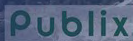
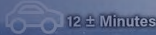




40,500 Cars per Day

DOWNTOWN  
LAKELAND



# NORTH LAKELAND COMMERCIAL DEVELOPMENT LAND

0 US HIGHWAY 98 N  
LAKELAND, FL 33810

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## PROPERTY INFORMATION 1

- Property Summary
- Aerial Photos
- Property Description

## LOCATION INFORMATION 2

- Location Maps
- Demographics Map & Report
- County
- City

## MAPS AND PHOTOS 3

- Market and Trade Area
- Site Aerial
- Wedgewood Master Plan

## AGENT AND COMPANY INFO 4

- Advisor Bio
- Advisor Bio
- About SVN
- Disclaimer





SUBJECT

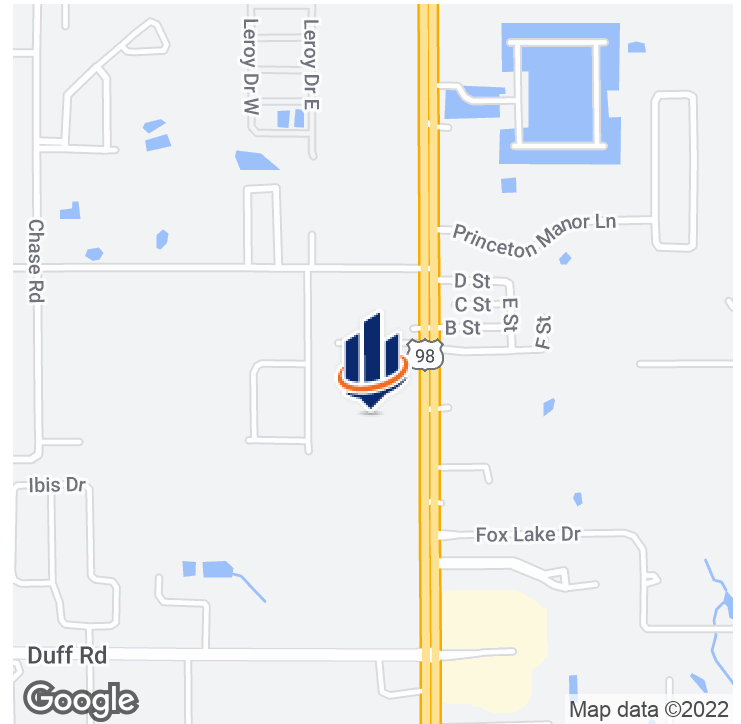
# 1 PROPERTY INFORMATION

0 US HIGHWAY 98 N  
Lakeland, FL 33810





# Property Summary



Sale Price **\$1,900,000**

## OFFERING SUMMARY

Lot Size: 8.23 Acres  
 Price / Acre: \$230,863  
 FLU: Linera Commercial Corridor  
 Utilities: Polk County Utilities  
 - water and wastewater utility service area  
 APN: 232714000000011020

## PROPERTY OVERVIEW

Prime commercial development land in a currently growing sector of North Lakeland! The property comprises 8.23 ± acres, which are 100% uplands, and features extensive road frontage with a median cut directly in front of the property. Future land use of Linera Commercial Corridor allows this property to be developed for various uses. In addition, strong commercial anchors, such as Publix and Walmart, are located just a few miles South of the site.

## PROPERTY HIGHLIGHTS

- 570 ± FT Frontage
- 40,500 Cars per Day
- Full Median Cut
- 100% Uplands
- Future Land Use - LCC



# Aerial Photos





# Property Description



## PROPERTY DESCRIPTION


Ready to develop for for self storage, retail or a wide variety of other commercial uses as the future land use is LCC. This 8.23 Acres of Commercial Development land is 100% uplands and completely usable. It has approximately 570 frontage on busy 4 lane US Hwy 98 North with 40,500 CPD traffic and has a full median cut at the center of the property. Public Utilities are nearby

## LOCATION DESCRIPTION

North of Marcum Road on the West side of US Hwy 98 N approximately 3.8 miles North of I-4 in Lakeland



DOWNTOWN  
LAKELAND

 12 ± Minutes



Walmart 

Publix 

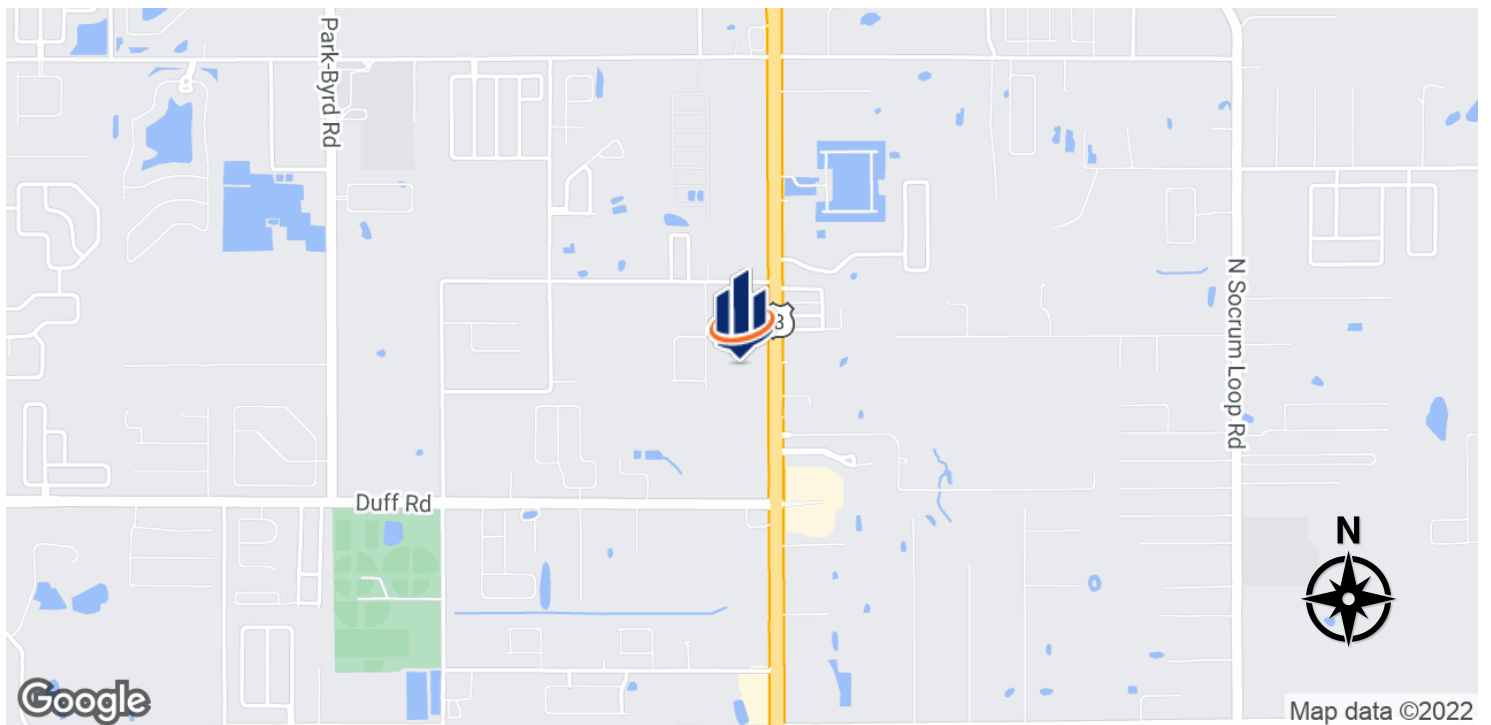
## 2 LOCATION INFORMATION

0 US HIGHWAY 98 N  
Lakeland, FL 33810



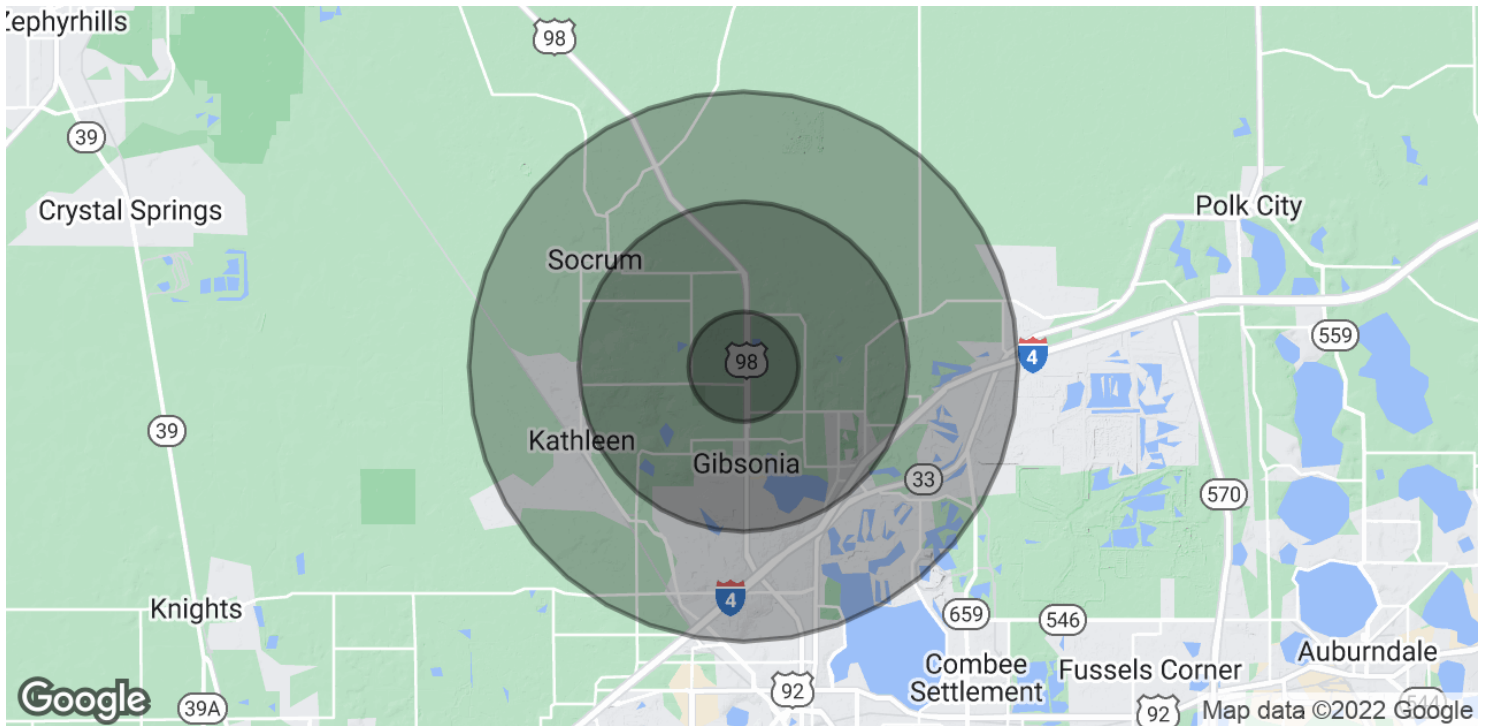


# Location Maps





# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,872	47,992	92,723
Average Age	43.7	41.9	39.1
Average Age (Male)	41.2	39.0	36.7
Average Age (Female)	46.2	44.4	41.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,607	18,973	34,949
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$52,872	\$56,048	\$54,203
Average House Value	\$152,192	\$166,870	\$169,305

\* Demographic data derived from 2020 ACS - US Census





## POLK COUNTY FLORIDA



Founded	1861	Density	326.06
County Seat	Bartow	Population	609,492 [2012]
Area	1,875 sq. mi.	Website	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both 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 and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.





**LAKELAND**  
**POLK COUNTY**

**Founded** 1885  
**Population** 110,516 (2018)  
**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

Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando. With a population of just over 100,000, the city limits cover 74.4 square miles. Lakeland has many lakes that are community focal points, providing scenic areas for recreation. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found in the community.

Downtown Lakeland is a vital and enjoyable place for residents and visitors. It has been dubbed "Lakeland's living room" and truly embodies the community spirit of Lakeland. There are quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around historic brick buildings surrounding the historic Munn Park town square.

The City embraces its past, and that is evident strolling the tree-lined brick streets in the historic neighborhoods found throughout Lakeland. The area is home to Southeastern University, Florida Polytechnic University, Polk State College's Lakeland campus, and Florida Southern College, which hosts Frank Lloyd Wright architecture's most extensive on-site collection.



Hunt Fountain Park

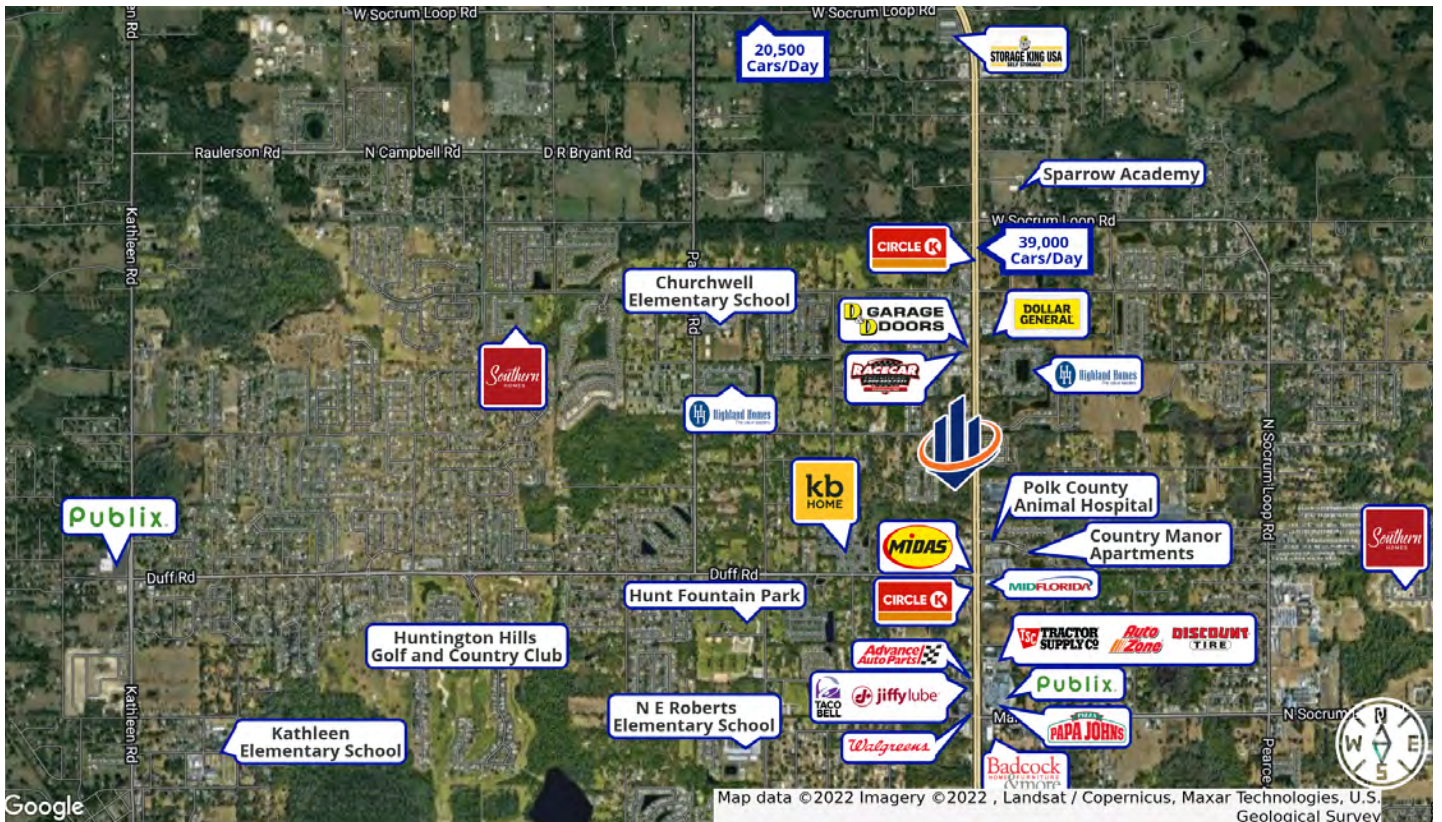
# 3 MAPS AND PHOTOS

0 US HIGHWAY 98 N  
Lakeland, FL 33810





# Market And Trade Area





# Site Aerial





# WEDGEWOOD MASTER PLAN



## *Wedgewood Golf Course Under Planned Redevelopment*

The locally-known Wedgewood Golf Course could have a different a look in the near future. SJD Development LLC purchased the 126.89-acre course for \$4,500,000 in December of last year. They have recently submitted a revised application on April 1st for a major modification of PUD zoning and a large scale land use amendment. The preliminary plan reflects the possibility to develop a total of 1,398 ± units (204 ± Townhome Units, 1,028 ± Multifamily Units, and 150 ± Assisted Living Units) at a density of 11.95 ± DU/AC.





# 4 AGENT AND COMPANY INFO

0 US HIGHWAY 98 N  
Lakeland, FL 33810



40,500 Cars per Day





## DAVID A. GOFFE, CCIM

Advisor

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FL #SL578607

### PROFESSIONAL BACKGROUND

David A. Goffe, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

David is a Florida native with a rich legacy in Florida real estate. His family was one of the earliest settlers in the Englewood Florida area in the 1800s and his father established HT Goffe Realty in Palm Beach Florida in the 1960s.

David has been active in the local real estate market for over 29 years and is a Certified Commercial Investment Member designee (CCIM). He also holds the Short Sale Resource certification (SFR) and the Certified Distressed Property Expert (CDPE) professional designations.

His broad range of experience includes sales and leasing for retail and industrial properties, single family investment portfolios, property development, and medical office and single tenant sales and leasing.

David uses computer-based models and mapping tools in combination with his years of experience in real estate to identify locations where businesses will succeed.

This level of detailed property knowledge allows David to excel both in “user seeking site” [site selection] as well as “site seeking use” [lease marketing for property owners/landlords] transactions. He is particularly talented in matching tenants with available space and/or sites for development.

David specializes in:

- Retail Properties
- Commercial Properties
- Industrial Properties
- Tenant Site Selection





**GARY RALSTON, CCIM, SIOR, CRE, CPM, CRRP, FRICS**

**Managing Director/ Senior Advisor**

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## PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Managing Director and Senior Advisor of SVN Saunders Ralston Dantzler Real Estate in Lakeland, FL – the premier commercial services provider in Central Florida.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. [NYSE:NNN] - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member [CCIM], Society of Industrial and Office Realtors [SIOR], Specialist in Real Estate Securities [SRS], Certified Property Manager [CPM], Counselor of Real Estate [CRE], Certified Leasing Specialist [CLS], Certified Development, Design, and Construction Professional [CDP], Certified Retail Property Executive [CRX], Certified Retail Real Estate Professional [CRRP] and Fellow of the Royal Institute of Chartered Surveyors professional designations. He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors. He is also a member of the Urban Land Institute [ULI], a member of the International Council of Shopping Centers [ICSC], and an instructor for the ICSC RECon Academy.

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow [www.hoyt.org] in 2001. Later, he became a member of the Regional Economic Information Network of the Jacksonville Branch at the Federal Reserve Bank of Atlanta.

Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

Gary specializes in:

- Commercial Real Estate
- Leasing and Tenant Representation
- Mortgage Broker
- Certified Building Contractor
- Instructor, Adjunct Faculty





The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network<sup>SM</sup> and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



# Disclaimer



The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.





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