

AIRPORT FRONTAGE DEVELOPMENT SITE

0 Century Blvd, Lakeland, FL 33811



SALE PRICE:	\$265,000
LOT SIZE:	1.8 Acres
BUILDING SPEC:	Up To 40,000 SF Of Building
APN #:	23-28-33-138100-000180 23-28-33-138100-000170
ZONING:	Industrial (I-2)
MARKET:	Tampa / St Petersburg
SUB MARKET:	Lakeland - Winter Haven MSA
TRAFFIC COUNT:	14,900 - Drane Field Rd
UTILITIES	Available Including Gas

PROPERTY OVERVIEW

This vacant site is 1.8± acres, located across from the Lakeland International Airport near Amazon, Publix HQ, distribution centers, corporate offices and centrally located within residential growth. The property is zoned medium industrial with a future land use Business Park. Property includes 2 parcels on a corner property near traffic light. Built-to-suit available.

Potential uses include any office buildings, industrial level 1 & 2, storage units, mini warehousing, R&D facilities, wholesale uses, cellular/transmission tower, auto repair/retail, outdoor sales/storage/RV, general parking, solar power and others.

PROPERTY FEATURES

- Across from the Lakeland International Airport
- Shovel ready, built-to-suit available
- Up to 40,000 SF of building
- Centrally located within business park & residential growth

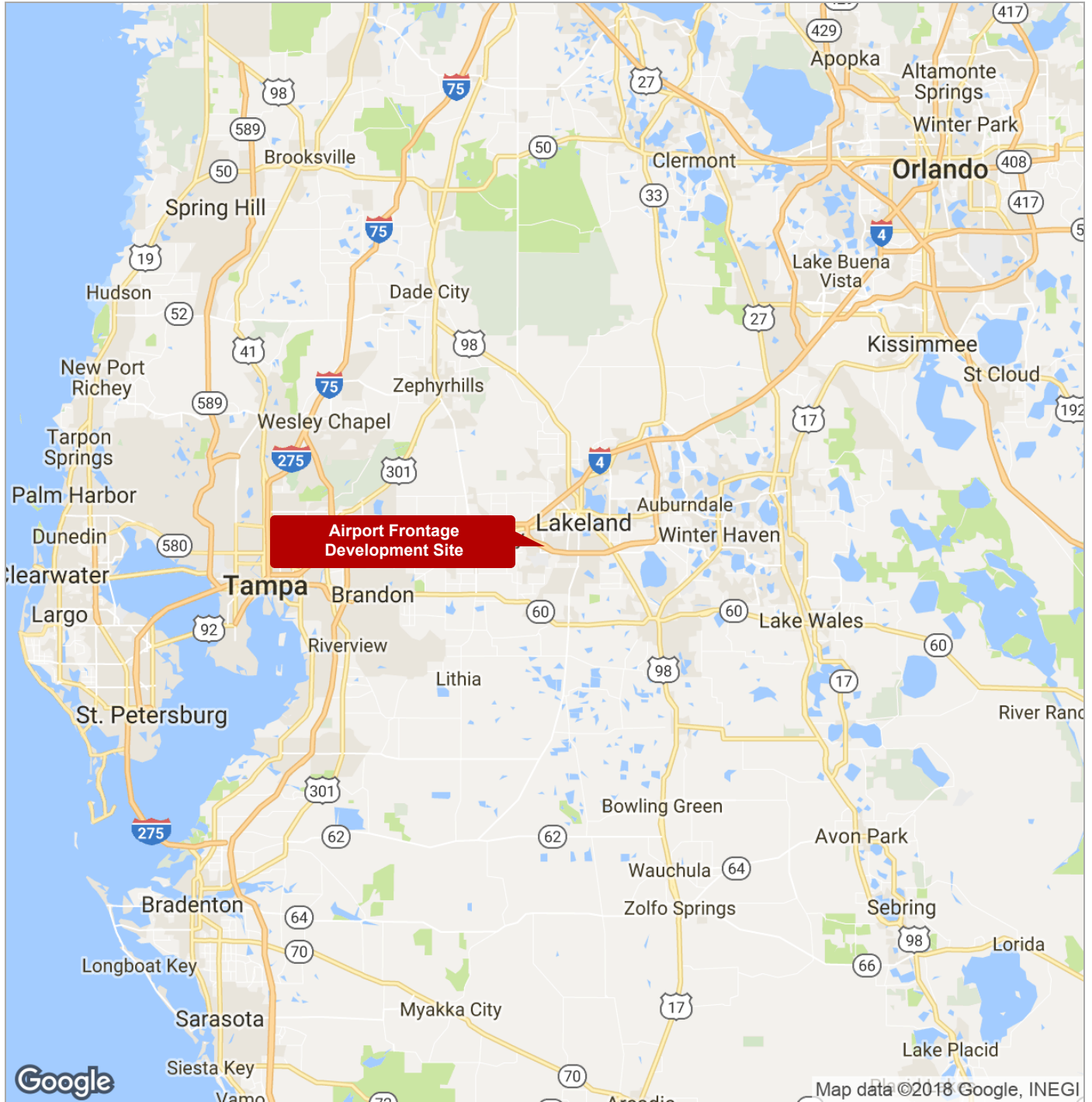
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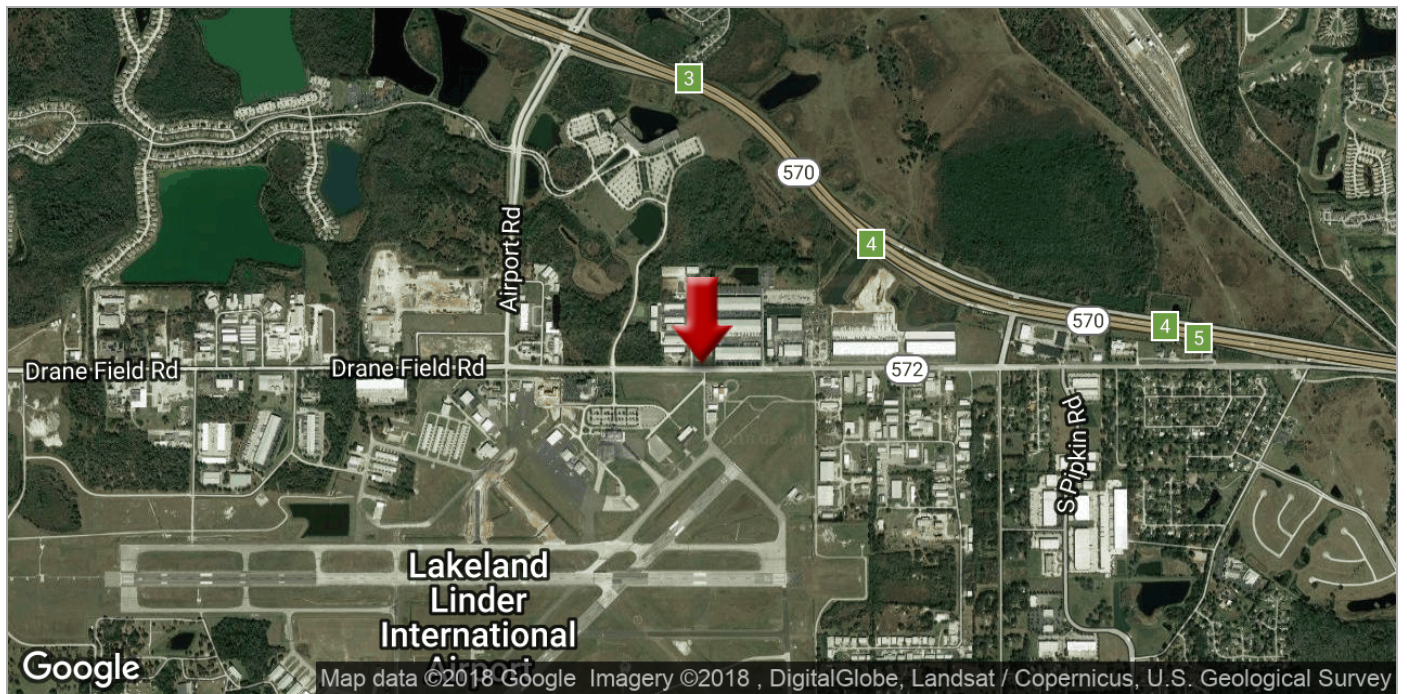
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FLORIDA
within **REACH**

With its strategic central location, Polk County delivers the connectivity, competitive costs and workforce talent your business needs to thrive.

9 MILLION people within **100 MILES**

CENTRAL FLORIDA
DEVELOPMENT COUNCIL

READY TO TURN OUR ACCESS INTO YOUR ADVANTAGE?
Connect with us—and new opportunities—at cfdc.org or (863) 937-4430.



U.S. Customs and Border Protection



INVEST IN A GROWING AREA:

Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail. Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Florida Southern College and is the winter home to the Detroit Tigers.

LAKELAND LINDER INTERNATIONAL AIRPORT (LAL):

The Lakeland Airport is owned and operated by the City of Lakeland on 1,742AC, 1M SqFt of facilities, 8,500 ft runway, over 115,000 aircraft operations a year and has \$284M in economic impact to the region. They recently open a U.S. Customs and Border Protection office and accept international flights. For more project info: <http://www.lakelandairport.com/airport-information/airport-projects>

SUN 'N FUN INTERNATIONAL FLY-IN & EXPO

Created in 1974, SUN 'n FUN is an annual event, held in April, has grown into the second largest event of its kind in the world and is Florida's largest annual convention. The 6 day event on 2,200 AC has been recorded to have a \$64M economic impact on the I-4 corridor in CF. For the other 51 weeks of each year, activities on the Expo Campus include events in the facilities on nearly 200 acres including the Aerospace Discovery at the Florida Air Museum.

LATEST DEVELOPMENT WITHIN A MILE

In 2017, The NOAA (National Oceanic and Atmospheric Administration) Hurricane Hunters weather squadron moved its headquarters and staff of about 100 and fleet of nine aircraft — including its modified P-3 Orions "Kermit" and "Miss Piggy" — to Lakeland Linder.

In 2018 and currently under construction, GEICO is expanding and adding up to 500 new jobs with a new \$12M, 50,000 SF facility just South of the airport.

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LAL BY THE NUMBERS



HISTORY



YEAR OPENED

FORMER NAMES

LAKELAND AIRPORT #2

UNK - MAY 1941

DRANE FIELD

MAY 1941 - MAY 1942

LAKELAND ARMY AIR FIELD

MAY 1942 - NOVEMBER 1945

DRANE FIELD

NOVEMBER 1945 - 1960

LAKELAND MUNICIPAL AIRPORT

1960 - 1970s

LAKELAND REGIONAL AIRPORT

1970s - 1980s

LAKELAND LINDER REGIONAL AIRPORT

1980s - PRESENT

ARMY AIR CORPS



DURING WWII LAL WAS USED BY THE ARMY AIR CORPS TO TRAIN B-17, B-24, B-26, P-51, P-40, AND A-20 AIRCREWS. AT THAT TIME THE AIR FIELD WAS COMPRISED OF **3,880 ACRES**.

ABOUT

OPERATIONS RUN



CLASSIFIED AS **NATIONAL AIRPORT** BY THE FAA AND AN **INTERNATIONAL USER FEE AIRPORT** BY U.S. CUSTOMS AND BORDER PROTECTION

AIR TRAFFIC CONTROL TOWER



AIRCRAFT RESCUE AND FIREFIGHTING ON FIELD



365-24/7 ARFF INDEX B CAPABLE OF INDEX C

OVER **250** BASED AIRCRAFT

FAR PART 139 **CLASS 1 AIRPORT**



CAPABLE OF ACCEPTING COMMERCIAL AIR SERVICE

OPERATIONS



TAKEOFFS AND LANDINGS

117,584 OPERATIONS
2,576 MILITARY

NATIONAL RANKING



BUSIEST AIRPORT IN THE UNITED STATES

OUT OF 5,136 PUBLIC USE AIRPORTS IN THE UNITED STATES AND 19,536 TOTAL FACILITIES

16th BUSIEST CONTRACT TOWER IN THE UNITED STATES

STATE RANKING



19th BUSIEST AIRPORT IN FLORIDA
HIGHER THAN PIE, PNS, SRQ, JAX, MLB, RSW, PGD, AND GNV - TPA RANKED 9TH

INFRASTRUCTURE

LONGEST RUNWAY

8500'
OR 1.6 MILES

3 TOTAL RUNWAYS

PERIMETER FENCING

OVER **81,300 LINEAR FEET** OF FENCE LINES. THAT'S OVER **15 MILES!**

FACILITIES TERMINALS AND HANGARS



OVER **1,000,000 SQ. FEET!**

TOTAL AREA



LARGER THAN ALL FOUR WALT DISNEY WORLD THEME PARKS **COMBINED**



TOTAL TAXIWAYS **23**
OVER **95,000 LINEAR FEET** OF TAXIWAYS. THAT'S OVER **18 MILES!**



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3900 DON EMERSON DR. • STE 210
LAKELAND, FLORIDA 33811
P 863-834-3298 • F 863-834-3274
FLYLAKELAND.COM

FEBRUARY 2018

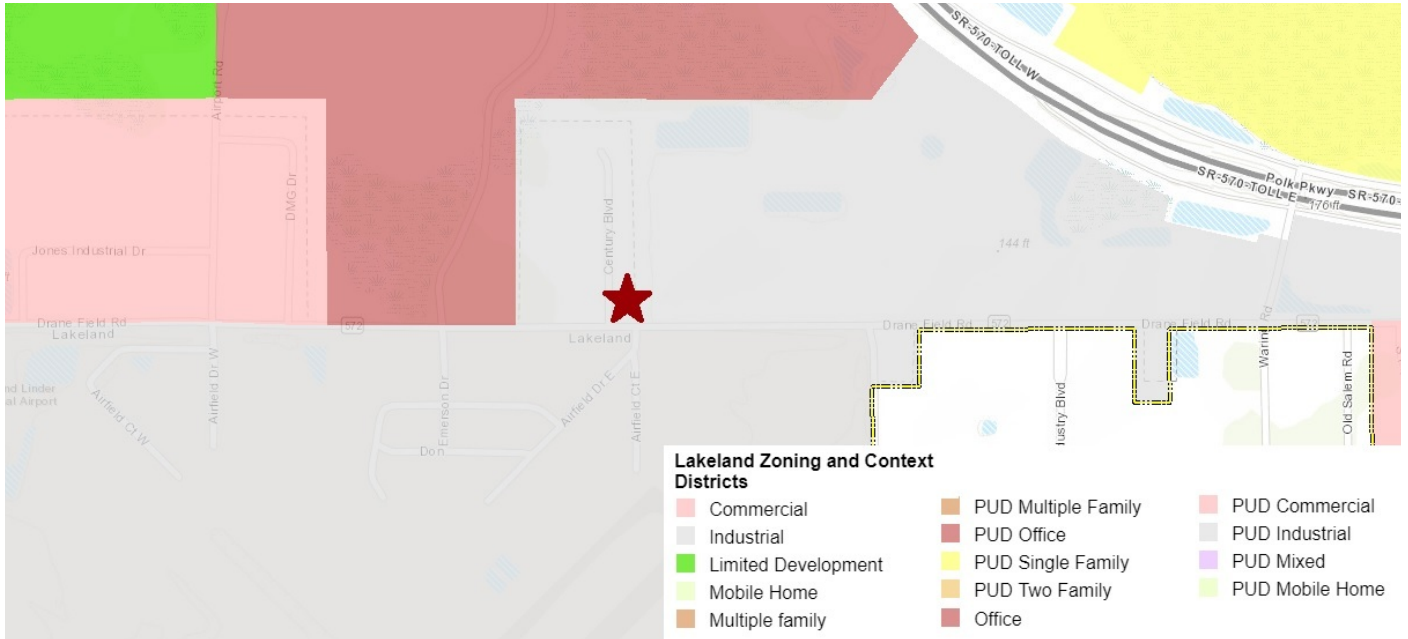
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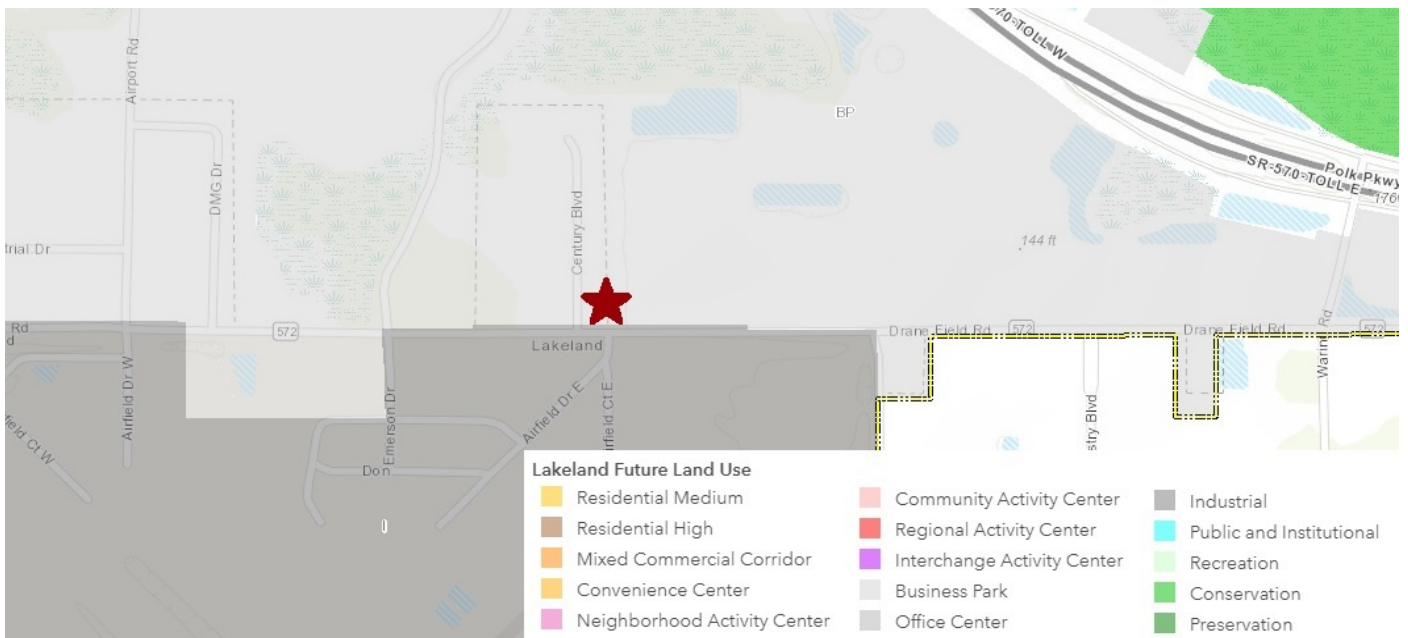
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CITY OF LAKELAND CURRENT ZONING: INDUSTRIAL 2 (I-2)



CITY OF LAKELAND FUTURE LAND USE: BUSINESS PARK

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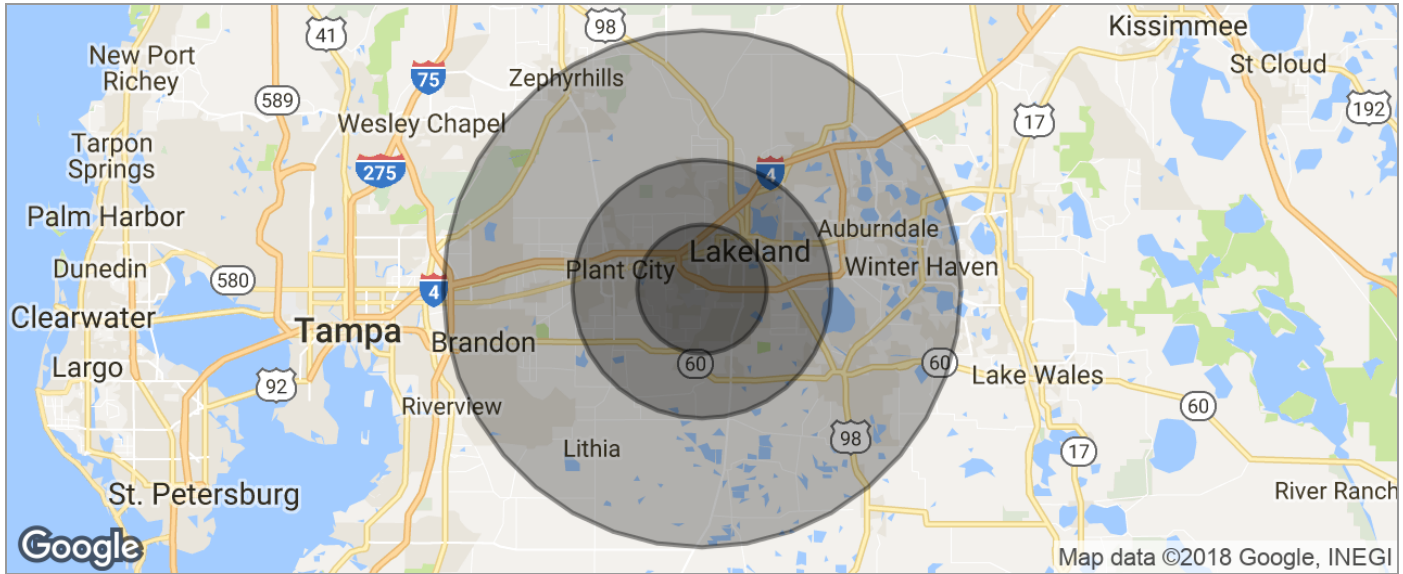
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POPULATION	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	94,900	295,965	672,287
MEDIAN AGE	39.4	37.7	38.5
MEDIAN AGE (MALE)	37.6	36.0	37.1
MEDIAN AGE (FEMALE)	41.0	39.0	39.5
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	37,613	111,162	247,354
# OF PERSONS PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$61,660	\$60,756	\$63,892
AVERAGE HOUSE VALUE	\$187,053	\$181,147	\$202,231
RACE	5 MILES	10 MILES	20 MILES
% WHITE	80.5%	77.5%	80.0%
% BLACK	12.4%	13.9%	11.7%
% ASIAN	1.0%	1.7%	2.0%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.4%	0.3%	0.4%
% OTHER	4.0%	4.8%	3.6%
ETHNICITY	5 MILES	10 MILES	20 MILES
% HISPANIC	15.5%	16.0%	15.5%

* Demographic data derived from 2010 US Census

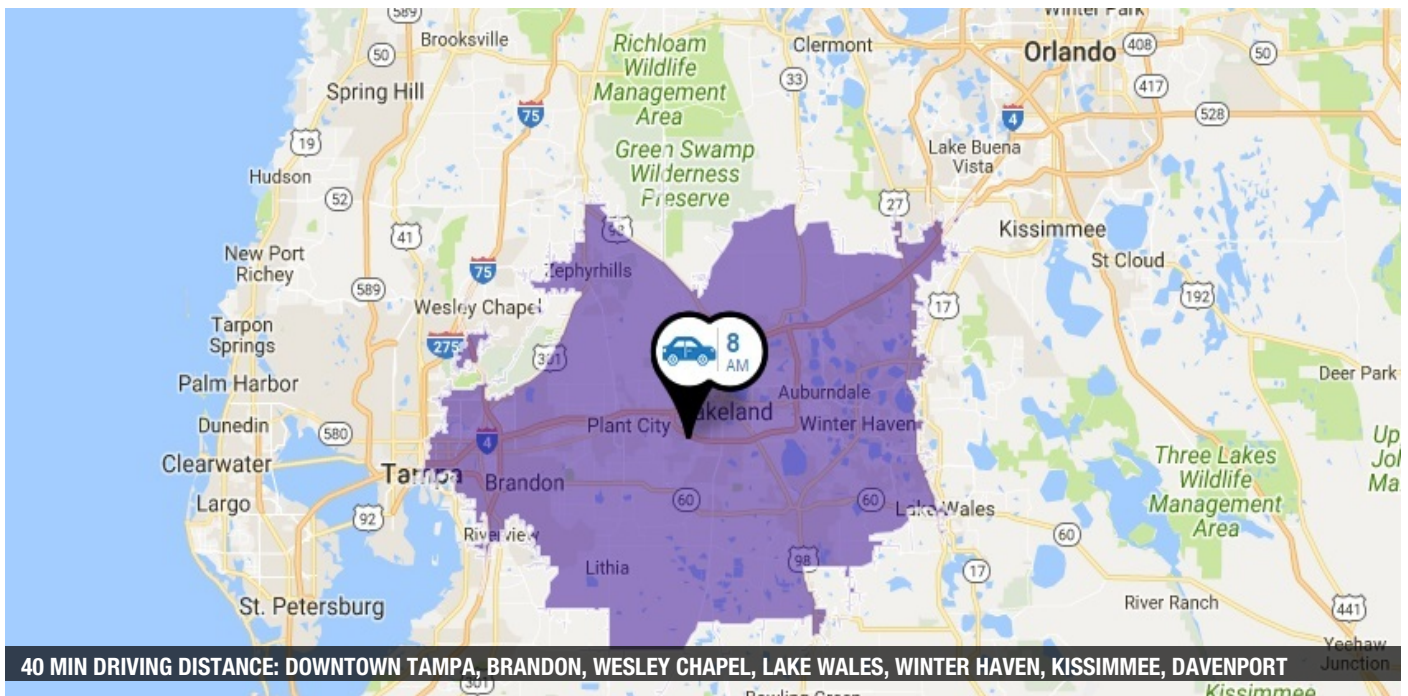
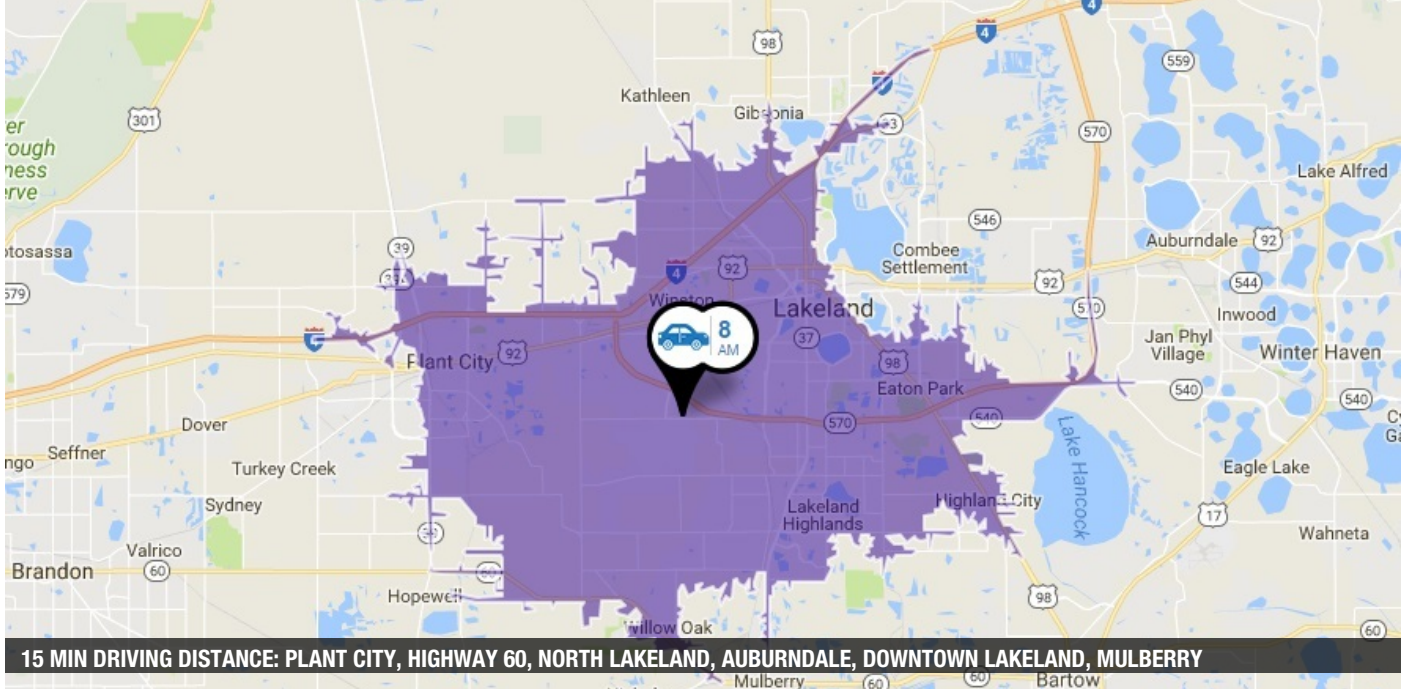
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Alex Delannoy

SALE ASSOCIATE

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BACKGROUND

Growing up in Toulouse, France, I always dreamed that one day I would have the opportunity to pursue the American dream. I've always had a strong drive and a burning desire to discover new experiences and knowledge. My travels through Europe and the rest of the world have created a great love for the diversity & culture I experienced.

I followed my passion and arrived in the United States in 2006 under exciting yet unique circumstances. I was a professional paintball player and was blessed to have realized my dream by eventually joining one of the best teams in the world here in Tampa. My entrepreneur spirit led me to create my own business and in 2010 I opened the doors of Action Paintball & Laser Tag in Winter Haven. The facilities include a retail pro-shop while offering 5 different activities and welcoming more than 35,000 players with hundreds of parties each year. With 30 + trained employees, Action Paintball was rated one of the best fields in Florida. It also exceeded my original business plan from inception and was successfully purchased by an investor in March 2017.

My business allowed me to stay engaged with the community and my desire to meet people on a personal and professional level led me to the real estate industry. I started my career in residential while being part of the number one sales team in my county with over 400 units sold per year. I enjoy the dynamics of investing and advising on all aspects of real estate transactions and it wasn't long until my experience and passion led me to commercial real estate where my team and I assist clients through Keller Williams Commercial division whose focus on client's relationships and technology made it the fastest growing commercial real estate in the United States.

I'm a strong believer in personal development and am very grateful for all the people I have met and who have helped me. I love to achieve and provide results by creating opportunities through analyzing the problem and finding a durable solution by using all resources available. In order to succeed in a project, I've been known to create new resources and solutions and I'm always looking at new ways to add value and skills. I look forward to meeting with you on how my commitment and experience can meet your needs and goals.

KEY FOCUS

Consistency, Reactivity, Creativity & Outstanding Customer Service.

MEMBERSHIPS & ASSOCIATIONS

International Council of Shopping Center Member
Winter Haven Chamber of Commerce
National Realtor Association
Lakeland Association of Realtors

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Confidentiality & Disclaimer

LAKELAND, FL

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lakeland in compliance with all applicable fair housing and equal opportunity laws.

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PRESENTED BY:

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