Socrum
Kathleen
Withla
Green Pond
Polk City
Lake Apopka
Montverde
Minneola
Clermont
Winter Garden
Winter Park
Orlando
Windermere
Oak Ridge
Doctor Phillips
Horizon West
Lake Buena Vista
Meadow Woods
Hunters Creek
Buena Ventura Lakes
Kissimmee
Loughman
Davenport
Poinciana
Haines City
Lake Alfred
Auburndale
Grenelefe
Lakeland
Winter Haven
Dundee
Eaton Park
Plant City
Temple Terrace
Greater Carrollwood
Town 'N' Country
Seffner
Dover
Tampa
Medulla
Highland City
Eagle Lake
Wahneta
Brandon
Willow Oak
Mulberry
Bartow
Lake Wales
Alcoma
Alturas
Highland Park
Nalcrest
Babson Park
Indian Lake Estates
Homeland
Bloomingdale
Riverview
Bradley
Google

OUTLINE MAP


Rockridge Rd
Rockridge Rd
Rockridge Rd
Saddlewood Blvd
SAUNDERS REAL ESTATE
Rockridge Recreation and Home Site
Polygon
mi
0.00
0.10
0.21
0.31
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WETLANDS MAP



ADDITIONAL PHOTOS







ADDITIONAL PHOTOS









ADDITIONAL PHOTOS









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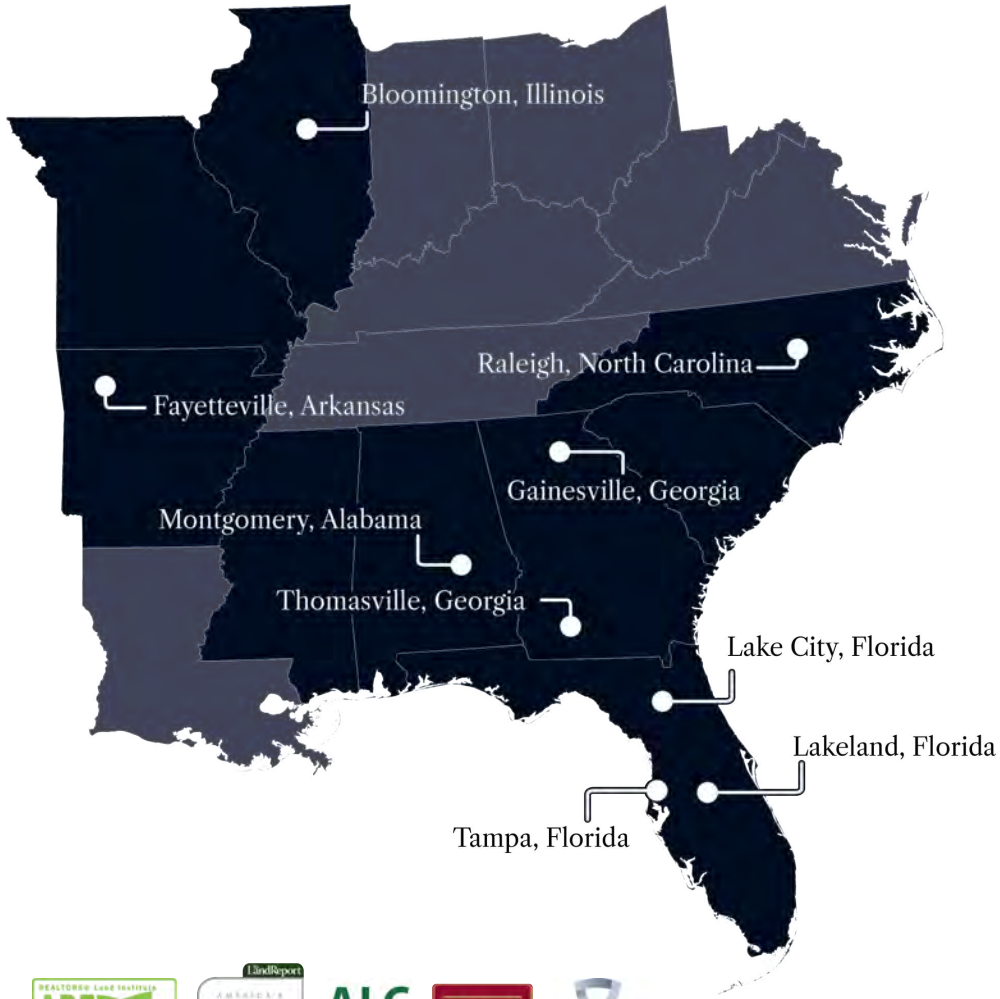
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SAUNDERS VALUATIONS

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