

Olive Street Industrial Corner Lot

0 Olive St, Lakeland, Florida 33815

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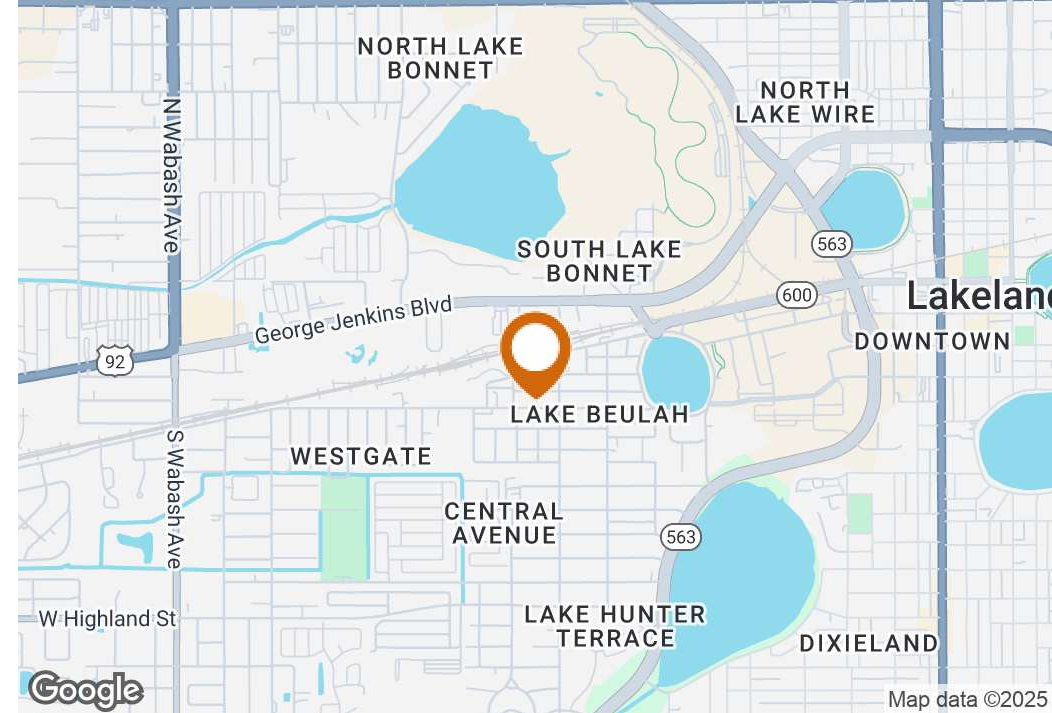
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An aerial photograph showing a large, irregularly shaped lot outlined in yellow. The lot is situated at the corner of Olive St and Beech Ave. Inside the lot, there are several small white buildings, a large pile of debris or scrap metal, and some trees. The surrounding area includes residential houses, more trees, and a paved road with yellow double lines.

Olive St

Beech Ave

PROPERTY SUMMARY



Offering Summary

| | |
|----------------|--------------------|
| Sale Price: | \$90,000 |
| Lot Size: | 0.33 Acres |
| Price / Acre: | \$272,727 |
| Zoning: | I-1 |
| City: | Lakeland |
| County: | Polk |
| State: | Florida |
| PIN: | 232823102500002080 |
| Property Type: | Development Land |

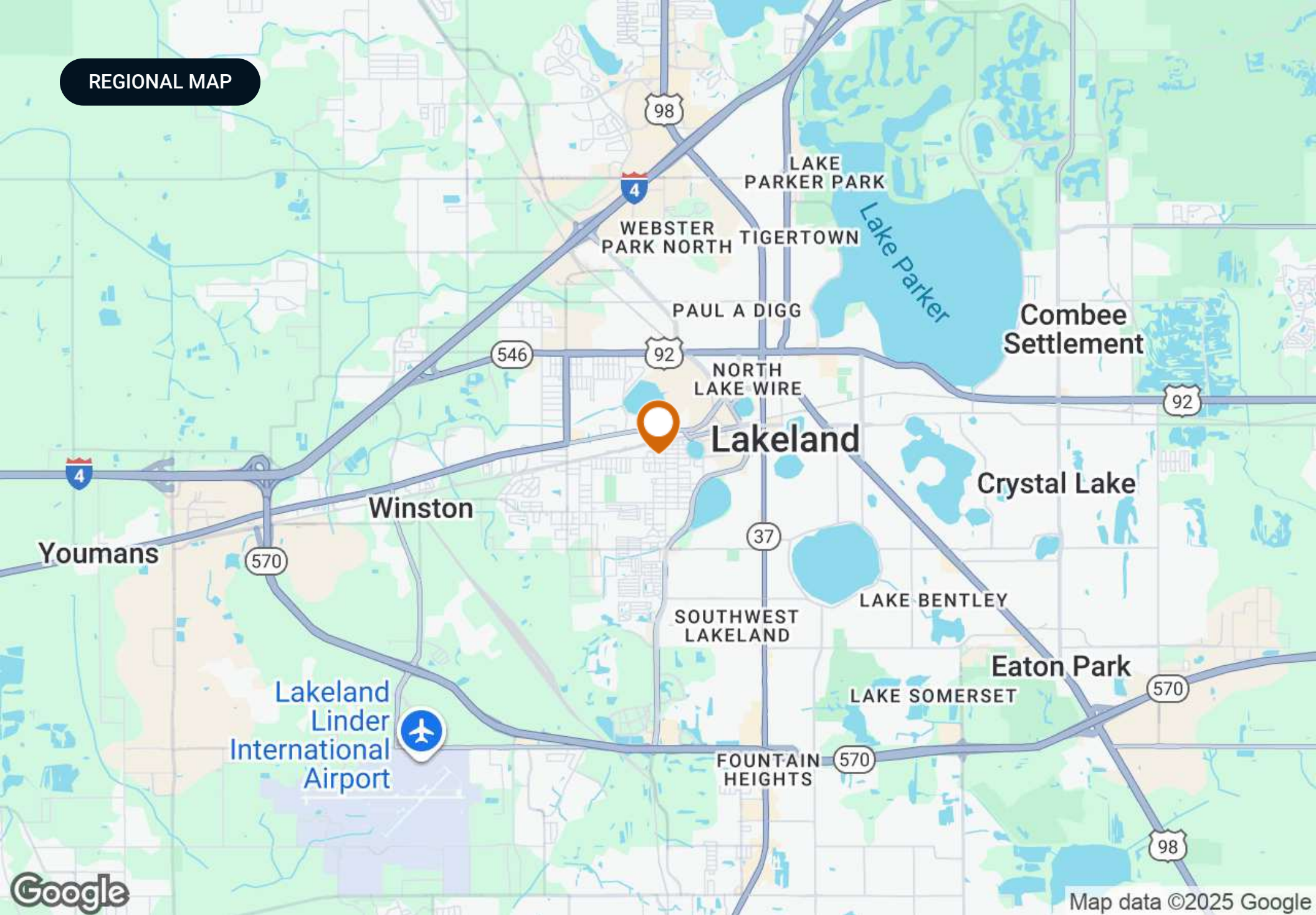
Property Overview

This corner lot is .33 acres located on the southwest side of the intersection of Olive Street and Beech Ave. With 4,100 cars per day and I-1 zoning, this property could be a great investment for additional industrial use.

Property Highlights

- I-1 Zoning
- Corner lot
- 4,100 ± cars per day

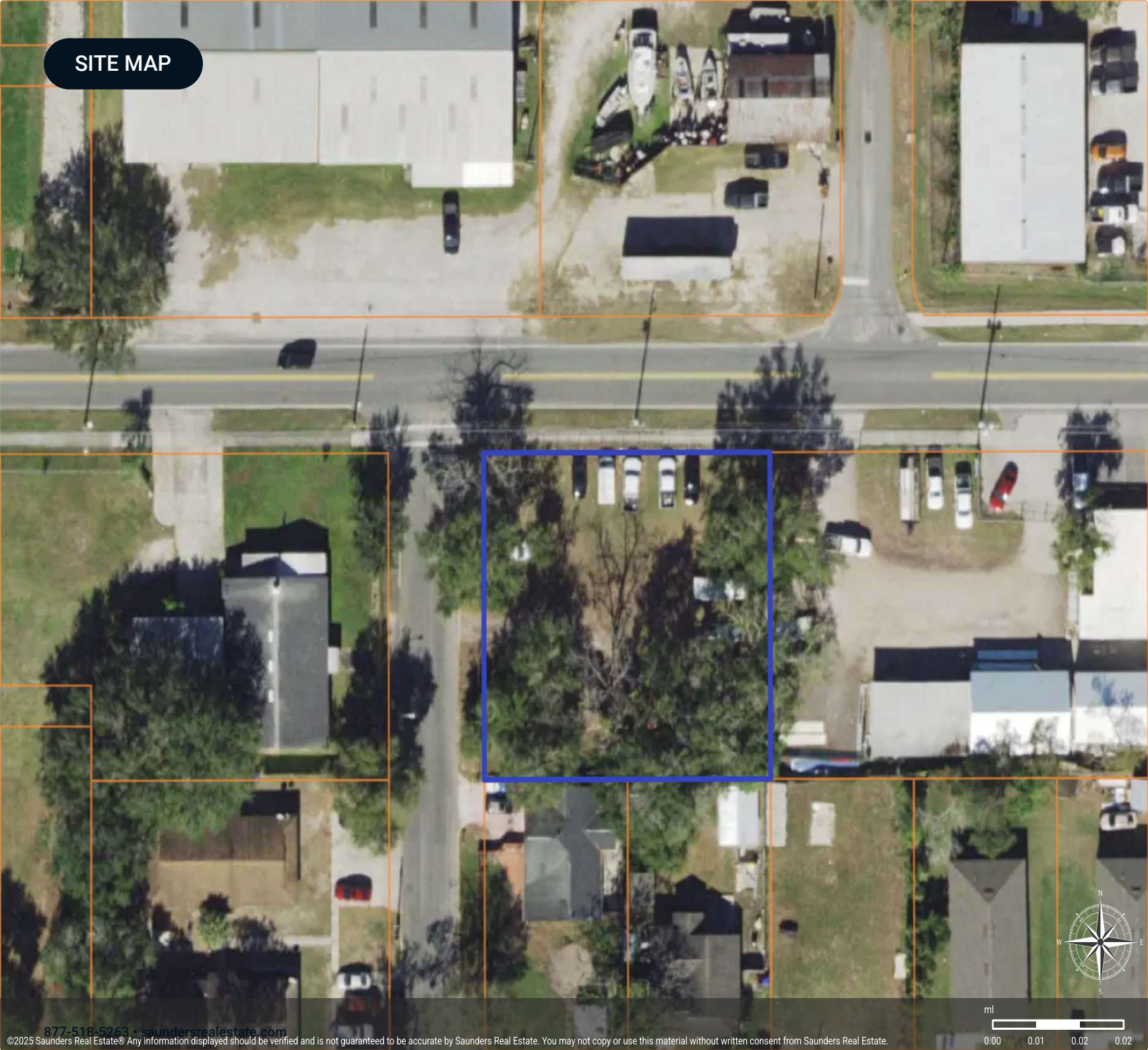
REGIONAL MAP



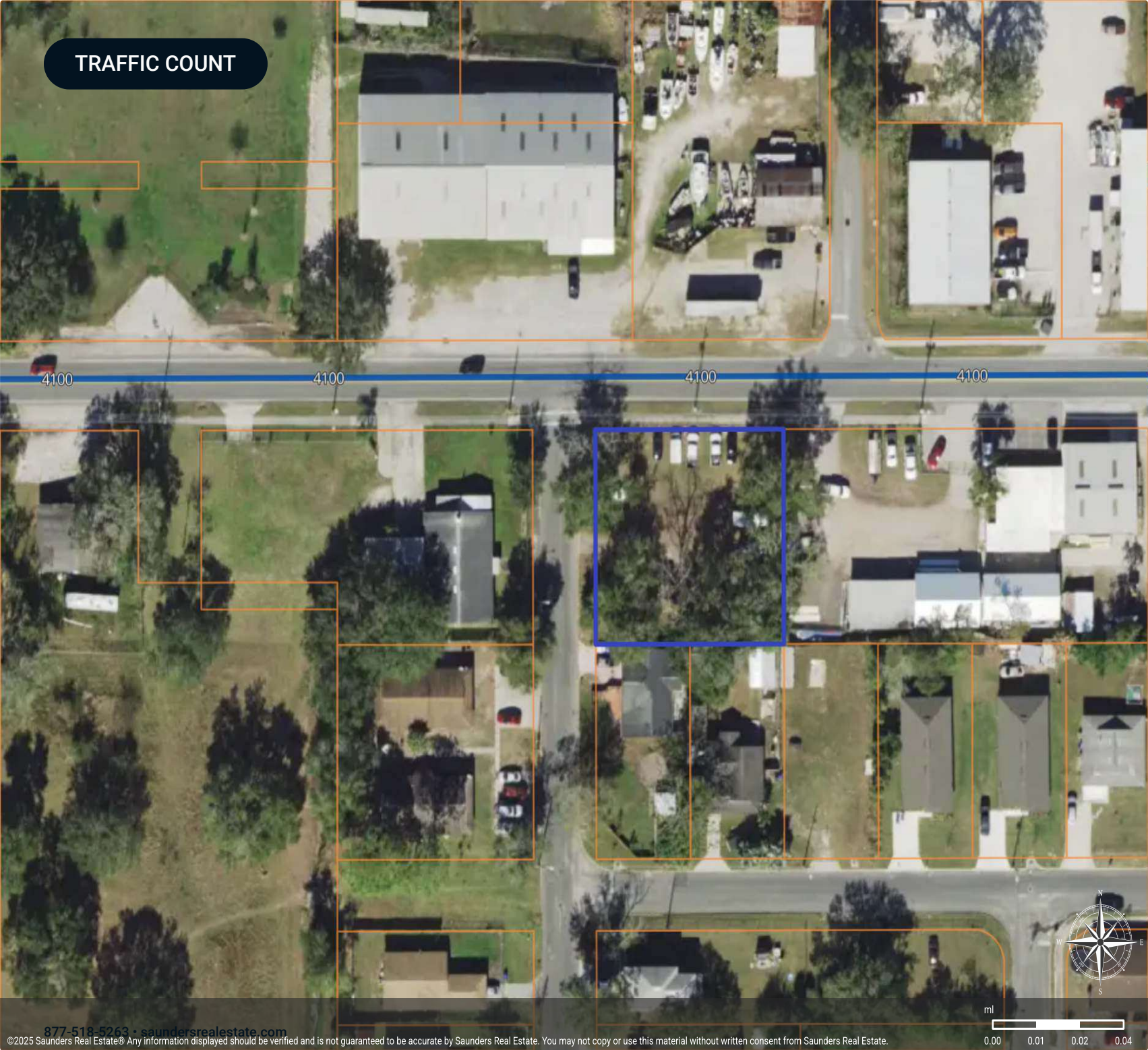


- Polygon
- Parcel

SITE MAP

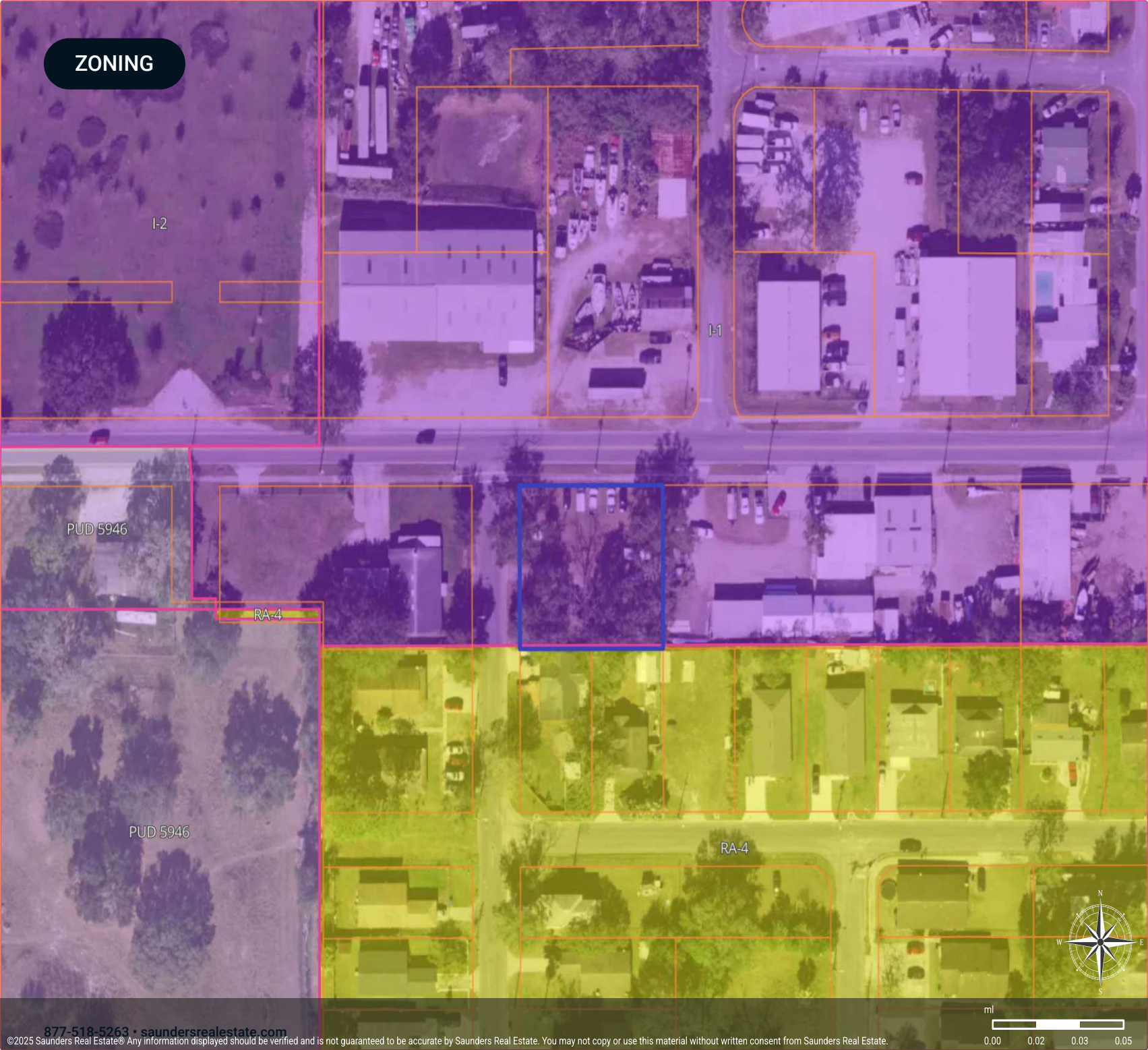


- Polygon
- Parcel
- Traffic Counts: < 5000



0 Olive Street, Lakeland

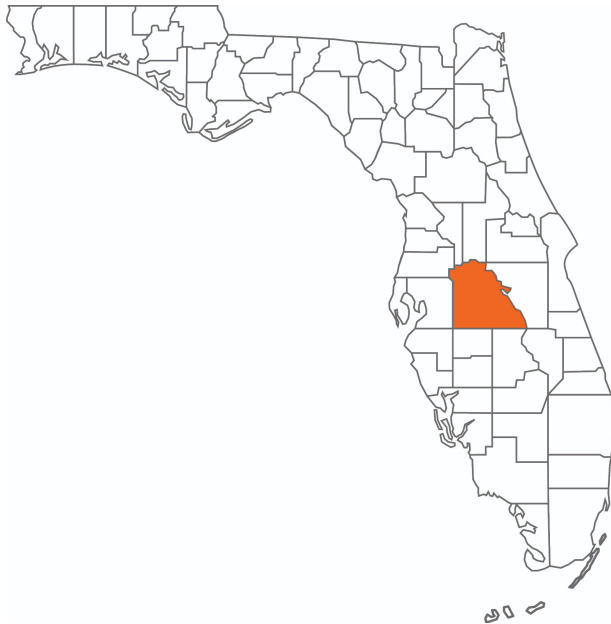
- Polygon
- Parcel
- Zoning: Industrial
- Zoning: Planned Development
- Zoning: Residential





COUNTY

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 |
| | Publix Supermarkets Saddle Creek Logistics Geico Insurance |
| Major Employers | Amazon Rooms to Go Welldyne Advance Auto Parts |

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.

DEMOGRAPHICS MAP & REPORT

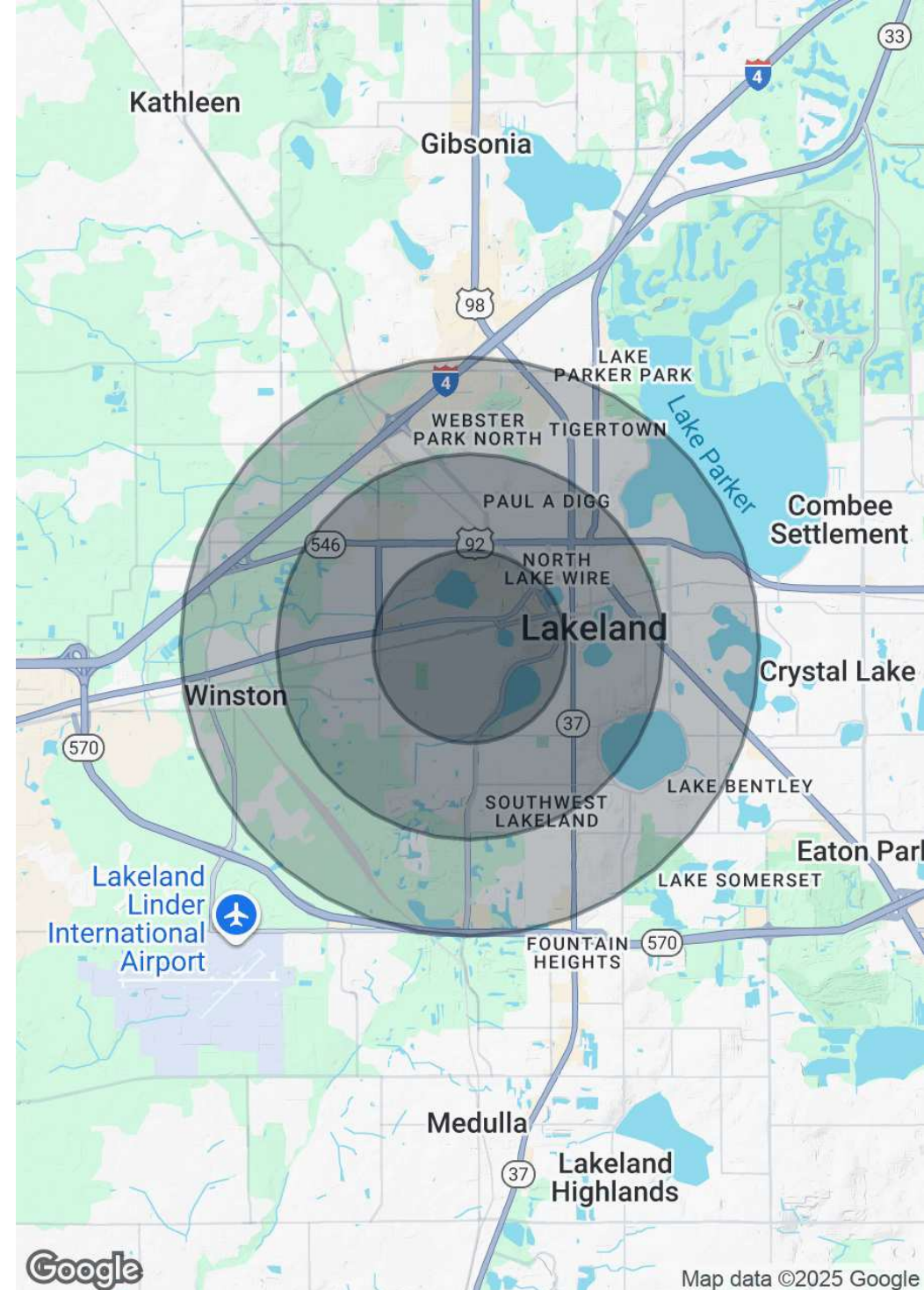
Population

| | 1 Mile | 2 Miles | 3 Miles |
|----------------------|--------|---------|---------|
| Total Population | 9,532 | 38,095 | 70,944 |
| Average Age | 42 | 42 | 41 |
| Average Age (Male) | 40 | 41 | 40 |
| Average Age (Female) | 44 | 44 | 42 |

Households & Income

| | 1 Mile | 2 Miles | 3 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,953 | 15,902 | 28,181 |
| # of Persons per HH | 2.4 | 2.4 | 2.5 |
| Average HH Income | \$52,423 | \$64,286 | \$71,543 |
| Average House Value | \$141,721 | \$220,071 | \$243,250 |

Demographics data derived from AlphaMap



ADVISOR BIOGRAPHY



Daniel Lanier, ALC

Senior Advisor

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Professional Background

Daniel Lanier, ALC is a Senior Advisor at Saunders Real Estate.

Previously, Daniel was a founder and managing partner of Sawmill Citrus Nursery. With years of experience in Central Florida's agricultural industry, his knowledge and expertise extend to and beyond commercial beef cattle, citrus, nursery, and row crop farming.

At Saunders Real Estate, Daniel's specialties encompass a wide range of land types, including ranches, citrus groves, and agricultural land. From livestock to produce, his expertise has assisted clients in various land transactions throughout the Central Florida real estate market.

Daniel has also worked in crop insurance since 2011. This experience, now combined with his role as a real estate advisor, has allowed him to service clients all over the southeastern United States, further solidifying himself as an expert in this field.

Growing up in Central Florida, Daniel graduated from Fort Meade High School and South Florida State College. He and his wife, Randi, have been married since 2015. Together, they are proud parents to both a son and a daughter.

Daniel specializes in:

- Agricultural Land
- Farmland
- Beef Cattle Ranchland
- Citrus Farmland
- Nurseries



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