



62,000 ±
Cars/Day



Woodland Dr

FUTURE DEVELOPMENT PARCEL - NORTH LAKELAND

1034 Woodland Dr, Lakeland, FL 33809

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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price: **\$435,000**

Parcel Tax ID: 23-27-36-015700-001120

Zoning/Future Land Use: Regional Activity Center, City of Lakeland

Lot Size: 0.28 Acres

Building Size: 1,508 SF

Property Taxes: \$1,606 (2024)

PROPERTY OVERVIEW

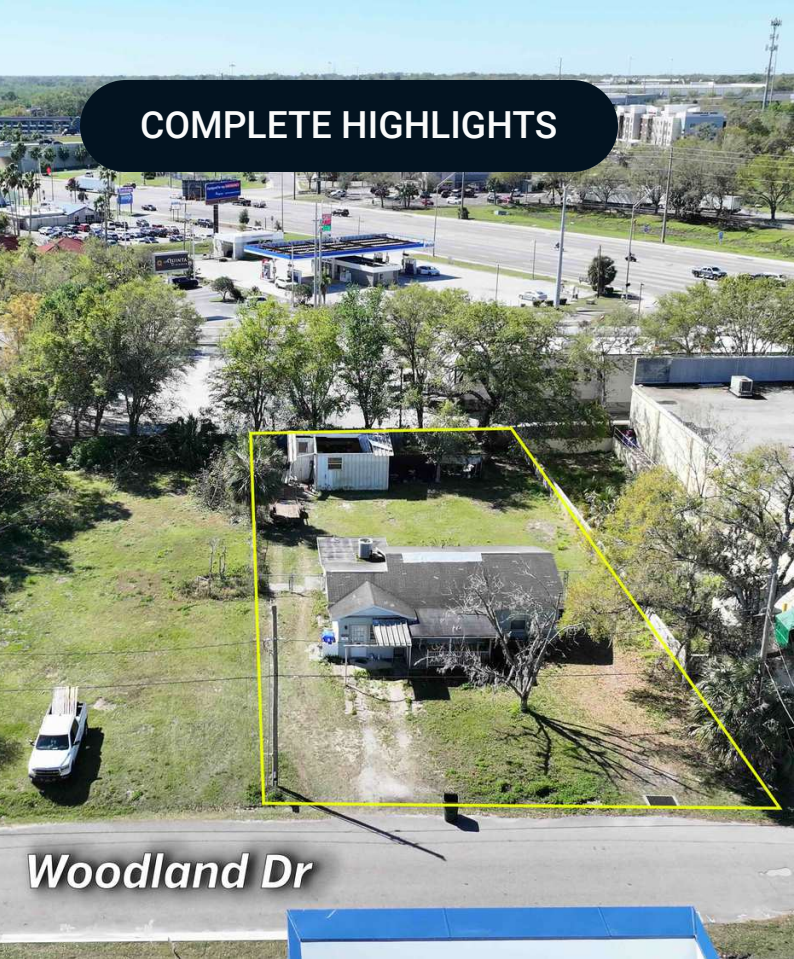
This is one of the last pieces of an important tract for the commercial redevelopment in the area. This block is the lone residential area in a dense commercial area, surrounded by hotels, restaurants, big box retail and the Lakeland Square Mall. It is one of the busiest areas in Lakeland, 2 minutes from I-4 and US 98, a major artery which runs north and south through Lakeland.

.28 acres of land, with a 1,508 SF home, with a built on addition, used for a construction office. The residential portion of the home is no longer occupied, but has 2 bedrooms, 1.5 baths, and a large kitchen with a traditional family room. Work is needed on the property, but the home could easily be renovated to make a rental home.

In addition, there is an approx. 600 SF storage and workshop in the rear of the property. It suffered some roof damage during the recent hurricanes, but could be put back together. Permits have been pulled for the work to be completed.

Almost all of the homes on the block are rentals, and will inevitably be replaced for commercial development. This property is being sold as is.

COMPLETE HIGHLIGHTS



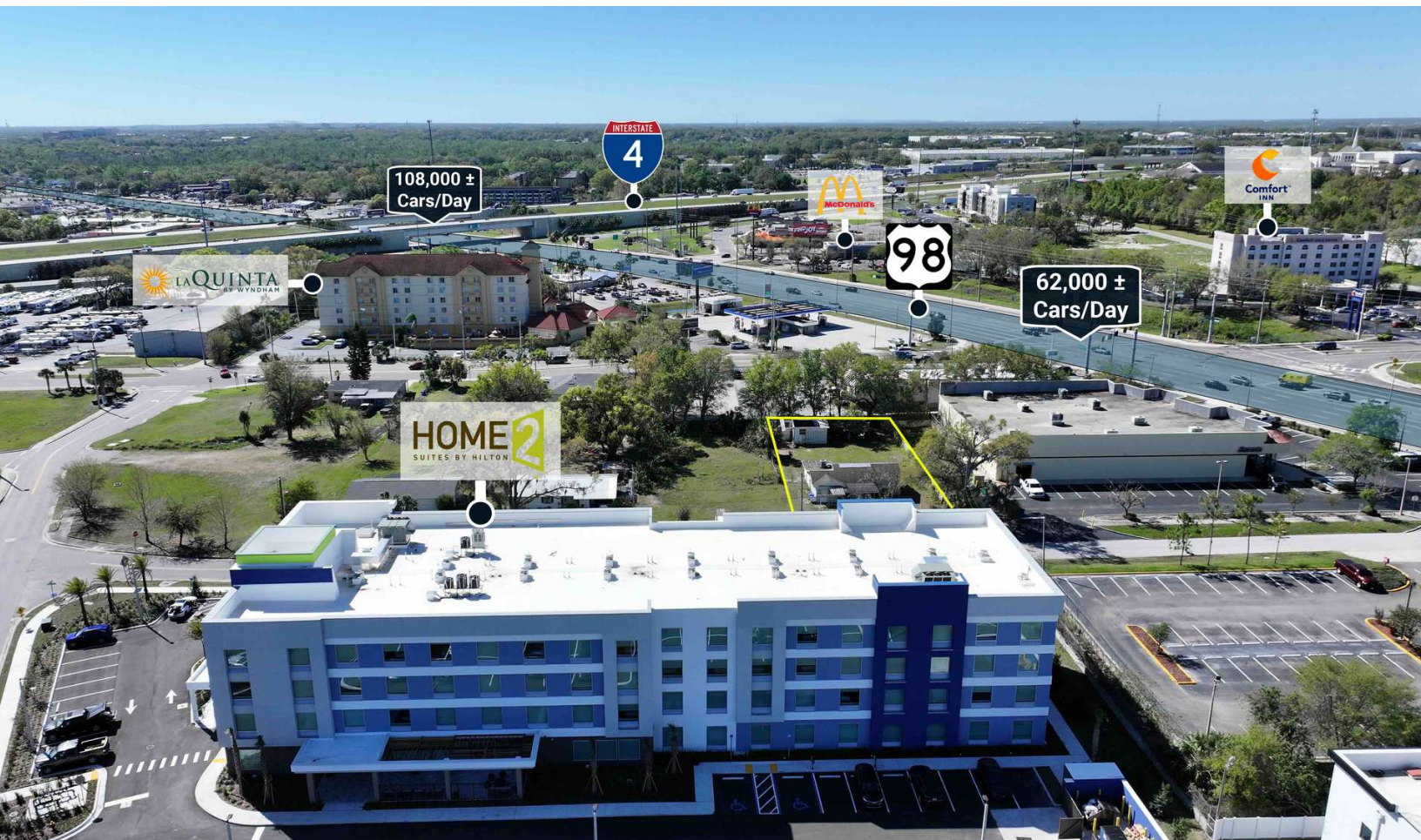
Woodland Dr



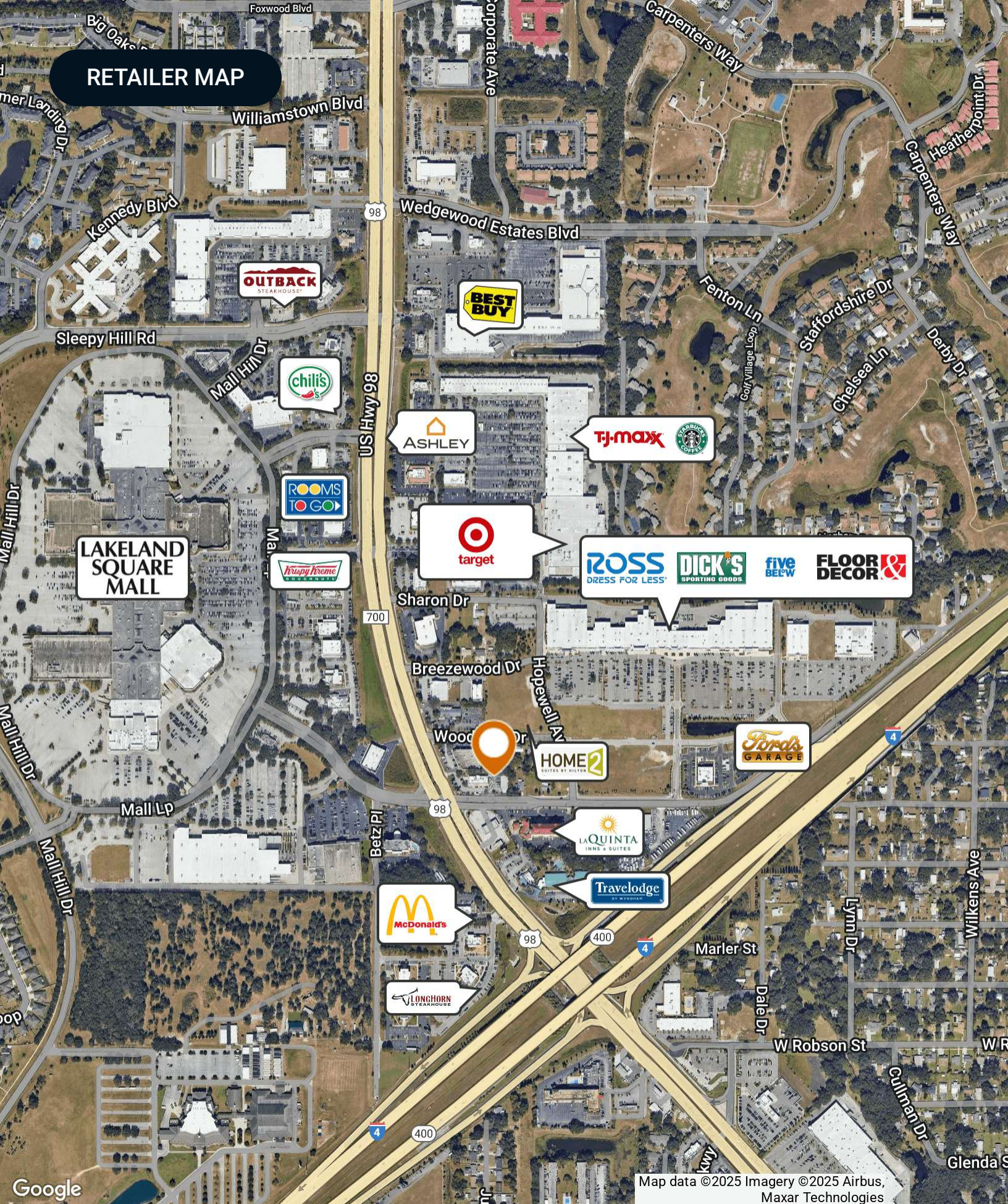
PROPERTY HIGHLIGHTS

- Part of an commercial undeveloped residential block in highly developed area of North Lakeland, surrounded by hotels, restaurants and big box retail.
- This parcel is .28 acres, with a 1,508 SF former single family home. Part of the home is being used as a commercial office, the remainder could easily be renovated and rented.
- Although a single family use is grandfathered, the long term highest and best use is commercial.
- There is currently no official zoning classification - the future land use is RAC or Regional Activity Center, City of Lakeland. Uses include those of O-1 and C-1, which incorporate office and retail uses of various. A new owner would apply for a re-zone.
- Superb location just off of I-4, and next to Lakeland Park Center, which includes several national anchor retailers and restaurants. Hilton has recently built a Home2 Suites directly across the street. The Lakeland Square Mall is just across US 98.
- Property has city water and septic currently.

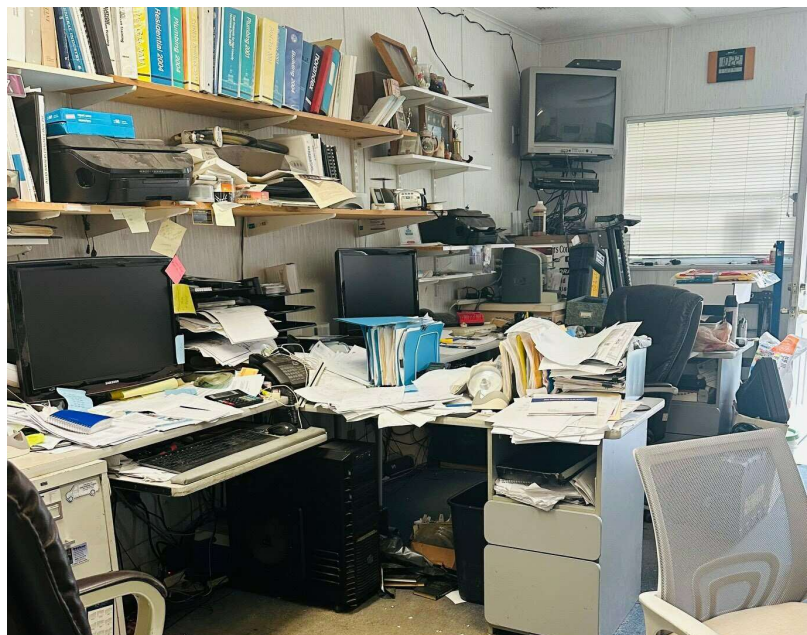
AERIALS



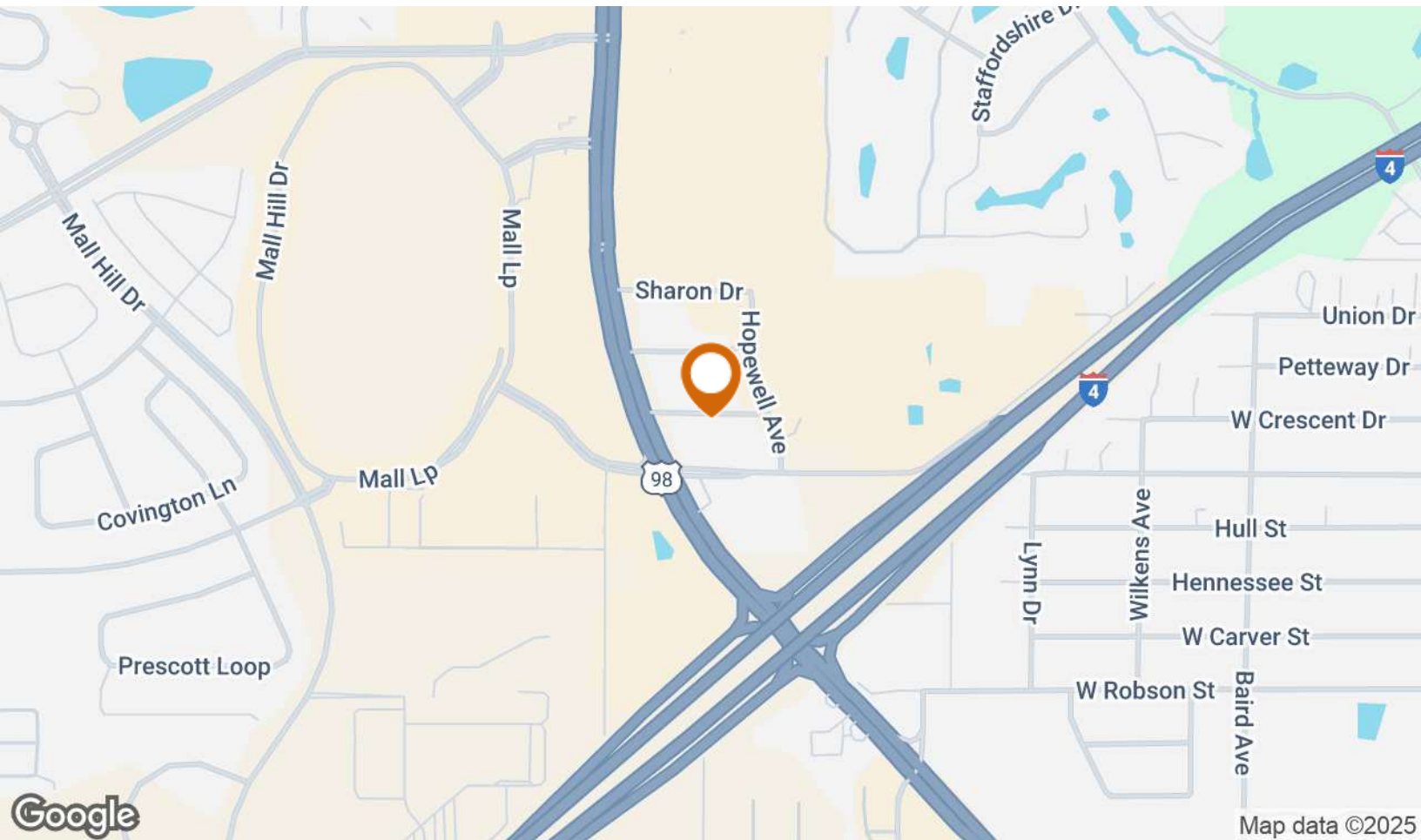
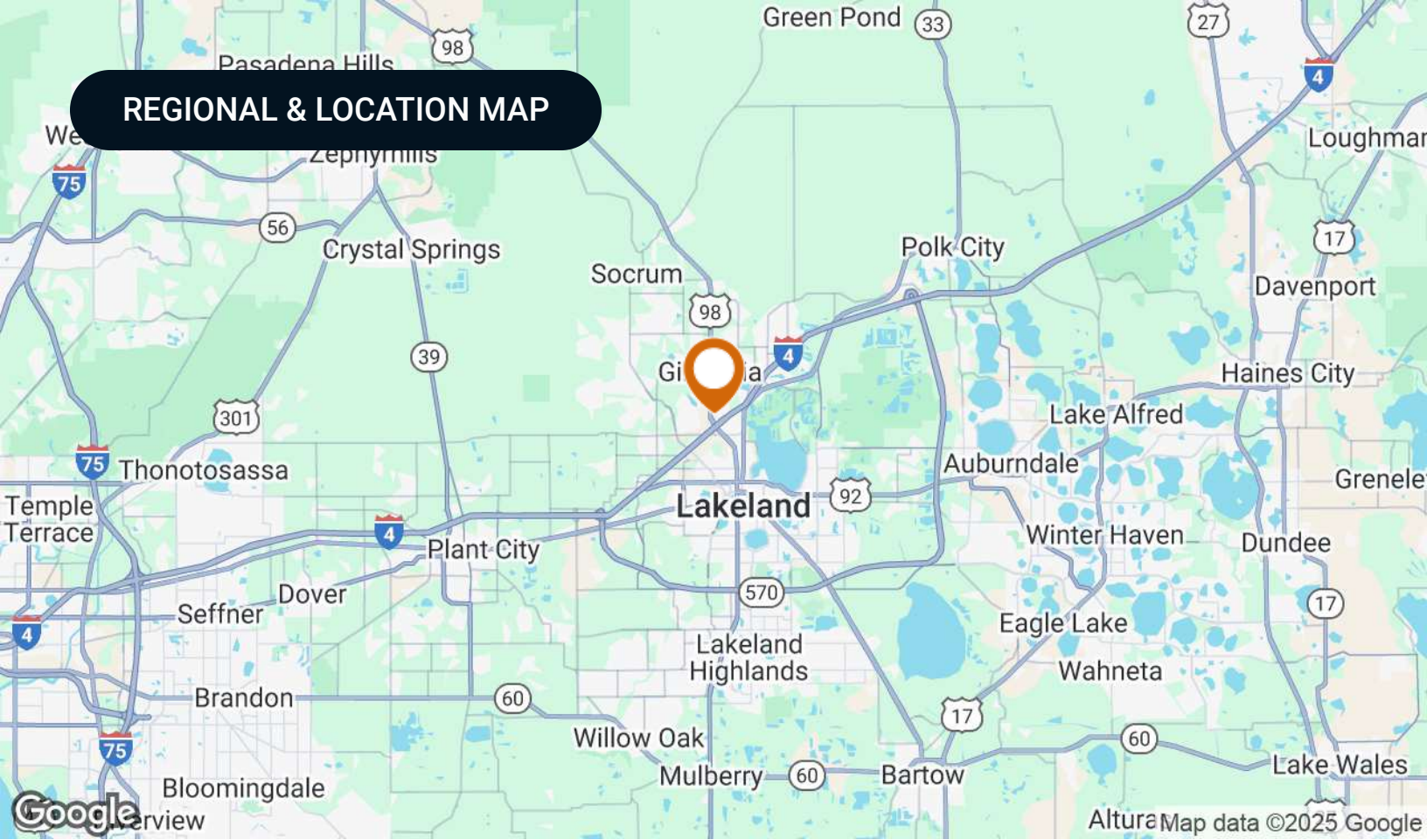
RETAILER MAP



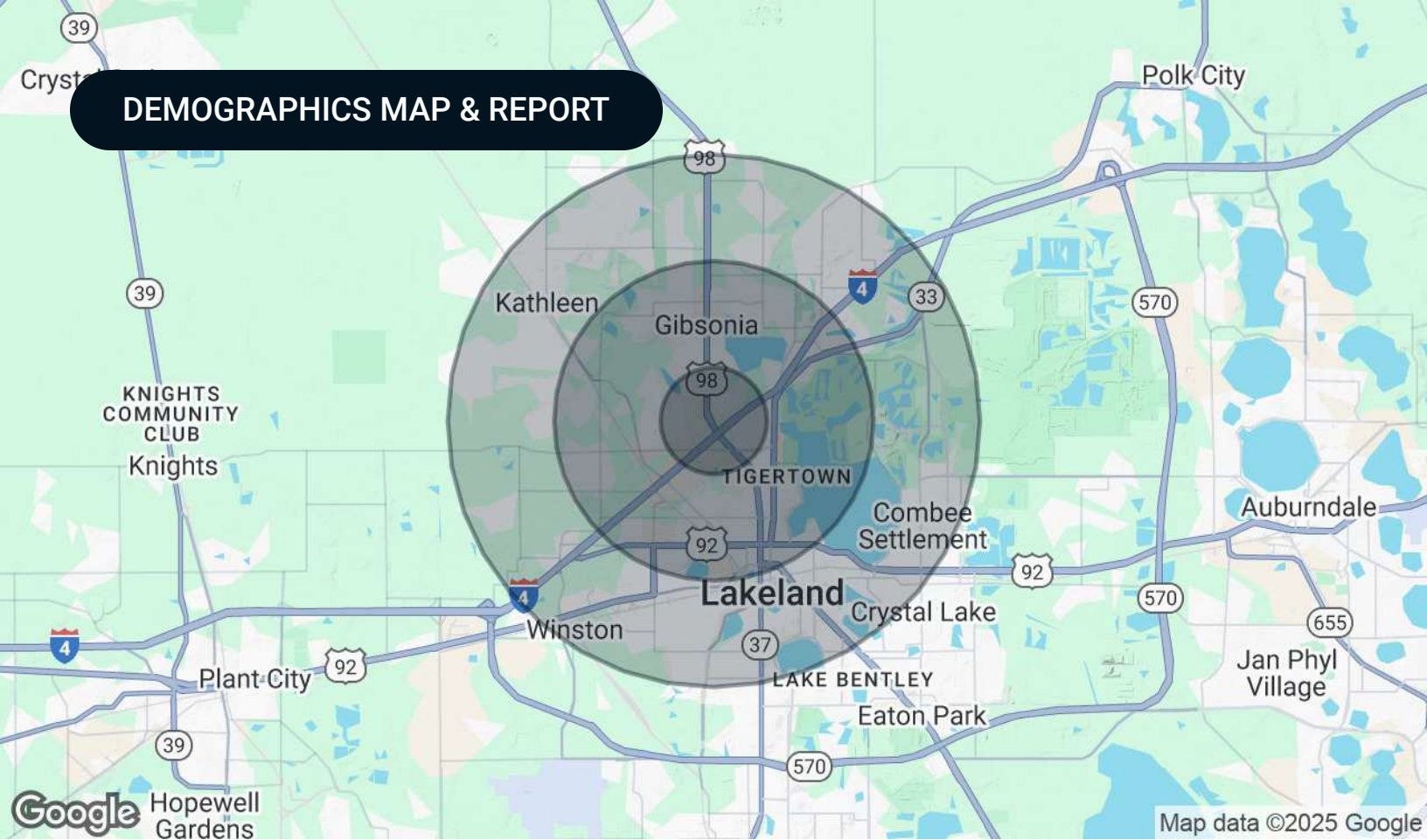
ADDITIONAL PHOTOS



REGIONAL & LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,077	62,442	144,187
Average Age	42	42	41
Average Age (Male)	40	40	40
Average Age (Female)	43	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,969	24,824	55,340
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$75,244	\$68,995	\$74,957
Average House Value	\$214,397	\$228,136	\$244,337

Demographics data derived from AlphaMap



LAKELAND POLK COUNTY

Founded	1885
Population	117,606 (2023)
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

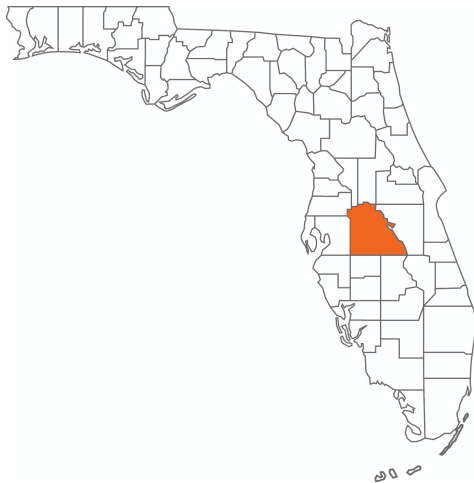
Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland's living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.



POLK COUNTY FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between 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, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

ADVISOR BIOGRAPHY



CRAIG MORBY

Senior Advisor

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PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 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 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 two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board

ADVISOR BIOGRAPHY



ERIC AMMON, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

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



For more information visit www.saundersrealestate.com

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