

Jim Steinbauer, SIOR  
863-670-2561  
jim@steinbauer.com

J. Kyle Vreeland  
863-608-1231  
jkvreeland@gmail.com

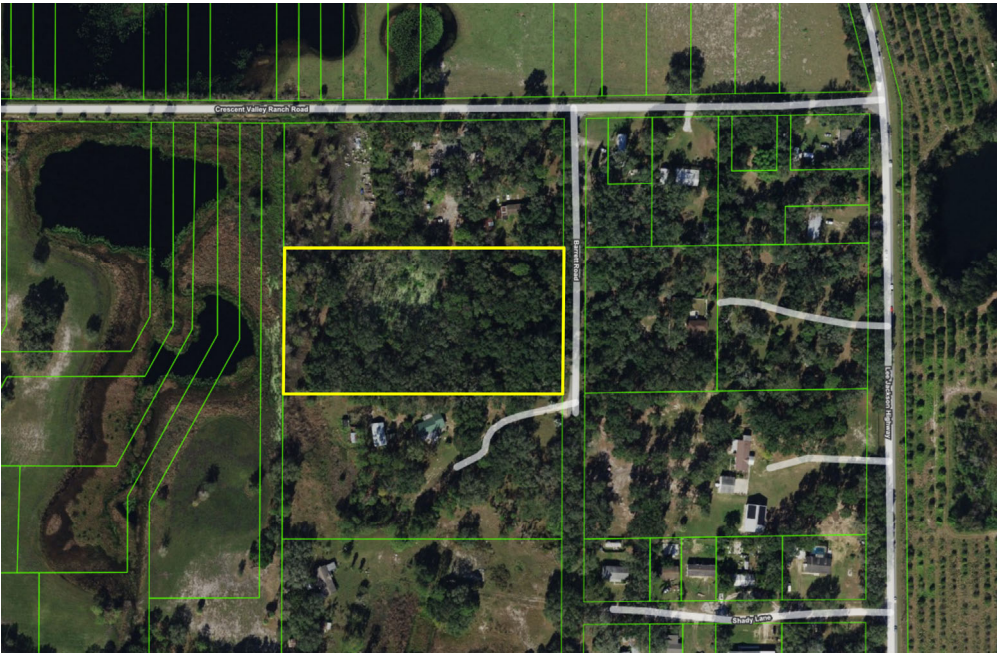
NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER, WE ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS, PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE. BUYER INDEPENDENT OF BROKER OR OWNER SHALL VERIFY ALL PERTINENT DATA.



**STEINBAUER**  
COMMERCIAL REAL ESTATE  
www.steinbauer.com



PROPERTY SUMMARY	
LOCATION:	0 Barret Road Davenport, FL 33837
LIST PRICE:	\$349,747
PRICE/ACRE:	\$72,712
PARCEL ID:	272627000000014060
LOT SIZE:	+/- 4.81 ACRES
LAND SQFT	+/- 209,523.6
FUTURE LAND USE/ZONING:	RL-3
SUBMARKET MSA:	WINTER HAVEN- LAKELAND



Property Description:

- This exceptional 4.81-acre parcel of raw land is nestled just outside the heart of Davenport, Florida—a rapidly growing area known for its thriving residential developments and proximity to world-class attractions. Perfectly suited for a private homesite or a multi-lot development project, this property offers an incredible opportunity for investors, builders, or families looking to establish their dream home in a vibrant community.

Features:

- Size: 4.81 acres of undeveloped land, offering ample space for creative development or a spacious estate.
- Zoning: Flexible zoning allows for residential uses, including single-family homes or potential for subdividing into multiple lots.
- Utilities: Electric utilities available nearby, reducing development costs.
- Topography: Flat and buildable land, minimizing site preparation expenses.
- Accessibility: Easy access via paved roads and close to major highways.



Jim Steinbauer, SIOR  
863-670-2561  
jim@steinbauer.com

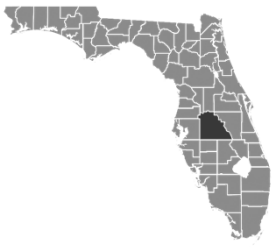
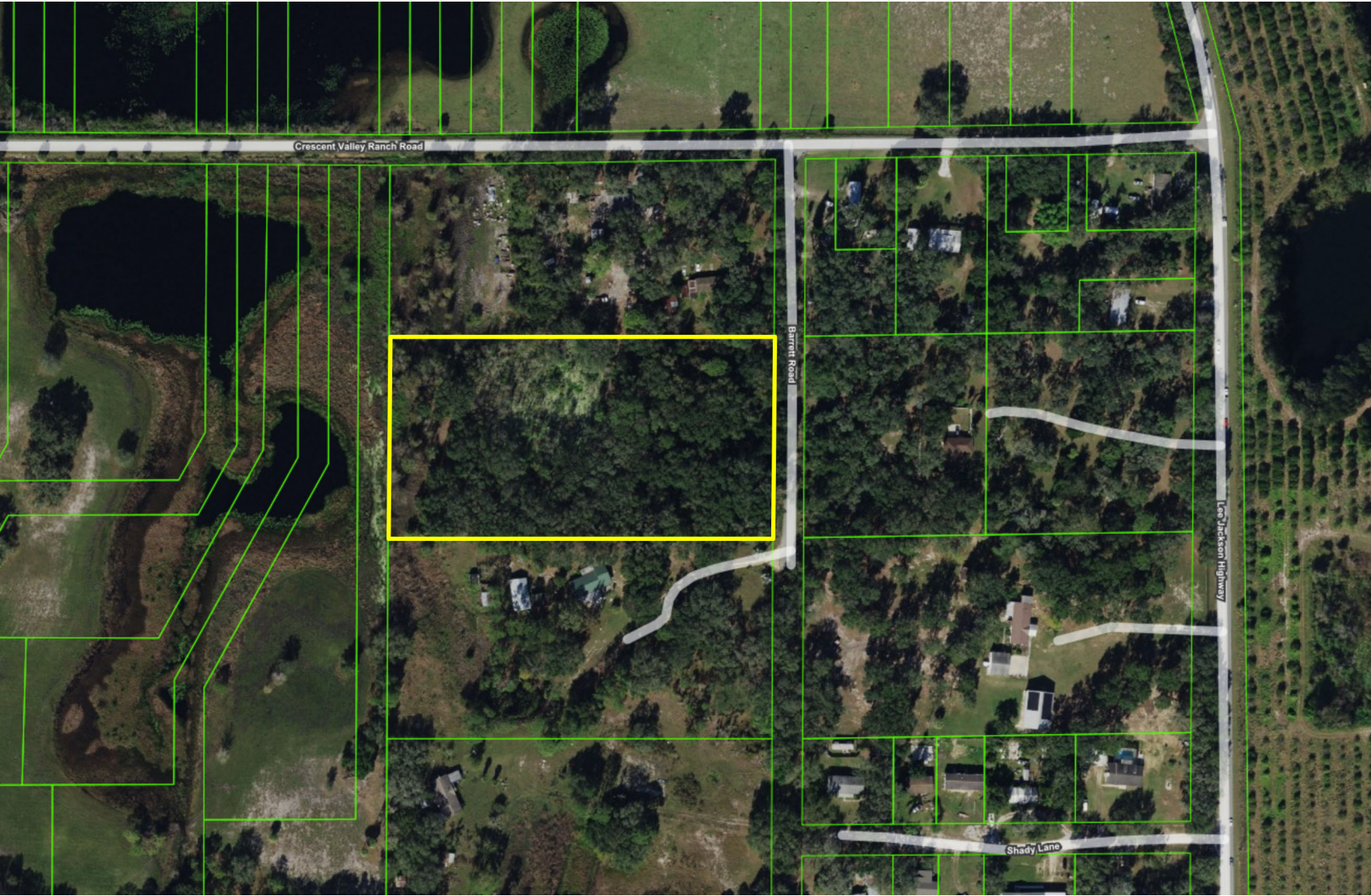
J. Kyle Vreeland  
863-608-1231  
jkvreeland@gmail.com

NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER, WE ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS, PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE. BUYER INDEPENDENT OF BROKER OR OWNER SHALL VERIFY ALL PERTINENT DATA.



**STEINBAUER**  
COMMERCIAL REAL ESTATE  
www.steinbauer.com





Jim Steinbauer, SIOR  
863-670-2561  
jim@steinbauer.com

J. Kyle Vreeland  
863-608-1231  
jkvreeland@gmail.com

NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER, WE ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS, PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE. BUYER INDEPENDENT OF BROKER OR OWNER SHALL VERIFY ALL PERTINENT DATA.

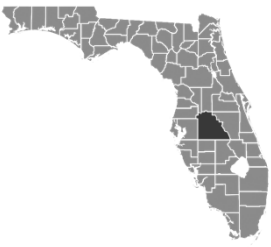
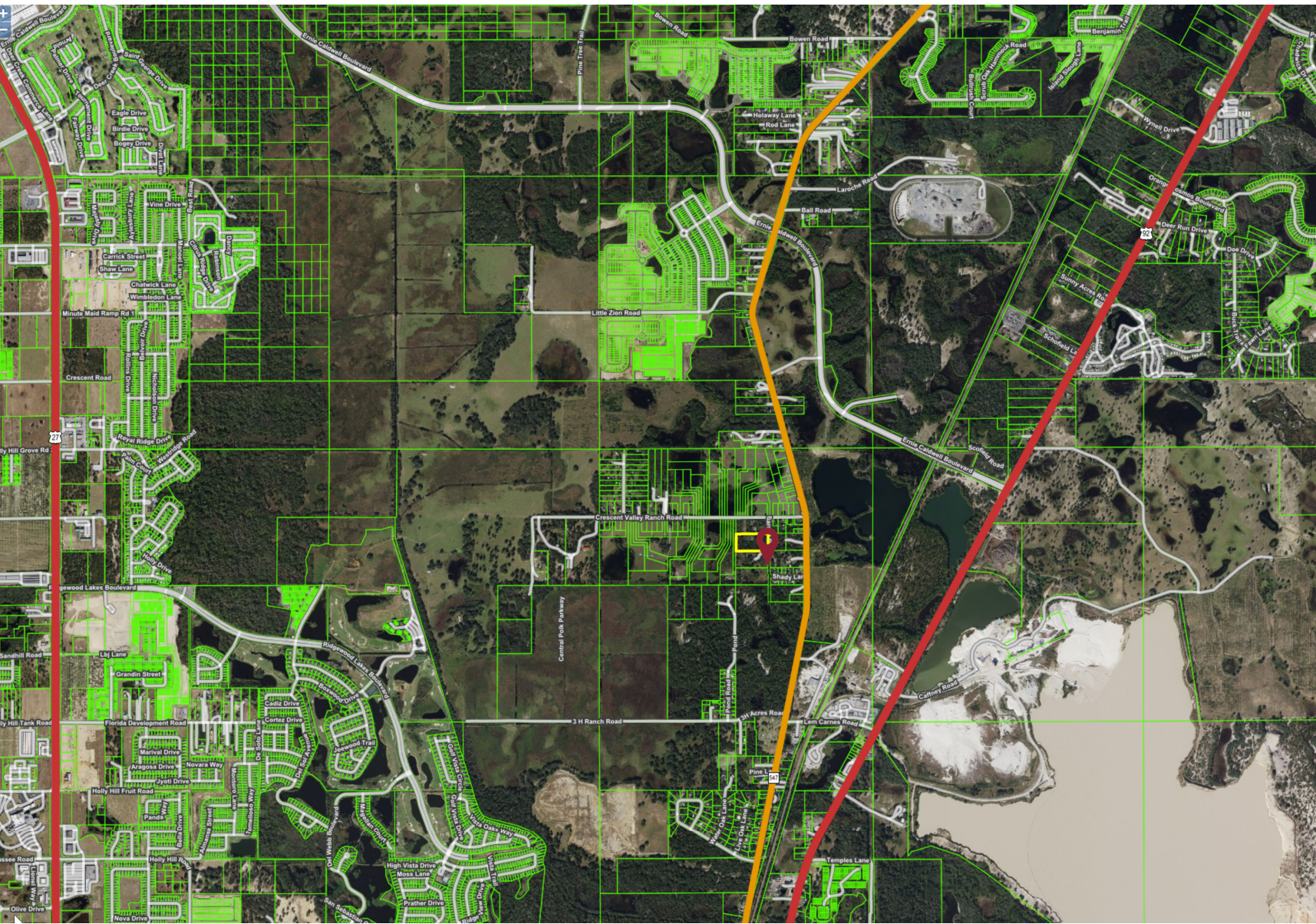


**STEINBAUER**  
COMMERCIAL REAL ESTATE  
www.steinbauer.com



4.81 ACRES VACANT LAND  
BARRETT ROAD DAVENPORT FL 33837

PROPERTY LOCATION POLK COUNTY



Jim Steinbauer, SIOR  
863-670-2561  
jim@steinbauer.com

J. Kyle Vreeland  
863-608-1231  
jkvreeland@gmail.com

NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER, WE ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS, PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE. BUYER INDEPENDENT OF BROKER OR OWNER SHALL VERIFY ALL PERTINENT DATA.



**STEINBAUER**  
COMMERCIAL REAL ESTATE  
www.steinbauer.com





Jim Steinbauer, SIOR  
863-670-2561  
jim@steinbauer.com

J. Kyle Vreeland  
863-608-1231  
jkvreeland@gmail.com

NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER, WE ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS, PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE. BUYER INDEPENDENT OF BROKER OR OWNER SHALL VERIFY ALL PERTINENT DATA.



**STEINBAUER**  
COMMERCIAL REAL ESTATE  
www.steinbauer.com





**Jim Steinbauer, SIOR**

Vice President - Broker

Jim Steinbauer, SIOR has been engaged full time in Commercial, Industrial & Development Land Real Estate Brokerage Business since 1984. Jim is a member of the Society of Industrial & Office Realtors (SIOR) where he holds the prestigious designation of Specialist, Industrial and Office Real Estate. Out of the millions of real estate sales people worldwide only about 3,400 have qualified for this designation. For over 37 years, Jim has been one of the top producing commercial real estate salespeople in Florida. His expertise includes the areas of Asset Sales and Acquisitions, Lease Negotiations, Investment Sales, Site Selection, Asset Property Management, Buyer/Tenant Representation, Consultation and Expert Witness services.

Jim is a member of the Society of Industrial & Office Realtors where he served as the Florida Chapter President in 2012 and on the Board of Directors from 2009-2013. He is a Realtor member of the Lakeland Realtors and served as President in 2016 and on their BOD from 2011 to 2017. Jim was also instrumental in assisting and coordinating the sale of the associations former Headquarters and the purchase and development of their new headquarters across from Hollis Gardens in Downtown Lakeland. He has been a member of the National Association of Realtors and the Florida Realtors since 1984. He is a member of the Rotary Club of Lakeland South, Florida Farm Bureau and Historic Lake Morton Neighborhood Association where he served as President in 2009, 2010 and 2011.

Jim earned a BBA in Marketing from Florida International University in Miami. He played NCAA Division 1 baseball at Jacksonville University, Jacksonville Florida.

Jim and his wife, Jill reside in the Historic Lake Morton area of Downtown Lakeland. They have three adult children, Joe, Jay, and Jamie and 3 grandsons.



**J. Kyle Vreeland**

Associate - Broker

J. Kyle Vreeland is a highly skilled and successful real estate professional, with a diverse background and expertise in all facets of commercial property acquisition and development. He is a licensed commercial Realtor, developer consultant, grad. architect/designer, general contracting manager, and licensed commercial insurance agent. Kyle's focus is on commercial development, construction, and sales. His experience spans over \$555M in transaction, design, and management.

In 1994-1996, Kyle received his Bachelor of Science in Architecture from Florida Agricultural & Mechanical University, followed by post-graduate studies in Masters in Architect at the University of South Florida from 2000-2002. He also holds an AA in Architecture from Hillsborough Community College and attended Georgia Southern University in 1990-1992.

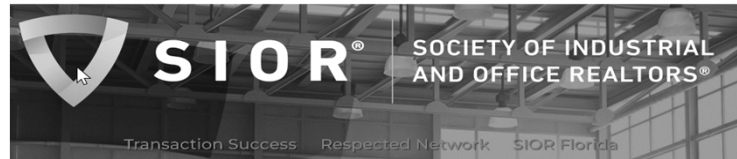
As a commercial Realtor, Kyle has been recognized for his accomplishments. In 2011, he was named National Emerging Broker Rookie of the Year for Coldwell Banker Commercial Real Estate. He has also received multiple awards for his outstanding sales performance, including Top Sales Producer Awards in 2011, 2013, 2016, and 2018. In 2014, Kyle was honored with the Lakeland Realtors Presidential Distinction Award, and the following year, he was named Lakeland Realtors Realtor of the Year.

**Jim Steinbauer, SIOR**  
863-670-2561  
jim@steinbauer.com

**J. Kyle Vreeland**  
863-608-1231  
jkvreeland@gmail.com

NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER, WE ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS, PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE. BUYER INDEPENDENT OF BROKER OR OWNER SHALL VERIFY ALL PERTINENT DATA.





The SOCIETY OF INDUSTRIAL AND OFFICE REALTORS® is the leading global professional office and industrial real estate association. With 3,700 members in 45 countries and 722 cities, SIOR represents today's most knowledgeable, experienced, and successful commercial real estate brokerage specialists.

## What the SIOR Professional Can Do For You

As members of The Society of Industrial and Office Realtors James J. Steinbauer, John R. Steinbauer and J.R. Steinbauer, Jr. hold the designation of Specialist in Industrial and Office Real Estate (SIOR). This is an organization which specializes in handling and coordinating all phases of Industrial and Commercial real estate activity. With more than 3,000 members in virtually every State, Canada, Puerto Rico, Europe, Asia and South Africa, members of the Society have the unique capability of providing local, national, and international cooperative transactions.

SIOR members work effectively with over 1,000 cooperating offices in more than 580 cities worldwide. What does this mean to you? It means that the SIOR member with whom you work in your local area can locate a facility or site to meet your precise specifications in your home area or anywhere in North America and abroad. While you attend to other responsibilities at home, your SIOR contact assembles a list of properties meeting your requirements.

- Hello and welcome to Steinbauer CRE, your go-to source for commercial real estate in Florida!
- We are excited to help you find, sell or lease commercial property for your business needs, whether you're looking for an office space, a retail location, or an industrial property.
- Our team of experienced and knowledgeable real estate professionals is here to guide you through every step of the process, from searching for the right property to negotiating the best deal.
- Marketing your property for sale brings forward our extensive network, through out the state and nation, lead by our state of art marketing team.
- Florida is a thriving business hub, with a diverse economy and a growing population. Our state offers endless opportunities for businesses of all sizes, and we're proud to help our clients find the perfect property in the Sunshine State.
- At Steinbauer CRE, we believe in providing personalized service to each and every one of our clients. We understand that each business is unique, and we work hard to understand your specific needs and goals. Our goal is to help you find the perfect property that meets your business needs and fits within your budget.
- We invite you to explore our website and learn more about our available properties and services. You can also contact us directly to speak with one of our experienced real estate professionals. We look forward to working with you and helping you achieve your business goals in Florida.
- Thank you for choosing Steinbauer CRE as your commercial real estate partner. We look forward to serving you!

**Jim Steinbauer, SIOR**  
863-670-2561  
jim@steinbauer.com

**J. Kyle Vreeland**  
863-608-1231  
jkvreeland@gmail.com

NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER, WE ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS, PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE. BUYER INDEPENDENT OF BROKER OR OWNER SHALL VERIFY ALL PERTINENT DATA.

