

LAND FOR SALE

SHEPHERD ROAD 2.33 ACRES

0 SHEPHERD ROAD
Lakeland, FL 33811

PRESENTED BY:

JAMES EDWARDS, AICP
Advisor
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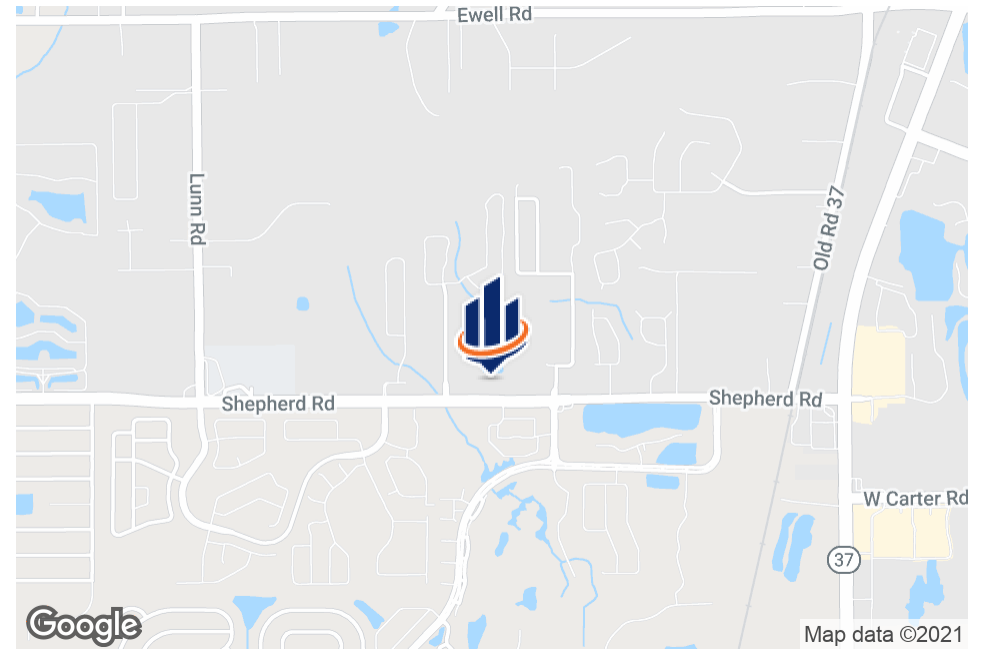
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SECTION 1

PROPERTY INFORMATION





SALE PRICE

\$1,349,000

OFFERING SUMMARY

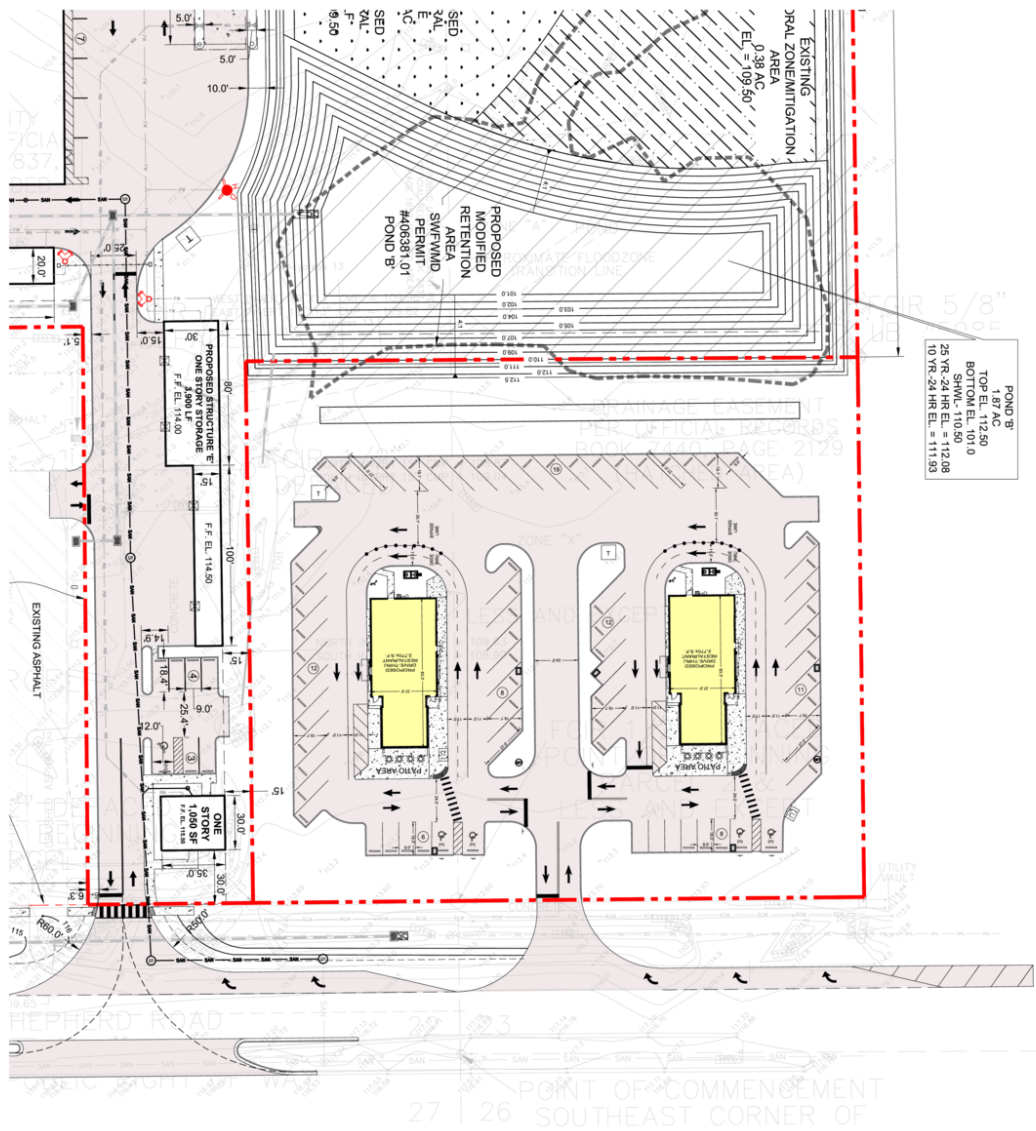
LOT SIZE:	2.33 Acres
PRICE / ACRE:	\$578,970
ZONING:	CAC Community Activity Center - Polk County
MARKET:	Lakeland-Winter Haven
SUBMARKET:	South Lakeland
TRAFFIC COUNT:	18,800 cars per day
APN:	232923000000044010

PROPERTY OVERVIEW

This 2.33 +/- acre mixed-use site near the Publix on Shepherd Rd serves as a great development opportunity in South Lakeland. The site has proposed full access via a median cut. Water and sewer are available, and the property is 100% usable with stormwater off-site.

PROPERTY HIGHLIGHTS

- Active Commercial Corridor
- Across from Publix Center
- Near McDonald's and Banks
- Off Site Water Retention Provided - 100% Usable Site
- Zoned for most all Commercial Uses
- Next to New Large Self Storage Facility



Scale: 1" = 20'

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.

Know what's below. Call before you dig.

Revision - Description

No.	Date	Description

SYCAMORE ENGINEERING, INC.
 4320 W. 20th Avenue, Suite 205
 Pompano Beach, FL 33069
 Phone: 954.388.8888
 Fax: 954.388.8889
 Email: info@sycamoreeng.com
 F.L.C. # 0001208 P.E. # 7084

Project Title: **SHEPHERD ROAD STORAGE**
 Project Location: **2055 SHEPHERD ROAD, LAKELAND, POLK COUNTY, FL 33811**
 Sheet Title: **BASE**

J.D. ALVARADO, P.E.
 F.L.P.E. # 08883

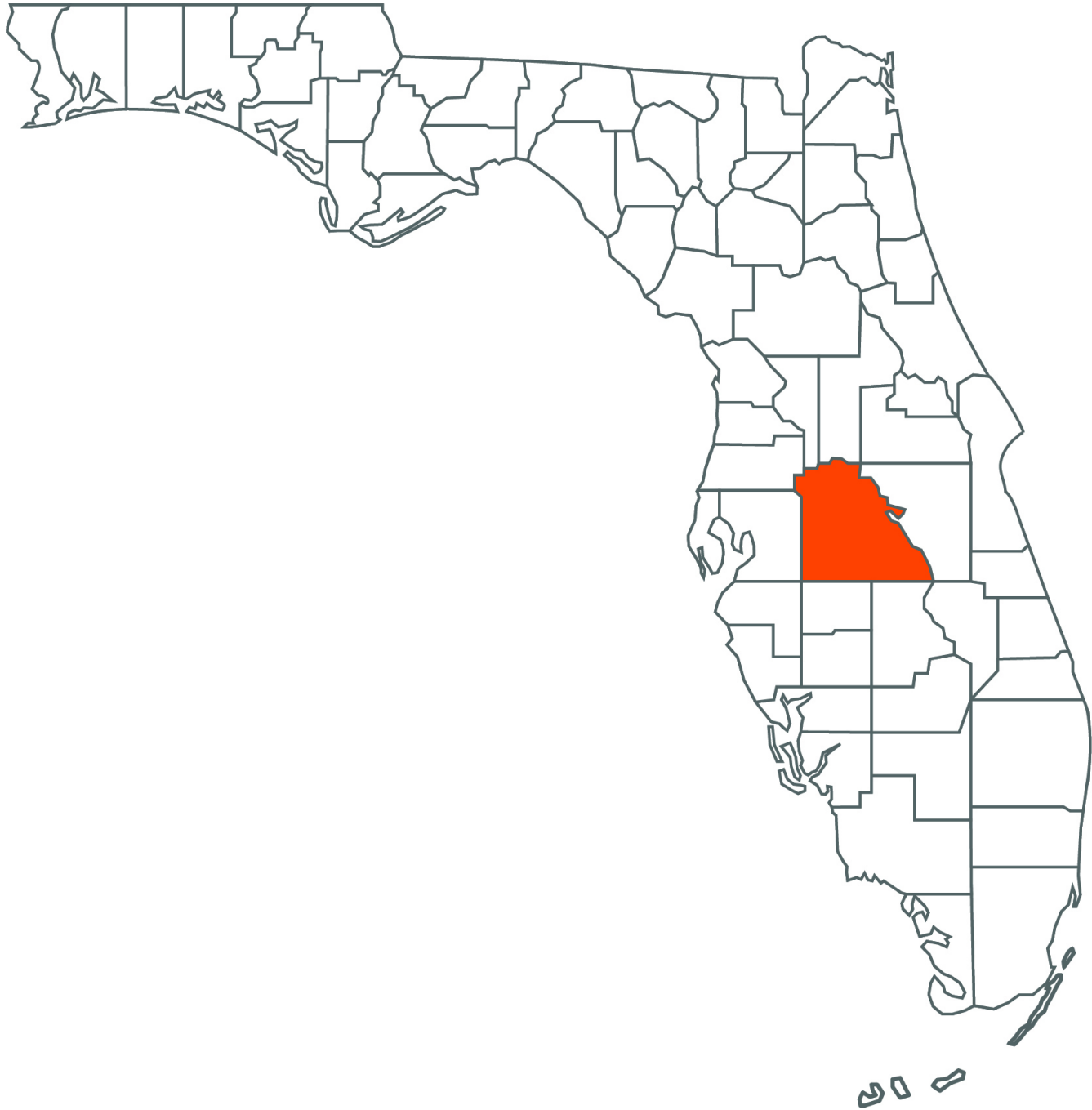
Job No.: F1008
 Drawn by: AM
 Approved by: JDA
 Date: 05/16

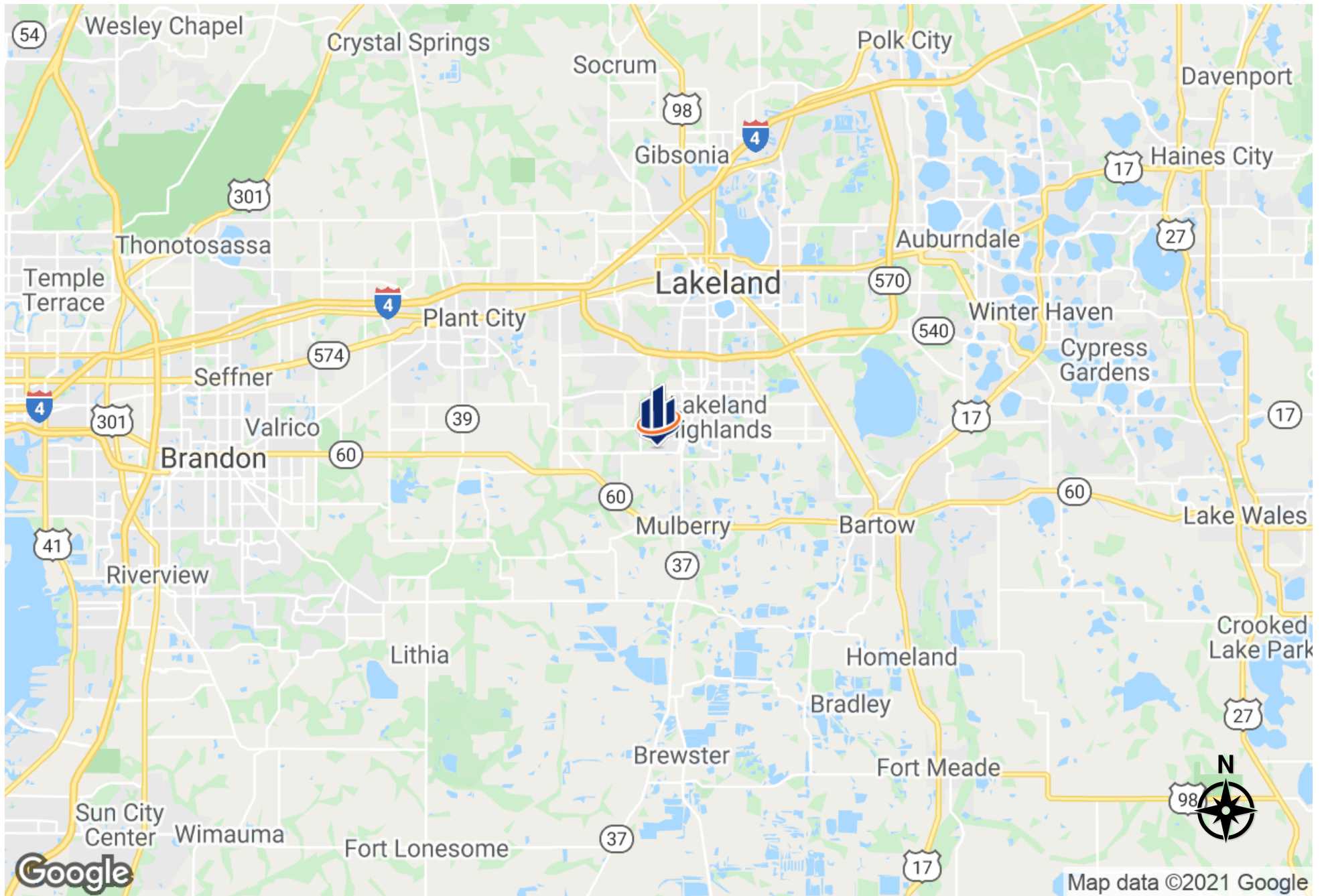
Sheet No. **B**

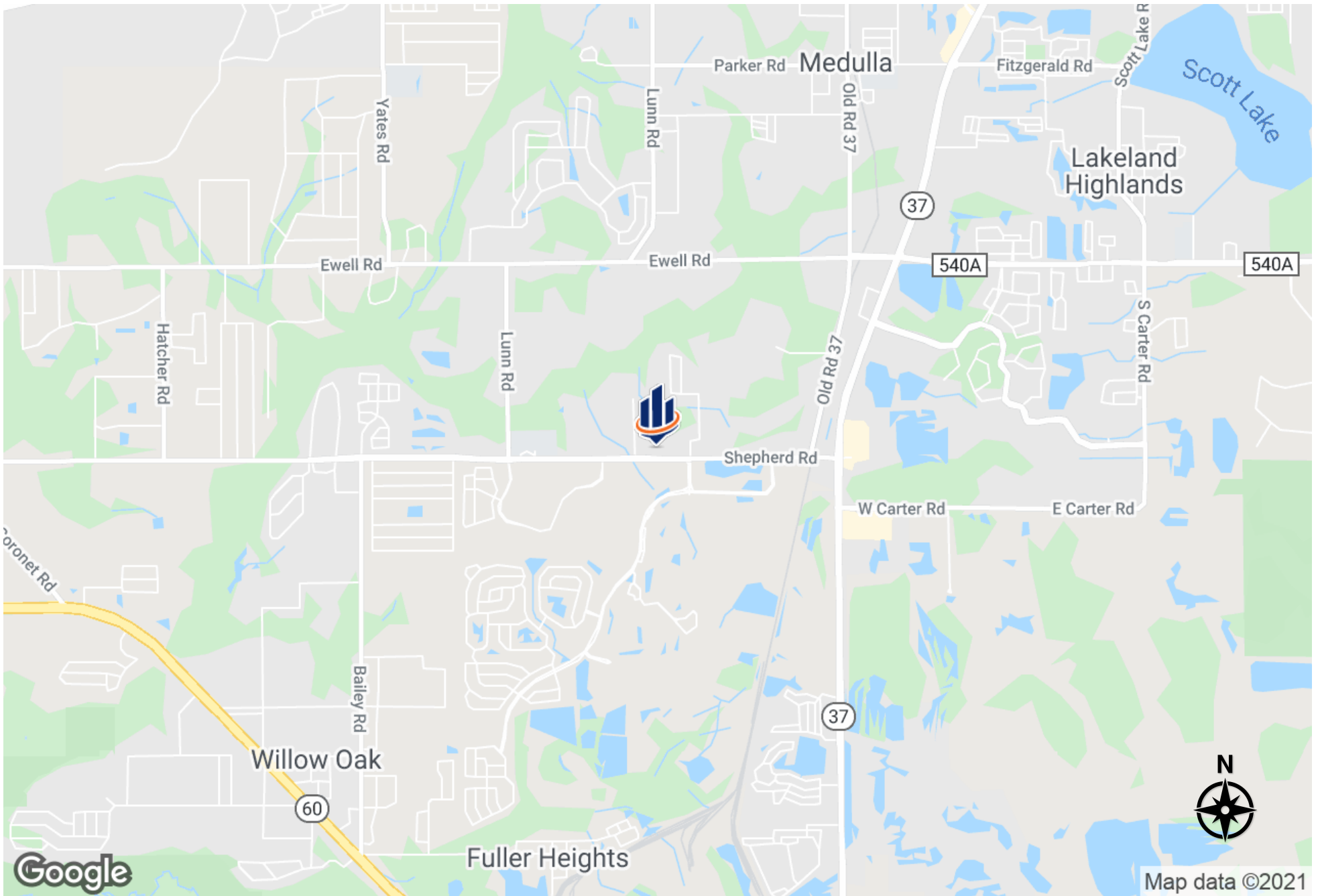
Concept Plan Showing Two Restaurants and Entrance to Adjacent Storage Facility

SECTION 2

LOCATION
INFORMATION







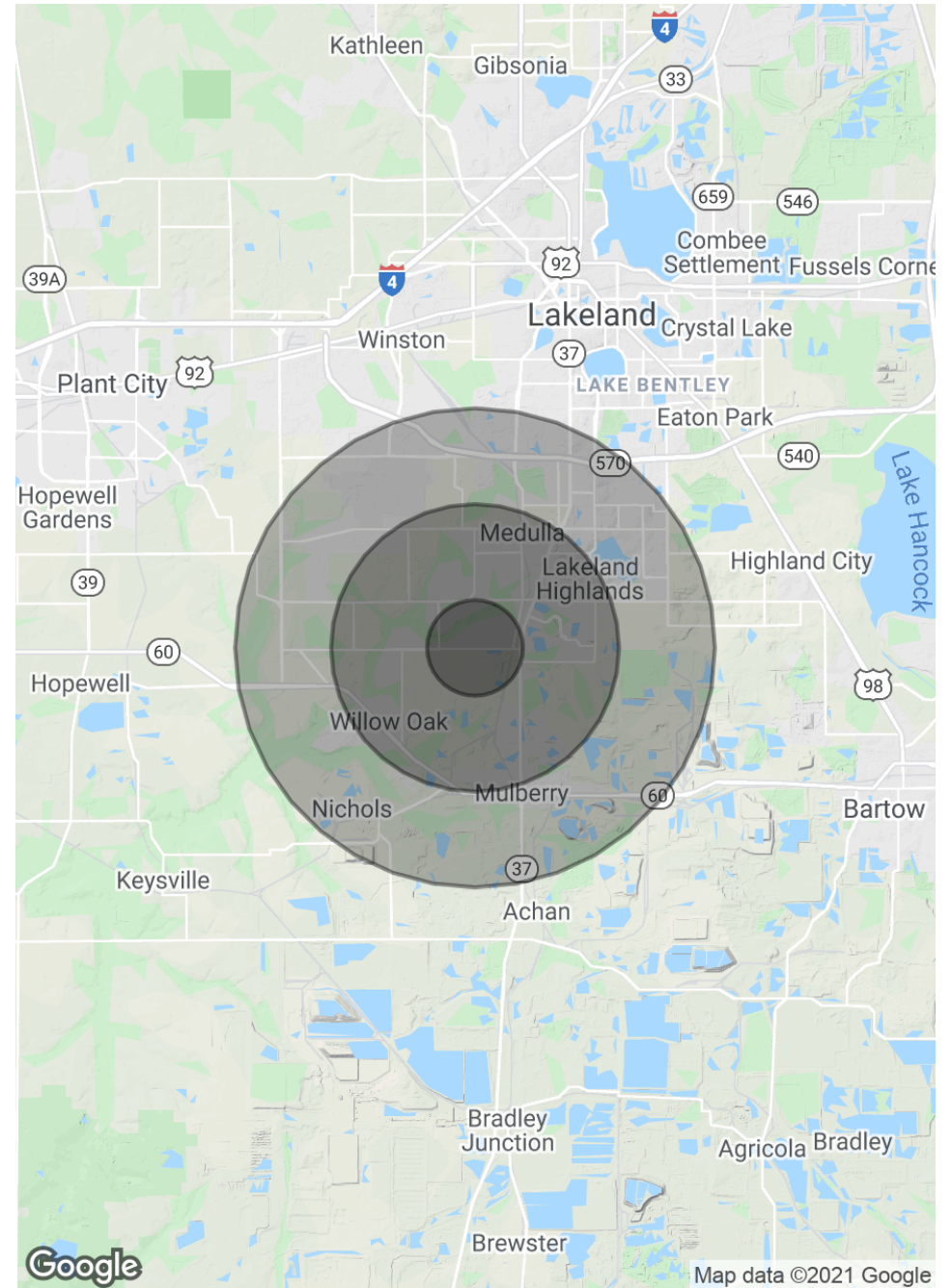
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,338	35,438	72,748
AVERAGE AGE	36.3	36.7	38.4
AVERAGE AGE (MALE)	37.0	36.1	37.6
AVERAGE AGE (FEMALE)	36.3	37.5	39.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,547	12,771	26,934
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$69,523	\$73,947	\$75,207
AVERAGE HOUSE VALUE	\$182,628	\$188,057	\$204,539

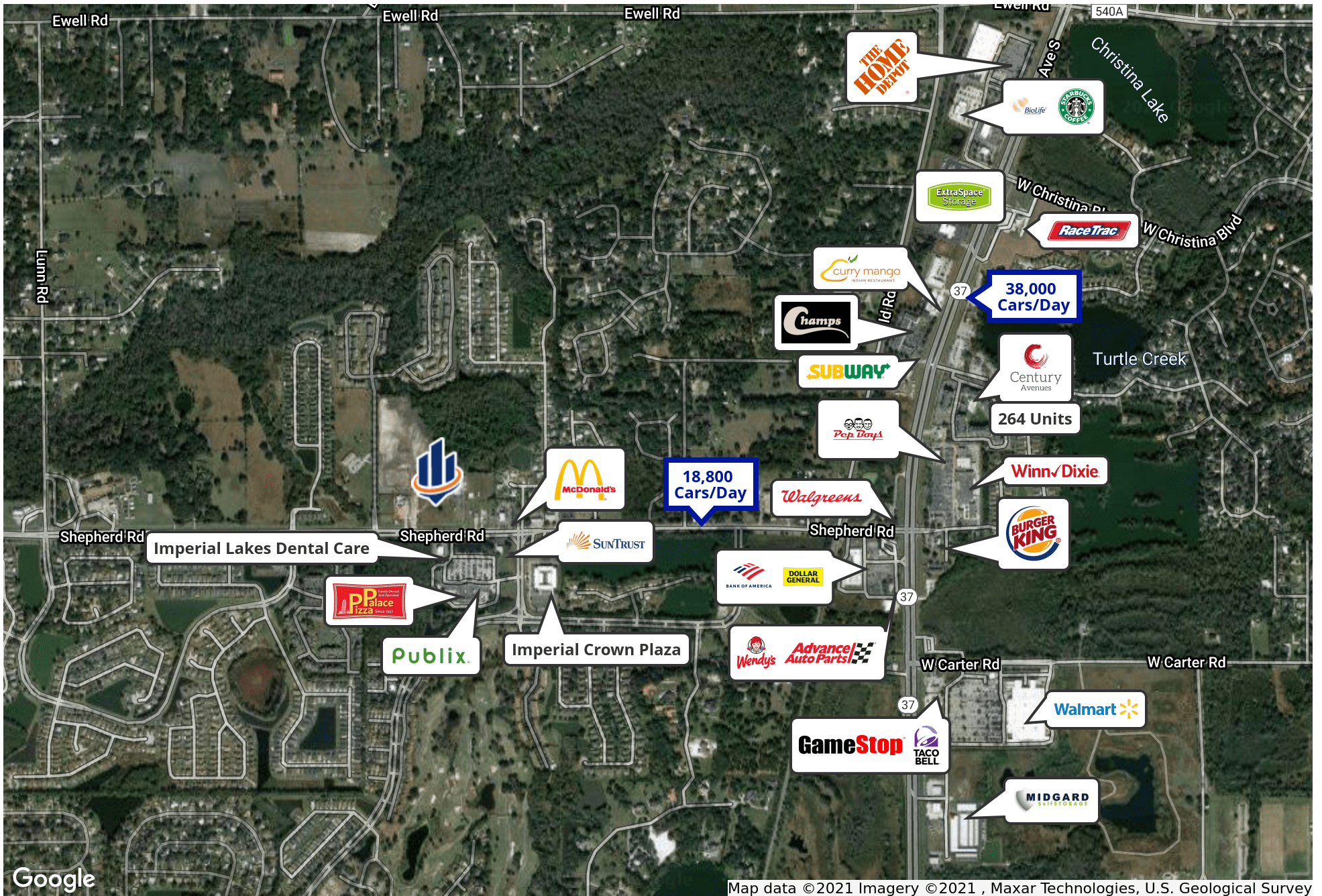
* Demographic data derived from 2010 US Census



SECTION 3

MAPS AND
PHOTOS





Google

Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey



SECTION 4

AGENT AND
COMPANY





JAMES EDWARDS, AICP

Advisor

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Direct: 863.648.1528 | **Cell:** 863.430.4244

FL #SL3374003

PROFESSIONAL BACKGROUND

Jim Edwards is a Lakeland native with forty years experience in development, redevelopment and real estate sales and leasing. He has significant experience in land regulation and has developed working relationships with the regulatory community. Jim takes on challenging real properties that require his particular expertise to create a marketable asset.

EDUCATION

BLA - Bachelor of Landscape Architecture, University of Florida

MSP - Master of Science in Planning, Florida State University

MEMBERSHIPS

Licensed Sales Associate, Florida

Registered Landscape Architect, Florida

American Institute of Certified Planners

International Council of Shopping Centers

Historic Lakeland, Inc.

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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Lakeland, Florida 33801
863.648.1528

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www.SVNsaunders.com

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