



13,100 ±
Cars/Day

Airport Rd

LAKELAND AIRPORT RD DEVELOPMENT ACREAGE

Lakeland, FL 33811

Old Tampa Hwy

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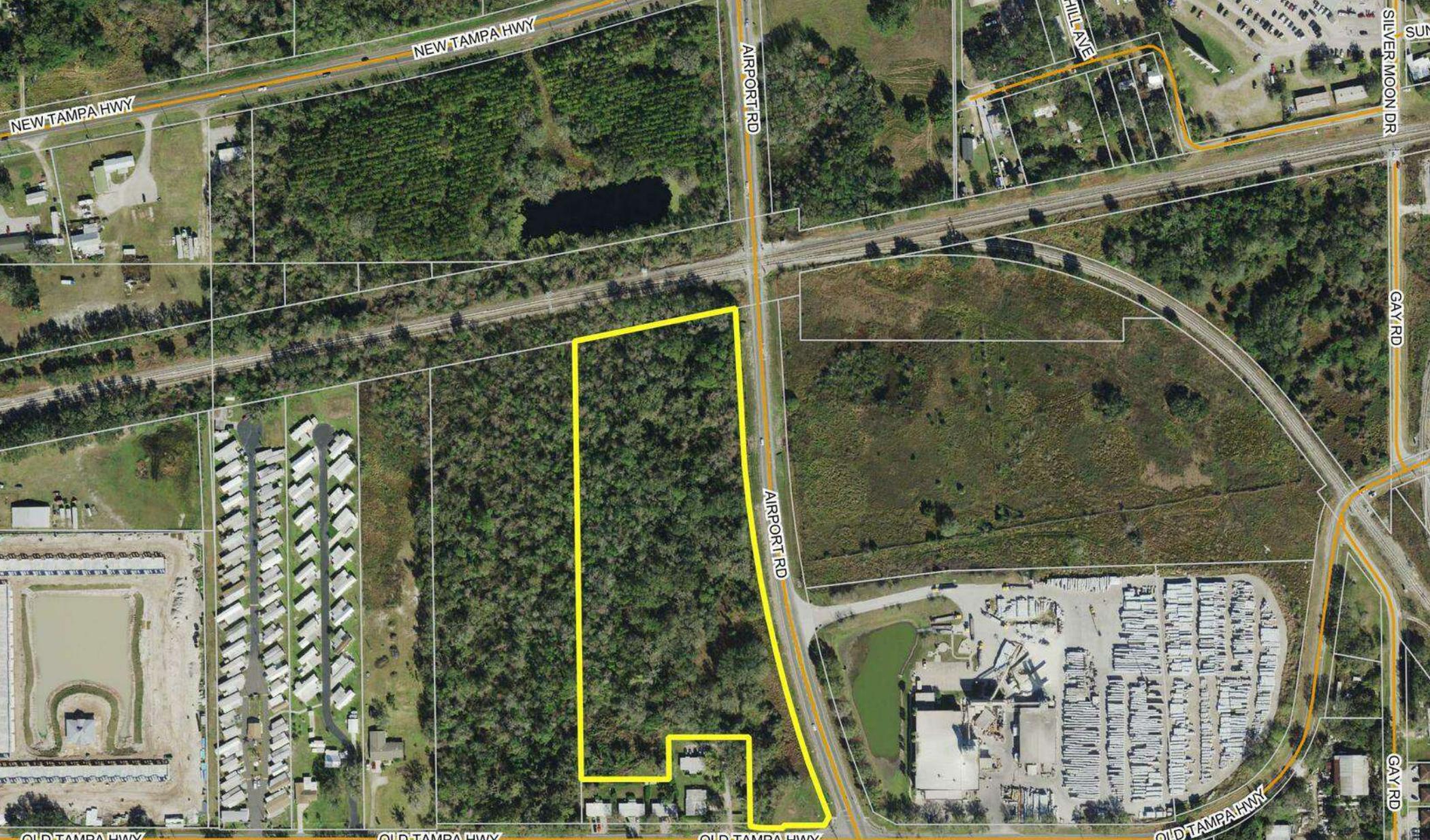
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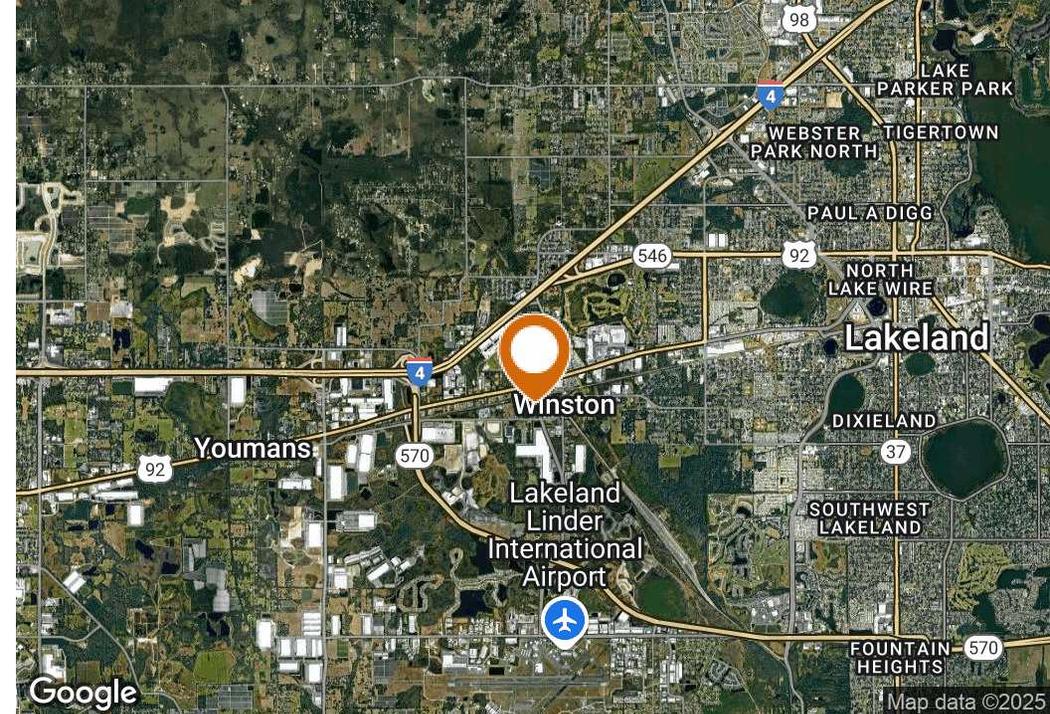
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Section 1

PROPERTY INFORMATION

PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$875,000
Lot Size:	9.93 ± Acres
Upland Acres:	5 ± Acres
Price/Upland Acre:	\$175,000
APN:	23282100000043010
Zoning:	Residential Low - 4 (Polk County)
Road Frontage:	1,180 ± FT (Airport Rd)
Traffic Count:	13,100 Cars/Day (Airport Rd)
Property Taxes:	\$842.28 (2024)

PROPERTY OVERVIEW

The subject property is located along the northwest corner of Airport Road and Old Tampa Highway in Lakeland, FL. The total site acreage is nearly 10 acres, with about 5 ± upland acres. Additionally, there is approximately 370 ± FT of direct rail frontage along the northern boundary of the property.

Major thoroughfares within a 2 ± mile radius of the site include the Polk Parkway, I-4, US 92, and the Lakeland Linder Airport. Major businesses near the property include a Rooms To Go Distribution Center, Publix Headquarters, Tremron Lakeland building materials, Knight Transportation, and many more.

PROPERTY HIGHLIGHTS

- Proximity to major thoroughfares
- Potential to rezone for industrial use
- 2 ± miles north of the Lakeland Linder Airport

LOCATION & ZONING DESCRIPTION



LOCATION DESCRIPTION

This prime location ensures efficient connectivity to key markets and cities, facilitated by proximity to I-4, I-75, and the Lakeland Limer Airport. Orlando is only about an hour drive northeast and Tampa is less than 40 minutes west of the site.

ZONING DESCRIPTION

The purpose of the RL-4 district is to provide areas for the low density residential needs of residents in urban areas who desire areas with smaller lots, a minimum of 6,000 square feet.

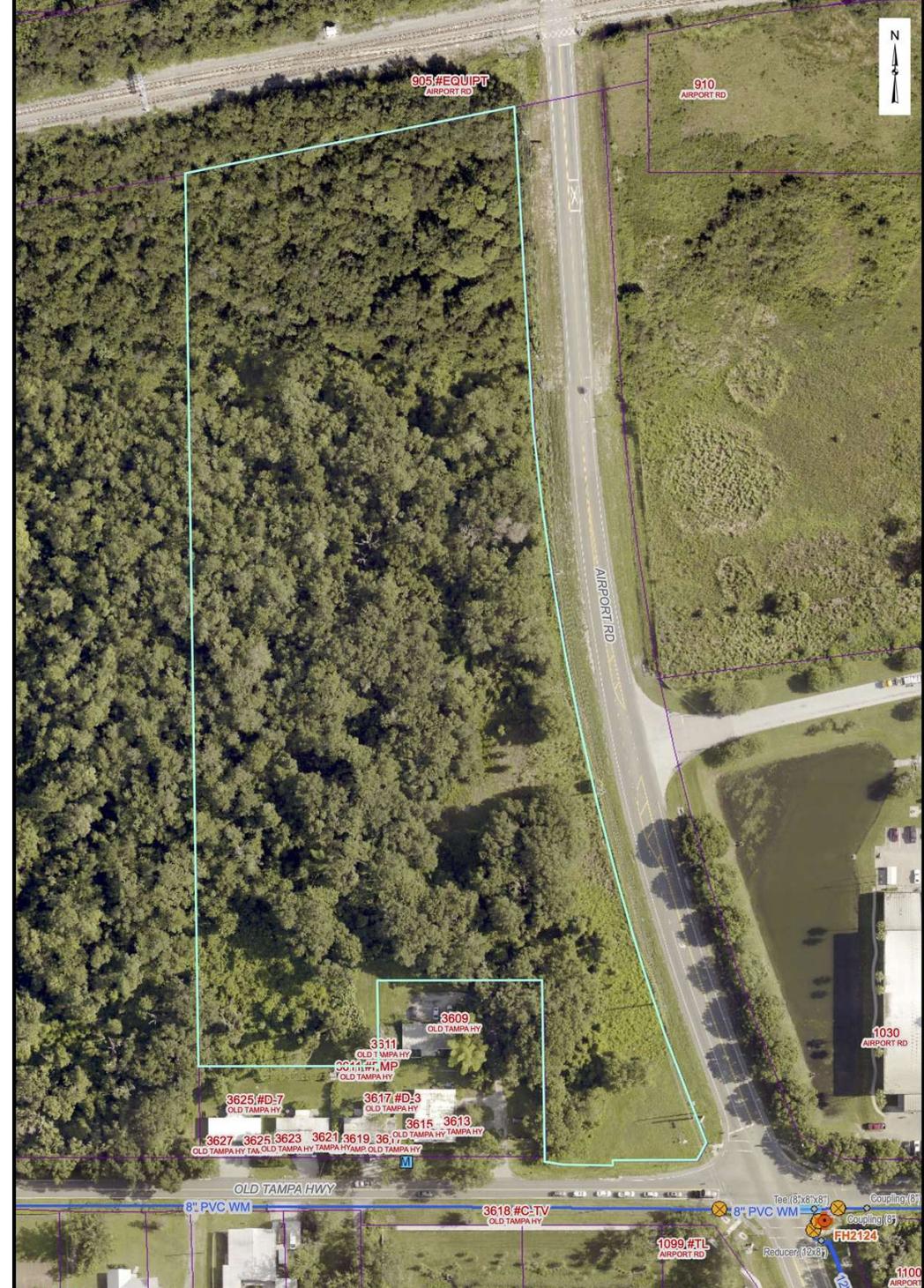


UTILITIES

WATER & SEWER

The property is located within the City of Lakeland's utility service area. There's an 8" water main running along Old Tampa Highway. Sewer is about 1,300 feet south, on the east side of Airport Road.

There's also another sewer line that ends approximately 2,000 feet to the west, on the north side of Old Tampa Highway.





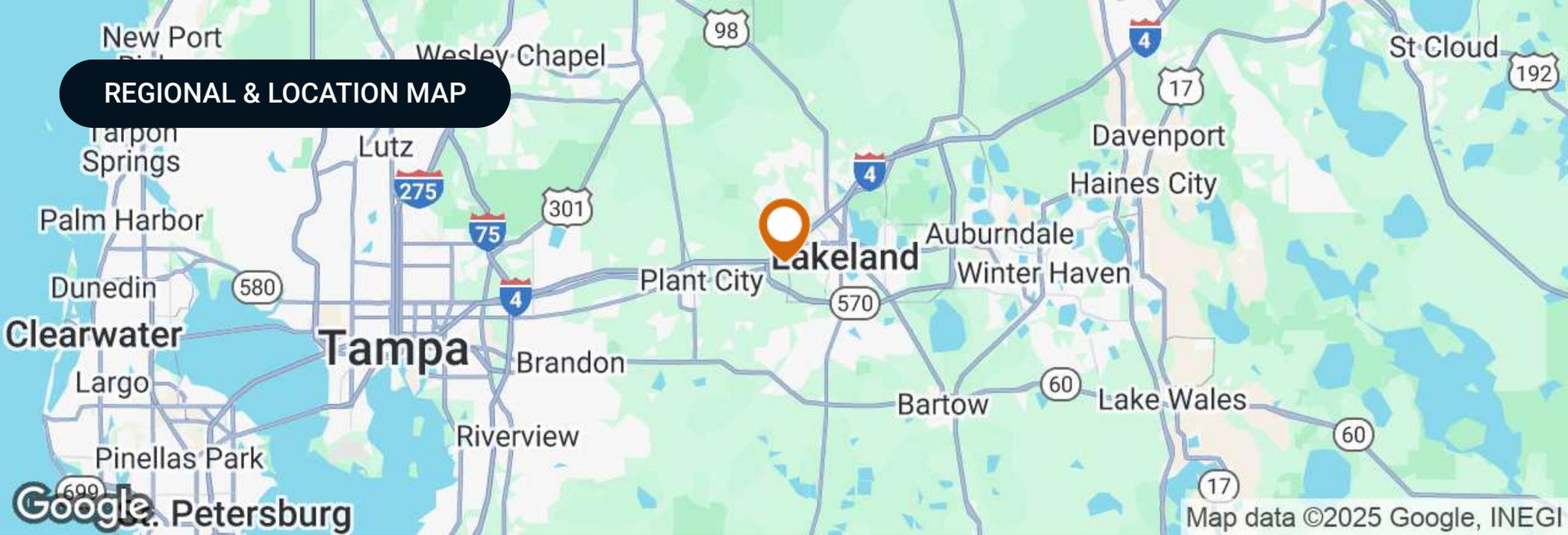
Airport Rd

13,100 ±
Cars/Day

Section 2

LOCATION INFORMATION

REGIONAL & LOCATION MAP



BENCHMARK DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles	15 Mins	30 Mins	60 Mins	Lakeland	Polk County	FL	US
Population	26,382	103,757	363,660	193,569	636,761	3,559,118	121,710	812,640	22,779,514	338,440,954
Households	10,728	40,237	136,520	74,627	237,021	1,369,792	48,929	303,601	9,084,882	130,716,571
Families	6,401	24,717	91,313	47,281	159,491	884,604	28,708	207,373	5,826,884	83,629,781
Average Household Size	2.45	2.46	2.60	2.51	2.63	2.55	2.33	2.62	2.45	2.53
Owner Occupied Housing Units	7,143	24,370	92,190	46,413	161,366	874,115	27,969	216,091	6,029,935	84,133,084
Renter Occupied Housing Units	3,585	15,867	44,330	28,214	75,655	495,677	20,960	87,510	3,054,947	46,583,487
Median Age	43.5	39.2	39.7	39.6	39.8	39.6	40.0	41.2	43.5	39.3
Housing Unit/Household Ratio	1.11	1.08	1.17	1.10	1.18	1.15	1.18	1.21	1.19	1.12
Adjusted Population	26,151	100,368	379,664	189,226	667,838		127,925	878,319	24,122,879	
Income										
Median Household Income	\$51,287	\$59,185	\$67,167	\$62,588	\$65,522	\$73,800	\$59,505	\$63,515	\$74,715	\$79,068
Average Household Income	\$76,709	\$79,455	\$86,968	\$82,739	\$87,194	\$102,670	\$80,863	\$83,346	\$105,305	\$113,185
Per Capita Income	\$31,466	\$31,057	\$32,689	\$32,082	\$32,547	\$39,589	\$32,709	\$31,188	\$42,078	\$43,829
Trends: 2024 - 2029 Annual Growth Rate										
Population	1.98%	2.23%	1.73%	1.96%	1.52%	1.48%	1.32%	1.93%	0.93%	0.38%
Households	1.88%	2.21%	1.73%	1.99%	1.52%	1.52%	1.33%	1.84%	1.15%	0.64%
Families	1.83%	2.24%	1.65%	1.93%	1.45%	1.51%	1.27%	1.80%	1.12%	0.56%
Owner HHs	2.53%	3.53%	2.74%	3.25%	2.45%	2.04%	2.24%	2.37%	1.66%	0.97%
Median Household Income	4.15%	4.52%	3.73%	4.19%	3.98%	3.49%	4.15%	4.27%	3.25%	2.95%

- Over 636,000 people with a median age of 39.8 within a 30-minute drive from the property.
- Median household income of over \$59,000 within a 5-mile radius from the property.

April 2025

3 Mile 5 Miles 10 Miles 15 Mins 30 Mins 60 Mins Lakeland Polk County FL US

Households by Income

<\$15,000	11.60%	11.50%	8.80%	10.20%	9.10%	8.10%	10.80%	9.30%	8.40%	8.60%
\$15,000 - \$24,999	12.10%	9.20%	7.30%	7.90%	7.70%	6.30%	8.40%	8.00%	6.60%	6.30%
\$25,000 - \$34,999	12.70%	10.60%	9.20%	9.90%	9.00%	7.40%	11.40%	10.30%	7.40%	6.70%
\$35,000 - \$49,999	12.50%	11.60%	12.60%	12.40%	12.80%	11.90%	12.40%	12.90%	11.00%	10.10%
\$50,000 - \$74,999	14.60%	15.50%	16.00%	16.20%	16.30%	17.00%	15.20%	15.20%	16.90%	15.70%
\$75,000 - \$99,999	12.20%	13.40%	13.90%	13.90%	13.90%	13.20%	13.50%	14.20%	13.60%	12.80%
\$100,000 - \$149,999	15.20%	18.10%	19.30%	18.50%	17.90%	17.50%	18.00%	18.70%	17.20%	17.60%
\$150,000 - \$199,999	4.00%	5.60%	7.70%	6.30%	7.70%	8.70%	5.70%	6.70%	8.60%	9.50%
\$200,000+	5.10%	4.40%	5.10%	4.70%	5.60%	10.00%	4.70%	4.60%	10.40%	12.60%

Population by Age

0 - 4	5.80%	5.70%	5.60%	5.60%	5.60%	5.30%	5.10%	5.40%	4.70%	5.50%
5 - 9	6.00%	5.70%	5.90%	5.80%	6.00%	5.60%	5.20%	5.70%	5.10%	5.80%
10 - 14	6.40%	6.00%	6.30%	6.10%	6.40%	6.00%	5.50%	6.20%	5.40%	6.00%
15 - 19	5.90%	6.10%	6.60%	6.20%	6.50%	6.30%	6.10%	6.30%	5.80%	6.40%
20 - 24	5.40%	8.10%	7.00%	7.40%	6.60%	6.70%	8.50%	6.30%	6.10%	6.80%
25 - 34	11.20%	13.00%	12.70%	13.20%	12.70%	13.90%	13.50%	12.40%	12.30%	13.50%
35 - 44	11.00%	12.00%	12.50%	12.20%	12.70%	13.60%	11.60%	12.40%	12.50%	13.30%
45 - 54	10.60%	11.00%	11.60%	11.30%	11.80%	12.50%	10.60%	11.60%	12.10%	12.10%
55 - 64	13.50%	11.90%	12.20%	12.10%	12.40%	12.20%	11.70%	12.30%	13.30%	12.30%
65 - 74	13.50%	11.00%	10.90%	11.00%	10.80%	10.30%	11.50%	11.90%	12.30%	10.40%
75 - 84	8.30%	6.90%	6.60%	6.80%	6.40%	5.90%	7.70%	7.40%	7.70%	5.70%
85+	2.50%	2.50%	2.20%	2.50%	2.00%	1.90%	3.00%	2.20%	2.70%	2.00%

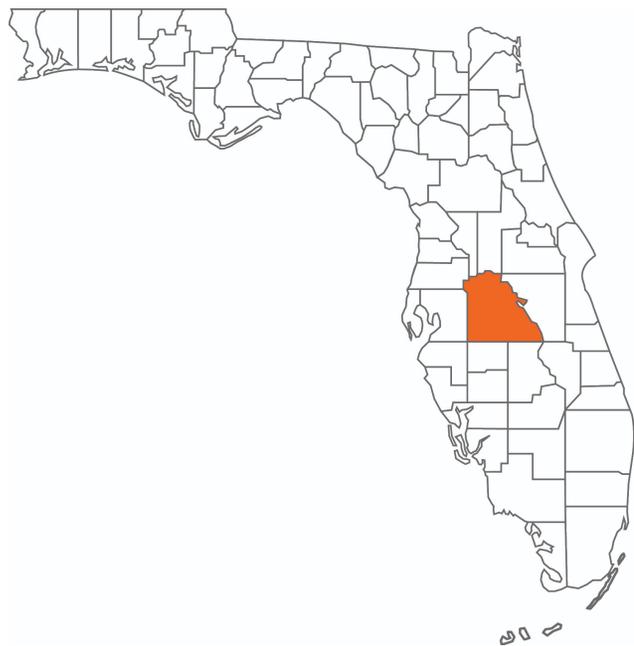
Race and Ethnicity

White Alone	54.50%	55.40%	60.40%	58.10%	59.40%	54.40%	57.00%	57.00%	56.50%	60.30%
Black Alone	16.50%	19.60%	13.50%	16.40%	14.50%	14.20%	19.10%	15.00%	15.00%	12.50%
American Indian Alone	0.90%	0.60%	0.60%	0.60%	0.70%	0.50%	0.50%	0.60%	0.50%	1.10%
Asian Alone	1.10%	1.70%	2.20%	2.00%	2.40%	4.50%	2.20%	2.00%	3.20%	6.40%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	11.70%	9.20%	9.00%	9.00%	9.00%	9.70%	8.20%	10.70%	7.60%	8.80%
Two or More Races	15.10%	13.40%	14.30%	13.90%	13.90%	16.70%	12.90%	14.60%	17.20%	10.70%
Hispanic Origin (Any Race)	32.30%	25.60%	26.20%	25.60%	26.00%	29.50%	23.20%	29.80%	27.60%	19.60%

COUNTY



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.



CITY

LAKELAND POLK COUNTY

Founded 1885

Population 117,606 (2023)

Area 74.4 sq mi

Website lakelandgov.net

Publix Supermarkets
Saddle Creek
Logistics

Major Employers

Geico Insurance
Amazon
Rooms to Go
Welldyne

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 under 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,



Section 3

MAPS AND PHOTOS

MARKET AREA MAP



WETLANDS MAP

Wetlands Map

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines
-  Estuarine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine

CODE	DESC	ACRES
PFO1/4C	Freshwater Forested/Shrub Wetland	3.1
PFO2F	Freshwater Forested/Shrub Wetland	1.8
TOTAL WETLANDS		4.9
TOTAL UPLANDS		5.0
TOTAL ACRES		9.9



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ADDITIONAL PHOTOS





Section 4

AGENT AND COMPANY INFO

ADVISOR BIOGRAPHY



MARICRUZ GUTIERREZ MEJIA

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PROFESSIONAL BACKGROUND

Maricruz Gutierrez Mejia is an advisor at Saunders Real Estate.

As a Lake Wales native, Maricruz possesses a unique understanding of Florida's multifaceted commercial real estate market. In her role as an advisor, Maricruz's depth of expertise spans across a variety of commercial property types, specializing in investment sales and site selection.

Maricruz's real estate journey began at the University of Central Florida where she would earn her Bachelor of Science degree in real estate in 2022. During her time at UCF, she not only excelled academically, but she also actively contributed to the real estate community as a proud member of the UCF Real Estate Society.

Maricruz is also an active member of CREW Orlando, Central Florida's premier business organization for women in commercial real estate and its related fields. CREW Orlando is dedicated to driving transformation within the commercial real estate industry by advancing women and other underrepresented groups. Her excellence and ambition were further recognized when she was awarded the prestigious 2022 CREW Orlando Scholarship. Maricruz is also a member of the UCREW Committee whose mission is to introduce college students to the diverse opportunities in commercial real estate.

As a graduate of the LEDC Summer Leadership Class, along with her numerous other accomplishments, Maricruz continually builds upon her leadership skills and industry expertise. Each of her experiences have equipped Maricruz with the tools necessary to excel in commercial real estate, allowing her to provide clients with the highest level of service and guidance.

Maricruz specializes in:

- Commercial Properties
- Investment Sales
- Site Selection

ADVISOR BIOGRAPHY



LINDA SCHULTZ

Advisor

linda@saundersrealestate.com

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PROFESSIONAL BACKGROUND

Linda Schultz is an Advisor at Saunders Real Estate.

Linda's educational background includes studying Business Law at Charles University in Prague, Czech Republic, earning a Juris Doctor from Nova Southeastern University, and a Bachelor of Arts in Criminology from the University of Florida.

In addition to Linda's impressive educational background, she is also a Florida Bar Attorney. Her legal training and professional experience provide her with a deep understanding of the legal aspects of the real estate industry, enabling her to better serve her clients.

As the leasing specialist at Saunders Real Estate Linda played a critical role in filling Christina Commons, achieving a 100% occupancy rate. By doing so, she was able to increase the cap rate and marketability of the property, positioning it for a successful sale.

Today, Linda is focused on representing sellers and buyers of all commercial properties. Her attention to detail, exceptional negotiation skills, and her ability to understand her clients' needs make her an invaluable asset to her clients. Outside of her professional career, Linda is an active member of Variety, the Children's Charity of Florida, and resides in Lakeland, Florida.

Linda specializes in:

- Office
- Industrial
- Retail



For more information visit www.saundersrealestate.com

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