



INDUSTRIAL DEVELOPMENT ACREAGE NEAR POLK PARKWAY

0 MAINE AVE
LAKELAND, FL 33801

David Goffe, CCIM

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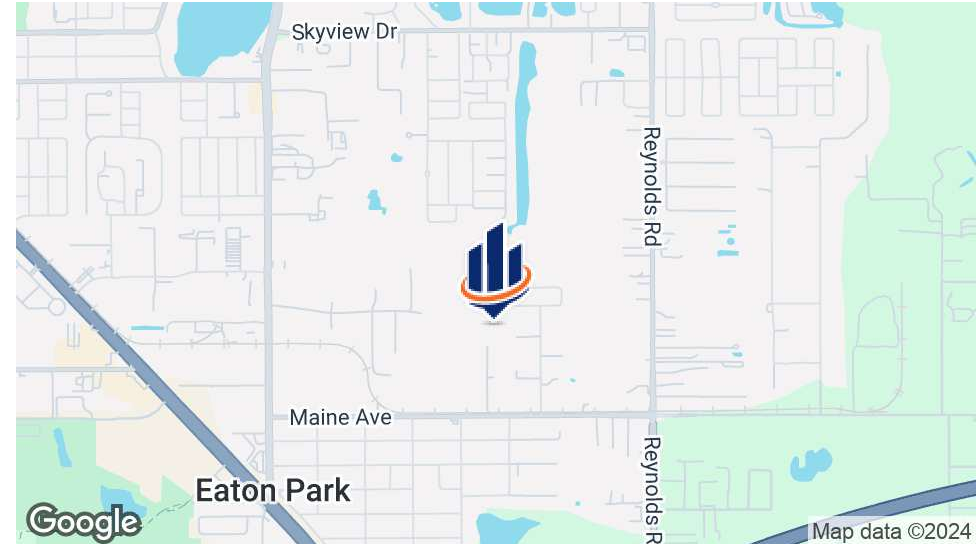
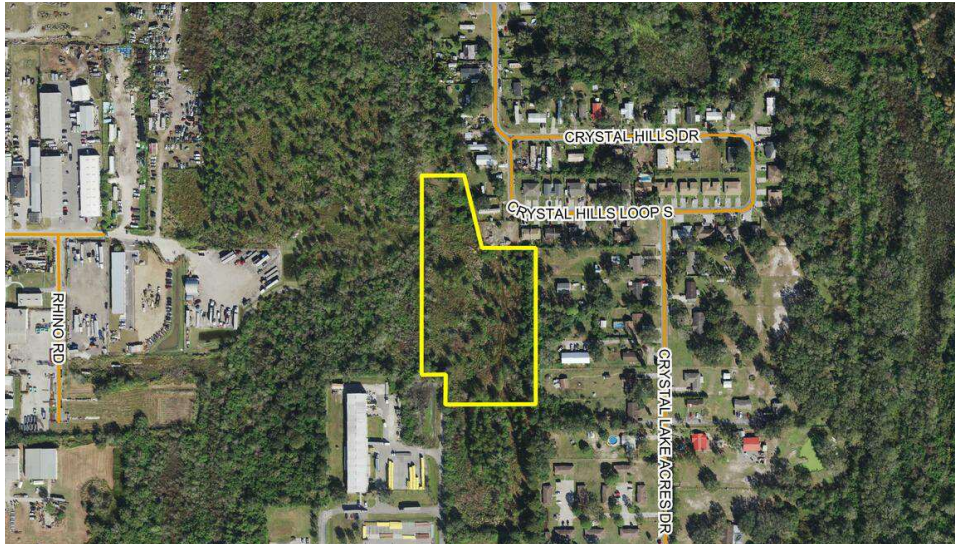
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Zane Mueller

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Property Summary



OFFERING SUMMARY

Sale Price:	\$950,000*
Lot Size:	5.25 ± Acres
Price / Acre:	\$180,952
Zoning:	GI
APN:	24282700000014022
Market:	Southeast Lakeland

PROPERTY OVERVIEW

This subject property consists of 5.25 ± acres of prime industrial development land on the southeast side of Lakeland, Florida, close to US Hwy 98 S and FL-570 [Polk Parkway]. It has easy access to I-4 via FL-570 and Highway 60 via Hwy 98 S.

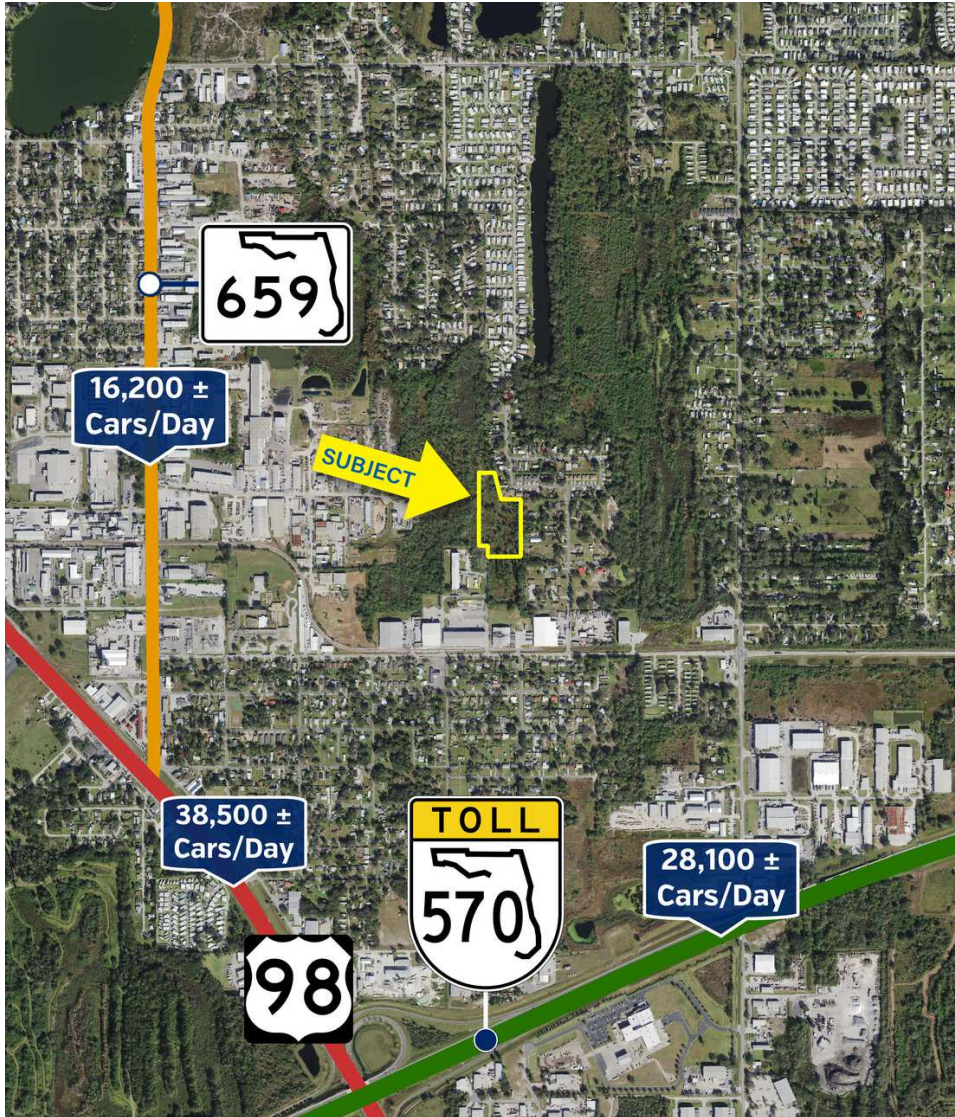
The property is suited for a variety of industrial uses, such as light manufacturing, warehousing, or semi-truck parking. Its advantageous location and excellent accessibility make it an ideal business investment.

Owner will consider financing. Please contact agent for more information.

PROPERTY HIGHLIGHTS

- Close proximity to US Highway 98, Polk Parkway, and I-4
- GI Zoning
- Surrounded by various industrial businesses

Location Description

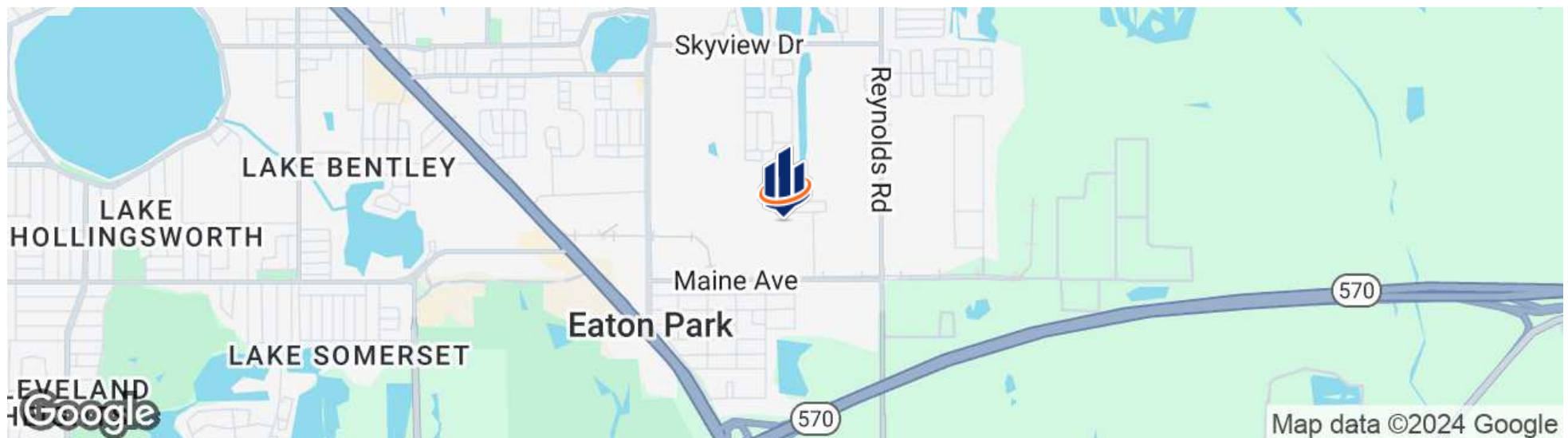
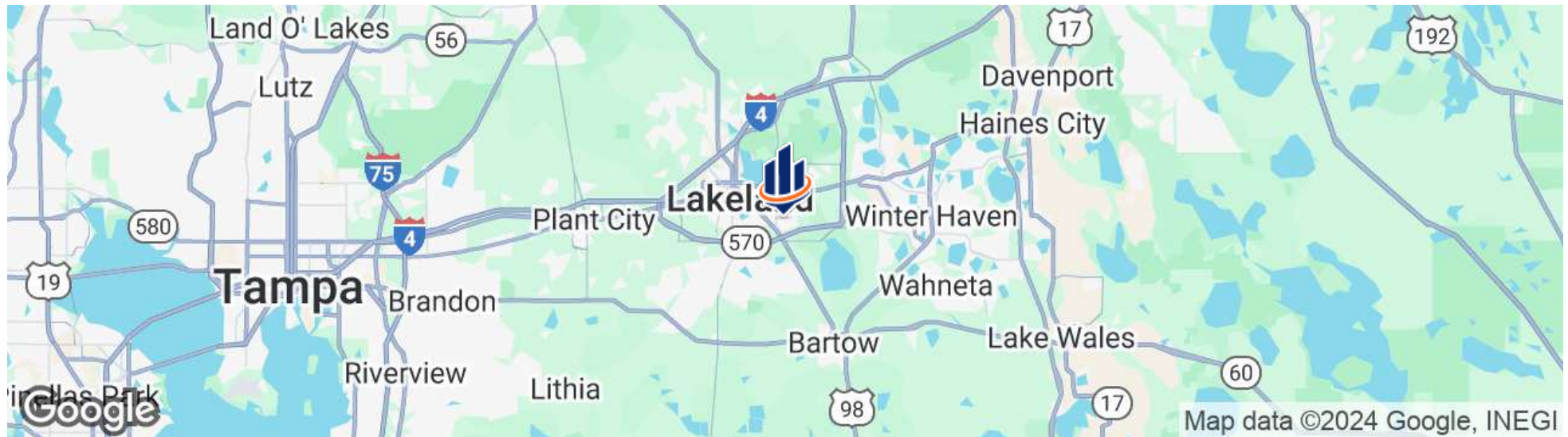


LOCATION DESCRIPTION

This property is located 1 ± mile north of the intersection between FL-570 [Polk Parkway] and U.S Highway 98 in Lakeland, Florida. The Polk Parkway sees approximately 28,100 ± cars/day near the intersection while U.S Hwy 98 sees around 38,500 ± cars per day. SR-659 [Combee Road S.] sits just 0.6 miles west from the subject, and sees around 16,200 ± cars/day. I-4 is easily accessible, and takes approximately 15 ± minutes to get there via the Polk Parkway.

Several industrial businesses surround the subject, which include Mid-State, Wastequip, Packaging Corporation of America, Republic Services, and many others.

Regional & Location Map



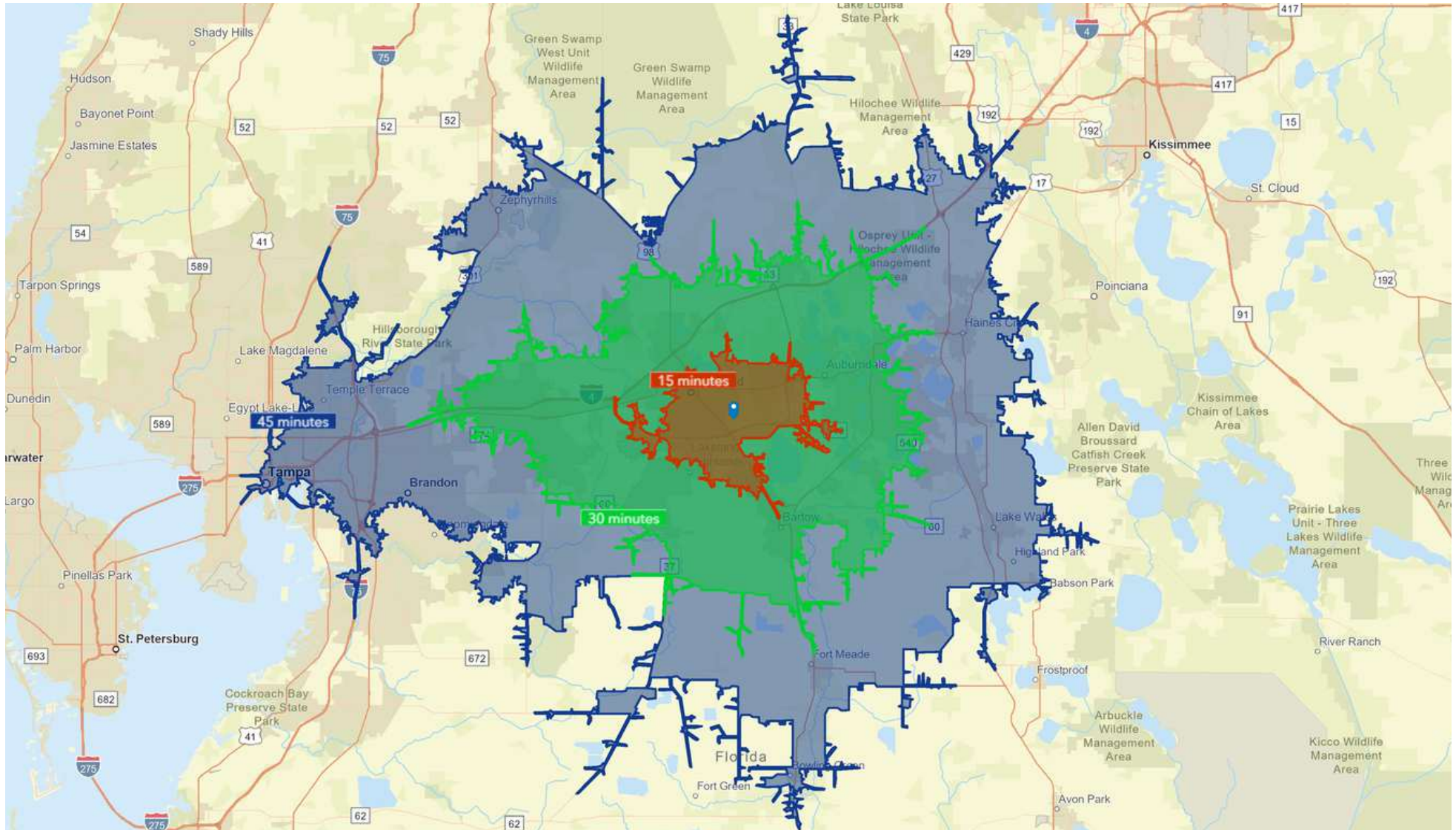
Ingress/Egress



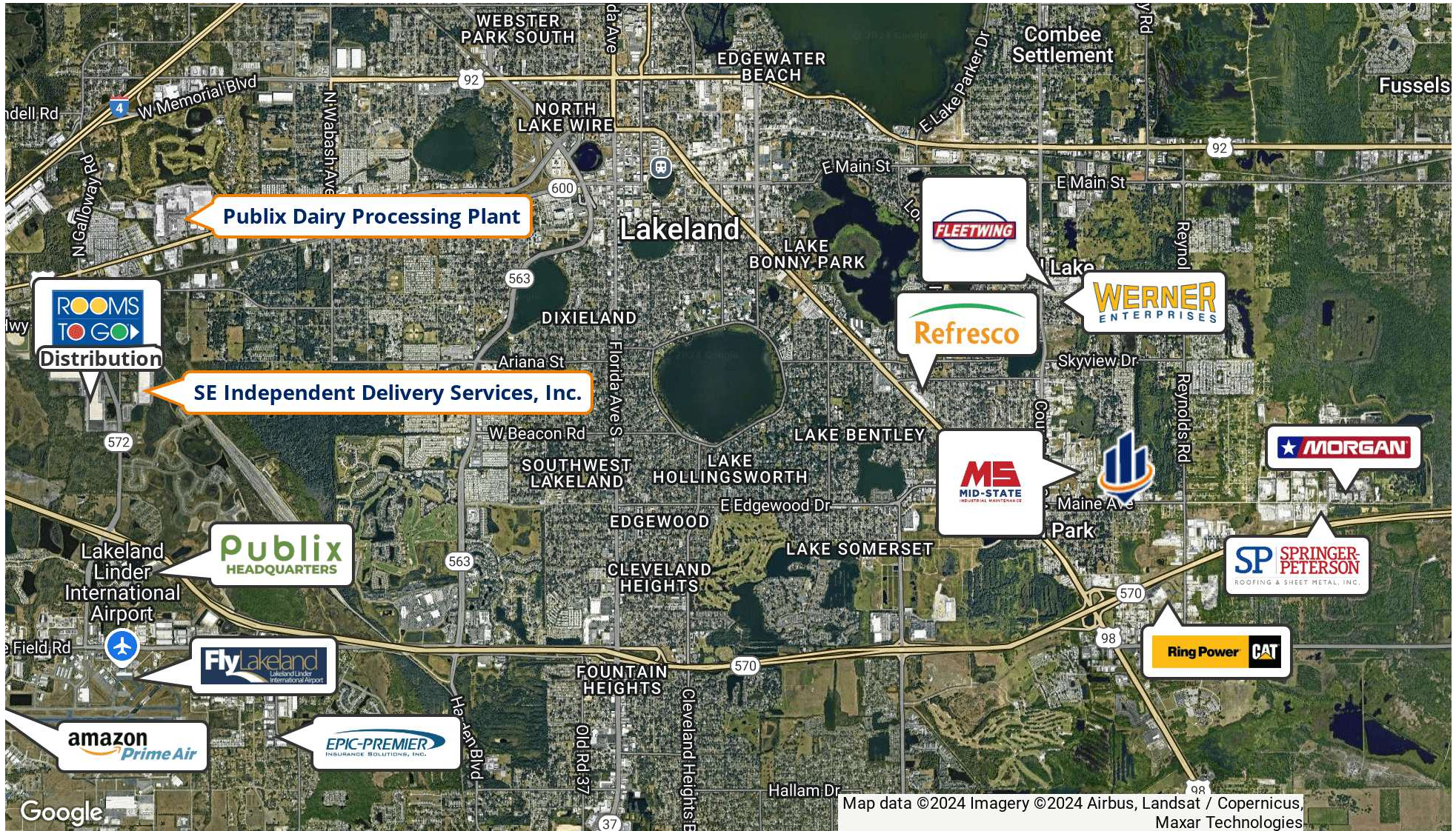
Highway Map



Drive Time Map



Trade Area Map



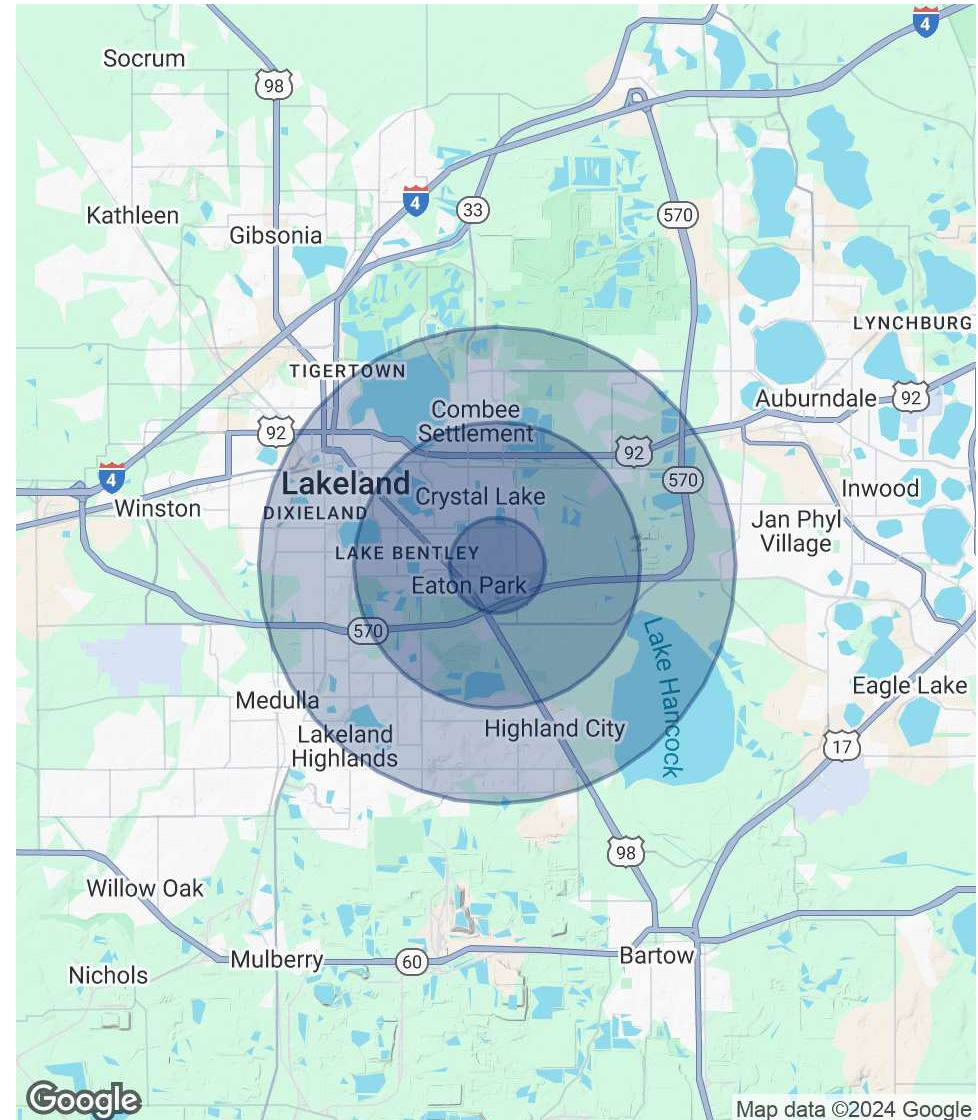
Neighborhood Map

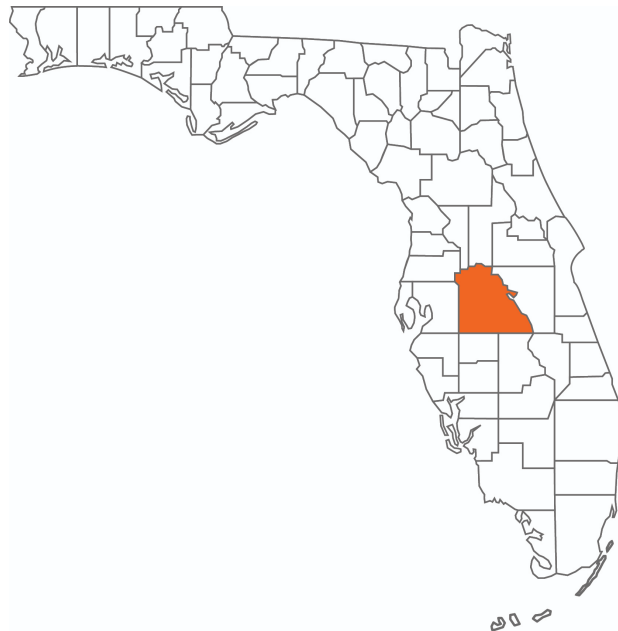


Demographics Map & Report

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	6,547	39,058	121,324
Average Age	39	39	41
Average Age (Male)	38	38	40
Average Age (Female)	40	40	42
HOUSEHOLDS & INCOME			
Total Households	2,438	14,716	46,262
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$56,551	\$75,694	\$88,746
Average House Value	\$158,293	\$237,403	\$276,100

Demographics data derived from AlphaMap





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.



LAKELAND

POLK COUNTY

Founded	1885
Population	117,606 [2023]
Area	74.4 sq mi
Website	lakelandgov.net

Major Employers	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.



DAVID GOFFE, CCIM

Advisor

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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]



ZANE MUELLER

Research Advisor

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PROFESSIONAL BACKGROUND

Zane Mueller, MSRE is a Research Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Initially from Floral City, Florida, Zane has spent the entirety of his professional career in the agriculture industry, notably working for crop geneticists, produce brokers, and doing academic horticulture research. This hands-on experience, combined with an impressive educational background, allows him to deliver exceptional service and insights to each of his clients.

Zane holds a Bachelor of Science in Food and Resource Economics with a specialization in Agribusiness and Marketing Management, along with a Master of Science in Real Estate (MSRE) from the University of Florida. Upon graduation, Zane began working with SVN | Saunders Ralston Dantzler as a Market Analyst and later transitioned into an Advisor role, pairing experience in marketing with technical knowledge of Florida's landscape.

Zane's passion for the outdoors in Florida is exuded by his background in the agriculture industry and pastimes on the water. His family has long ties to North Central Florida and the Nature Coast, leading him to specialize in the region he is most passionate about.

Zane specializes in:

- Large Acreage Ranch and Farm Land
- Income Producing Agricultural and Commercial Land
- Recreational/Hunting Land
- Coastal Real Estate along the Gulf of Mexico
- Conservation Easements

MEMBERSHIPS

- C.C.A. [Coastal Conservation Association]
- Real Estate Society of the University of Florida

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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.



For more information visit www.SVNsaunders.com

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