



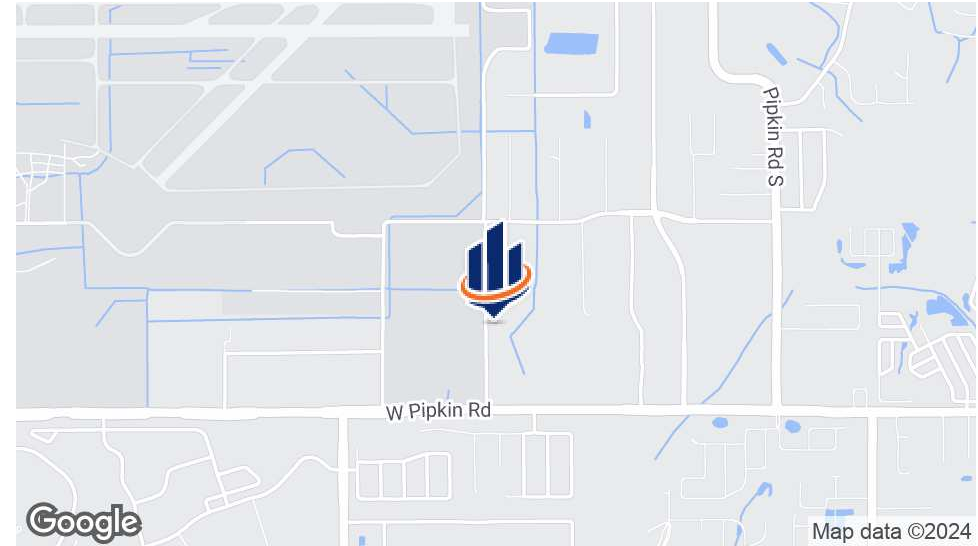
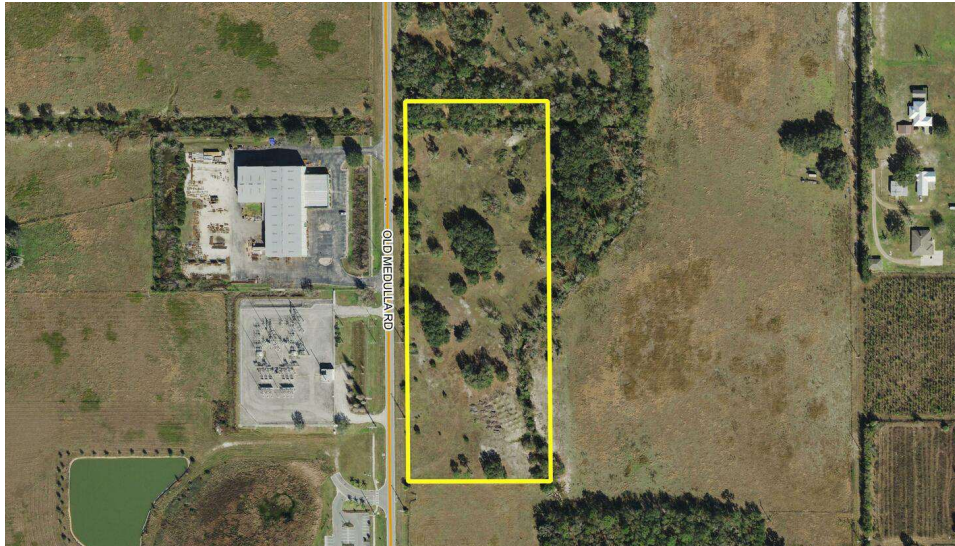
LAKELAND AIRPORT INDUSTRIAL DEVELOPMENT LAND

OLD MEDULLA ROAD
LAKELAND, FL 33811

David Goffe, CCIM
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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,175,000
Lot Size:	9.73 ± Acres
Price / Acre:	\$120,761
Market:	Southwest Lakeland
Zoning:	FLU: B-P
APN:	232910000000033050
Road Frontage:	1,060 ± FT (Old Medulla Road)

PROPERTY OVERVIEW

Exciting industrial development opportunity off of Old Medulla Road in Lakeland, Florida. The subject property is a total of 9.73 ± acres of industrial development land with a B-P future land use on the southeast side of the Lakeland Linder Airport within the city limits. The site is an excellent location for a typical business park, with uses such as warehousing, light industrial, light manufacturing, office park, flex, and various other owner user structures. It also allows for easy and convenient access to major cities such as Tampa and Orlando.

South of Old Medulla road lies Pipkin road, which is in the process of being widened to 4 lanes to accommodate traffic to County Line Road due to growth in the area. This provides great access to both I-4 and Hwy 60, minimizing drive time to ports, railroads, and all areas of Florida from the subject property.

PROPERTY HIGHLIGHTS

- Sewer & water across Old Medulla Road along the west side. Electric is on property.
- B-P Future Land Use
- Close proximity to the Lakeland Linder Airport
- Surrounded by various major companies including the GEICO Corporate Office
- Approximately 6 ± usable acres including usage for parking area and retention pond

Location Description

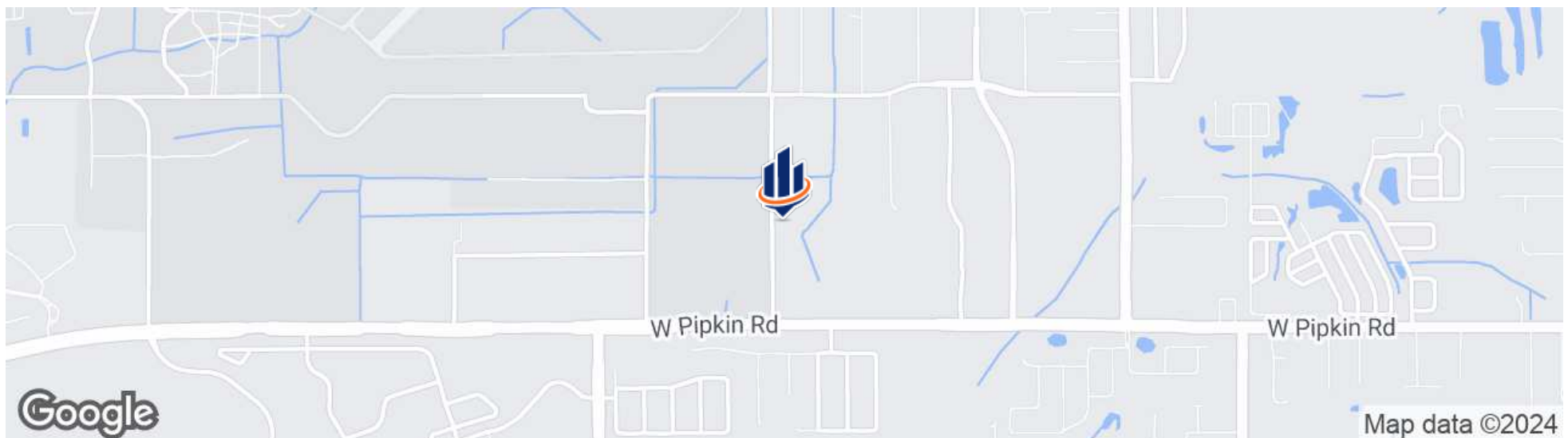
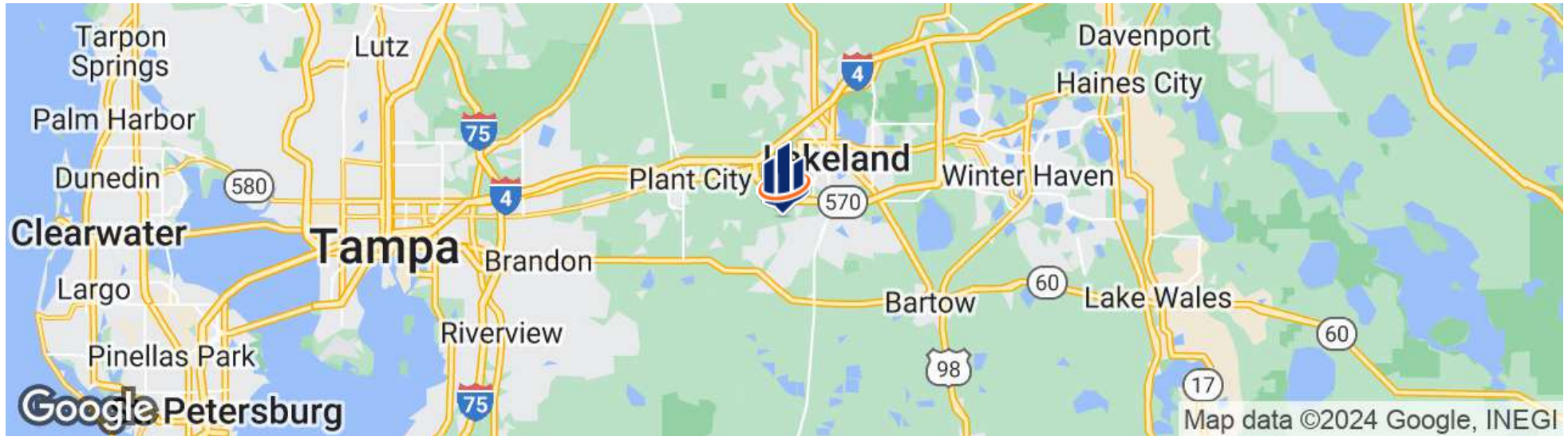


LOCATION DESCRIPTION

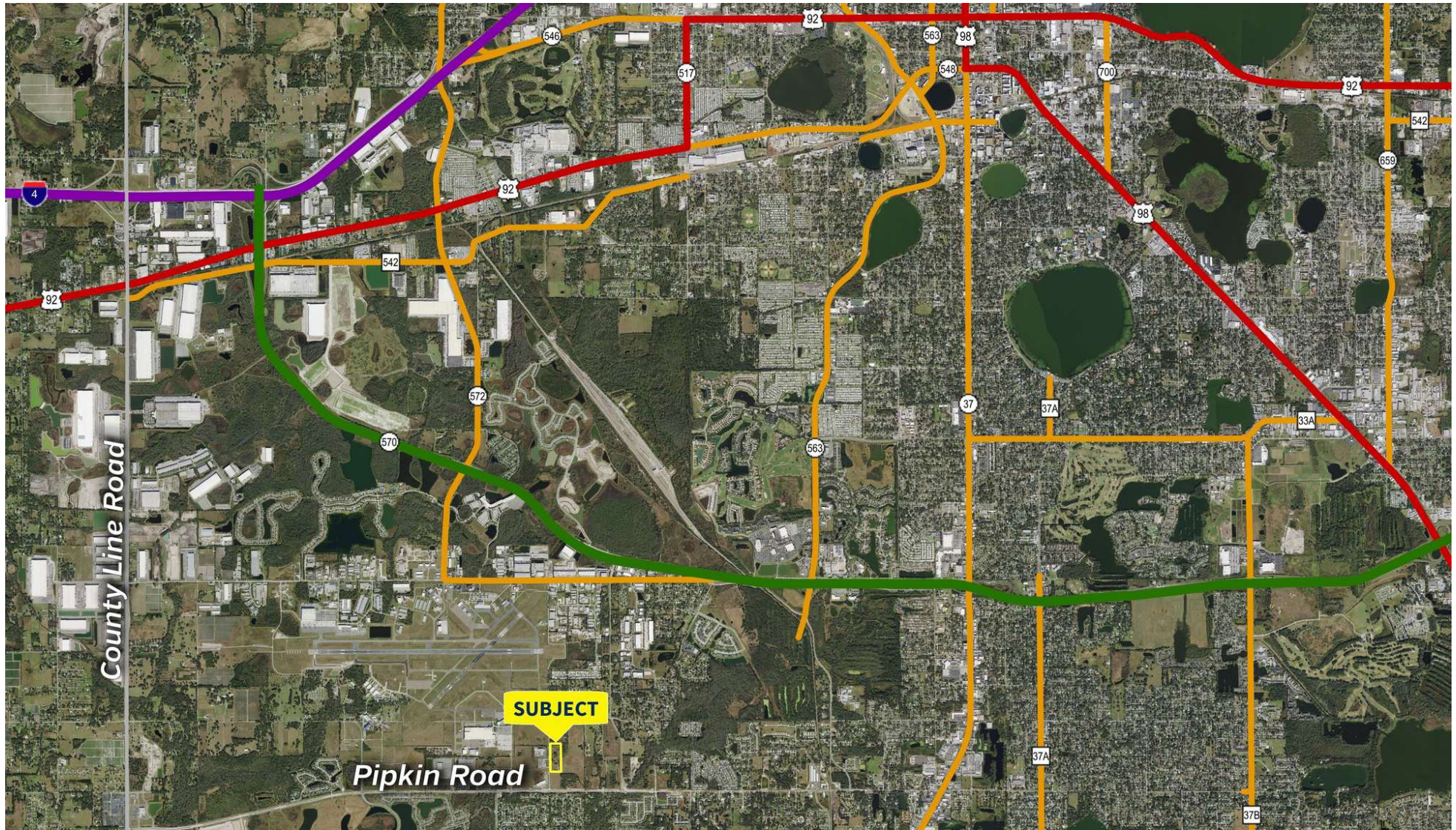
The property is located southeast of the Lakeland Linder International Airport and on the East side of Old Medulla Road North, which is connected to Pipkin Road West. Pipkin Road sees approximately 14,300 ± cars per day near the intersection.

The subject property enjoys various major businesses nearby including Robinson Fans, Navajo Express, Metro, and the Geico Corporate Office. The Lakeland Linder Airport is also a host to Amazon and the NOAA.

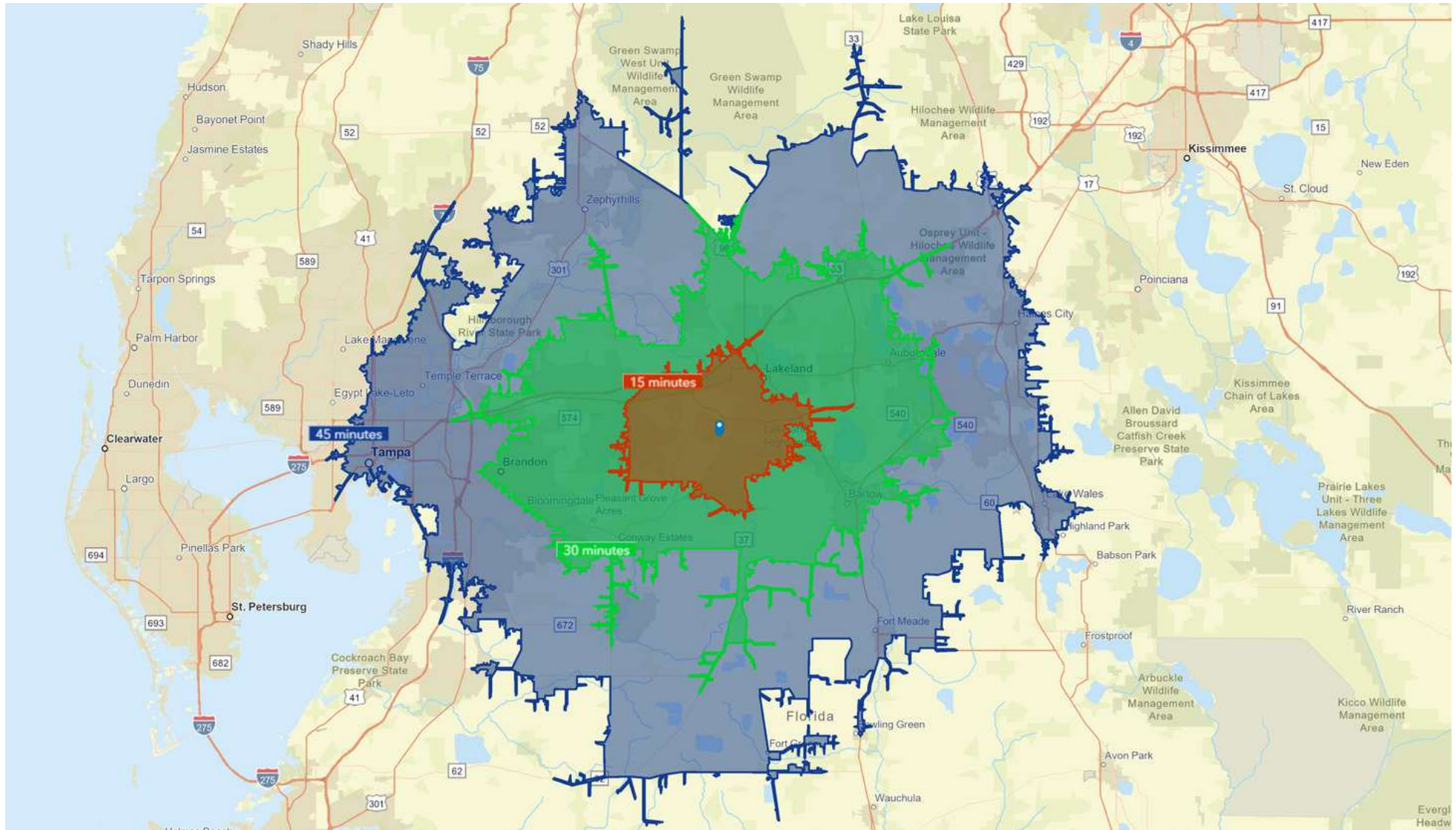
Regional & Location Map



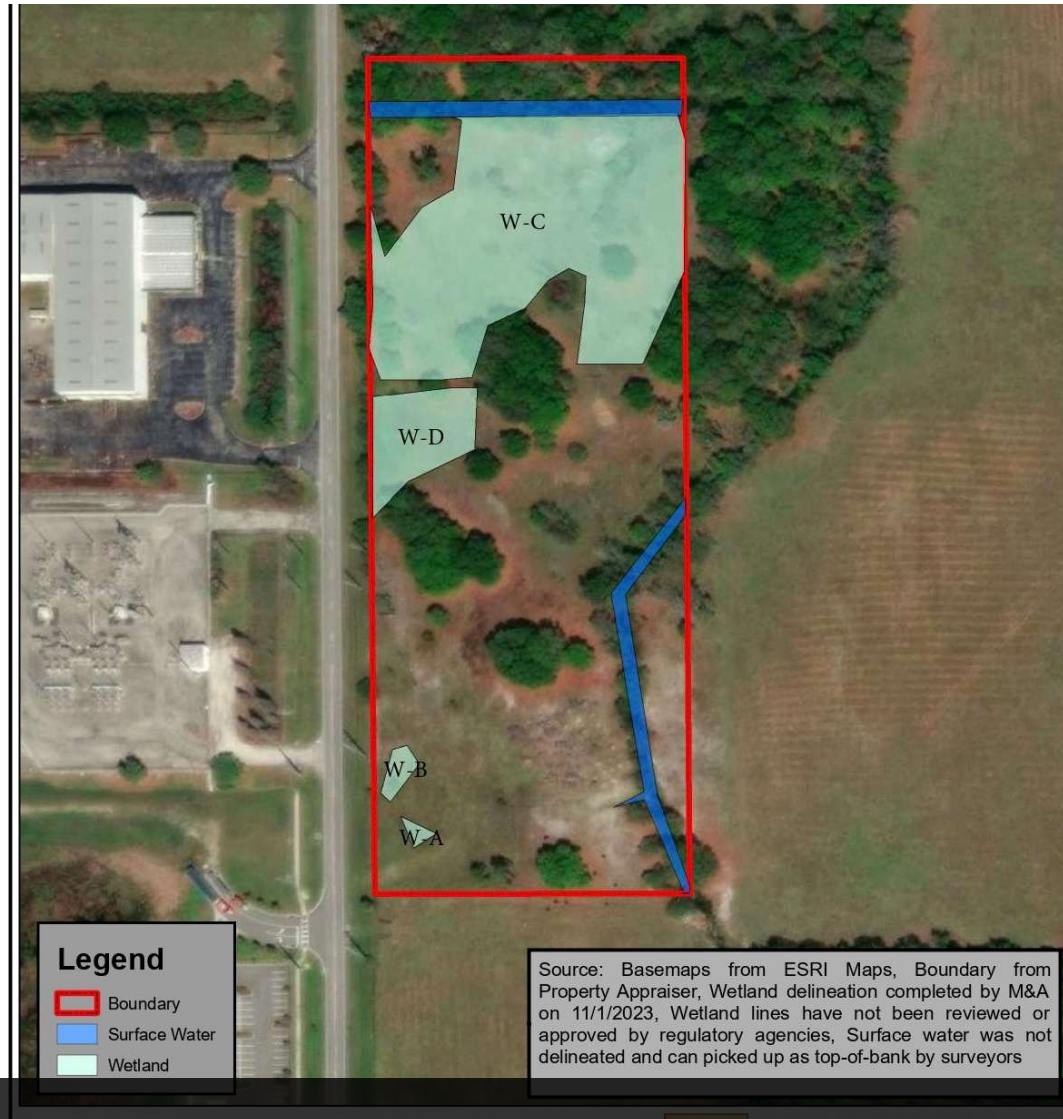
Aerial Map



Drive Time Map



Wetland & Surface Waters Map



Soils Map



Trade Area Map



Neighborhood Map





GEICO®

GEICO HEADQUARTERS

Located just 3 ± minutes down Pipkin Road from the site, stands a 300,000 ± SF GEICO corporate office. GEICO has been a renowned insurance provider for many years known for its competitive rates and coverage options. Having a corporate office nearby can open up possible opportunities such as obtaining managing insurance policies and saving valuable time for busy entrepreneurs.

Website Link: <https://www.geico.com/>



 **metrc**

METRC

Located at the corner of Medulla and Pipkin Road just 0.2 ± miles from the site, stands Metrc. Metrc is a software company that focuses on providing cannabis regulatory systems in the United States. They combine advanced software and radio-frequency identification technology to track and trace cannabis from growth, harvest, and processing. Having Metrc nearby can establish and expand connections in technological growth for entrepreneurs or long-standing businesses.

Website Link: <https://www.metrc.com/>



NAVAJO
EXPRESS, INC.

NAVAJO EXPRESS, INC.

Navajo Express Incorporated is a nationwide trucking company located just 0.2 ± miles from the site at the intersection of Medulla and Pipkin road. Navajo Express has terminals located in Colorado, Utah, Arizona, Arkansas, and Florida. Having Navajo Express nearby can open up the possible opportunity of reduced transportation costs, minimized transit time, and enabling a quicker and more cost-effective movement of goods.

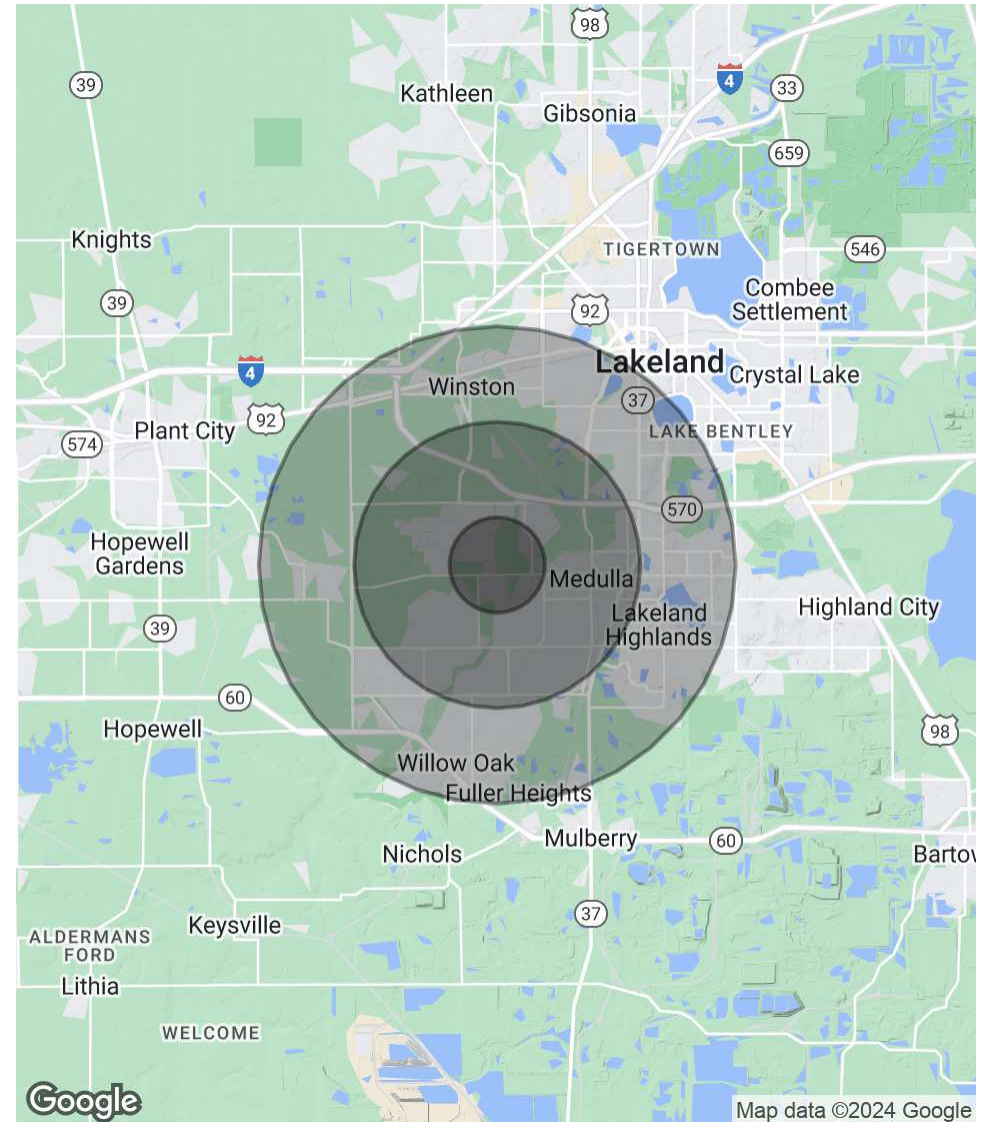
Website Link: <https://www.navajoexpress.com/>

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,451	36,568	116,665
Average Age	36.5	39.5	39.2
Average Age (Male)	38.8	38.7	37.6
Average Age (Female)	35.1	39.6	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	932	15,535	48,199
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$73,296	\$69,131	\$72,035
Average House Value	\$184,295	\$181,338	\$180,849

2020 American Community Survey (ACS)





LAKELAND

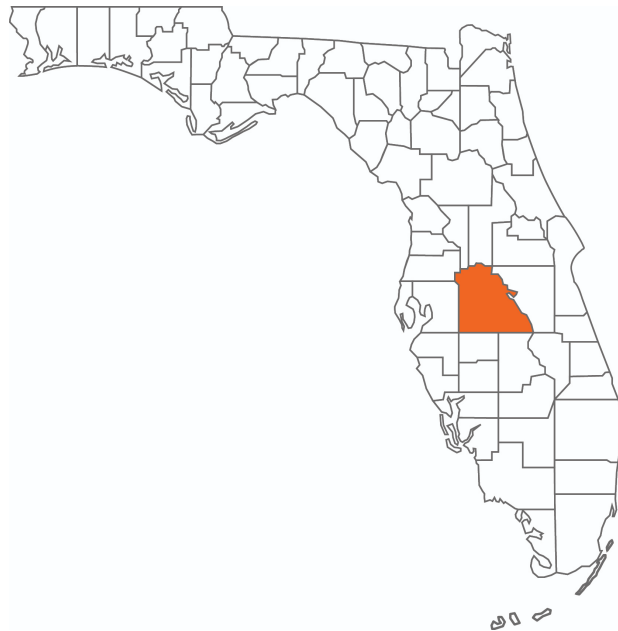
POLK COUNTY

Founded	1885
Population	117,606 [2023]
Area	74.4 sq mi
Website	lakelandgov.net
Major Employers	<ul style="list-style-type: none"> Publix Supermarkets Saddle Creek Logistics Geico Insurance Amazon Rooms to Go Welldyne

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 under 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.



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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

MEMBERSHIPS

- Central Florida Commercial Association of Realtors® [CFCAR]
- Florida Realtors®
- National Association of Realtors® [NAR]
- International Council of Shopping Centers [ICSC]
- CCIM Institute.



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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

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

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