

LAND FOR SALE

LAKE HARRIS DRIVE - LAKEFRONT OFFICE LAND

0 LAKE HARRIS DRIVE
Lakeland, FL 33813

PRESENTED BY:

JAMES EDWARDS, AICP

Senior Advisor

O: 863.248.5991 | C: 863.430.4244

james.edwards@svn.com

DAVID HUNGERFORD, CCIM

Senior Advisor

O: 863.272.7156 | C: 863.660.3138

david.hungerford@svn.com





TABLE OF CONTENTS

3

PROPERTY INFORMATION

Property Summary	4
Property Description	5
Site Plans	6
Floor Plans	7

8

LOCATION INFORMATION

Regional Map	9
Location Map	10
Demographics Map & Report	11
City	12

13

MAPS AND PHOTOS

Trade Area Map	14
Neighborhood Aerial	15
Site Aerial	16
Additional Photos	17

18

AGENT AND COMPANY INFO

Advisor Bio 1	19
Advisor Bio 2	20
About SVN	21
Disclaimer	22

SECTION 1

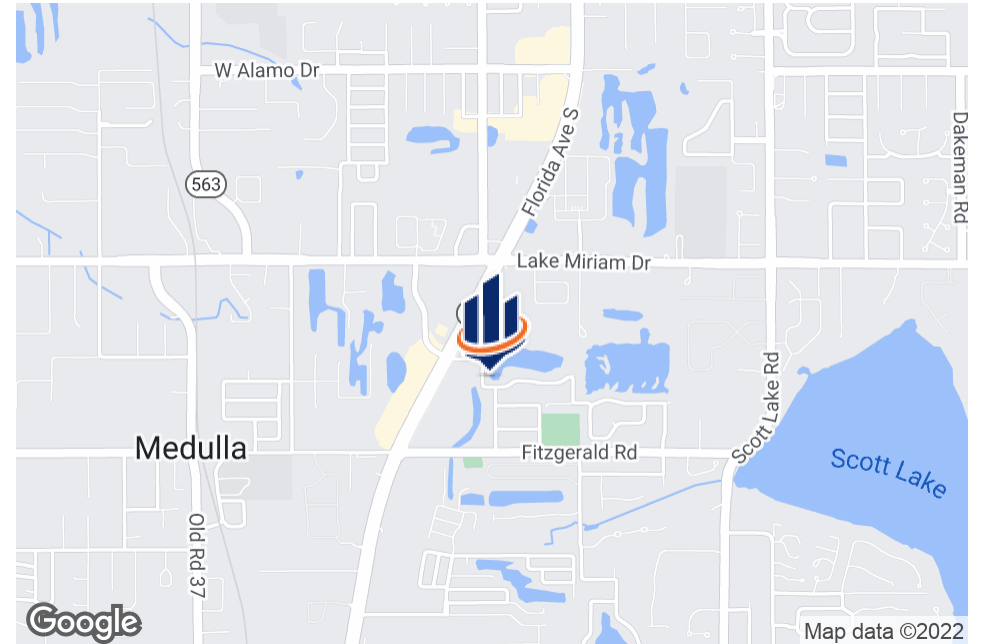
PROPERTY
INFORMATION



THE
LUNZ
GROUP

LAKE HARRIS OFFICE





SALE PRICE	\$180,000
-------------------	------------------

OFFERING SUMMARY

BUILDING POTENTIAL SF:	6,724 SF
LOT SIZE:	0.32 ± Acres (0.28 ± Upland Acres)
ZONING:	OC - Office Center / Polk County
MARKET:	Lakeland - Winter Haven
SUBMARKET:	South Lakeland
APN:	23-29-12-140163-000230 + 000220

PROPERTY HIGHLIGHTS

- Vacant Site Zoned for Office
- Lake View
- High-Income Area
- Just Off S Florida Avenue
- Approved Office Development Plans - ready to begin construction
- On-site and Off-site parking provided



PROPERTY DESCRIPTION

Vacant professional office site with approved development plans in South Lakeland just off S. Florida Avenue. Beautiful lake view. The plans are approved by Polk County for construction. Ready to move forward with the project with no further approvals required.

The property includes rights to parking across the street at Crunch Fitness. Generous parking available during business hours at no cost. Architectural plans can be customized if needed.

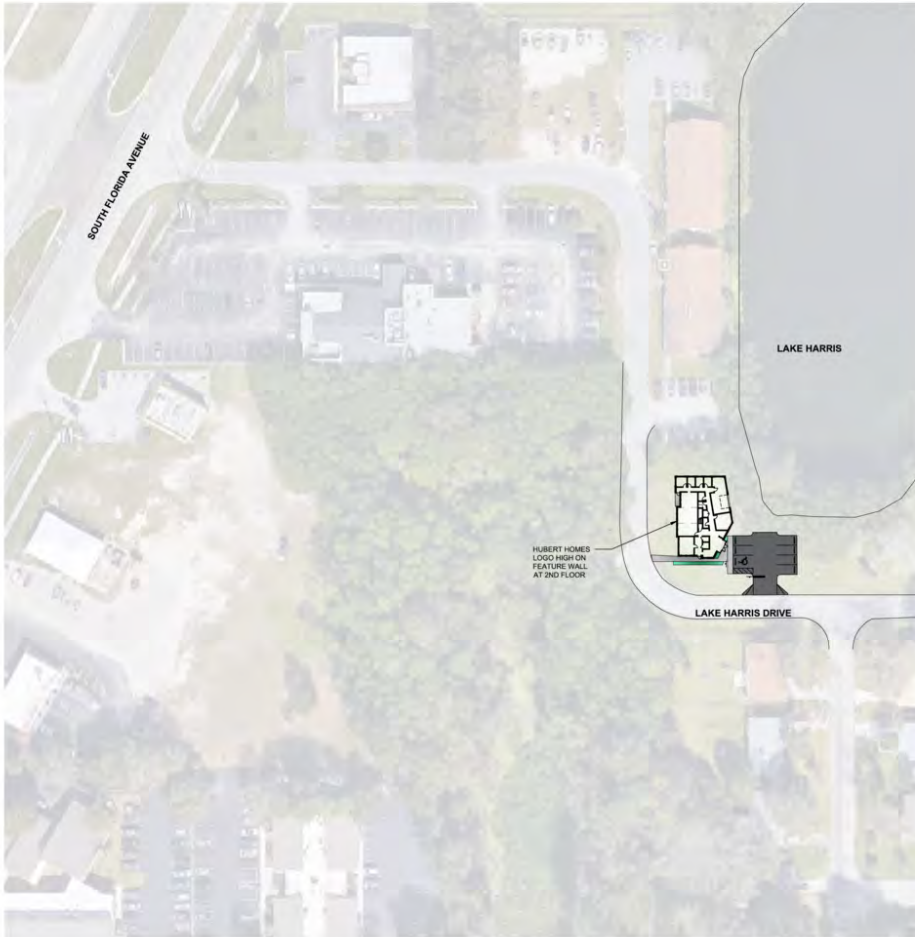
LOCATION DESCRIPTION

Just east of S Florida Avenue on Lake Harris Drive near David Street. High-income surrounding neighborhoods. Professional office district with retail and restaurant amenities.

The site includes shoreline on Lake Harris with unobstructed views.



First and Second Floor Plans



1 CONCEPTUAL SITE DIAGRAM – SCHEME A
0" = 25' - 0"
 0 25' 50' 100'
 SCALE: 1" = 50'-0"

REVISED 11/4/2020
 REVISED 11/24/2020

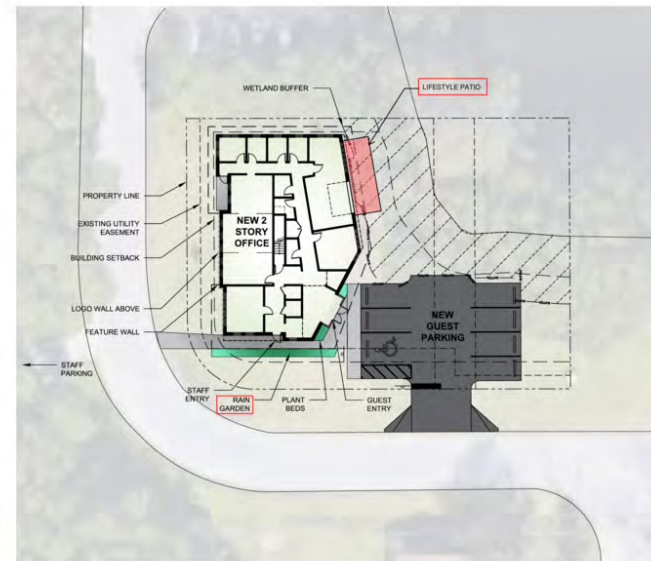
LAKE HARRIS OFFICE FOR HULBERT HOMES

BUILDING DATA

TOTAL BUILDINGS - 1
 (1) 2-STORY OFFICE BUILDING

TOTAL GROSS BLDG AREA = 6,724 SF
 (AGC AREA)

1ST FLOOR AREA = 3,451 SF
 2ND FLOOR AREA = 3,273 SF



2 CONCEPTUAL SITE PLAN – SCHEME A
0" = 10' - 0"
 0 10' 20' 40'
 SCALE: 1" = 20'-0"

REVISED 11/4/2020
 REVISED 11/24/2020



LAKE HARRIS OFFICE FOR HULBERT HOMES

LAKE HARRIS DRIVE
 LAKELAND, FL 33813

CONCEPTUAL SITE PLAN

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

DESIGN BY: **THE LUNZ GROUP**
 REVIEW BY: **THE LUNZ GROUP**
© COPYRIGHT 2013 ALL RIGHTS RESERVED.

38 Lake Horton Drive
 Lakeland, FL 33803-3244
 P: 863.982.1882
 F: 863.982.0416
 E: AACC@LUNZ.COM
 lunz.com

20330.01

APPROVED BY:	
SIGNATURE _____	DATE _____
PRINTED NAME _____	

A-100

BUILDING DATA
 117,000 SQ. FT. BUILDING
 2200 HARRIS LAKEFRONT LAKELAND, FL 33813
 1ST FLOOR AREA - 67,514 SQ. FT.
 2ND FLOOR AREA - 49,486 SQ. FT.



1 CONCEPTUAL FLOOR PLAN - FIRST FLOOR - SCHEME 1
 REVISED 11/06/09
 REVISED 11/24/09
 REVISED 12/16/09



2 CONCEPTUAL FLOOR PLAN - FIRST FLOOR - SCHEME 2
 REVISED 11/06/09
 REVISED 11/24/09
 REVISED 12/16/09



APPROVED BY:

SIGNATURE _____ DATE _____

PRINTED NAME _____

LAKE HARRIS OFFICE FOR HULBERT HOMES
 LAKE HARRIS DRIVE
 LAKELAND, FL 33813

CONCEPTUAL FLOOR PLANS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/16/09
2	ISSUED FOR PERMIT	12/16/09
3	ISSUED FOR PERMIT	12/16/09
4	ISSUED FOR PERMIT	12/16/09
5	ISSUED FOR PERMIT	12/16/09

lunz.com

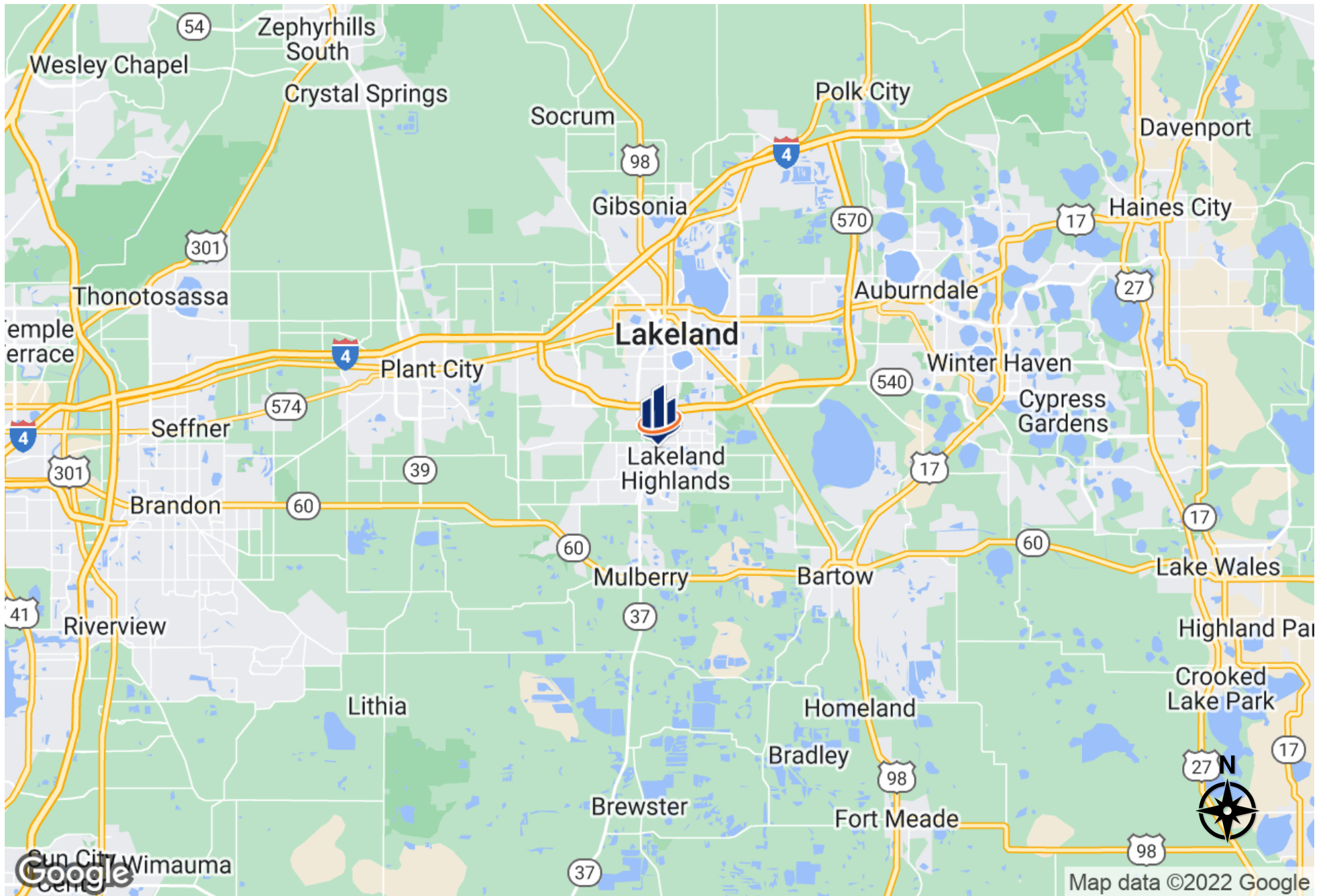
20330.01

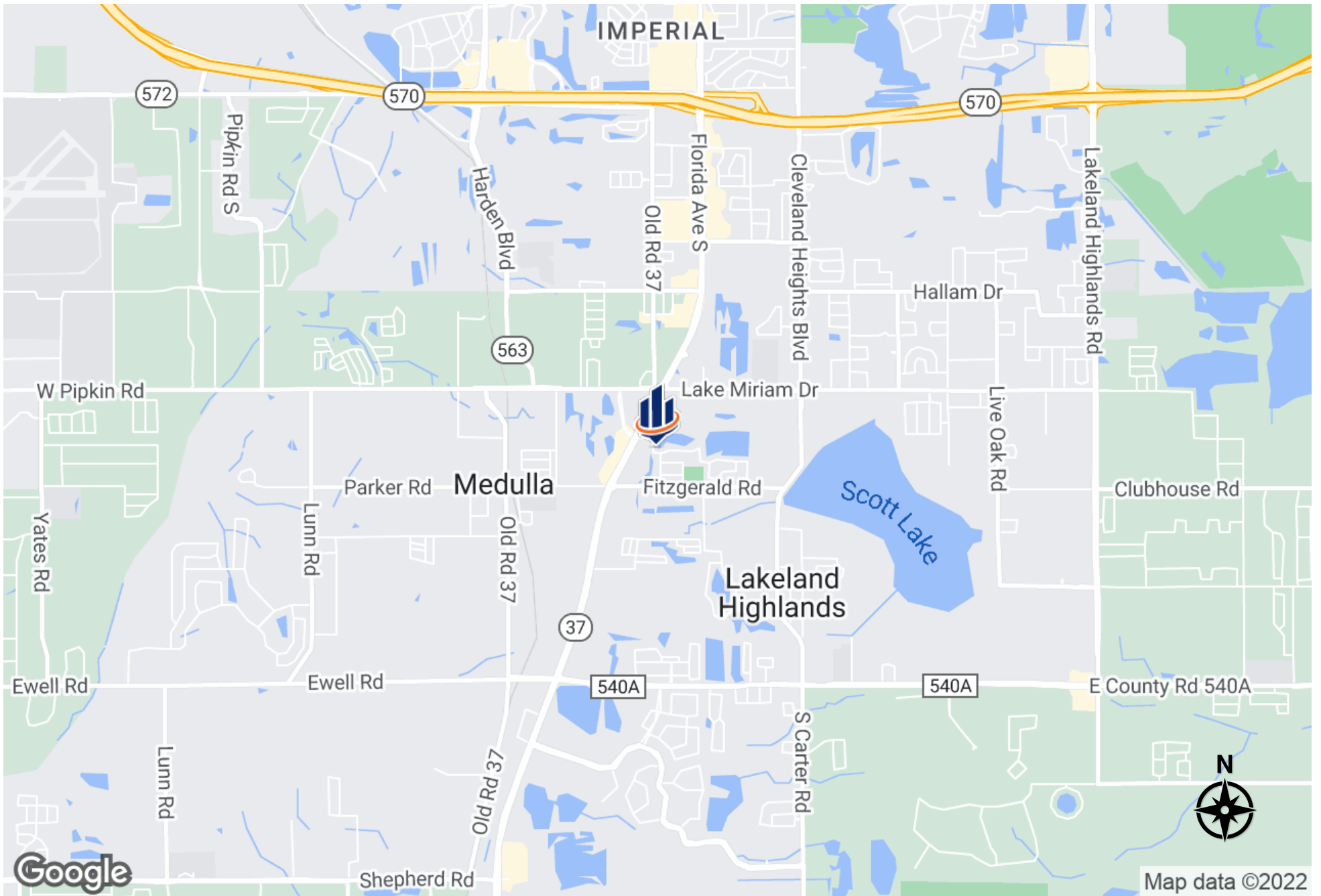
A-101

SECTION 2

LOCATION INFORMATION







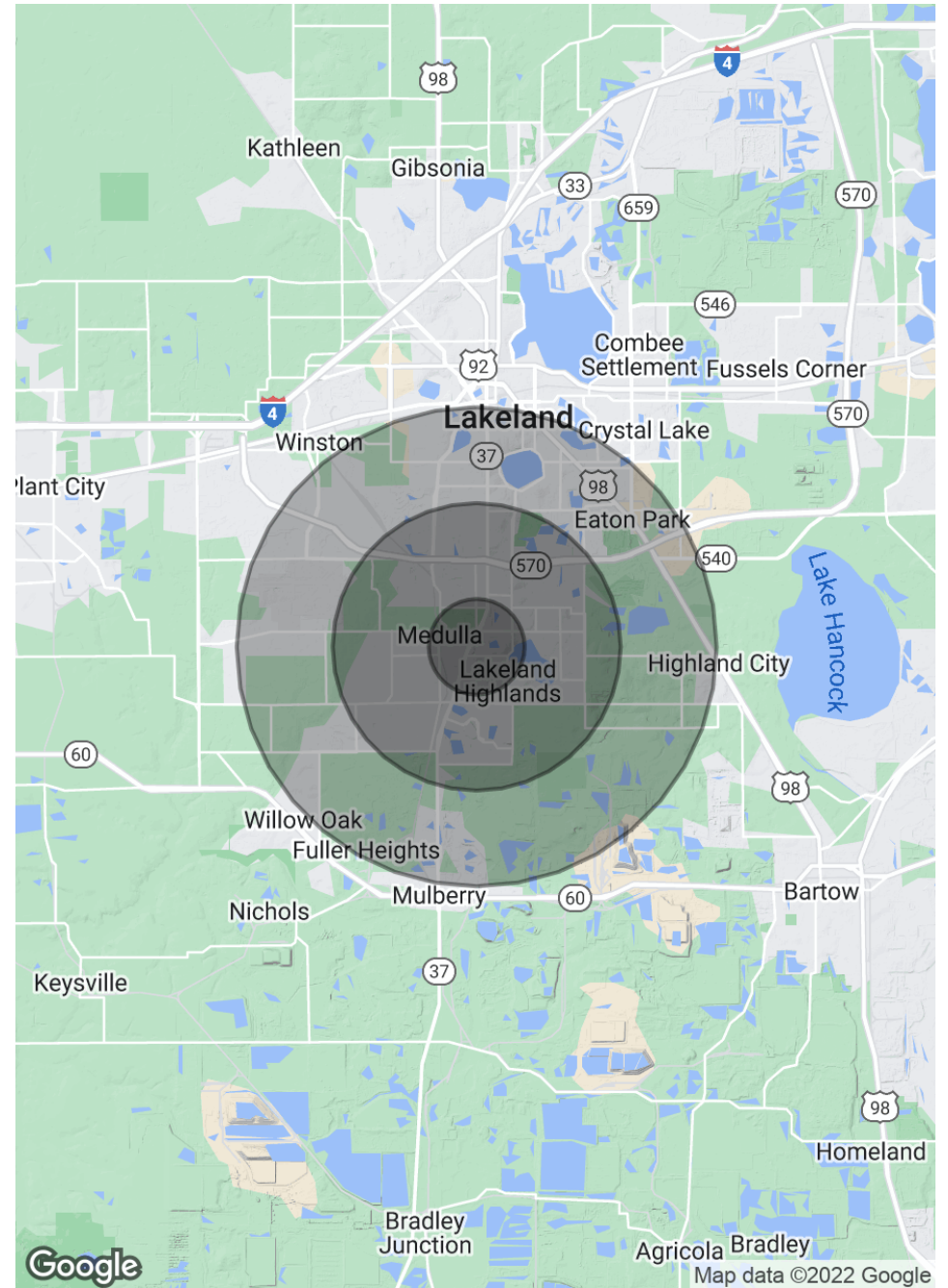
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,269	46,485	116,505
AVERAGE AGE	41.7	41.7	39.7
AVERAGE AGE (MALE)	41.0	39.7	38.7
AVERAGE AGE (FEMALE)	43.6	43.7	40.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,237	18,368	45,770
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$76,435	\$80,028	\$72,110
AVERAGE HOUSE VALUE	\$207,111	\$223,454	\$210,521

* Demographic data derived from 2020 ACS - US Census





LAKELAND
POLK COUNTY

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.

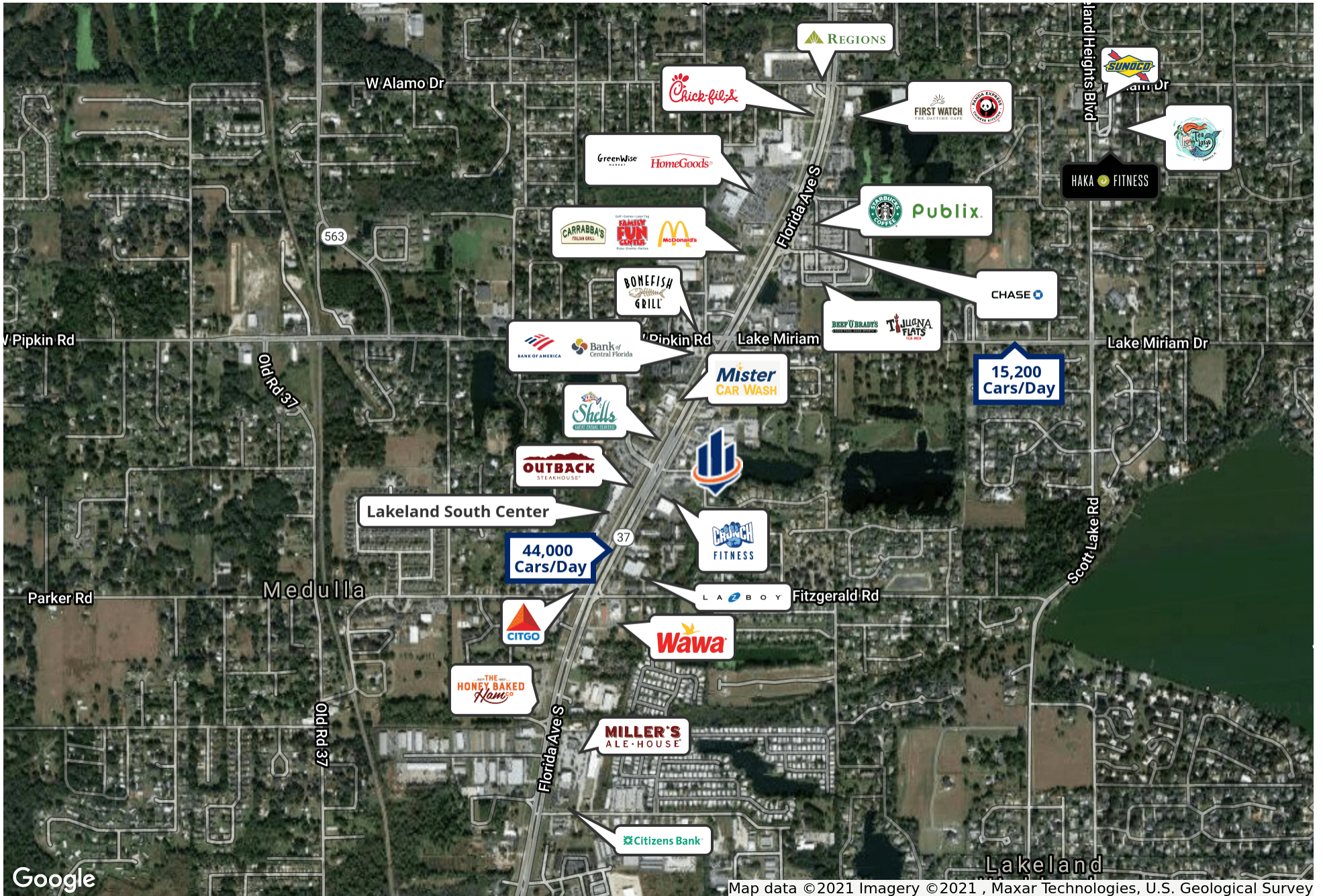
FOUNDED	1885
POPULATION	110,516 (2018)
AREA	74.4 sq mi
WEBSITE	lakelandgov.net

MAJOR EMPLOYERS	<ul style="list-style-type: none"> • Publix Supermarkets (8,008) • Lakeland Regional Health (5,500) • GEICO Insurance (3,700) • Watson Clinic (1,857) • Southeastern University (1,072) • Saddle Creek Logistics (1,042)
------------------------	--

SECTION 3

MAPS AND
PHOTOS







Google

Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey





SECTION 4

AGENT AND
COMPANY
INFO





JAMES EDWARDS, AICP

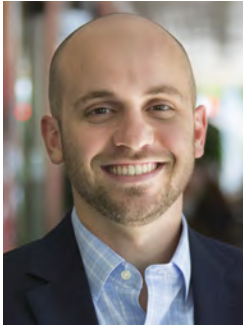
Senior Advisor

james.edwards@svn.com

Direct: 863.248.5991 | **Cell:** 863.430.4244

FL #SL3374003

SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, FL 33801



DAVID HUNGERFORD, CCIM

Senior Advisor

david.hungerford@svn.com

Direct: 863.272.7156 | **Cell:** 863.660.3138

PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM, is a senior advisor with SVN Saunders Ralston Dantzler Real Estate, LLC – the premier commercial services provider in Central Florida. He specializes in retail and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and ArcGIS specialist within the firm and formerly served as the firm's Director of Research.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While there, he was an active member of the Florida State University Real Estate Society. David recently graduated with his Masters in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor. David is a CCIM [Certified Commercial Investment Member] designee and serves on the board for the CCIM Florida West Coast District.

Disciplines

- Development Properties
- Retail Properties
- Site Selection
- Real Estate Analytics

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801



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 NetworkSM 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.

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.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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.



125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

1723 Bartow Rd
Lakeland, Florida 33801
863.248.5991

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

www.SVNsaunders.com

All SVN® Offices Independently Owned & Operated | 2022 All Right Reserved

©2021 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.

