



SALE

SE Polk County Church Facility and Parsonage

333 LIME AVE

Lake Wales, FL 33853

PRESENTED BY:

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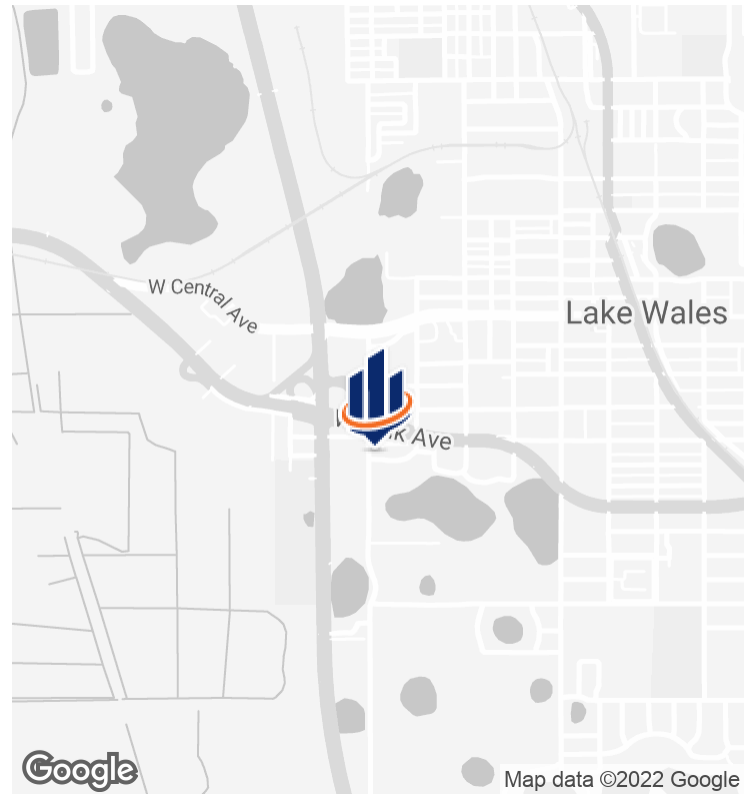
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE: **\$1,450,000**

BUILDING SIZE: 13,904 SF

LOT SIZE: 1.48 Acres

PRICE / SF: \$104.29

ZONING: R3, City of Lake Wales & RL3X, Unincorporated Polk County

27-30-02290650-002090, 002080 & 001100

APN'S: 27-30-03-911060-005020

27-30-03-91100-005011

PROPERTY OVERVIEW

Superb church facility on a total of 2.16 acres in Lake Wales at the SR-60 & US-27 interchange. The property consists of an 11,530 ± SF church facility, a 3/2 single-family home (parsonage) of 1,478 ± SF, and a small auxiliary building of 896 ± SF, formerly used as a youth group center (no water or sewer). The main church has a large sanctuary area, 60' x 50', with adjoining kitchen and prep areas. The pastor's office is split into 3 separate areas that could easily be divided into offices. The main building also has 2 large boardroom/flex space areas, a nursery with bathrooms, 2 associate pastor offices, and 7 other offices. The single-family home has 3 bedrooms, and 2 baths and is currently used as the pastor's home.

PROPERTY HIGHLIGHTS

- 3 Buildings, incl. Church, Single Family Home and Auxiliary Building.
- Comprising 13,904 ± SF on 2.16 ± Acres, across Five Parcels

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 3 Buildings Comprising 14,168 square feet on 2.16 Acres
- Zoning - 332 Miami, the single-family home/parsonage is in unincorporated Polk County and zoned RL3X.
- Zoning cont. - the main church campus and the auxiliary building are zoned R3 in the City of Lake Wales. The current use is permitted.
- The main church campus is metal construction, built in 2006, and has two main entrances - 11,530 SF with 50' x 60' sanctuary, large kitchen area, pastor and associate pastor office, nursery, boardrooms, and 7 other offices. 4 bathrooms total. There is an adjoining vacant parcel adjoining the main church.
- The parsonage/single-family home (332 Miami St.) is a block construction, 3 bedroom/2 bath, and is 1,742 SF. it has an adjoining vacant parcel.
- The auxiliary building (326 Lime Ave) is block construction an 896 SF and was used as a youth gathering place. No bathrooms in this building nor water or sewer.
- City water and sewer to main church campus and single-family home/parsonage.
- The roof is metal and original from 2006. 3 large 10-ton A/C units, unknown year. The pastor's office has a separate split unit.
- Sound walls will be installed along SR-60 once the DOT project is complete.
- 5 Parcel ID's - physical addresses at 333 Lime Ave, 327 Lime Ave, 326 Lime Ave and 332 Miami Street
- Parcel ID's - 27-30-02-290650-002090, 23-30-02-290650-002080, 27-30-02-290650-001100, 27-30-03-911000-005020 & 27-30-03-911000-00501

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ADDITIONAL PHOTOS



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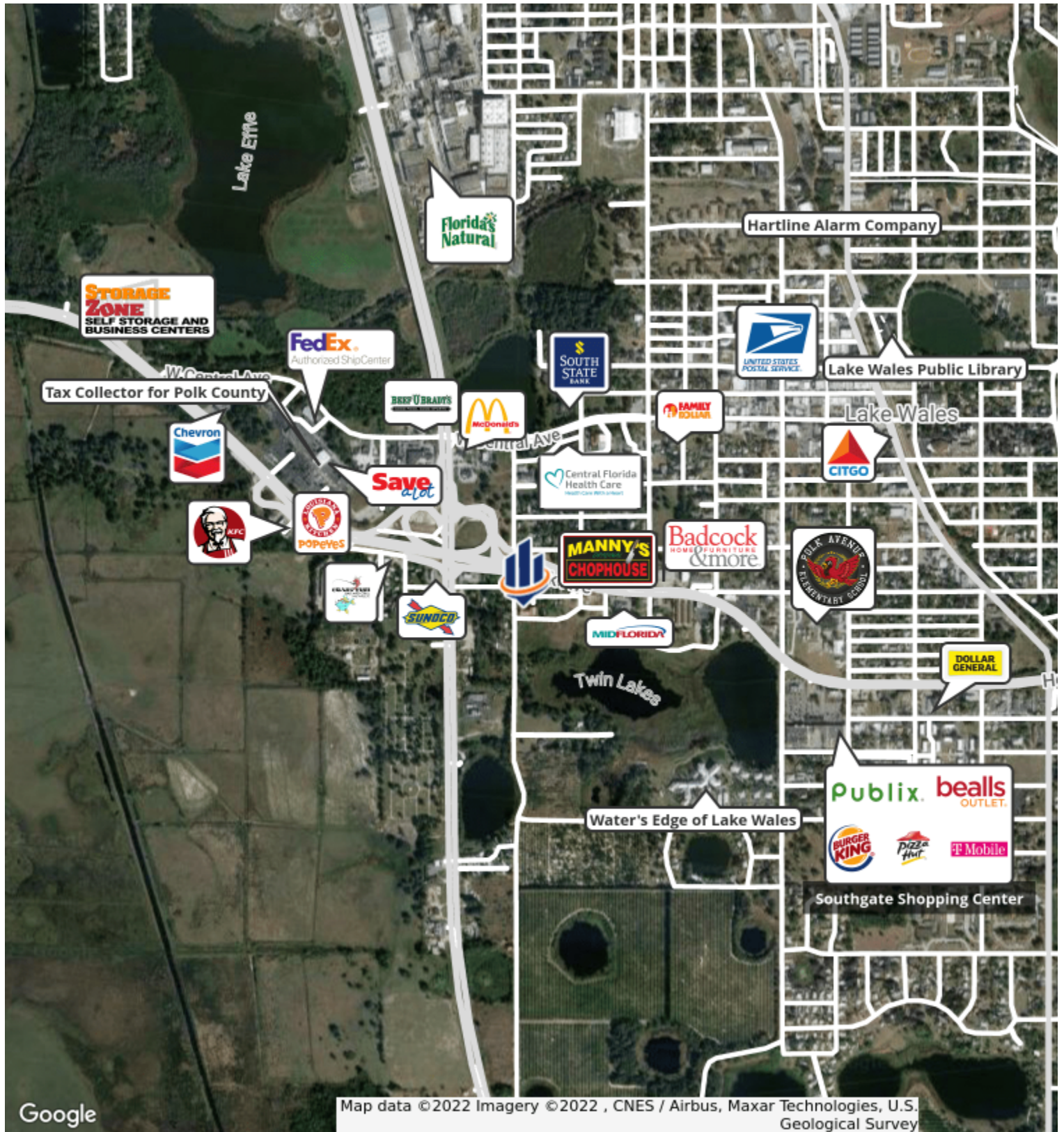
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TRADE AREA MAP



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NEIGHBORHOOD AERIAL



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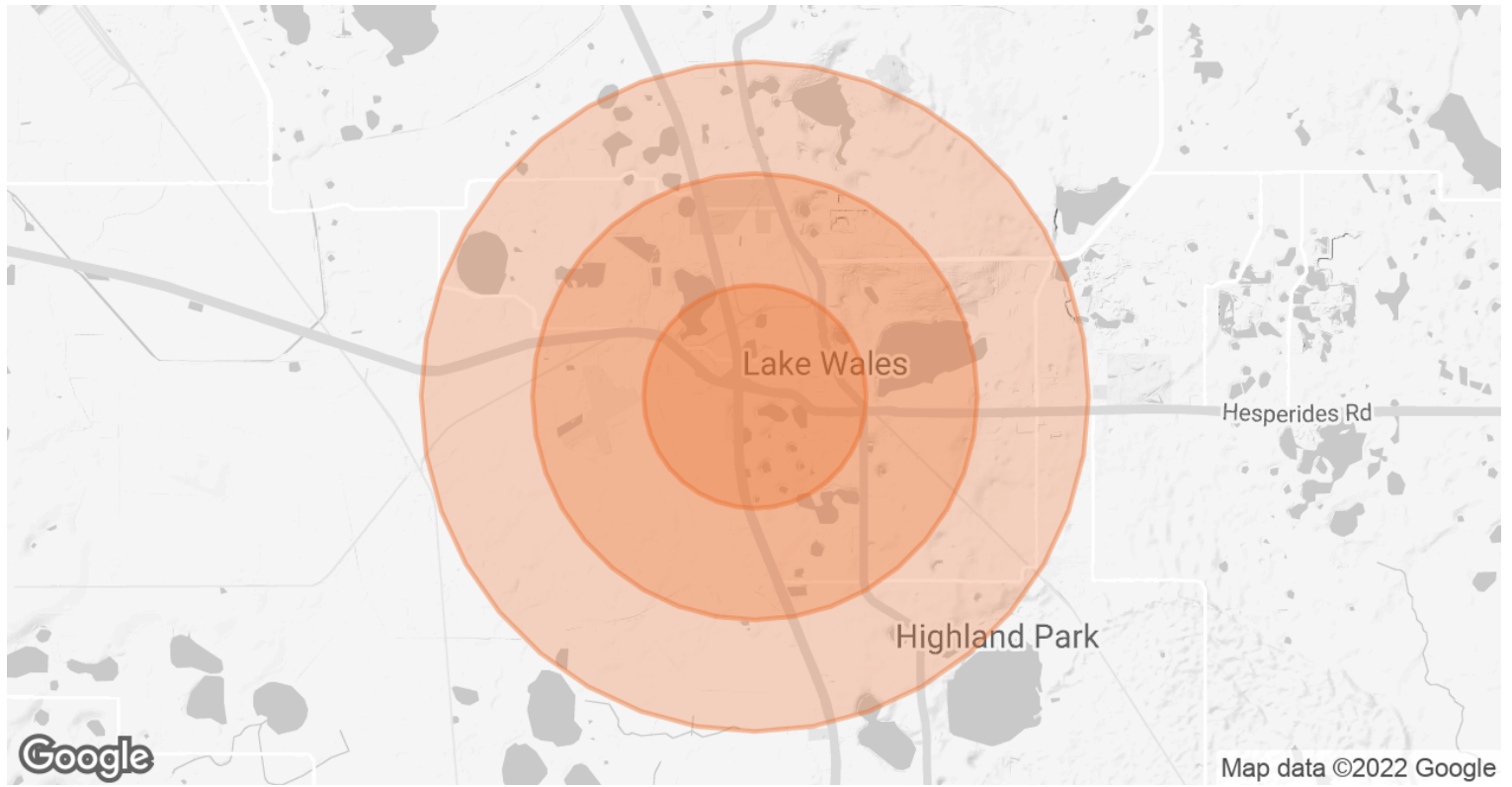
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,485	7,909	14,146
AVERAGE AGE	36.6	39.2	39.2
AVERAGE AGE (MALE)	36.5	36.5	37.5
AVERAGE AGE (FEMALE)	40.0	45.8	44.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,199	3,678	6,385
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$33,005	\$43,813	\$48,642
AVERAGE HOUSE VALUE	\$96,872	\$134,262	\$151,411

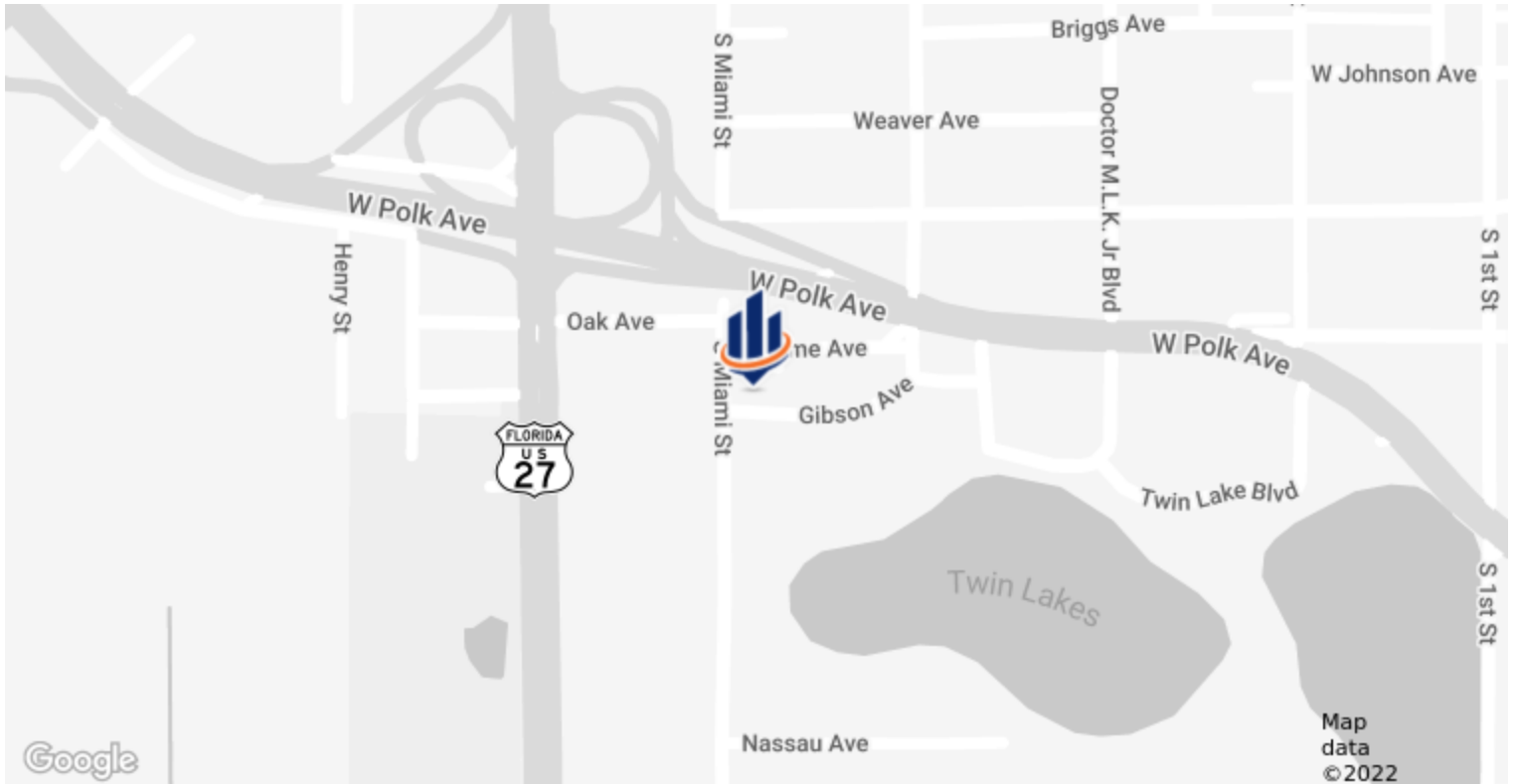
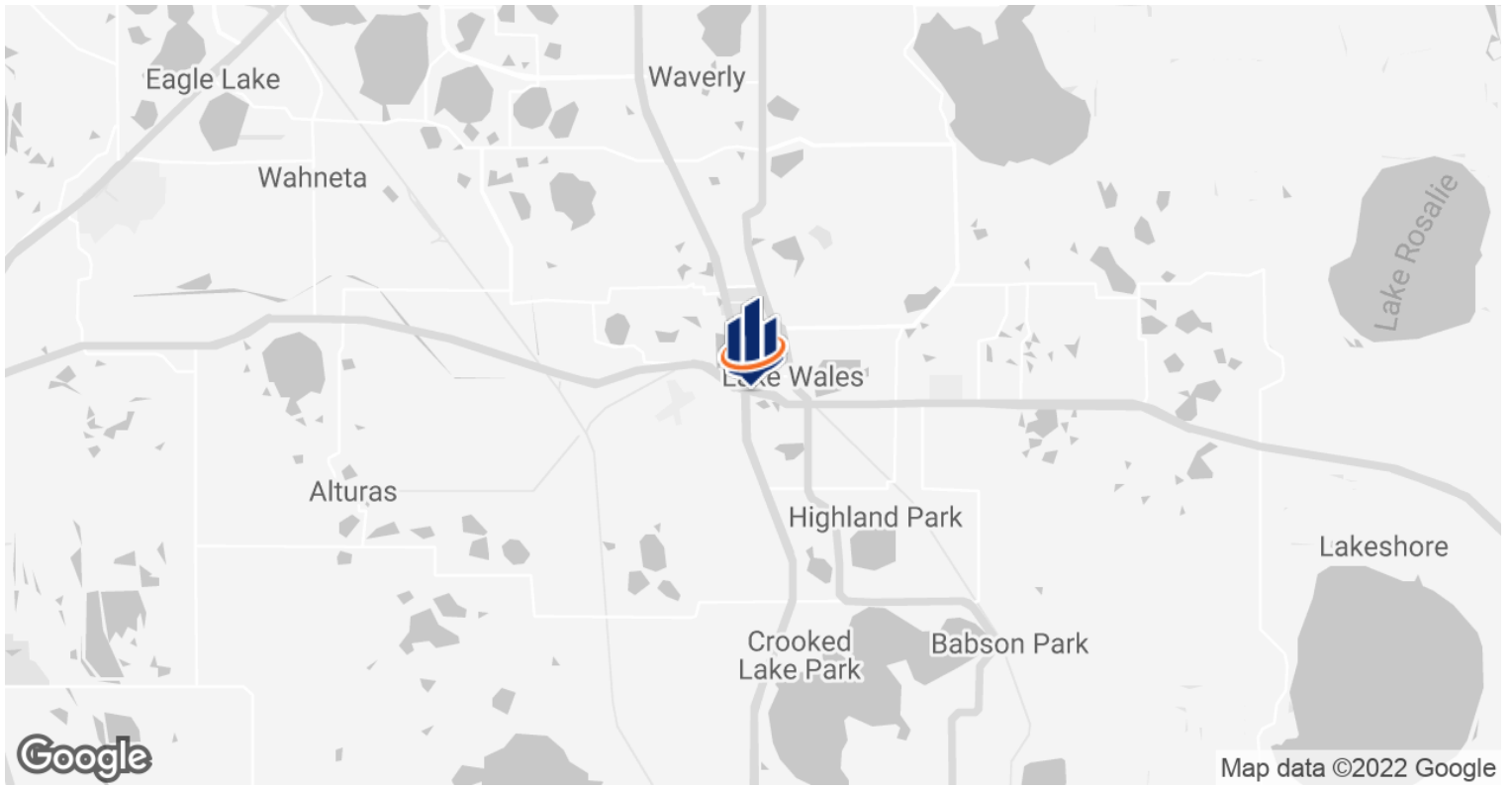
* Demographic data derived from 2020 ACS - US Census

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LOCATION MAPS



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ADVISOR BIO



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PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

MEMBERSHIPS

Certified Commercial Investment Member

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PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 12 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and as the Commercial and Industrial Development Co-Chair for the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and three cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- CID Co-Chair - Lakeland Association of Realtors

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PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a Bachelor of Science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and Co-Captain of the 1973 Gator Football Team.

David is also an active bicyclist, both in road and mountain biking. He is married, a father of two daughters, and a grandfather of six.

David specializes in:

- Central and South Florida Agricultural Properties
- Agriculture Transitional Properties (Transition-To-Next-Use)
- Residential Development Properties

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