

SOUTHEASTERN
UNIVERSITY

Crystal Lake
Middle School

floralawn

FAMILY
DOLLAR

U-HAUL
AUTHORIZED DEALER

Combee Rd



DOLLAR
GENERAL

Skyview Dr

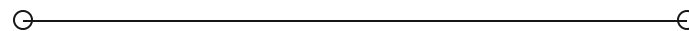
CUSTOM
GLASS & DOORS INC

LAND FOR SALE

East Lakeland Signalized Corner Land

COMBEE RD & SKYVIEW DR

Lakeland, FL 33801



PRESENTED BY:

DAVID HUNGERFORD, CCIM

Senior Advisor

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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.

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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.



DOWNTOWN
LAKELAND



SOUTHEASTERN
UNIVERSITY

Combee Rd

Skyview Dr



**DOLLAR
GENERAL**
COMING SOON!



SECTION 1

Property
Information



PROPERTY SUMMARY



OFFERING SUMMARY

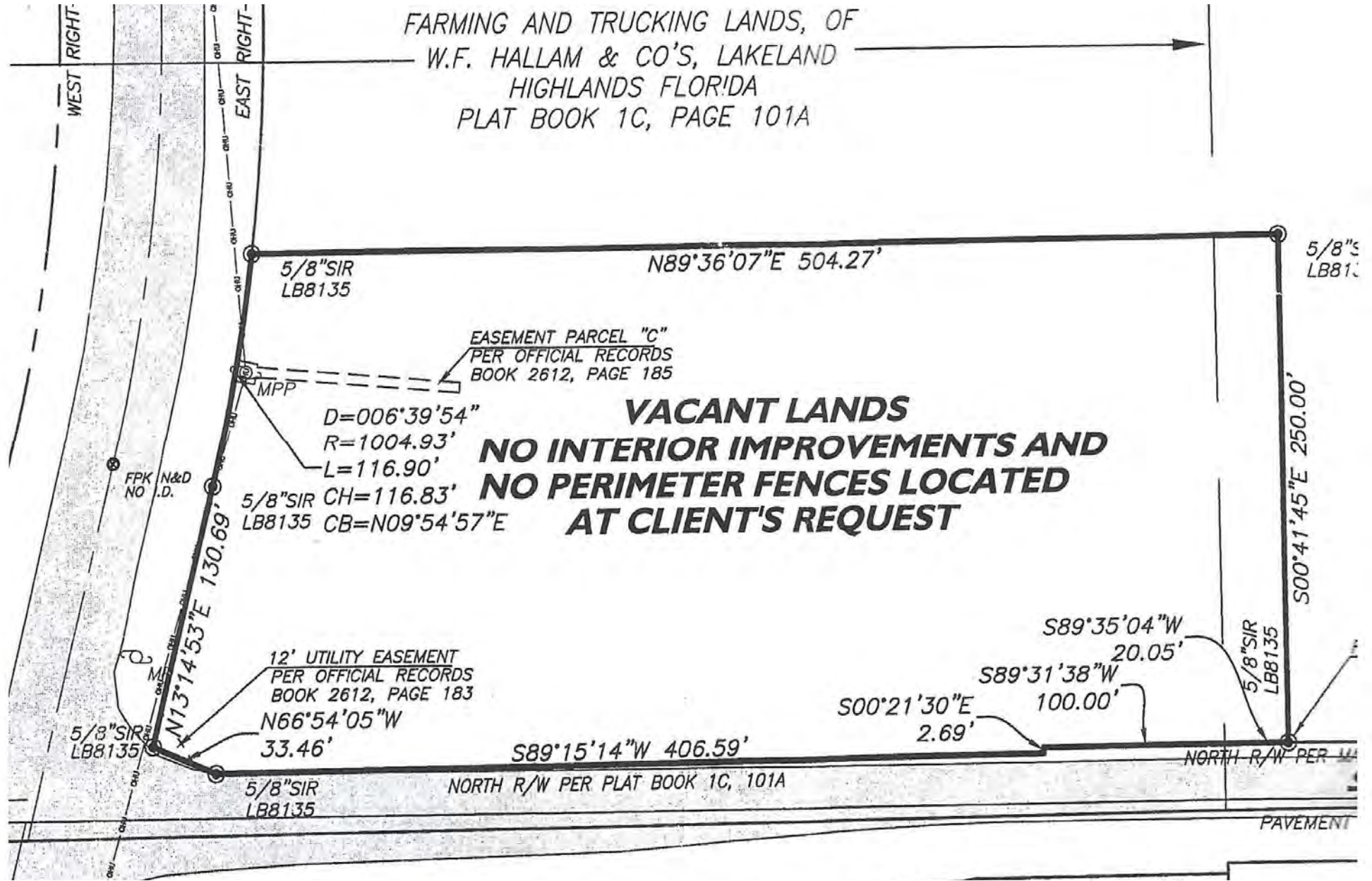
SALE PRICE:	\$1,250,000
LOT SIZE:	3.21 ± Acres
PRICE / ACRE:	\$389,408
ZONING:	Linear Commercial Corridor
TRAFFIC COUNT:	24,400 Cars/Day (Combined)
UTILITIES:	Water, Sewer, and Electric (City of Lakeland)
APN:	242822241500000572

PROPERTY OVERVIEW

Introducing a prime investment opportunity in the heart of Lakeland, FL! This exceptional 3.21-acre parcel is situated at the signalized corner of Combee Rd and Skyview Dr, making it a strategic location with high visibility. Combee Rd, a bustling neighborhood artery, witnesses an impressive 18,500 cars passing through daily, ensuring your business will have maximum exposure. What sets this property apart is its rarity - corner lots of this size at such a strategic location are a scarce find in the immediate market. Don't miss out on this unique chance to secure your place in the thriving Lakeland commercial landscape.

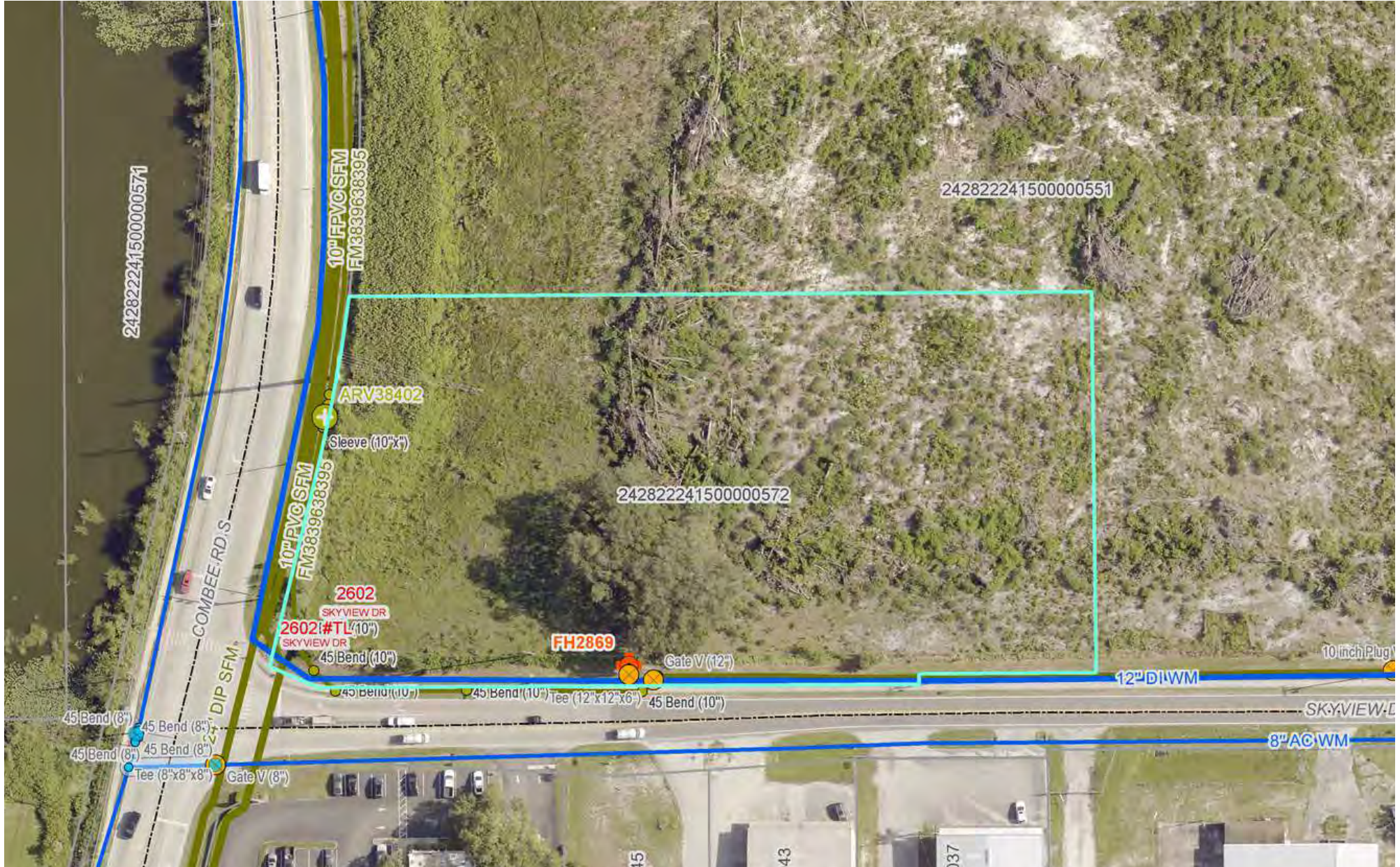
PROPERTY PERIMETER SURVEY

FARMING AND TRUCKING LANDS, OF
 W.F. HALLAM & CO'S, LAKELAND
 HIGHLANDS FLORIDA
 PLAT BOOK 1C, PAGE 101A



**VACANT LANDS
 NO INTERIOR IMPROVEMENTS AND
 NO PERIMETER FENCES LOCATED
 AT CLIENT'S REQUEST**

UTILITIES MAP



FLOODZONE MAP



SOILS MAP



SECTION 2
Location Information

MS MID-STATE

Mine & Mill Industrial Energy Company

ADENA

HEXION

98

Battery USA

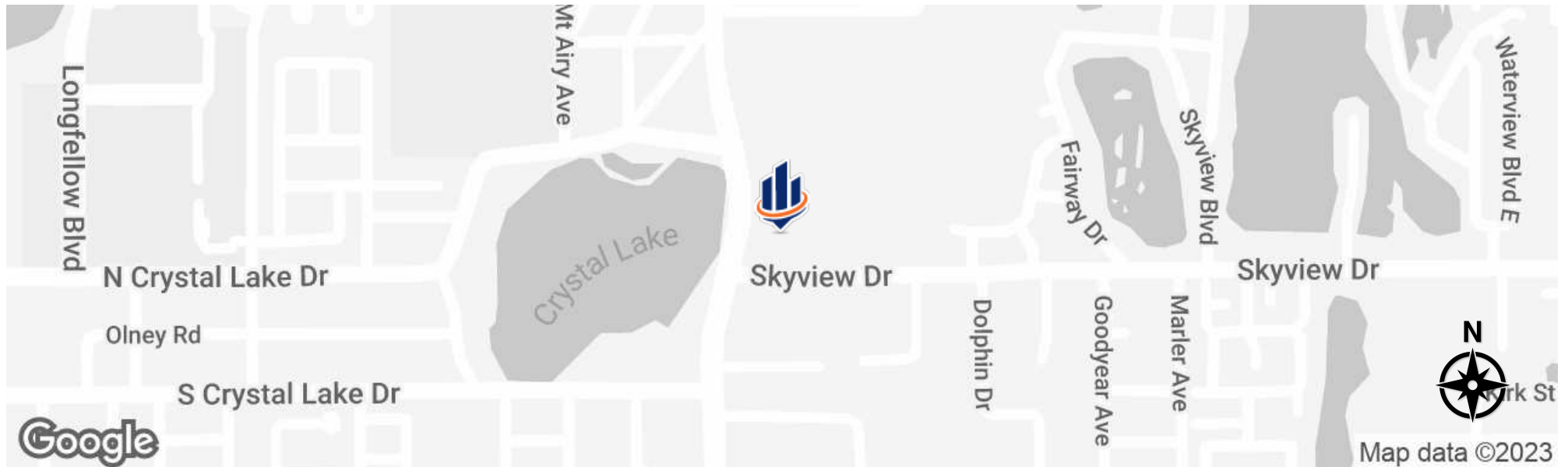
Combee Rd

CUSTOM GLASS & DOORS INC

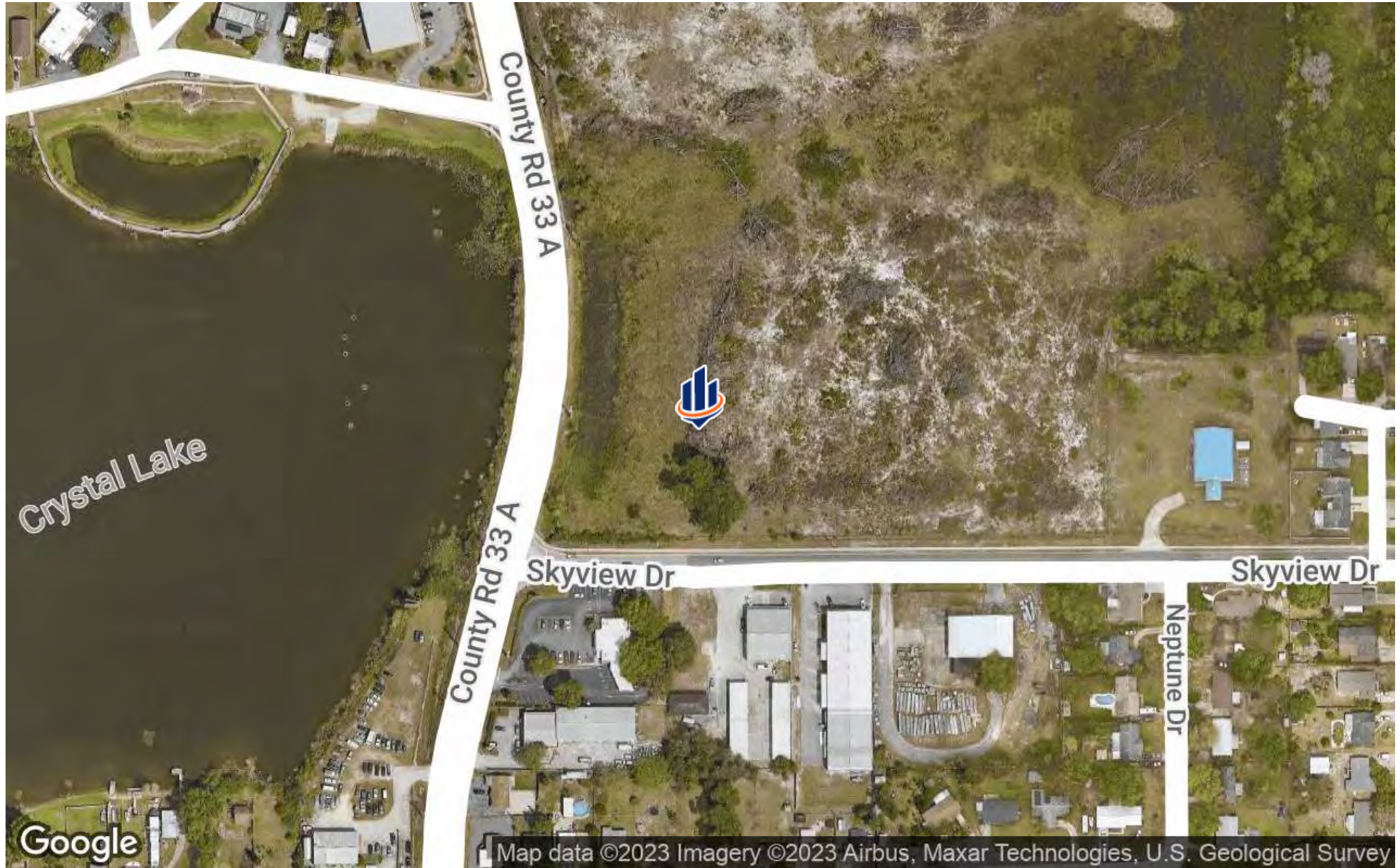
Skyview Dr



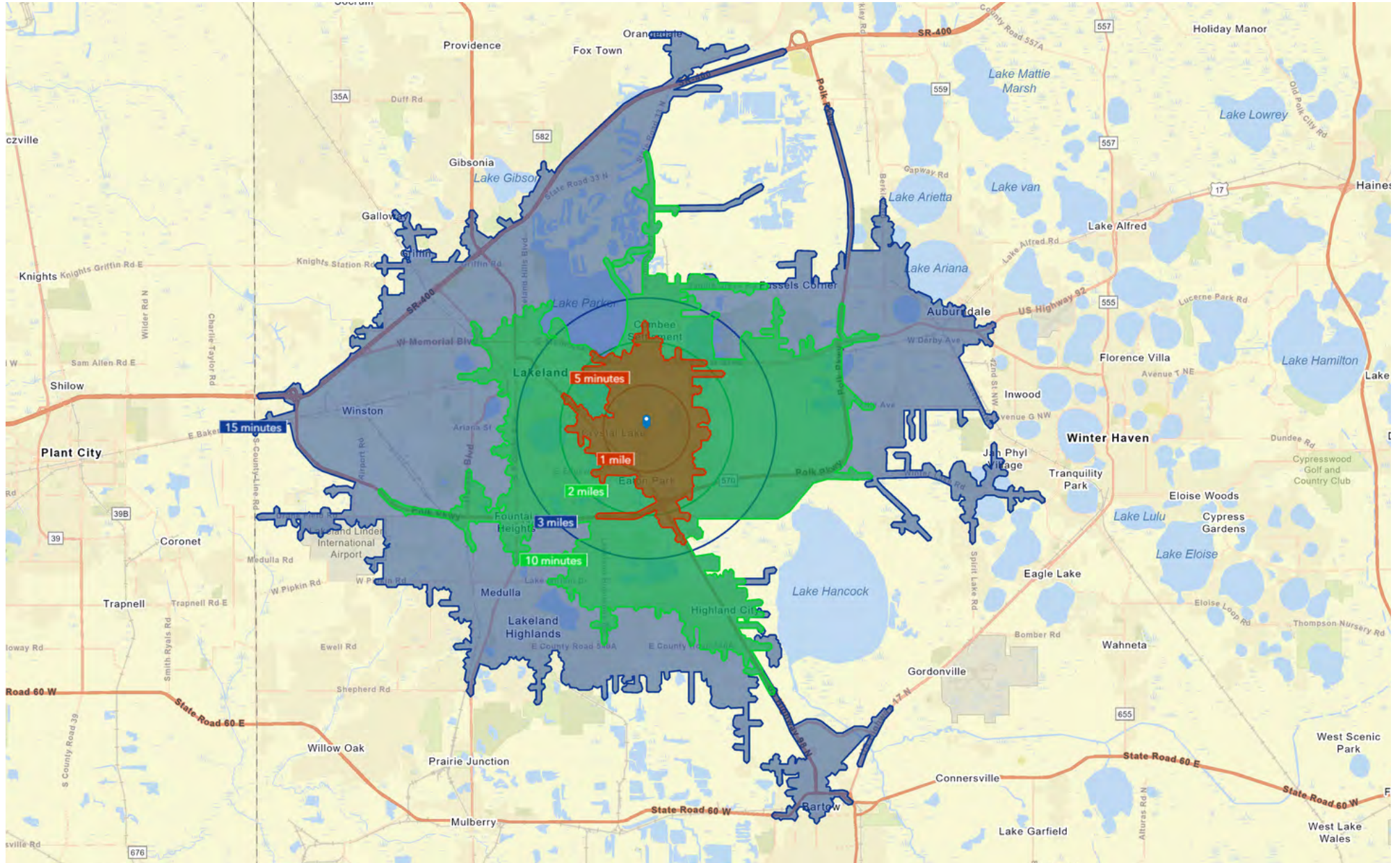
LOCATION MAPS



AERIAL MAP



DEMOGRAPHICS MAP



Benchmark Demographics



	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
Population	10,822	26,269	48,744	21,905	77,543	186,379	775,084	22,381,338	337,470,185
Households	3,602	9,730	18,049	8,087	29,509	72,294	290,783	8,909,543	129,917,449
Families	2,311	5,984	10,721	5,012	18,001	46,473	201,187	5,732,103	83,890,180
Average Household Size	2.69	2.51	2.42	2.51	2.43	2.49	2.61	2.46	2.53
Owner Occupied Housing Units	1,745	5,801	10,157	4,655	16,786	44,790	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	1,857	3,929	7,892	3,432	12,723	27,504	85,323	2,991,741	45,630,951
Median Age	30.7	36.5	34.9	35.3	37.4	39.9	42.0	42.9	39.1
<i>Income</i>									
Median Household Income	\$38,170	\$42,268	\$49,730	\$40,425	\$53,603	\$55,322	\$57,572	\$65,081	\$72,603
Average Household Income	\$50,491	\$62,964	\$72,507	\$59,088	\$77,209	\$81,150	\$81,989	\$97,191	\$107,008
Per Capita Income	\$17,735	\$23,469	\$27,063	\$21,515	\$29,784	\$31,595	\$30,811	\$38,778	\$41,310
<i>Trends: 2021 - 2026 Annual Growth Rate</i>									
Population	-0.49%	-0.23%	-0.22%	-0.27%	-0.10%	0.29%	0.85%	0.63%	0.30%
Households	-0.55%	-0.26%	-0.21%	-0.29%	-0.09%	0.31%	0.81%	0.77%	0.49%
Families	-0.66%	-0.36%	-0.36%	-0.40%	-0.25%	0.20%	0.76%	0.74%	0.44%
Owner HHs	0.05%	0.28%	0.31%	0.28%	0.36%	0.67%	1.02%	0.93%	0.66%
Median Household Income	2.15%	2.98%	2.24%	2.81%	2.30%	2.53%	2.77%	3.34%	2.57%

Benchmark Demographics



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

Households by Income

<\$15,000	21.10%	18.20%	15.50%	19.30%	14.00%	13.00%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	12.10%	11.70%	9.80%	12.20%	9.20%	9.20%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	11.90%	11.00%	10.90%	11.40%	10.10%	10.00%	9.70%	8.40%	7.40%
\$35,000 - \$49,999	17.60%	15.90%	14.00%	16.00%	13.00%	12.40%	13.20%	11.80%	10.80%
\$50,000 - \$74,999	17.50%	17.30%	18.50%	17.30%	18.40%	18.50%	19.60%	17.80%	16.50%
\$75,000 - \$99,999	11.80%	12.00%	12.50%	11.60%	12.40%	11.90%	13.20%	13.10%	12.80%
\$100,000 - \$149,999	6.10%	8.40%	10.70%	7.70%	13.90%	14.30%	14.70%	15.90%	16.90%
\$150,000 - \$199,999	1.20%	2.30%	3.70%	2.10%	4.20%	5.10%	5.20%	7.00%	8.60%
\$200,000+	0.70%	3.10%	4.40%	2.40%	4.80%	5.60%	5.00%	8.40%	10.60%

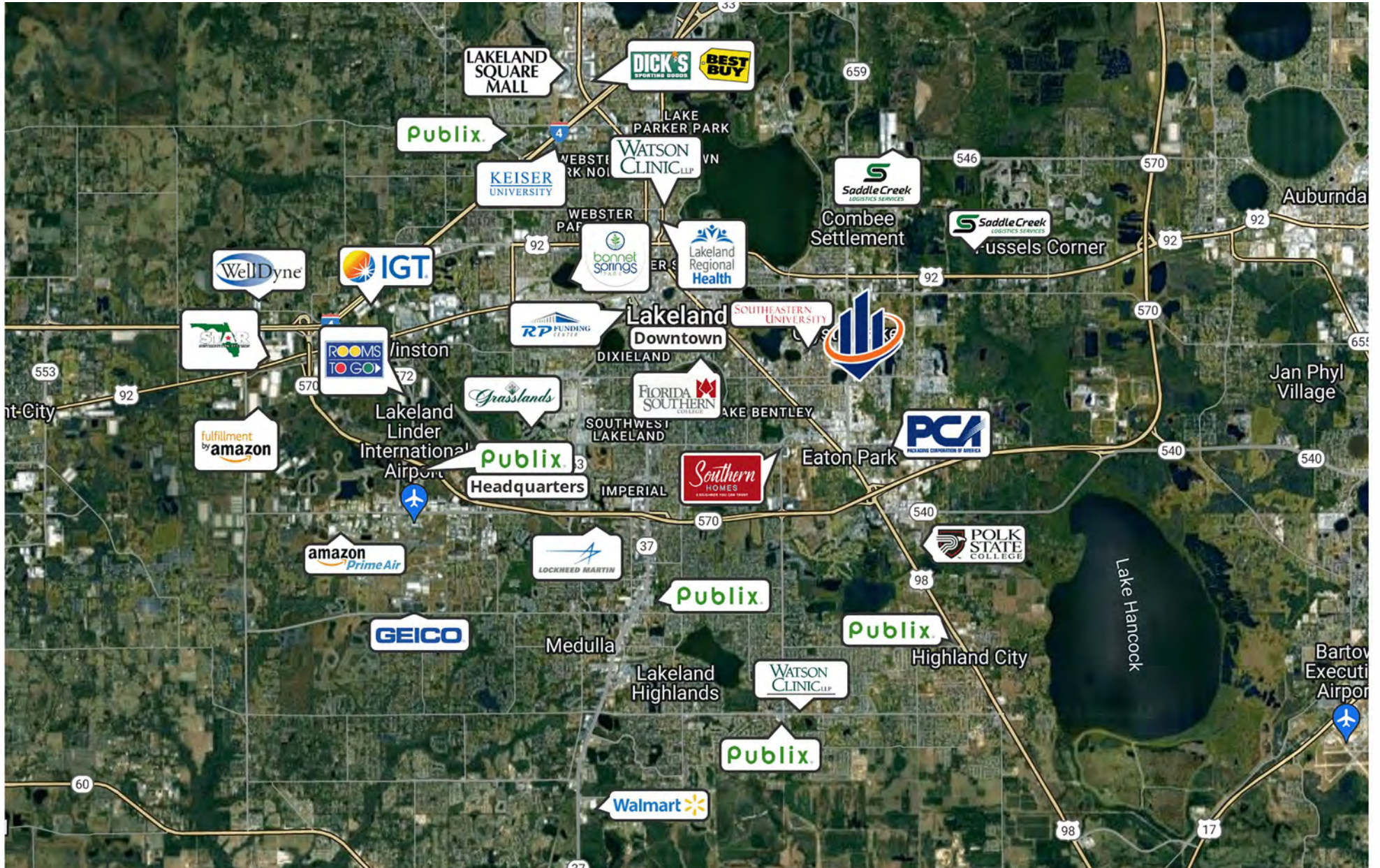
Population by Age

0 - 4	6.70%	5.70%	5.40%	6.10%	5.30%	5.60%	5.60%	5.00%	5.70%
5 - 9	6.80%	5.90%	5.50%	6.20%	5.50%	5.80%	5.90%	5.30%	6.10%
10 - 14	6.60%	5.80%	5.50%	6.10%	5.60%	5.90%	5.90%	5.50%	6.30%
15 - 19	11.50%	8.90%	10.40%	9.20%	8.80%	7.10%	6.00%	5.60%	6.30%
20 - 24	10.40%	8.50%	9.90%	8.70%	8.40%	6.60%	5.60%	5.90%	6.40%
25 - 34	14.00%	13.30%	13.60%	13.40%	13.50%	13.00%	12.60%	13.10%	13.70%
35 - 44	12.10%	11.60%	11.30%	11.70%	11.60%	11.70%	11.90%	12.10%	13.10%
45 - 54	9.70%	10.00%	10.00%	10.00%	10.60%	10.80%	11.10%	11.70%	11.90%
55 - 64	9.70%	11.90%	11.50%	11.50%	12.30%	12.70%	12.70%	13.30%	12.70%
65 - 74	7.40%	10.50%	9.80%	9.80%	10.40%	11.50%	12.90%	12.60%	10.60%
75 - 84	3.80%	5.90%	5.40%	5.60%	5.70%	6.70%	7.40%	7.30%	5.30%
85+	1.20%	1.90%	1.90%	1.70%	2.20%	2.40%	2.30%	2.70%	1.90%

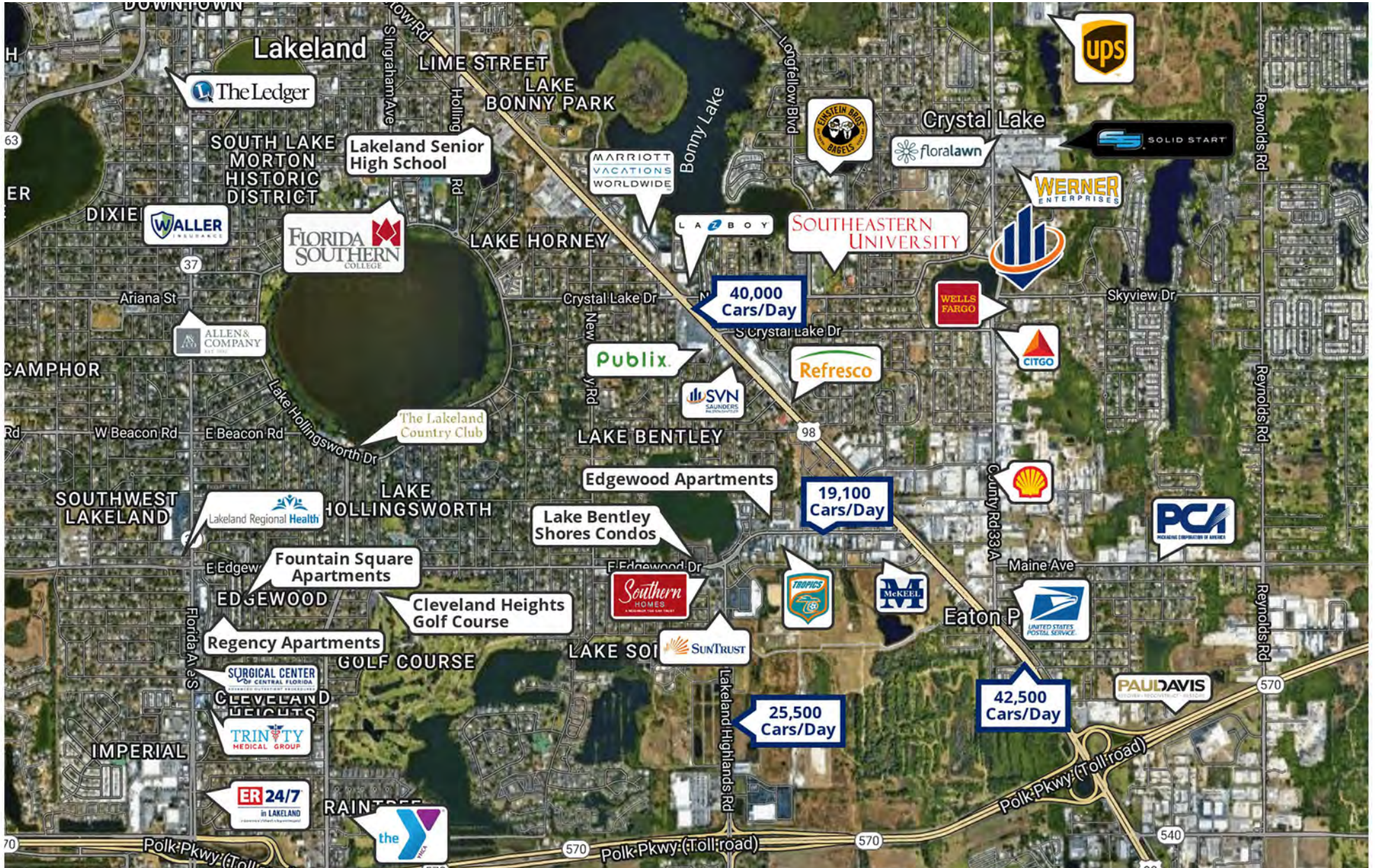
Race and Ethnicity

White Alone	51.90%	59.90%	63.80%	58.10%	63.80%	61.80%	59.60%	57.10%	60.60%
Black Alone	21.60%	15.30%	12.90%	16.20%	14.20%	15.80%	14.60%	15.00%	12.50%
American Indian Alone	0.50%	0.50%	0.60%	0.50%	0.50%	0.60%	0.60%	0.50%	1.10%
Asian Alone	1.50%	1.50%	1.60%	1.40%	1.90%	2.10%	2.00%	3.10%	6.20%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	10.20%	9.50%	9.30%	10.00%	7.90%	7.60%	9.90%	7.60%	8.70%
Two or More Races	14.30%	13.20%	11.70%	13.70%	11.60%	12.00%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	27.40%	24.80%	22.40%	26.20%	20.50%	21.20%	26.80%	27.00%	19.40%

MARKET & WORKFORCE AREA MAP



TRADE AREA MAP





Combee Rd

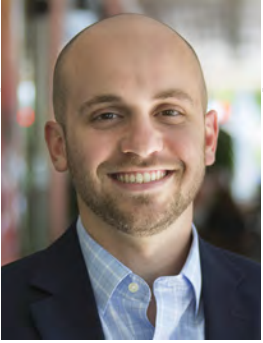
Skyview Dr

**DOLLAR
GENERAL**
COMING SOON!



SECTION 3
Advisor Bios

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

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