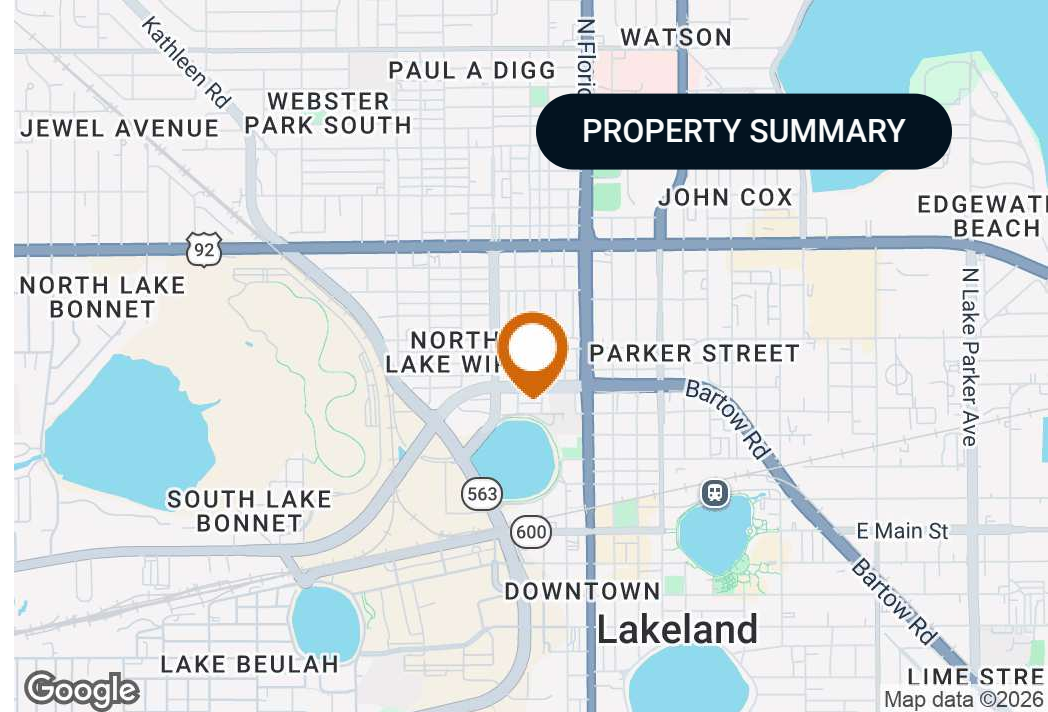


Lake Wire Multifamily Development Site

321 West Peachtree Street, Lakeland, Florida 33815

Trace Linder
863-287-3281
trace@saundersrealestate.com

Sid Bhatt, CCIM, SIOR
704-930-8179
sid@saundersrealestate.com



Offering Summary

Sale Price:	Contact for Pricing Guidance
Lot Size:	1.58 Acres
Zoning:	MF-22/O-1
City:	Lakeland
County:	Polk
State:	Florida
PIN:	23-28-13-063000-014100
Development Type:	Development Land (Multifamily)

Property Overview

This offering consists of a 1.6-acre planned 90-unit urban infill multifamily development project ideally located in Downtown Lakeland with frontage on Lake Wire.

The site is strategically located on Peachtree St., directly south of George Jenkins Blvd. and immediately north of Lake Wire. Residents will enjoy walkability to Freedom Park, a large greenspace, and a nearly mile-long sidewalk around Lake Wire. The property is also within walking distance of the new 180-acre Bonnet Springs Park, a mixed-use development with a children's museum, botanical gardens, and more.

The proposed 4-story building features one and two-bedroom units averaging 826 square feet, many with direct Lake Wire views. The project includes roughly 75,000 net rentable residential square feet and 10,000 square feet of common area space, with significant resident amenities.

The site is in a Qualified Opportunity Zone (QOZ), offering potential tax deferral benefits for capital gains invested through a Qualified Opportunity Fund (QOF) until December 31, 2026.

PROPERTY DESCRIPTION



Investment/Development Highlights

Acreage: 1.6 +/- Acres.

Zoning: Ideally suited for high-density multifamily (MF-22 zoning)

Opportunity Zone: Located within a **Qualified Opportunity Zone**, offering significant federal tax incentives for long-term investors.

Impact Fee & Tax Exemptions: Potentially eligible for City of Lakeland core improvement incentives and impact fee waivers designed to stimulate urban residential growth. Incremental tax financing options available from City after obtaining C.O.

Connectivity: Immediate access to **George Jenkins Blvd** and **US-98**, providing a direct corridor to I-4, linking the site to both Tampa and Orlando in under 45 minutes.

Location Highlights

Lake Wire & Recreation: Literally steps away from the scenic Lake Wire and its nearly mile-long perimeter trail. Residents can enjoy morning jogs or sunset views over the water just outside their door.

Bonnet Springs Park: Within easy walking distance to the world-class 180-acre Bonnet Springs Park, featuring botanical gardens, the Florida Children's Museum, and extensive nature trails.

Downtown Core: A short stroll to the vibrant downtown district, home to The Joinery (Food Hall), Lake Mirror, Hollis Garden, and a curated selection of coffee shops, craft breweries, and fine dining.

Economic Hub: Strategically located near major employment drivers including the Publix IT Campus, Lakeland Regional Health, and the RP Funding Center.

Downtown Lakeland



Lake Wire



George Jenkins Blvd

Prospect Lakewire

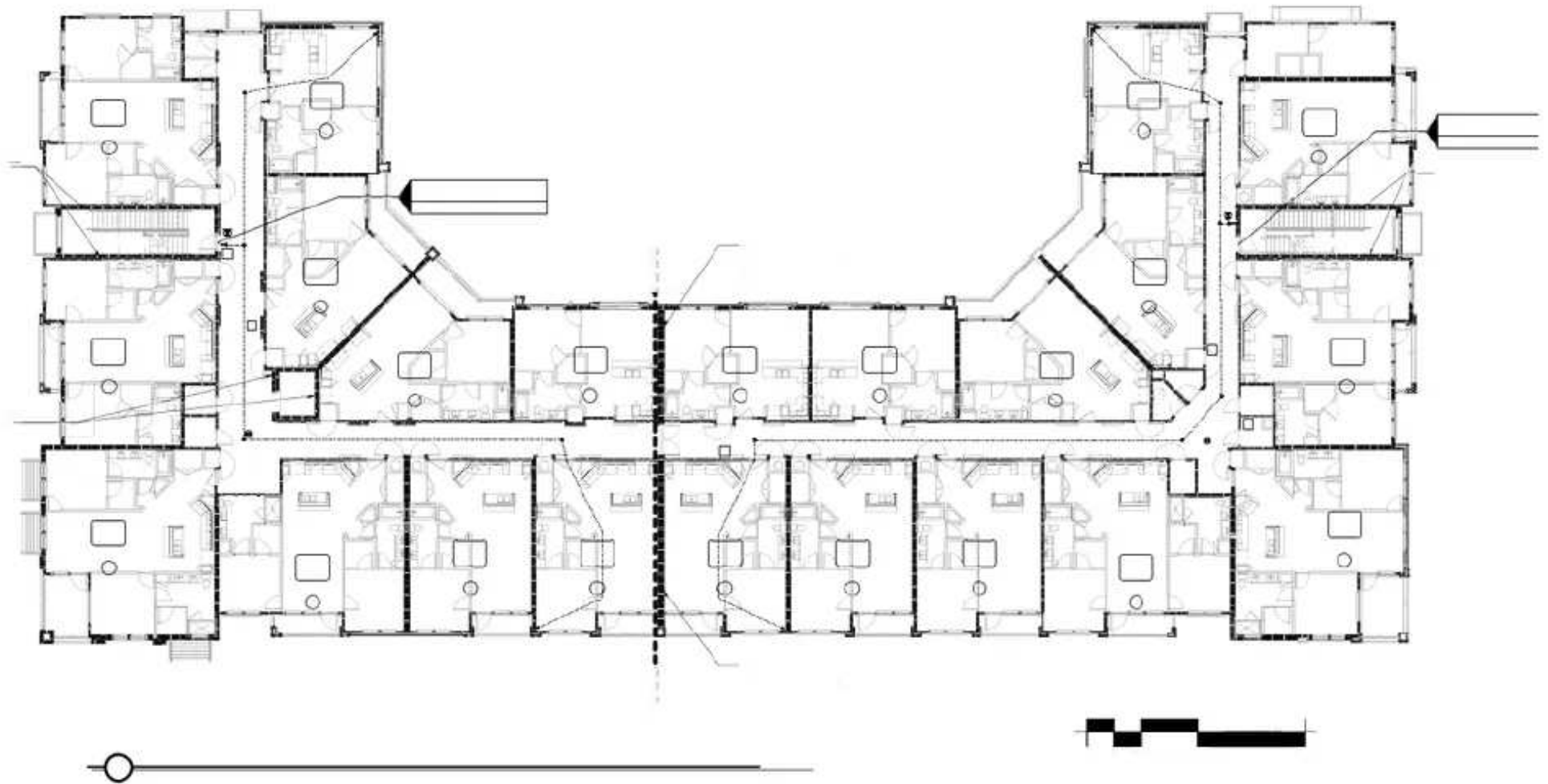


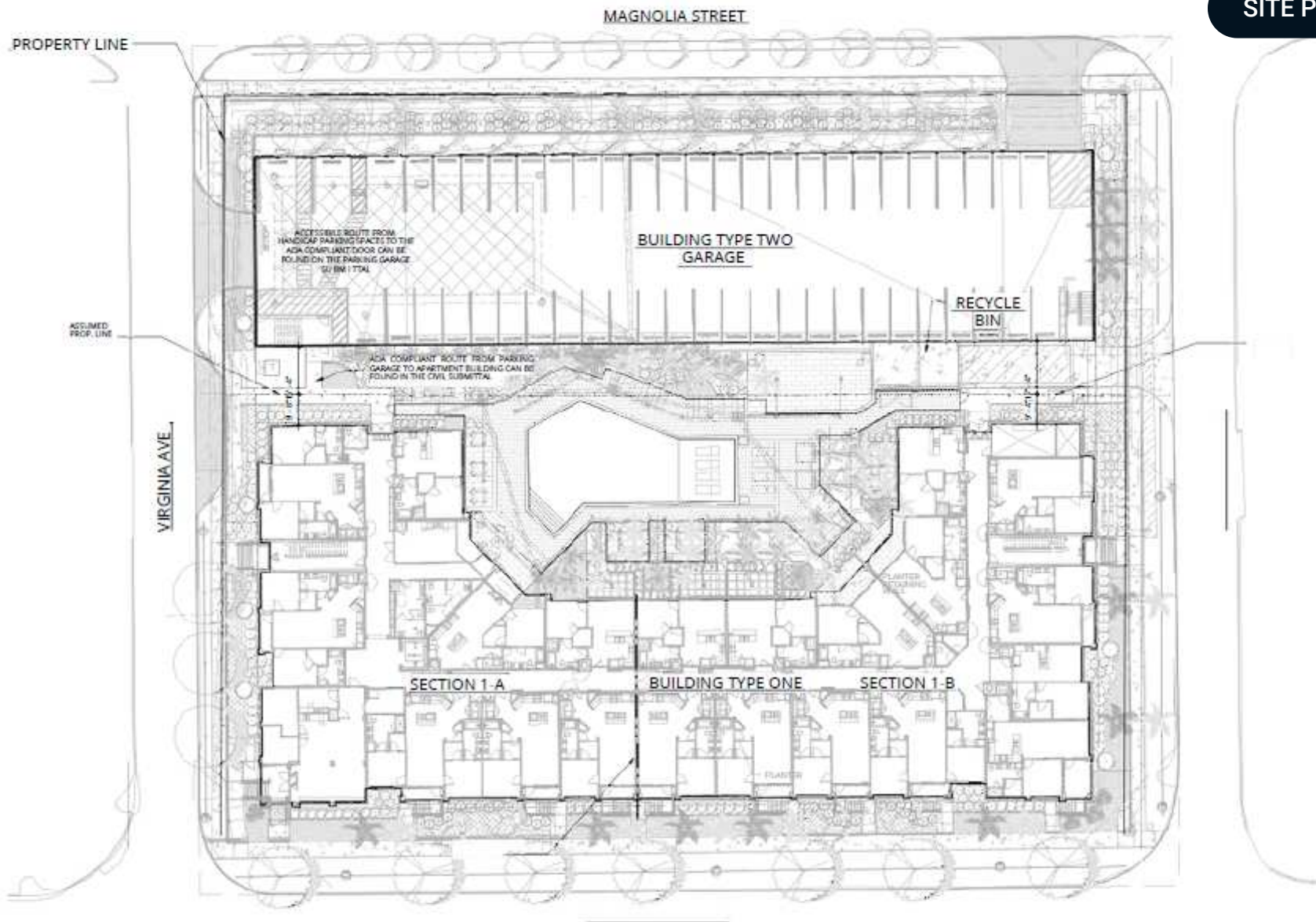
W Peachtree St

George Jenkins Blvd
W Magnolia St



SITE PLANS

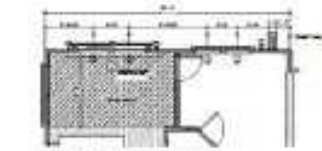




UNIT MIX FLOOR PLANS



UNIT A1 @ SEPERATION WALL



UNIT A1 ALTERNATES



UNIT A1 FLOOR PLAN



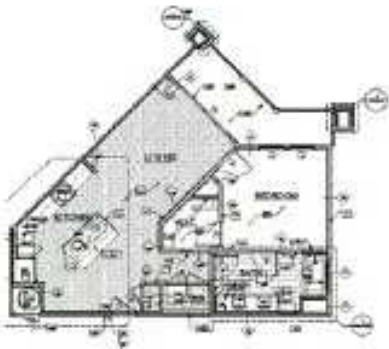
UNIT A1 FLOOR PLAN



UNIT A2 FLOOR PLAN



UNIT A2 FLOOR PLAN



UNIT A3 FLOOR PLAN



UNIT A3 FLOOR PLAN

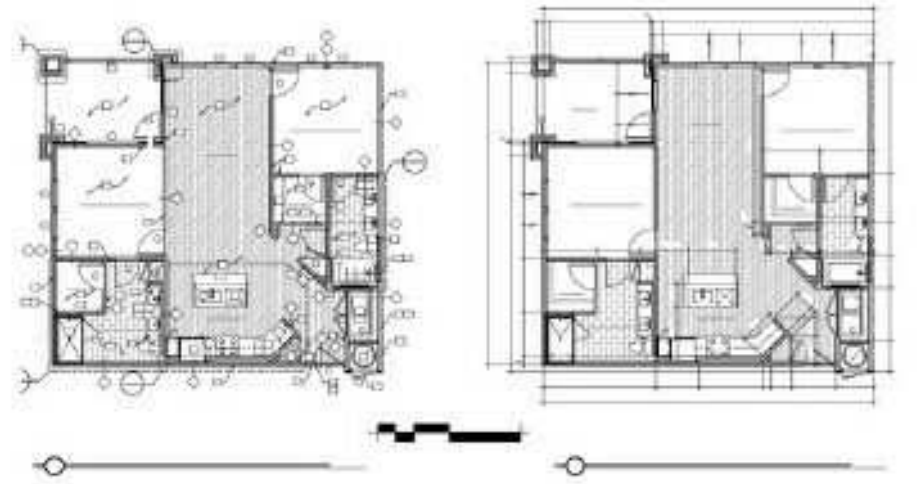
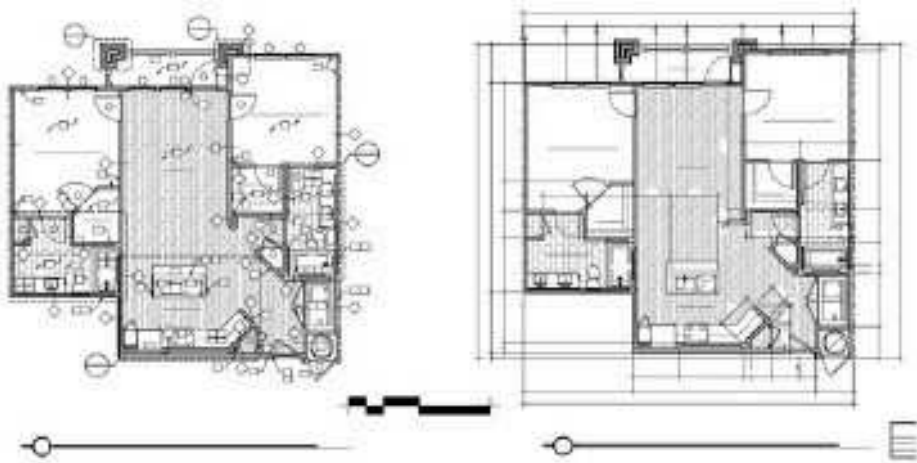
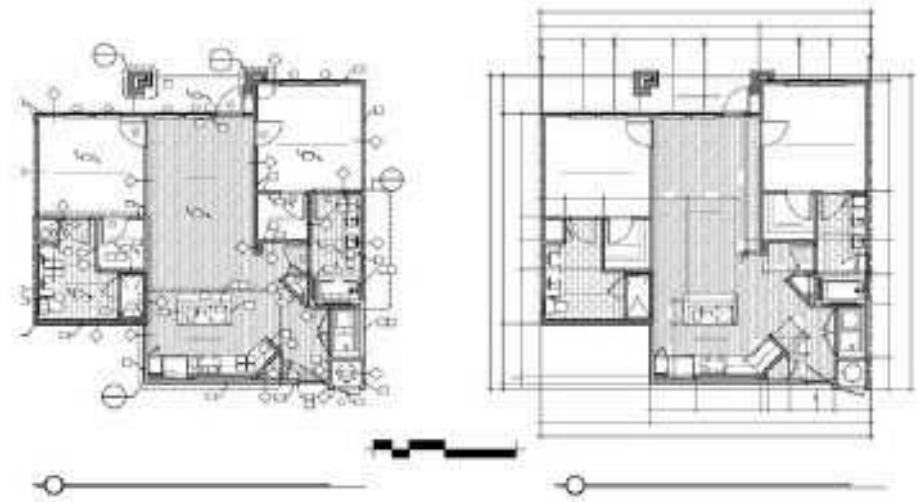
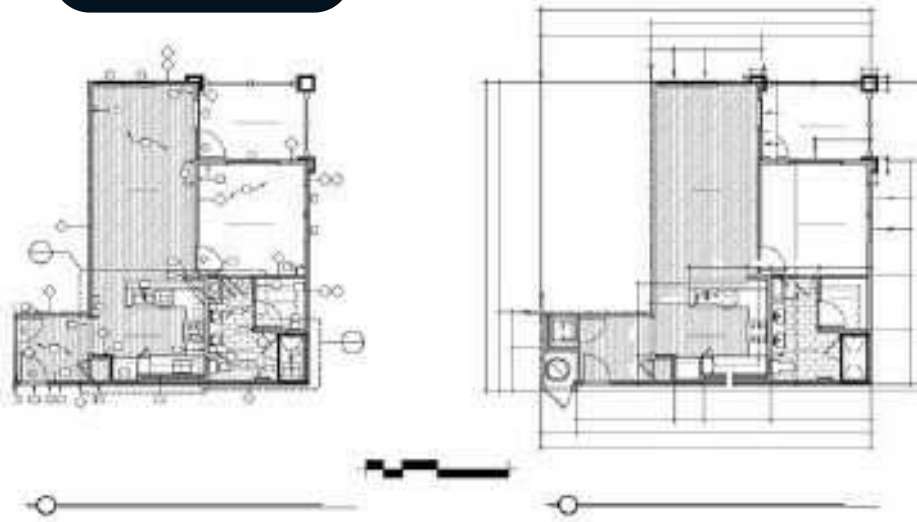


UNIT A4 FLOOR PLAN

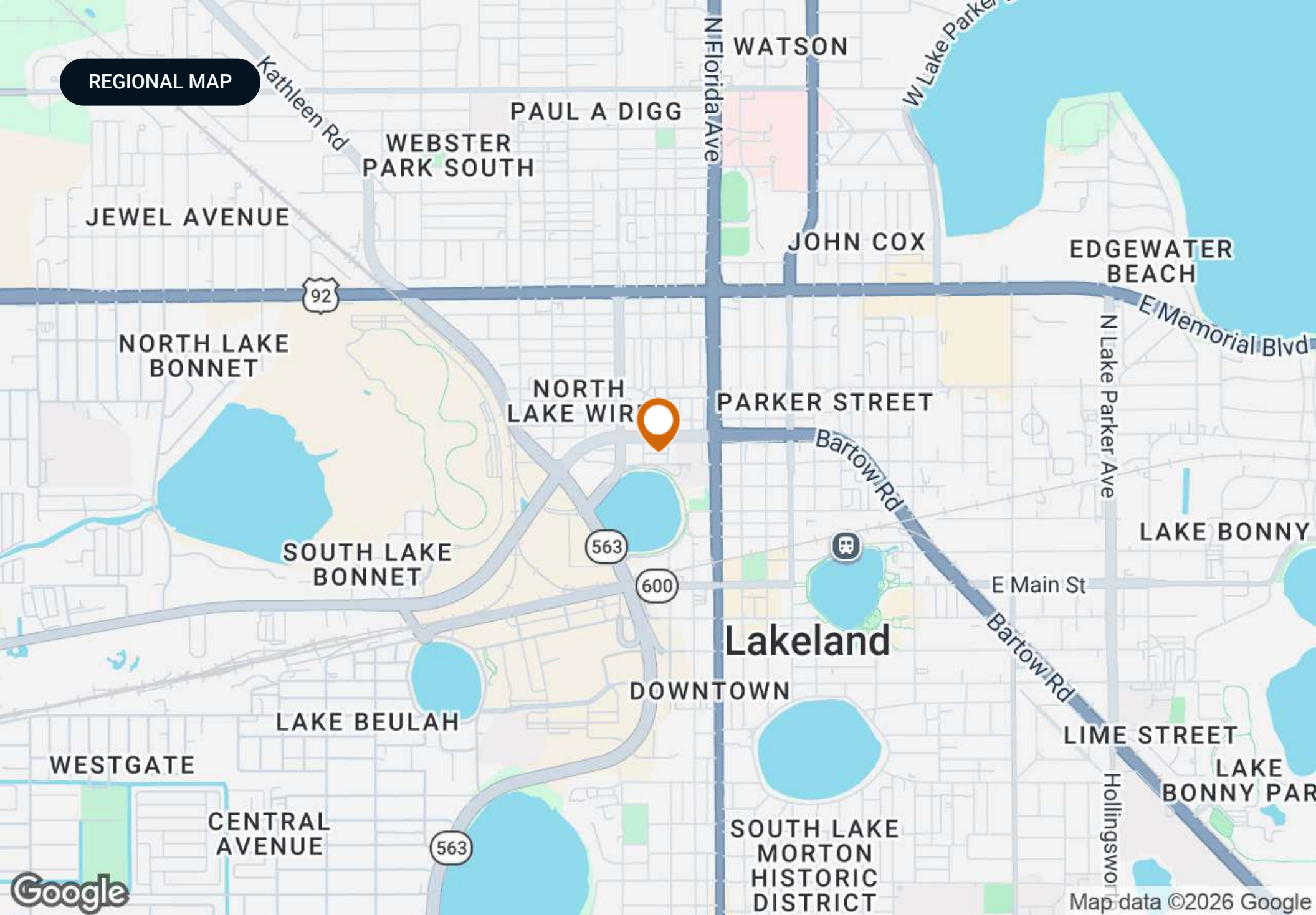


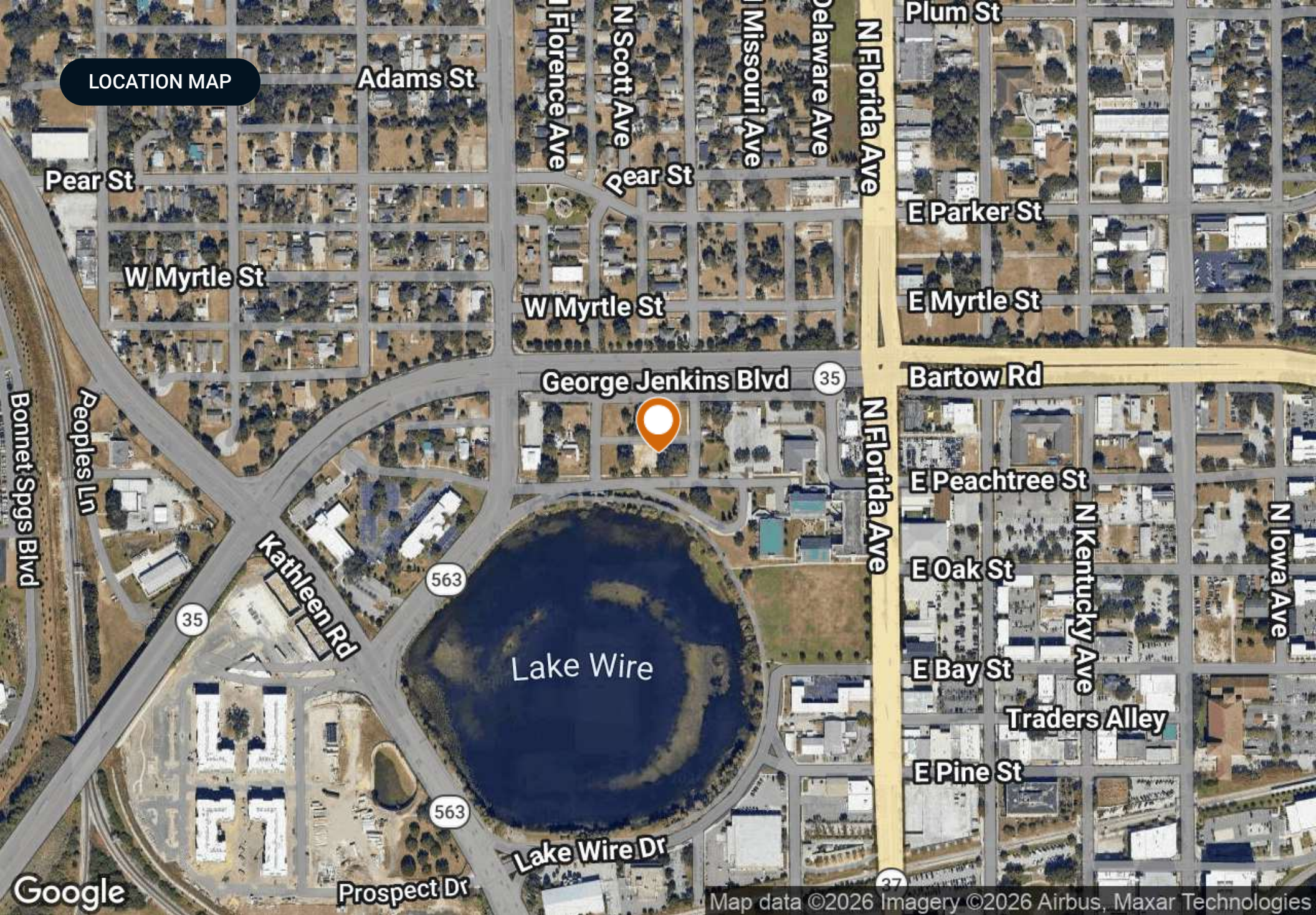
UNIT A4 FLOOR PLAN

FLOOR PLANS



REGIONAL MAP

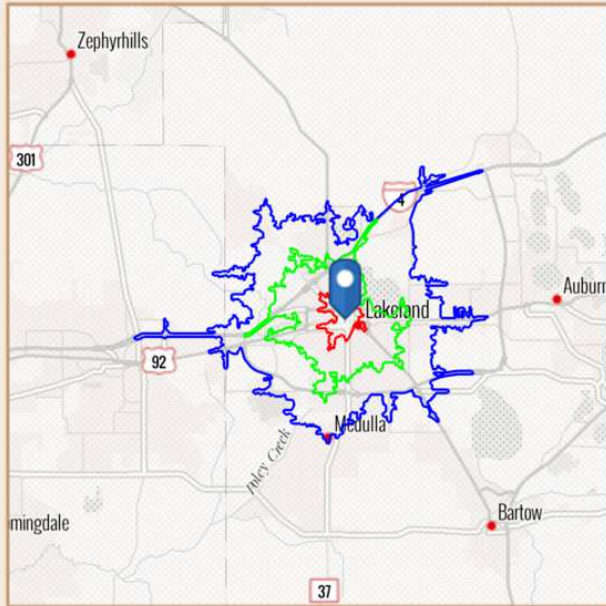




BENCHMARK DEMOGRAPHICS

321 W Peachtree St, Lakeland, Florida, 33815

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	5.84%	5.57%	5.46%	5.30%	5.30%	4.69%	5.39%
5 - 9	5.52%	5.53%	5.53%	5.61%	5.61%	5.03%	5.75%
10 - 14	5.75%	5.70%	5.67%	6.00%	6.00%	5.34%	5.98%
15 - 19	6.01%	7.13%	6.57%	6.26%	6.26%	5.84%	6.47%
20 - 34	21.16%	23.49%	21.52%	18.85%	18.85%	18.43%	20.33%
35 - 54	23.06%	21.66%	22.70%	24.12%	24.12%	24.41%	25.20%
55 - 74	23.09%	21.76%	22.46%	23.96%	23.96%	25.55%	22.82%
75+	9.62%	9.16%	10.07%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	22.8%	13.1%	9.7%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	11.7%	8.7%	7.4%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	10.3%	9.6%	8.7%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	14.2%	12.8%	12.9%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	12.9%	19.5%	21.1%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	8.1%	12.2%	13.1%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	14.3%	15.3%	16.5%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	4.4%	4.7%	6.0%	8.1%	8.1%	8.7%	9.8%
\$200,000+	1.3%	4.2%	4.8%	6.6%	6.6%	12.1%	14.0%
KEY FACTS							
Population	8,948	73,704	152,987	822,142	822,142	23,027,836	339,887,819
Daytime Population	16,435	95,913	179,604	782,956	782,956	22,846,618	338,218,372
Employees	3,050	27,369	62,024	334,740	334,740	10,832,721	167,630,539
Households	3,755	28,707	61,492	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.22	2.35	2.36	2.57	2.57	2.43	2.50
Median Age	39.5	37.1	39.1	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	209,729	215,589	268,221	319,676	319,676	416,969	370,578
Owner Occupied %	29.0%	52.0%	56.3%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	71.0%	48.0%	43.7%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	4,127	32,299	68,023	361,112	361,112	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$38,600	\$56,457	\$62,602	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$25,170	\$29,893	\$33,105	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$14,461	\$80,182	\$119,757	\$224,923	\$224,923	\$253,219	\$228,144

ADDITIONAL PHOTOS



CONCEPTUAL RENDERINGS



RETAILER MAP

HOBBY LOBBY



Dillard's
The Style of Your Life.

JCPenney

H&M

Bath & Body Works

DICK'S
SPORTING GOODS



PETCO
Where the pets go

TJ-maxx

FLOOR
DECOR

LOWE'S

ihop



Prospect Lakewire



BONNY PARK

FLORIDA
SOUTHERN
COLLEGE

Publix

Publix

LAKE BENTLEY

LAKE SOMERSET

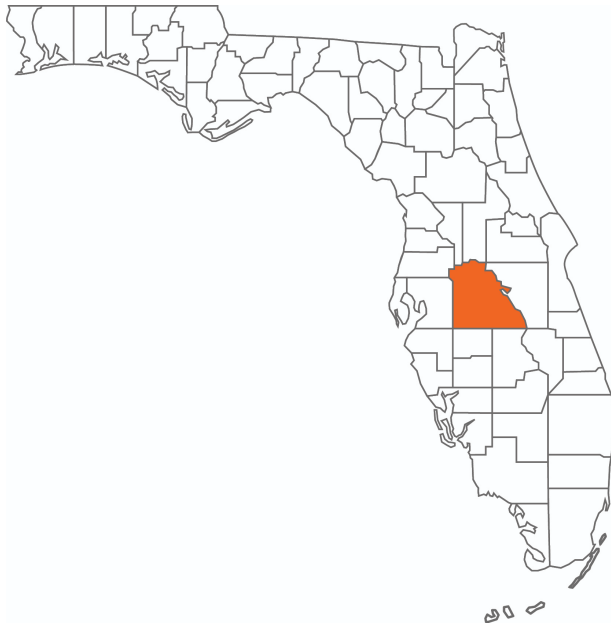
Crystal Lake

Eaton Park



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
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 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.

ADVISOR BIOGRAPHY



Trace Linder

Advisor

trace@saundersrealestate.com

Direct: **877-518-5263 x463** | Cell: **863-287-3281**

Professional Background

Trace Linder is an Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Commercial & Industrial
- Residential Development
- Recreational & Hunting Land

ADVISOR BIOGRAPHY



Sid Bhatt, CCIM, SIOR

Senior Advisor

sid@saundersrealestate.com

Direct: **877-518-5263 x484** | Cell: **704-930-8179**

Professional Background

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

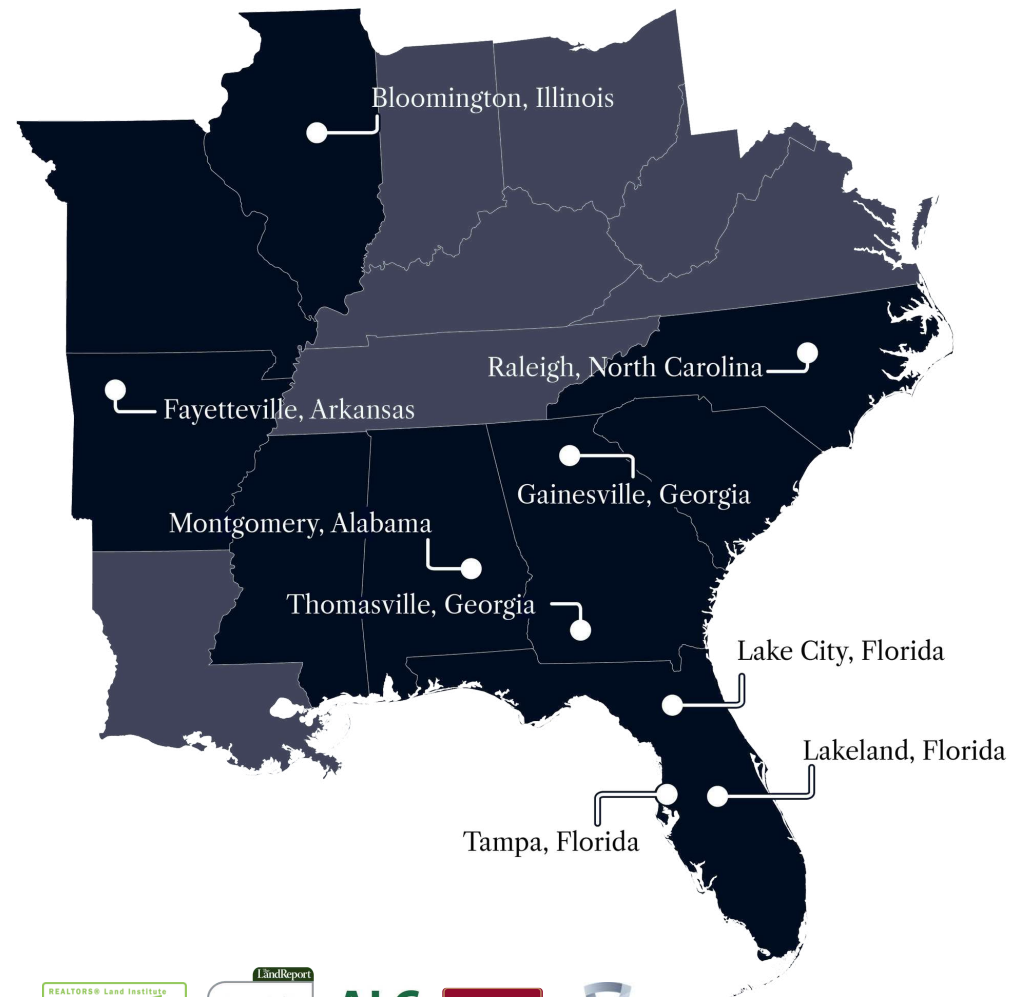
- Industrial
- Retail
- Office



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