

LAND FOR SALE

HIGHWAY 19 COMMERCIAL WAY

HIGHWAY 19
AND NORTHCILFFFE BLVD
Spring Hill, FL 34606

PRESENTED BY:

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SECTION 1

PROPERTY INFORMATION





SALE PRICE

\$4,950,000

OFFERING SUMMARY

| | |
|----------------------|----------------------|
| LOT SIZE: | 42.9 Acres |
| PRICE / ACRE: | \$115,385 |
| ZONING: | GHC |
| APN: | 00703983 and 0706944 |

PROPERTY OVERVIEW

Highway 19 Commercial Way is a prime development opportunity in Spring Hill, Florida. The property consists of 42.9 ± gross acres with approximately 30.5 upland acres. This is one of the few properties available for development in this location, directly on US Hwy 19 and south of Cortez Blvd. Both water service supports the property (6" Stub out) on the NW corner of the property and existing wastewater with a 37,500-gallon capacity. The property benefits from high accessibility on Highway 19 and Northcliffe Blvd. A few of the many market highlights include the Weeki Wachee Springs State Park and multiple big-box retailers such as Publix, Target, Starbucks, and more.

PROPERTY HIGHLIGHTS

- Strong commercial corridor
- South of the Weeki Wachee Springs State Park
- Multiple road accessibility
- 41,000 cars per day on Highway 19



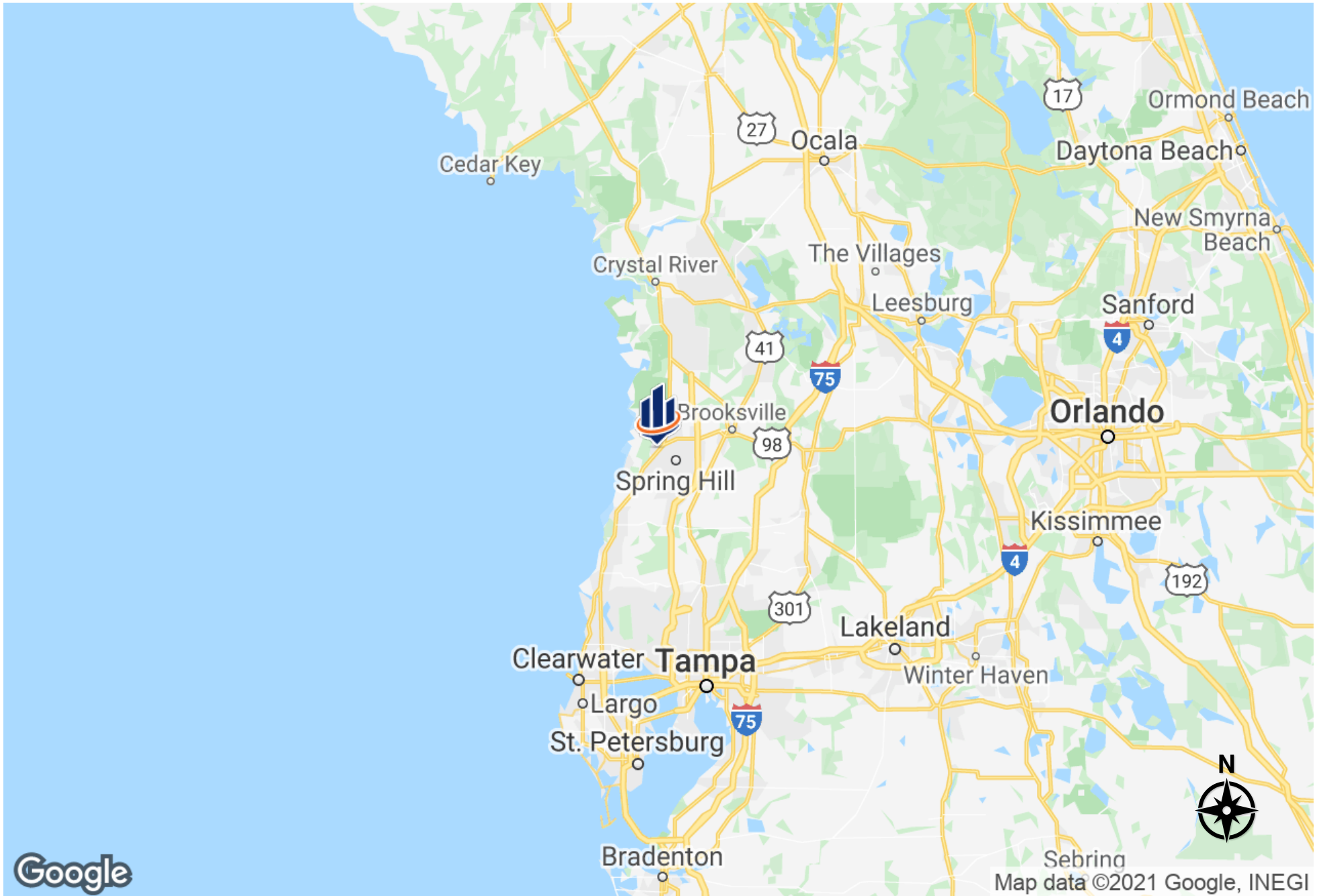
SPECIFICATIONS & FEATURES

| | |
|--|--|
| LAND TYPES: | Commercial |
| UPLANDS / WETLANDS: | Uplands 30.5 Wetlands 12.5 |
| SOIL TYPES: | <ul style="list-style-type: none"> • Basinger • Candler • Myakka • Paola Fine Sand |
| TAXES & TAX YEAR: | \$31,002 Year 2020 |
| ZONING / FLU: | GHC |
| LAKE FRONTAGE / WATER FEATURES: | Lake |
| WATER SOURCE & UTILITIES: | Water located on NW Corner 6" Stub out, Wastewater in existence 37,500 Gallon Capacity |
| ROAD FRONTAGE: | Highway 19, Northcilffe and 60' wide platted road between Northcliffe and Hoffman |
| NEAREST POINT OF INTEREST: | Intersection of Hwy 50 -Cortez Blvd and US 19 - Commercial Way |
| CURRENT USE: | Vacant Land |
| LAND COVER: | Open Land, Pine Flatwoods, Freshwater Marsh, Wet Prairies |

SECTION 2

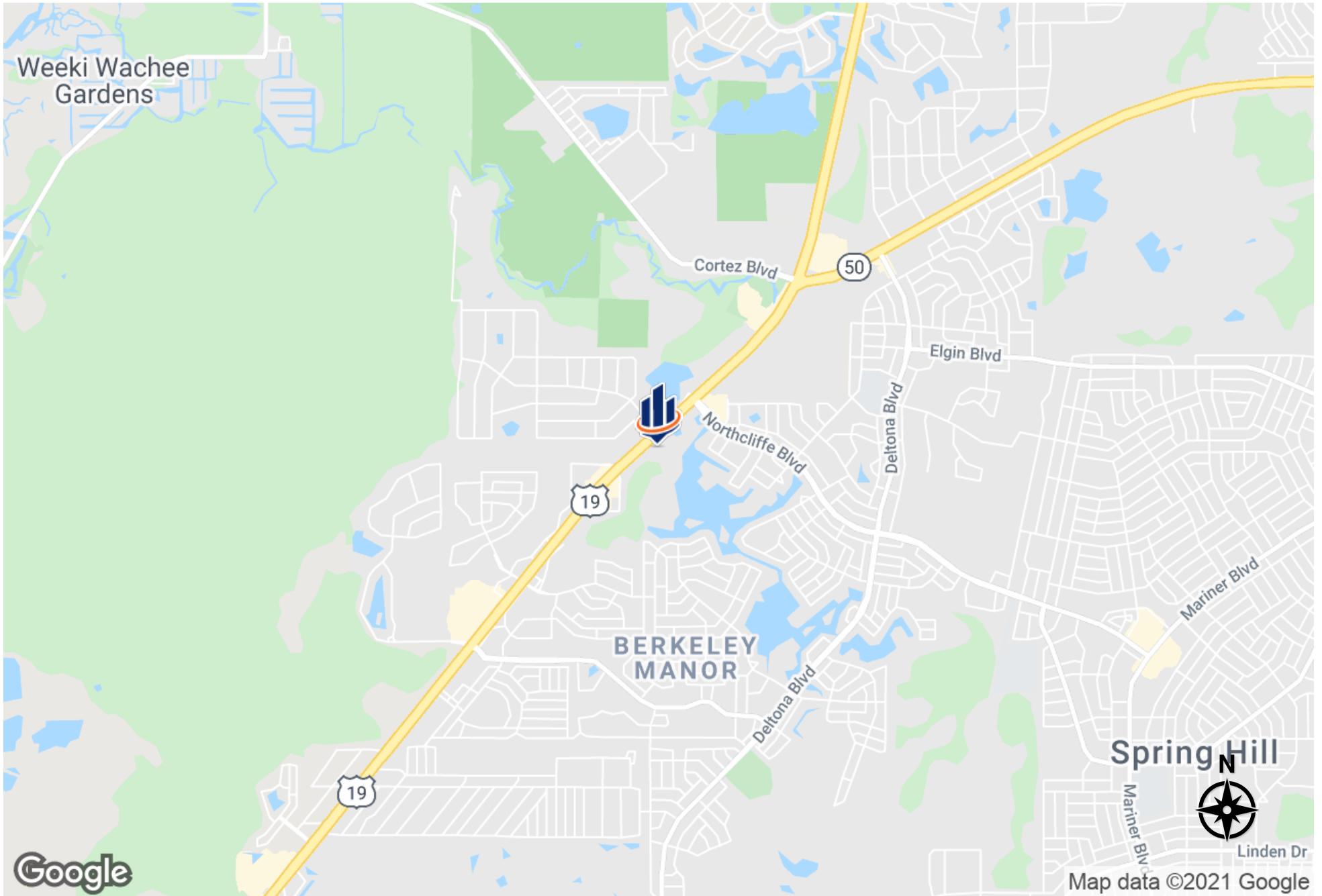
LOCATION
INFORMATION

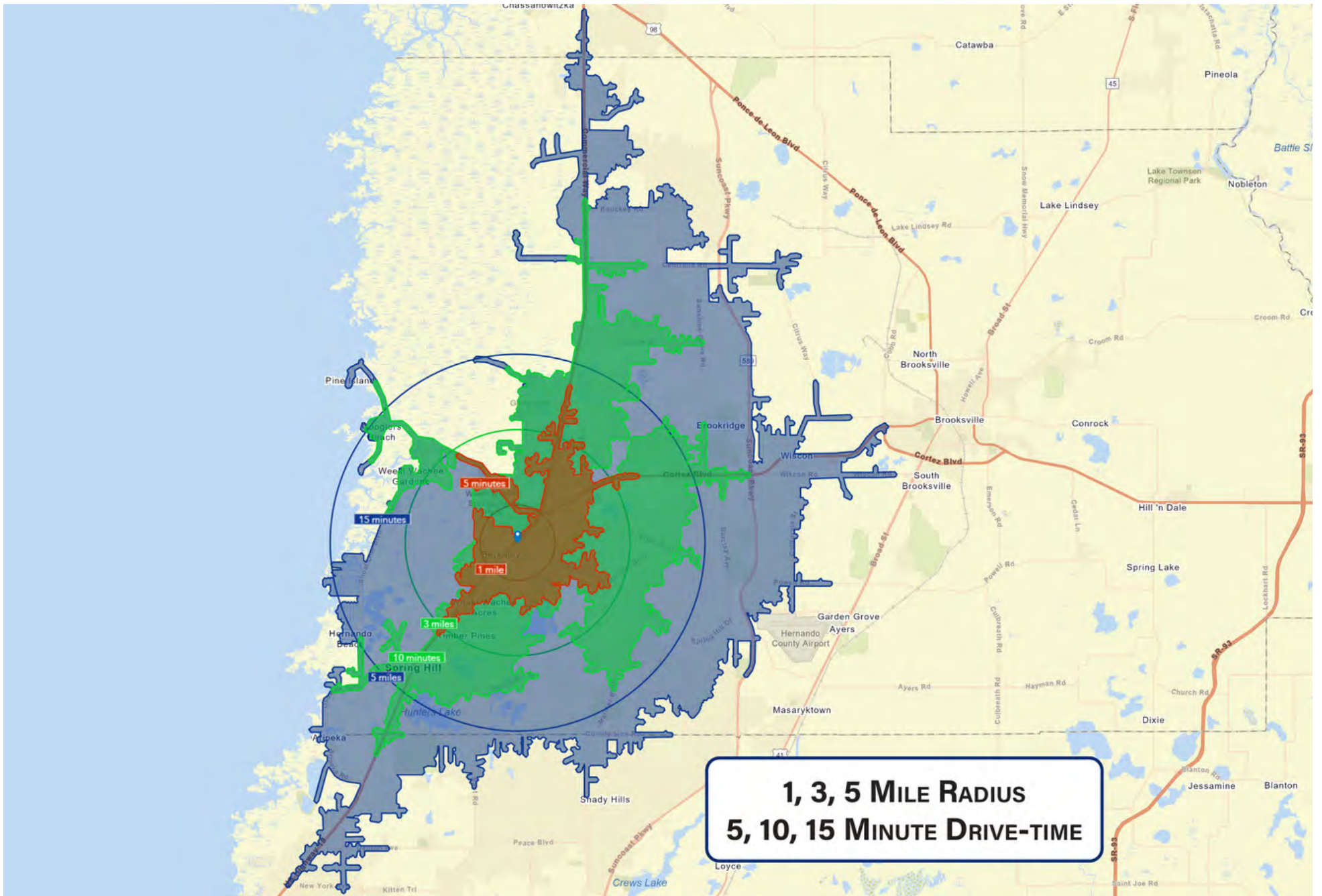




Google

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BENCHMARK DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles | 5 Mins | 10 Mins | 15 Mins | Hernando | MSA | FL | US |
|--|----------|----------|----------|----------|----------|----------|----------|-----------|------------|-------------|
| Population | 4,111 | 37,518 | 98,530 | 17,222 | 73,348 | 143,038 | 193,757 | 3,207,422 | 21,587,015 | 333,793,107 |
| Households | 1,670 | 16,220 | 41,182 | 7,170 | 31,035 | 59,447 | 79,149 | 1,304,455 | 8,438,100 | 126,083,849 |
| Families | 1,175 | 10,670 | 27,747 | 4,838 | 20,644 | 40,659 | 53,931 | 804,770 | 5,454,945 | 82,747,156 |
| Average Household Size | 2.46 | 2.31 | 2.39 | 2.40 | 2.36 | 2.40 | 2.42 | 2.42 | 2.51 | 2.58 |
| Owner Occupied Housing Units | 1,330 | 11,669 | 30,653 | 5,157 | 22,946 | 44,991 | 59,866 | 828,273 | 5,459,375 | 80,135,109 |
| Renter Occupied Housing Units | 340 | 4,552 | 10,530 | 2,013 | 8,089 | 14,456 | 19,283 | 476,182 | 2,978,725 | 45,948,740 |
| Median Age | 53.5 | 53.5 | 51.8 | 50.9 | 52.4 | 52 | 50.5 | 43.0 | 42.50 | 38.50 |
| <i>Income</i> | | | | | | | | | | |
| Median Household Income | \$52,035 | \$43,832 | \$45,161 | \$43,498 | \$44,104 | \$47,267 | \$47,404 | \$55,996 | \$56,362 | \$62,203 |
| Average Household Income | \$65,311 | \$57,544 | \$59,301 | \$58,196 | \$57,941 | \$61,916 | \$62,891 | \$80,127 | \$81,549 | \$90,054 |
| Per Capita Income | \$26,646 | \$24,860 | \$24,803 | \$24,265 | \$24,521 | \$25,586 | \$25,704 | \$32,664 | \$31,970 | \$34,136 |
| <i>Trends: 2015 - 2020 Annual Growth Rate</i> | | | | | | | | | | |
| Population | 1.13% | 0.98% | 1.04% | 1.10% | 1.04% | 1.09% | 1.18% | 1.29% | 1.33% | 0.72% |
| Households | 1.03% | 0.88% | 0.93% | 0.99% | 0.93% | 0.97% | 1.07% | 1.18% | 1.27% | 0.72% |
| Families | 0.97% | 0.81% | 0.86% | 0.93% | 0.86% | 0.91% | 1.01% | 1.14% | 1.23% | 0.64% |
| Owner HHs | 0.92% | 0.89% | 0.95% | 1.02% | 0.95% | 0.98% | 1.11% | 1.12% | 1.22% | 0.72% |
| Median Household Income | 1.12% | 1.80% | 1.54% | 2.02% | 1.67% | 1.38% | 1.42% | 1.56% | 1.51% | 1.60% |

Strong population density with more than 37,000 people within a 3-mile radius and more than 140,000 people within a 15-minute drive from the property

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Hernando MSA FL US

Households by Income

| | | | | | | | | | | |
|-----------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| <\$15,000 | 7.50% | 13.00% | 12.80% | 12.40% | 12.80% | 11.90% | 12.40% | 10.80% | 10.60% | 10.30% |
| \$15,000 - \$24,999 | 14.00% | 14.40% | 13.60% | 15.00% | 14.00% | 13.30% | 13.10% | 9.90% | 9.80% | 8.80% |
| \$25,000 - \$34,999 | 11.70% | 13.20% | 12.50% | 13.60% | 12.90% | 11.90% | 12.10% | 10.10% | 9.80% | 8.70% |
| \$35,000 - \$49,999 | 13.70% | 14.20% | 14.80% | 13.90% | 15.00% | 14.90% | 14.40% | 13.50% | 13.60% | 12.20% |
| \$50,000 - \$74,999 | 24.00% | 22.10% | 21.80% | 21.30% | 21.60% | 21.70% | 21.10% | 17.80% | 18.30% | 17.30% |
| \$75,000 - \$99,999 | 12.80% | 9.10% | 9.60% | 9.40% | 9.60% | 10.20% | 10.10% | 12.40% | 12.30% | 12.60% |
| \$100,000 - \$149,999 | 9.10% | 8.80% | 9.60% | 8.90% | 9.30% | 10.20% | 10.50% | 13.90% | 13.80% | 15.30% |
| \$150,000 - \$199,999 | 5.40% | 3.80% | 3.40% | 3.90% | 3.20% | 3.90% | 4.10% | 5.60% | 5.50% | 6.90% |
| \$200,000+ | 1.70% | 1.30% | 1.70% | 1.50% | 1.50% | 2.00% | 2.30% | 5.90% | 6.30% | 7.90% |

Population by Age

| | | | | | | | | | | |
|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 0 - 4 | 3.80% | 4.10% | 4.30% | 4.40% | 4.30% | 4.30% | 4.50% | 5.20% | 5.20% | 6.00% |
| 5 - 9 | 4.30% | 4.40% | 4.60% | 4.70% | 4.50% | 4.70% | 4.90% | 5.30% | 5.40% | 6.10% |
| 10 - 14 | 4.60% | 4.40% | 4.80% | 4.80% | 4.60% | 4.90% | 5.00% | 5.50% | 5.60% | 6.30% |
| 15 - 19 | 4.00% | 4.40% | 4.70% | 4.60% | 4.60% | 4.70% | 4.80% | 5.50% | 5.60% | 6.30% |
| 20 - 24 | 4.20% | 4.40% | 4.40% | 4.60% | 4.40% | 4.40% | 4.50% | 6.00% | 6.10% | 6.70% |
| 25 - 34 | 10.30% | 10.20% | 10.20% | 11.00% | 10.20% | 10.00% | 10.30% | 13.00% | 13.30% | 14.00% |
| 35 - 44 | 8.50% | 8.90% | 9.50% | 9.20% | 9.30% | 9.60% | 9.90% | 11.80% | 11.70% | 12.60% |
| 45 - 54 | 12.20% | 11.00% | 11.20% | 11.80% | 11.20% | 11.30% | 11.60% | 12.70% | 12.40% | 12.40% |
| 55 - 64 | 16.90% | 14.90% | 14.80% | 15.90% | 14.50% | 14.80% | 15.20% | 14.00% | 13.70% | 13.00% |
| 65 - 74 | 16.30% | 15.20% | 15.20% | 15.00% | 15.20% | 15.90% | 15.40% | 11.60% | 11.70% | 9.80% |
| 75 - 84 | 10.40% | 11.80% | 10.90% | 9.60% | 11.50% | 10.70% | 9.80% | 6.50% | 6.60% | 4.80% |
| 85+ | 4.50% | 6.30% | 5.30% | 4.30% | 5.70% | 4.60% | 4.10% | 2.90% | 2.80% | 2.00% |

Race and Ethnicity

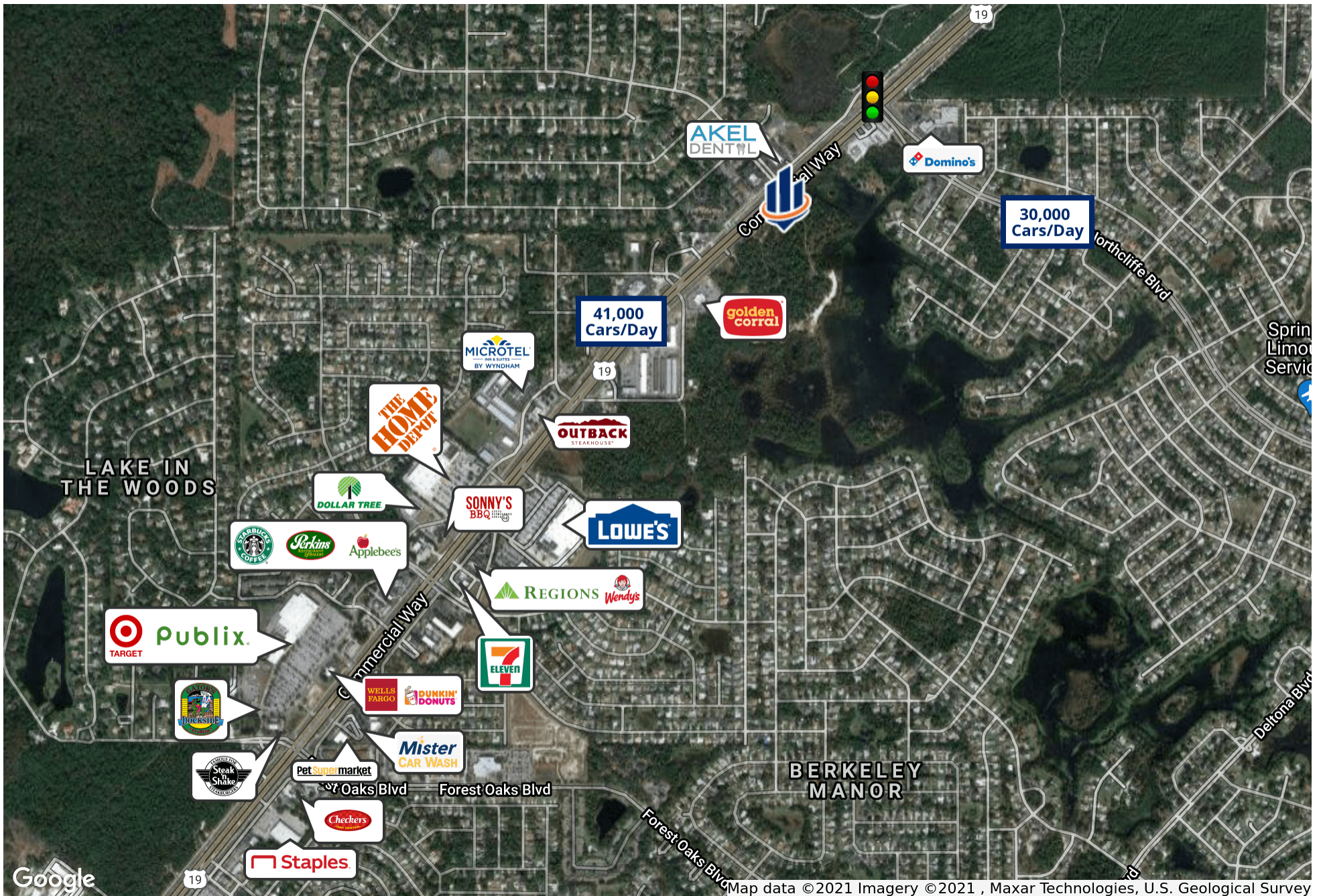
| | | | | | | | | | | |
|----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| White Alone | 88.00% | 86.70% | 86.60% | 86.40% | 86.80% | 87.10% | 86.40% | 75.30% | 72.50% | 69.40% |
| Black Alone | 4.80% | 4.60% | 4.80% | 4.70% | 4.80% | 4.70% | 5.80% | 12.70% | 16.40% | 13.00% |
| American Indian Alone | 0.30% | 0.50% | 0.40% | 0.40% | 0.40% | 0.40% | 0.40% | 0.40% | 0.40% | 1.00% |
| Asian Alone | 1.50% | 1.50% | 1.60% | 1.50% | 1.40% | 1.60% | 1.40% | 3.70% | 2.90% | 5.90% |
| Pacific Islander Alone | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.20% |
| Some Other Race Alone | 2.70% | 3.40% | 3.40% | 3.50% | 3.40% | 3.10% | 2.90% | 4.50% | 4.60% | 7.10% |
| Two or More Races | 2.60% | 3.20% | 3.20% | 3.40% | 3.00% | 3.00% | 2.90% | 3.40% | 3.10% | 3.60% |
| Hispanic Origin (Any Race) | 16.50% | 17.80% | 18.30% | 18.90% | 18.30% | 16.80% | 15.50% | 21.30% | 27.20% | 18.80% |

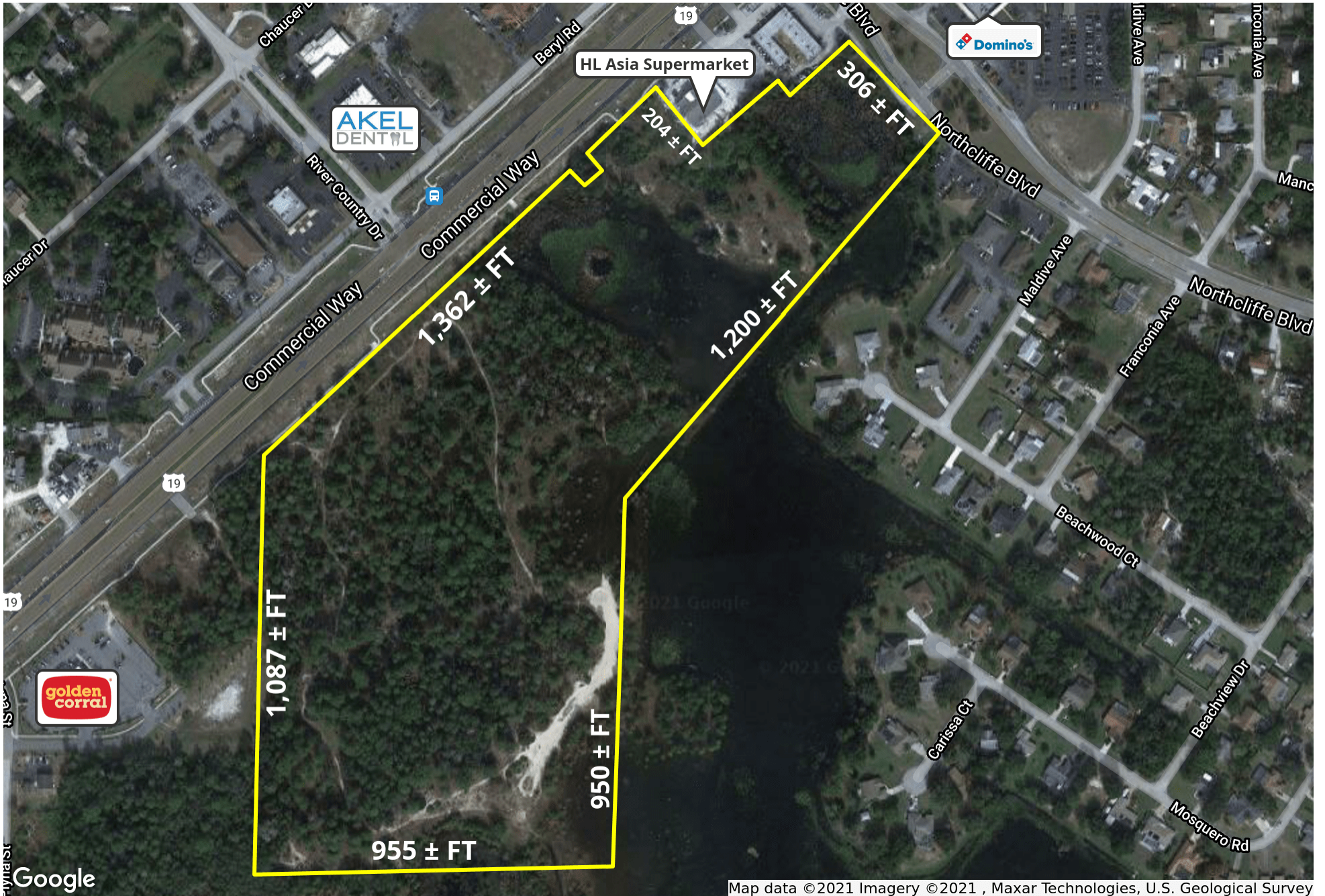
SECTION 3

MAPS AND
PHOTOS



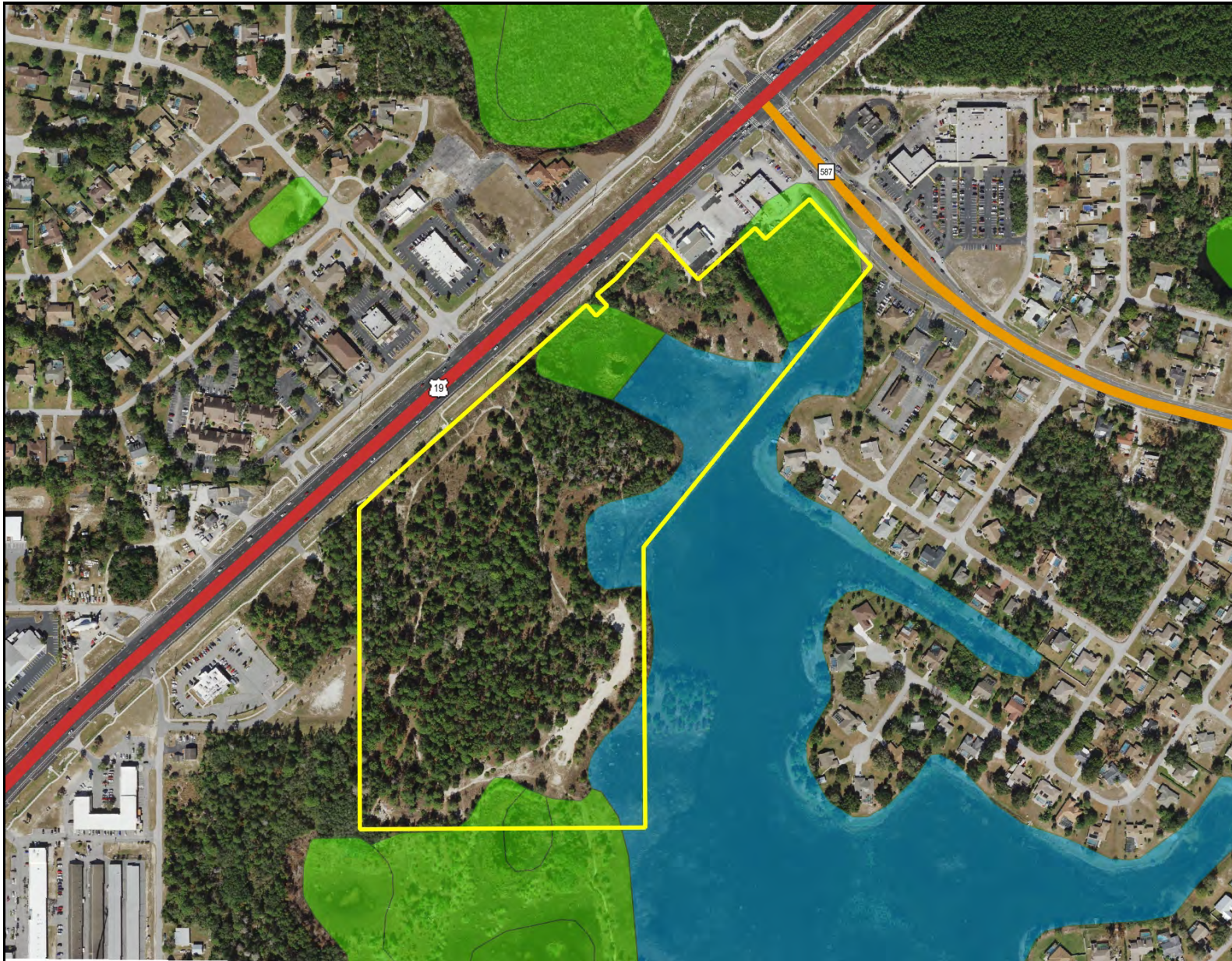








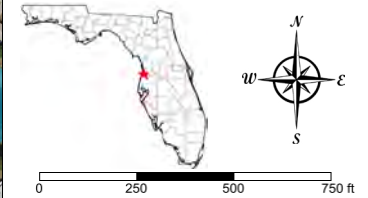
WETLANDS MAP



Wetlands Map

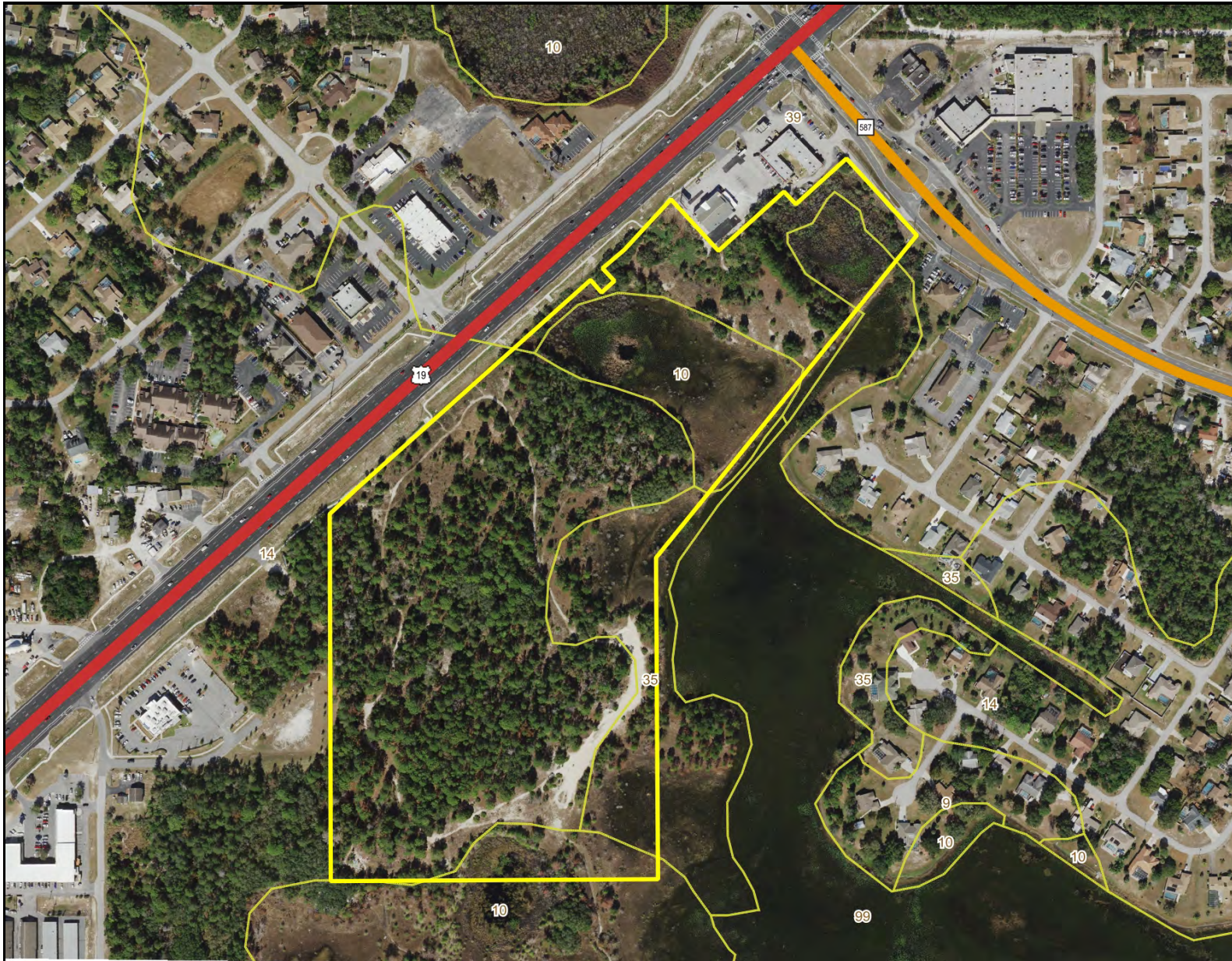
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

| CODE | DESC | ACRES |
|-----------------------|-----------------------------------|-------------|
| L1UBHx | Lake | 6.2 |
| PAB3H | Freshwater Pond | 4.6 |
| PSS1F | Freshwater Forested/Shrub Wetland | 1.0 |
| PEM1F | Freshwater Emergent Wetland | .4 |
| TOTAL WETLANDS | | 12.2 |
| TOTAL UPLANDS | | 30.7 |
| TOTAL ACRES | | 42.9 |



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SOILS MAP



| | | |
|--|-------------------|--|
| | County Boundaries | |
| | Polygons Drawing | |
| | Lines Drawing | |
| | Labels Drawing | |
| | Points Drawing | |
| | Toll Roads | |
| | Interstates | |
| | US Roads | |
| | State Roads | |
| | County Roads | |
| | Interstates | |
| | Toll Roads | |
| | US Roads | |
| | State Roads | |
| | County Roads | |
| | Soils Boundaries | |

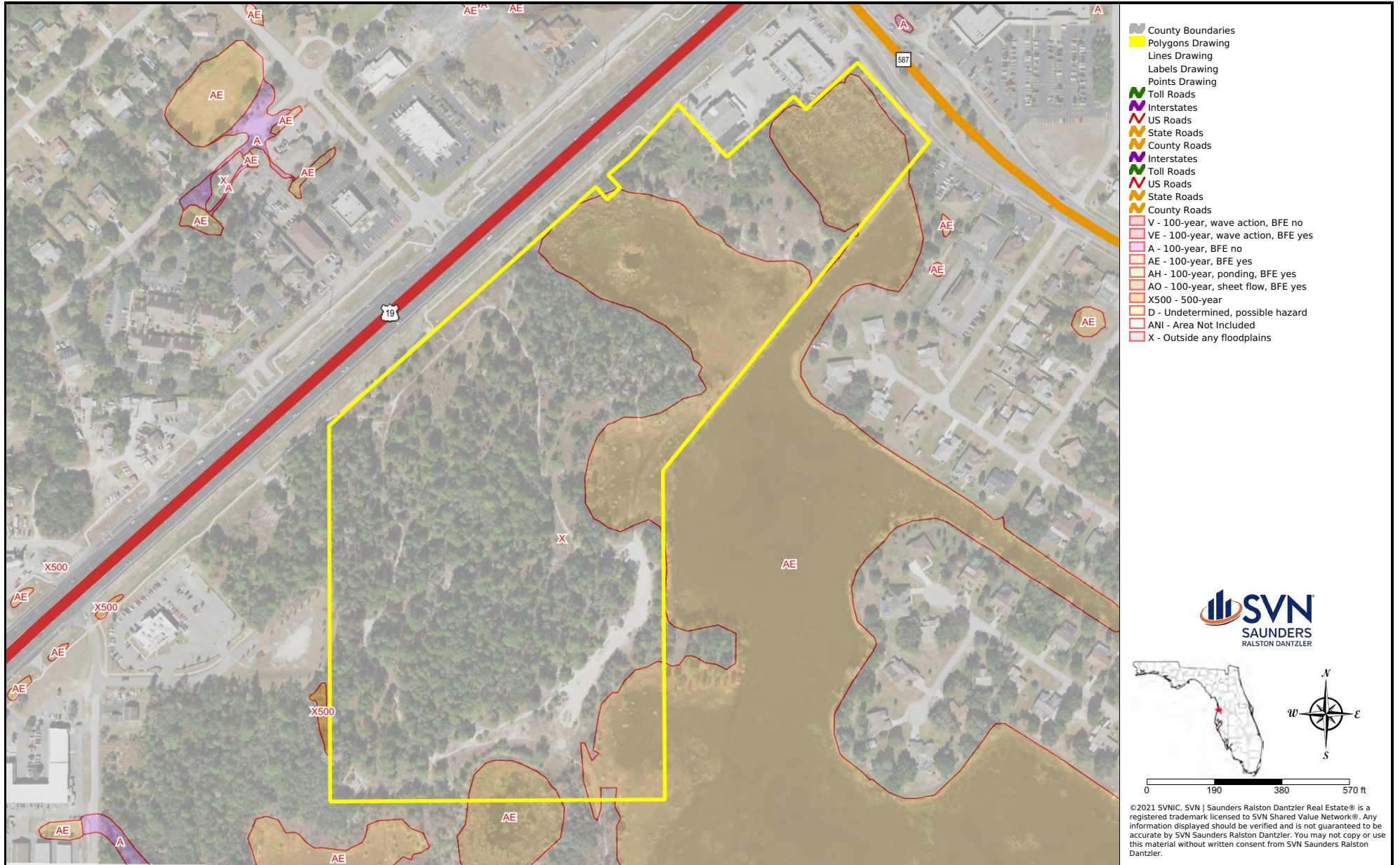
| CODE | DESC | ACRES |
|---------|--|------------------------|
| 14 | Candler Fine Sand, 0 To 5 Percent Slopes | 25 |
| 10 | Basinger Fine Sand, Depressional | 7 |
| 35 | Myakka Fine Sand | 5 |
| 39 | Paola Fine Sand, 0 To 8 Percent Slopes | 5 |
| 99 | Water | 1 |
| TOTAL = | | 42.8555116013446 acres |

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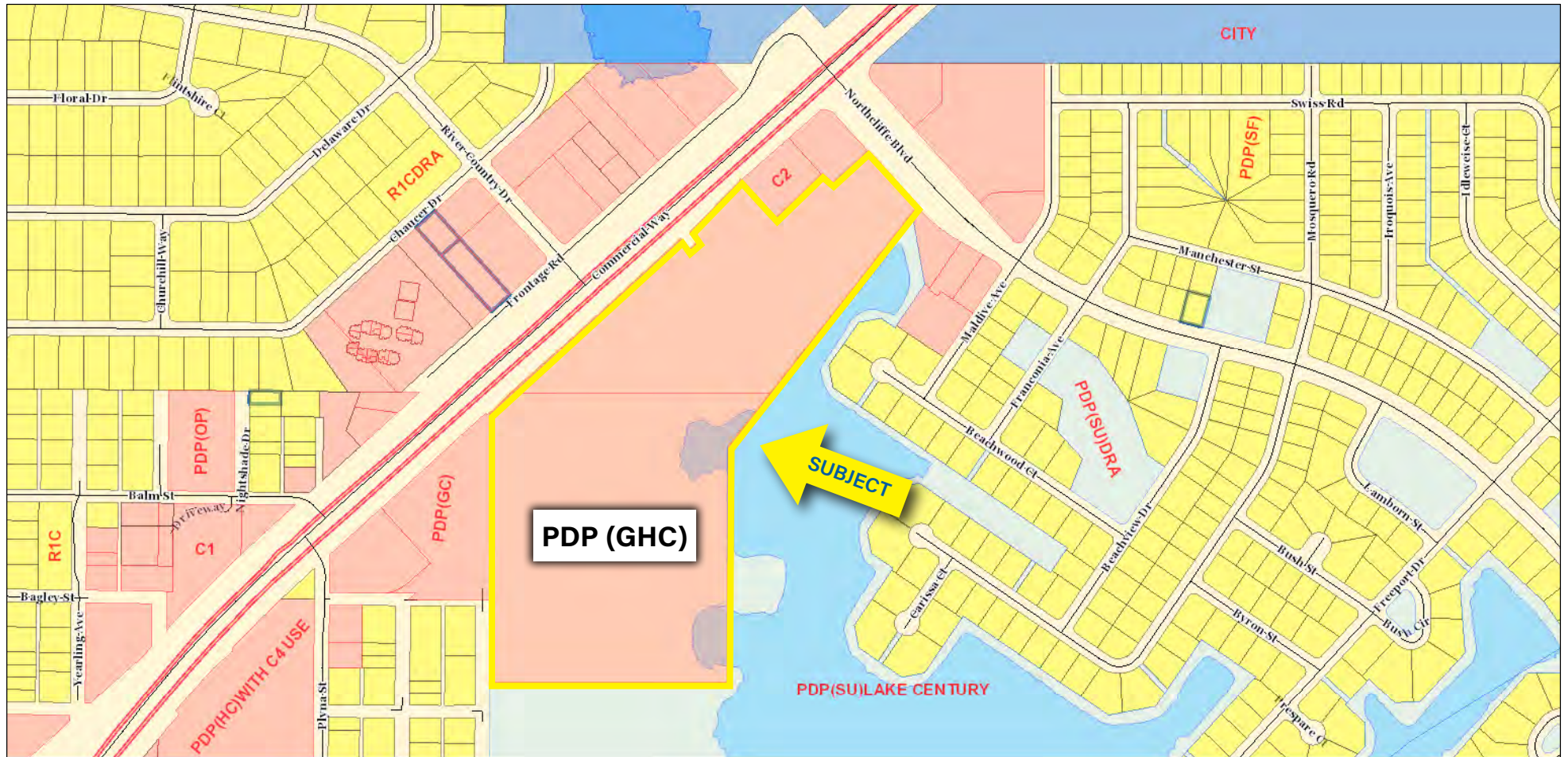
ELEVATIONS MAP



FLOOD ZONES MAP



ZONING - PDP (GHC)

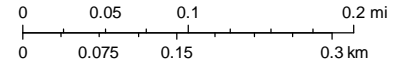


June 3, 2021

Zoning

| | | | | | |
|--------------------------|---------------------|--------------------------|---------------------|---|--------------|
| <Null> | Planned Development | Special Use | Commercial | Airport | Streets 5K < |
| Agricultural | Conservation | Recreation | City | Residential | Citrus |
| Agricultural Residential | Industrial | Split Zoning | Planned Development | Special Use | Hernando |
| Commercial | Mining | <Null> | Conservation | Recreation | Pasco |
| City | Airport | Agricultural | Industrial | Special Use Zoning | Sumter |
| | Residential | Agricultural Residential | Mining | Zoning Airport Height Notification Zone | |

1:4,666



SECTION 4

AGENT AND
COMPANY





TRISH LEISNER, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Trish Leisner, CCIM, is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined our brokerage to expand her commercial services offerings through our marketing strategies, advisor team, and the SVN® international network.

Trish is the founder and broker of Realteam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state.

Trish is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control (1980-1985)
- Farmer and rancher

Disciplines

- Commercial CCIM and residential broker
- Commercial
- Market analysis
- Pro-forma and property valuations on commercial real estate
- Court-ordered sales
- Estate properties
- Experienced with bankruptcies, trusts, and probate

Awards

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PROFESSIONAL BACKGROUND

R. Todd Dantzler, CCIM is a Managing Director and Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. Todd specializes in commercial and industrial properties, investment properties, and commercial leasing.

Also a principle with Watson Myers Century 21, a residential real estate brokerage in Winter Haven, Todd has been active in East Polk County real estate for over 38 years. He is a second-generation real estate leader -- his father having served as chairman of the Florida Real Estate Commission (FREC) in the early 80's.

Todd was recognized as the 2012 Florida Realtor® of the Year in August of 2012. In 2000, he was elected president of the Florida Realtors® -- the youngest president in the history of Florida Realtors®. He is a current member of the board of directors, past treasurer, and past chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is a past president of the East Polk County Association of Realtors®.

In addition, Todd is currently the chairman of the Winter Haven Hospital/Baycare Board of Trustees. The Winter Haven Hospital, a major medical center serving East Polk and Highlands counties, is the largest private employer in East Polk County.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

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Lakeland, FL 33801



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



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