



# POLK COUNTY ROCK MINE

13300 HOWARD BLVD  
KATHLEEN, FL 33849

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**Bo Jahna**

863.557.0320

[bojahna@svn.com](mailto:bojahna@svn.com)

**David Saley**

863.220.4444

[david.saley@svn.com](mailto:david.saley@svn.com)



# Property Overview



## OFFERING SUMMARY

|                       |                                                                 |
|-----------------------|-----------------------------------------------------------------|
| <b>Acreage:</b>       | <b>425± Acres</b>                                               |
| <b>Price / Acre:</b>  | <b>Call for Pricing</b>                                         |
| <b>City:</b>          | Kathleen                                                        |
| <b>County:</b>        | Polk                                                            |
| <b>Property Type:</b> | Mining, Residential<br>Development, Transitional,<br>Waterfront |

## PROPERTY OVERVIEW

This is a unique investment opportunity in Polk County and the only active rock mine in the county, spanning 425 acres of highly versatile land. This property offers both industrial and residential development potential, featuring 85 acres of permitted mining ready for immediate extraction, with the capacity to produce essential materials like riprap, base rock, and commercial grades 57 and 89 rock. With 10-15 million tons of high-quality limerock and a potential expansion of up to 18 million tons, this site ensures significant long-term value. Additionally, it includes 10 acres of industrial land perfect for your own personal Ready-Mix operation and 85 approved homesites for future residential development, making it a strategic asset in a rapidly growing region. As the only permitted rock pit in Polk County, this property offers a rare, competitive advantage. Don't miss out on this exceptional opportunity to secure a unique investment in a prime Central Florida location. Contact us today for more details!



## SPECIFICATIONS & FEATURES

|                                    |                                                                                                                                        |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Land Types:                        | <ul style="list-style-type: none"><li>• Mining</li><li>• Residential Development</li><li>• Transitional</li><li>• Waterfront</li></ul> |
| Uplands / Wetlands:                | Uplands 250 acres, wetlands 175 acres <ul style="list-style-type: none"><li>• Limerock</li><li>• Baserock</li></ul>                    |
| Soil Types:                        | <ul style="list-style-type: none"><li>• Riprap</li><li>• 57 rock</li><li>• 89 rock</li></ul>                                           |
| Taxes & Tax Year:                  | 2023 - \$12,696                                                                                                                        |
| Zoning / FLU:                      | Mining, 10 acres of industrial                                                                                                         |
| Lake Frontage / Water Features:    | Beautiful lakes, perfect for waterfront homes                                                                                          |
| Road Frontage:                     | Connects to CR 54                                                                                                                      |
| Nearest Point of Interest:         | 25 minutes to DT Lakeland<br>45 minutes to DT Tampa<br>1 hour to DT Orlando<br>1 hour to The Villages                                  |
| Current Use:                       | Property is currently an inactive rock mine                                                                                            |
| Potential Recreational / Alt Uses: | Approved for 80 future homesites                                                                                                       |
| Structures & Year Built:           | Truck scales and weigh station                                                                                                         |



# Location



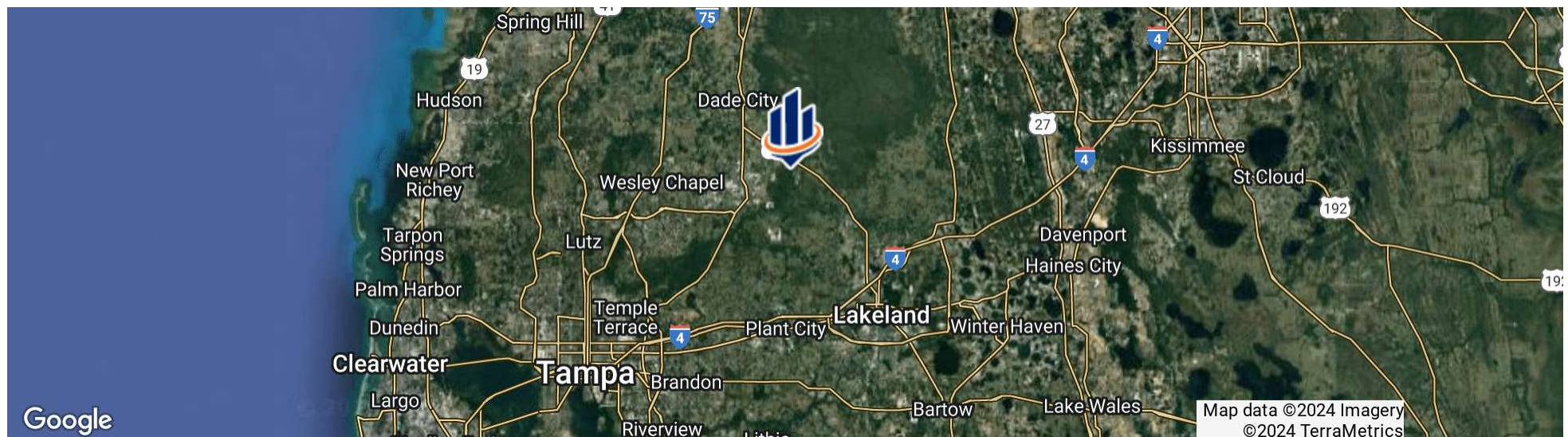
## LOCATION & DRIVING DIRECTIONS

Parcel: 222610000000011010

GPS: 28.2502011, -82.1011673

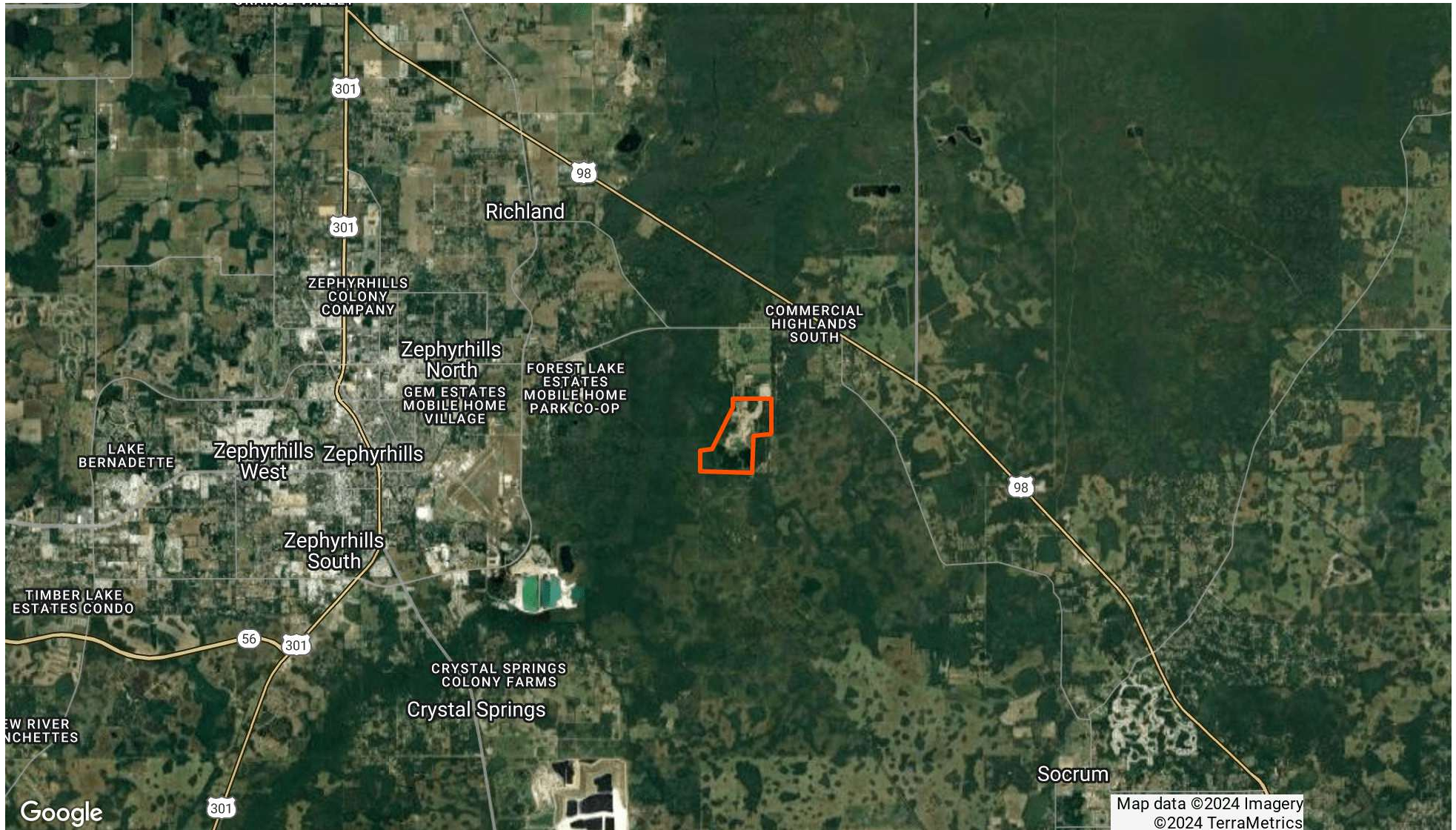
Driving Directions: Heading N on 98 from Kathleen, Turn Left on 54, Turn Left on Howard Blvd, Property is at end of road

Showing Instructions: Call Bo Jahna or David Saley





# Location Map









# Additional Photos















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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

**ARKANSAS**

112 W Center St, Suite 501  
Fayetteville, Arkansas 72701  
479.582.4113

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