



58 ACRES INDUSTRIAL DEVELOPMENT - POLK PARKWAY FRONTAGE

2925 PAVER RD
LAKELAND, FL 33803

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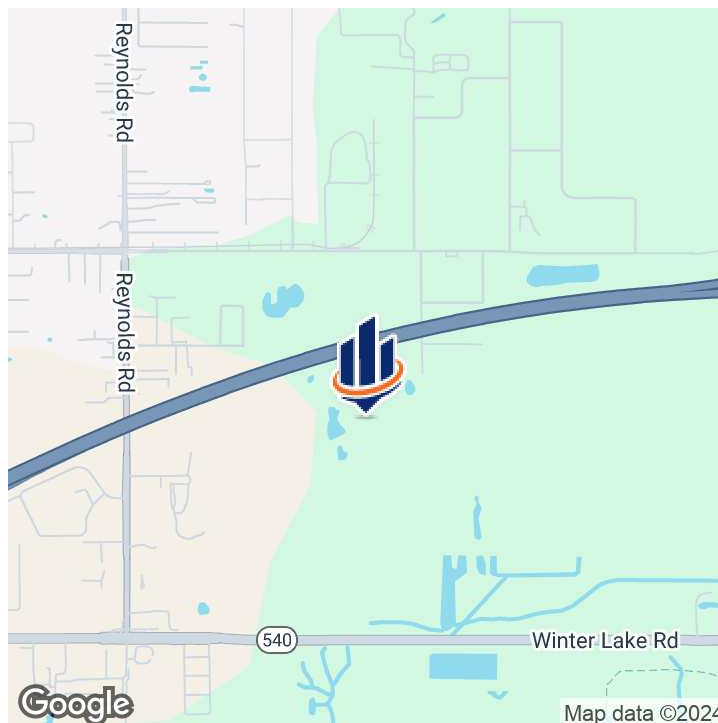
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Polk Parkway



28,100 ±
Cars/Day

Property Summary



OFFERING SUMMARY

Sale Price:	\$4,000,000
Lot Size:	58.73 Acres
Price / Acre:	\$68,108
Zoning:	IND, Unincorporated Polk County
APN:	24-28-35-000000- 012030
AADT:	28,100 ± Cars/Day

PROPERTY OVERVIEW

58.73 acres of high profile industrial property in Lakeland, Florida. This property is located directly on the Polk Parkway, the popular and growing toll highway linking the County between Exits 25 and Exit 41 on Interstate 4. This site is prime for development.

Several high profile companies are located along this highway, including Bernie Little Distributors and Ring Power. Traffic counts reach approximately 28,100 vehicles per day.

This property is zoned IND, unincorporated Polk County. This is a generous zoning classification and allows the following main uses: heavy machinery equipment and sales, kennels, manufacturing, office, warehousing, commercial vehicle parking and many more.

Access to the site is directly off Paver Road, which runs off Maine Ave. The site is located just under the Polk Parkway bridge.



PROPERTY HIGHLIGHTS

- Located at the heart of the Polk Parkway, Lakeland. Excellent visibility from the Parkway, joining other companies like Bernie Little Distributing, Ring Power and many others.
- 58.73 Acres, zoned IND, Unincorporated Polk County. Zoning uses include heavy machinery equipment and sales, kennels, manufacturing, office, warehousing, commercial vehicle parking and many more.
- Access to the property is from Paver Road, which runs directly off of Maine Ave. Maine Ave is a well known industrial area in the city.
- The Polk Parkway is a toll road which links Polk County between Exits 25 and 41 of Interstate 4. The road is currently under construction to eliminate many of the tolling stations and make them automated.
- There is also an expansion underway for the Parkway, with future access to State Road 60, a major east/west thoroughfare that runs through the state.
- Soil report and survey available.
- Electric is provided by Lakeland Electric.

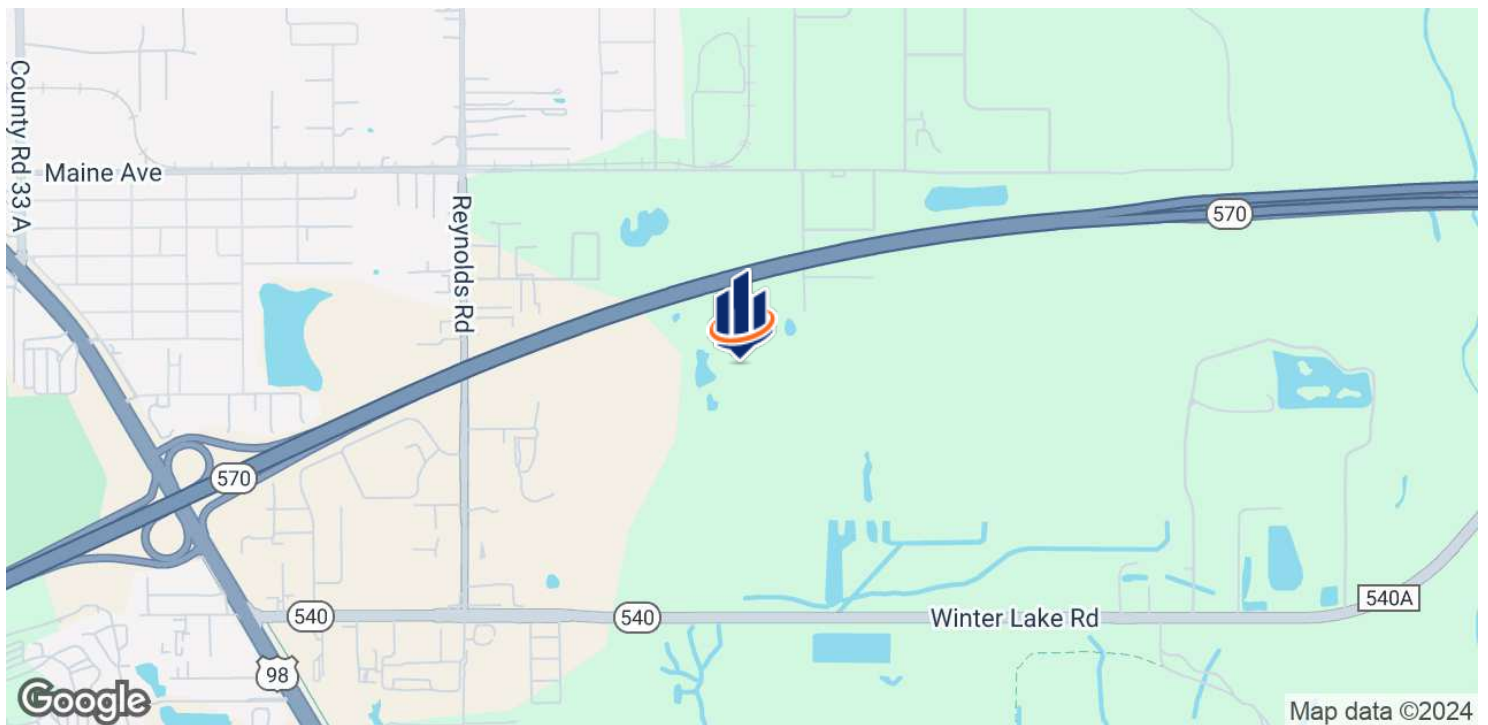
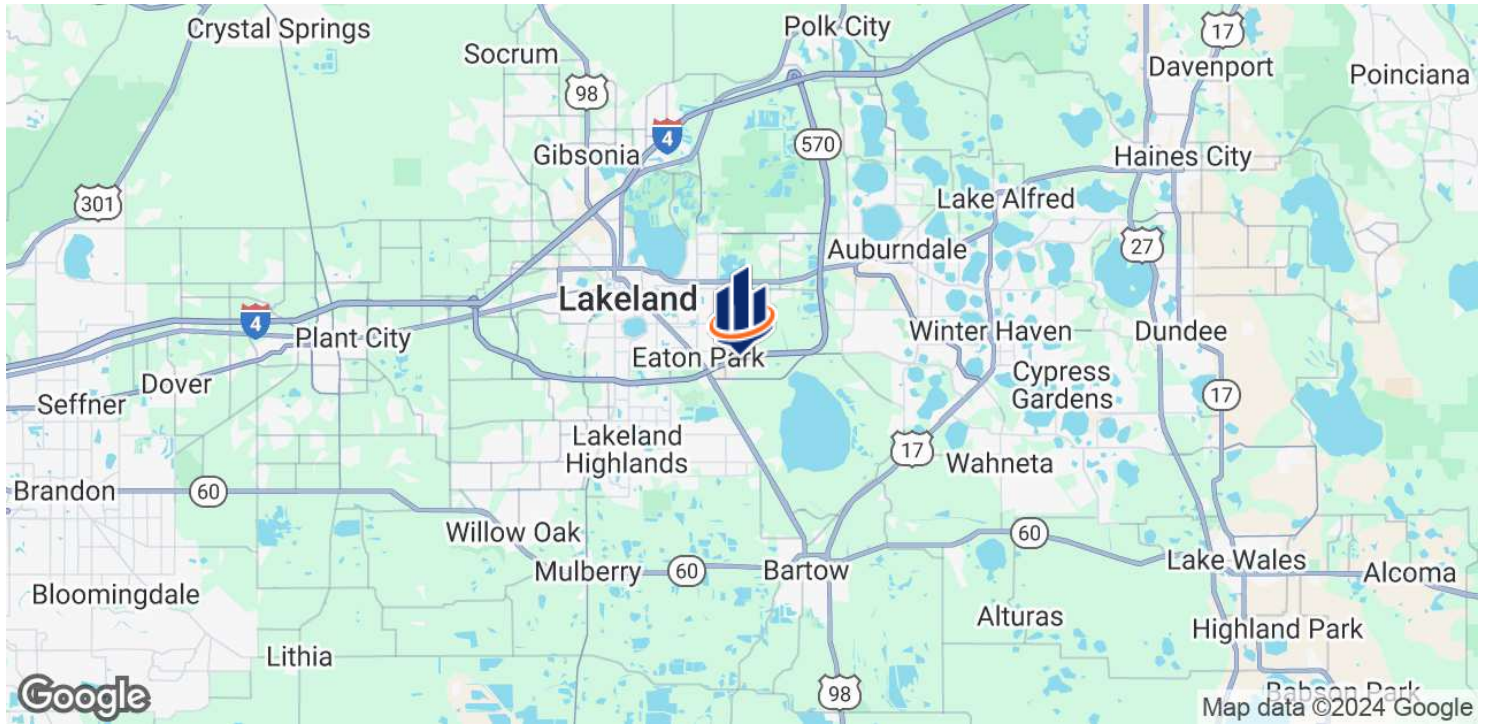




Additional Photos



Regional & Location Map



Market Area Map





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
	Advance Auto
	Parts

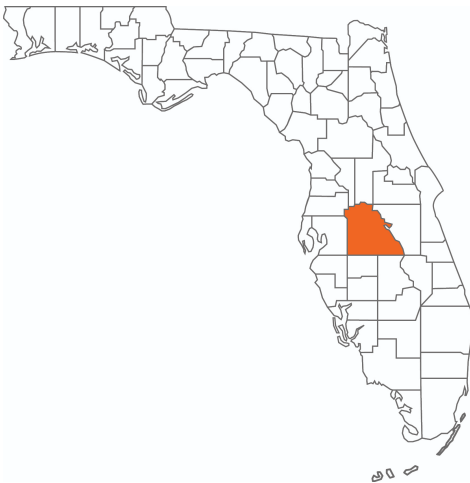
Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that 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, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright’s most extensive on-site collection of architecture.



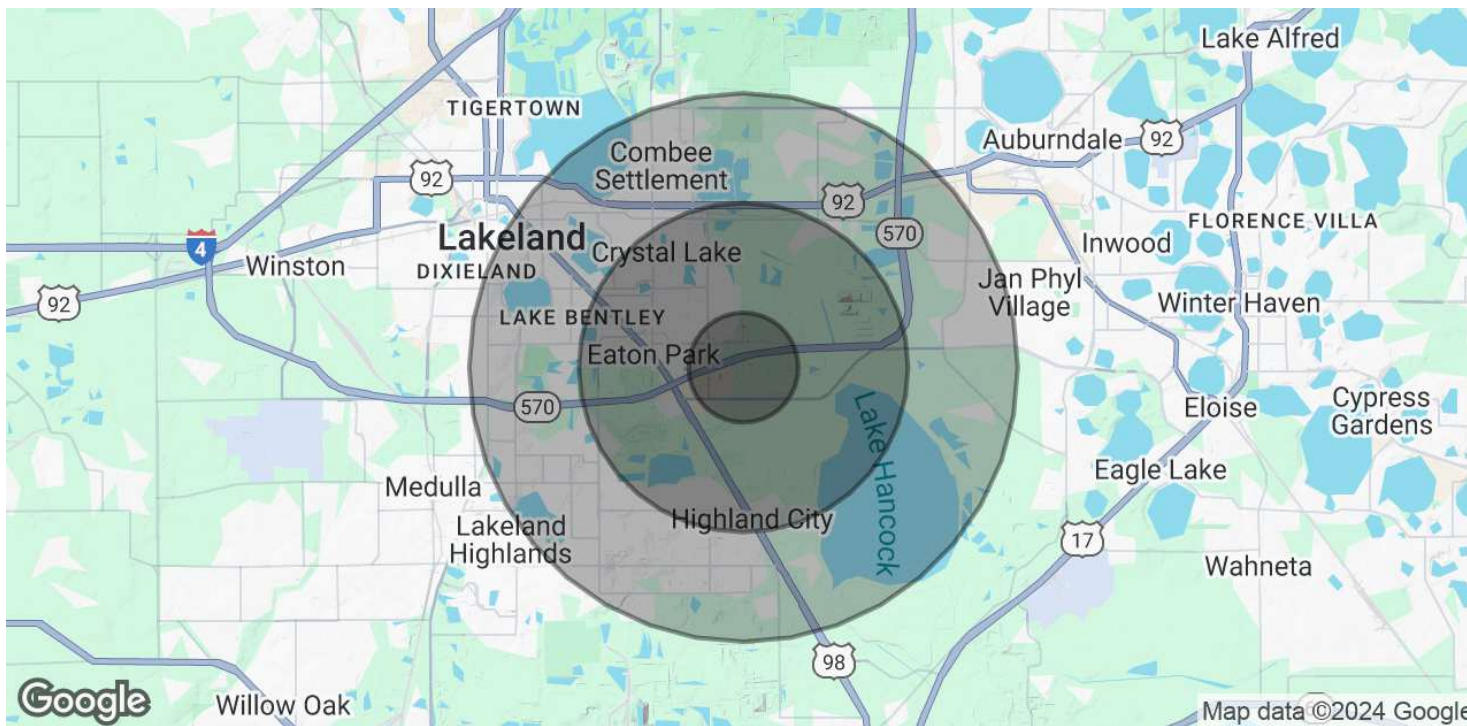
POLK COUNTY FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	778	28,420	110,620
Average Age	43	39	40
Average Age (Male)	42	38	40
Average Age (Female)	44	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	302	10,679	41,274
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$65,953	\$75,274	\$93,883
Average House Value	\$141,862	\$231,245	\$288,927

Demographics data derived from AlphaMap



CRAIG MORBY

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PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board



ERIC AMMON, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member [CCIM] designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

MEMBERSHIPS

Certified Commercial Investment Member



CARSON FUTCH

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PROFESSIONAL BACKGROUND

Carson Futch is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

While located in Northeast Georgia, Carson holds a Broker Associate license in both Florida and Georgia. He is a 6th-generation Floridian, a Plant City native, and grew up on a working ranch and citrus operation. During the 41 years of his career, Carson has been an owner and manager of different businesses involved in real estate sales, development, production, agriculture, harvesting, marketing, and agritourism.

While at SVN | Saunders Ralston Dantzler, Carson has accumulated over \$50 million in sales since 2015, representing 6200+ acres. He has represented buyers and sellers of plant nursery operations, cattle ranches, hunting and recreational properties, as well as citrus groves and nurseries. Carson has also worked on many transactions involving the conversion of groves and ranches into solar farms, strawberry, vegetable, and tree farms, fish farms, commercial properties, and medical marijuana facilities.

In 2018, Carson was appointed to serve on the UF/IFAS Industrial Hemp Pilot Project Advisory Committee. In this role, he helped to assess and recommend guidelines for growing, manufacturing, and processing a variety of hemp production across Florida as a new agricultural industry.

Additionally, Carson is a member of the Georgia Mountain Lakes Association. He is also an active volunteer who has served on various councils and committees for his church, community, and the agricultural industry. He is a past president of the Rotary Club of Plant City, Florida where he was a member for 28 years.

Carson obtained a Bachelor of Science degree in Agriculture, School of Food, and Resource Economics from the University of Florida in 1981.

Carson specializes in:

- Farmland
- Ranchland
- Hunting & Recreational Land
- Medical Marijuana Facilities [Growing, Processing, and Dispensing]
- Hemp [Growing, Manufacturing, Processing]
- Plant, Citrus, and Foliage Nursery Operations
- Solar Farms
- Commercial & Residential Development Tracts

MEMBERSHIPS

- Georgia Farm Bureau
- Florida Association of Agri Tourism
- Florida Nursey Growers and Landscapers Association



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

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