

State Road 33



SR-33 INDUSTRIAL LAND

STATE ROAD 33 N
LAKELAND, FL 33809

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State Road 33



1 Million \pm SF



710,000 \pm SF

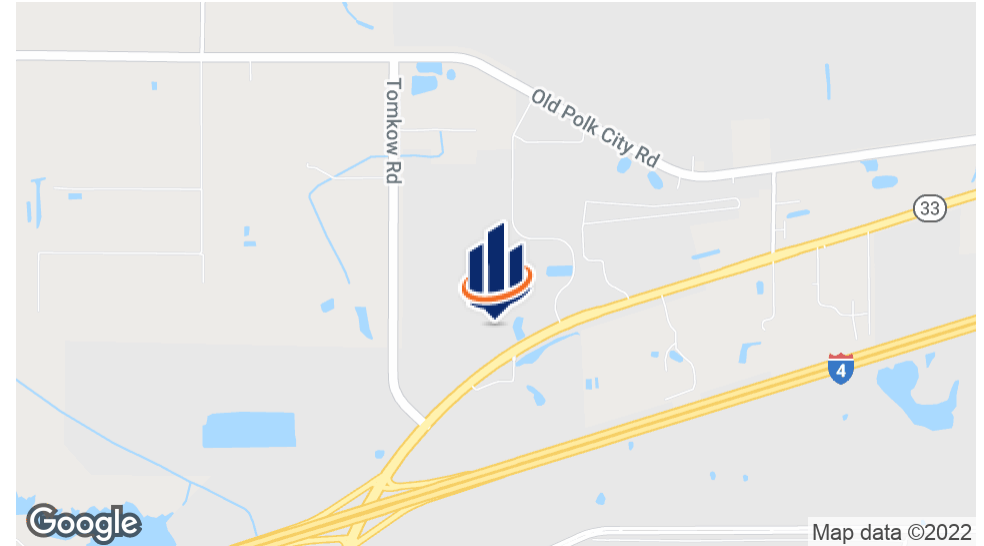


1 PROPERTY INFORMATION

State Road 33 N
Lakeland, FL 33809

State Road 33

Property Summary



Sale Price **\$2,100,000**

OFFERING SUMMARY

Lot Size: 7.07 ± Acres
[approx. 6 upland acres]

Price / Acre: \$297,030

Zoning [Lakeland]: I-2 [Industrial]

FLU [Lakeland]: BP [Business Park]

Utilities: City Water and Sewer

Taxes: \$5,070.99 [2021]

Traffic Count: 14,400 on State Road 33 N

PIN: 242710000000021020

PROPERTY OVERVIEW

This industrial development land is only 2,000 feet away from a full I-4 interchange. The subject property consists of 7 ± acres [approximately 6 acres upland] of I-2 zoned land in Lakeland, Florida. With 280 ± FT of road frontage on State Road 33, the site sits within a highly active industrial market surrounded by multiple developments and industrial growth, all driven by the highly desirable I-4 corridor.

PROPERTY HIGHLIGHTS

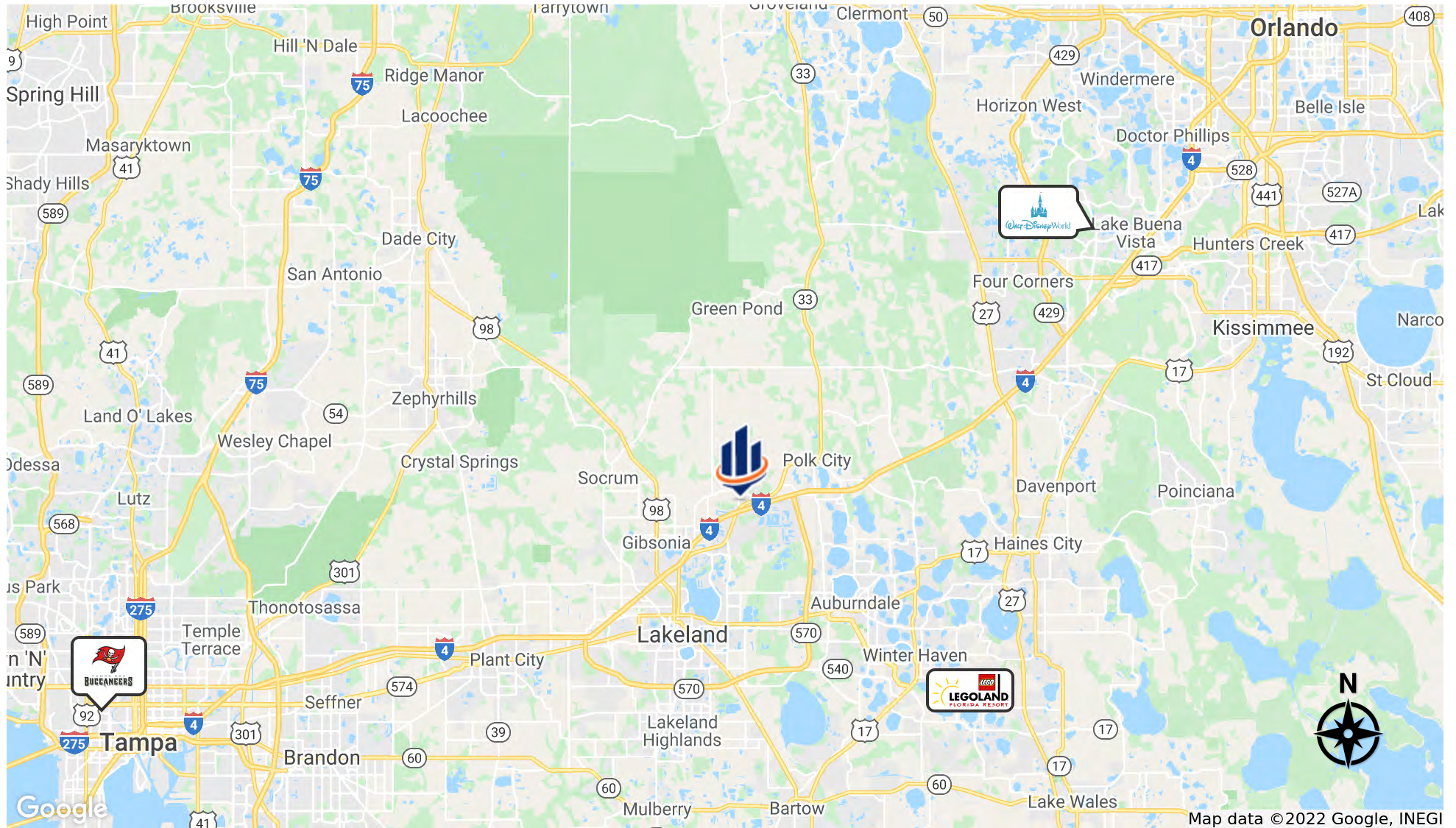
- Pepsico and Amazon warehouses nearby
- Strong industrial market
- Very close to the nearest I-4 entry/exit
- Water and sewer at site



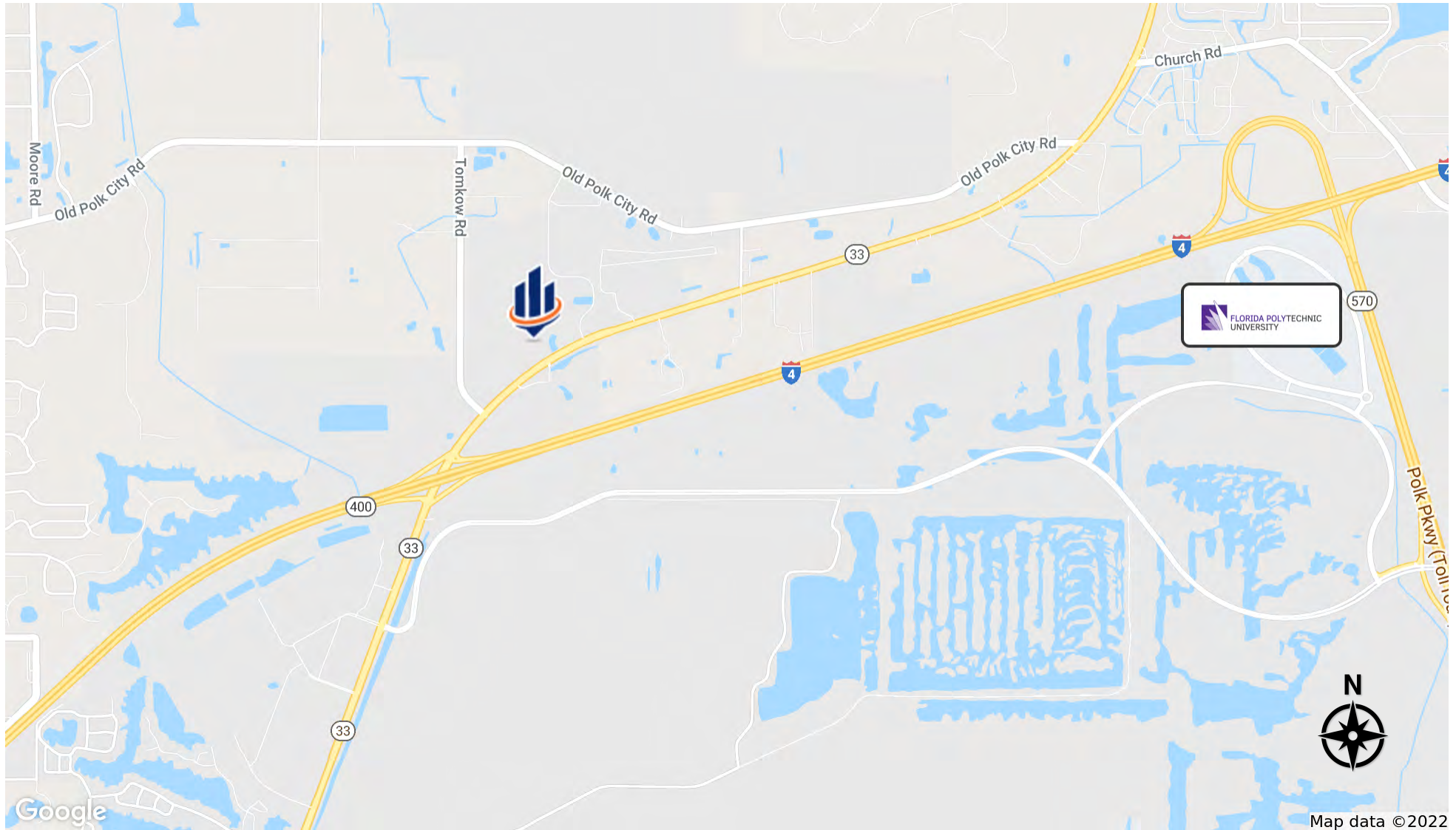
2 LOCATION INFORMATION

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Regional Map

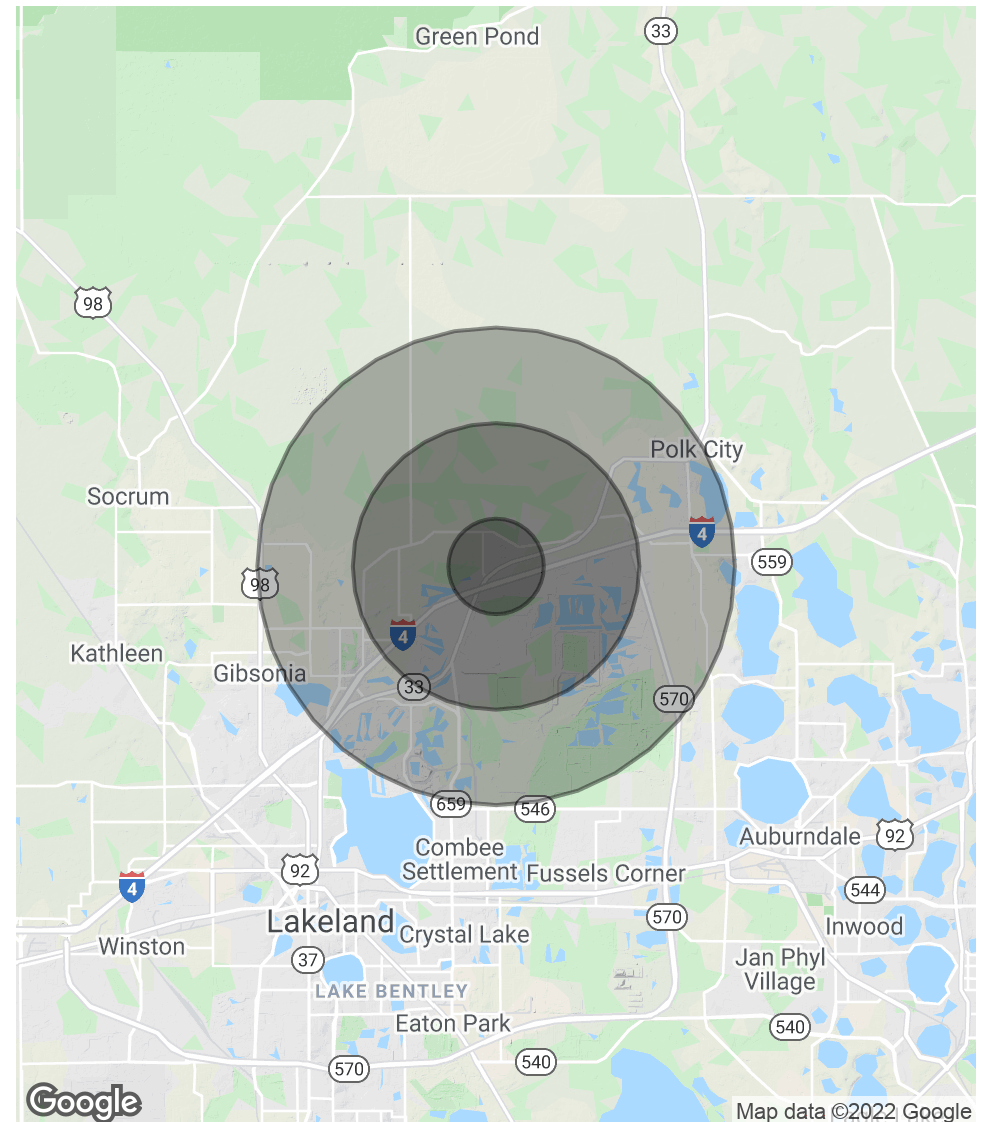


Location Map

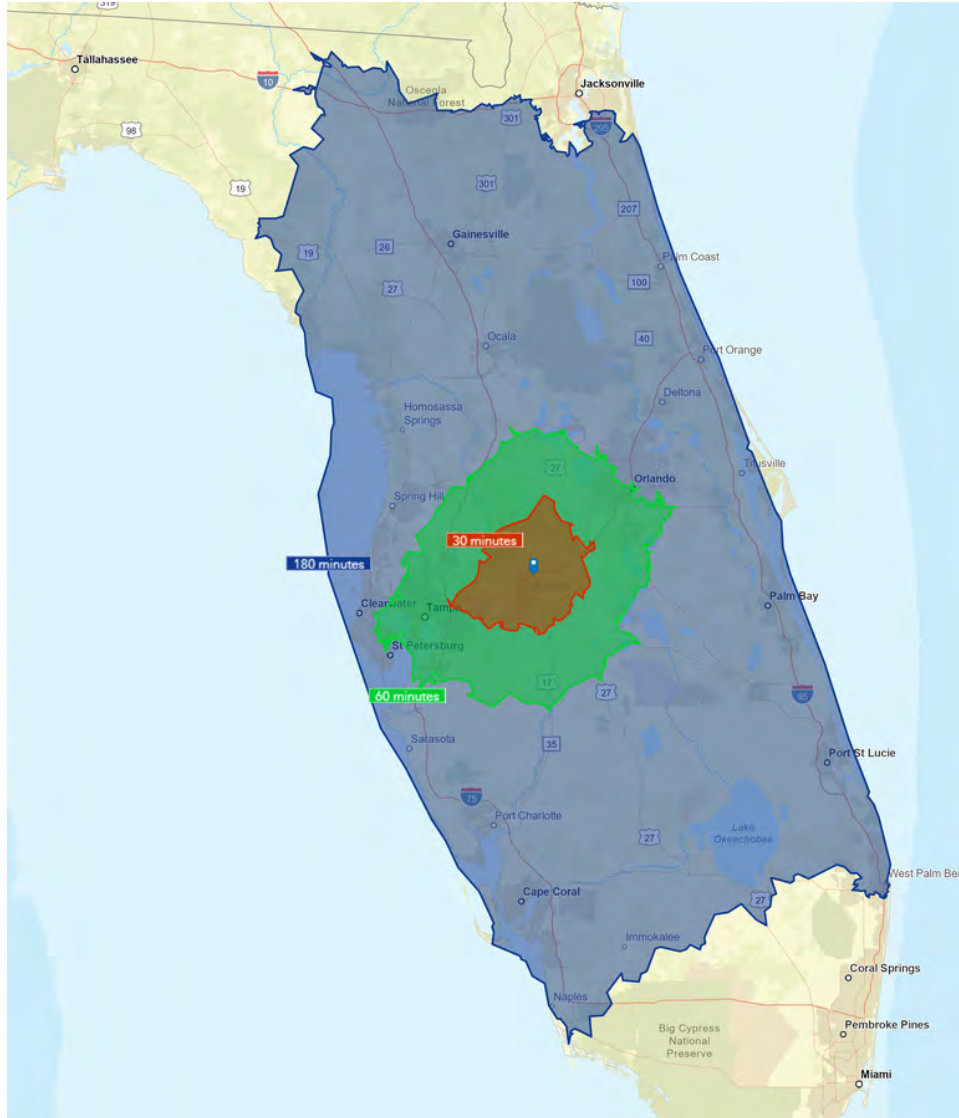


Workforce Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	1,028	12,795	40,751
Median Age	42.1	44.1	44.9
Average Age (Male)	41.5	40.9	40.8
Average Age (Female)	40.8	41.7	44.5
HOUSEHOLDS & INCOME			
Total Households	366	4,500	15,611
# of Persons per HH	2.81	2.84	2.6
Median HH Income	\$87,918	\$64,263	\$57,554
Average House Value	\$240,090	\$220,791	\$188,447



Distribution Demographics



	30 MINS	1 HOUR	3 HOURS
Population	636,859	3,801,865	13,275,785
Households	234,500	1,406,883	5,322,952
Families	163,048	941,547	3,422,605
Median Age	40.3	38.3	44.2
Median Household Income	\$53,638	\$58,371	\$58,402

- More than 13,000,000 people within just 3 hours!
- The 3-hour mark allows the truck driver 3 hours out, 1 hour to unload, and 3 hours back for a 7-hour trip.



POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	326.06
COUNTY SEAT	Bartow	POPULATION	703,886 [2020]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both 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 and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.

RANKINGS



#1 TOP CITIES TO BUY A HOME

[Businessinsider.com](https://www.businessinsider.com)



BEST PLACE TO START A BUSINESS

[Thelakelander.com](https://www.thelakelander.com)



#80 IN BEST PLACES TO LIVE

[Usnews.com](https://www.usnews.com)



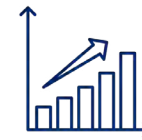
#7 BEST PLACE TO MOVE IN THE US

[Usnews.com](https://www.usnews.com)



#14 IN SAFEST PLACES TO LIVE

[Usnews.com](https://www.usnews.com)




#5 IN FASTEST-GROWING PLACES IN THE U.S.

[Usnews.com](https://www.usnews.com)

Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando. With a population of just over 100,000, the city limits cover 74.4 square miles. Lakeland has many lakes that are community focal points, providing scenic areas for recreation. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found in the community.

The City embraces its past, and that is evident strolling the tree-lined brick streets in the historic neighborhoods found throughout Lakeland. The area is home to Southeastern University, Florida Polytechnic University, Polk State College's Lakeland campus, and Florida Southern College, which hosts Frank Lloyd Wright architecture's most extensive on-site collection.



 Manheim



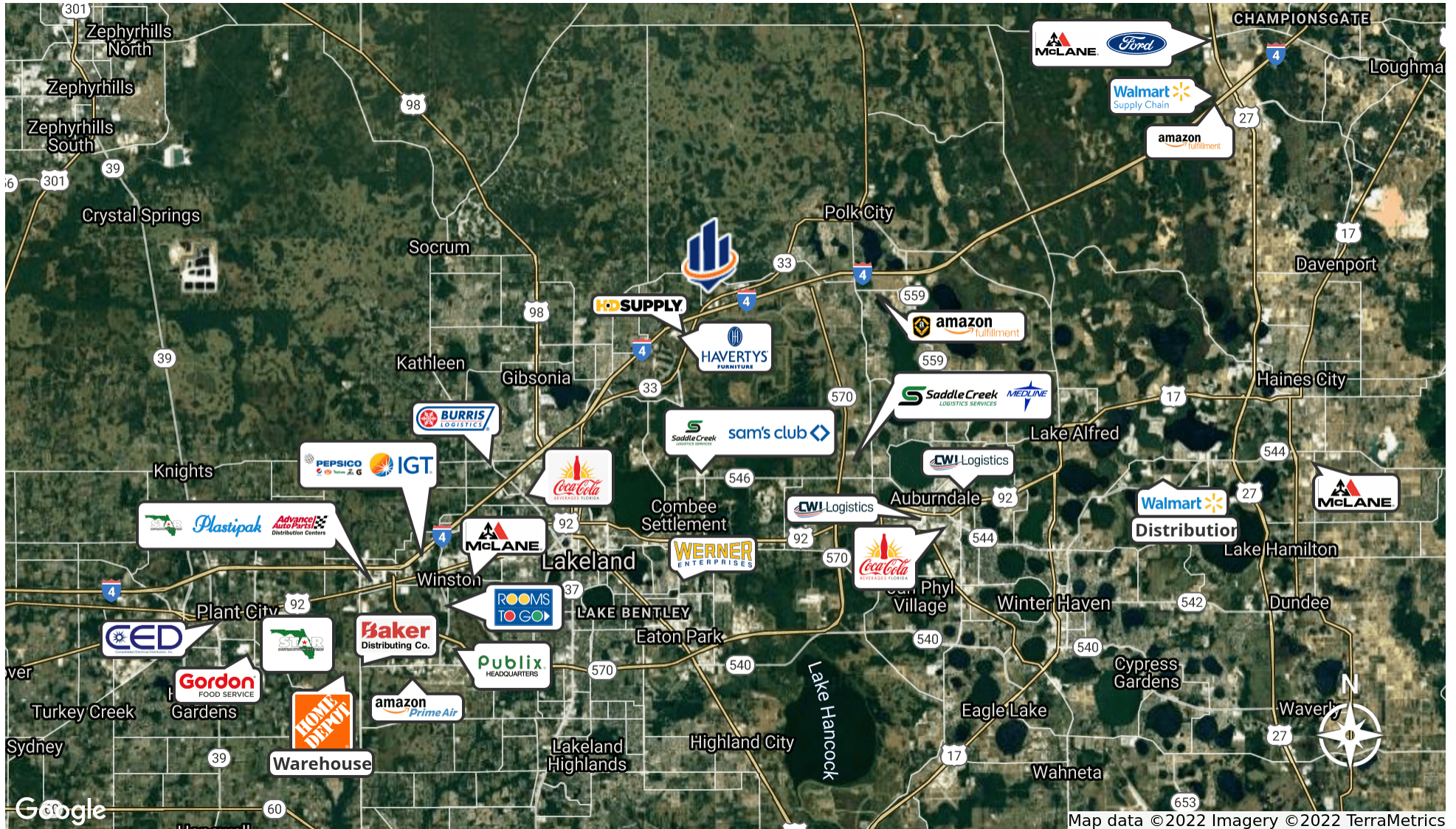
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SUBJECT 

3 MAPS AND PHOTOS

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Industrial Market



Trade Area Map

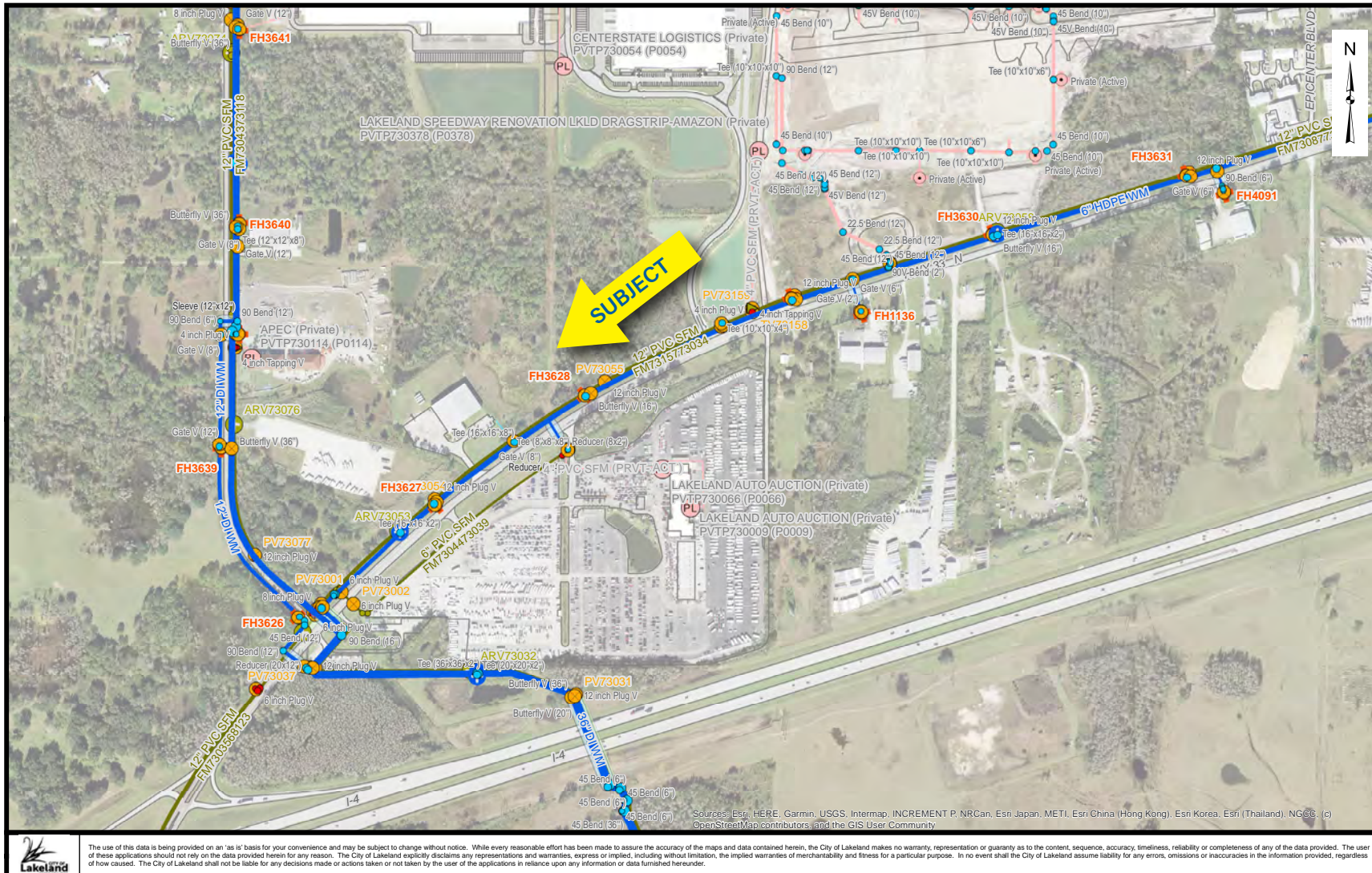


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Site Aerial



Water And Sewer Map

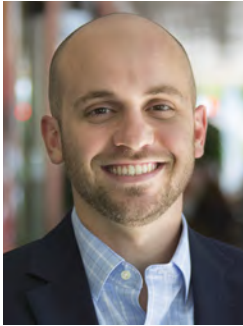


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PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM, is a senior advisor with SVN Saunders Ralston Dantzler Real Estate, LLC – the premier commercial services provider in Central Florida. He specializes in retail and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and ArcGIS specialist within the firm and formerly served as the firm’s Director of Research.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While there, he was an active member of the Florida State University Real Estate Society. David recently graduated with his Masters in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor. David is a CCIM [Certified Commercial Investment Member] designee and serves on the board for the CCIM Florida West Coast District.

Disciplines:

- Development Properties
- Retail Properties
- Site Selection
- Real Estate Analytics

About SVN



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.

Disclaimer



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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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