

10 AC - Industrial and IOS Site

2105 Longhorn Ave, Lakeland, Florida 33801

Craig Morby
Senior Advisor
863-581-0059
craig@saundersrealestate.com

Eric Ammon, CCIM
Senior Advisor
863-602-1001
eric@saundersrealestate.com

PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$35,000.00/Month (MG)
Lot Size:	Approx. 10 Acres
Zoning:	IND, Unincorporated Polk County
Parcel ID's	24-28-26-242500-001702, 003201, 0032020, 003203 & 003308
City:	Lakeland
County:	Polk
State:	Florida

Property Overview

LOT WILL BE CLEARED PRIOR TO TENANT MOVE IN.

We are pleased to present this 10 acre IOS property in southeast Lakeland. This location is within an industrial area of Lakeland, with a zoning classification of IND, unincorporated Polk County. Uses include commercial vehicle parking, heavy machinery sales and service, and manufacturing.

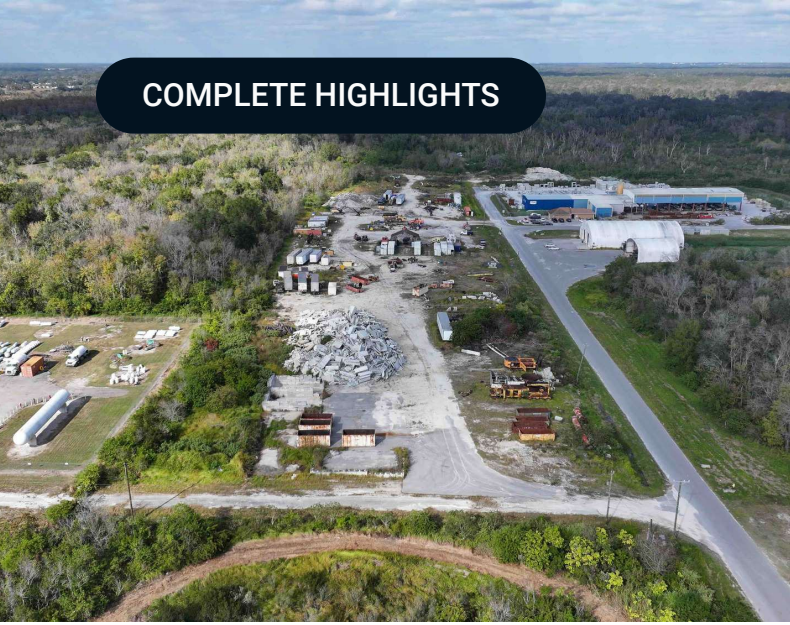
IOS sites of this size are a rare find in Lakeland, as demand is high and the proper zoning is a challenge. The property owner is willing to split the property into (2) two 5 acre parcels, if needed. There are two ingress and egress points at the north and south sides of the property.

The surrounding area is primarily industrial, and the location offers quick access to US 98, the Polk Parkway and Interstate 4.

Property Highlights

- 10 Acres - Industrial IOS, Southeast Lakeland
- IND Zoning - Unincorporated Polk County
- Two possible 5 acre sites available

COMPLETE HIGHLIGHTS



Property Highlights

- LOT WILL BE CLEARED PRIOR TO TENANT MOVE IN.
- 10 Acres - Industrial & Industrial Outdoor Storage - Southeast Lakeland
- Zoned IND - Unincorporated Polk County. Uses include commercial vehicle parking, heavy machinery sales and service, and manufacturing.
- Site can possibly be split into two (2) separate 5 acre parcels. Ingress and egress at the north and south side of the property. Priced at \$3,500 per acre.
- The site will be cleared prior to tenant move in.
- Utilities - electricity provided by Lakeland Electric and water by FGUA (Florida Governmental Utility Authority). There is a septic tank on site.
- The site includes the following addresses- 1829, 1929, 2005, 2017 & 2105 Longhorn Ave.
- The location is industrially based in the Maine Ave and Reynolds Road of the City. Close to the Polk Parkway, which provides access to I-4 toward Tampa or Orlando.
- US 98 is also close by and runs north and south through the city and the state.

ADDITIONAL PHOTOS

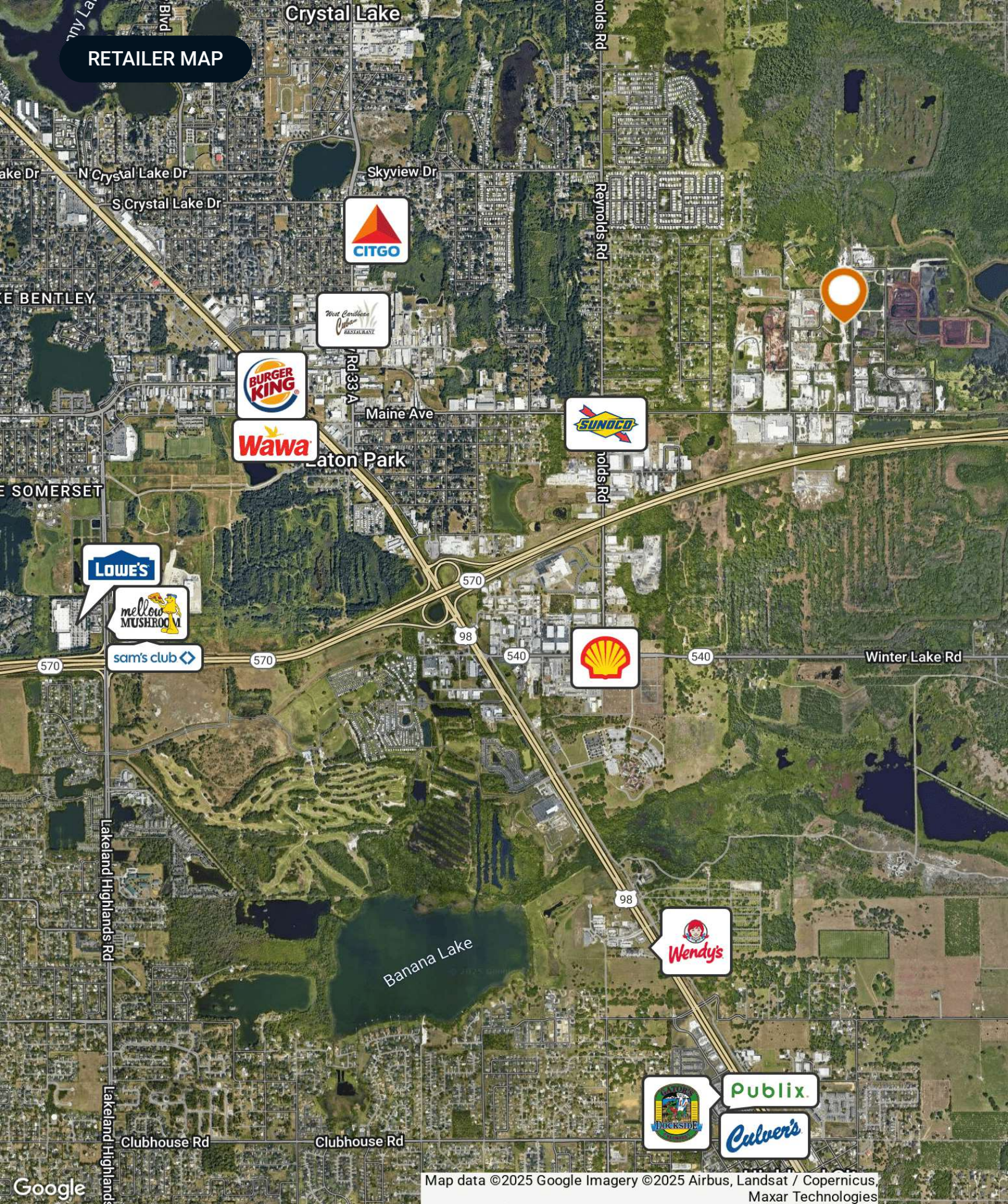


INDUSTRIAL TRADE AREA MAP



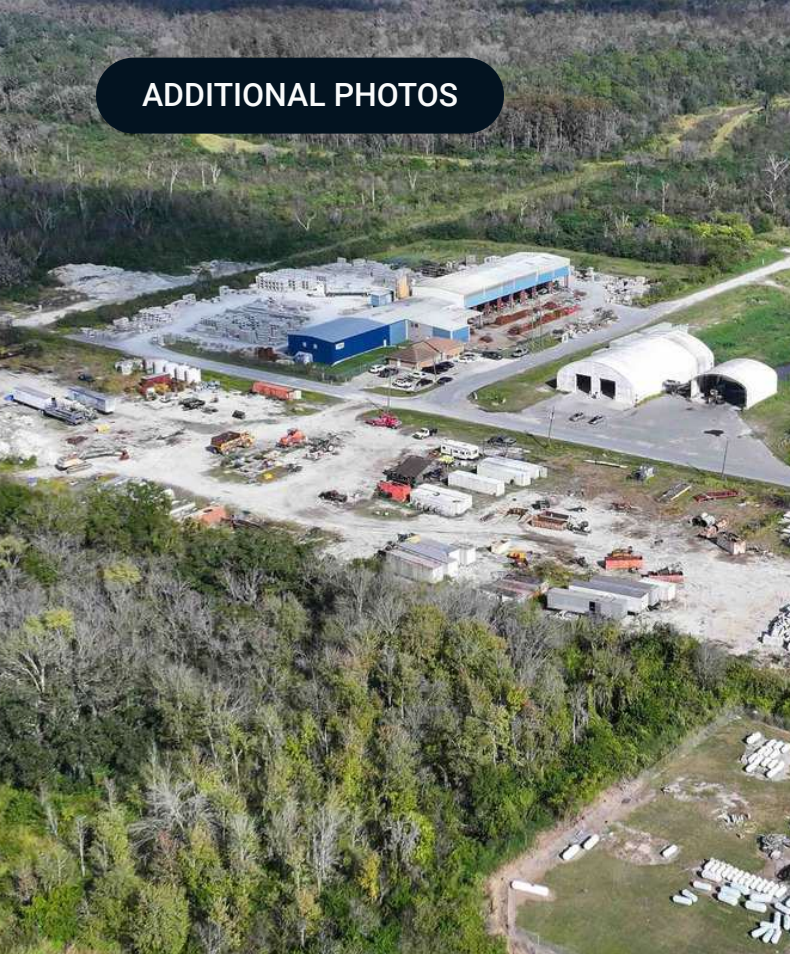
Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

RETAILER MAP

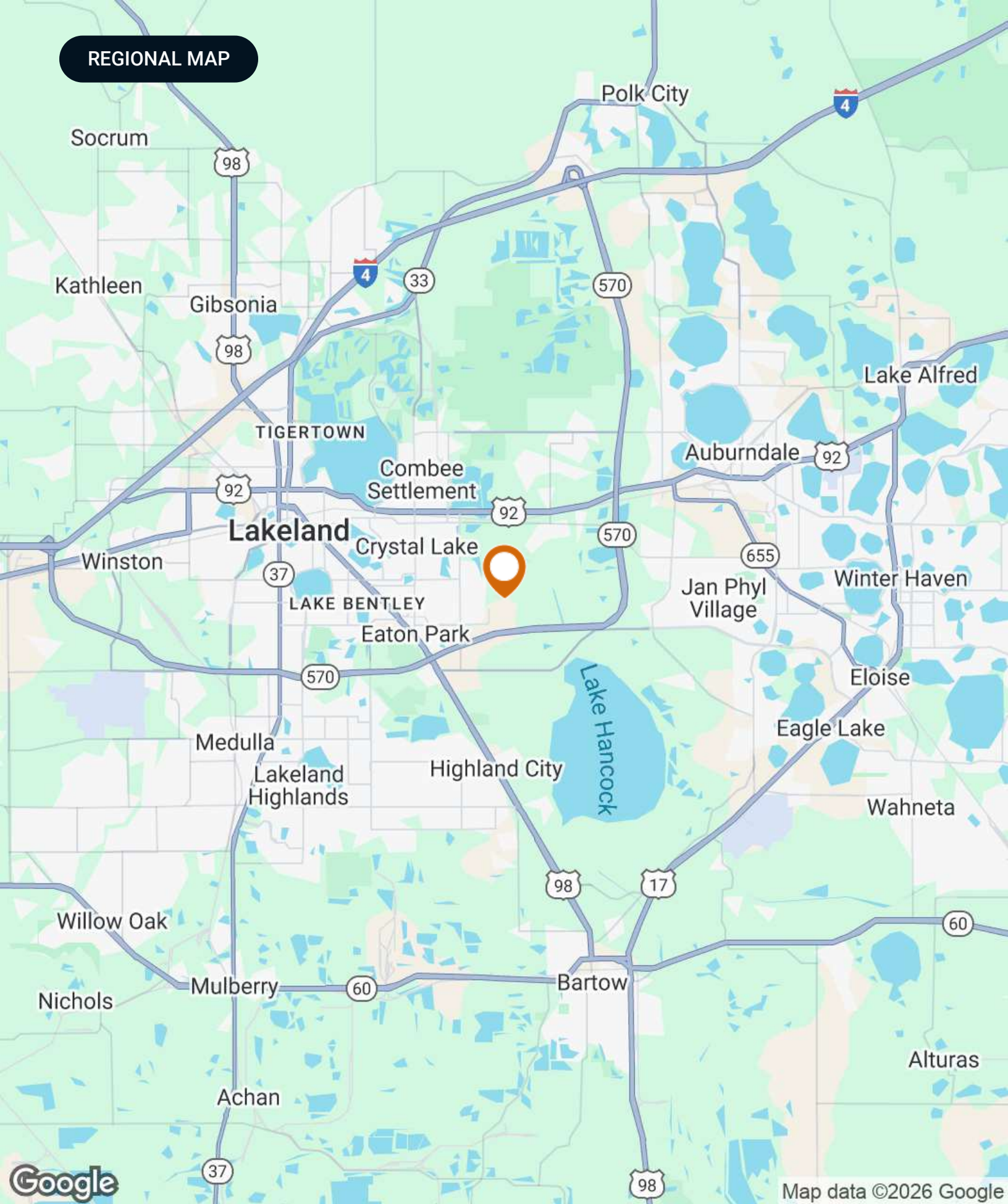


Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

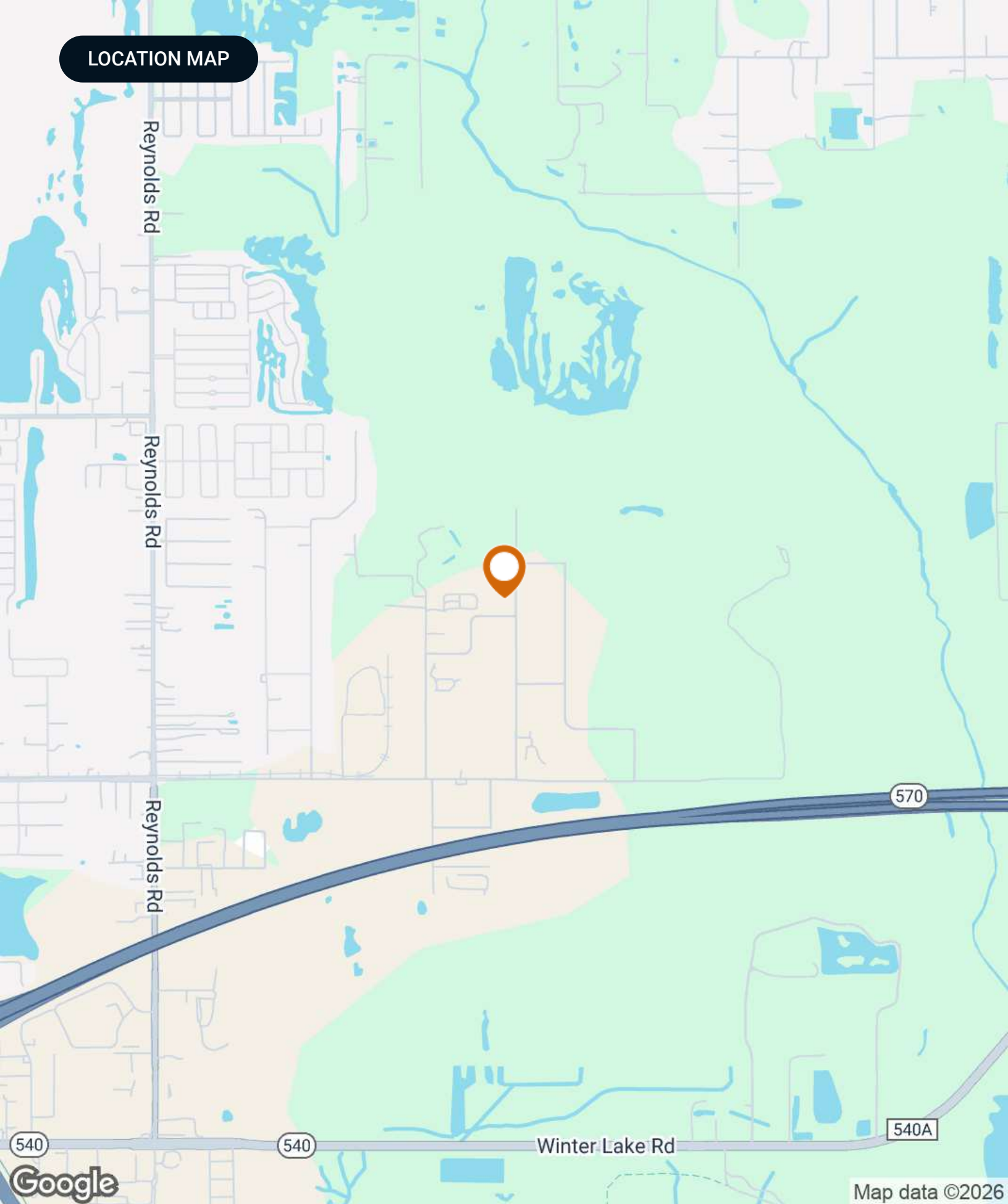
ADDITIONAL PHOTOS



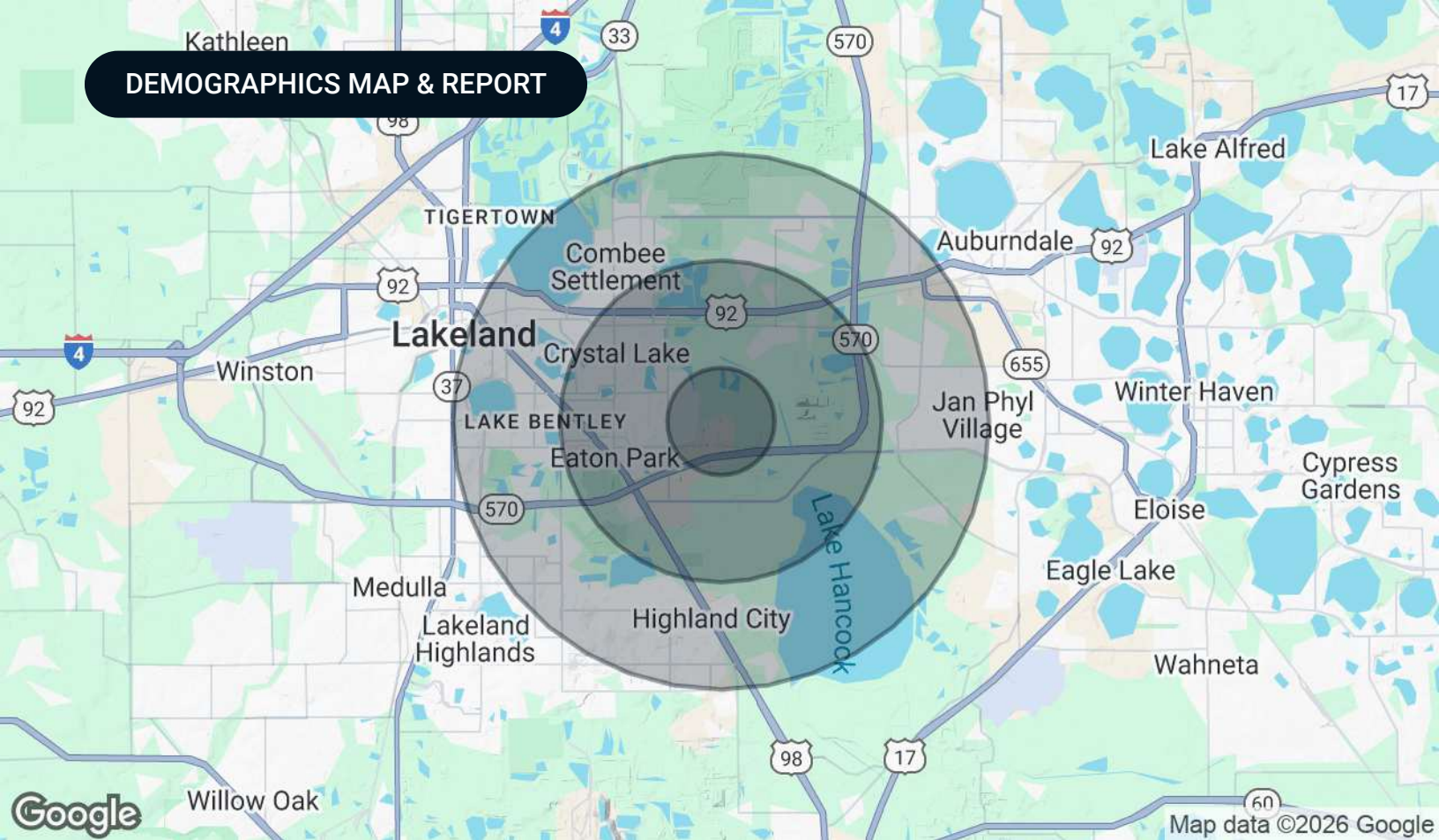
REGIONAL MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	1,689	24,220	94,679
Average Age	46	39	40
Average Age (Male)	45	39	39
Average Age (Female)	48	40	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	708	9,059	35,242
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$67,290	\$63,145	\$84,575
Average House Value	\$134,719	\$180,866	\$260,109

Demographics data derived from AlphaMap



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 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 over 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.

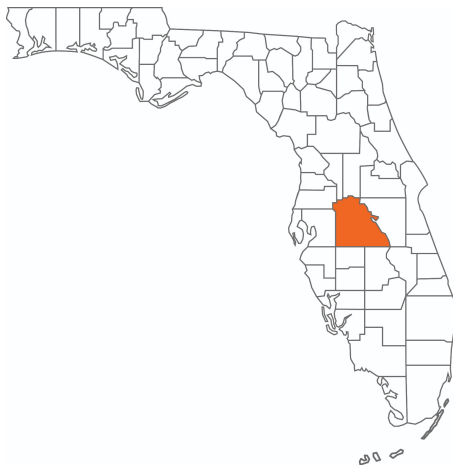
Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland's living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and 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.



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.



Craig Morby

Senior Advisor

craig@saundersrealestate.com

Direct: **877-518-5263 x442** | Cell: **863-581-0059**

Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

Memberships

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board

ADVISOR BIOGRAPHY



Eric Ammon, CCIM

Senior Advisor

eric@saundersrealestate.com

Direct: **877-518-5263 x353** | Cell: **863-602-1001**

Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

Memberships

Certified Commercial Investment Member



Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com