

SOUTH LAKELAND MULTI-FAMILY DEVELOPMENT SITE

CARTER RD
LAKELAND, FL 33813

Tyler Davis, ALC
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Park Ridge Apartments
Under Construction
72 Units

Florida Ave S

Walmart

Carter Rd W





Carter Rd W

Property Overview



Sale Price **\$4,200,000**

OFFERING SUMMARY

| | |
|---------------|---------------------------|
| Acreage: | 23.86 |
| Upland Acres: | 17.52 |
| Zoning: | R1-H [16 units/ac] |
| Land Use: | HDR |
| Price / Acre: | \$176,027 |
| City: | Mulberry |
| County: | Polk |
| Video: | View Here |

PROPERTY OVERVIEW

This property is located adjacent to Wal-Mart in South Lakeland and consists of 23.86 gross acres [17.52 net acres]. The underlying land use is High-Density Residential, and the current zoning through the city of Mulberry, FL is R1-H which allows for 16 units per acre. The property is on previously mined land. A survey is enclosed in this Operating Memorandum. Additional extensive due diligence is available upon request. The developer is responsible for 60% of the cost of constructing a deceleration lane on Carter Rd into the property.

This property is located on Carter Road, just inside the city limits of Mulberry in Polk County. The site is in the center of South Lakeland's growth and is located just off South Florida Avenue. The property is adjacent to Walmart, Taco Bell, Zaxby's, and other retailers. The property provides easy access to downtown Lakeland, Mulberry, the Polk Parkway, and State Road 60. The site is located within 20 minutes of Publix Headquarters, Lakeland Linder Airport, and downtown Lakeland and Bartow [the county seat of Polk County].



SPECIFICATIONS & FEATURES

Land Types:

- Residential Development
- Commercial

Uplands / Wetlands:

17.52 Uplands, 6.34 Wetlands

Soil Types:

Contact agent for soil & geotech reports

Zoning / FLU:

Zoning = R1-H, FLU = High Density Residential

Water Source & Utilities:

Utilities Available on Site

Location



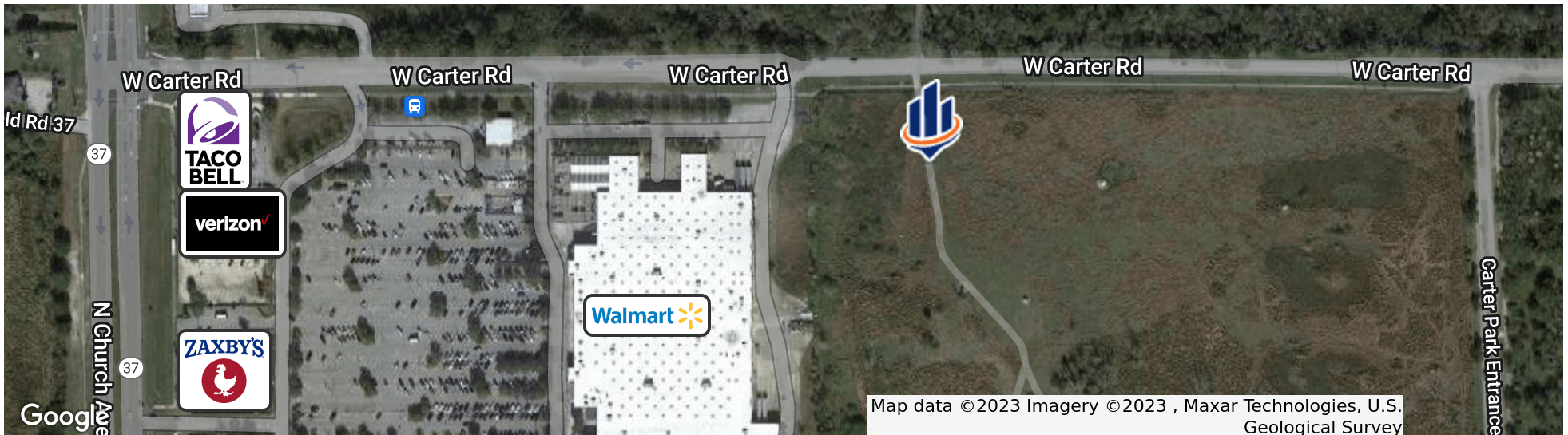
LOCATION & DRIVING DIRECTIONS

Parcel: 23-29-25-000000-032020

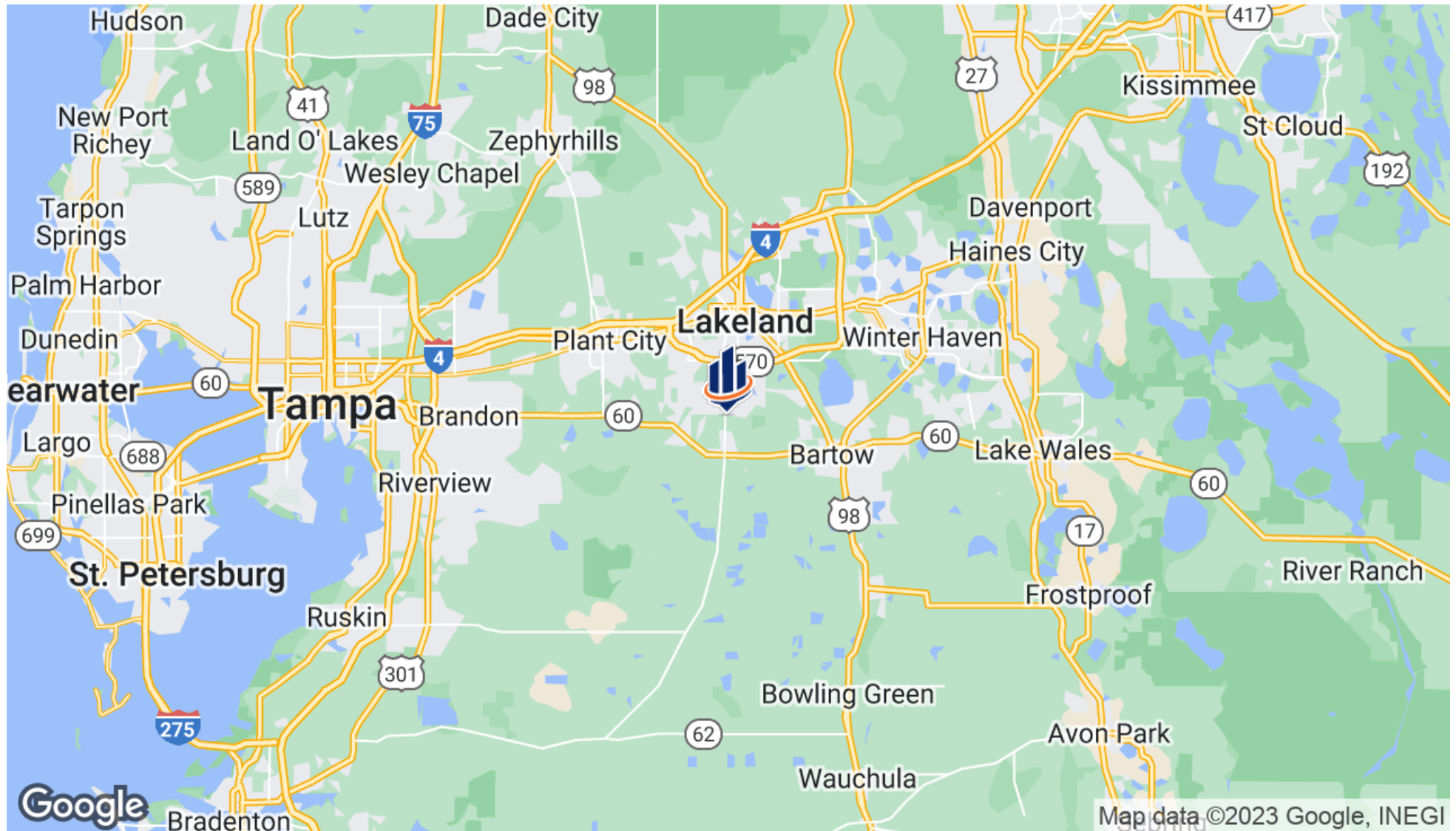
GPS: 27.9342116, -81.968574

Driving Directions: From the Polk Parkway; take exit 7 for South Florida Avenue; Head south for roughly 4.8 miles; Turn left at the signal onto Carter Rd.

Showing Instructions: Contact Agent for Details.



Regional Map

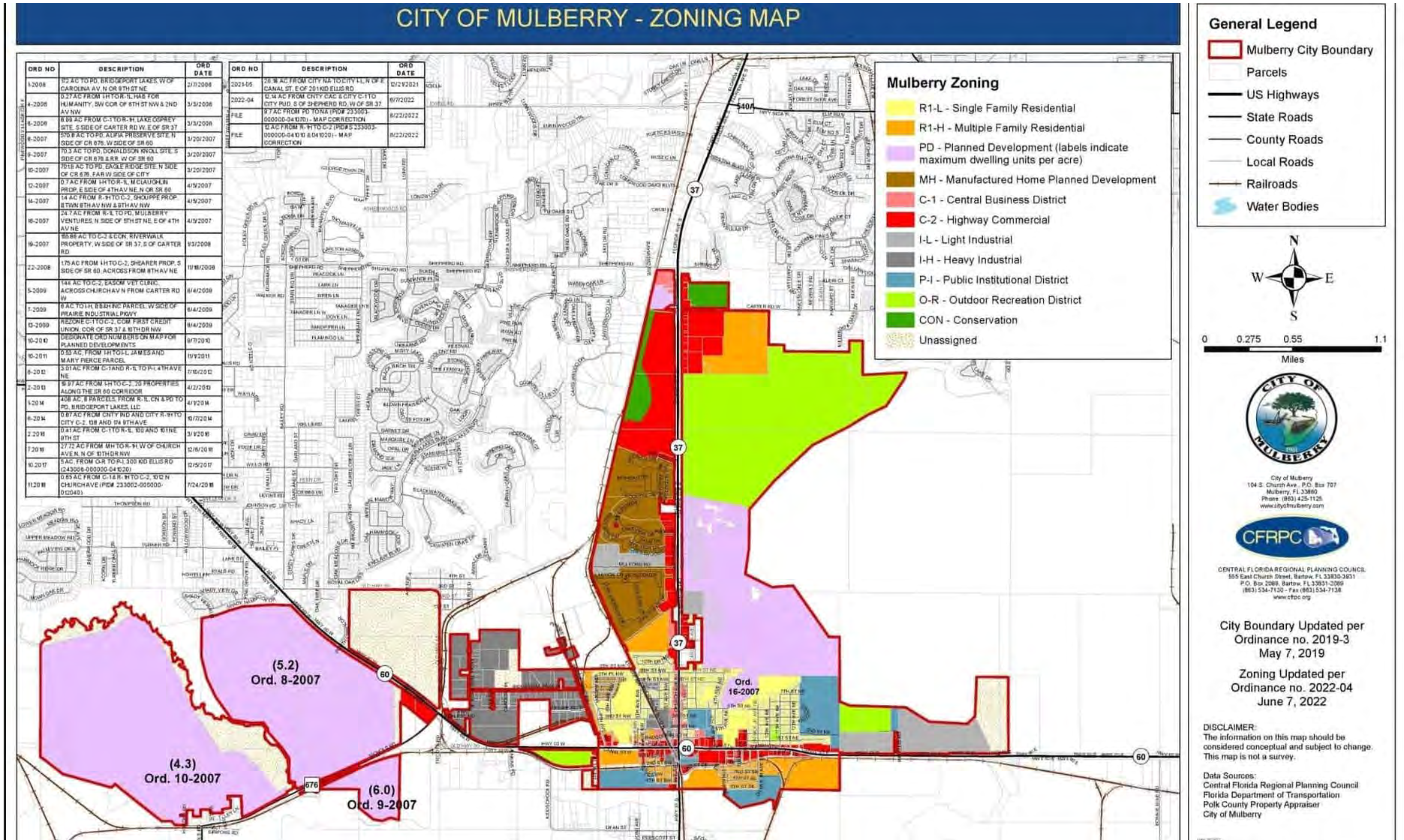


Retailer Map

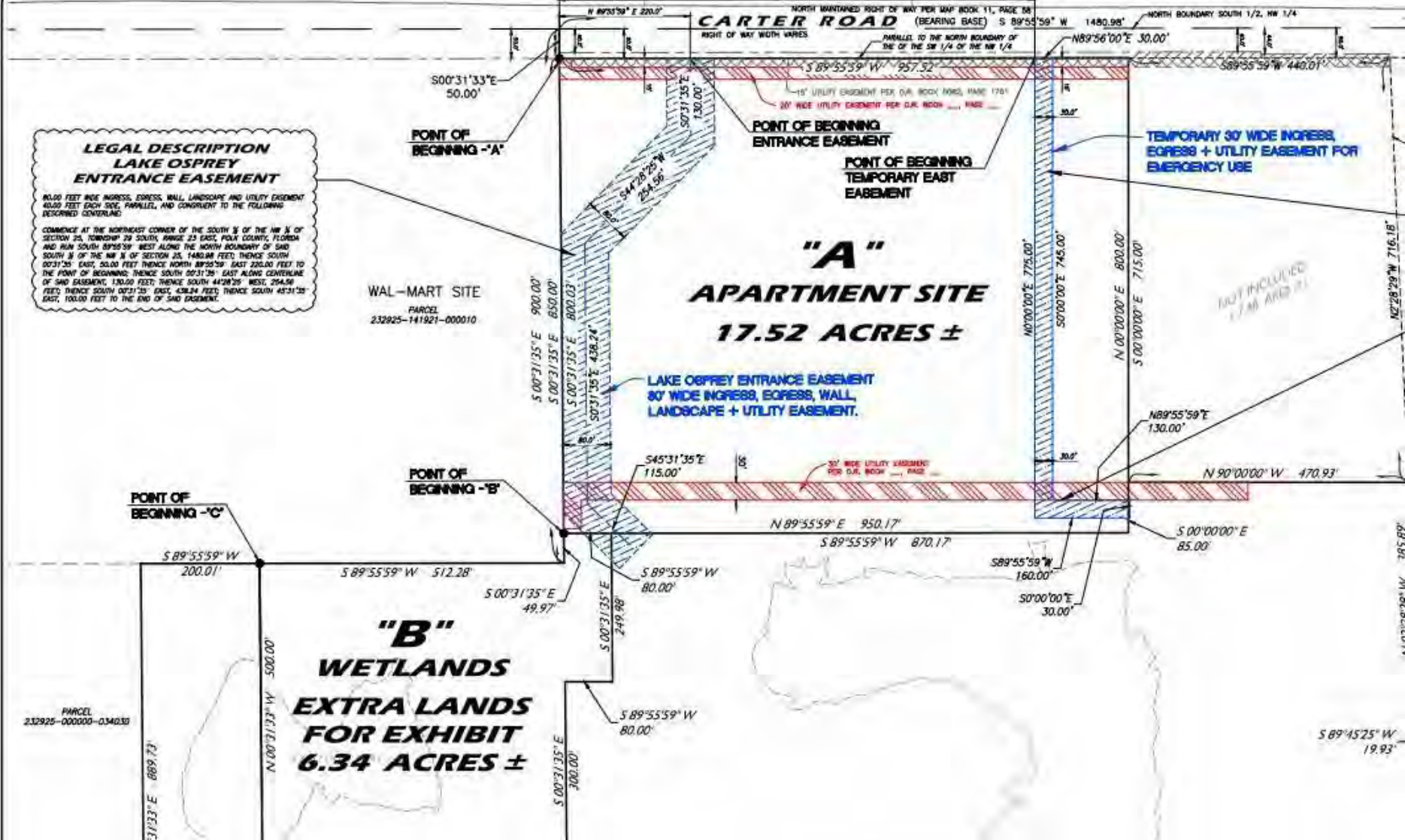


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City Of Mulberry - Zoning Map



Survey







TYLER DAVIS, ALC

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PROFESSIONAL BACKGROUND

Tyler Davis is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private companies in the country. Tyler joined SVN Saunders Ralston Dantzler in May of 2019, where he specializes in development land brokerage and investments. Tyler was named an SVN Partner's Circle award recipient in 2022, which goes to the top 50 global advisors at SVN. Additionally, Tyler was an RLI APEX award recipient for 2022.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC.

Tyler became an Accredited Land Consultant [ALC] in 2022. In addition, Tyler is a licensed Florida Real Estate agent, serves as Vice President of the Florida Chapter of the REALTORS Land Institute, is a member of The Lakeland Rotary Club, and is on the Board of Directors for the Friends of Bonnet Springs Park.



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HEADQUARTERS

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Lake City, Florida 32055
386.438.5896

GEORGIA

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Thomasville, Georgia 31792
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