

LAND FOR SALE

Central Florida I-4 Industrial Land

1910 WEST BELLA VISTA STREET

Lakeland, FL 33805

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WABASH AVE N

4.1 USABLE ACRES

BELLA VISTA ST W





Table of Contents

5	PROPERTY INFORMATION	17	ADVISOR BIOS	
	Property Summary	6	Advisor Biography	18
	Property Description	7	Advisor Biography	19
	Additional Photos	8	Advisor Biography	20
9	LOCATION INFORMATION			
	Regional Map	10		
	Location Map	11		
	Aerial Map	12		
	Market Area Map	13		
	Trade Area Map	14		
	Demographics Map & Report	15		
	permitted site plan	16		

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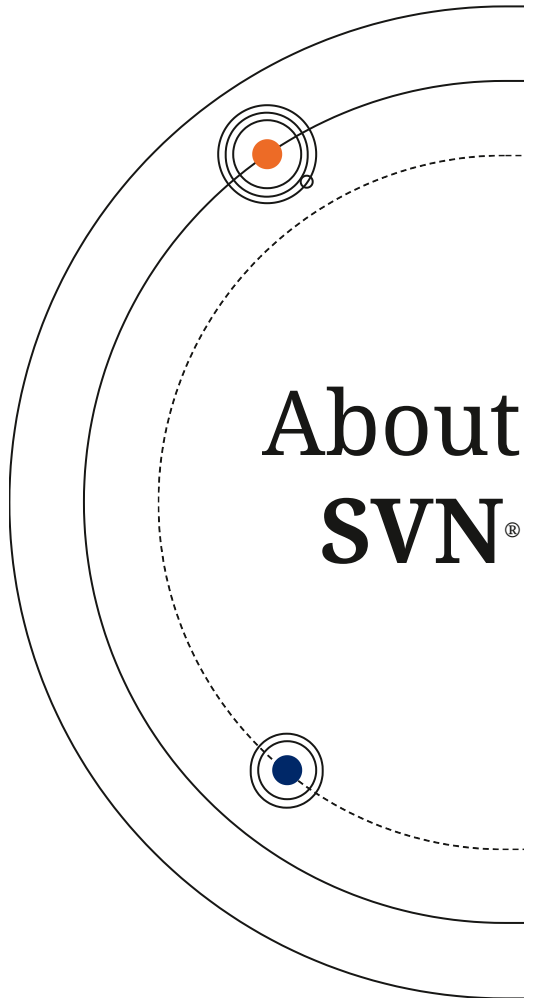
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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly 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.



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

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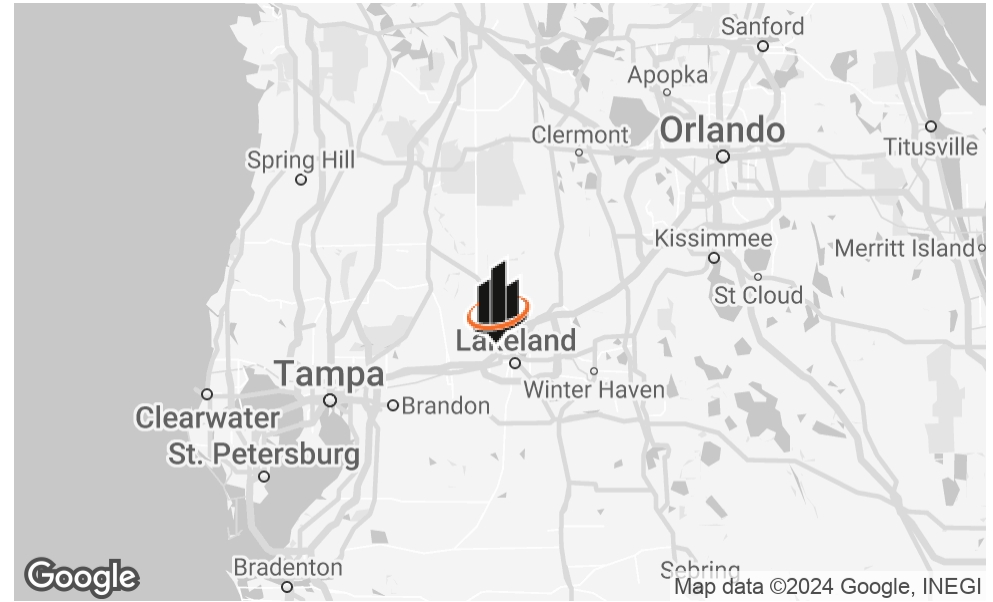
LAVON ST

BELLA VISTA ST W

WABASH AVE N

SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,550,000
PRICE/ACRE:	\$291,902
PRICE/USABLE ACRE:	\$378,049
TOTAL ACRES:	5.31 ± Acres (4.1 ± Usable Acres)
ZONING:	I-3 (City of Lakeland)
UTILITIES:	City Utilities Nearby
PIN:	232811026500000901

PROPERTY DESCRIPTION

4.1 ± net acres of prime industrial land, boasting coveted I-3 zoning that unlocks the potential for intense industrial activities—a rare gem in the immediate market. Strategically situated mere moments from I-4, this location ensures seamless connectivity to major transportation routes, catapulting your business into a realm of unparalleled accessibility.

This opportunity includes permitted construction items such as a retention pond, two truck-sized concrete aprons, fencing, state-of-the-art security systems, lighting installations, and meticulously crafted landscaping.

PROPERTY DESCRIPTION



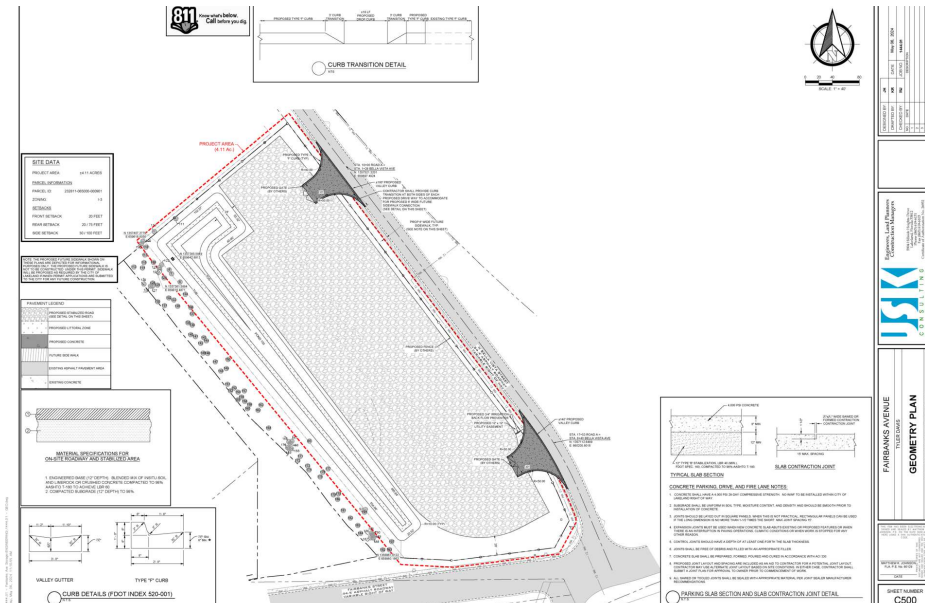
LOCATION DESCRIPTION

This site offers great access to I-4 east and west Via Kathleen Rd and Memorial Blvd. Adjacent to the property are warehouses and other industrial uses. I-4 is a major transportation artery that connects Lakeland to major cities such as Tampa and Orlando. This advantageous positioning ensures effortless access to regional markets, airports, and seaports, facilitating seamless transportation of goods and services.

Other major thoroughfares in the area include US Hwy 98, US 92, and State Rd 33. Overall, this site is situated in a prime and desirable location.

BULLETS HEADLINE

- Shovel-ready site
- 4.1 Usable Acres
- Intense industrial zoning
- Excellent access to major roadways
- Proximity to I-4
- Adjacent to warehouses



ADDITIONAL PHOTOS



SECTION 2
**Location
Information**



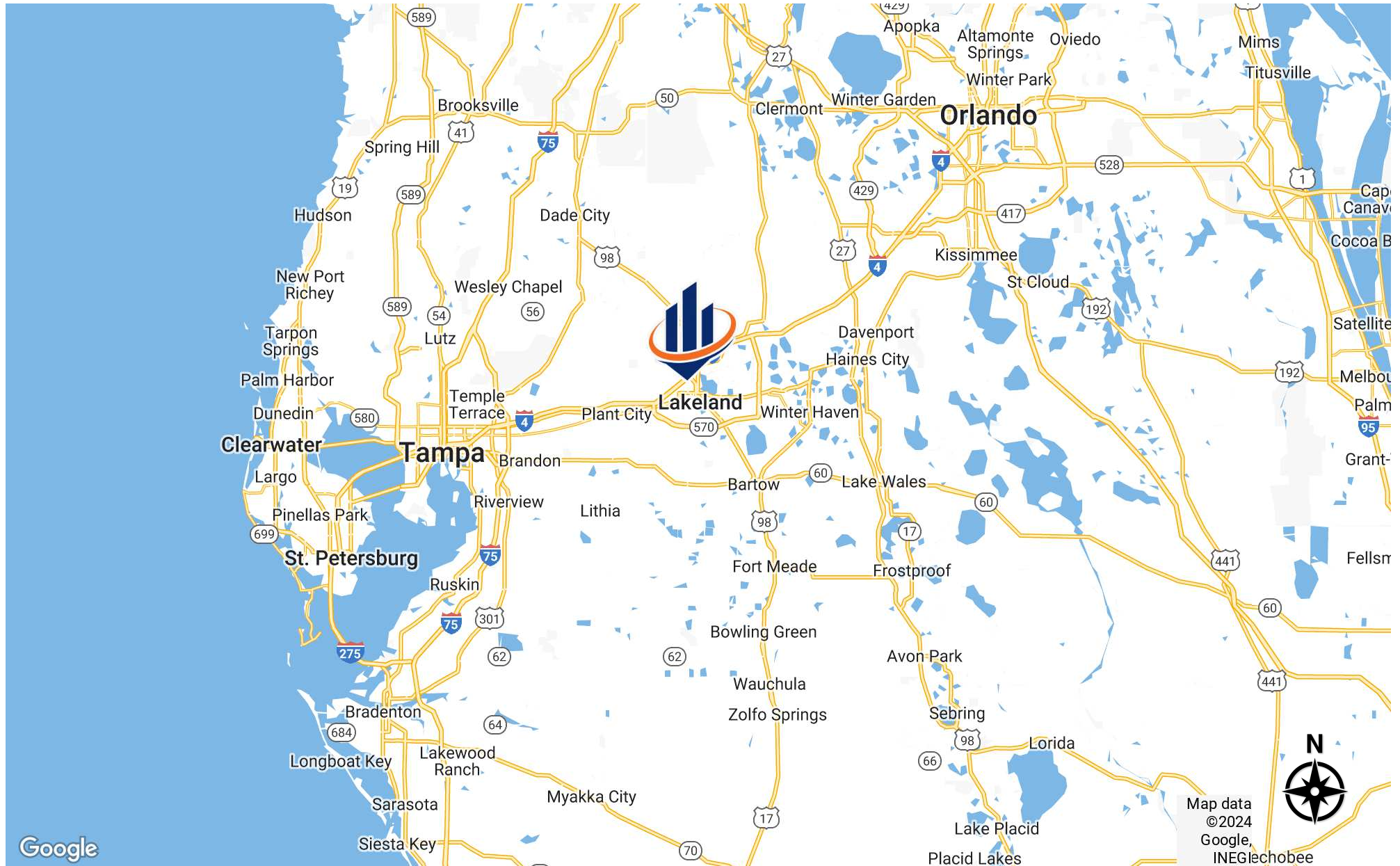
WABASH AVE N

4.1 USABLE ACRES

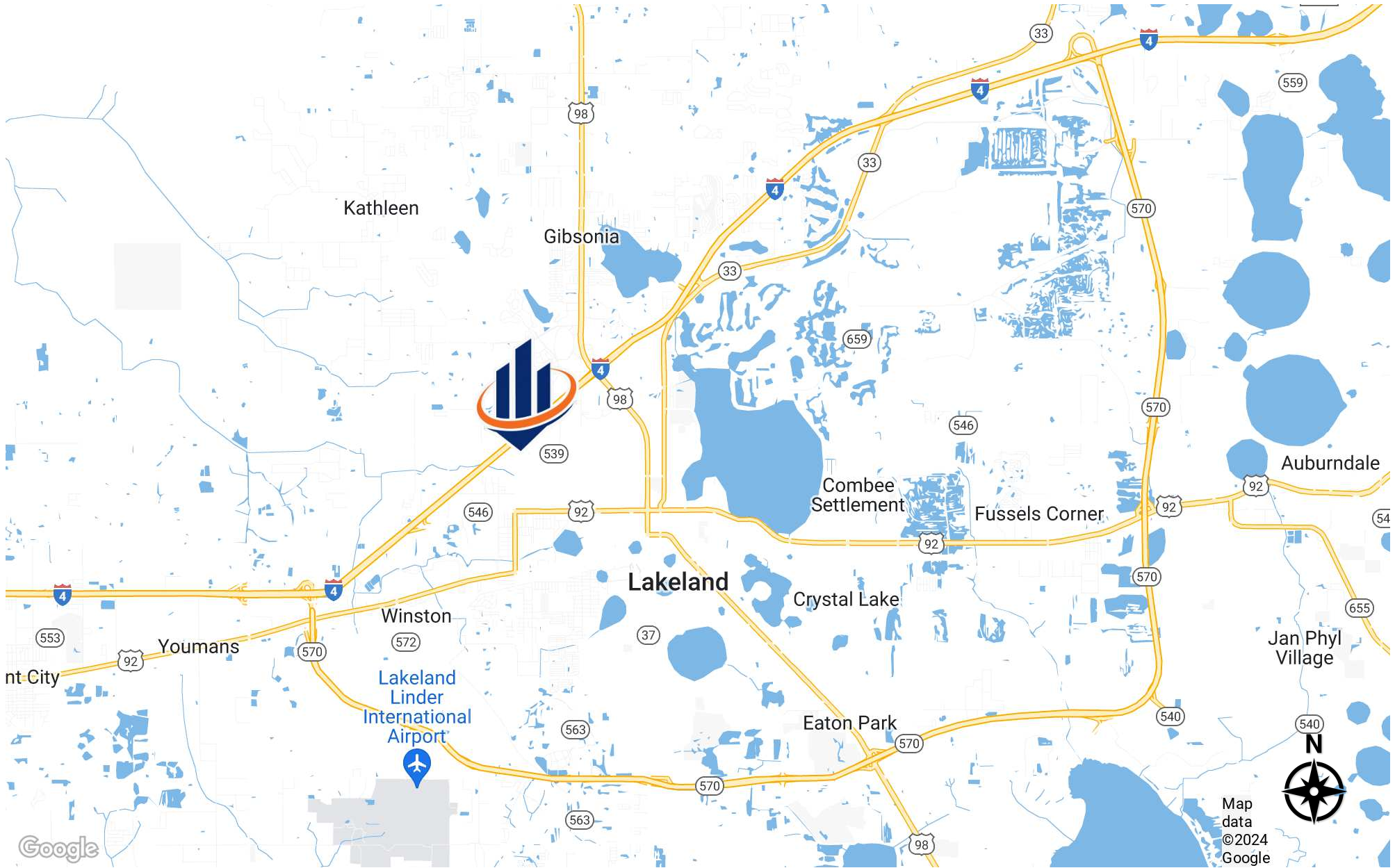
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REGIONAL MAP



LOCATION MAP



AERIAL MAP



MARKET AREA MAP



TRADE AREA MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

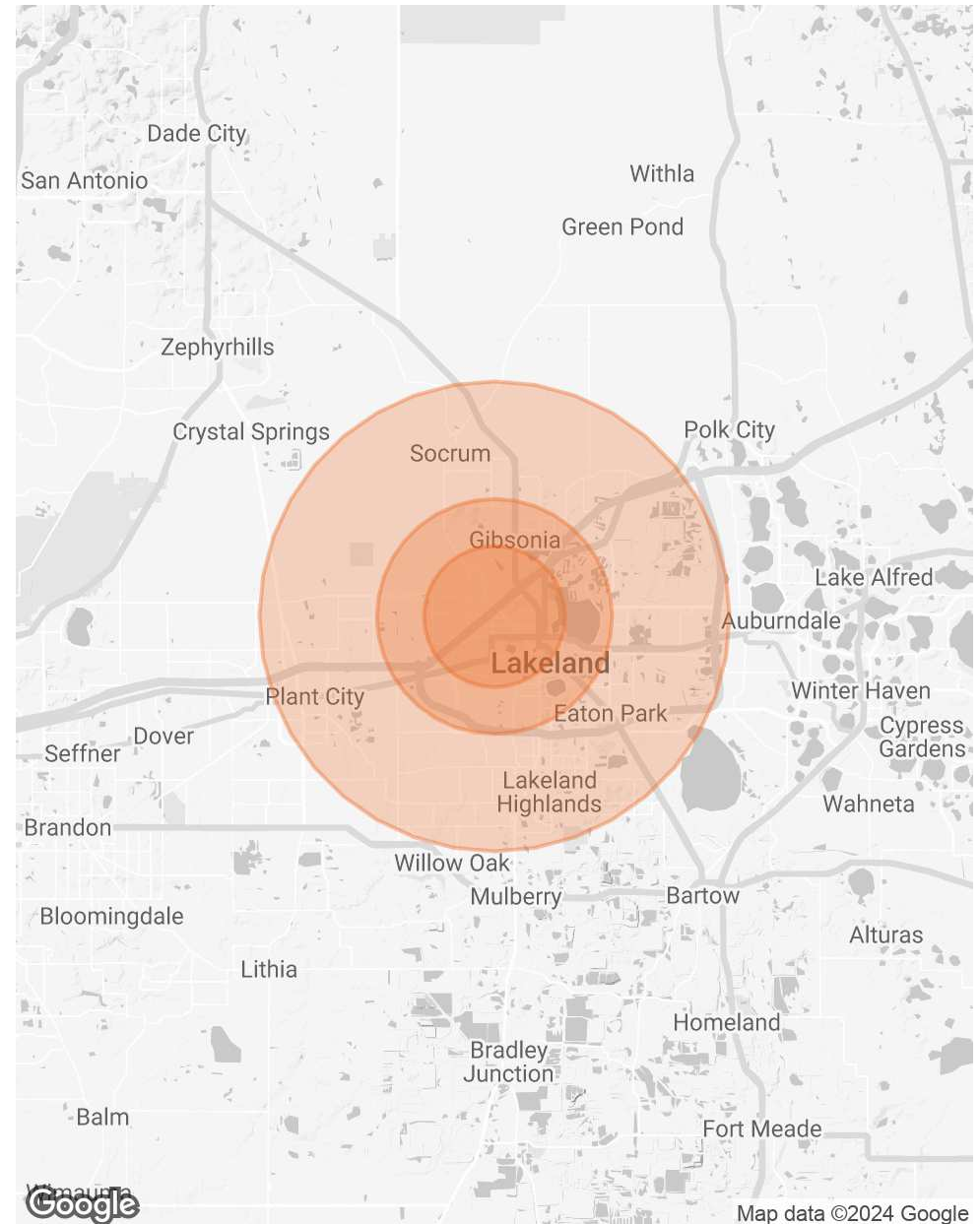
3 MILES 5 MILES 10 MILES

	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

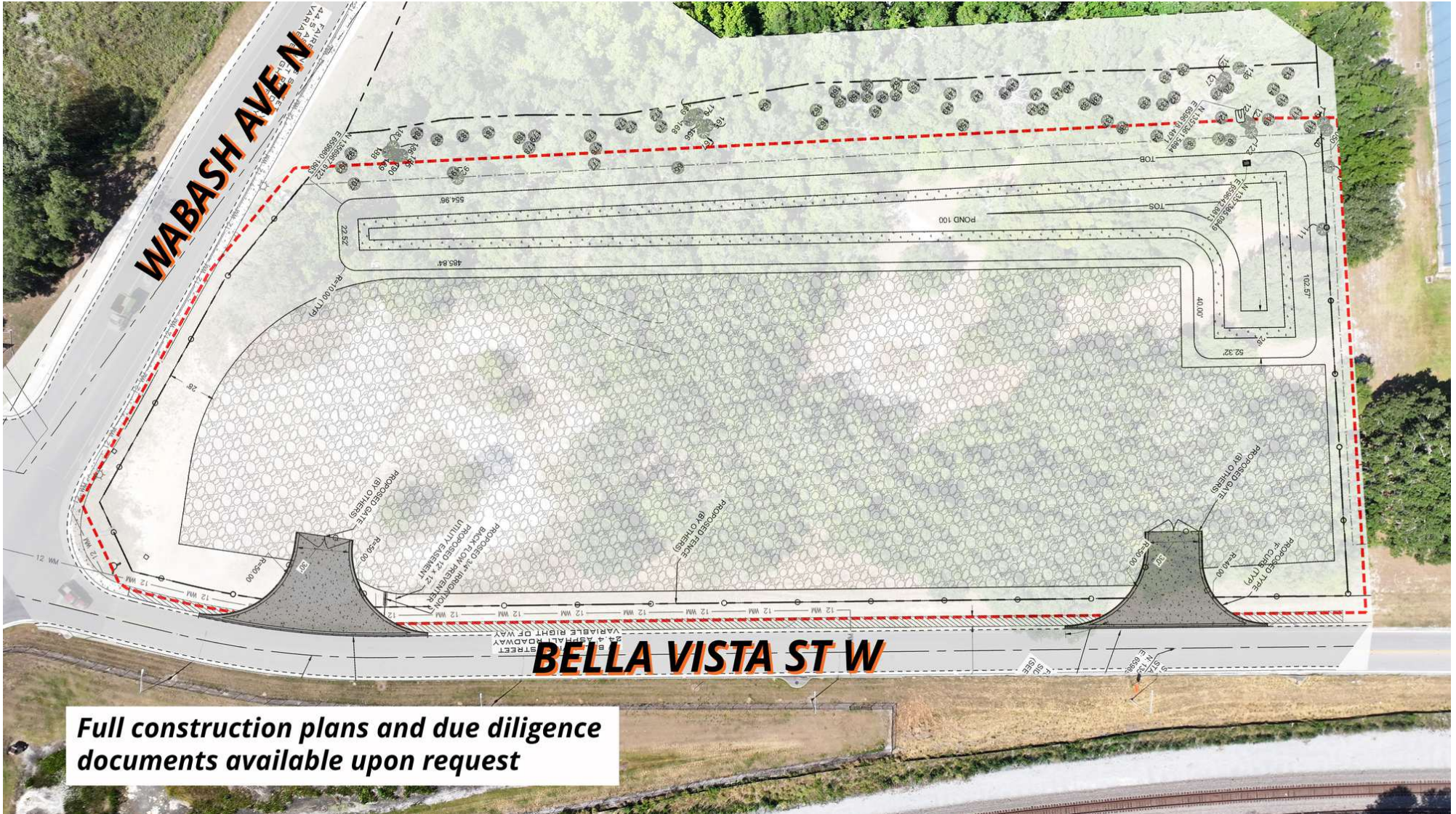
HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	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

2020 American Community Survey (ACS)



PERMITTED SITE PLAN



SECTION 3
Advisor Bios



4.1 USABLE ACRES

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ADVISOR BIOGRAPHY



AUGIE SCHMIDT

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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.

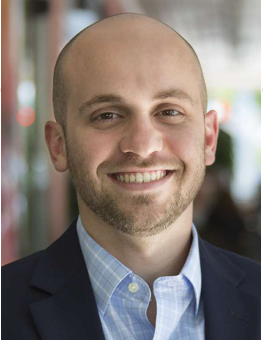
Augie is a Southeastern University Alumni where he received his MBA and was also a founding member of the University's football program. He was a three-year team captain, leading the team to win three conference championships in four years.

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 BIOGRAPHY



DAVID HUNGERFORD, CCIM

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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 BIOGRAPHY



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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.



For more information visit SVNsaunders.com

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