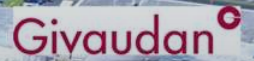




34,500 CARS/DAY



Highway 542 Commercial Land

4610 E Main St, Lakeland, Florida 33801

Vinh Dawkins
863-315-4595
vinh@saundersrealestate.com
FL #SL3611309

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AUBURNDALE



Givaudan

HercRentals

DOLLAR
GENERAL

es Auctions

HIGHWAY 542 E (E MAIN ST)

SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,500,000
Total Acres:	12.64 ± Acres
\$/Acre:	\$118,670/acre
Jurisdiction:	Unincorporated Polk County
Utilities:	Well and Septic Water Available on US-92
PINs:	242813000000041010, 242813000000023020
DD Items:	Available Upon Request

Property Overview

This 12.64-acre parcel on Highway 542 in Lakeland, FL, offers strong development potential. Located in unincorporated Polk County, the property currently has residential land use and is scheduled to be re-designated to BPC-2 (Business Park Center) land use in December 2025 / January 2026. The BPC-2 district permits light manufacturing, fabrication, assembly, distribution and wholesaling activities, and some retail uses, and potentially, outdoor storage.

The site is adjacent to a City of Lakeland power station, features railroad frontage and provides direct access to key logistical routes including Combee Road and US-92, with the Polk Parkway accessible in approximately five minutes.

Contact Vinh with questions at (863) 315-4595.

Property Highlights

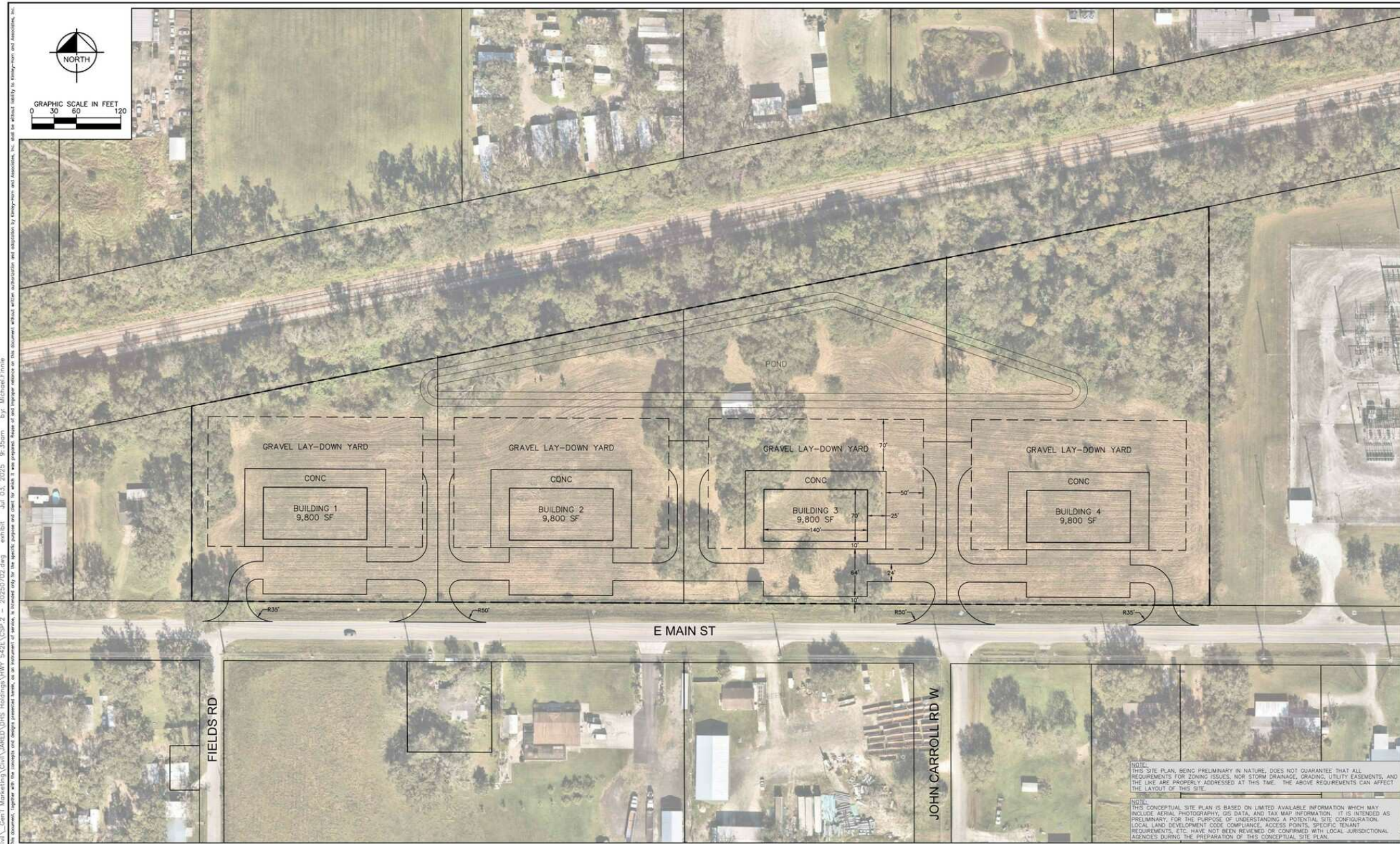
- 12.64-acre parcel on Highway 542, Lakeland, FL
- Ideal for industrial outdoor storage and distribution
- Strong access to Combee Rd and US-92



CONCEPT PLANS



CONCEPT PLANS



CONCEPT PLANS

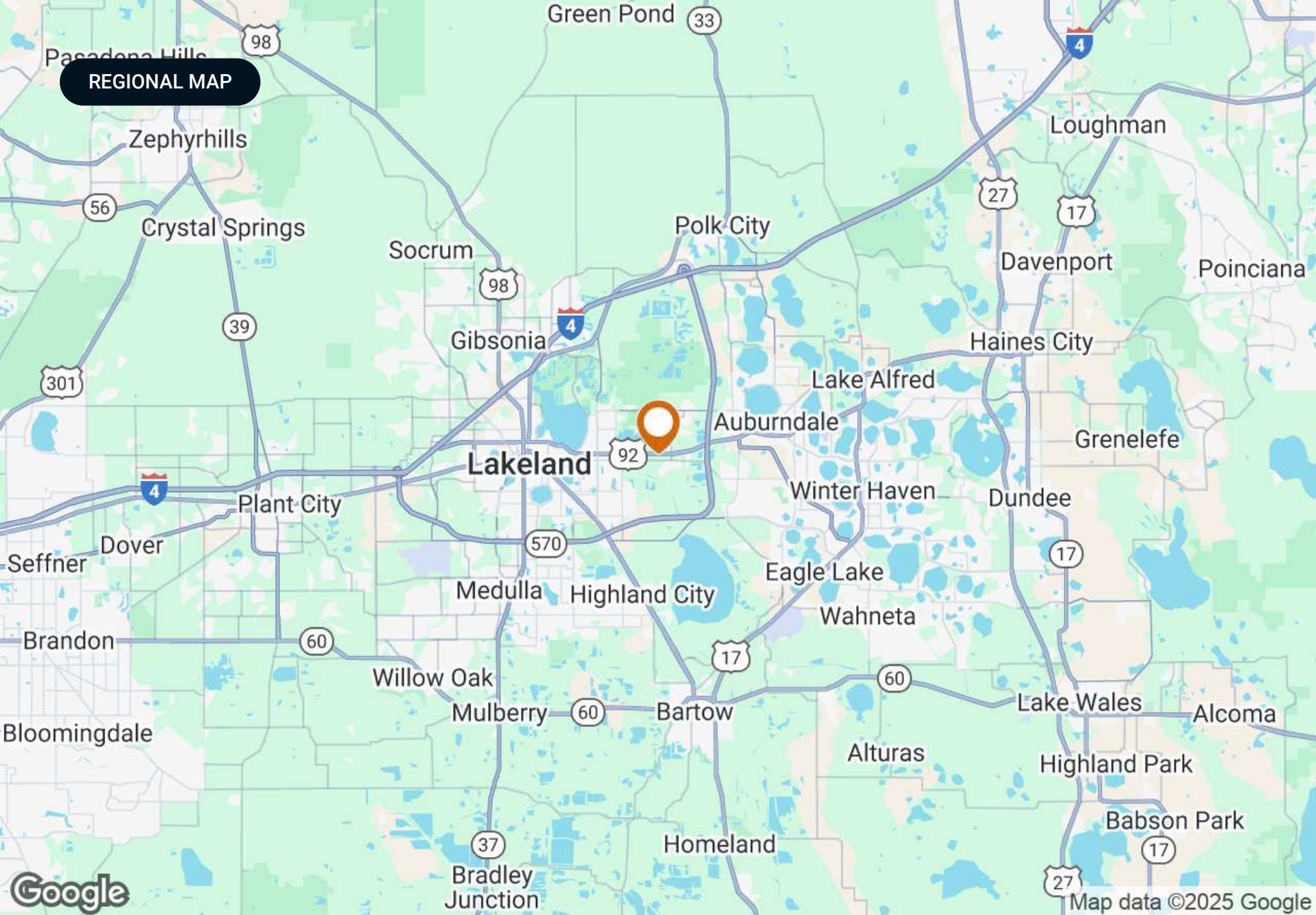




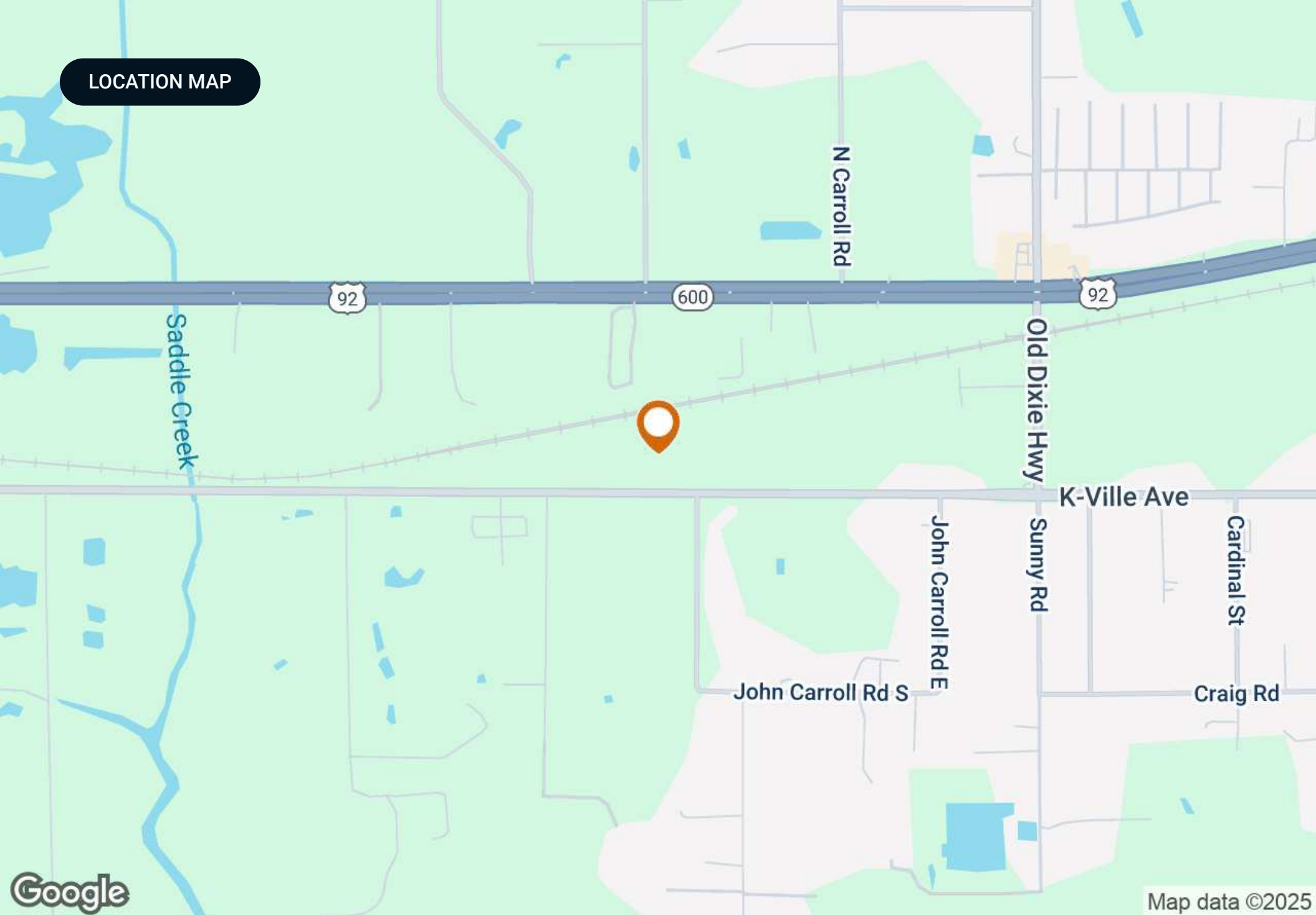
HIGHWAY 542 E (E MAIN ST)

SECTION 2

Location Information



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

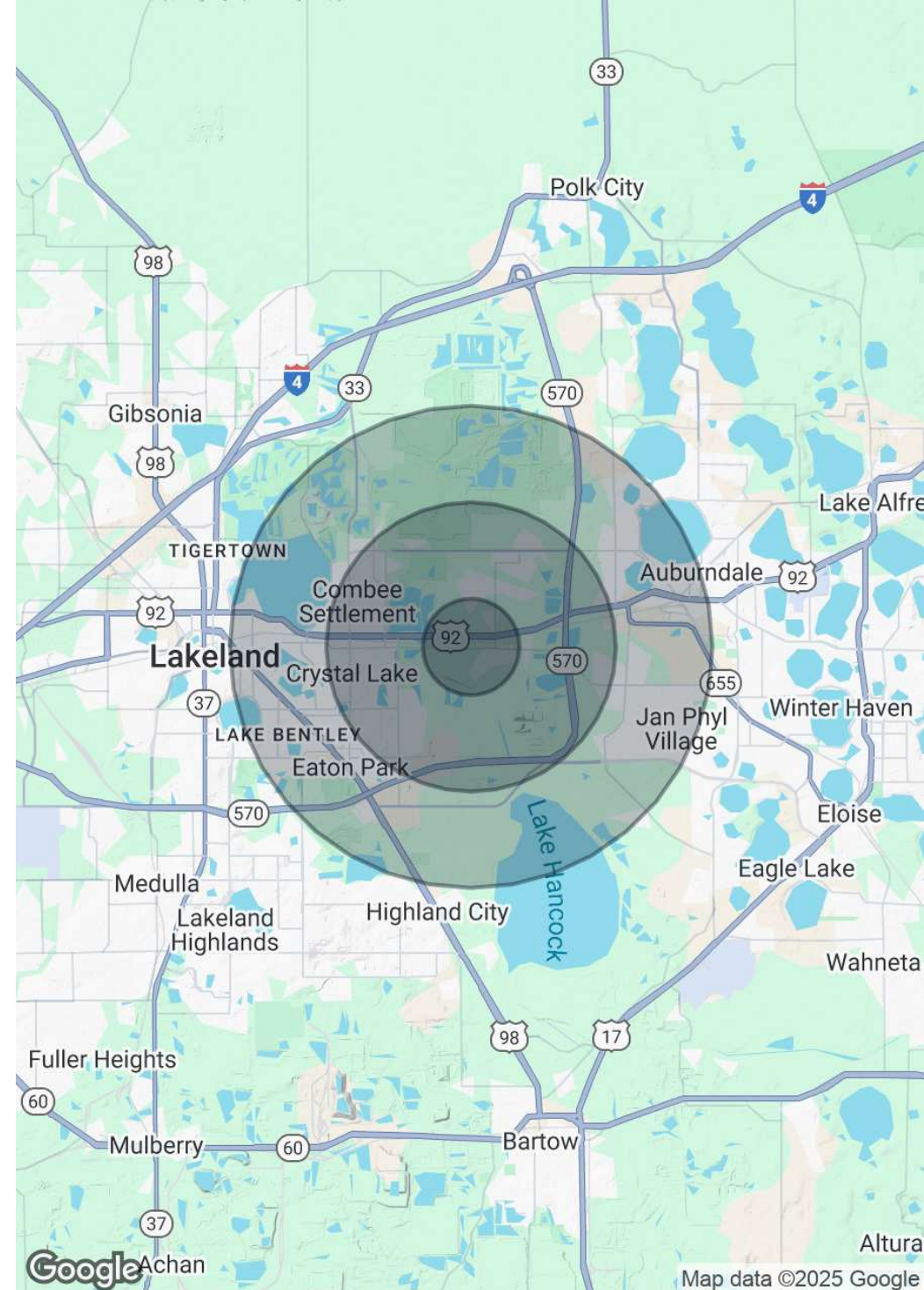
Population

	1 Mile	3 Miles	5 Miles
Total Population	1,935	24,128	66,184
Average Age	48	42	40
Average Age (Male)	48	42	40
Average Age (Female)	49	43	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	831	9,502	25,383
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$72,211	\$61,541	\$72,644
Average House Value	\$167,245	\$157,031	\$220,936

Demographics data derived from AlphaMap



AREA ANALYTICS

Population

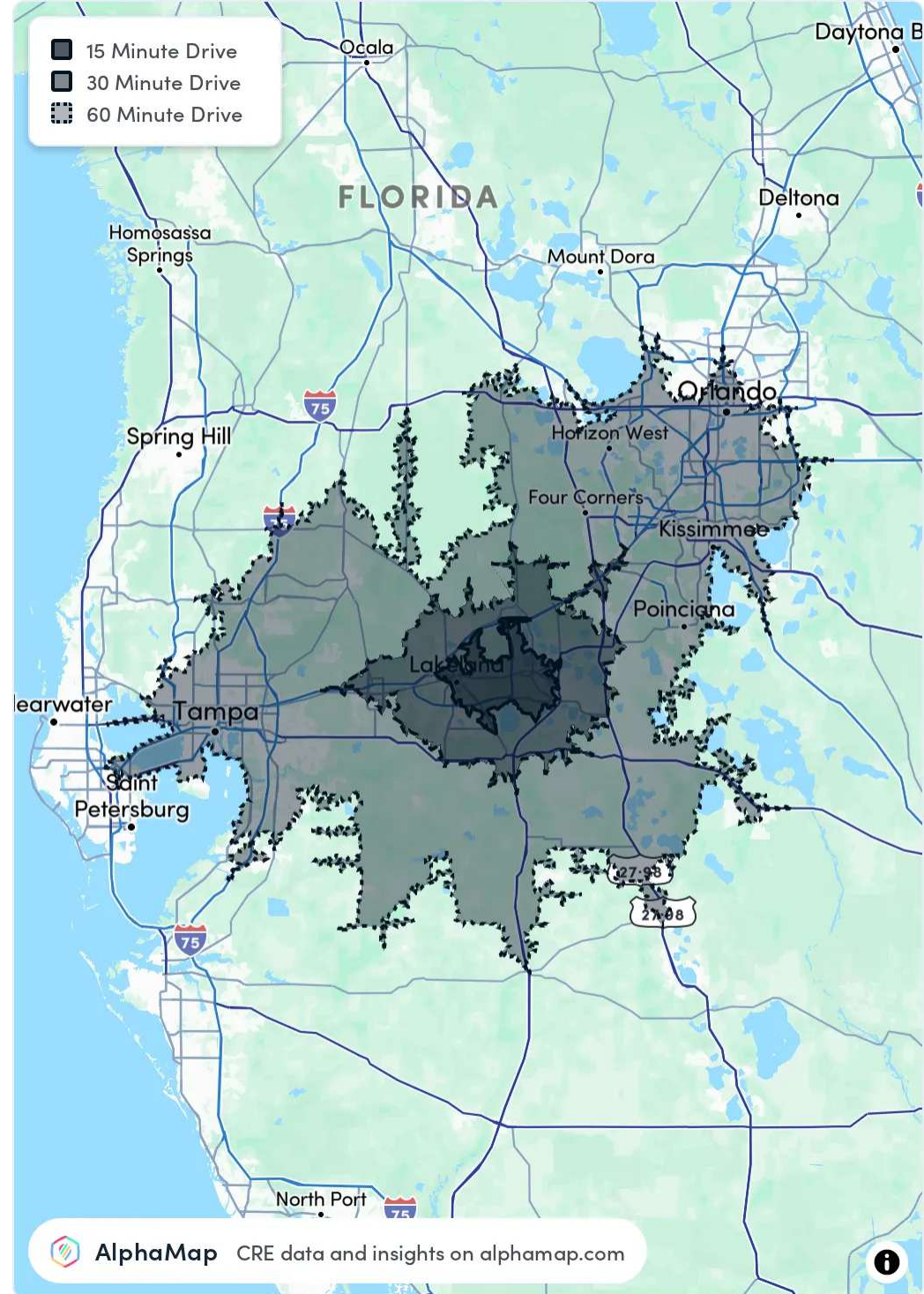
	15 Minutes	30 Minutes	60 Minutes
Total Population	81,759	437,322	3,872,872
Average Age	40	41	40
Average Age (Male)	39	40	39
Average Age (Female)	41	42	41

Household & Income

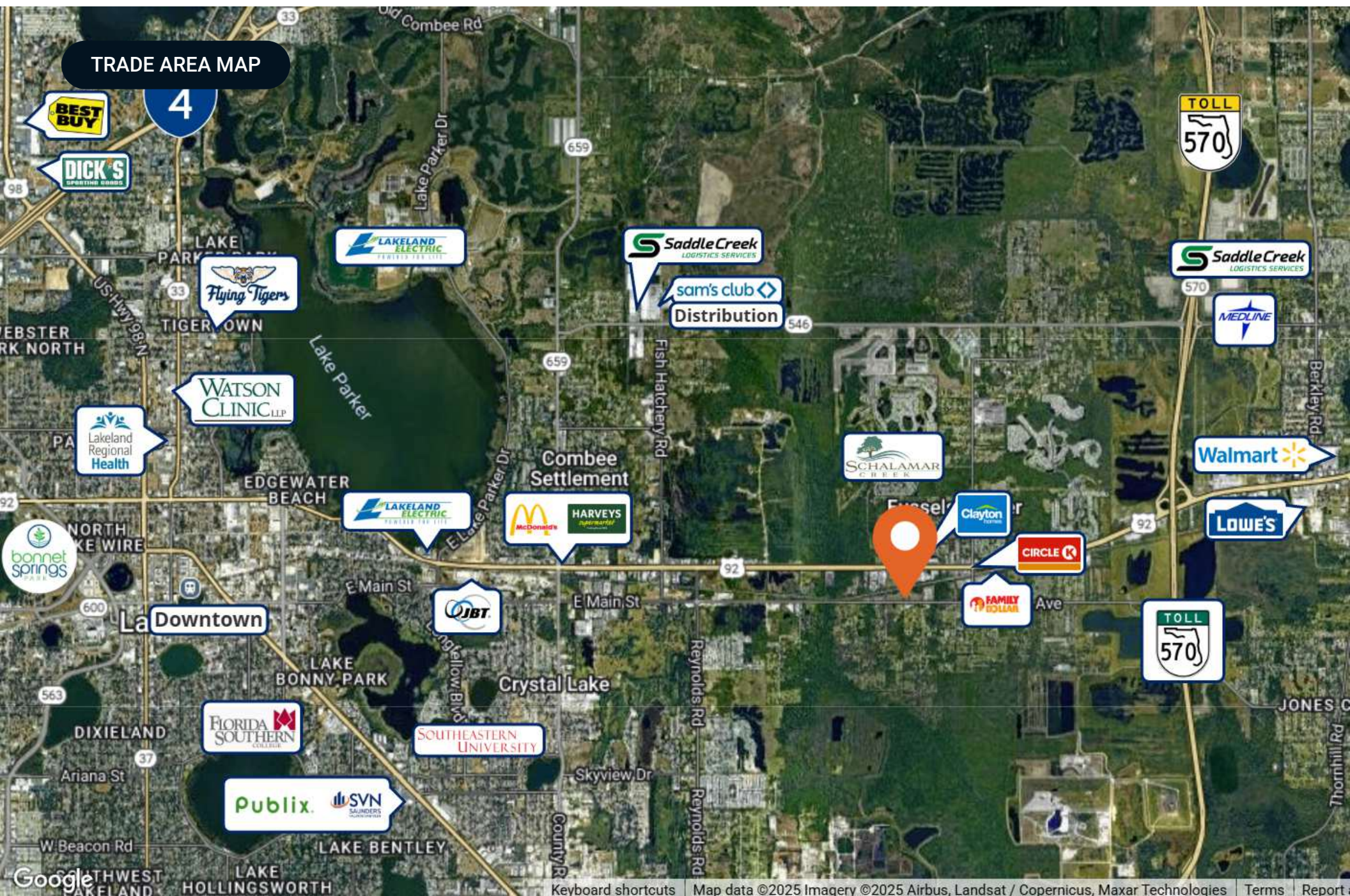
15 Minutes 30 Minutes 60 Minutes

Total Households	30,936	166,261	1,472,356
Persons per HH	2.6	2.6	2.6
Average HH Income	\$72,464	\$85,984	\$96,985
Average House Value	\$224,038	\$281,628	\$373,499
Per Capita Income	\$27,870	\$33,070	\$37,301

Map and demographics data derived from AlphaMap



TRADE AREA MAP



Keyboard shortcuts Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies Terms Report

NEIGHBORHOOD AERIAL



Keyboard shortcuts | Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies | Terms | Report

ADVISOR BIOGRAPHY



Vinh Dawkins

Associate Advisor

vinh@saundersrealestate.com

Direct: **877-518-5263 x342** | Cell: **863-315-4595**

FL #SL3611309

Professional Background

Vinh Dawkins is an Associate Advisor at Saunders Real Estate.

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 Saunders 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



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