



LOT 1:
5.37 ± AC

LOT 2:
6.55 ± AC

OLD MEDULLA RD COMMERCIAL DEVELOPMENT LOTS

0 OLD MEDULLA RD
LAKELAND, FL 33811

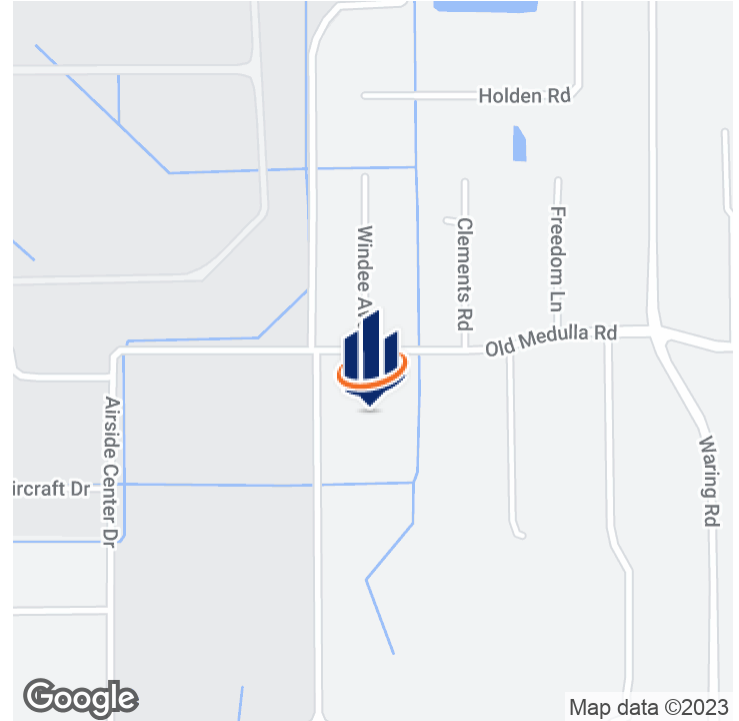
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Property Summary



Sale Price **\$1,200,000**

OFFERING SUMMARY

Total Lot Size:	11.92 ± Acres
Total Upland Acres:	10.7 ± Acres
Price/Total Upland Acres:	\$112,149
# of Available Lots:	2
Lot 1:	5.37 ± AC
Lot 2:	6.55 ± AC
Zoning:	FLU: B-P
Utilities:	Water and Sewer
APN:	23-29-10-000000-033040, 23-29-10-000000-033030

PROPERTY OVERVIEW

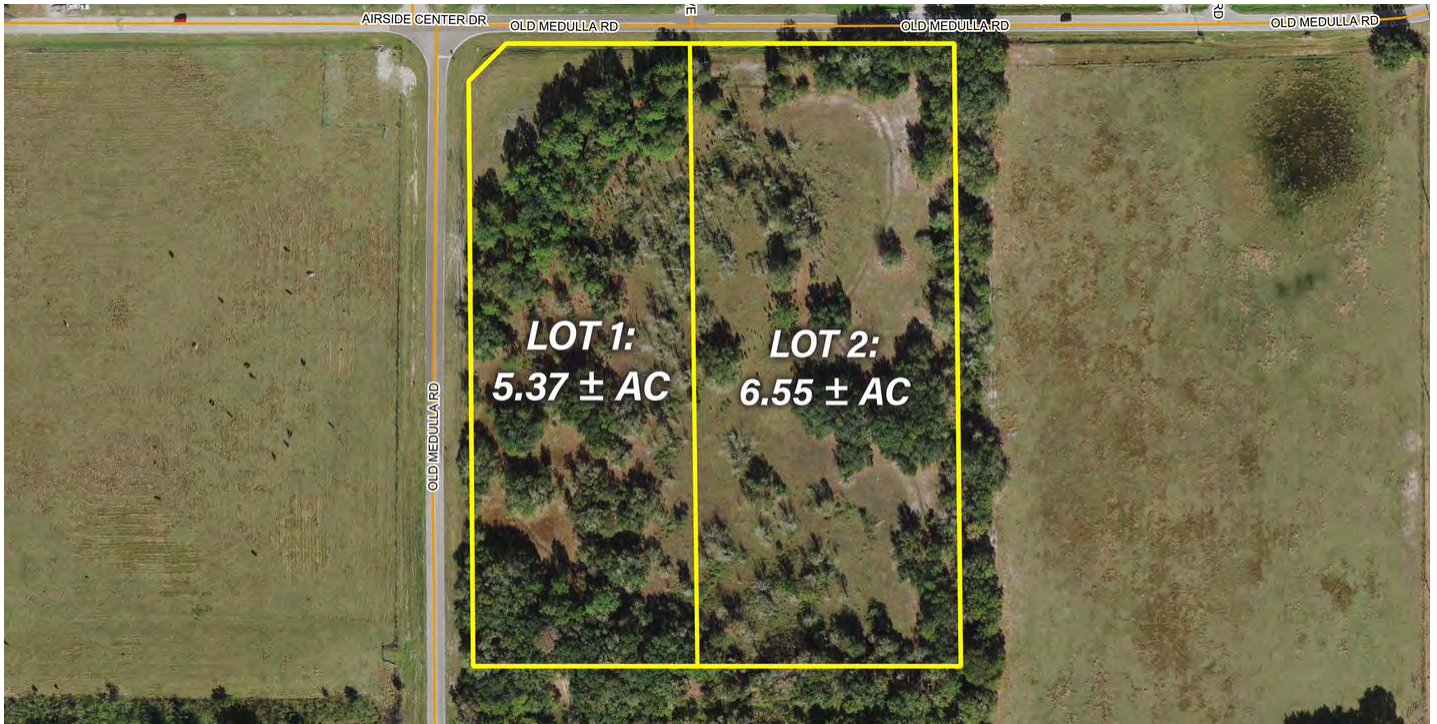
Ideal for uses in support of the Lakeland Linder International Airport and surrounding businesses. With a Future Land Use designation of B-P, these two parcels can be developed for any number of commercial uses. This opportunity permits office, research and development parks, distribution centers, and wholesaling activities.

LOCATION OVERVIEW

Located in the path of growth, neighboring the Lakeland International Airport, which is a host to Amazon and NOAA, and GEICO Corporate Office, and just a couple of miles south of Publix Corporate Headquarters. Lakeland is strategically located between Tampa and Orlando along the I-4 corridor, having 20 Million people within a 5-hour drive.

PROPERTY HIGHLIGHTS

- Close to the Lakeland Linder International Airport and GEICO Corporate Office
- Easy Access to both Tampa and Orlando MSA
- FLU designation of B-P allows a variety of uses



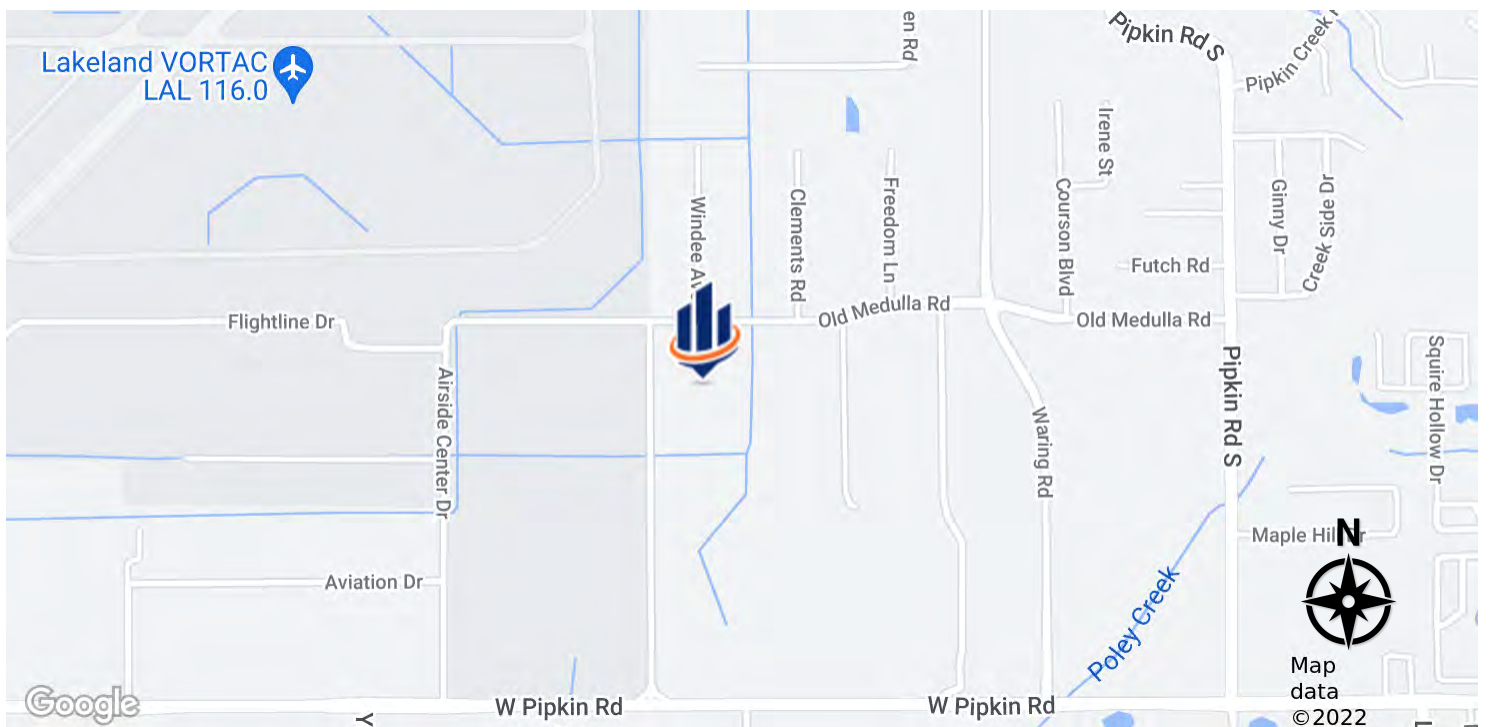
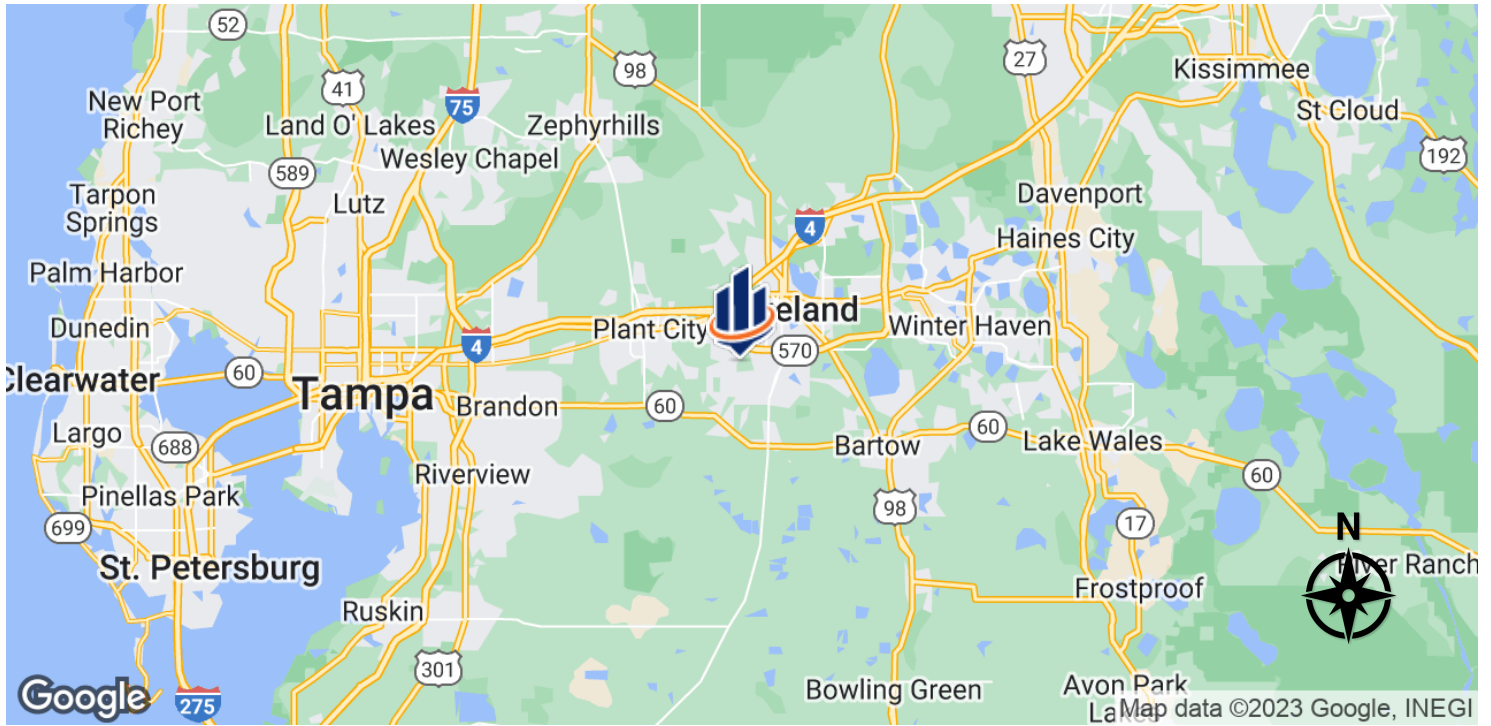
OF LOTS 2 | TOTAL LOT SIZE 5.37 - 6.55 ACRES | TOTAL LOT PRICE - | BEST USE INDUSTRIAL

STATUS	LOT #	APN	SUB-TYPE	SIZE	PRICE
Available	1	232910000000033030	Industrial	5.37 Acres	N/A
Available	2	232910000000033040	Industrial	6.55 Acres	N/A

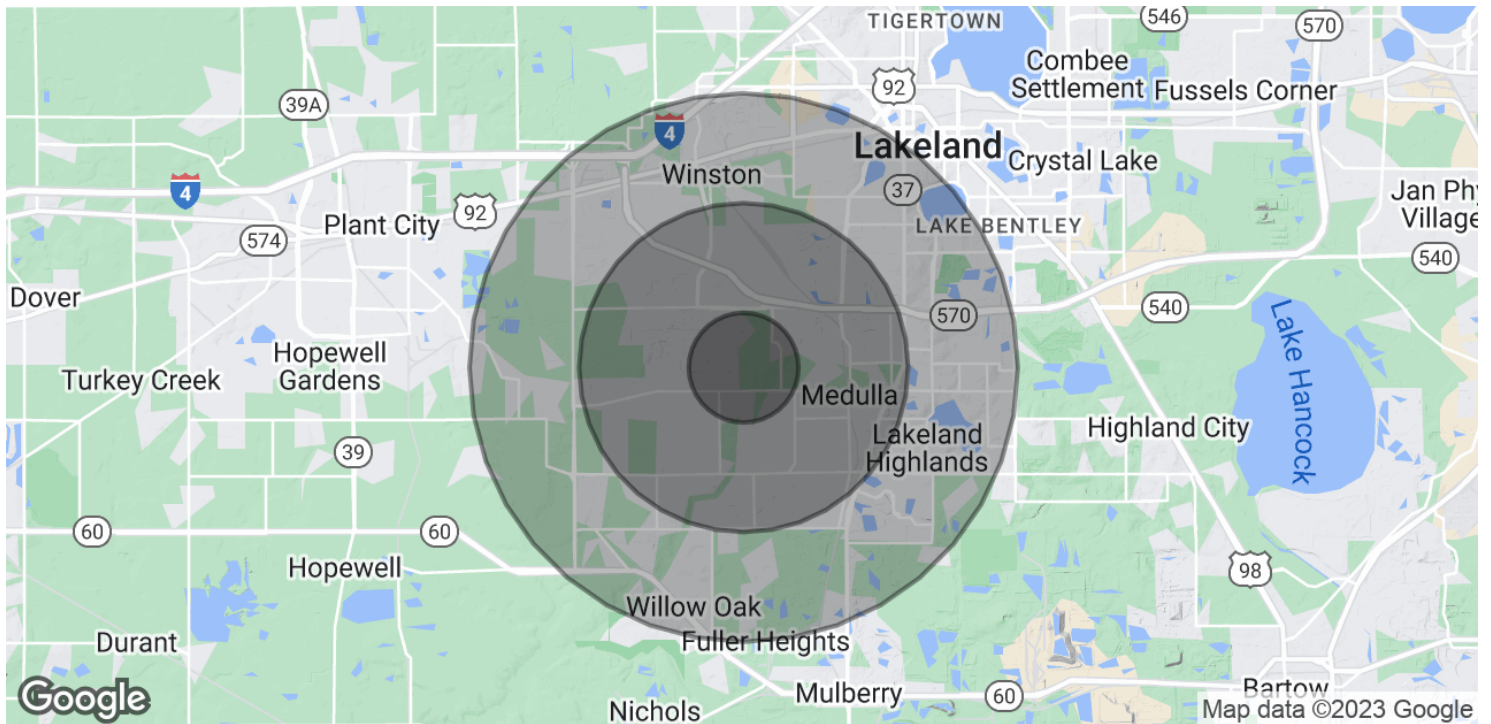
Property Photos



Location Maps



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,483	32,213	112,549
Average Age	37.3	38.9	39.2
Average Age (Male)	40.6	38.0	37.6
Average Age (Female)	35.6	39.4	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	574	13,464	46,390
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$78,259	\$70,028	\$72,012
Average House Value	\$197,164	\$186,452	\$179,928

* Demographic data derived from 2020 ACS - US Census



POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	384.7 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	721,312 [2021]
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

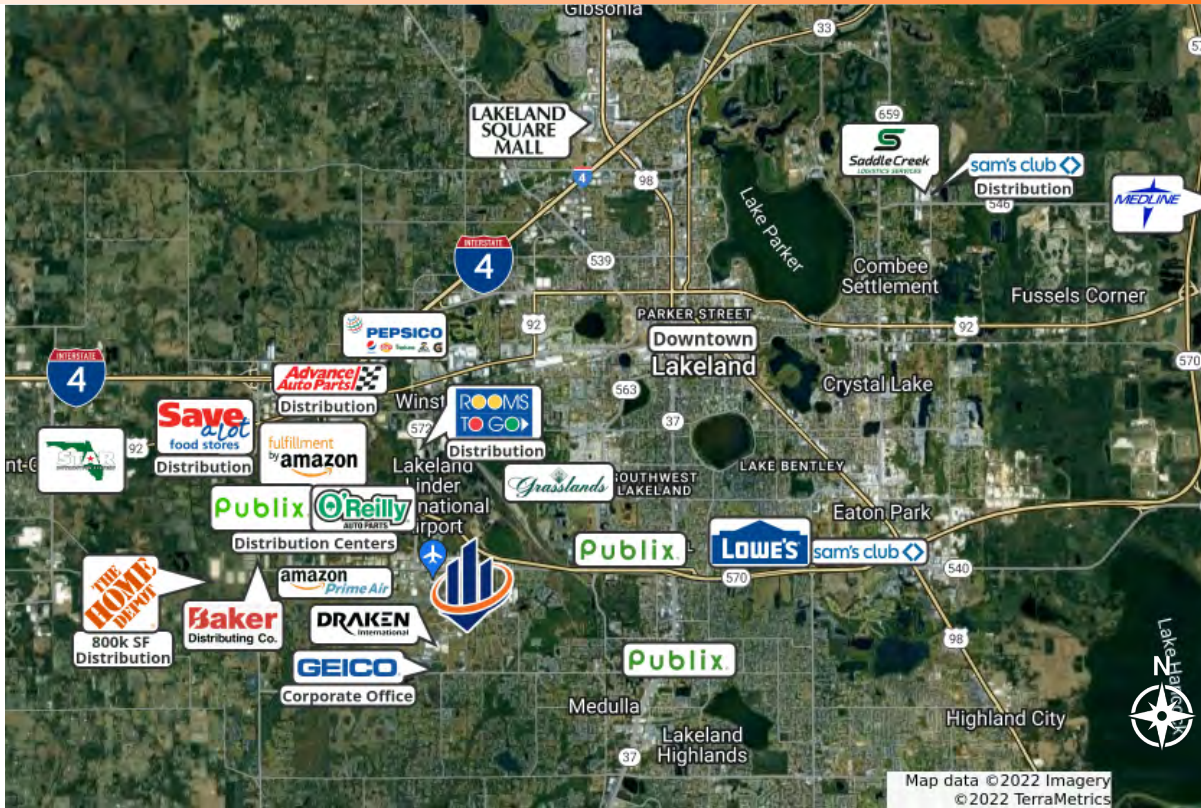
Founded	1885
Population	110,516 (2018)
Area	74.4 sq mi
Website	lakelandgov.net
Major Employers	Publix Supermarkets Saddle Creek Logistics Geico Insurance Amazon Rooms to Go Welldyne Advance Auto Parts

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.

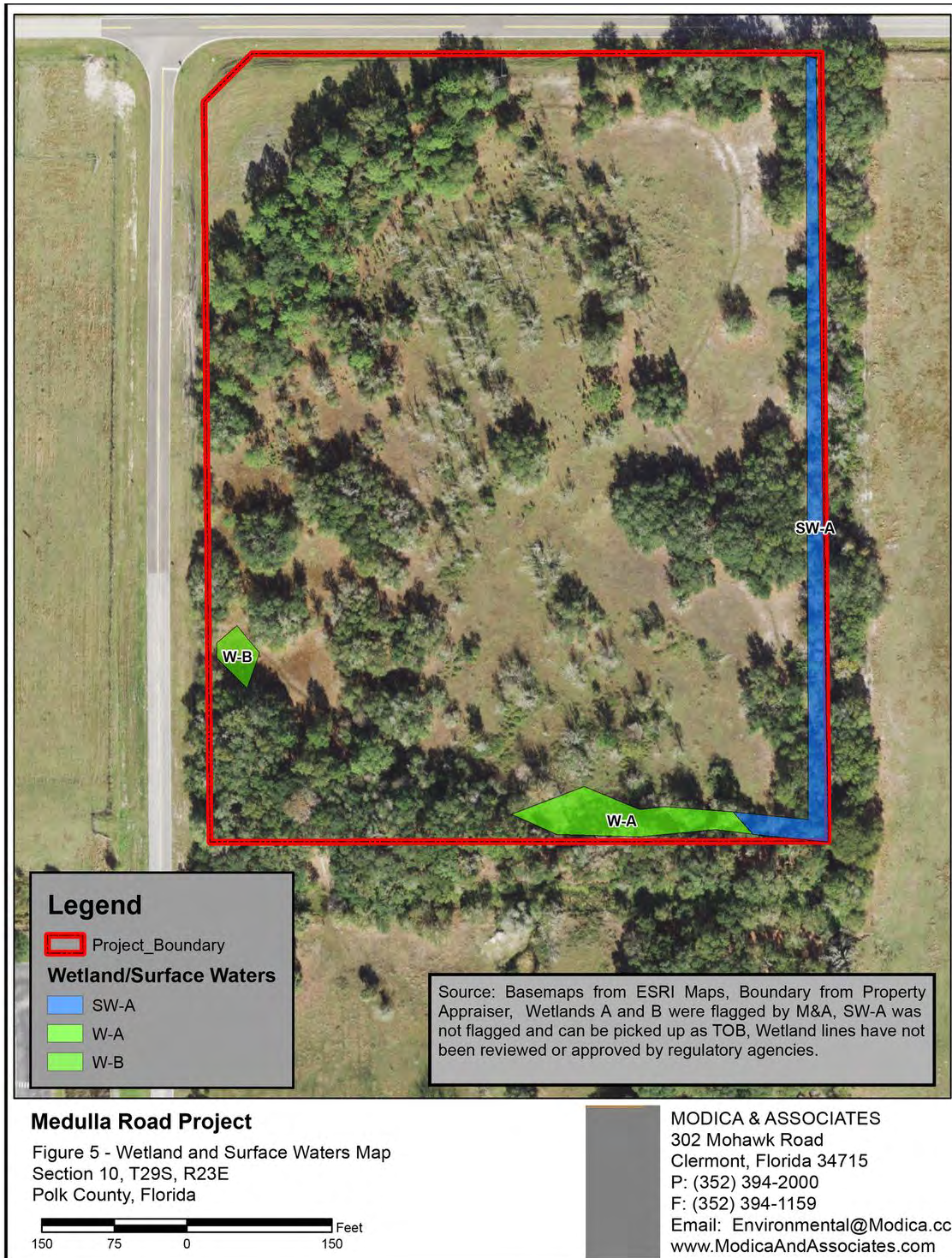
Market And Trade Area Map



Site Aerial



Wetlands & Surface Waters Map

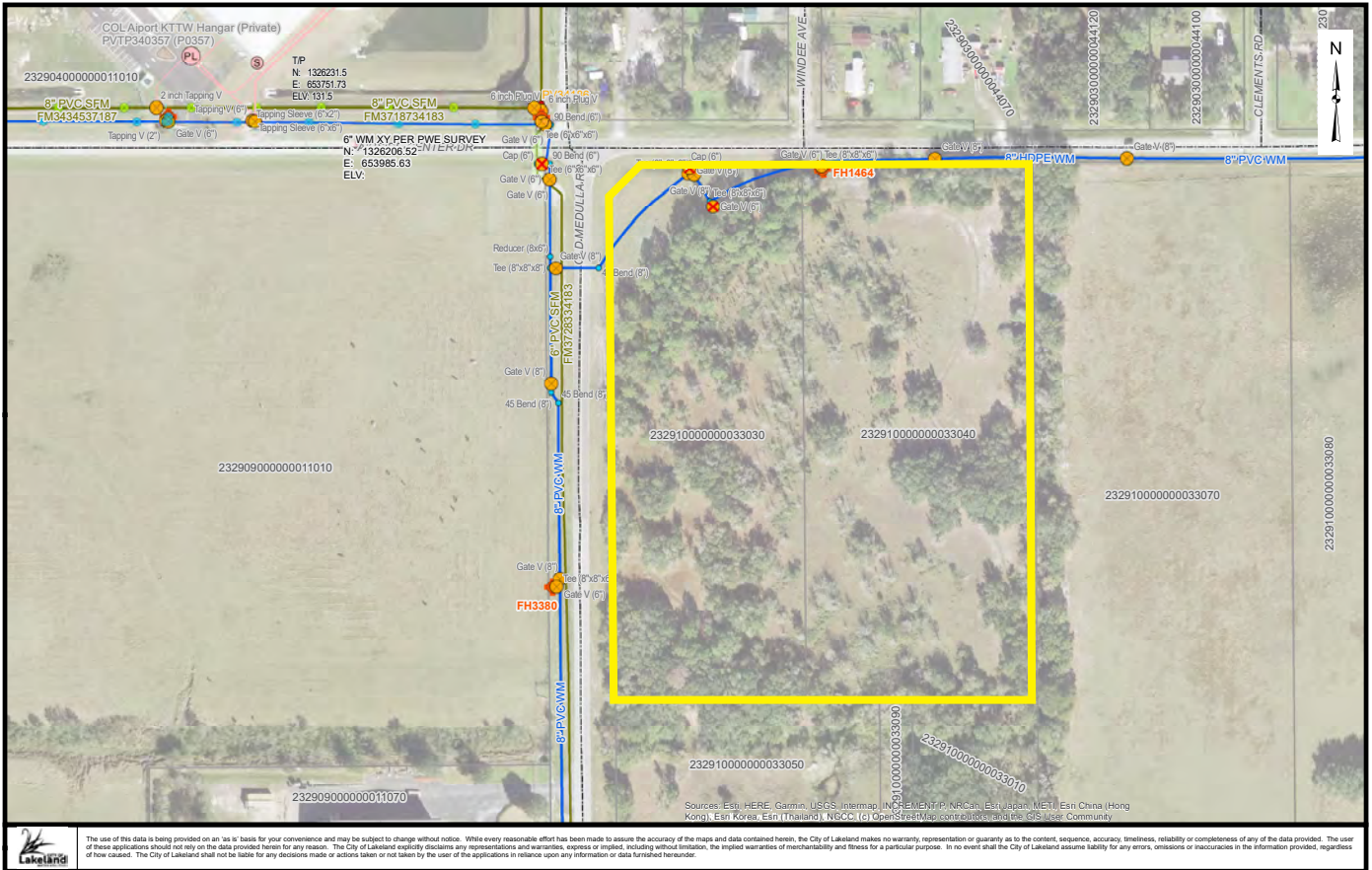


Soils Report



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7	Pomona fine sand	8.21	68.76	0	34	4w
36	Basinger mucky fine sand, frequently ponded, 0 to 1 percent slopes	3.64	30.49	0	4	7w
14	Sparr sand, 0 to 5 percent slopes	0.09	0.75	0	36	3w

Utilities Map





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FL #SL578607

PROFESSIONAL BACKGROUND

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

David is a Florida native with a rich legacy in Florida real estate. His family was one of the earliest settlers in the Englewood Florida area in the 1800s and his father established HT Goffe Realty in Palm Beach Florida in the 1960s.

David has been active in the local real estate market for over 29 years and is a Certified Commercial Investment Member designee (CCIM). He also holds the Short Sale Resource certification (SFR) and the Certified Distressed Property Expert (CDPE) professional designations.

His broad range of experience includes sales and leasing for retail and industrial properties, single family investment portfolios, property development, and medical office and single tenant sales and leasing.

David uses computer-based models and mapping tools in combination with his years of experience in real estate to identify locations where businesses will succeed.

This level of detailed property knowledge allows David to excel both in “user seeking site” (site selection) as well as “site seeking use” (lease marketing for property owners/landlords) transactions. He is particularly talented in matching tenants with available space and/or sites for development.

David specializes in:

- Retail Properties
- Commercial Properties
- Industrial Properties
- Tenant Site Selection



GLENN FOLSOM

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PROFESSIONAL BACKGROUND

Glenn Folsom is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Glenn is a licensed real estate associate, who specializes in improved commercial and industrial properties, investment properties, and buyer representation.

As President of Folsom Construction, Glenn was responsible for the management of corporate marketing and new business development. He was involved in determining the financial viability of the business, appropriate selection of new work, and interaction between design disciplines and owners.

Glenn has more than 36 years' experience in the construction industry, providing design and construction services, site selection, site acquisition, and project financing.

A graduate from the University of Florida, Glenn obtained a Bachelor of Science degree in Business Administration, majoring in Real Estate and Urban Development. He is also a member of The Rotary Club of Lakeland South.

Glenn is a Lakeland, Florida native where he currently resides with his wife, children, and grandchildren.

Glenn specializes in:

- Improved Commercial and Industrial Properties
- Investment Properties
- Buyer Representation



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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.

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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

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