

LAND FOR SALE

LAND ON N COMBEE RD

1509 N Combee Rd, Lakeland, FL 33801



OFFERING SUMMARY

SALE PRICE:	\$275,000
LOT SIZE:	2.96 Acres
ZONING:	CE - Commercial Enclave
WATER & SEWER:	City of Lakeland
MARKET:	Tampa / St Petersburg
SUBMARKET:	Lakeland MSA
TRAFFIC COUNT:	12,000 on Combee Rd

PROPERTY OVERVIEW

KW Commercial Lakeland is presenting this 2.96 acres of Commercial Enclave zoned land between I-4 and US-92 with 300 feet of frontage on N Combee Rd and 12,000 cars per day. Utilities are available through the City of Lakeland, a survey, utilities map, conceptual site plan and allowed use table is available on demand. Site located within opportunity zone.

Permitted or conditional use on the site include commercial vehicle parking, clinics & medical offices, childcare center, gas station, kennels, motor freight terminal, office, restaurant, drive-thru retail, school, car wash, self storage facility and auto related businesses.

Conceptual site plans available could fit a 10,000 SF retail building and a free standing building retail store with drive-thru or a self storage facility.

PROPERTY HIGHLIGHTS

- Centrally located between I-4 and US-92
- Growing industrial and retail area
- Existing commercial land use and utilities on site
- Located within Opportunity Zone & Census Tract

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218 E Pine Street
Lakeland, FL 33801-7915

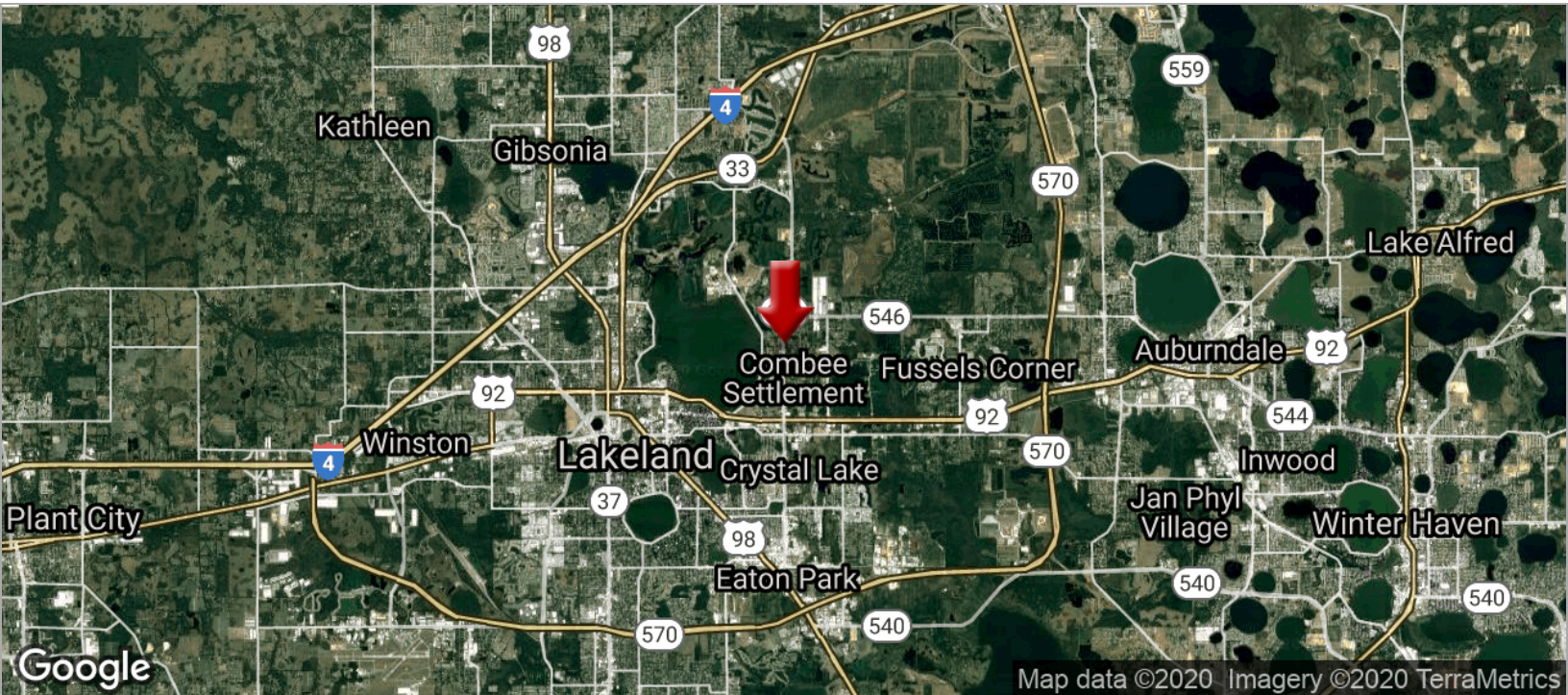
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LOCATION MAPS

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AREA DESCRIPTION

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CITY OF LAKELAND

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.

INDUSTRIAL MARKET OVERVIEW

Lakeland is one of the key industrial markets in Florida, and compares favorably to much larger metros, particularly in the logistics sector.

FLORIDA POLYTECHNIC

Florida Poly designed by renowned Santiago Calatrava was established in 2012 on 170 acres to advance to state's economy by training a highly skilled technical workforce, extra residence hall being build in 2015 and the latest addition was a student development center open in 2018.

ZONING

Current land use is "Commercial Enclave: (CE): The purpose of the CE district is to recognize existing concentrations of commercial and office uses located outside of Activity Centers and Linear Commercial Corridors, whose future development or redevelopment is consistent with the Polk County Comprehensive Plan.

NEWEST INDUSTRIAL NEAR SUBJECT

- Amazon - 2,000,000 SF (2 distribution center)
- Amazon Air Cargo (2020) - 283,000 SF
- Walmart - 2,000,000 SF (2 distribution center)
- Ikea (2019) - 325,000 SF & Medline (2017) - 830,000 SF
- Pepsico (2017) - 600,000 SF & Best Buy - 650,000 SF



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CONCEPTUAL SITE PLAN

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CONCEPTUAL SITE PLAN

Versatile site with high potential including restaurant, retail, medical, vehicle sales and repair, office, and other uses. Site plan is dimensional and set to scale; all uses subject to applicable land development regulations.

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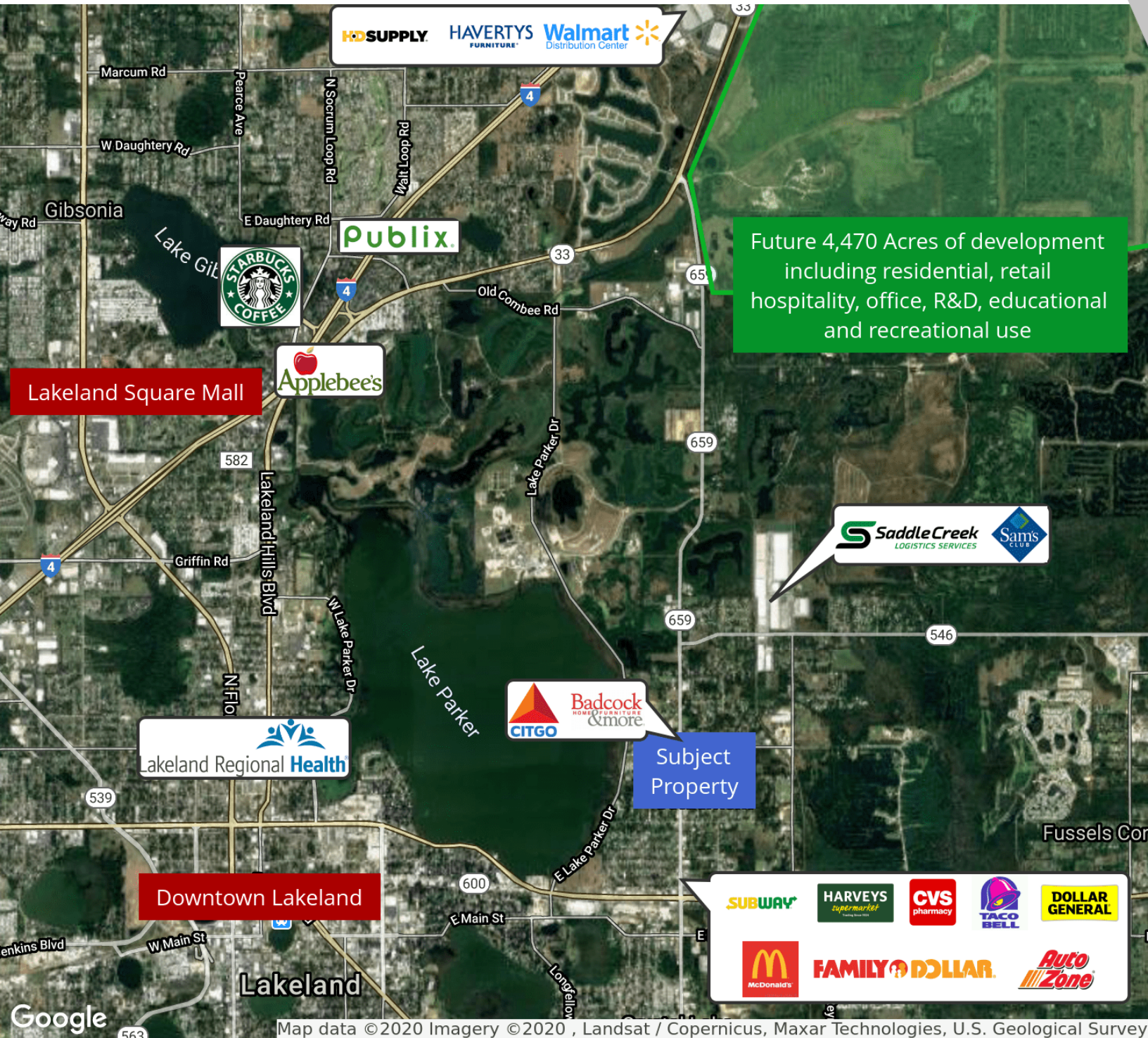
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RETAILER MAP

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LAND USE & FLOOD MAP

1509 N Combee Rd, Lakeland, FL 33801



- Overlay Wetlands
- Future Land Use 2030
- MU
 - IAC
 - CITY
 - LAKES
 - CC - Convenience Center
 - NAC - Neighborhood Activity Center
 - CAC - Comunity Activity Center
 - TC - Town Center
 - RAC - Regional Activity Center
 - HIC - High-Impact Commercial Centers
 - TCC - Tourism Commercial Centers
 - LCC - Linear Commercial Corridor
 - CE - Commercial Enclave
 - OC - Office Center
 - EC - Employment Center
 - BPC-1 - Business Park Center
 - BPC-2 - Business Park Center
- Current Land Use: CE - Commercial Enclave



- Flood and Drainage
- Flood and Drainage
- Base Flood Elevations (visible at 1:18,490)
- FEMA Floodways
- FEMA Flood Zones 2016 (visible at 1:18,056)
- Flood Zone A
 - Flood Zone AE
 - Flood Zone AH
 - Flood Zone X5
- Wetlands NWI (visible at 1:18,000)



- Property Appraiser
- Property Appraiser
- Parcels

Flood & Drainage Map

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OPPORTUNITY ZONE & UTILITY MAP

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Located in Opportunity Zone & Census Tracts



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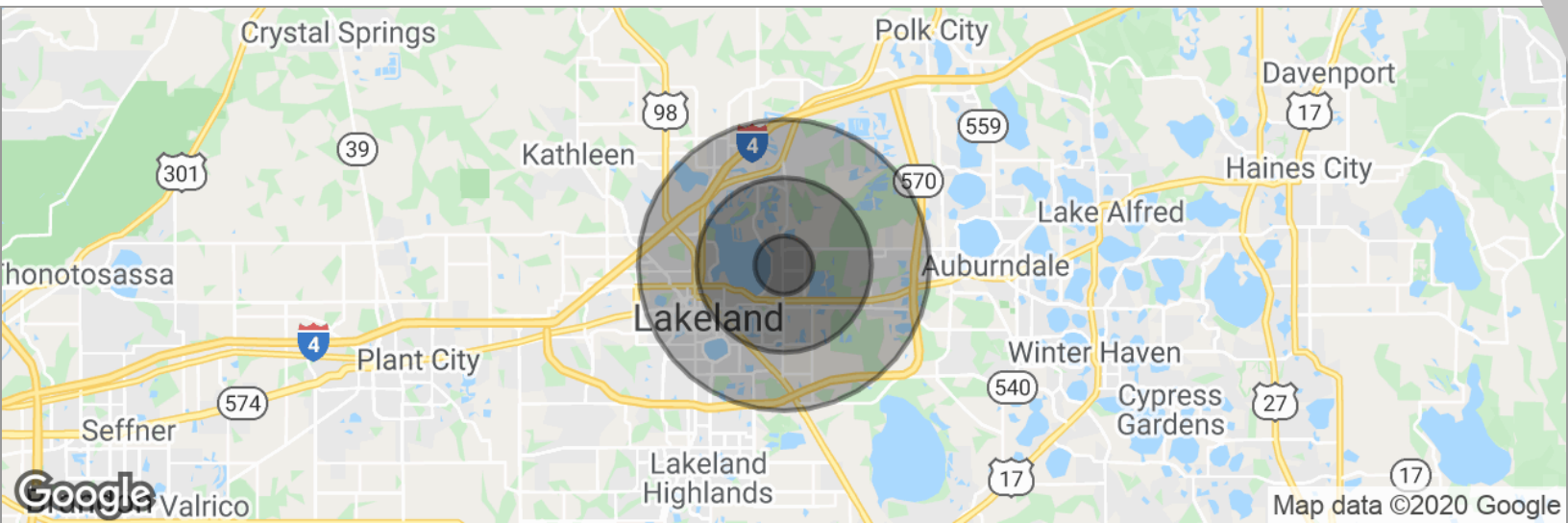
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,668	28,998	94,240
Median age	33.2	33.9	37.0
Median age (male)	31.5	31.7	35.0
Median age (Female)	35.1	35.4	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,006	10,537	36,859
# of persons per HH	2.8	2.8	2.6
Average HH income	\$46,556	\$47,147	\$51,517
Average house value	\$153,722	\$128,491	\$163,015
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	23.2%	18.7%	13.9%
RACE (%)	1 MILE	3 MILES	5 MILES
White	74.6%	71.5%	70.2%
Black	5.3%	14.6%	20.0%
Asian	0.0%	0.8%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.2%	0.2%
Other	17.8%	10.5%	6.2%

* Demographic data derived from 2010 US Census

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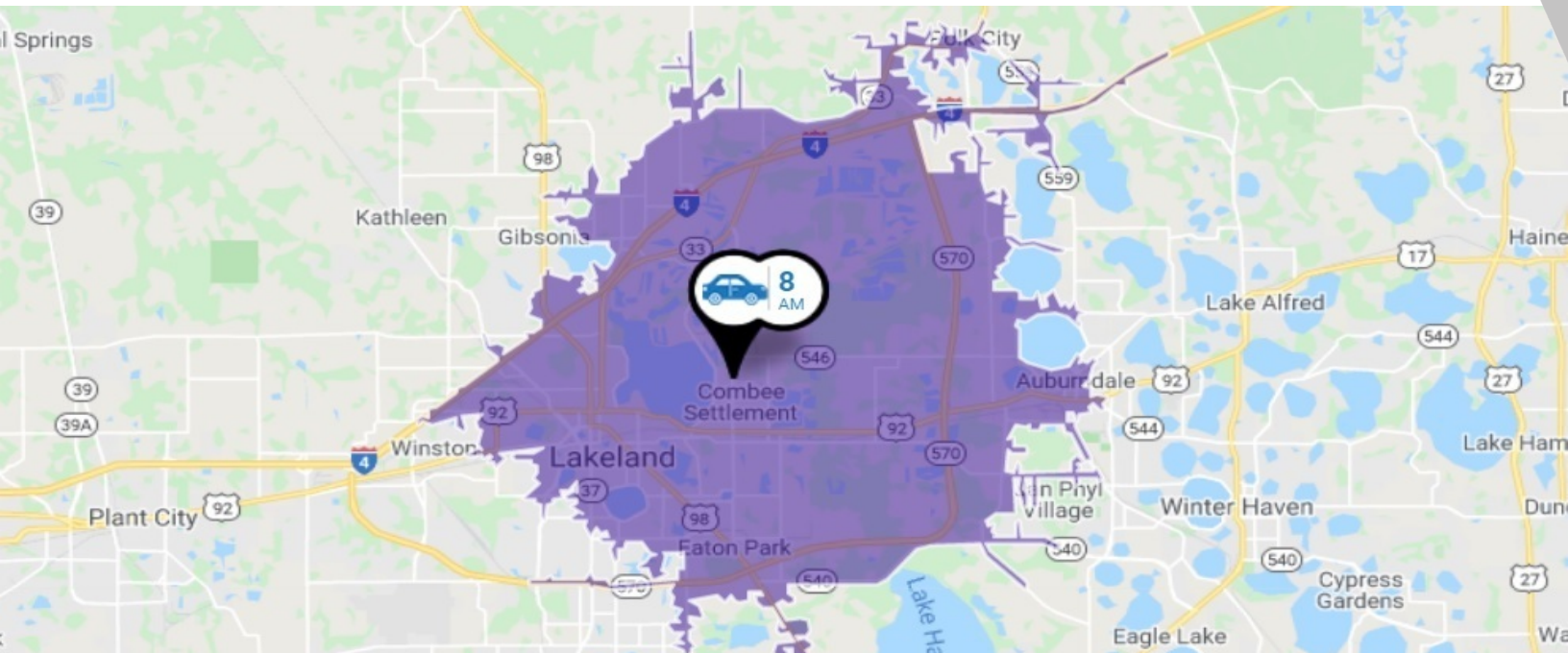
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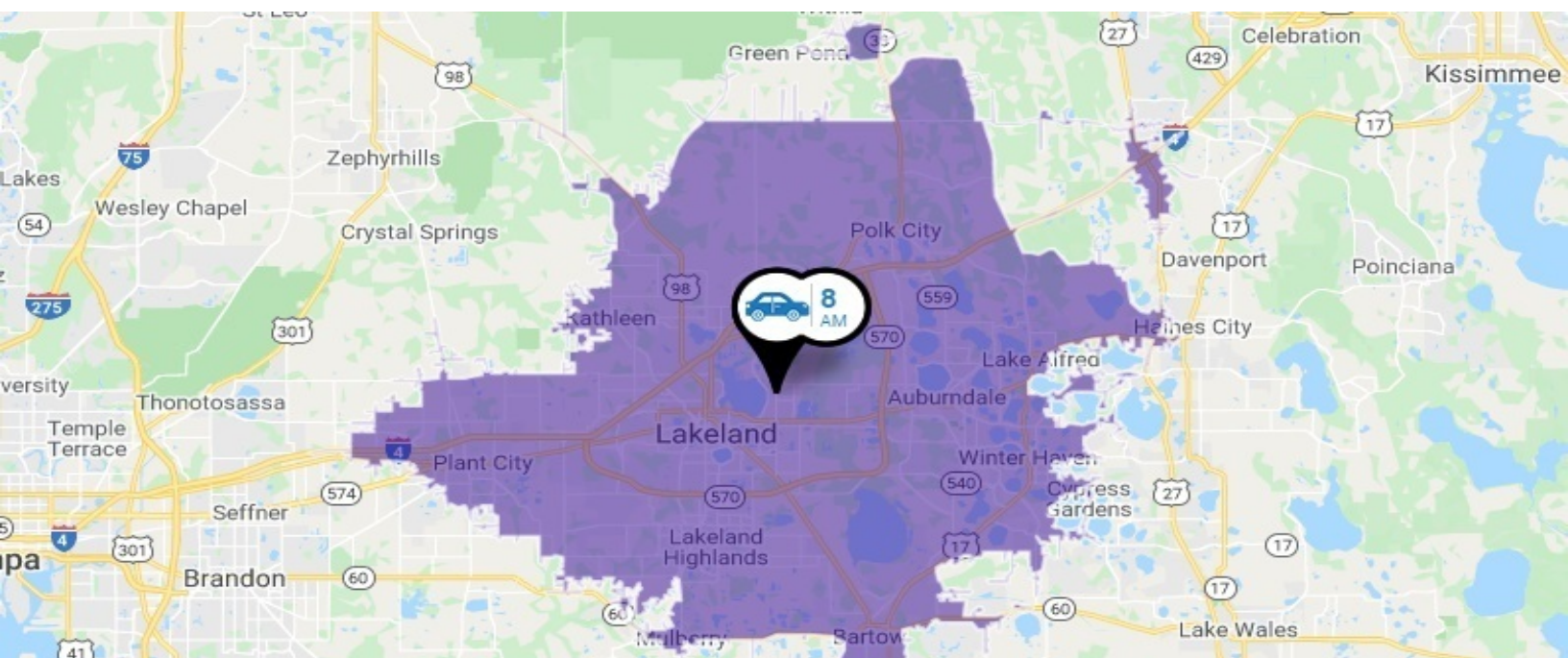
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10 & 30 MIN DRIVING DISTANCE

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15 Min Driving Distance: I-4, Polk Parkway, Auburndale, Downtown Lakeland, South Lakeland



30 Min Driving Distance: Plant City, Bartow, Winter Haven, Polk City, Davenport, Haines City, North Lakeland

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ADVISOR BIO

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PROFESSIONAL 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.

MEMBERSHIPS

International Council of Shopping Center
CCIM Candidate
Lakeland & Winter Haven Chamber of Commerce
National Realtor Association
Lakeland Association of Realtors

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