

CENTRAL LAKELAND CHURCH PROPERTY



2337 S CRYSTAL LAKE DRIVE
LAKELAND, FL 33801

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Crystal Lake Dr S

Hester Dr







OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	4.85 Acres
Property Tax ID	24-28-21-240500-000902
Building Size:	11,520 SF
Zoning:	RL-1
Road Frontage:	330 ± FT

PROPERTY DESCRIPTION

This property is a former religious facility in the heart of Central Lakeland, which has been well maintained and offers the opportunity for a turn key facility or perhaps a day care or school.

The vast 11,520 SF facility sits on almost 5 acres and offers multiple offices, classrooms, as well as two large multi-stall bathrooms. There is a full kitchen and fellowship area, and also a large traditional sanctuary with an attached gym, which could easily be transformed into another flex area.

The building has two entrances, with two separate hallways, which lead to the classrooms and offices, with the sanctuary and flex space in the middle of the structure. The floor plan is available. Topping off the property is vacant acreage behind the church, which holds several possibilities including expansion or residential development. There are also 118 parking spaces.

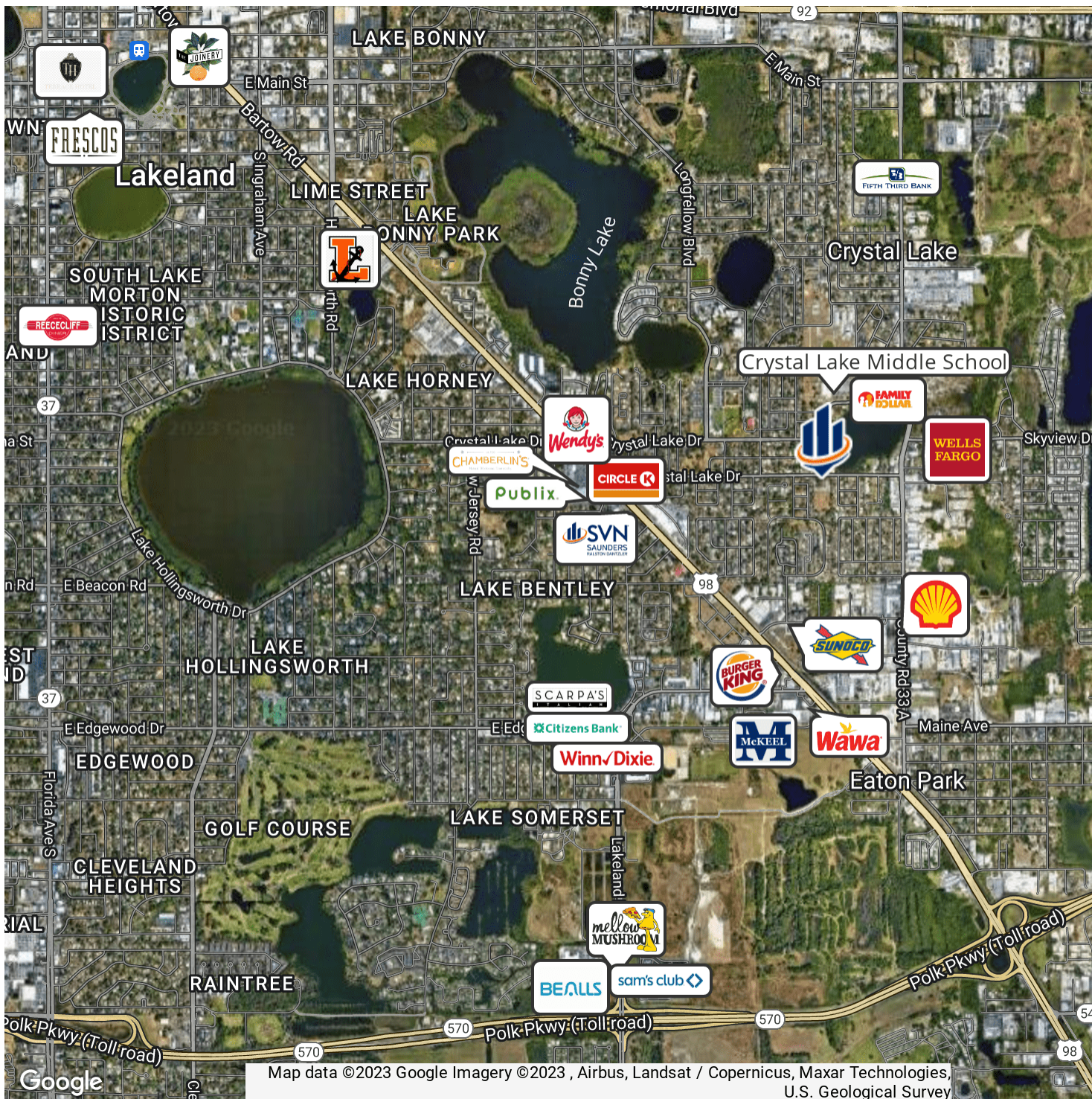
Complete Highlights



PROPERTY HIGHLIGHTS

- Church/special purpose property - 11,520 square feet on 4.85 Acres.
- RL-1 Zoning - Unincorporated Polk County. Highest and best use- Church, Day Care or School. These uses could easily translate into the property being turn key.
- Potential further development on rear of property, totaling approx. 2.70 acres. Expansion of current facility is likely the best option, but multi family redevelopment also possible.
- Cultural Center inhabits the middle of the building, and includes the traditional worship area, which can accommodate approx. 176 people. There is a gym (with half basketball court) attached within the cultural center, which is separated from the worship area by a flexible dividing wall.
- Two private gates on either side of the property give the property a majestic feel.
- There is a stairwell leading to the attic area, which is mostly populated by HVAC returns, but also has room for storage.
- 118 parking spaces and fully fenced.
- City Water and Electric - Septic Tank
- There are 8 HVAC units, 4 on each side of the building. Unknown ages. Unknown age on the roof.

Retailer Map



Map data ©2023 Google Imagery ©2023, Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

Additional Photos



Additional Photos



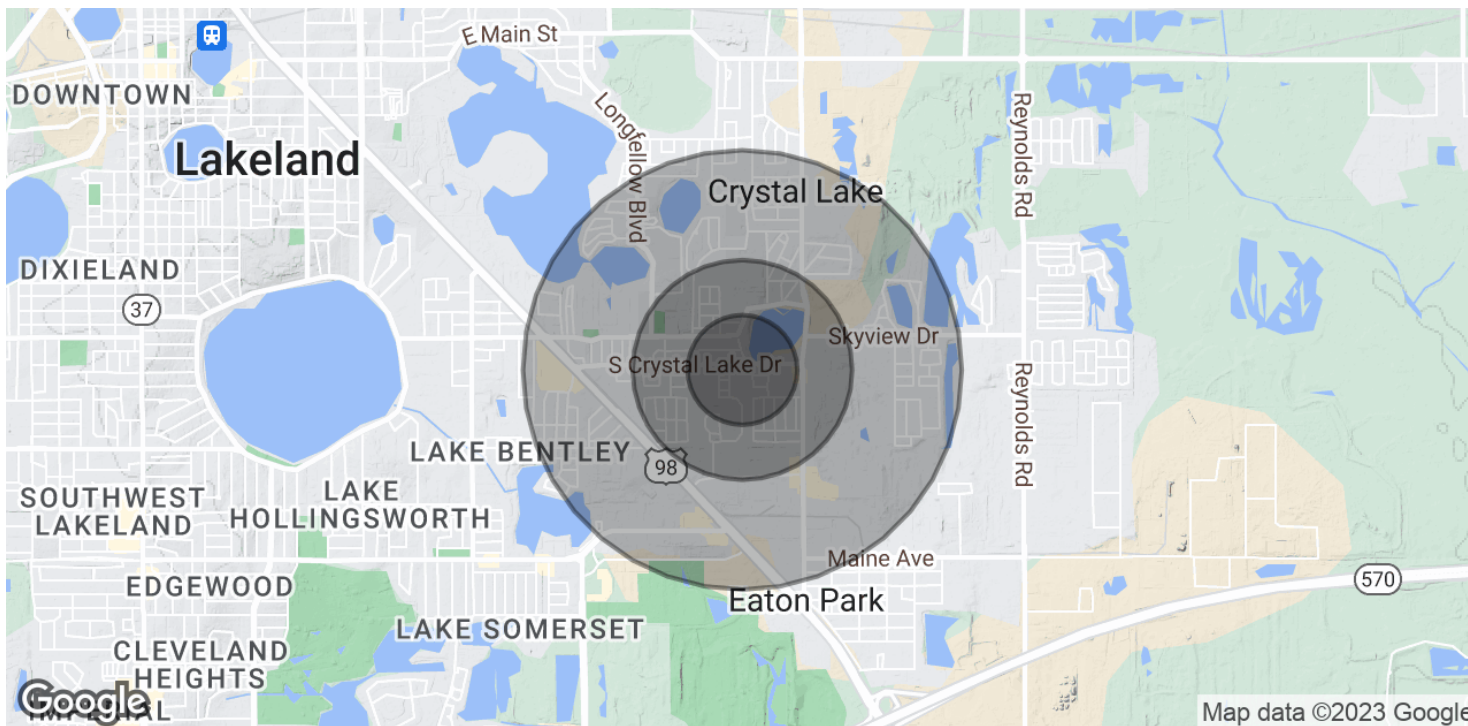
Additional Photos



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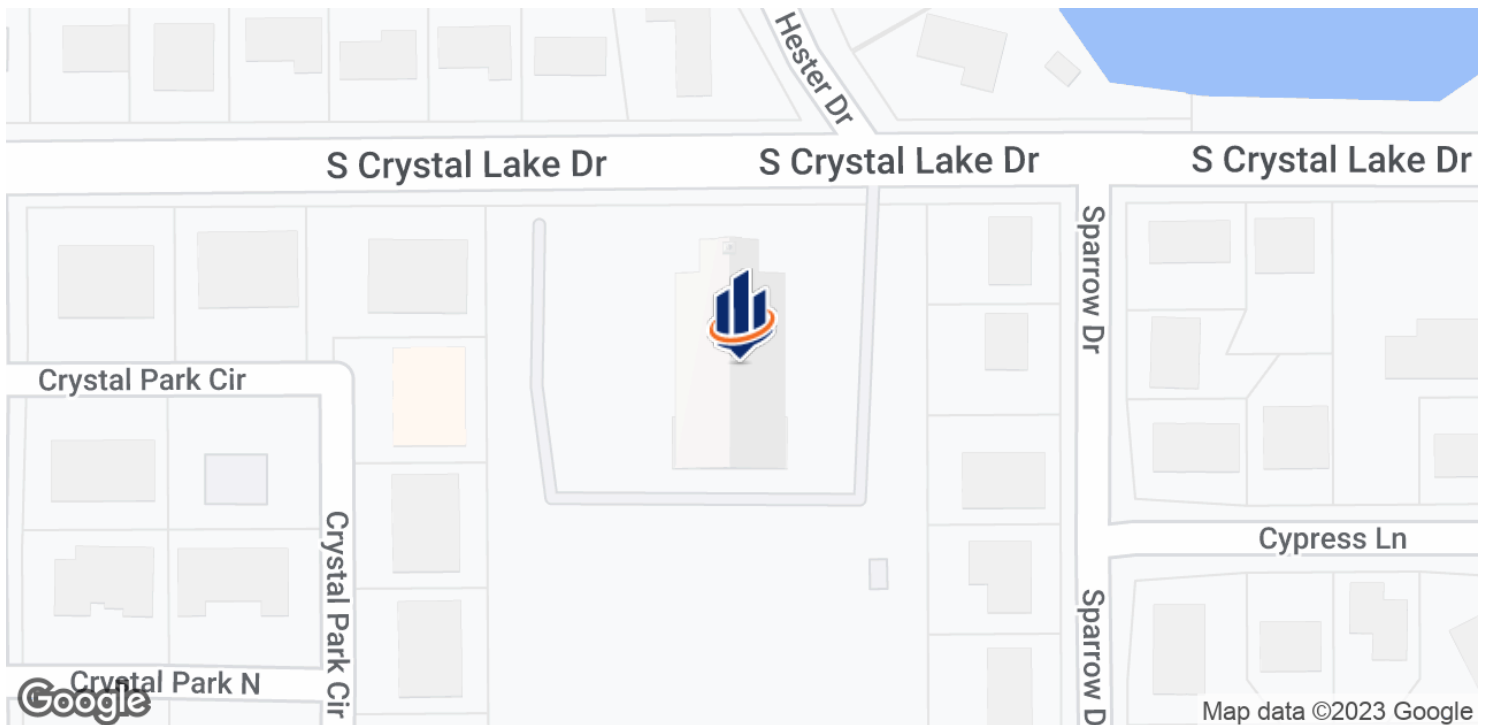
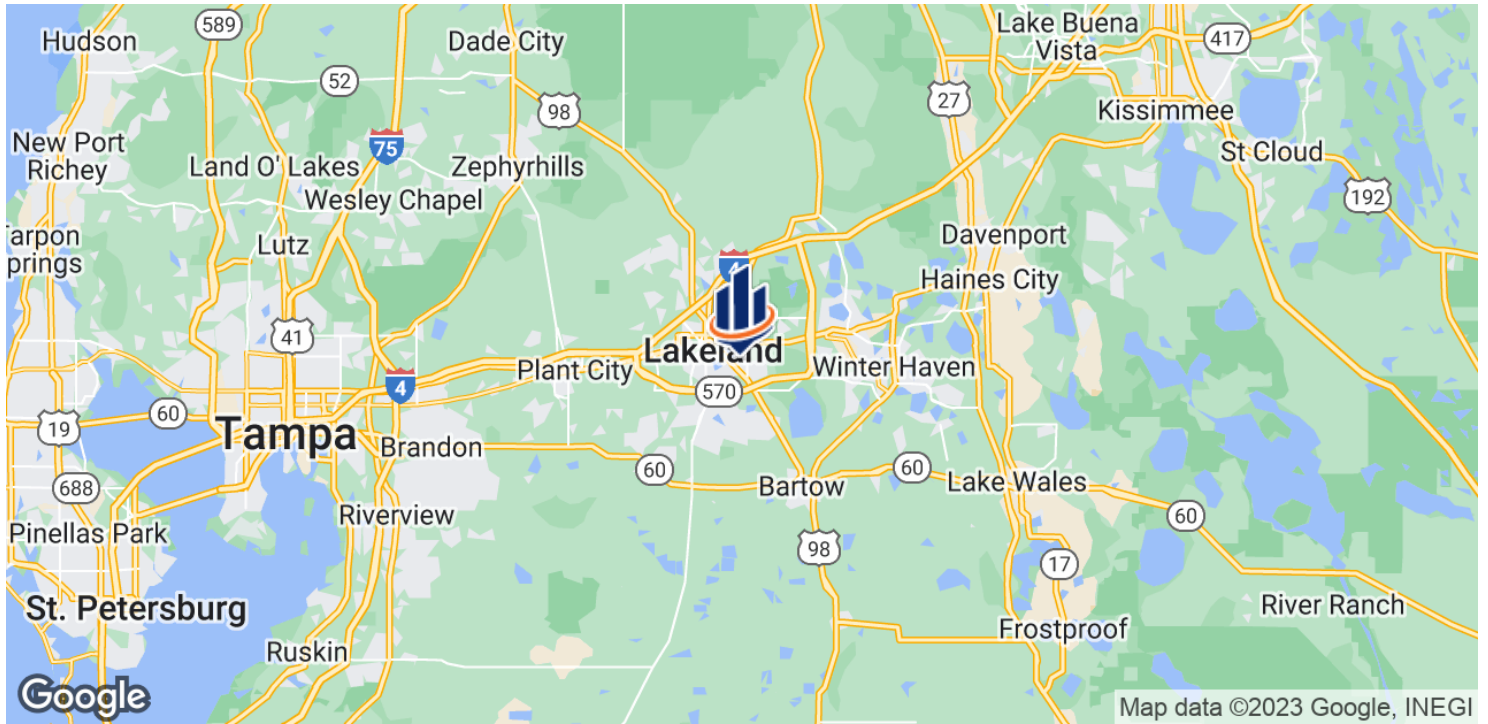
Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,075	4,144	10,858
Average Age	39.7	37.0	34.6
Average Age (Male)	37.3	34.8	32.0
Average Age (Female)	43.4	40.2	36.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	411	1,499	4,005
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$40,060	\$39,899	\$42,007
Average House Value	\$110,170	\$107,690	\$112,113

* Demographic data derived from 2020 ACS - US Census

Regional & Location Map







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 12 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 as the Commercial and Industrial Development Co-Chair for 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 three cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

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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

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