



PIPKIN AIRPORT  
COMMERCIAL LAND

YATES RD  
LAKELAND, FL 33803

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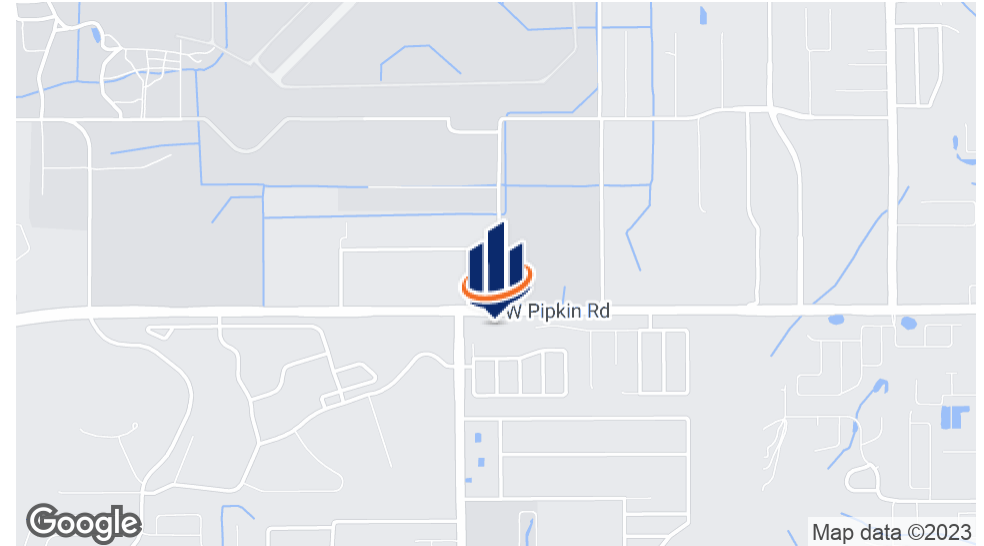
# 1 PROPERTY INFORMATION

Yates Rd  
Lakeland, FL 33803





# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$550,000</b>
Lot Size:	5.03 ± Acres
Price / Gross Acre:	\$109,344
Zoning:	CC - Convenience Centers
Utilities:	Water on site. Sewer is nearby
Traffic Count:	13,900 Cars per Day
APN:	232909000000021010, 232909000000021070

## PROPERTY OVERVIEW

The property is located in southwest Lakeland near the signalized intersection of Pipkin Rd. and Yates Rd. Consisting of 5.03 ± acres, this property has approximately 3.00 ± acres of uplands and has 660 ± FT of frontage on Pipkin Rd., which features a traffic count of 11,700 cars/day. The surrounding area is growing rapidly, with 4,000 new housing units permitted, and two planned apartment communities next door. Nearby major employers include Geico, Draken, and the Lakeland Linder Regional Airport. The subject property has multiple potential uses and would be a great location for a daycare. In result of the growth of the area, city has started a major project to expand Pipkin Rd, which will help traffic flow, accessibility, and invite further growth to the area.

## PROPERTY HIGHLIGHTS

- Nearby major employers include Geico, Draken, and the Lakeland Linder Regional Airport
- The property has 3.00 ± acres of uplands and 660 ± FT of road frontage

West Pipkin Rd

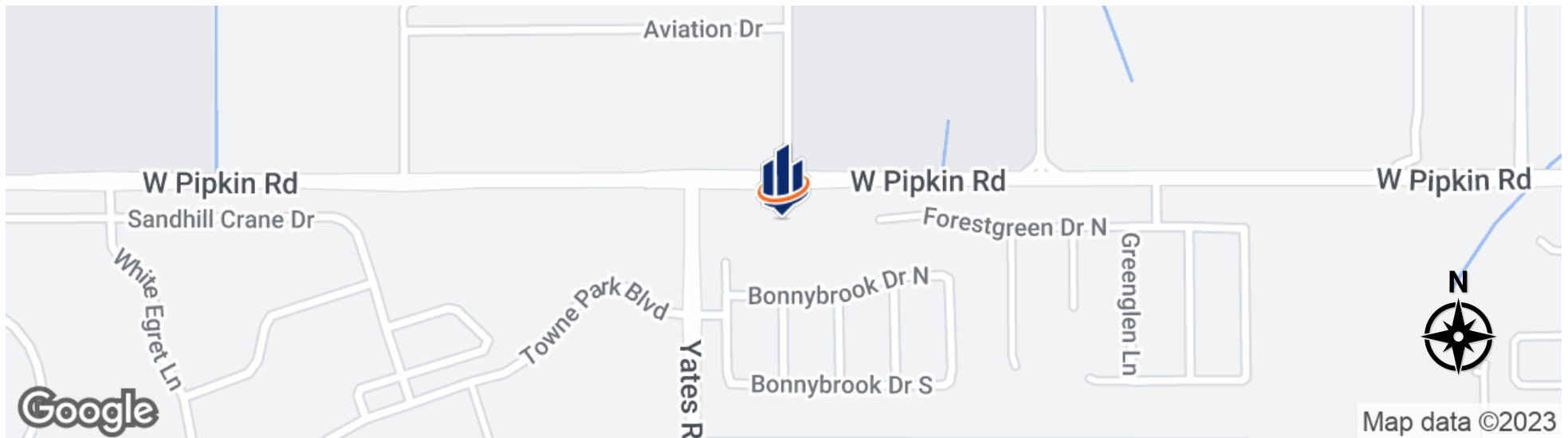
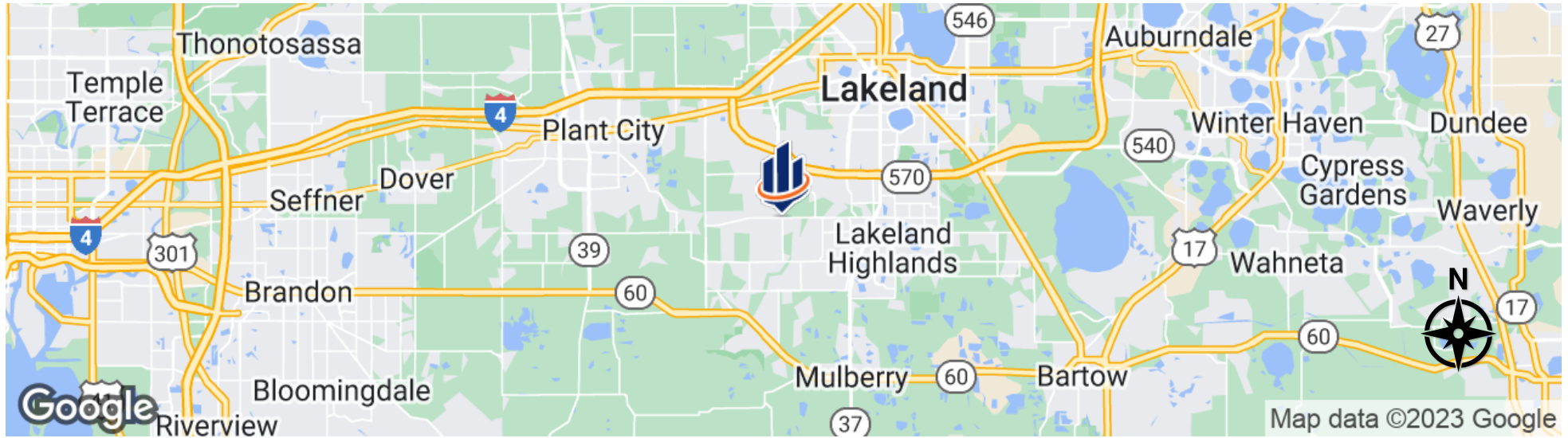
Yates Rd

# 2 LOCATION INFORMATION

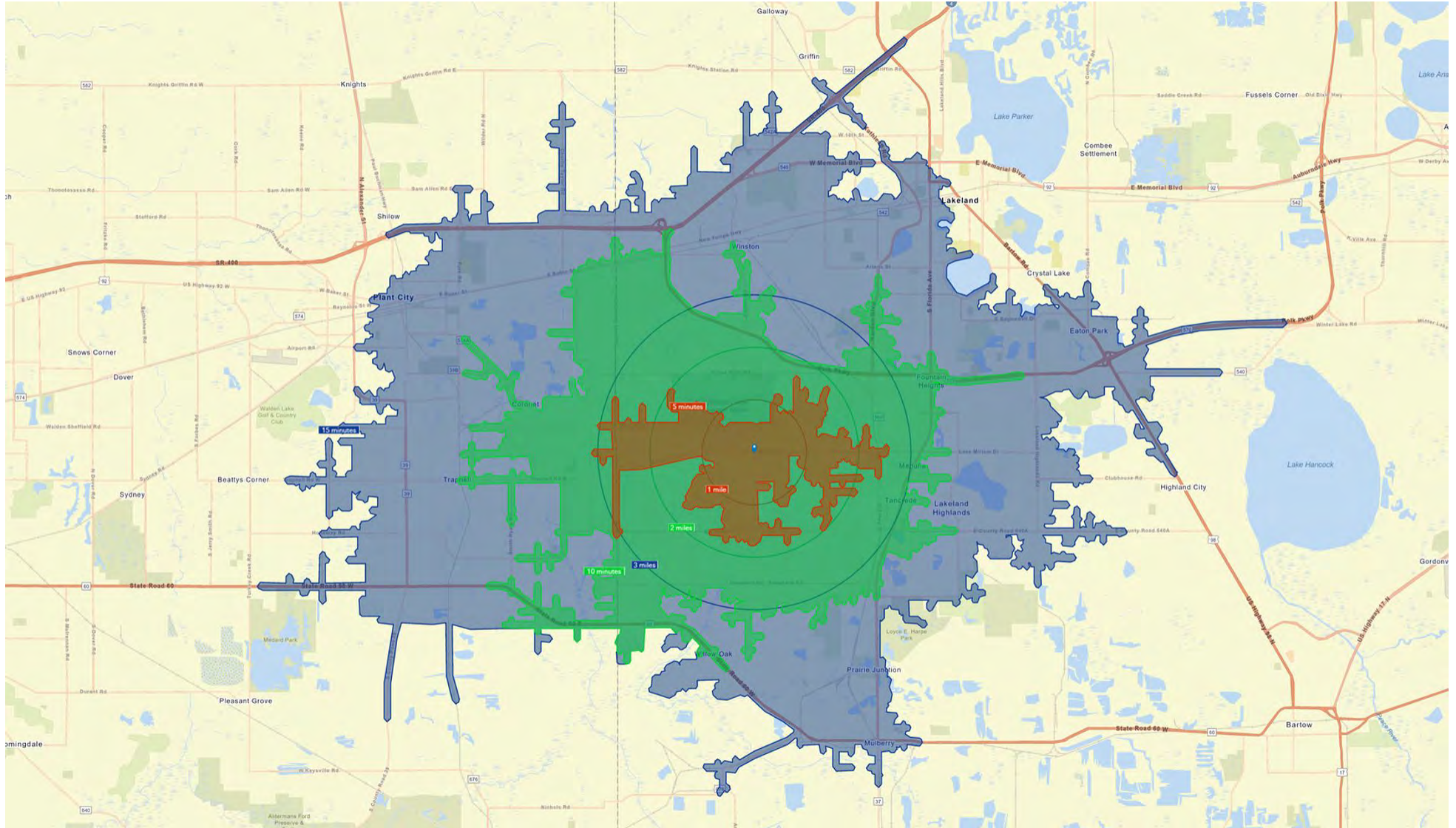
Yates Rd  
Lakeland, FL 33803



# Location Maps



# Demographics Map



# BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
Population	2,260	14,064	35,508	7,034	43,906	156,130	754,798	22,114,754	335,707,897
Households	798	5,394	13,904	2,671	16,615	59,374	283,648	8,760,977	128,657,669
Families	668	4,075	9,856	2,024	11,860	40,323	196,634	5,648,790	83,407,414
Average Household Size	2.83	2.61	2.55	2.63	2.63	2.60	2.61	2.47	2.55
Owner Occupied Housing Units	729	4,326	9,937	2,299	11,945	41,091	199,229	5,794,353	83,145,410
Renter Occupied Housing Units	69	1,068	3,967	372	4,670	18,282	84,419	2,966,624	45,512,259
Median Age	41.0	40.6	38.7	41.9	38.6	39.90	41.9	42.8	38.9
<b>Income</b>									
Median Household Income	\$86,190	\$75,335	\$64,461	\$77,646	\$64,430	\$61,623	\$57,063	\$65,438	\$72,414
Average Household Income	\$118,007	\$98,817	\$89,582	\$101,405	\$88,372	\$86,886	\$78,175	\$96,086	\$105,029
Per Capita Income	\$41,651	\$37,679	\$34,790	\$38,960	\$33,586	\$33,207	\$29,438	\$38,149	\$40,363
<b>Trends: 2015 - 2020 Annual Growth Rate</b>									
Population	3.97%	2.98%	1.82%	2.78%	1.59%	1.05%	1.23%	0.61%	0.25%
Households	4.00%	2.91%	1.74%	2.69%	1.57%	1.06%	1.23%	0.62%	0.31%
Families	3.93%	2.90%	1.76%	2.70%	1.58%	1.00%	1.19%	0.59%	0.28%
Owner HHs	4.30%	3.50%	2.33%	3.09%	2.07%	1.30%	1.43%	0.83%	0.53%
Median Household Income	3.09%	2.64%	3.41%	2.52%	3.31%	3.61%	3.27%	3.75%	3.12%

**S**trong population density with more than 35,000 people within a 3-mile radius

**T**he Median Household Income within a 1-mile radius is over 50% greater when compared to Polk County



# BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Polk FL US

## Households by Income

<\$15,000	1.90%	3.40%	5.30%	3.00%	5.20%	7.80%	8.90%	8.30%	8.50%
\$15,000 - \$24,999	2.90%	5.20%	6.70%	4.70%	6.80%	8.20%	9.60%	7.60%	7.20%
\$25,000 - \$34,999	4.50%	6.50%	9.00%	5.60%	9.10%	9.20%	10.00%	8.40%	7.50%
\$35,000 - \$49,999	11.50%	14.10%	14.60%	13.00%	14.20%	13.10%	13.60%	12.60%	11.10%
\$50,000 - \$74,999	18.40%	20.50%	21.30%	20.60%	21.80%	20.70%	21.00%	18.70%	16.90%
\$75,000 - \$99,999	20.30%	19.10%	17.40%	20.70%	16.90%	15.10%	14.90%	13.80%	13.20%
\$100,000 - \$149,999	21.40%	18.60%	14.50%	19.40%	15.20%	14.60%	13.50%	15.90%	17.20%
\$150,000 - \$199,999	7.60%	5.20%	4.90%	5.30%	5.10%	5.50%	4.50%	6.70%	8.40%
\$200,000+	11.50%	7.50%	6.20%	7.70%	5.70%	5.90%	4.00%	7.90%	9.90%

## Population by Age

0 - 4	5.40%	5.70%	6.40%	5.40%	6.40%	6.20%	5.70%	5.10%	5.80%
5 - 9	5.90%	6.10%	6.50%	5.80%	6.50%	6.30%	5.90%	5.30%	6.10%
10 - 14	6.10%	6.20%	6.50%	6.00%	6.60%	6.30%	5.90%	5.50%	6.20%
15 - 19	6.10%	5.80%	5.90%	5.70%	6.00%	5.90%	5.90%	5.50%	6.30%
20 - 24	5.20%	5.20%	5.80%	5.00%	5.80%	5.60%	5.60%	5.90%	6.50%
25 - 34	13.10%	13.20%	13.70%	12.70%	13.70%	13.50%	12.90%	13.30%	14.00%
35 - 44	13.50%	13.60%	13.50%	13.30%	13.50%	12.20%	11.60%	11.90%	12.80%
45 - 54	13.60%	13.00%	12.20%	13.10%	12.30%	11.60%	11.20%	11.90%	12.00%
55 - 64	14.30%	13.50%	12.20%	13.90%	12.40%	12.70%	12.80%	13.40%	12.80%
65 - 74	11.20%	10.80%	10.40%	11.40%	10.20%	11.20%	12.60%	12.20%	10.20%
75 - 84	4.60%	5.20%	5.10%	5.70%	5.10%	6.20%	7.40%	7.10%	5.20%
85+	1.00%	1.70%	1.80%	1.90%	1.70%	2.30%	2.50%	2.80%	2.10%

## Race and Ethnicity

White Alone	77.10%	73.40%	67.90%	75.00%	66.90%	63.60%	59.50%	56.70%	61.00%
Black Alone	4.30%	7.70%	9.50%	6.30%	9.50%	11.50%	14.60%	14.90%	12.40%
American Indian Alone	0.20%	0.30%	0.40%	0.30%	0.40%	0.60%	0.50%	0.40%	1.10%
Asian Alone	1.10%	1.40%	1.70%	1.40%	1.60%	1.70%	1.90%	3.00%	6.10%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	4.00%	4.70%	7.00%	4.30%	7.70%	8.50%	9.80%	7.50%	8.60%
Two or More Races	13.30%	12.50%	13.50%	12.80%	13.80%	14.10%	13.70%	17.40%	10.60%
Hispanic Origin (Any Race)	16.90%	17.10%	21.40%	16.70%	23.00%	24.70%	26.70%	27.10%	19.00%





## 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, cattle, 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	<a href="http://lakelandgov.net">lakelandgov.net</a>
Major Employers	<ul style="list-style-type: none"> <li>Publix Supermarkets</li> <li>Saddle Creek Logistics</li> <li>Geico Insurance</li> <li>Amazon</li> <li>Rooms to Go</li> <li>Welldyne</li> <li>Advance Auto Parts</li> </ul>

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.



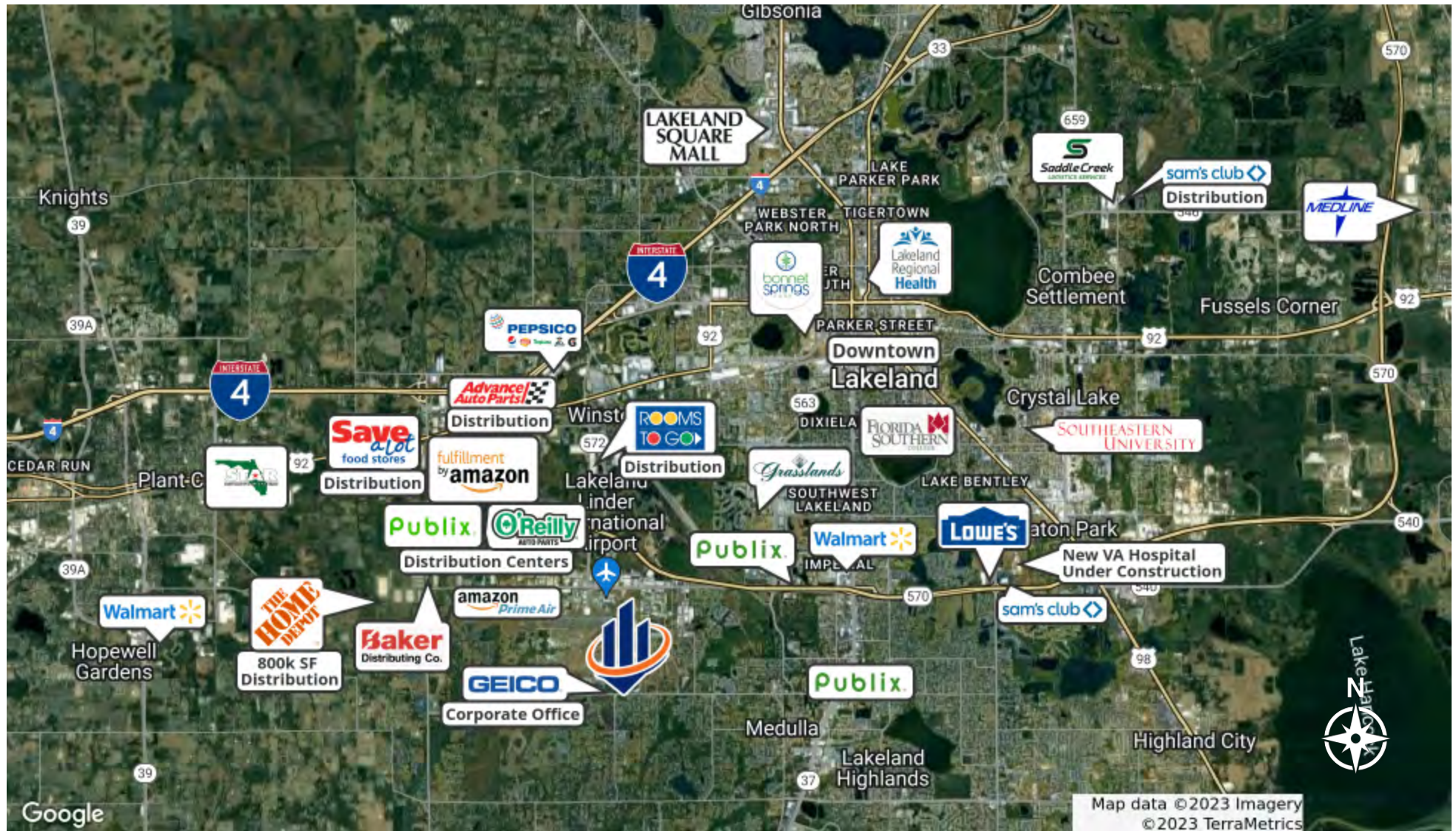
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# Market Area Map



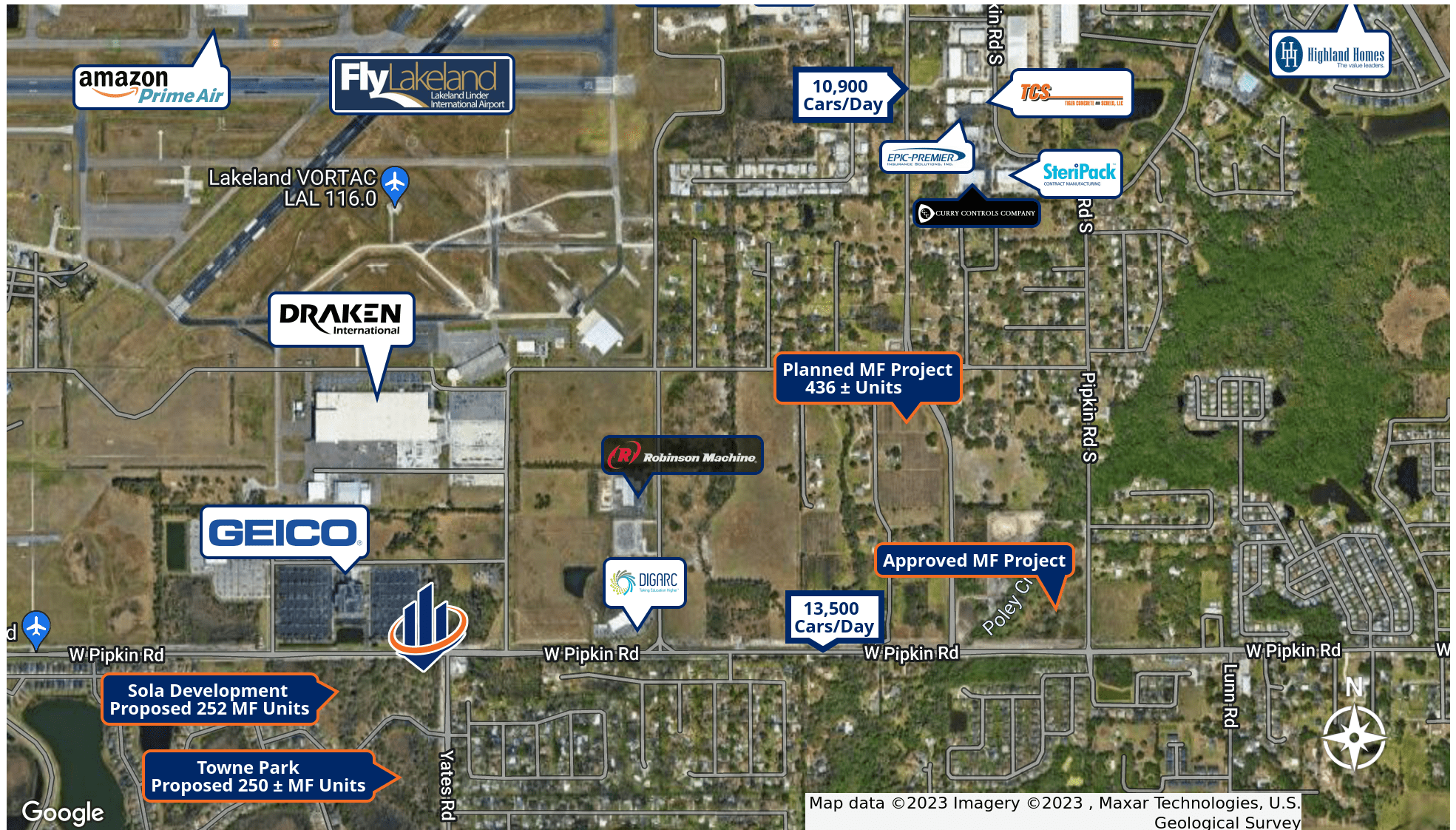


# Trade Area Map





# Neighborhood Aerial



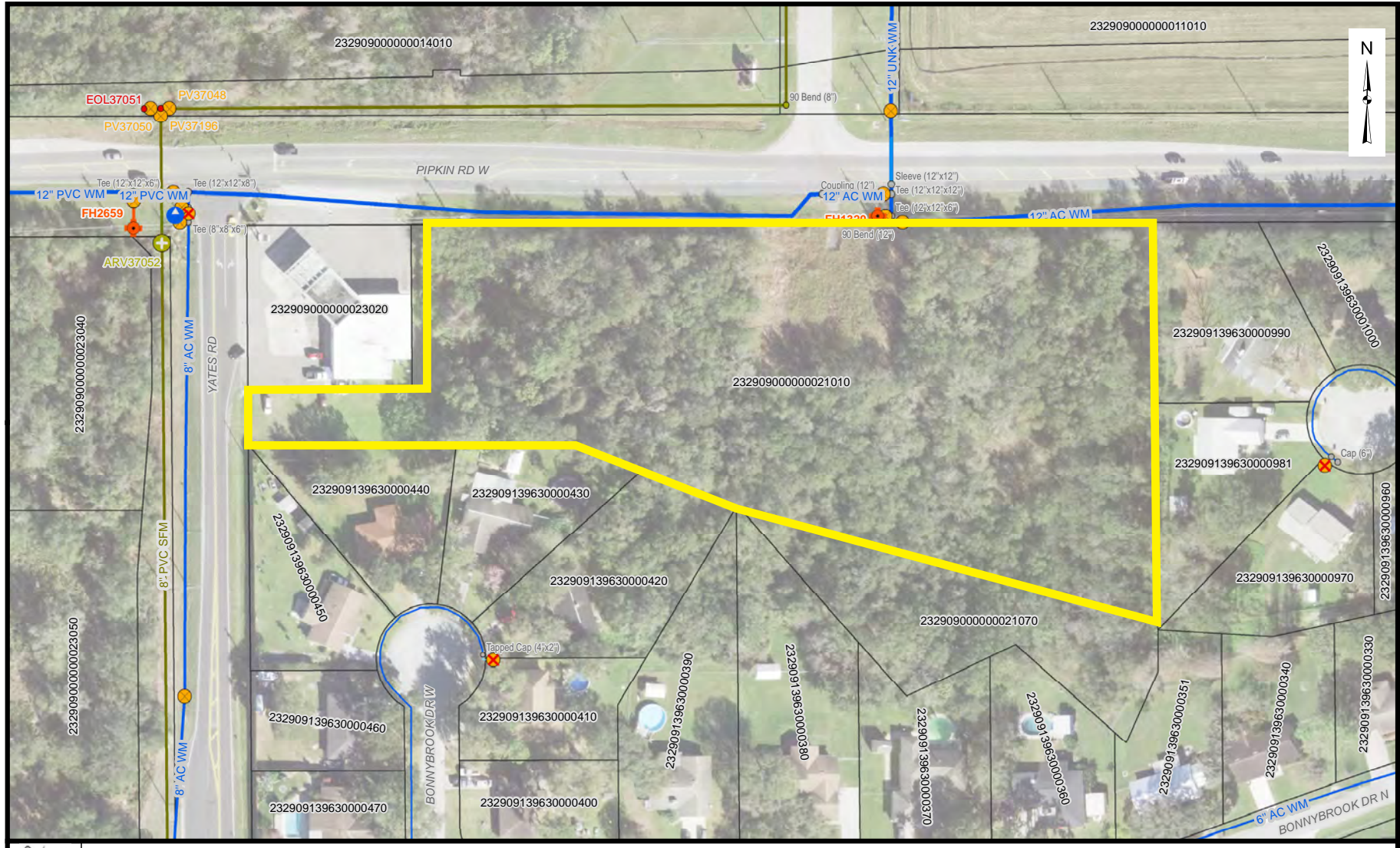


# Site Aerial



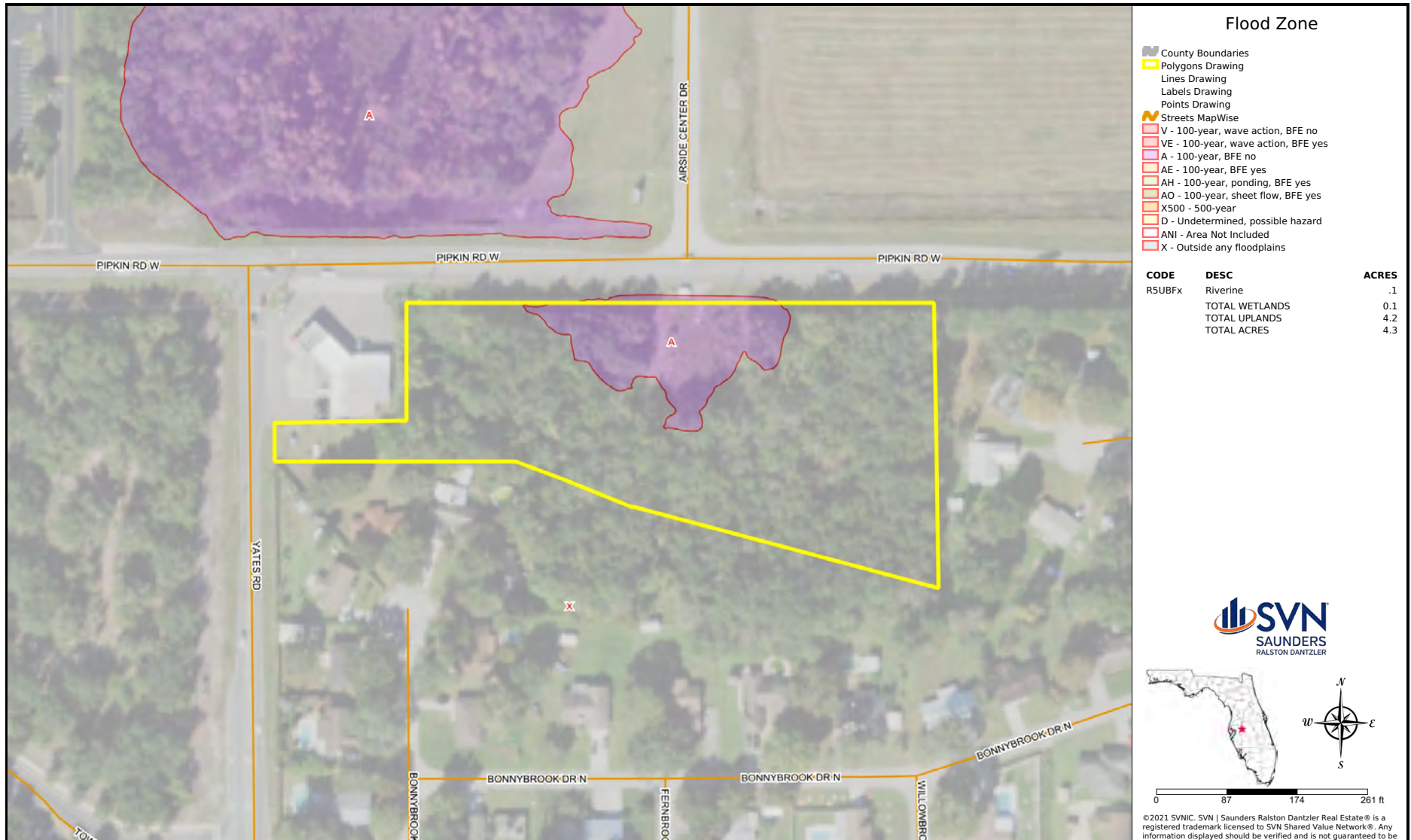


# Utilities Map



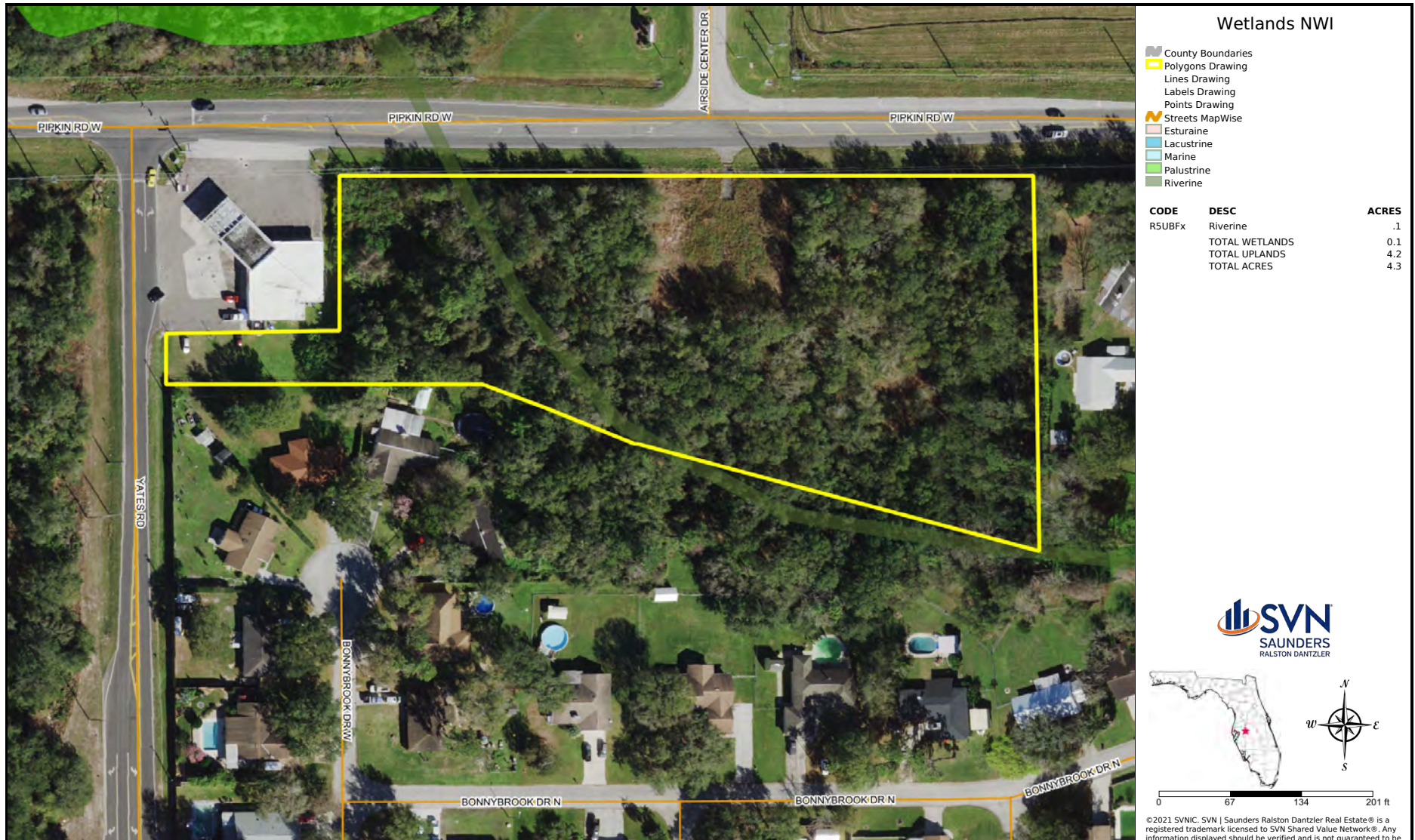


# Flood Zones - DFIRM





# Wetlands - NWI





# 4 AGENT AND COMPANY INFO

Yates Rd  
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## RICHARD DEMPSEY, ALC, CIPS

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### PROFESSIONAL BACKGROUND

Richard Dempsey, ALC, CIPS is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Richard's real estate career began in 1984 as an appraiser for the Polk County Property Appraiser's Office. Later, he was a state certified general appraiser with an agricultural lender for thirteen years, appraising a wide variety of properties.

His experience includes a wide variety of property types from small residential tracts to up to 25,000-acre groves as well as various types of commercial properties all over the state. Having sales and appraisal experience throughout Florida. Richard is knowledgeable about the diverse aspects of today's real estate market.

Richard has served as the President of Lakeland Realtors® [LR] in 2010 and 2020. He served as the 2012 Florida Realtors® District 10 Vice President and served in that role again in 2021. Richard was inducted into the Florida Realtors® Honor Society in 2013 and he will serve as the National Association of Realtors® [NAR] liaison Federal Political Coordinator for U.S. Congressman Scott Franklin. He previously served in that role for U.S. Congressman Dennis Ross.

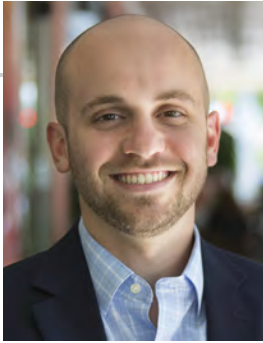
He was voted the Commercial Realtor® of the Year in 2017 and Realtor® of the Year in 2011 by Lakeland Realtors®. Richard has also served on numerous LR committees. In 2017, he served as the Vice-Chair of the Building Committee, helping to oversee the construction of the award winning, state-of-the art new location of Lakeland Realtors®.

In addition to his service to Lakeland Realtors® and Florida Realtors®, he has served on the corporate Coldwell Banker Commercial technology council. Richard is proud to be a Lakeland native.

Richard specializes in:

- Agricultural Land
- Ranchland
- Citrus Groves
- Large-Acreage Tracts
- Hunting/Recreational Tracts
- Commercial/Development Land





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## PROFESSIONAL BACKGROUND

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

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$170 million across nearly all types of commercial properties 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 GIS specialist within the firm and formerly served as the firm's Director of Research.

David previously worked in his family-owned business, Hungerford & Associates, as a financial advisor. Prior to becoming a financial advisor, he served as the company's marketing director.

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 at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's 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 executive board for the CCIM Florida West Coast District. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers [ICSC]. David is married and lives with his wife Aimee and children Eliana and Ezra on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

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



# About SVN



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.



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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.





For more information visit [www.SVNsaunders](http://www.SVNsaunders)

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