



# OLD COMBEE ROAD INDUSTRIAL LAND

OLD COMBEE RD  
LAKELAND, FL 33805

David Hungerford, CCIM  
Senior Advisor  
863.272.7156 | 863.660.3138  
david.hungerford@svn.com



The Bridgewater  
Apartments  
300 Units

The Shore Luxury  
Apartment Homes  
300 Units

State Road 33

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Old Combee Rd

# 1 PROPERTY INFORMATION

Old Combee Rd  
Lakeland, FL 33805

Old Combee Rd

# Property Summary



Sale Price **\$500,000**

## PROPERTY OVERVIEW

Looking for the perfect industrial land property to build your business or investment project? Look no further than this exceptional 2.11-acre parcel located in the heart of Lakeland, FL - within one of the fastest-growing counties in the country.

## OFFERING SUMMARY

Lot Size: 2.11 ± Acres  
Price / Acre: \$236,967  
Zoning: I-2 (City of Lakeland)  
Utilities: Water and Sewer (City of Lakeland)  
Taxes: \$3,147.78 (2022)  
APN: 24272800000041020

Boasting high and dry land that's ideal for a wide range of industrial and commercial applications, this property is adjacent to a highly active business park and several multi-family developments are in the immediate area. Highest and best uses include warehouse, outdoor storage, and flex warehouse. The location offers excellent road connectivity with SR 33 and I-4 minutes away.



Old Combee Rd

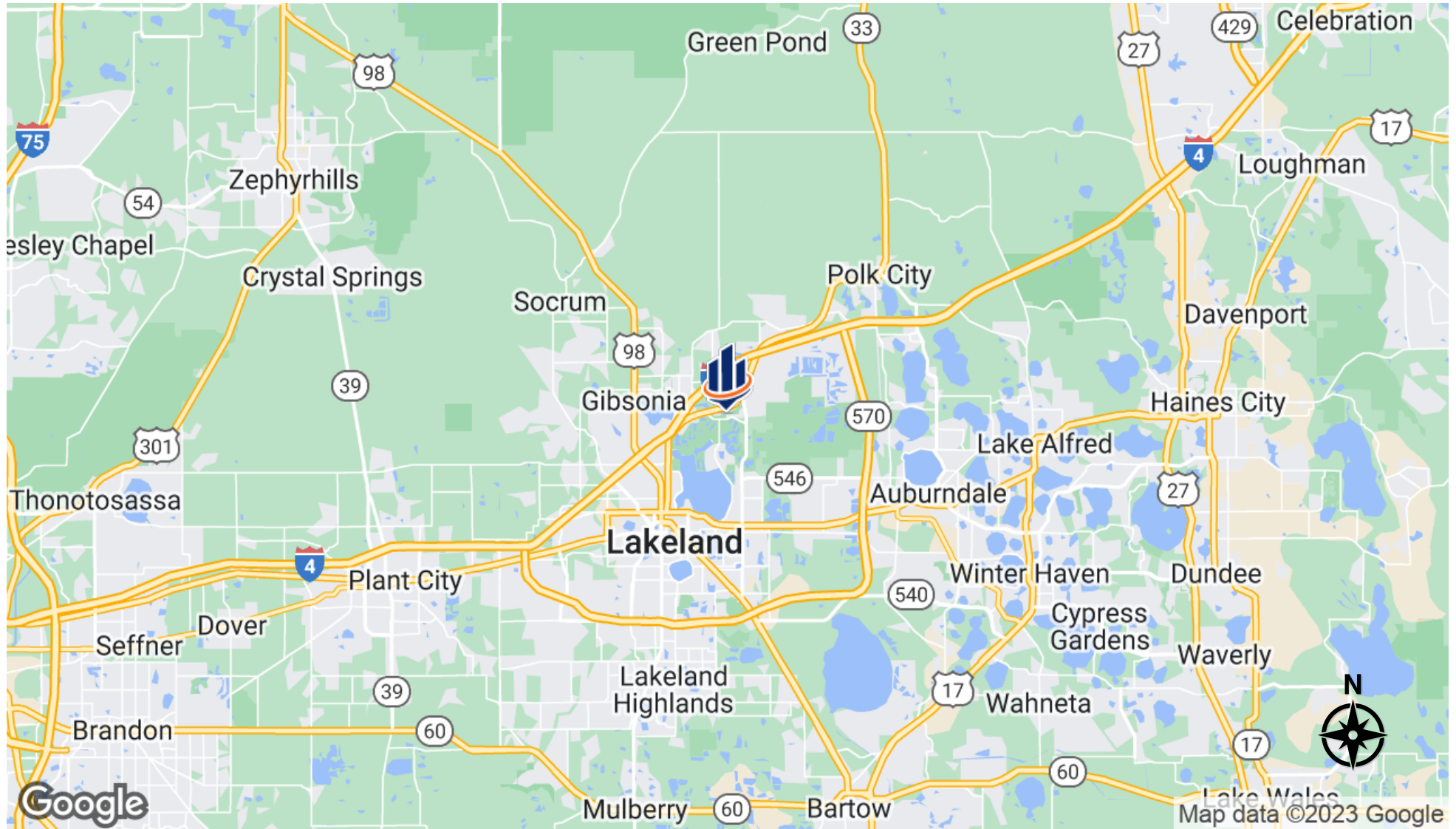


# 2 LOCATION INFORMATION

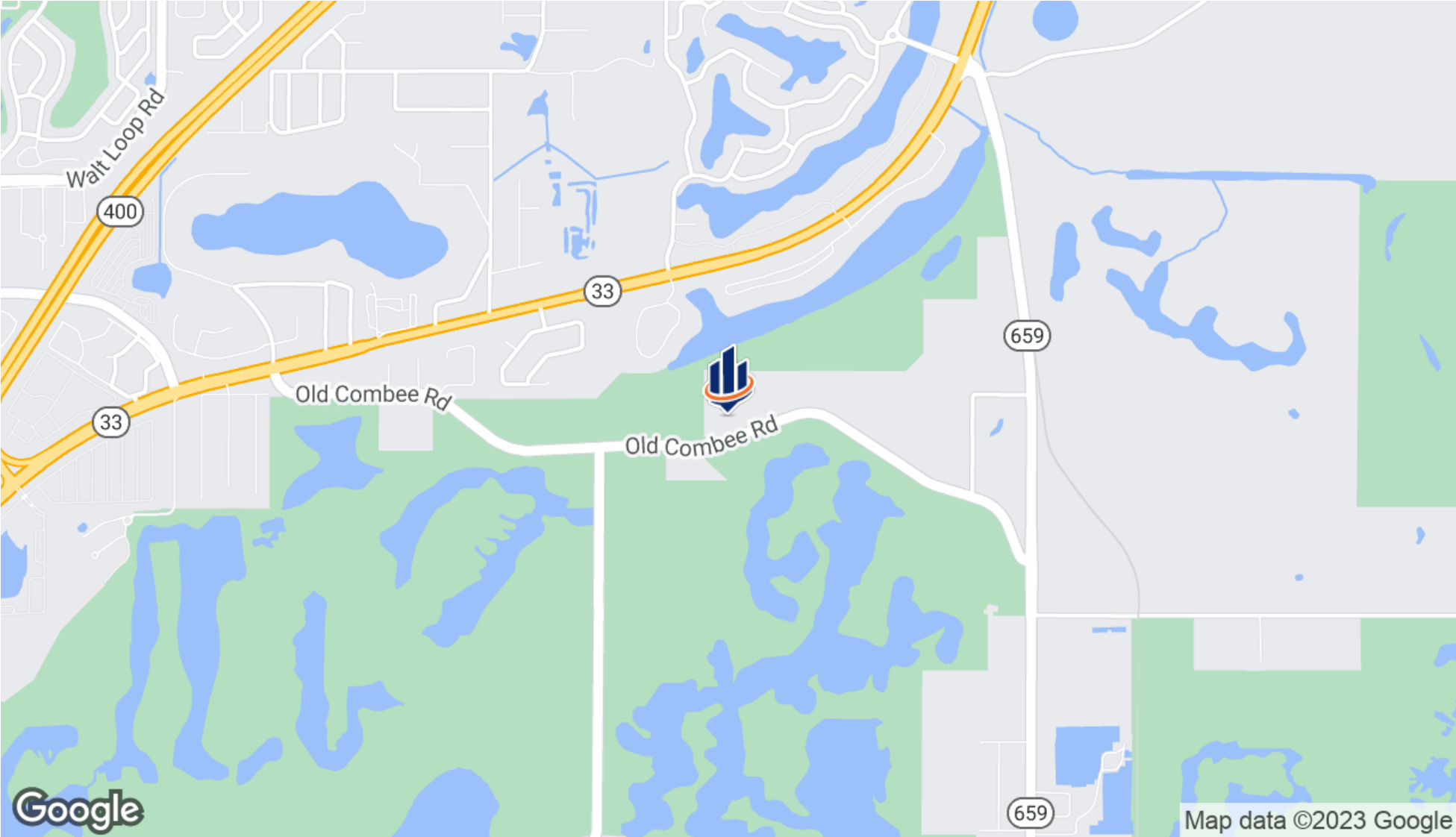
Old Combee Rd  
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# Regional Map



# Location Map



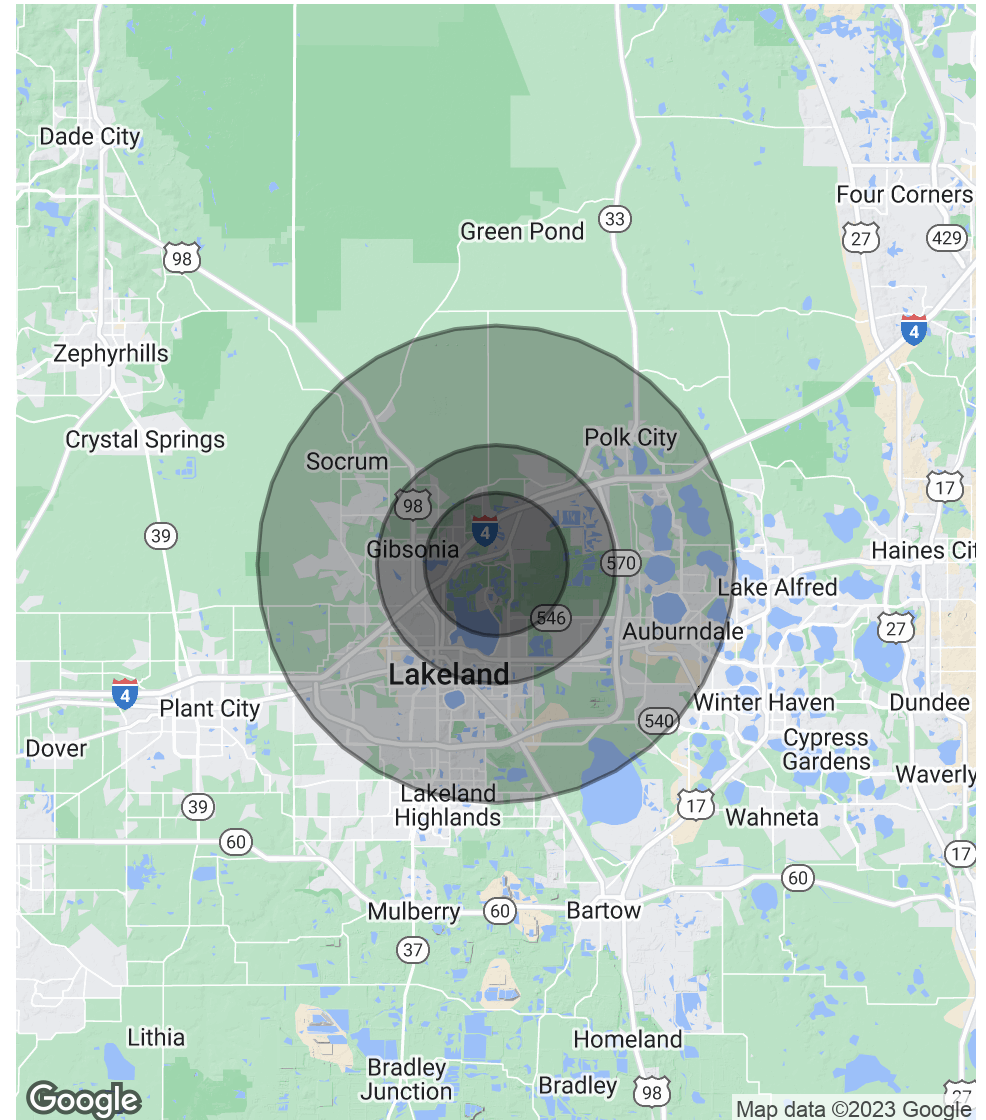
# Demographics Map & Report

<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	26,768	86,432	265,584
Average Age	44.4	40.5	40.6
Average Age (Male)	44.2	39.4	39.5
Average Age (Female)	46.0	41.7	41.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	11,486	36,222	111,334
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$63,548	\$52,442	\$58,326
Average House Value	\$145,083	\$133,953	\$150,223

\* 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, 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>

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.

Major Employers	Publix Supermarkets
	Saddle Creek Logistics
	Geico Insurance
	Amazon
	Rooms to Go
	Welldyne
	Advance Auto Parts

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.

The Landings at Long  
Lake  
241 Units

The Shore Luxury  
Apartment Homes  
300 Units

State Road 33

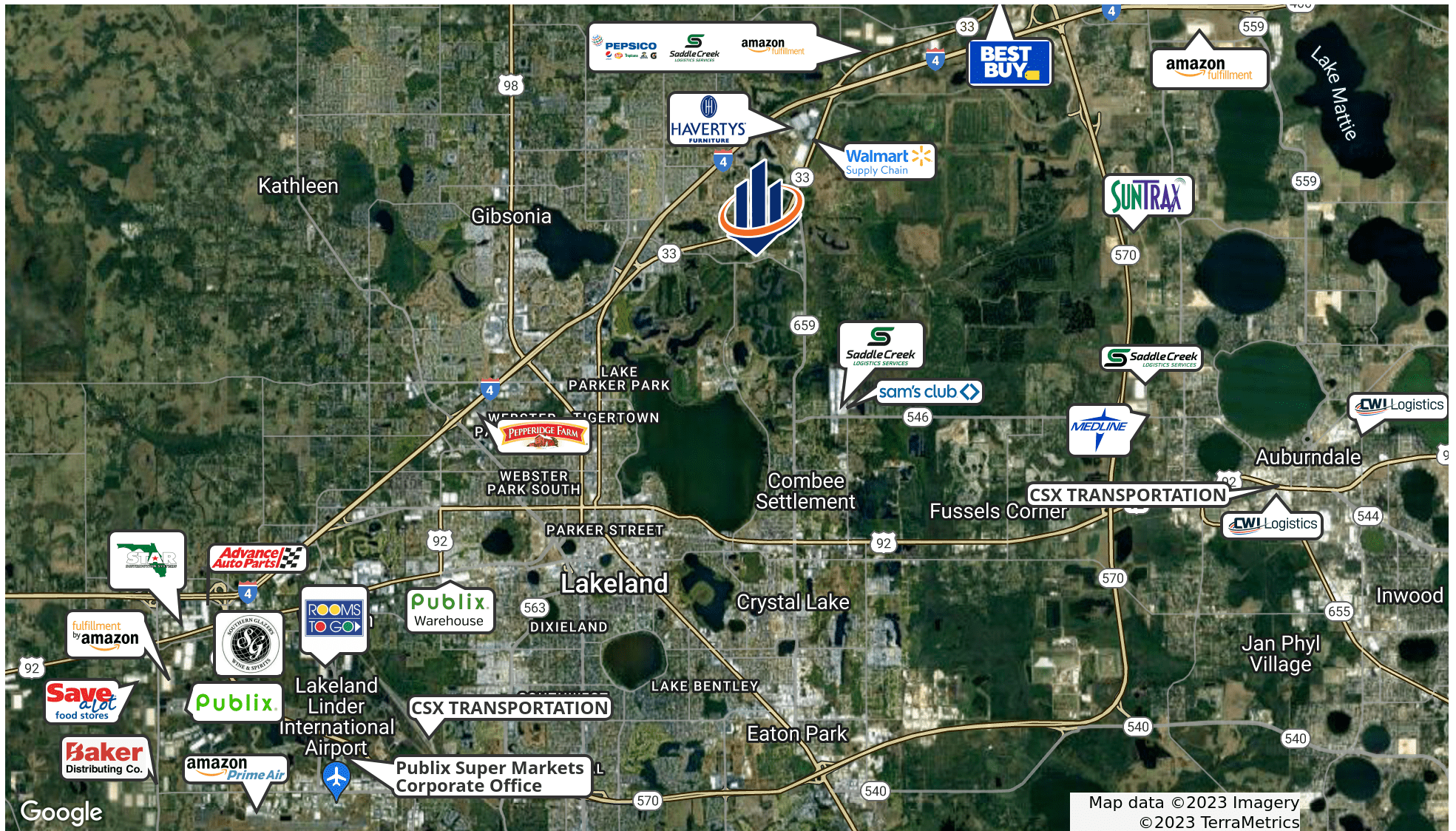
# 3 MAPS AND PHOTOS

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Lakeland, FL 33805

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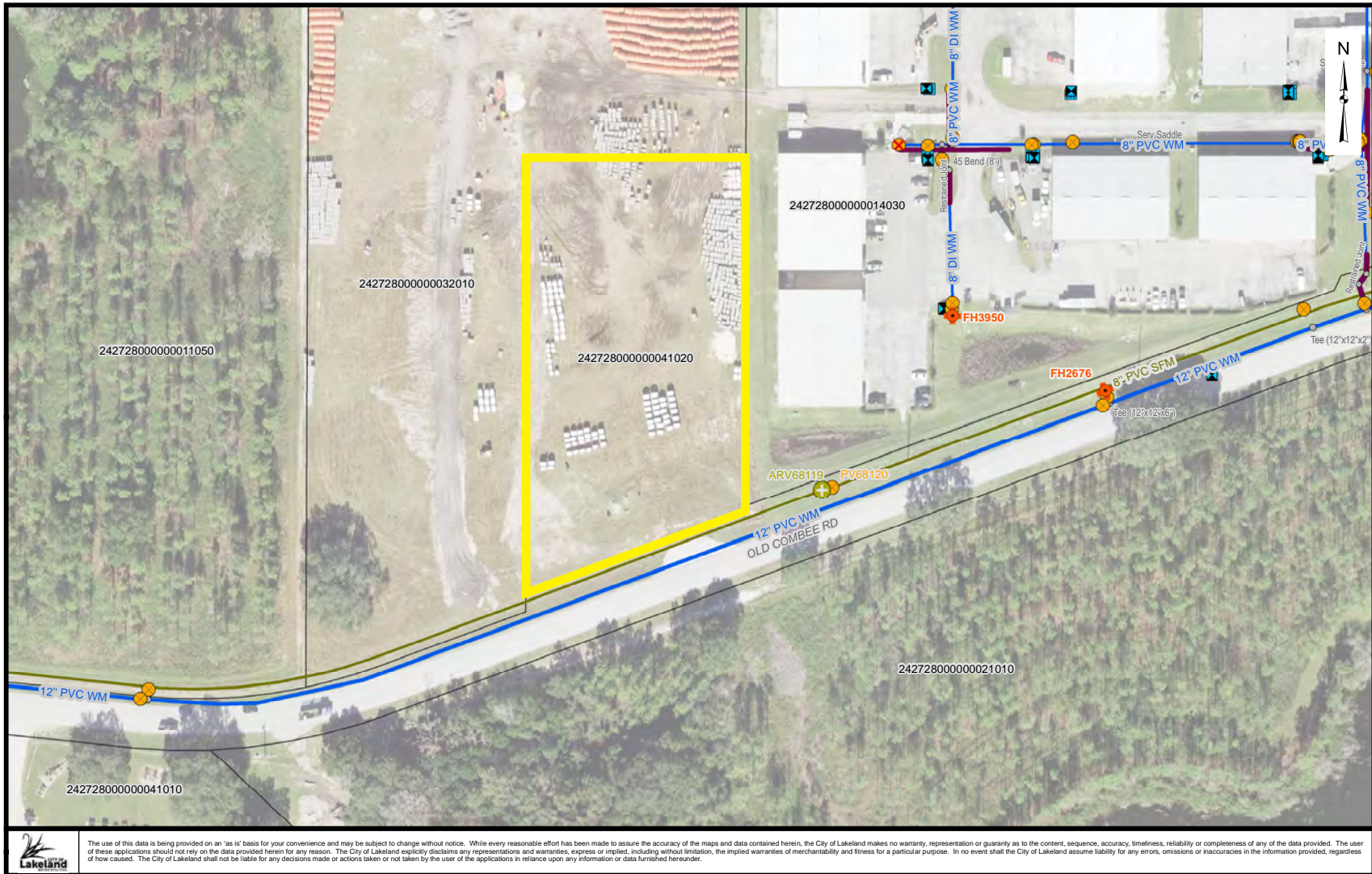
# Market Area Map



# Neighborhood Aerial



# Utilities Map

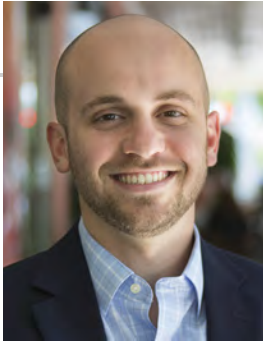


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# 4 AGENT AND COMPANY INFO

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**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 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



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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.com](http://www.SVNsaunders.com)

**HEADQUARTERS**

1723 Bartow Rd  
Lakeland, FL 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
386.438.5896

**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
386.438.5896

**GEORGIA**

218 W Jackson Street, Suite 203  
Thomasville, Georgia 31792  
229.299.8600

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