



SALE

COMBEE RD 5 ± ACRE LAND DEVELOPMENT

3529 N COMBEE RD

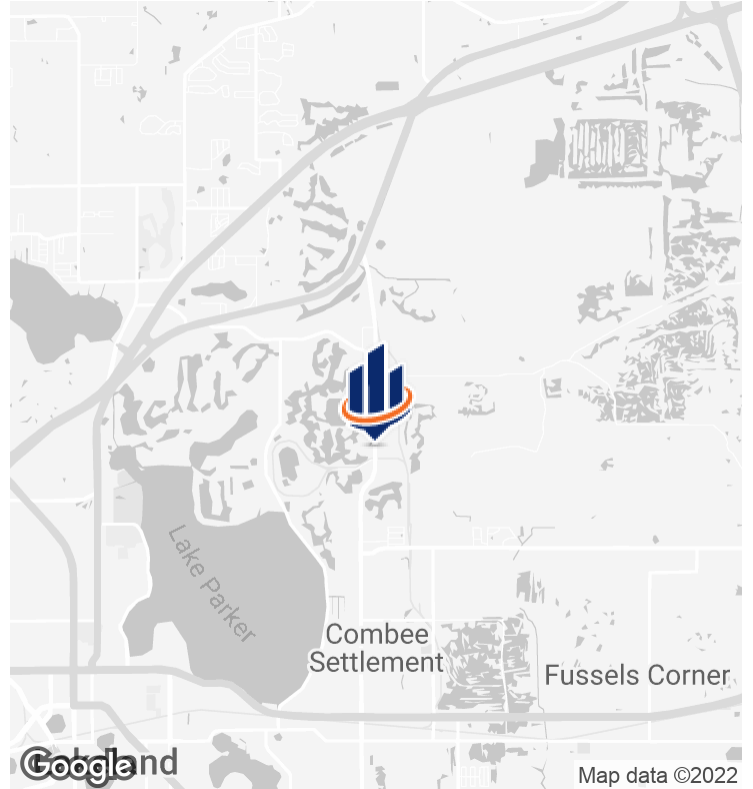
Lakeland, FL 33805

PRESENTED BY:

CRAIG MORBY
O: 863.581.0059
C: 863.581.0059
craig.morby@svn.com

ERIC AMMON, CCIM
O: 863.272.7135
C: 863.602.1001
eric.ammon@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$950,000
LOT SIZE:	5.36 ± Acres
PRICE / ACRE:	\$177,239
ZONING:	RS
APN:	24-27-34-000000-044010

PROPERTY OVERVIEW

These 5.36 ± acres are located off of N. Combee Road in Lakeland just south of I-4. This property is currently zoned RS and will need an additional 5 ± acres of assemblage to apply for commercial zoning. The zoning application would likely be Business Park Center (BPC) or similar - zoning in Polk County. BPC zoning allows for many uses such as warehousing, office, light manufacturing, and some retail. Traffic count with approx. 16,200 AADT. The property also has a home constructed in the 1950's that has been recently renovated. The home features 1,112 ± SF - 3 bedrooms, 1 bath with additional space for an office or extra bedroom. Roof is approx 10 years old, flooring and bathrooms updated in 2021.

PROPERTY HIGHLIGHTS

- Commercial Zoning opportunity through assemblage of 10 ± acres
- 180 ± SF of road frontage along N Combee Road, 17,000 cars/day
- BPC Zoning - possible uses include: warehousing, light manufacturing, office, and some retail
- 1,112 SF Single Family Home - Tax ID - 24-27-34-000000-044010 - Taxes - \$1,528
- Well and Septic

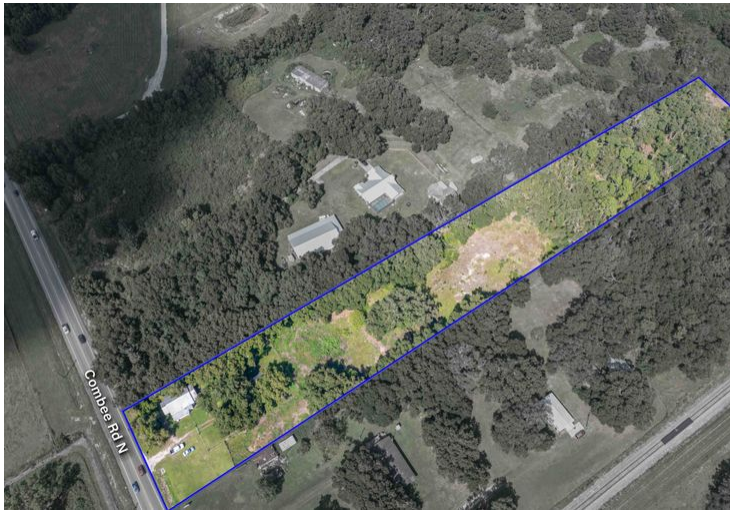
CRAIG MORBY

O: 863.581.0059 | C: 863.581.0059
craig.morby@svn.com

ERIC AMMON, CCIM

O: 863.272.7135 | C: 863.602.1001
eric.ammon@svn.com

ADDITIONAL PHOTOS



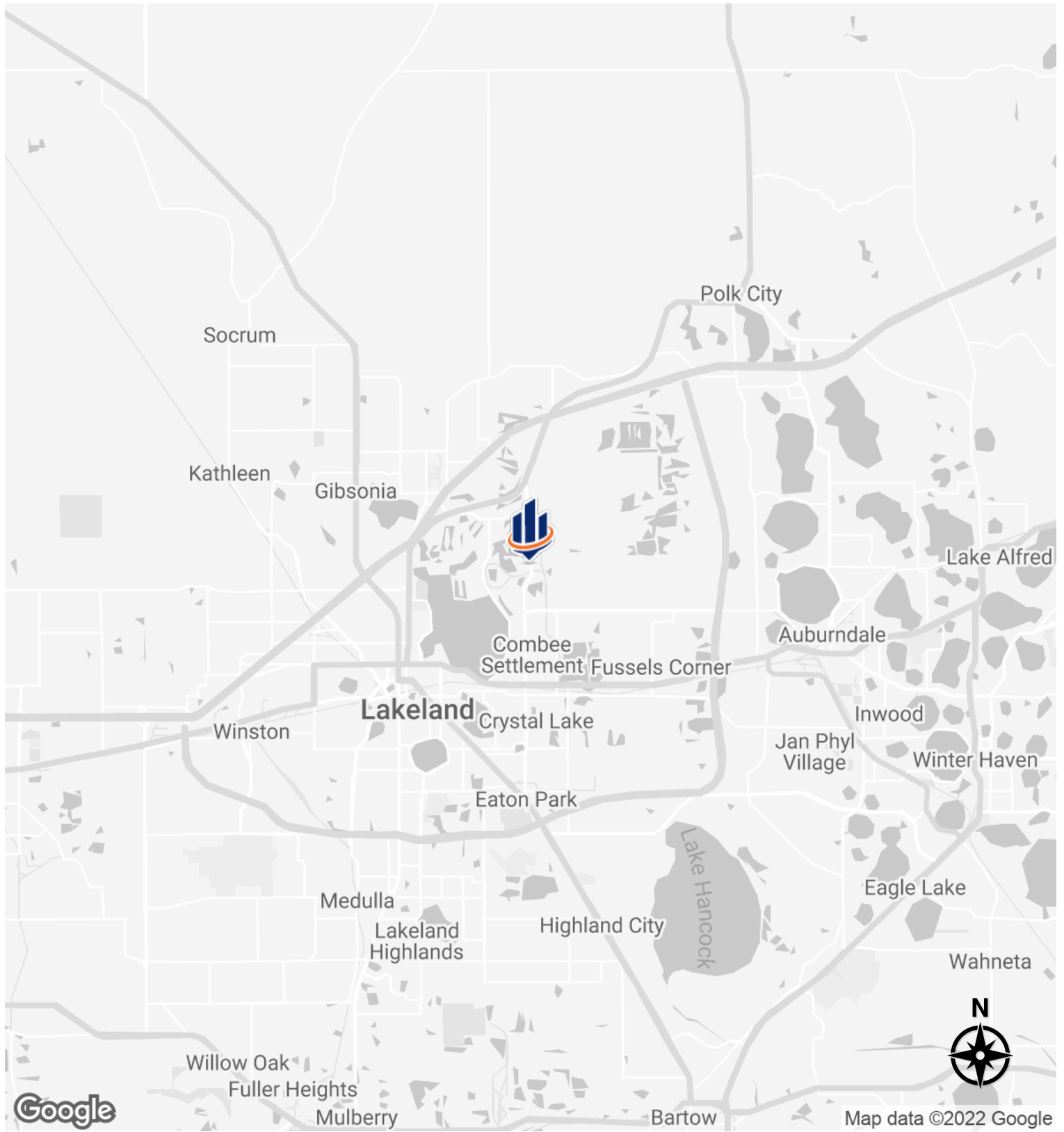
CRAIG MORBY

O: 863.581.0059 | C: 863.581.0059
craig.morby@svn.com

ERIC AMMON, CCIM

O: 863.272.7135 | C: 863.602.1001
eric.ammon@svn.com

LOCATION MAP



CRAIG MORBY

O: 863.581.0059 | C: 863.581.0059
craig.morby@svn.com

ERIC AMMON, CCIM

O: 863.272.7135 | C: 863.602.1001
eric.ammon@svn.com

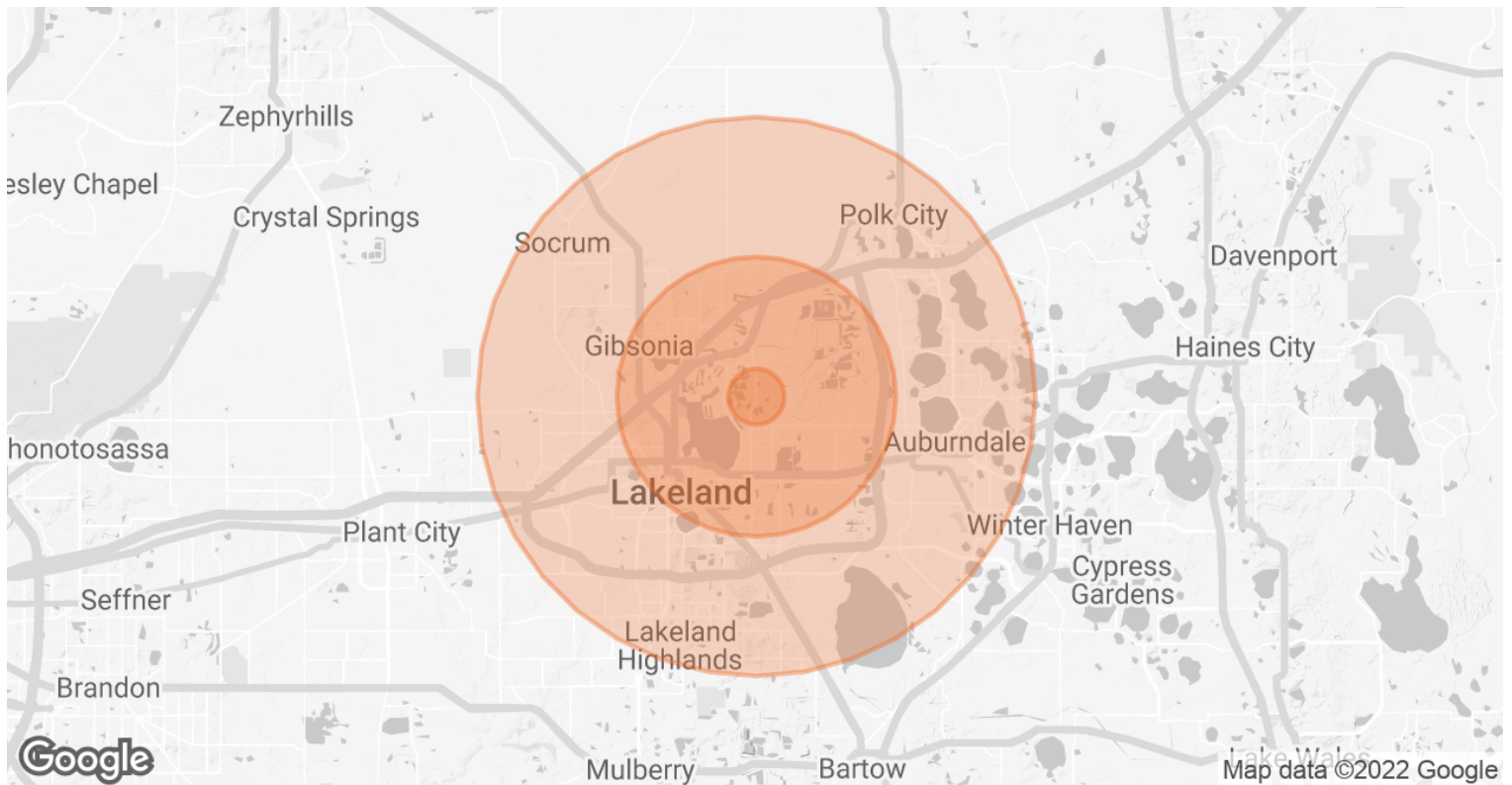
RETAILER MAP



CRAIG MORBY
 O: 863.581.0059 | C: 863.581.0059
 craig.morby@svn.com

ERIC AMMON, CCIM
 O: 863.272.7135 | C: 863.602.1001
 eric.ammon@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	538	93,810	303,731
AVERAGE AGE	44.2	39.7	40.4
AVERAGE AGE (MALE)	47.9	38.4	39.3
AVERAGE AGE (FEMALE)	43.0	41.6	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	261	39,432	125,888
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$59,738	\$50,206	\$59,309
AVERAGE HOUSE VALUE	\$56,442	\$122,559	\$153,050

* Demographic data derived from 2020 ACS - US Census

CRAIG MORBY

O: 863.581.0059 | C: 863.581.0059
craig.morby@svn.com

ERIC AMMON, CCIM

O: 863.272.7135 | C: 863.602.1001
eric.ammon@svn.com

ADVISOR BIOGRAPHY



CRAIG MORBY

Senior Advisor

craig.morby@svn.com

Direct: 863.581.0059 | Cell: 863.581.0059

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.

MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- CID Co-Chair - Lakeland Association of Realtors

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801

CRAIG MORBY

O: 863.581.0059 | C: 863.581.0059

craig.morby@svn.com

ERIC AMMON, CCIM

O: 863.272.7135 | C: 863.602.1001

eric.ammon@svn.com

ADVISOR BIOGRAPHY



ERIC AMMON, CCIM

Senior Advisor

eric.ammon@svn.com

Direct: 863.272.7135 | **Cell:** 863.602.1001

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

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801

CRAIG MORBY

O: 863.581.0059 | C: 863.581.0059

craig.morby@svn.com

ERIC AMMON, CCIM

O: 863.272.7135 | C: 863.602.1001

eric.ammon@svn.com