



WEST PIPKIN ROAD COMMERCIAL DEVELOPMENT

2821 WEST PIPKIN ROAD
LAKELAND, FL 33811

David A. Goffe, CCIM

Advisor

O: 863.648.1528 x416 | C: 863.272.7169

david.goffe@svn.com

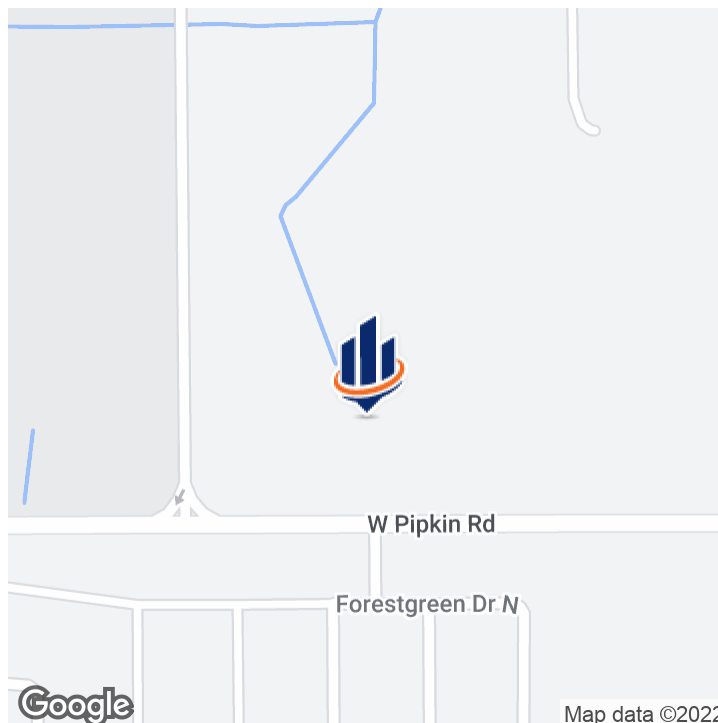
Glenn Folsom

Senior Advisor

O: 863.877.0632 x418 | C: 863.559.3268

glenn.folsom@svn.com

Property Summary



Sale Price **\$600,000**

OFFERING SUMMARY

Lot Size: 4.8 ± Acres

Price/Acre \$125,000/acre

Zoning: BP

Utilities: Water is at the site and sewer is nearby

Road Frontage: 399 ± FT on W Pipkin Rd.

Traffic Count: 13,500 Cars per Day

APN: 23-29-10-000000-033030

PROPERTY OVERVIEW

Ideal for uses in support of the Lakeland Linder International Airport, GEICO Corporate Office, and surrounding businesses. With a Future Land Use designation of BP, this 4.8 ± Acre tract can be developed for any number of commercial uses and permits office, research and development parks, distribution centers, and wholesaling activities. ****There is currently a cell tower in the front of the site, which is not included in this offer.**

LOCATION OVERVIEW

Located in the path of growth, neighboring the Lakeland International Airport, which is a host to Amazon and NOAA, and GEICO Corporate Office, and just a couple of miles south of Publix Corporate Headquarters. Lakeland is strategically located between Tampa and Orlando along the I-4 corridor, having 20 Million people within a 5-hour drive.

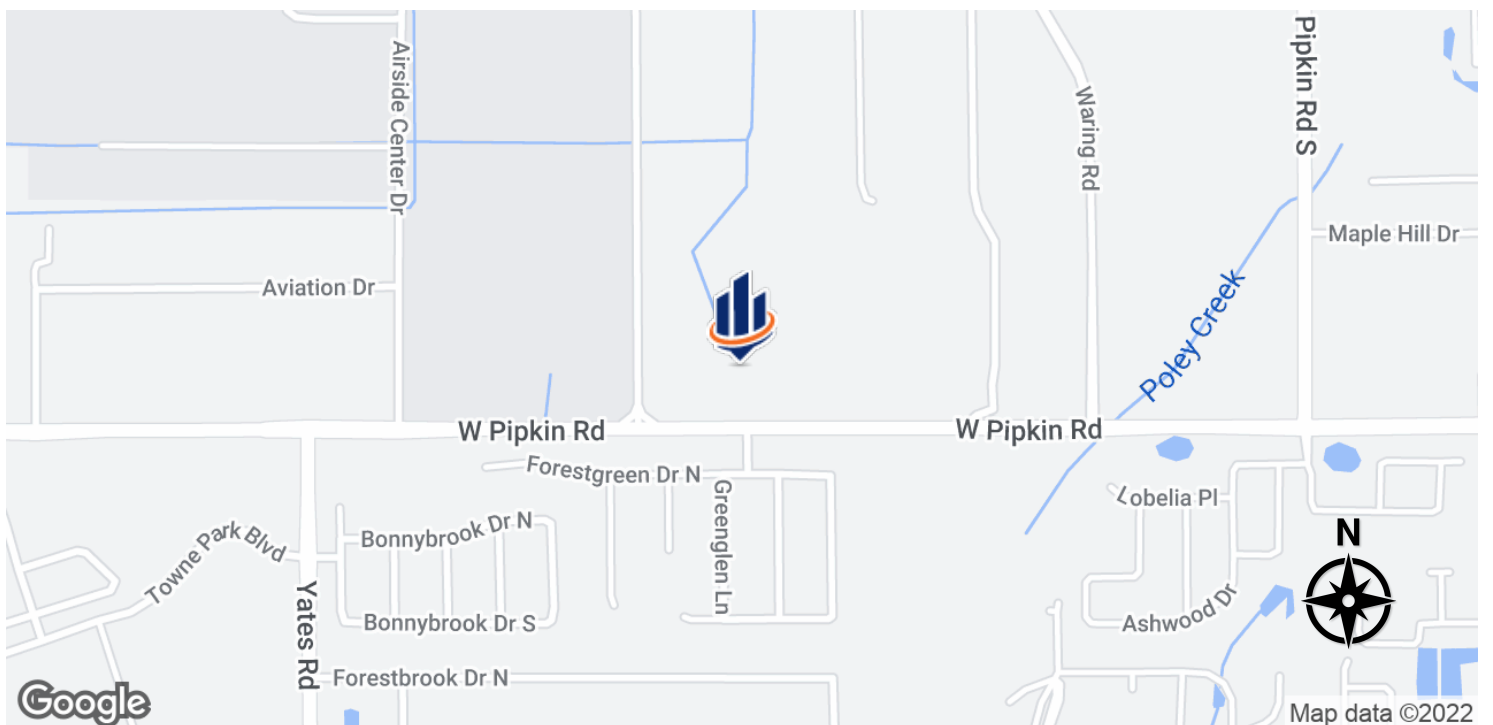
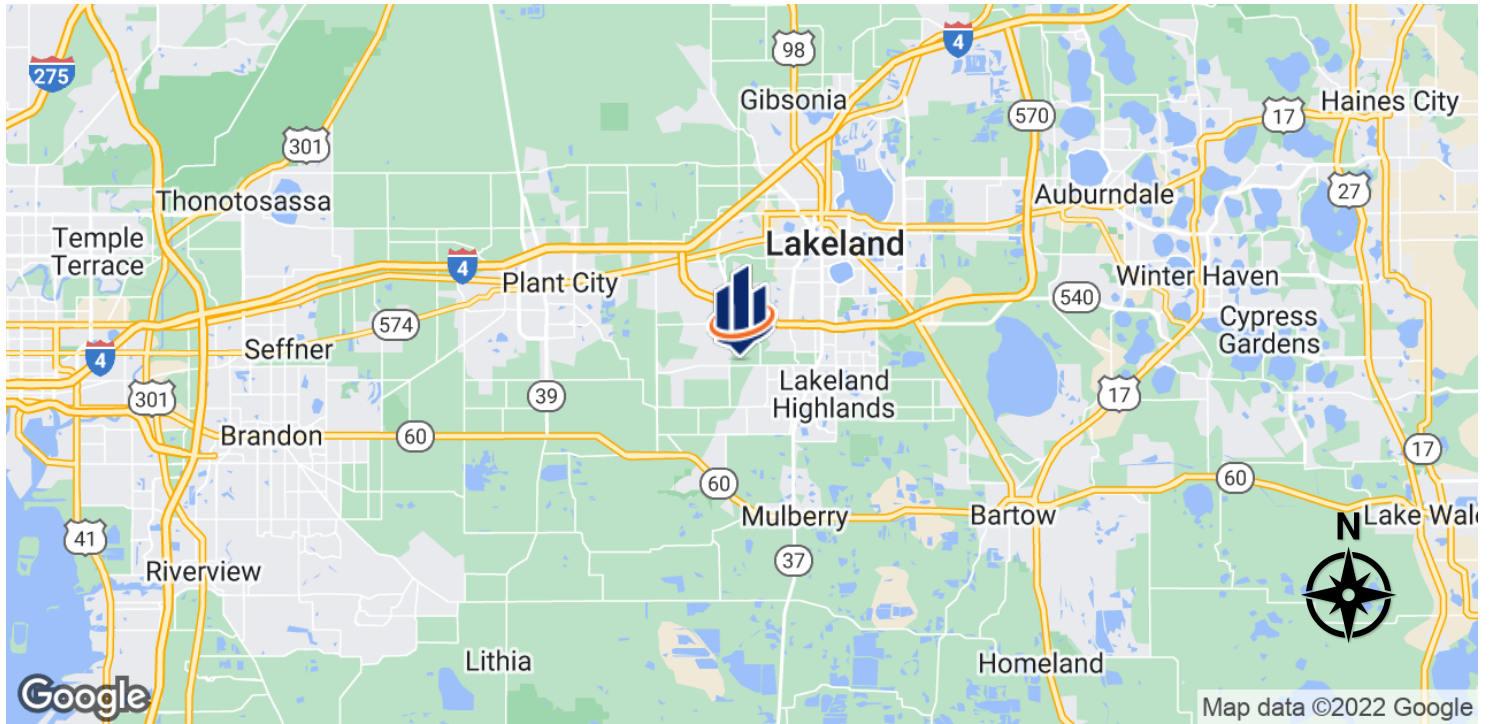
PROPERTY HIGHLIGHTS

- Close to Lakeland Linder International Airport
- Easy Access to both Tampa and Orlando MSA
- FLU designation of BP allows a variety of uses

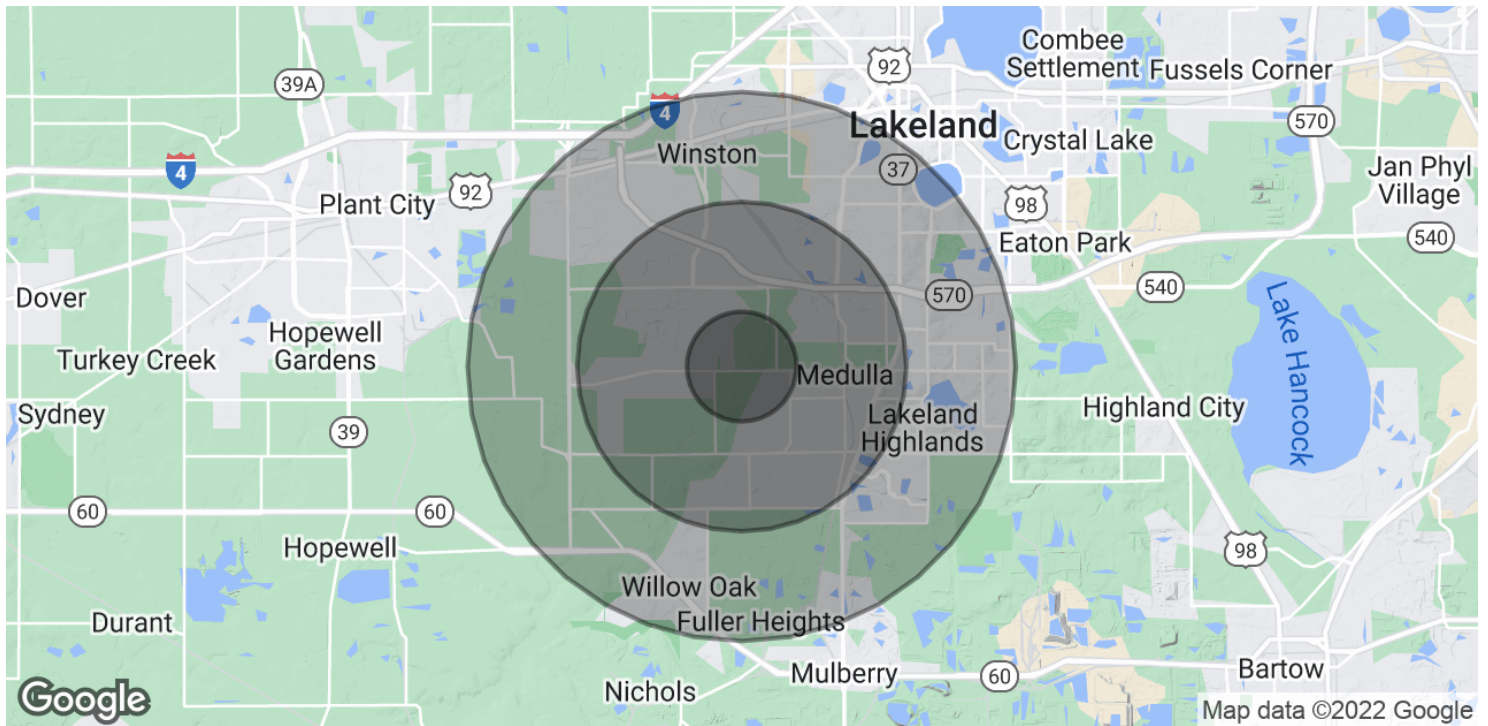
Property Photos



Location Maps



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,489	32,680	112,409
Average Age	37.3	38.8	39.2
Average Age (Male)	40.7	37.8	37.6
Average Age (Female)	35.7	39.3	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	577	13,637	46,339
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$78,360	\$69,858	\$72,065
Average House Value	\$197,398	\$185,812	\$180,017

* Demographic data derived from 2020 ACS - US Census



POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	384.7 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	721,312 [2021]
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.



LAKELAND
POLK COUNTY

Founded	1885
Population	110,516 (2018)
Area	74.4 sq mi
Website	lakelandgov.net

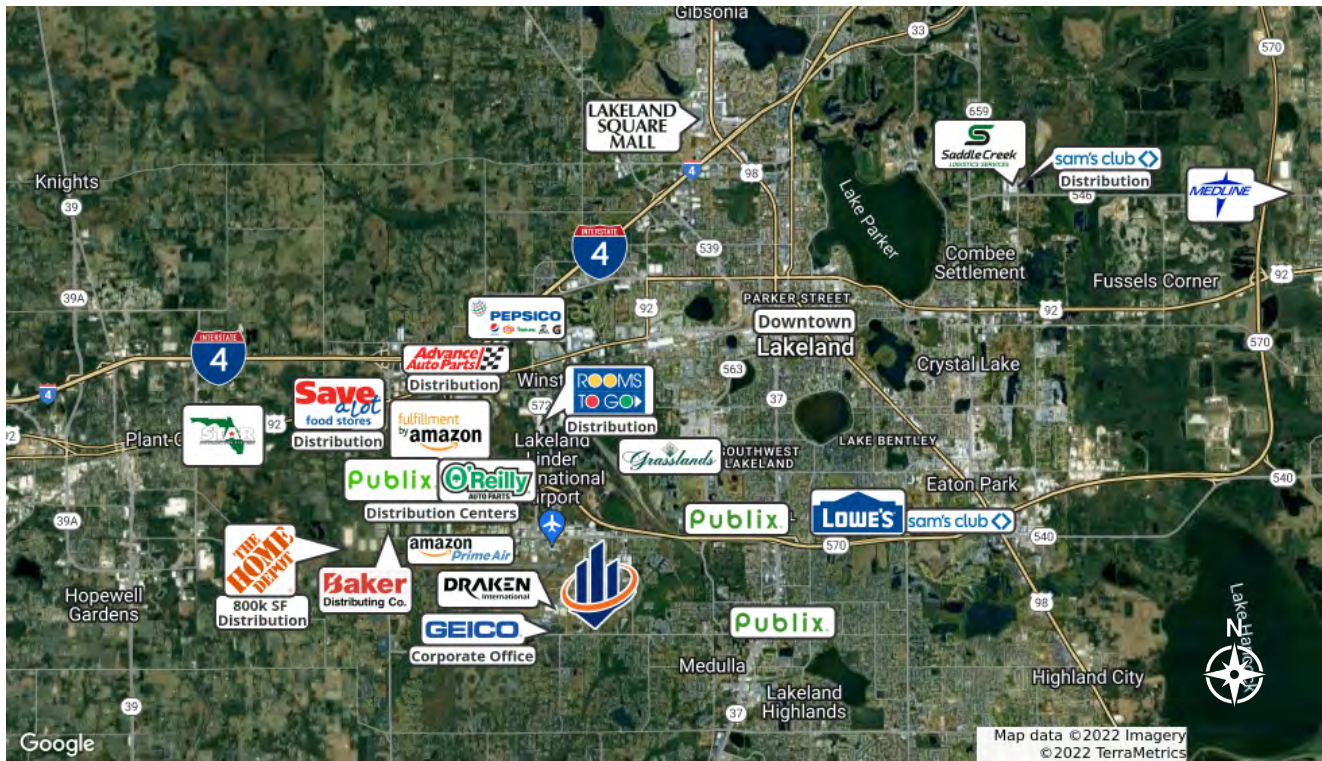
Major Employers	Publix
	Supermarkets
	Saddle Creek
	Logistics
	Geico Insurance
	Amazon
	Rooms to Go
	Welldyne
	Advance Auto
	Parts

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.

Downtown Lakeland is a vital and enjoyable place for residents and visitors. It has been dubbed "Lakeland's living room" and truly embodies the community spirit of Lakeland. There are quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around historic brick buildings surrounding the historic Munn Park town square.

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.

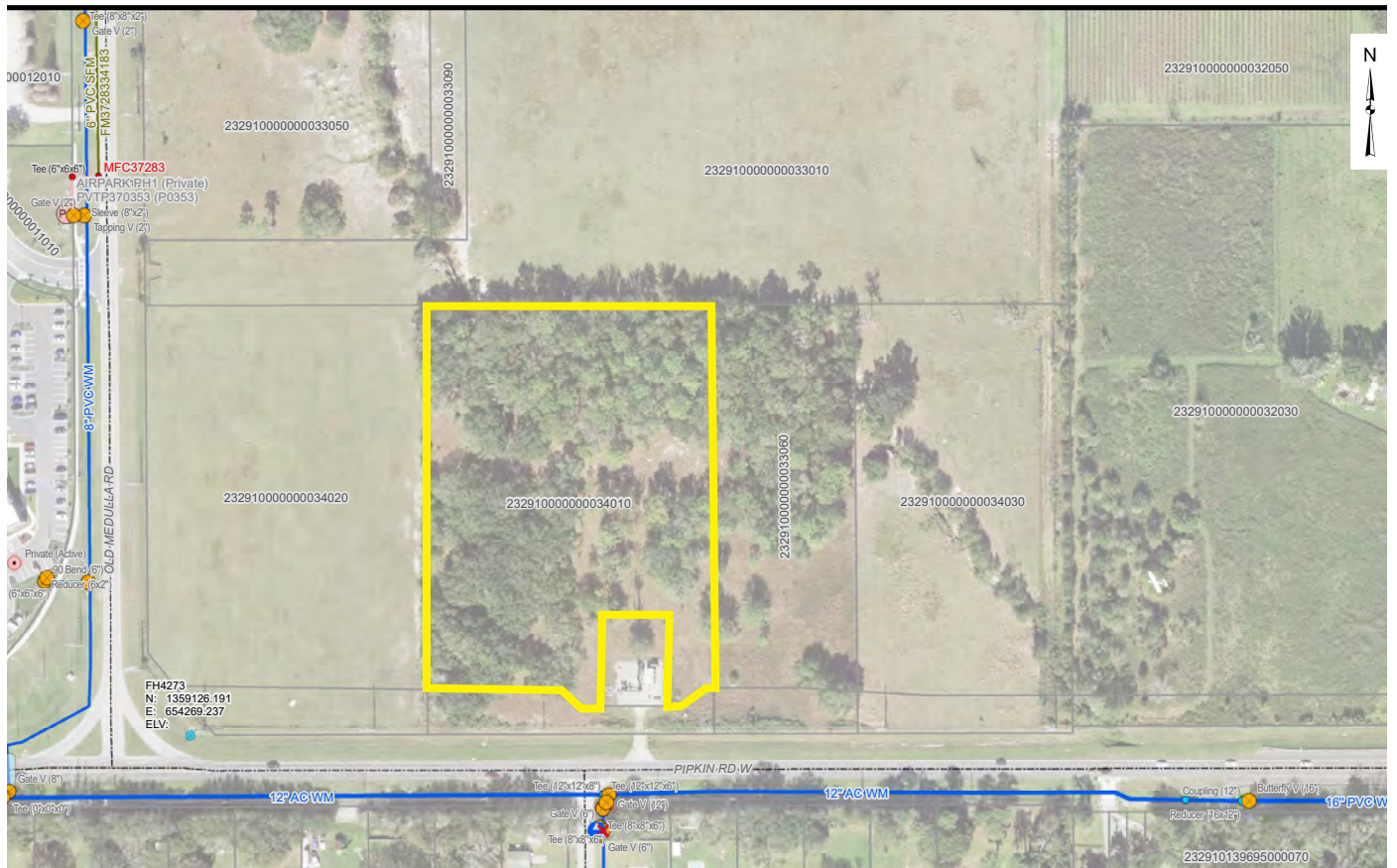
Market And Trade Maps



Site Aerial



Utilities Map





DAVID A. GOFFE, CCIM

Advisor

david.goffe@svn.com

Direct: 863.648.1528 x416 | **Cell:** 863.272.7169

FL #SL578607

PROFESSIONAL BACKGROUND

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

David is a Florida native with a rich legacy in Florida real estate. His family was one of the earliest settlers in the Englewood Florida area in the 1800s and his father established HT Goffe Realty in Palm Beach Florida in the 1960s.

David has been active in the local real estate market for over 29 years and is a Certified Commercial Investment Member designee (CCIM). He also holds the Short Sale Resource certification (SFR) and the Certified Distressed Property Expert (CDPE) professional designations.

His broad range of experience includes sales and leasing for retail and industrial properties, single family investment portfolios, property development, and medical office and single tenant sales and leasing.

David uses computer-based models and mapping tools in combination with his years of experience in real estate to identify locations where businesses will succeed.

This level of detailed property knowledge allows David to excel both in “user seeking site” [site selection] as well as “site seeking use” [lease marketing for property owners/landlords] transactions. He is particularly talented in matching tenants with available space and/or sites for development.

David specializes in:

- Retail Properties
- Commercial Properties
- Industrial Properties
- Tenant Site Selection

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801



GLENN FOLSOM

Senior Advisor

glenn.folsom@svn.com

Direct: 863.877.0632 x418 | **Cell:** 863.559.3268

PROFESSIONAL BACKGROUND

Glenn Folsom is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Glenn is a licensed real estate associate, who specializes in improved commercial and industrial properties, investment properties, and buyer representation.

As President of Folsom Construction, Glenn was responsible for the management of corporate marketing and new business development. He was involved in determining the financial viability of the business, appropriate selection of new work, and interaction between design disciplines and owners.

Glenn has more than 36 years' experience in the construction industry, providing design and construction services, site selection, site acquisition, and project financing.

A graduate from the University of Florida, Glenn obtained a Bachelor of Science degree in Business Administration, majoring in Real Estate and Urban Development. He is also a member of The Rotary Club of Lakeland South.

Glenn is a Lakeland, Florida native where he currently resides with his wife, children, and grandchildren.

Glenn specializes in:

- Improved Commercial and Industrial Properties
- Investment Properties
- Buyer Representation

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
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.

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.



1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528 x416

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

www.SVNsaunders.com

All SVN® Offices Independently Owned & Operated | 2022 All Right Reserved

©2021 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.

