

FOR SALE

2825 Parkway St

LAKELAND, FL 33811

PRESENTED BY:

AUGIE SCHMIDT, SIOR

C: 863.409.2400

augie@saundersrealestate.com

FL #SL3407527

VINH DAWKINS

C: 863.315.4595

vinh@saundersrealestate.com

FL #SL3611309



DISCLAIMER

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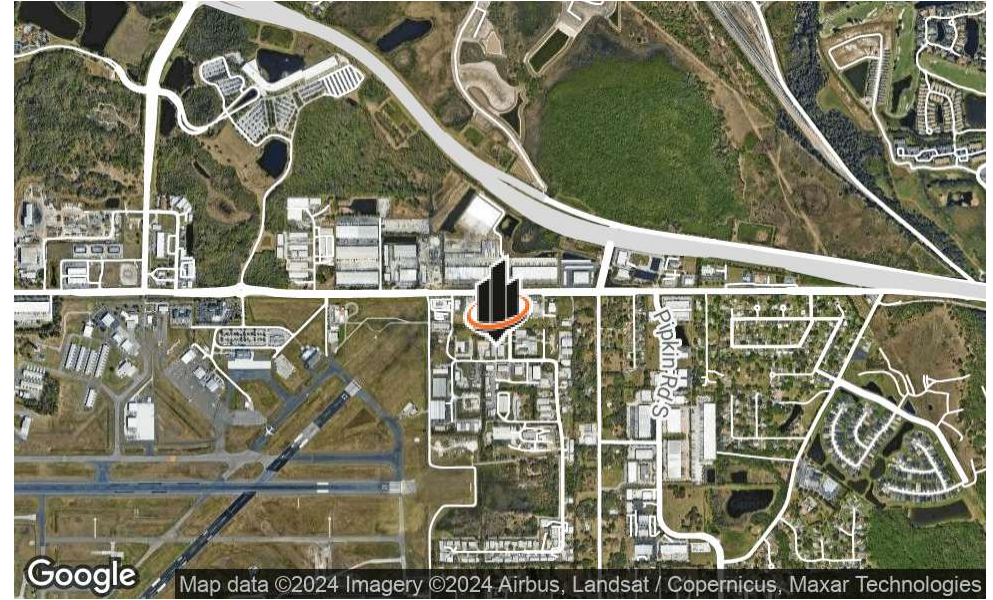
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal 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 Proposal 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.

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$390,000
BUILDING SIZE:	3,000 SF
\$/SF:	\$130/SF
NUMBER OF UNITS:	3 (Warehouse Condos)
LAND USE:	Warehousing, Distribution, Trucking Terminals
YEAR BUILT:	1989

PROPERTY DESCRIPTION

Situated in Waring Industrial Park, off of Drane Field Rd, this 3,000-square-foot warehousing unit has terrific access to one of Lakeland's primary industrial corridors and Polk Parkway. It is virtually adjacent to Lakeland Linder Airport and can be divided into three 1,000-square-foot units. Man doors connect the Units, and they will be sold as-is and vacant.

PROPERTY HIGHLIGHTS

- One 10' x 10' Grade Door (Unit 6)
- One 10' x 12' Grade Door (Unit 7)
- Three Bathrooms
- Three Offices
- One Kitchenette/Break Area

PROPERTY DESCRIPTION



UNIT COVENANT

This property operates under structured bylaws to ensure efficient management and a cohesive ownership experience:

- **Association Management:** A proactive Property Owners Association (POA) oversees shared spaces, financial operations, and governance.
- **Voting Rights:** Each unit owner participates in association decisions, with voting rights proportional to ownership.
- **Meetings:** Annual meetings and special sessions address key decisions, including budgets and policy updates.
- **Regular Assessments:** Fund routine maintenance and reserves.
- **Special Assessments:** Levied only for significant, unforeseen expenses.
- **Compliance & Enforcement:** Clear processes maintain community standards and protect investment value.

UNIT BYLAWS

The unit is governed by covenants designed to uphold property standards and protect owner interests:

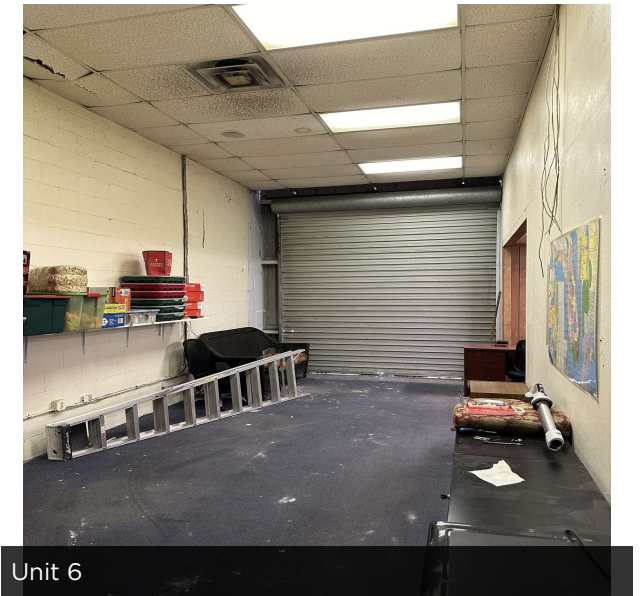
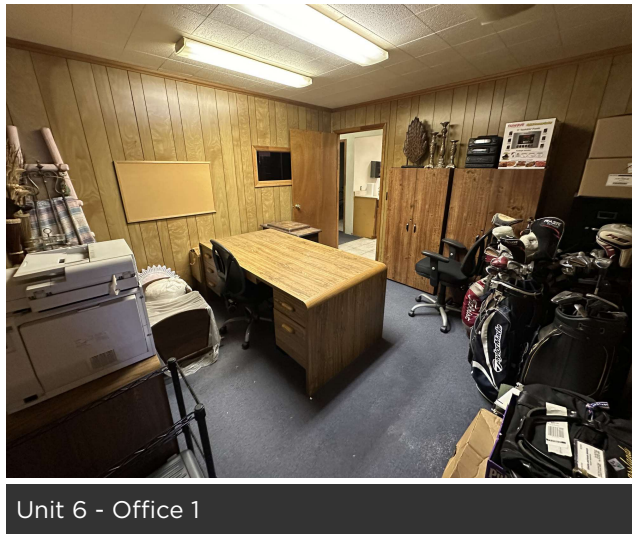
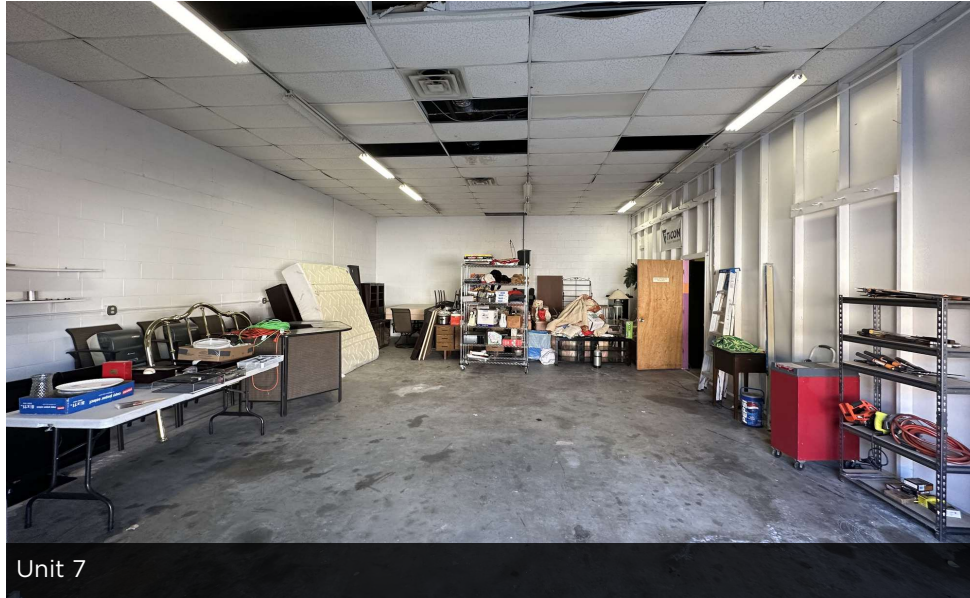
- **Permitted Uses:** Restricted to industrial/commercial activities consistent with the development's intent.
- **Architectural Control:** Modifications, such as signage or exterior changes, require prior approval.
- **Maintenance:** Owners are responsible for their units, while the POA maintains common areas.
- **Prohibited Activities:** Includes hazardous materials, disruptive operations, or anything contrary to local ordinances.
- **Amendments:** Covenants can be updated by a majority vote, ensuring flexibility as the community evolves.

Association Covers: Roof, Structural, Insurance*, Common Areas

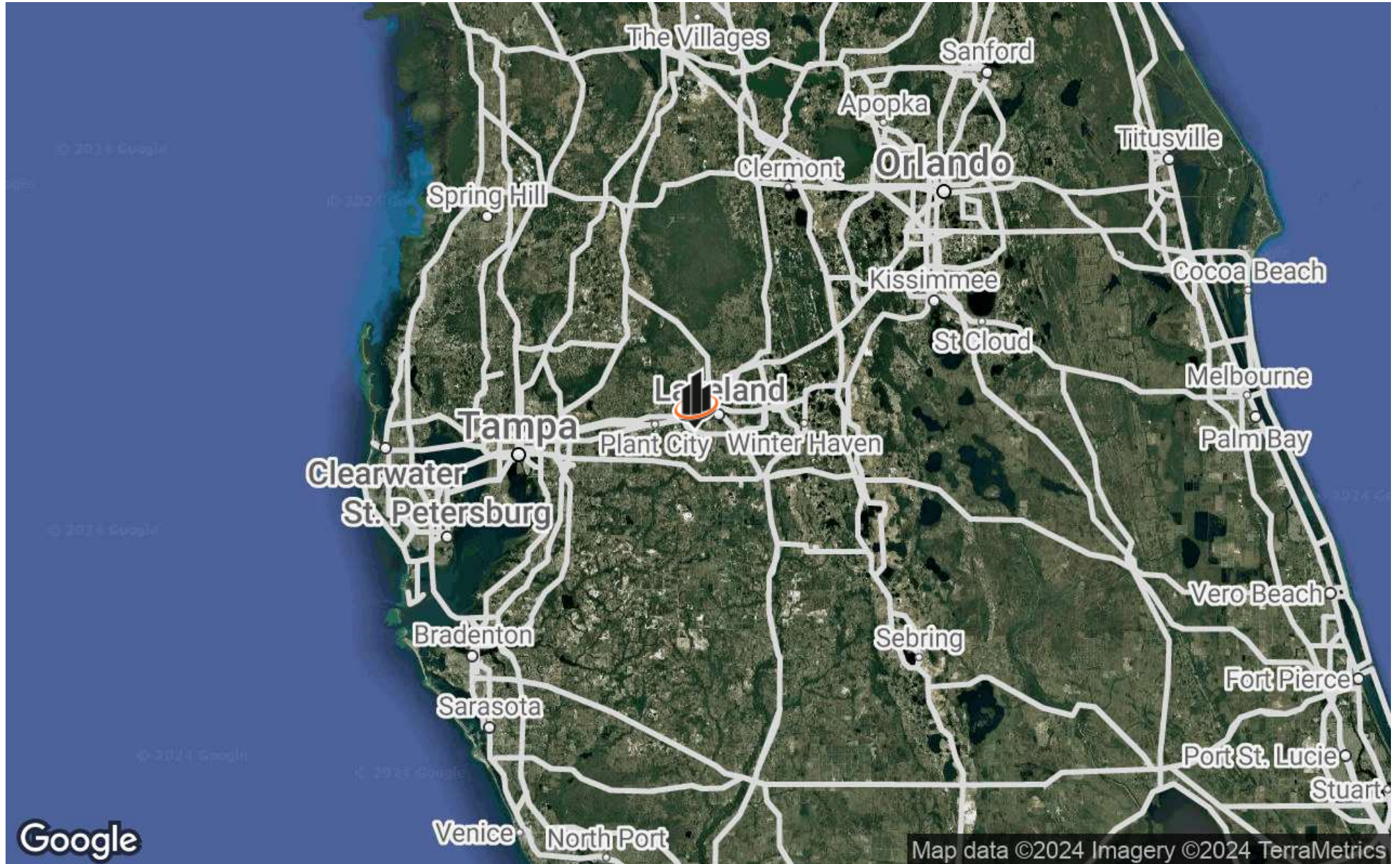
Association Dues: \$375 per unit per month (\$1,125 per month)

*Owner responsible for Comprehensive Unit Insurance

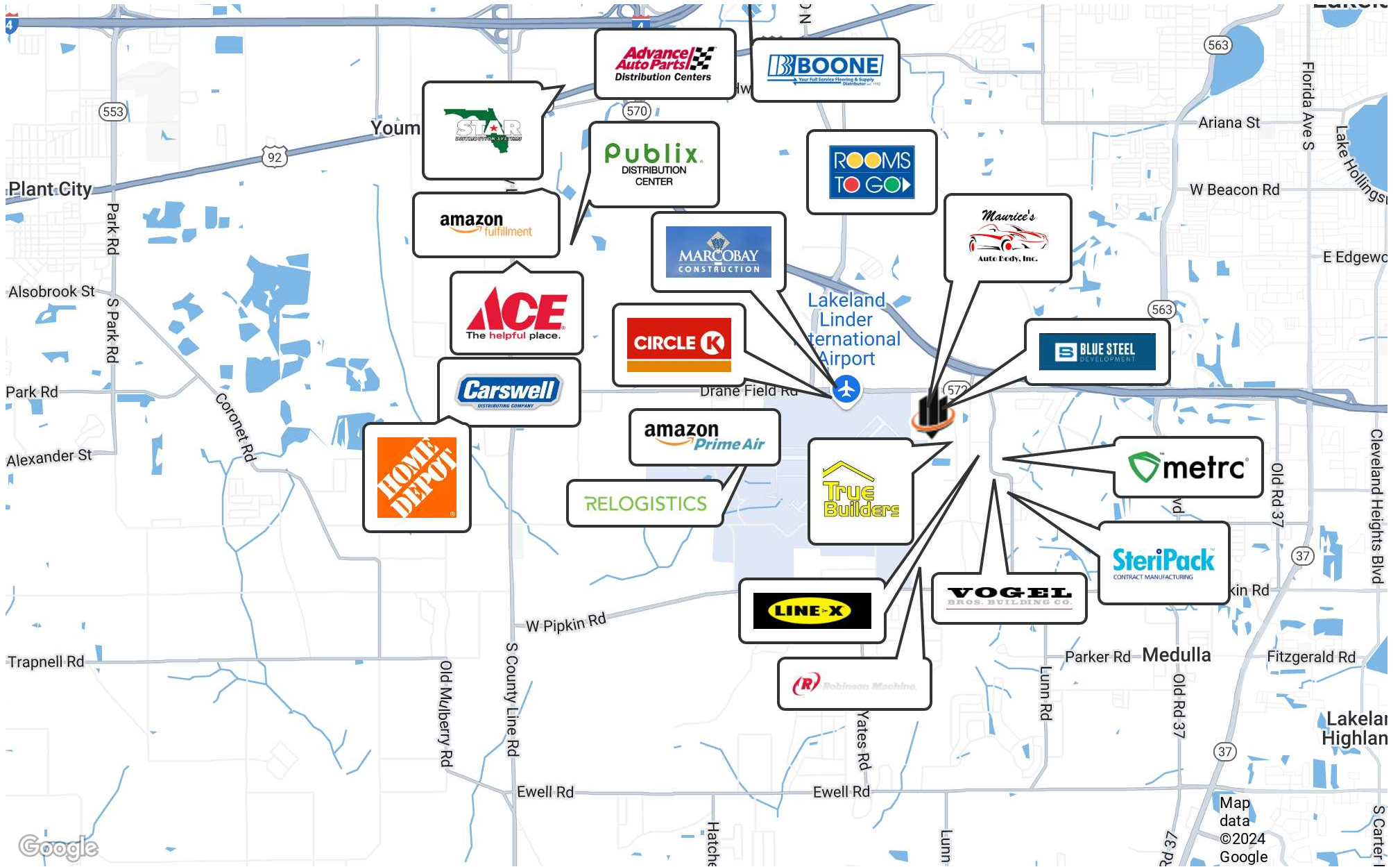
ADDITIONAL PHOTOS



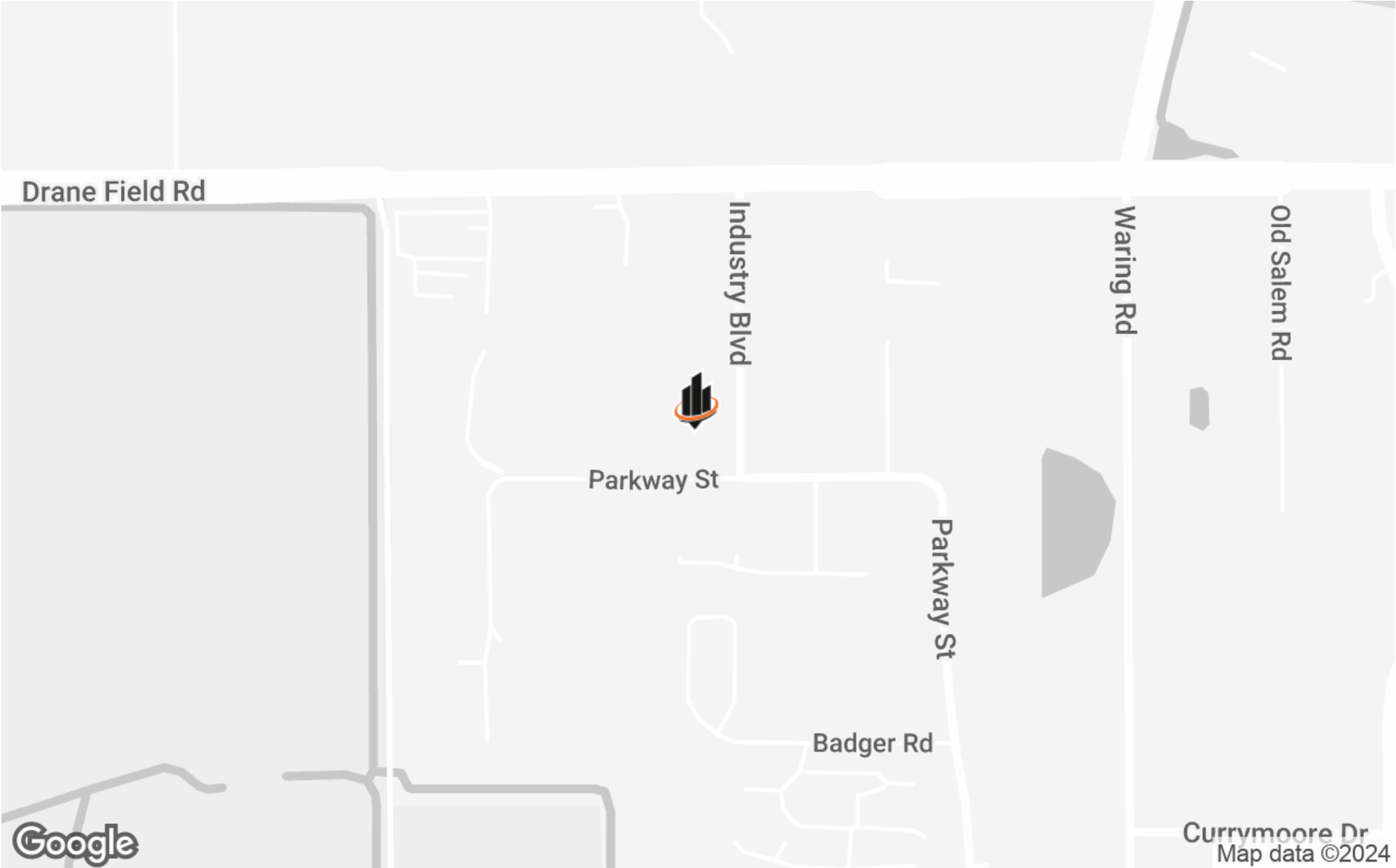
REGIONAL MAP



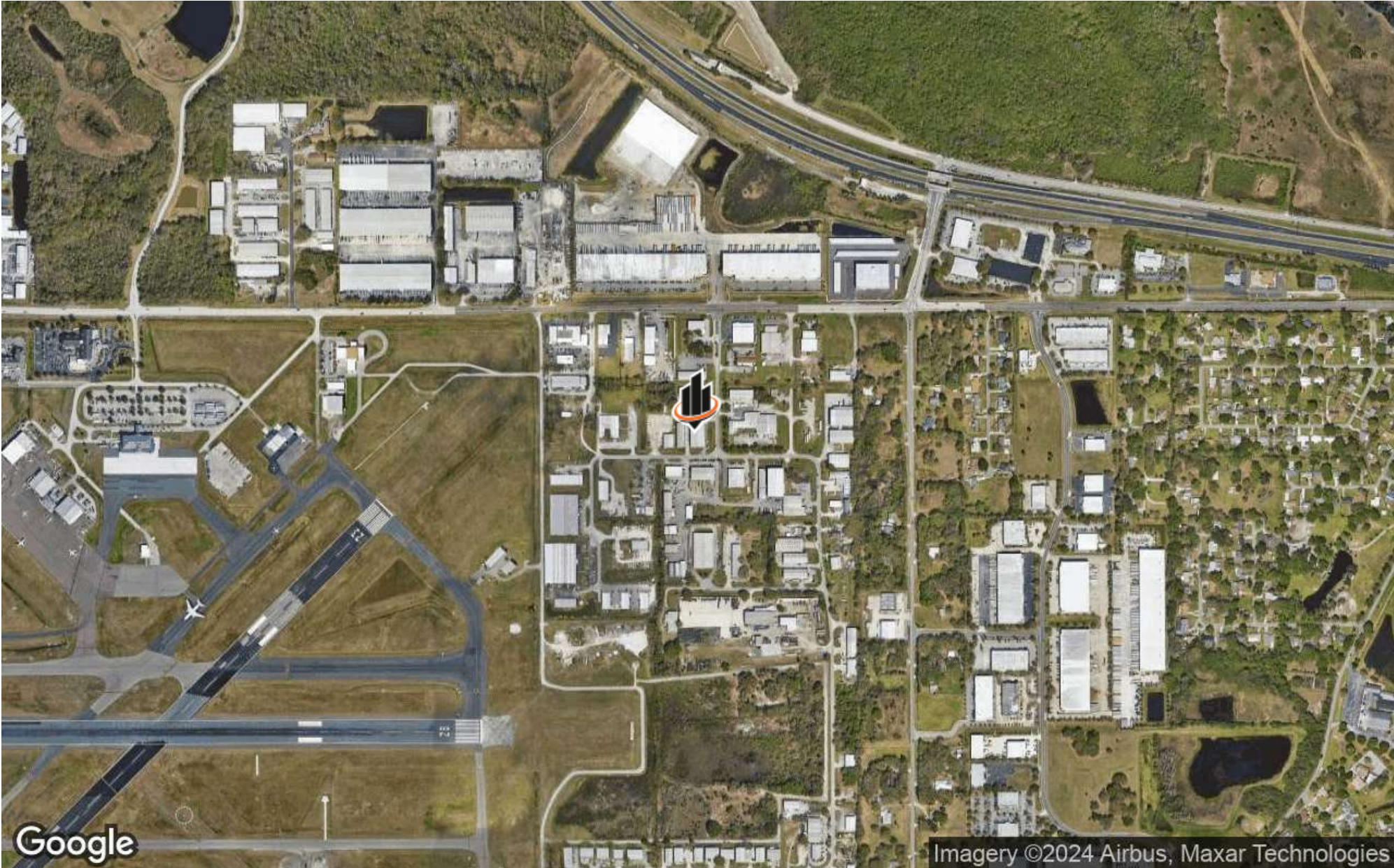
MARKET MAP



LOCATION MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

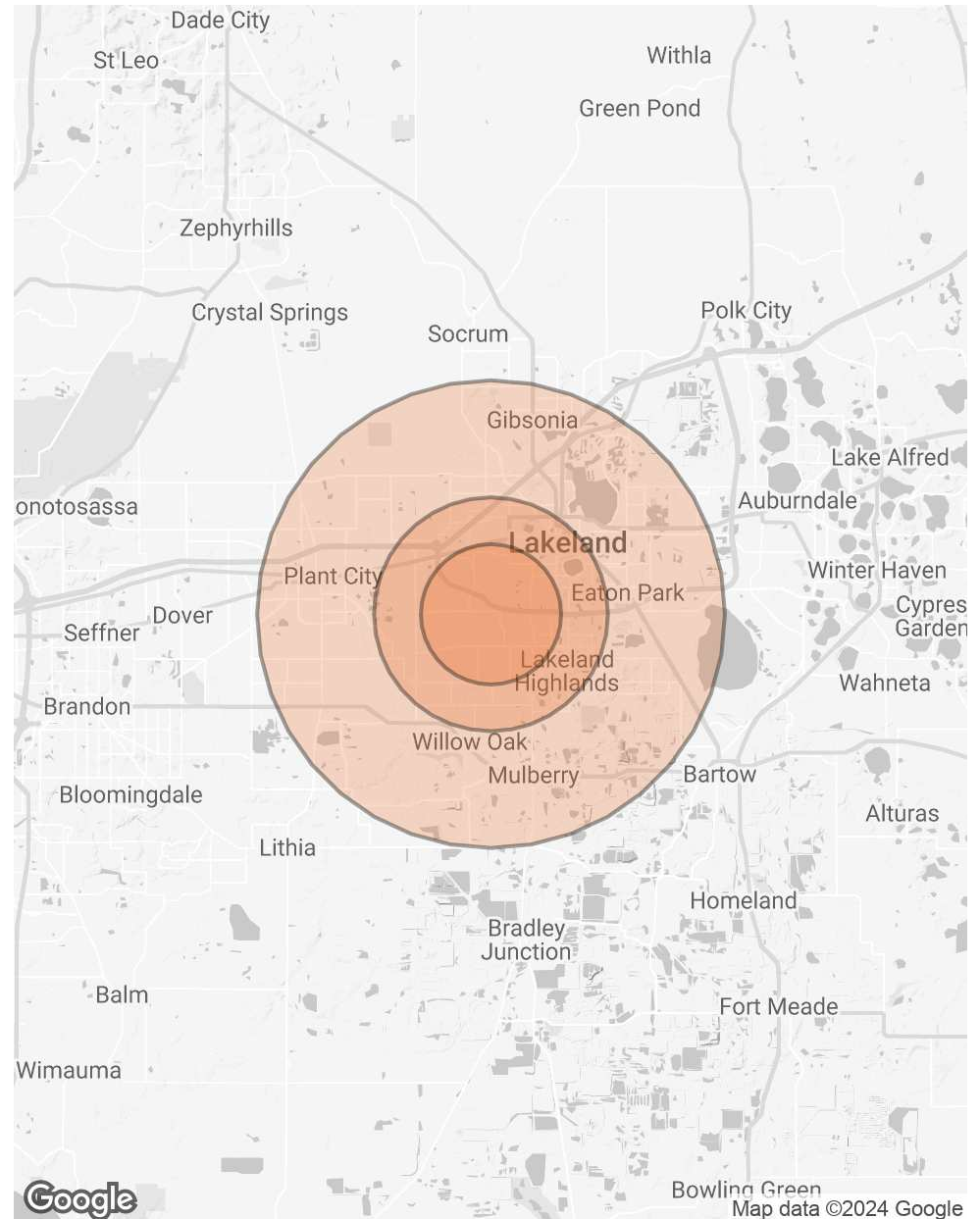
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	36,088	133,971	349,482
AVERAGE AGE	44	42	41
AVERAGE AGE (MALE)	42	40	40
AVERAGE AGE (FEMALE)	45	43	42

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	14,986	52,031	131,331
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$90,086	\$93,702	\$86,185
AVERAGE HOUSE VALUE	\$296,723	\$311,782	\$288,023

Demographics data derived from AlphaMap



ADVISOR BIOGRAPHY



AUGIE SCHMIDT, SIOR

Senior Advisor

augie@saundersrealestate.com

Direct: **863.774.7133** | Cell: **863.409.2400**

FL #SL3407527

PROFESSIONAL BACKGROUND

Augie Schmidt, SIOR 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



VINH DAWKINS

Associate Advisor

vinh@saundersrealestate.com

Direct: **877.518.5263** | Cell: **863.315.4595**

FL #SL3611309

PROFESSIONAL BACKGROUND

Vinh Dawkins is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

A graduate of Florida Southern College with a Bachelor of Science in Business Administration, Vinh excelled academically and as a committed student-athlete on the men's lacrosse team at both Florida Southern and St. John's University (NY). His academic journey was marked by recognition, such as the Accounting High Achiever Award, the Commissioner's Honor Roll, and membership on the Big East All-Academic Team.

Vinh's real estate career began as a Research Analyst Intern at SVN | Saunders Ralston Dantzler Real Estate. During this time, he developed a keen aptitude for market analysis, property research, lead prospecting, cold calling, and data gathering for Broker Price Opinions (BPOs) and real estate property listings.

An active member of Emerge Lakeland, Vinh is engaged with his community and continues to build his network of business professionals. His diverse background also includes experiences ranging from entrepreneurship to roles in finance, sales, technology, and project management.

Vinh is dedicated to serving the needs of his clients in the commercial and industrial real estate sector. He is a CCIM Candidate and is actively pursuing his designation.

Vinh specializes in:

- Industrial Real Estate

MEMBERSHIPS

CCIM Candidate



For more information visit SVNsaunders.com

HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

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

ARKANSAS

112 W Center St, Suite 501
Fayetteville, Arkansas 72701
479.582.4113

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