

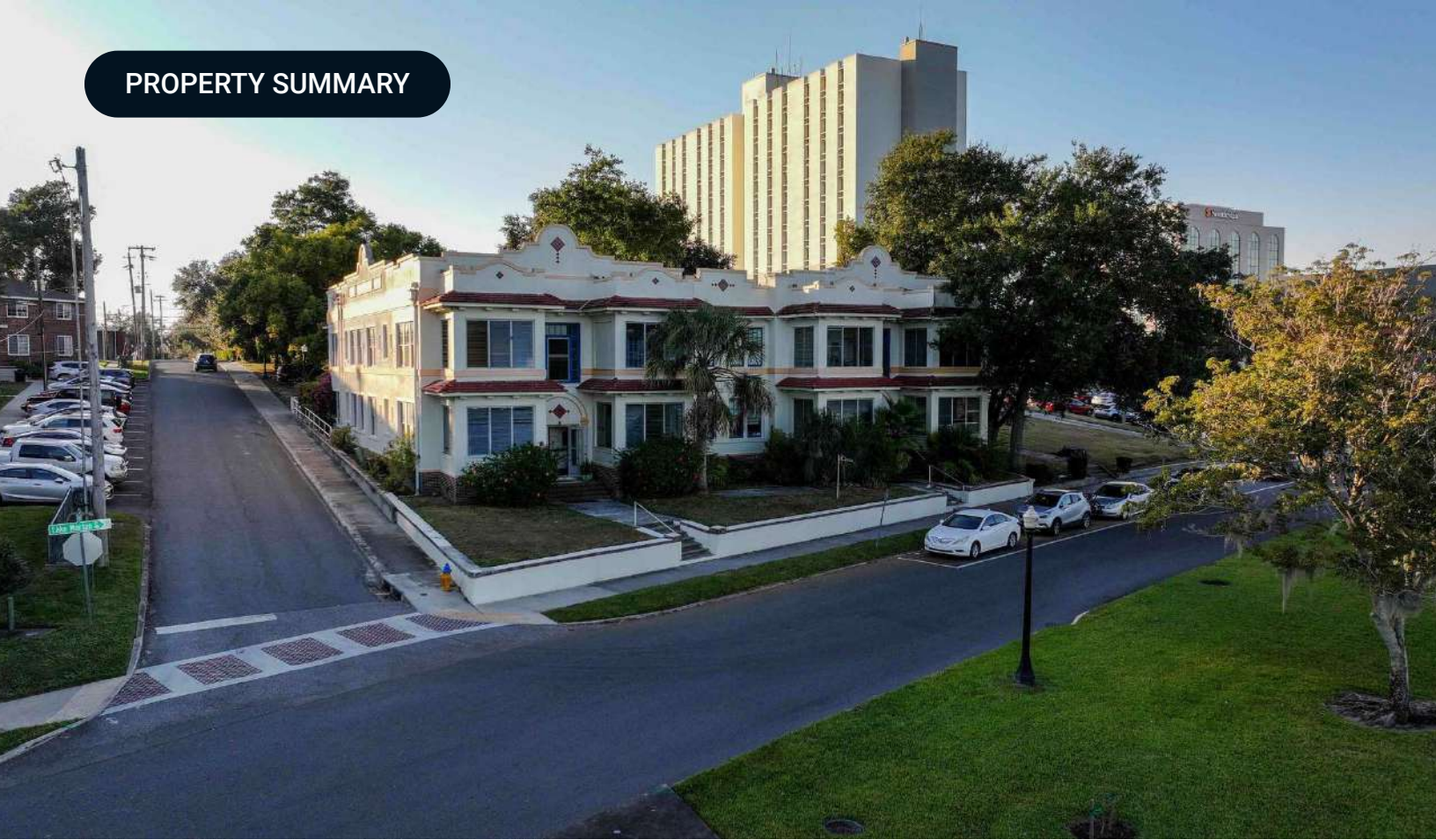
Iconic Wilsonian Building - 16 Units + Duplex

183 Lake Morton Dr & 120 E. Palmetto St, Lakeland, Florida 33801

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PROPERTY SUMMARY



Offering Summary

| | |
|-----------------------------------|---------------------------------|
| Sale Price: | \$2,250,000 |
| Number of Units: | 16 & 2 |
| Lot Size: | (.51 and .17) = .68 Acres |
| Zoning: | O-1, City of Lakeland |
| Building Size: | (13,796 + 2,000) = 15,796 SF |
| Current Income: | \$106,740 |
| Proforma Income Potential: | \$300,000 |
| Parcel ID: | 24-28-19-235000-000071 & 000072 |
| Property Taxes: | \$13,840 |

Property Overview

We are delighted to present the iconic Wilsonian Building on prestigious Lake Morton in downtown Lakeland. Built in 1922 by Temples and Floyd Construction and designed by B.C. Bonfoey, it is one of the most recognizable properties in Lakeland. Its location on Lake Morton places it in the center of Lakeland's vibrant downtown and along the city's most heavily traveled walking and recreational areas.

Zoned O-1, City of Lakeland, the building is currently set up as two wings, with 8 apartments in each wing, 4 on each floor. There is a mix of (8) studios with den/ 1 bathroom and (8) 1 bedroom with den/ 1 bathroom. There are stairways on the east and west sides of the building. The building would greatly benefit from some cosmetic and structural upgrades. The next owner could bring this building back to its original glory and reputation as one of Lakeland's most desirable assets.

The sale also includes the adjoining property at 120 E. Palmetto St, located directly behind the Wilsonian. It's a former 2 story single family home converted into a duplex, with 2 x 2 bedroom /1 bath units. Until recently, the property had two tenants, however sits vacant currently.

The property is within walking distance to downtown, and Lake Hollingsworth, Lakeland's 3 mile lake, known for its magnificent homes and trail path.

*The adjacent 0.56 acre lot to the north is also for sale, please refer to the "Additional Lot" page. Contact listing agents for more information.

COMPLETE HIGHLIGHTS



Property Highlights

- The iconic Wilsonian Building in downtown Lakeland at 183 Lake Morton Drive. Sale also includes 120 E Palmetto St., the adjoining property.
- 16 Units - (8) studios with den/1 bath and (8) 1 bed/1 bath in the Wilsonian Building and (2) 2 bed/1 bath units at Palmetto.
- Current income is \$106,740 per year, however most units are well under market rates. Conservatively, the proforma income could reach close to \$300,000 + annually.
- Presently, there are 6 vacancies at the Wilsonian. The Palmetto house/duplex is also vacant.
- The Wilsonian is split into two wings, with 8 apartments in each.
- There are jalousie windows, original wood floors, some murphy beds, and original layouts in each unit.
- There is ample parking in the rear of the building. Carports are currently in place, however a re-vamp of the parking space would provide much more efficiency.
- Only 6 tenants are on current leases, expiring between Jan 2026-April 2026. All other tenants are on month to month leases.
- All units have their own electric meters, and central HVAC. Water, sewer and electric is provided by the City of Lakeland. Owner pays for water and sewer on one bill.
- 120 E Palmetto currently on septic tank.
- Lake Morton is home to many of Lakeland's iconic and beautiful swans, first brought here at the courtesy of Her Majesty Queen Elizabeth II, in the 1950's.
- In addition, Lake Morton hosts the annual Mayfaire by the Lake Arts Fair, held every Mother's Day weekend.
- Current rent roll available.
- ** Note - the property has code enforcement issues that are currently being work on by the City and Trustee. Brokers can provide specific details.

AERIAL PHOTO

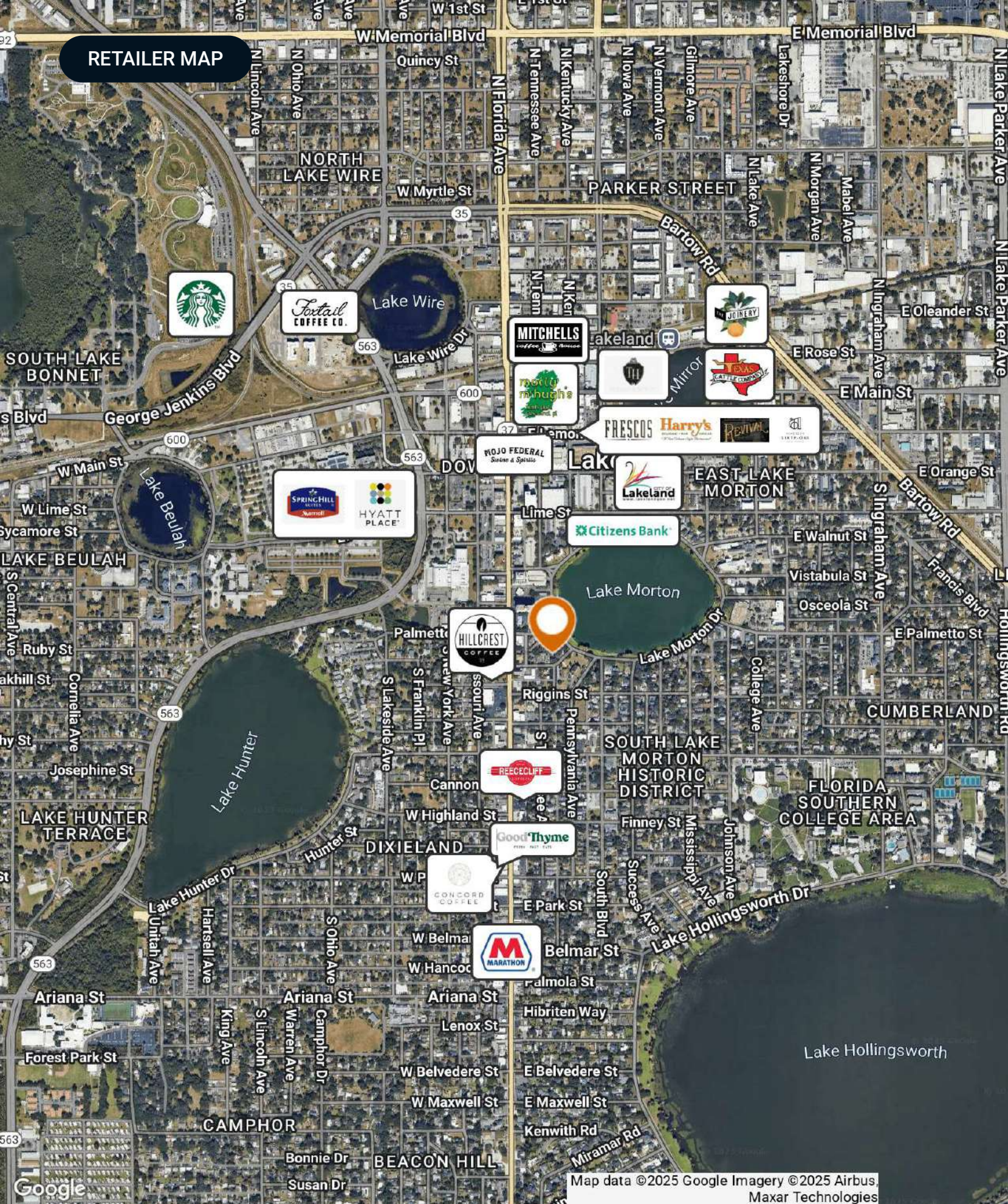
Lake Hollingsworth

SUBJECT

ADDITIONAL LOT (0.56 ACRES)



RETAILER MAP



183 LAKE MORTON DR



120 E PALMETTO ST

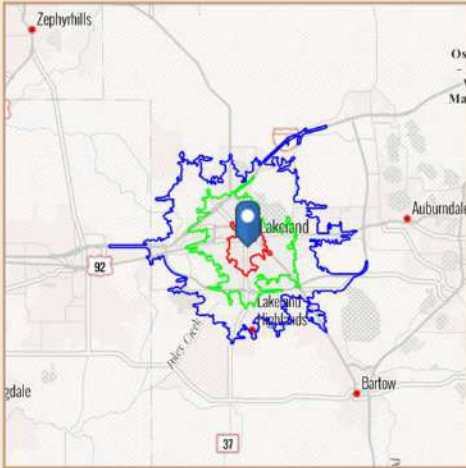


BENCHMARK DEMOGRAPHICS

BENCHMARK DEMOGRAPHICS

183 Lake Morton Dr, Lakeland, Florida, 33801

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

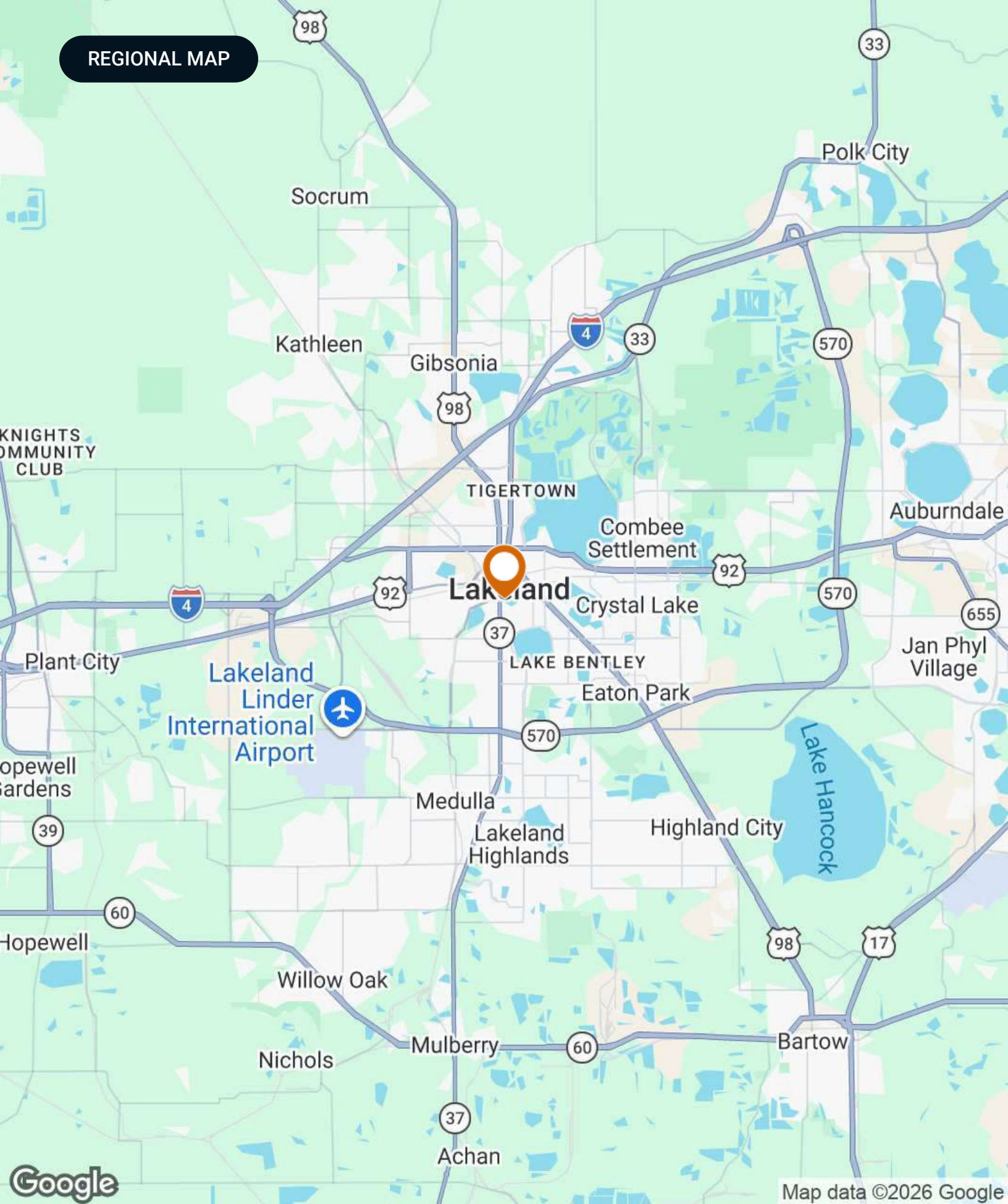
Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE

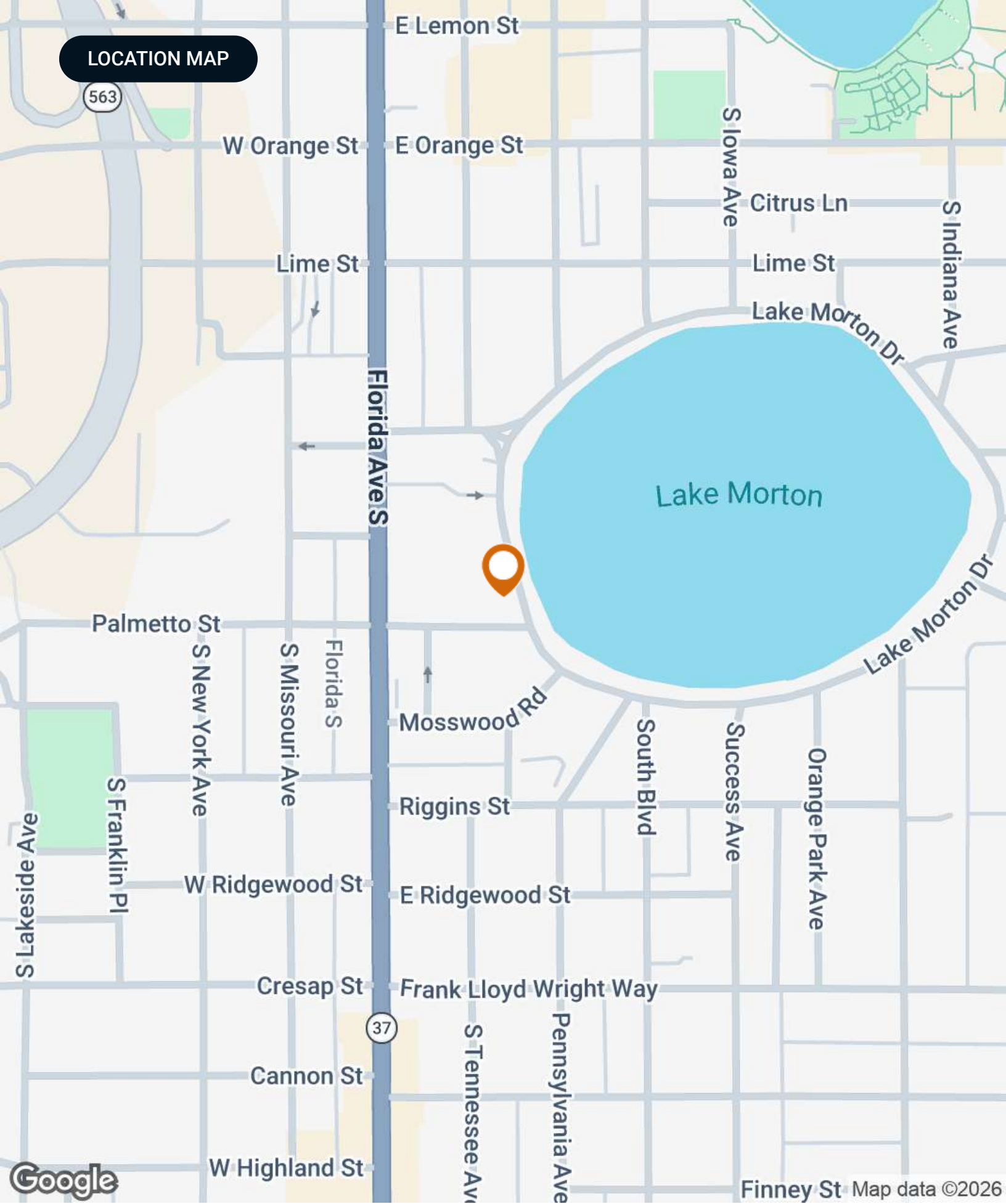


| | DRIVE TIME | | | GEOGRAPHY | | | |
|-------------------------|------------|----------|-----------|-------------------------|---|-------------------|-------------|
| | 5 mins | 10 mins | 15 mins | Counties Polk County | CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area | States Florida | USA |
| AGE SEGMENTS | | | | | | | |
| 0 - 4 | 4.19% | 5.44% | 5.44% | 5.30% | 5.30% | 4.69% | 5.39% |
| 5 - 9 | 4.03% | 5.40% | 5.57% | 5.61% | 5.61% | 5.03% | 5.75% |
| 10 - 14 | 3.75% | 5.63% | 5.76% | 6.00% | 6.00% | 5.34% | 5.98% |
| 15 - 19 | 6.47% | 7.21% | 6.65% | 6.26% | 6.26% | 5.84% | 6.47% |
| 20 - 34 | 32.71% | 23.43% | 21.40% | 18.85% | 18.85% | 18.43% | 20.33% |
| 35 - 54 | 20.01% | 22.04% | 22.93% | 24.12% | 24.12% | 24.41% | 25.20% |
| 55 - 74 | 19.48% | 21.72% | 22.37% | 23.96% | 23.96% | 25.55% | 22.82% |
| 75+ | 9.31% | 9.11% | 9.86% | 9.91% | 9.91% | 10.74% | 8.05% |
| HOUSEHOLD INCOME | | | | | | | |
| <\$15,000 | 13.8% | 12.2% | 9.8% | 7.4% | 7.4% | 8.0% | 8.3% |
| \$15,000-\$24,999 | 8.6% | 8.5% | 7.3% | 6.1% | 6.1% | 5.8% | 5.9% |
| \$25,000-\$34,999 | 8.2% | 9.1% | 8.4% | 7.2% | 7.2% | 6.7% | 6.3% |
| \$35,000-\$49,999 | 10.1% | 13.0% | 12.6% | 12.0% | 12.0% | 10.5% | 9.8% |
| \$50,000-\$74,999 | 18.4% | 20.1% | 20.4% | 19.8% | 19.8% | 16.9% | 15.6% |
| \$75,000-\$99,999 | 12.4% | 12.6% | 13.2% | 14.6% | 14.6% | 12.9% | 12.5% |
| \$100,000-\$149,999 | 16.0% | 15.2% | 16.8% | 18.1% | 18.1% | 18.4% | 17.8% |
| \$150,000-\$199,999 | 7.0% | 4.9% | 6.0% | 8.1% | 8.1% | 8.7% | 9.8% |
| \$200,000+ | 5.5% | 4.4% | 5.3% | 6.6% | 6.6% | 12.1% | 14.0% |
| KEY FACTS | | | | | | | |
| Population | 19,096 | 81,566 | 154,776 | 822,142 | 822,142 | 23,027,836 | 339,887,819 |
| Daytime Population | 30,912 | 107,711 | 183,228 | 782,956 | 782,956 | 22,846,618 | 338,218,372 |
| Employees | 6,976 | 31,213 | 62,672 | 334,740 | 334,740 | 10,832,721 | 167,630,539 |
| Households | 7,226 | 32,053 | 61,722 | 313,012 | 313,012 | 9,263,074 | 132,422,916 |
| Average HH Size | 2.04 | 2.34 | 2.39 | 2.57 | 2.57 | 2.43 | 2.50 |
| Median Age | 34.2 | 37.3 | 39.1 | 41.3 | 41.3 | 43.6 | 39.6 |
| HOUSING FACTS | | | | | | | |
| Median Home Value | 339,068 | 238,029 | 273,827 | 319,676 | 319,676 | 416,969 | 370,578 |
| Owner Occupied % | 41.3% | 53.2% | 57.5% | 71.8% | 71.8% | 67.2% | 64.2% |
| Renter Occupied % | 58.7% | 46.8% | 42.5% | 28.2% | 28.2% | 32.8% | 35.8% |
| Total Housing Units | 8,068 | 35,840 | 68,390 | 361,112 | 361,112 | 10,635,372 | 146,800,552 |
| INCOME FACTS | | | | | | | |
| Median HH Income | \$59,614 | \$57,820 | \$63,415 | \$70,958 | \$70,958 | \$78,205 | \$81,624 |
| Per Capita Income | \$31,890 | \$30,879 | \$33,815 | \$34,967 | \$34,967 | \$44,891 | \$45,360 |
| Median Net Worth | \$62,666 | \$89,123 | \$124,972 | \$224,923 | \$224,923 | \$253,219 | \$228,144 |

REGIONAL MAP



LOCATION MAP





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

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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 17 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 has been very involved in the Lakeland community over the years, serving on the Board of Directors for the Lakeland Chamber of Commerce, the Lakeland Association of Realtors and the Parent Advisory Board for Harrison School for the Arts. 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.

ADVISOR BIOGRAPHY



Eric Ammon, CCIM

Senior Advisor

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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

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