

# DOWNTOWN/DIXIELAND HISTORIC VACANT LAND .26 AC ZONED C-2

737 S FLORIDA AVE  
LAKELAND, FL 33801

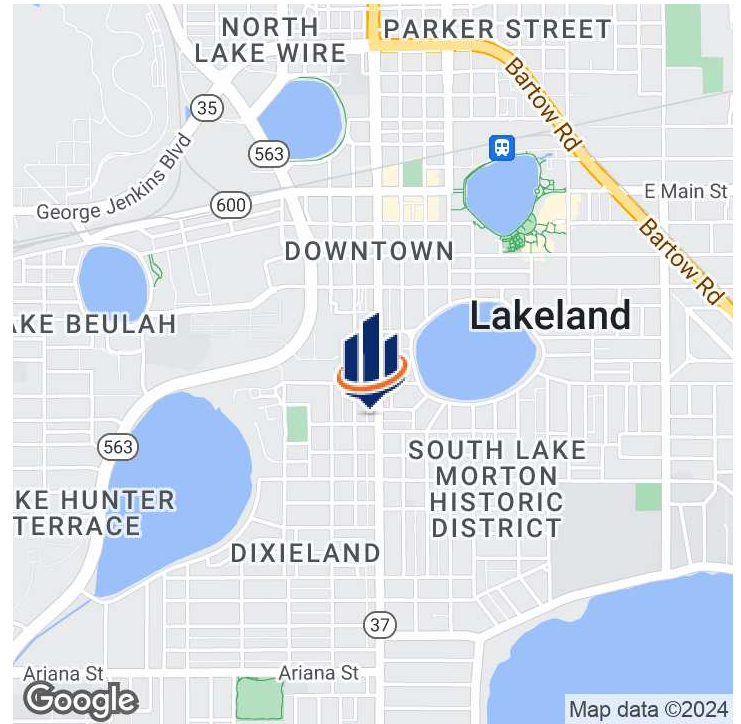
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Florida Ave S



# Property Summary



## OFFERING SUMMARY

Sale Price:	<b>\$325,000</b>
Lot Size:	0.26 ± Acres
Zoning:	C-2, City of Lakeland
APN:	23-28-24-120000-001091
Road Frontage :	71 ± FT (Florida Ave S)
Traffic Count:	23,000 ± Cars/Day (Florida Ave S)

## PROPERTY OVERVIEW

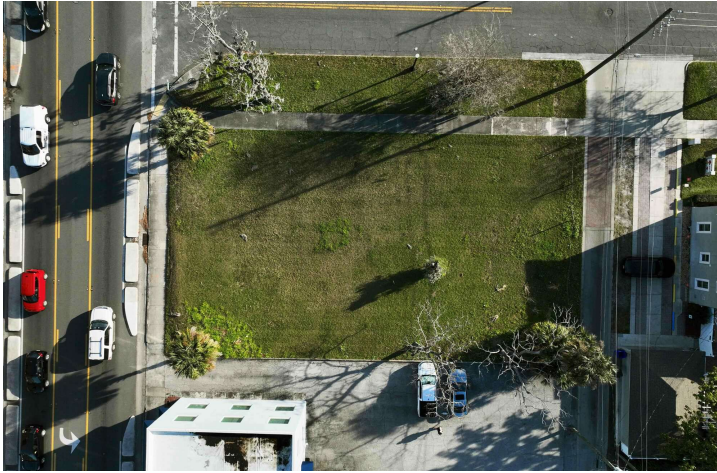
Located perfectly in the Downtown/Dixieland area, and zoned C-2, City of Lakeland, this very rare vacant .26 ± acre property is perfect for retail or office. Setback requirements are generous, and the height allowance is 36 feet.

The location is at the corner of Hillcrest and Florida Ave. The downtown core and Lake Morton areas, with an abundance of restaurants, bars, retail, and banks are only a minute away,

Lakeland is a fast growing city, with business opportunities in abundance.

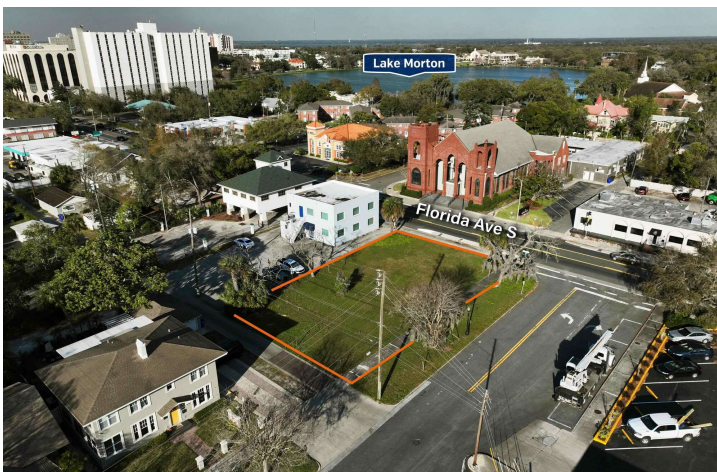
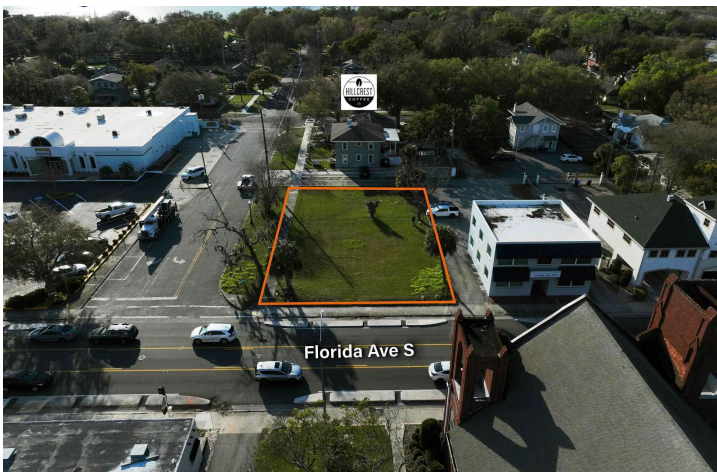
This property is located in the Dixieland CRA [Community Redevelopment Area], and may be eligible for development dollars.

Electric, water and sewer are provided by the City of Lakeland.



## PROPERTY HIGHLIGHTS

- Vacant land located in the Dixieland Commercial Corridor.
- .26 AC, C-2 Zoning, City of Lakeland.
- Within a minute of the downtown core, Florida Southern College, Dixieland shops and restaurants.
- Approx. 60% of the parcel can accommodate a building, which would equate to approx. 5,700 SF
- 36' height allowance.
- Setbacks - 10'-30' - Florida Ave, 5'-20' - Hillcrest, Interior, 5' minimum, Rear of property - 15'
- Close to major roadways, including US 92, Interstate 4 and the Polk Parkway.
- This property is part of the Dixieland Historic District and CRA area. As such the property may be eligible for development money.
- Utilities provided by the City of Lakeland



Downtown Lakeland  
3 ± Minutes

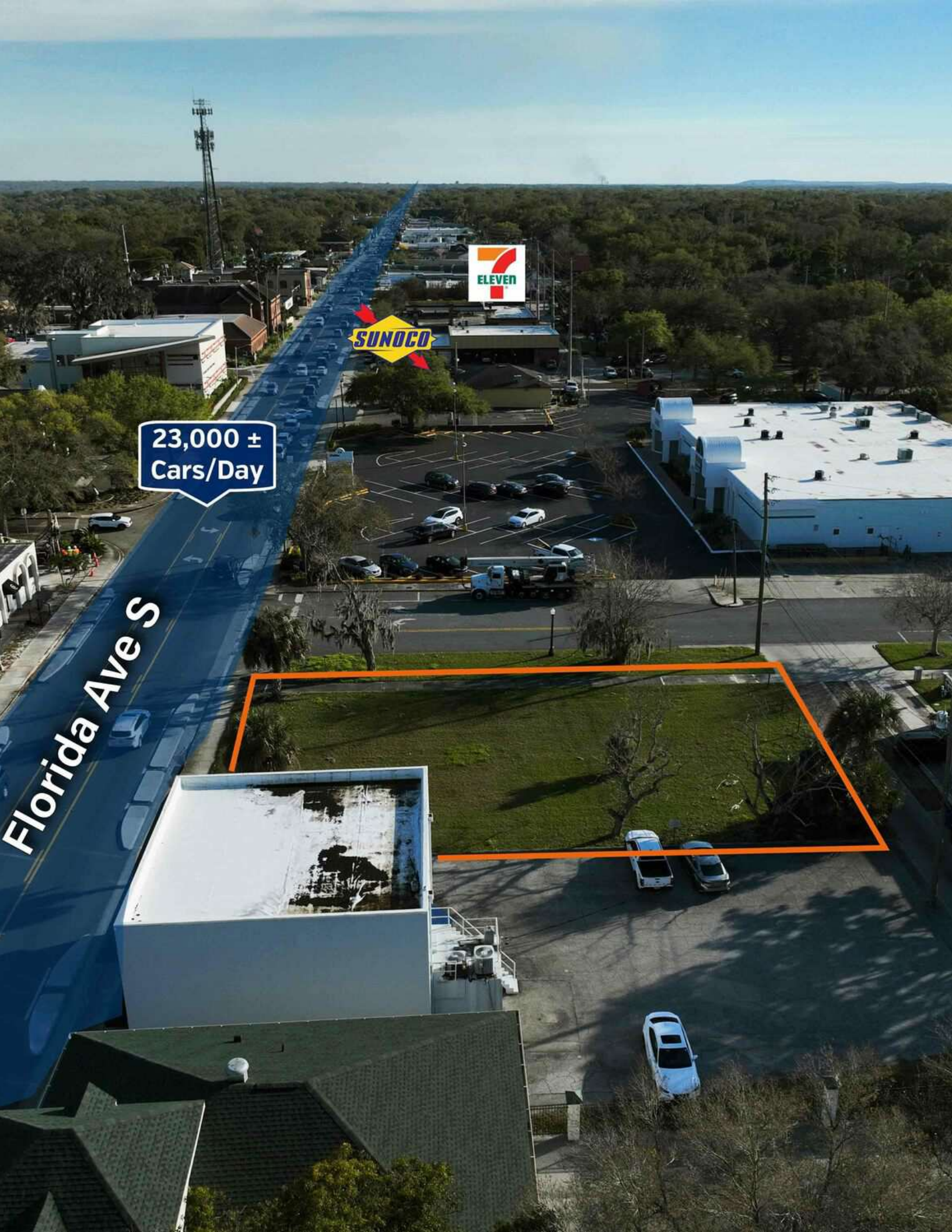
23,000 ±  
Cars/Day

Florida Ave S

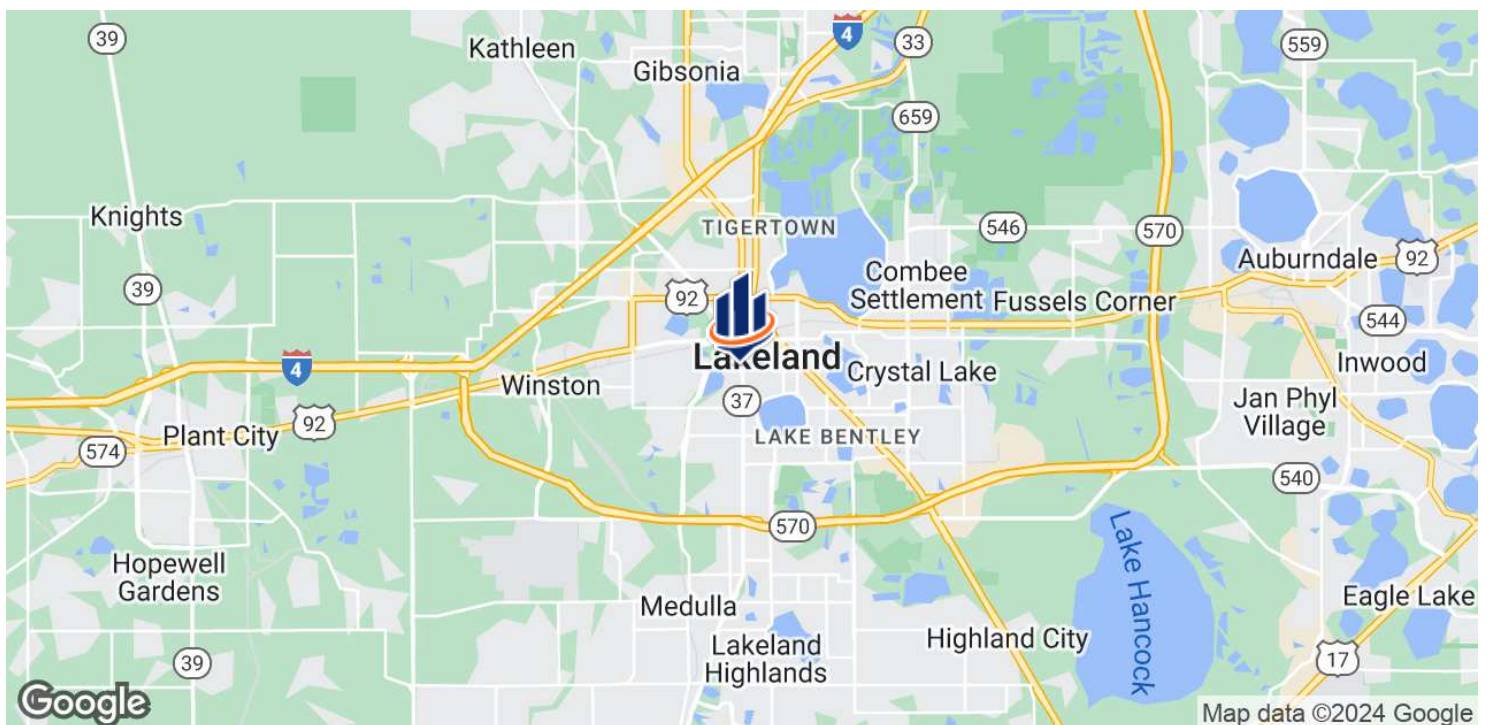
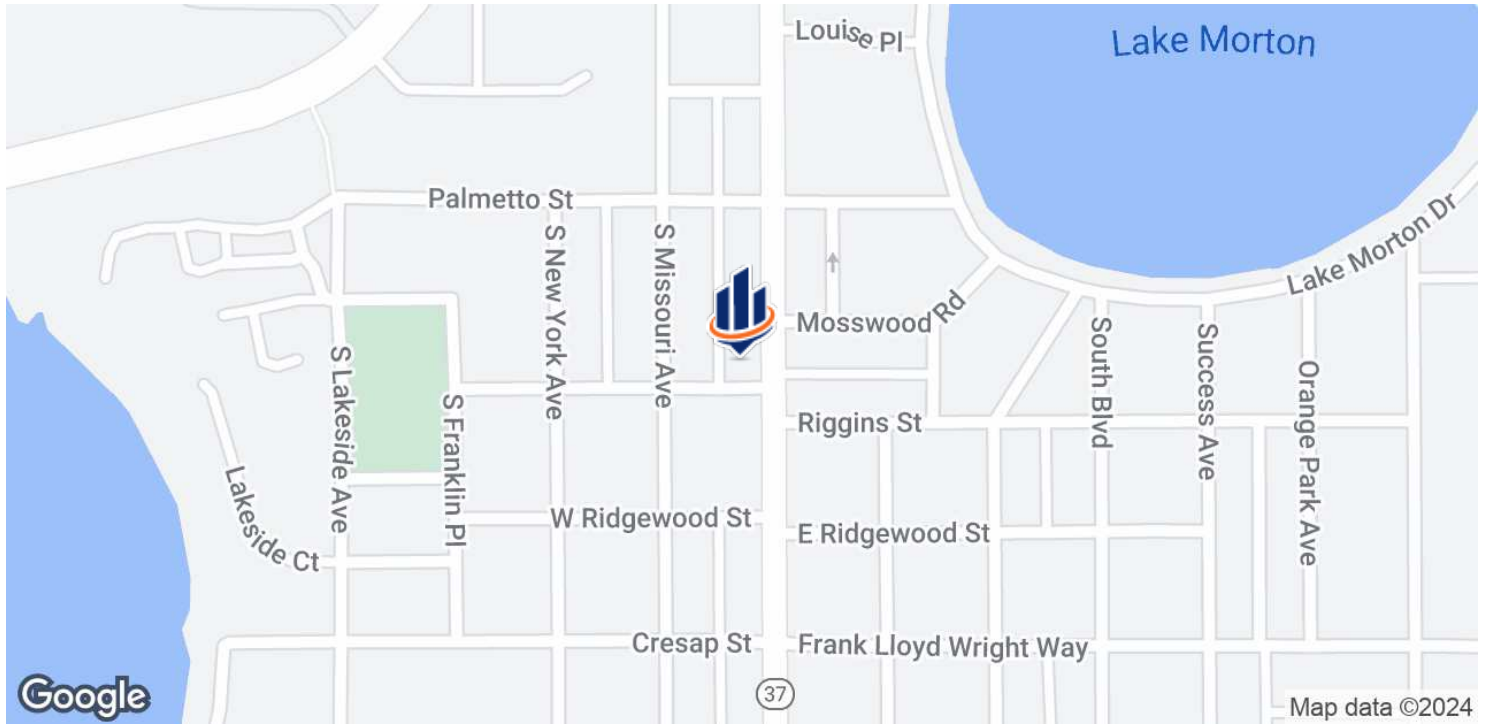


Florida Ave S

23,000 ±  
Cars/Day



# Regional & Location Map



# Retailer Map

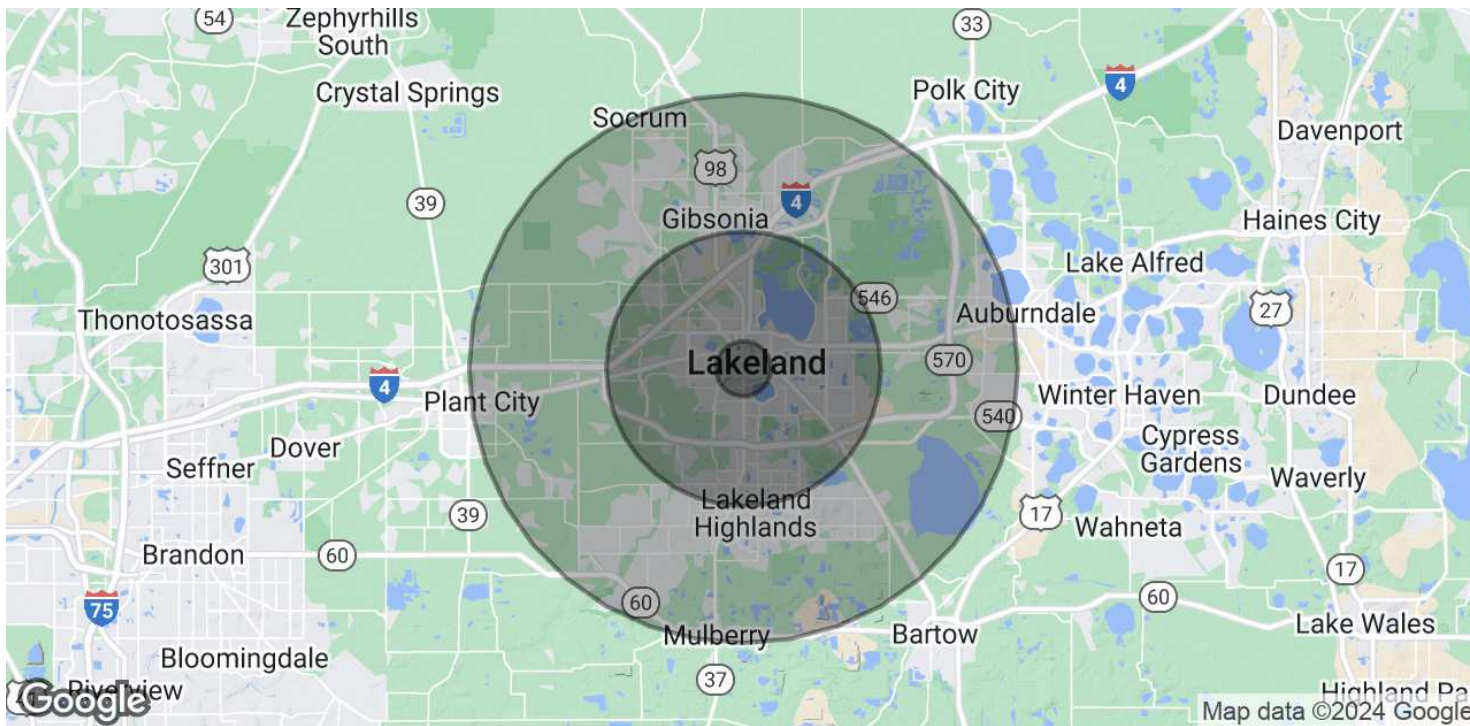


# Additional Photos





# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	10,172	136,142	320,603
Average Age	34.7	38.4	39.6
Average Age (Male)	34.1	36.7	38.1
Average Age (Female)	35.9	40.2	40.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	4,795	59,216	129,388
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$50,328	\$54,700	\$62,694
Average House Value	\$166,159	\$136,263	\$159,652

\* Demographic data derived from 2020 ACS - US Census



**LAKELAND**  
**POLK COUNTY**

Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	<a href="http://lakelandgov.net">lakelandgov.net</a>
Major Employers	Publix
	Supermarkets
	Saddle Creek
	Logistics
	Geico Insurance
	Amazon
	Rooms to Go
	Welldyne
	Advance Auto
	Parts

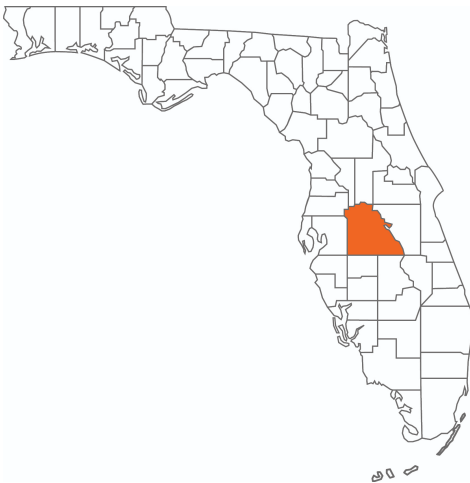
Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland’s culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland's living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland’s rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright’s most extensive on-site collection of architecture.



## POLK COUNTY FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between 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, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



## CRAIG MORBY

Senior Advisor

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### PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

### MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board

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**ERIC AMMON, CCIM**

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**PROFESSIONAL BACKGROUND**

Eric Ammon, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member [CCIM] designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

**MEMBERSHIPS**

Certified Commercial Investment Member

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