



POLK COUNTY ROCK MINE

13300 Howard Blvd, Kathleen, FL 33849

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PROPERTY OVERVIEW



Sale Price

\$12,000,000

OFFERING SUMMARY

Acreage: **425± Acres**

Price / Acre: **Call for Pricing**

City: Kathleen

County: Polk

Property Type: Mining, Residential Development, Transitional, Waterfront

Video: [View Here](#)

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



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Land Types:	<ul style="list-style-type: none">• Mining• Residential Development• Transitional• Waterfront
Uplands / Wetlands:	Uplands 250 acres, wetlands 175 acres
Soil Types:	<ul style="list-style-type: none">• Limerock• Baserock• Riprap• 57 rock• 89 rock
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 45 minutes to DT Tampa 1 hour to DT Orlando 1 hour to The Villages

SPECIFICATIONS & FEATURES



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

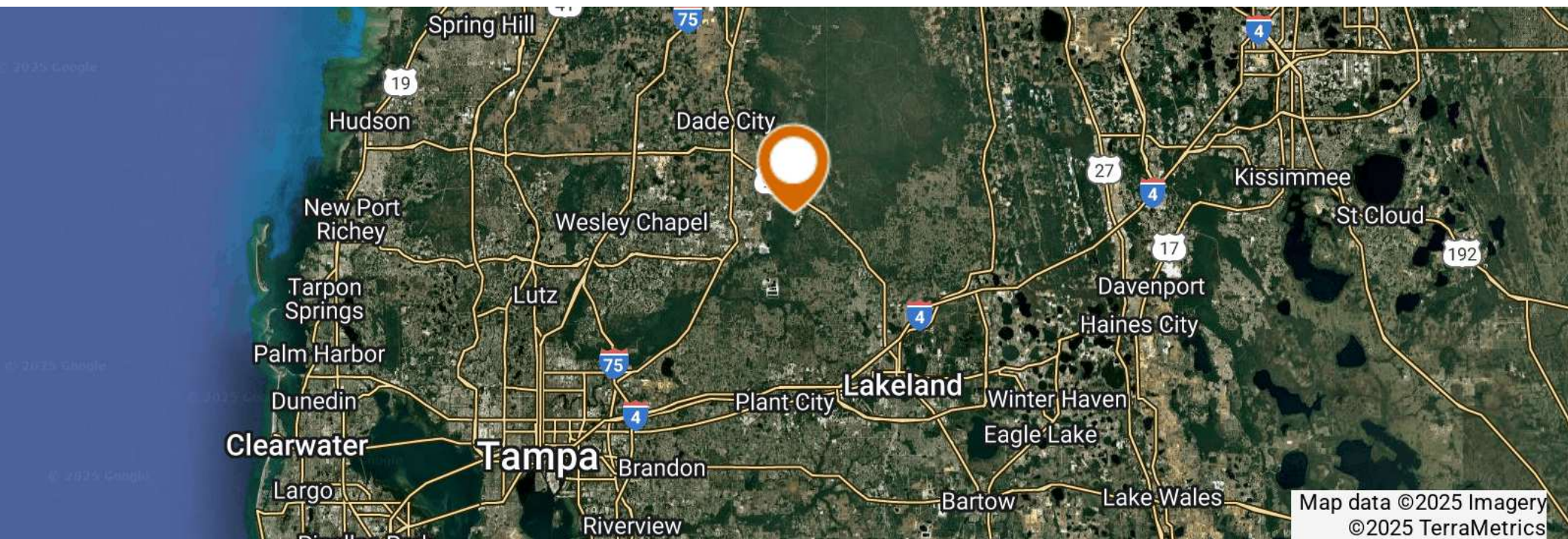


LOCATION & DRIVING DIRECTIONS

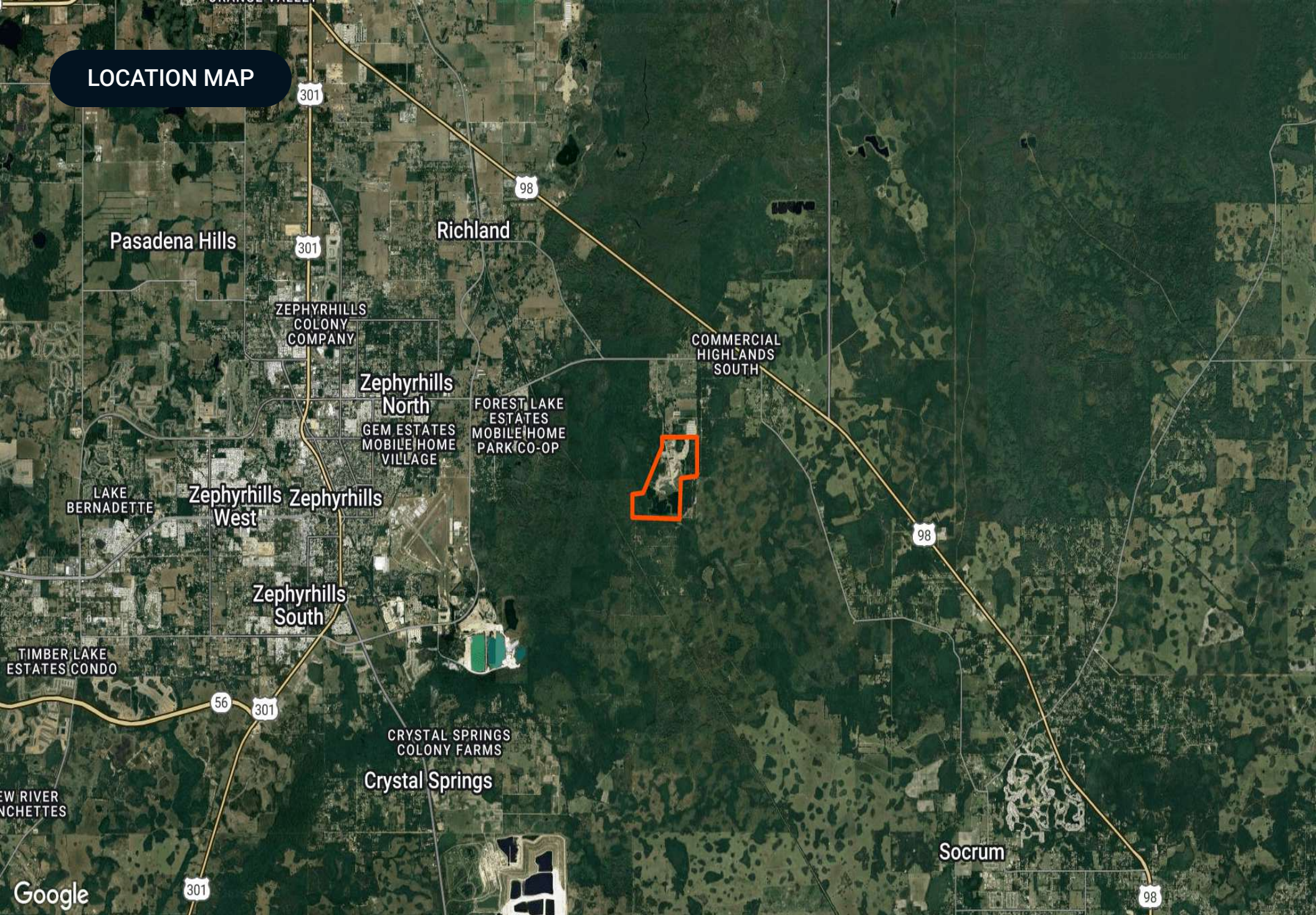
Parcel: 22261000000011010

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



LOCATION MAP





ADDITIONAL PHOTOS









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