



LAND FOR LEASE

Interstate 4 Industrial Outdoor Storage Land

1910 WEST BELLA VISTA STREET

Lakeland, FL 33805

**4.1 ± Net Acres IOS
Opportunity**

PRESENTED BY:

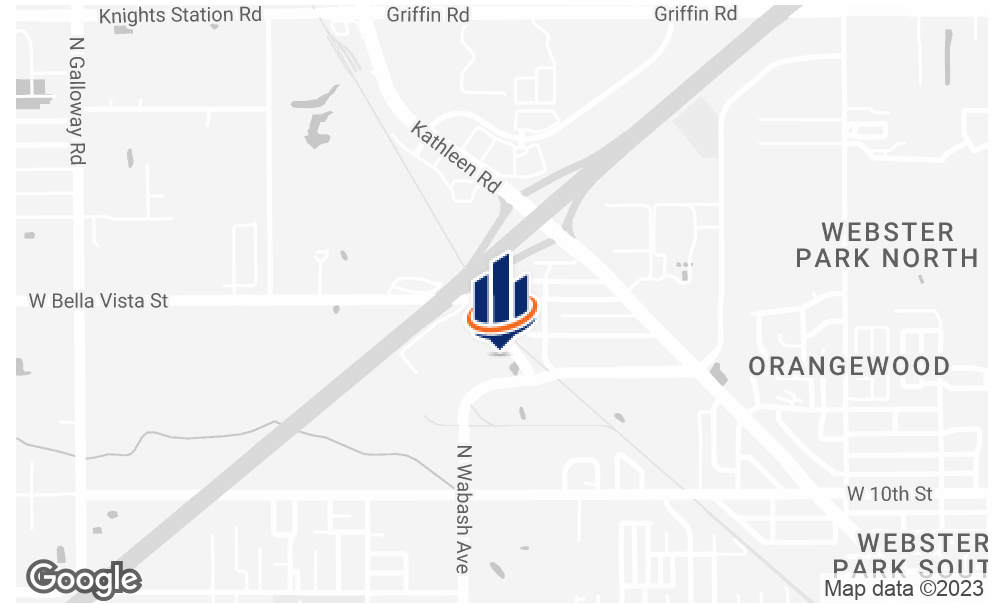
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.16/SF/Yr (NNN) \$4,200/AC/Month (NNN)
NET LEASABLE ACRES:	4.1 ± Acres
ZONING:	I-3
UTILITIES:	City Utilities Nearby
APN:	232811026500000901

PROPERTY OVERVIEW

Discover prime industrial land for lease in the heart of Lakeland, Florida. This exceptional opportunity offers 4 ± net acres of versatile space, strategically located just minutes away from I-4, ensuring convenient access to major transportation routes. With water and sewer infrastructure nearby, this land is primed for your business needs.

The site is being thoughtfully prepared for immediate use. The customizable package includes comprehensive site preparation: from expert clearing and precise leveling with rocks/gravel, to the installation of fencing and lighting that ensures security. Unlock the potential for outdoor industrial storage, accommodating everything from trucks and trailers to heavy equipment and network components.

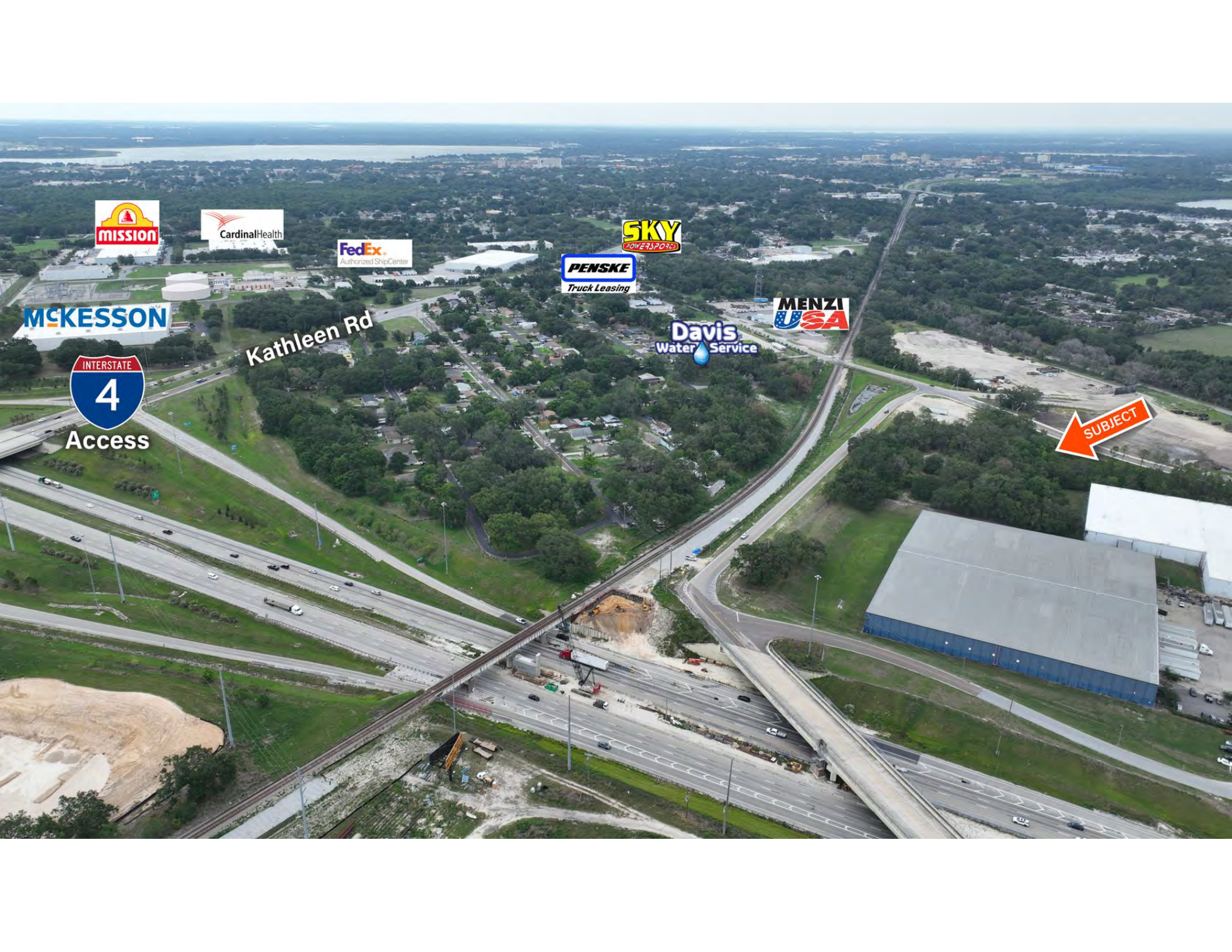


MCKESSON

Kathleen Rd



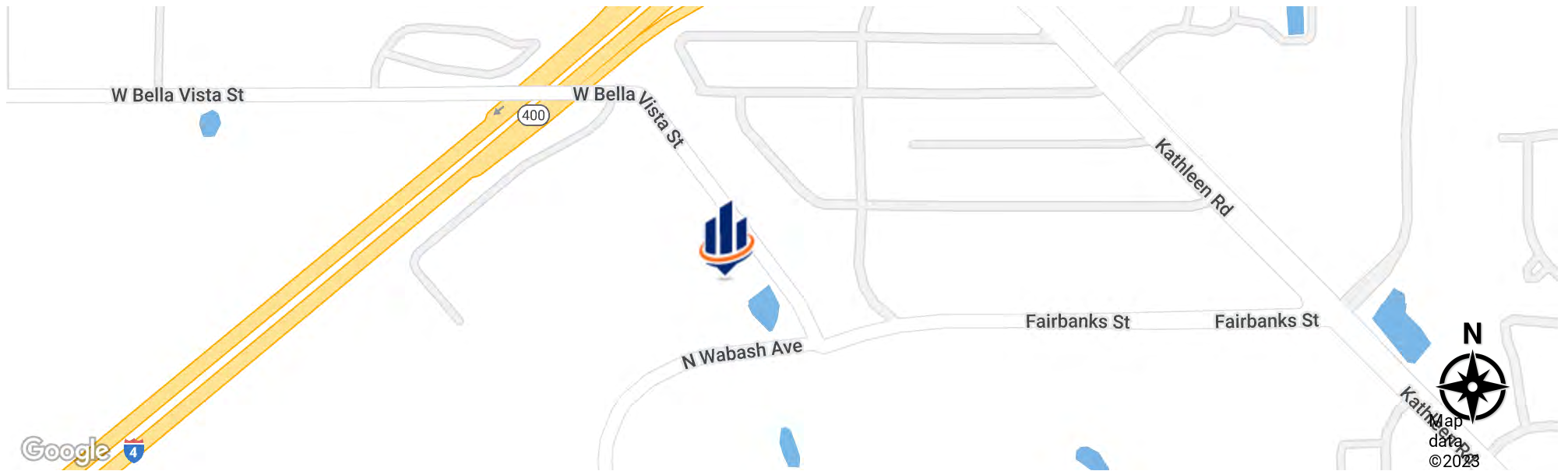
Access



CONCEPT PLAN



REGIONAL MAPS



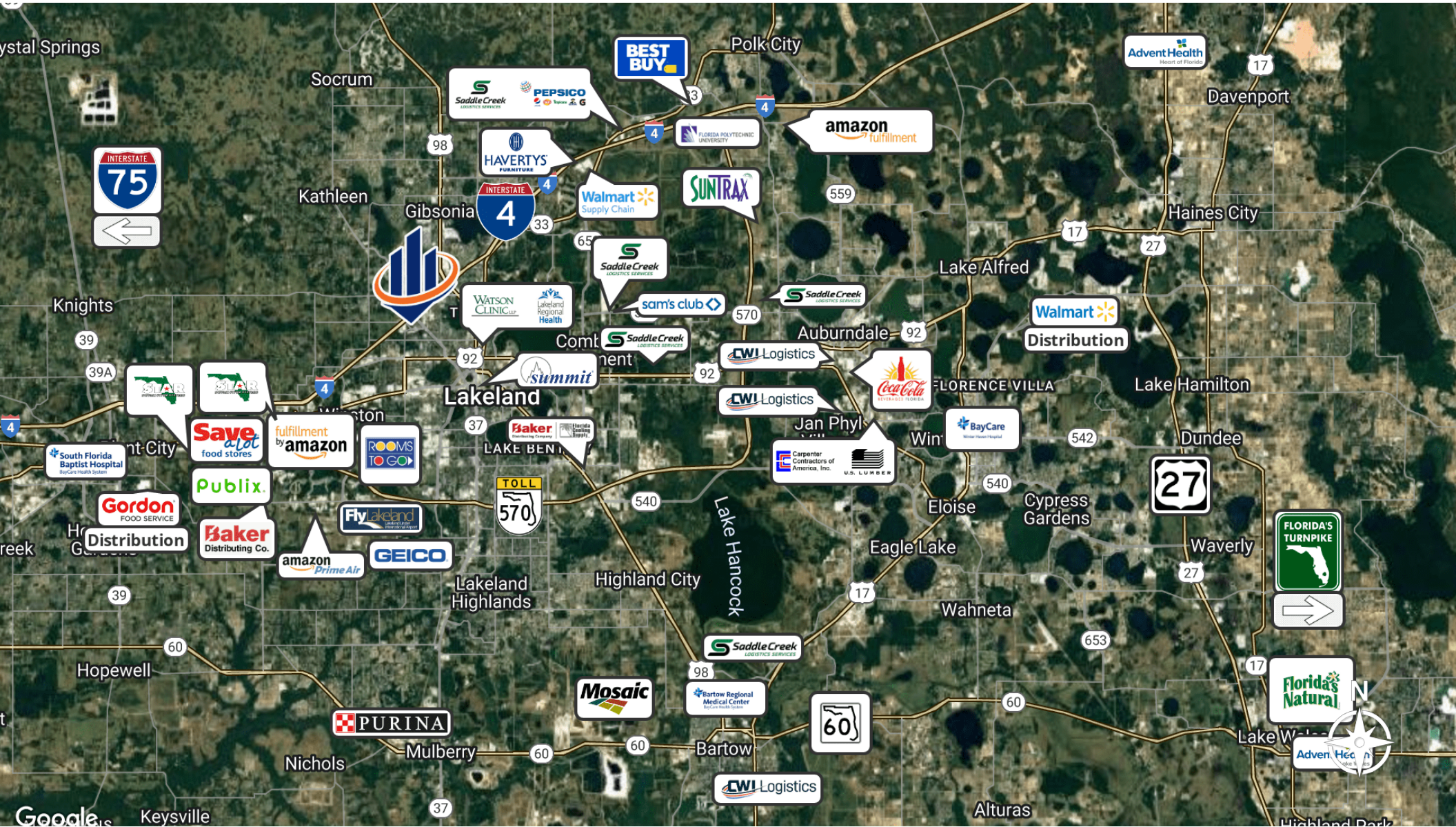
AERIAL MAP



ADDITIONAL PHOTOS



INDUSTRIAL MARKET



MARKET AREA MAP

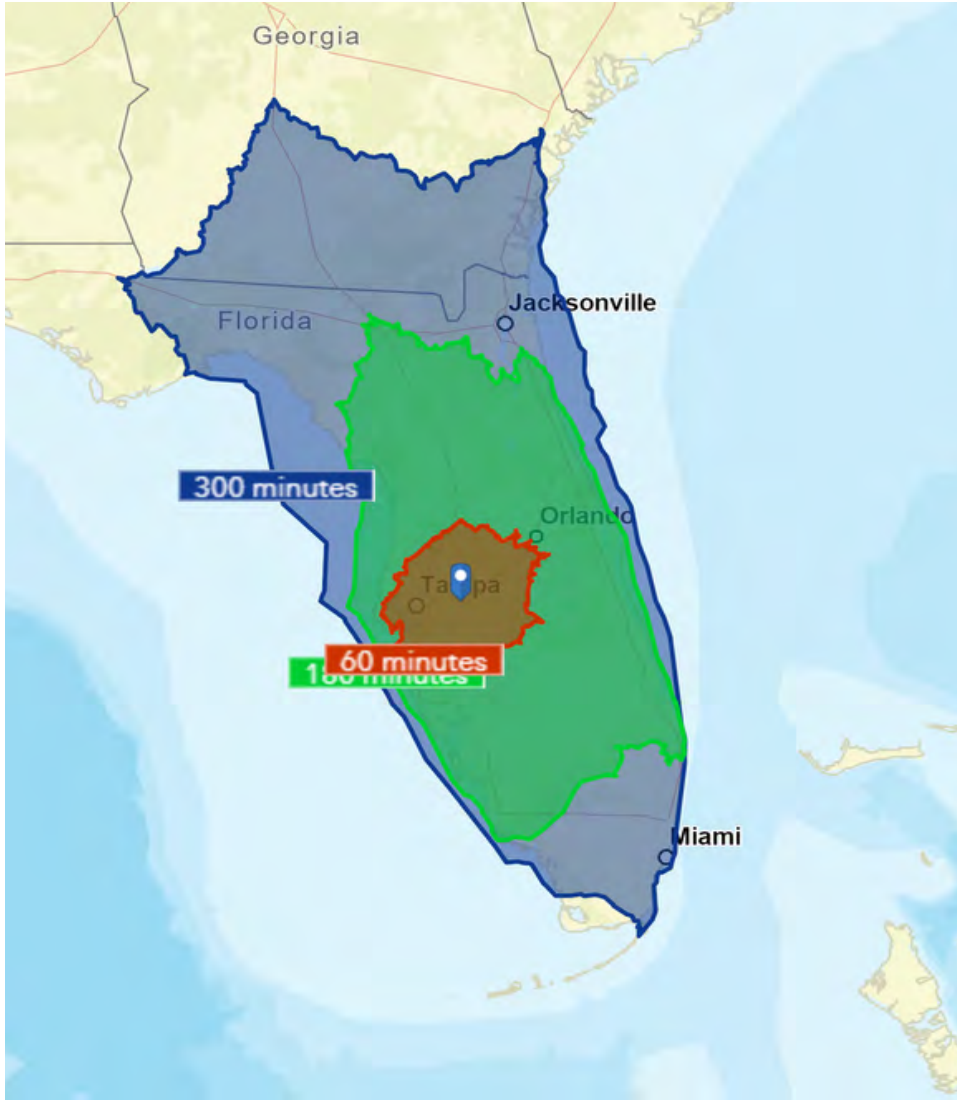


TRADE AREA MAP



Map data ©2023 Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey

INDUSTRIAL DISTRIBUTION



	1 HOUR	3 HOUR	5 HOUR
Population	3,360,316	12,640,638	20,923,173
Households	1,271,921	5,063,502	8,159,928
Families	834,056	3,254,631	5,287,202
Median Age	39.1	44.1	42.3
Median Household Income	\$54,820	\$53,441	\$53,725

- More than 20,000,000 people within 5 hours!
- The 5-hour mark allows the truck driver 5 hours out, 1 hour to unload, and 5 hours back for an 11-hour trip.

DEMOGRAPHICS MAP & REPORT

POPULATION

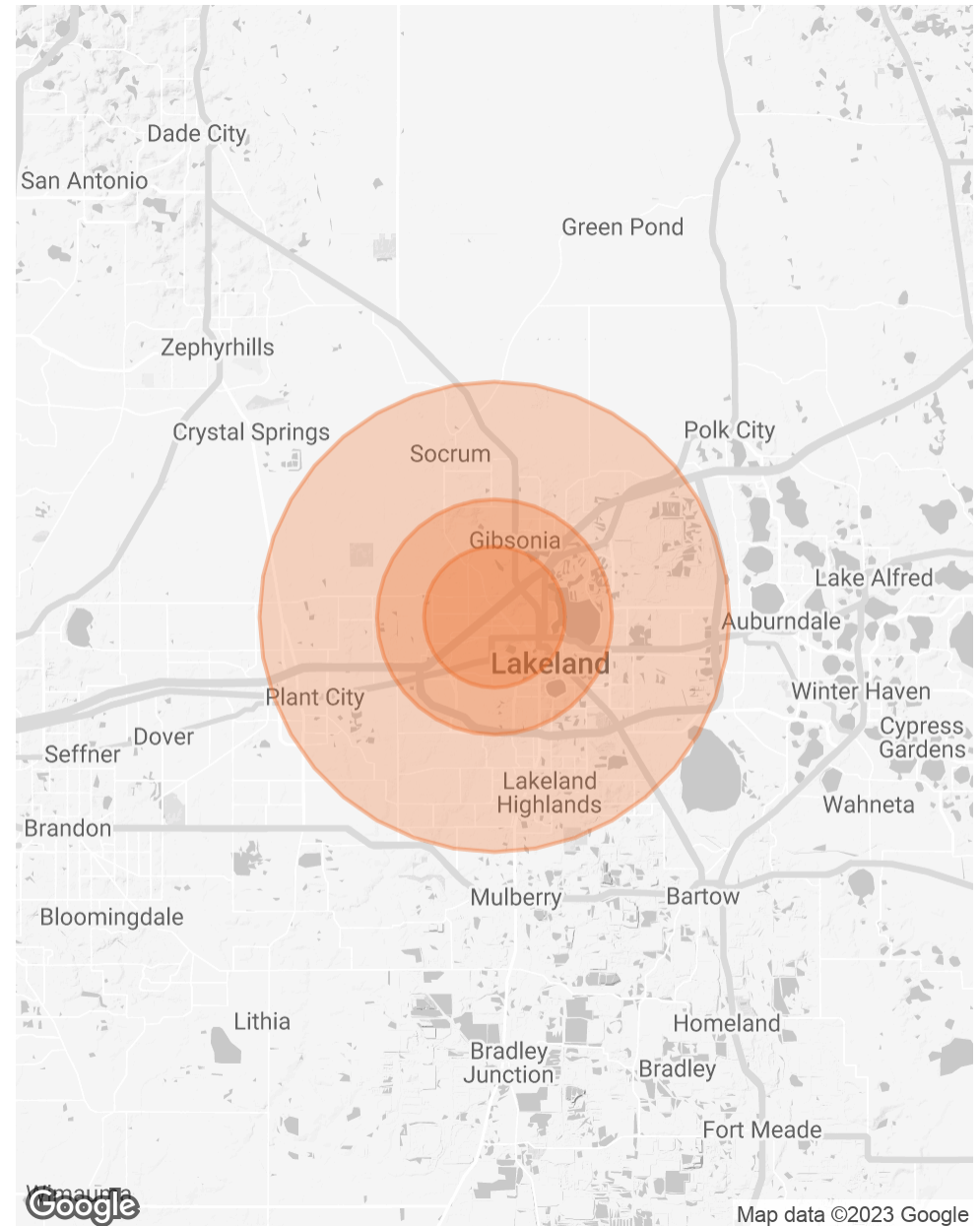
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	54,729	124,558	306,348
AVERAGE AGE	39.1	40.0	39.9
AVERAGE AGE (MALE)	37.1	38.3	38.5
AVERAGE AGE (FEMALE)	41.3	41.4	41.1

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	23,690	54,975	125,894
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$43,197	\$52,679	\$61,491
AVERAGE HOUSE VALUE	\$110,251	\$139,099	\$158,607

* Demographic data derived from 2020 ACS - US Census



Lakeland Regional Health
Under Construction



Kathleen Rd

SECTION 1
Advisor Bios



ADVISOR BIO



AUGIE SCHMIDT

Senior Advisor

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Direct: **877.518.5263 x422** | Cell: **863.409.2400**

FL #SL3407527

PROFESSIONAL BACKGROUND

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

In 2022, Augie was ranked in the Top 20 out of 1,700+ Advisors Nationwide.

Augie specializes in industrial properties and tailoring custom strategic plans to advise his clients through the acquisition, disposition, and leasing of industrial commercial real estate. He formerly served as the firm's Director of Research and oversaw a team of research analysts that evaluated commercial assets and determined their value to maximize clients returns.

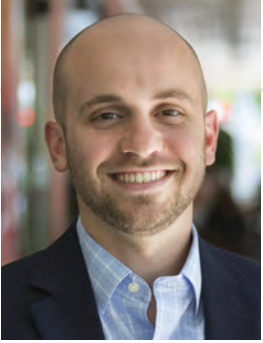
Augie is a Southeastern University Alumni where he received his MBA and was also a founding member of the University's football program. He was a three-year team captain, leading the team to win three conference championships in four years.

Augie lives in Lakeland with his wife Britney and three children AJ, Baylin, and Maverick. They are proud members of The King's church. He is also a member associate of SIOR and a member of the National Association of Realtors®, The International Council of Shopping Centers (ICSC), and The Lakeland Chamber of Commerce.

Augie specializes in:

- Industrial Properties
- Investment Properties
- 1031 Exchanges
- NNN Lease
- Real Estate Analytics

ADVISOR BIO



DAVID HUNGERFORD, CCIM

Senior Advisor

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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

ADVISOR BIO



TYLER DAVIS, ALC

CFO/ Advisor

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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 resides in Lakeland with his wife Caroline and daughter Mary Caroline. Tyler became an Accredited Land Consultant (ALC) in 2022. In addition, Tyler 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.

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.