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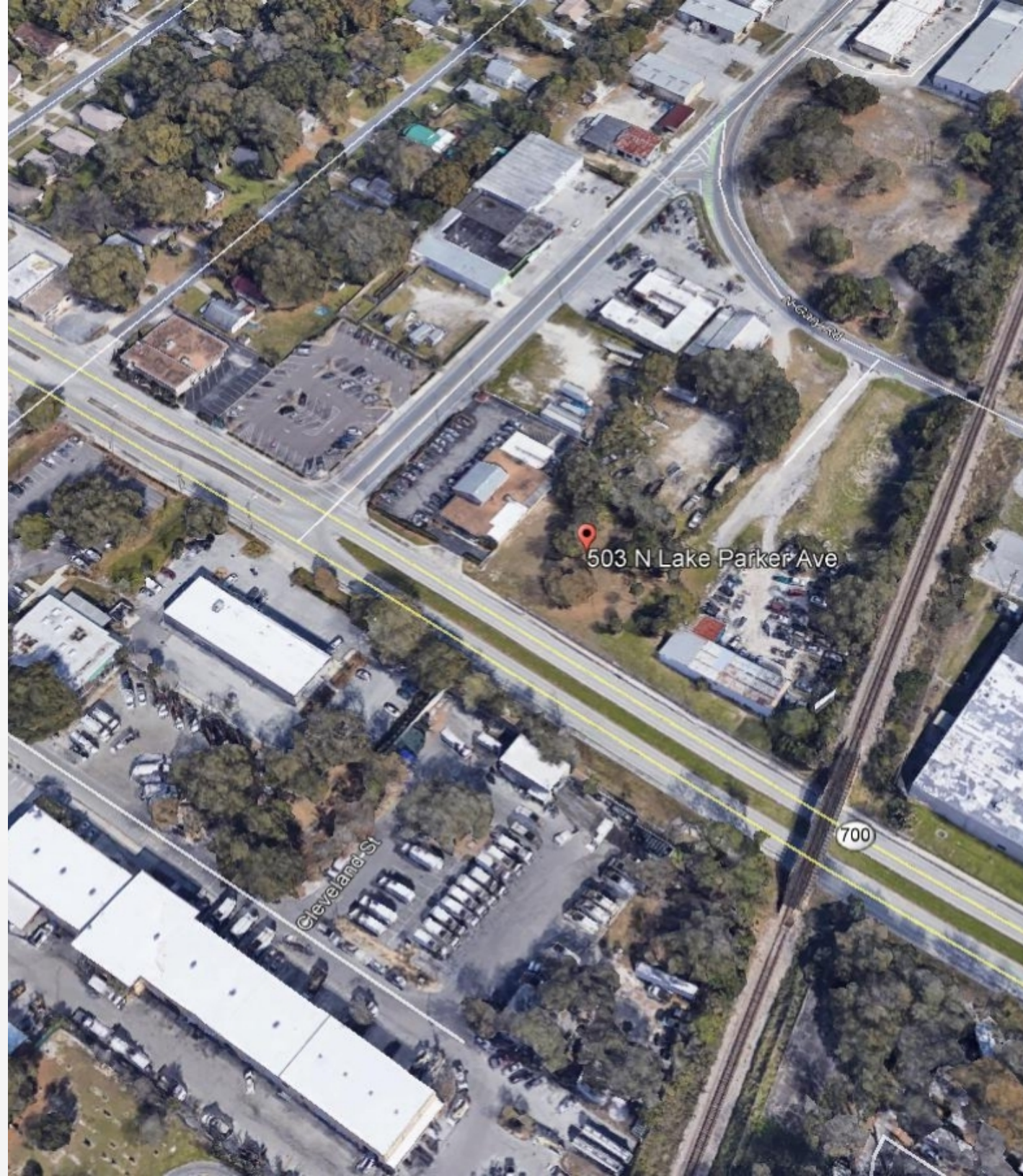
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SECTION 1

PROPERTY
INFORMATION





OFFERING SUMMARY

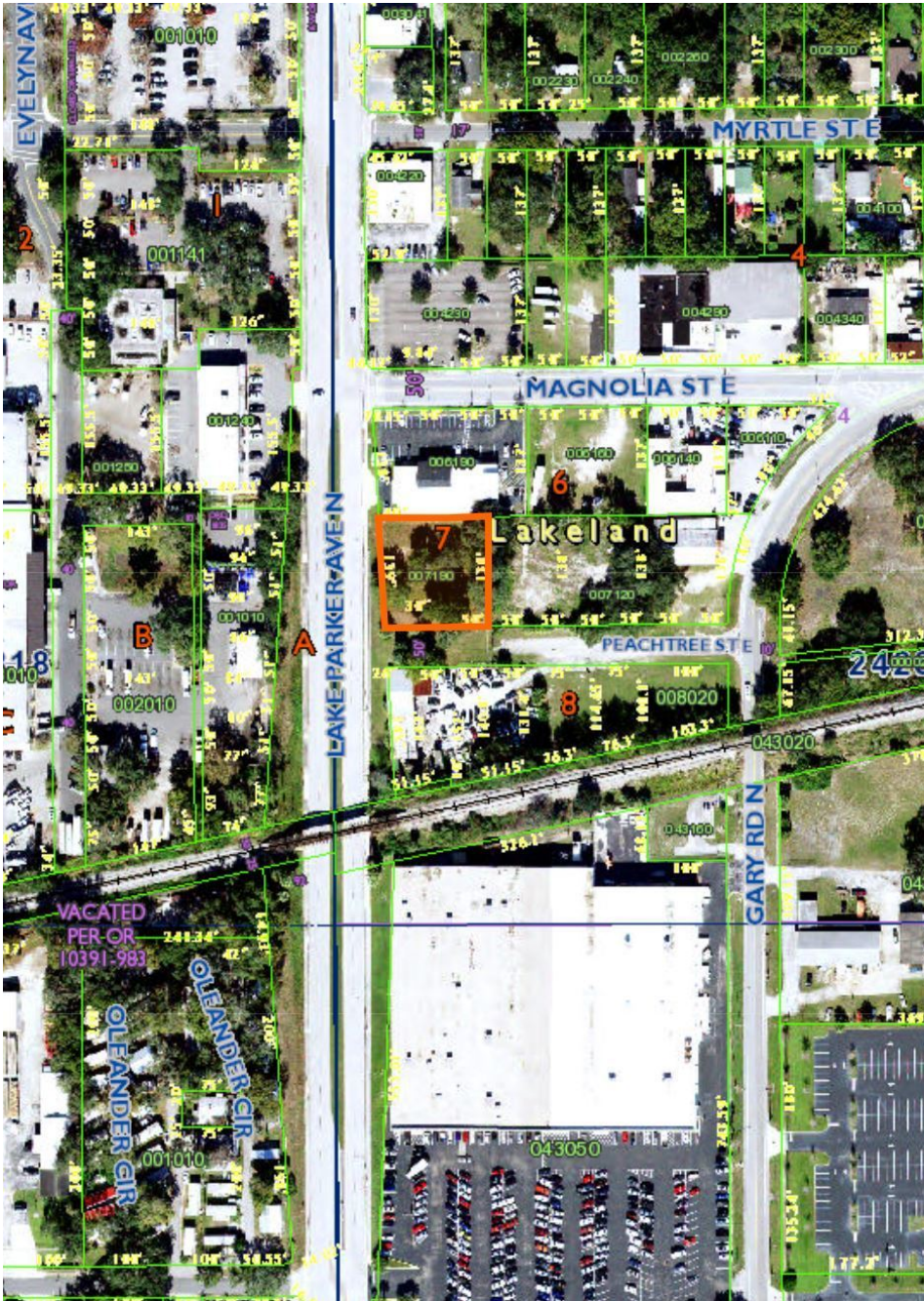
| | |
|--------------------|-------------------------|
| SALE PRICE: | \$150,000 |
| LOT SIZE: | 0.43 Acres |
| PRICE / SF: | \$8.01 |
| ZONING: | I-1/Light Industrial |
| MARKET: | Lakeland - Winter Haven |
| SUBMARKET: | Central Lakeland |
| APN: | 24-28-17-191000-007190 |

PROPERTY OVERVIEW

A vacant parcel located along a busy arterial. Zoned light industrial.

PROPERTY HIGHLIGHTS

- Ready to Develop
- Zoned Light Industrial
- Inside Community Redevelopment Area
- Access to US 98 and Gary Road



PROPERTY DESCRIPTION

A vacant parcel located along a busy arterial. Zoned light industrial. Accessible to US 98 and Gary Road.

LOCATION DESCRIPTION

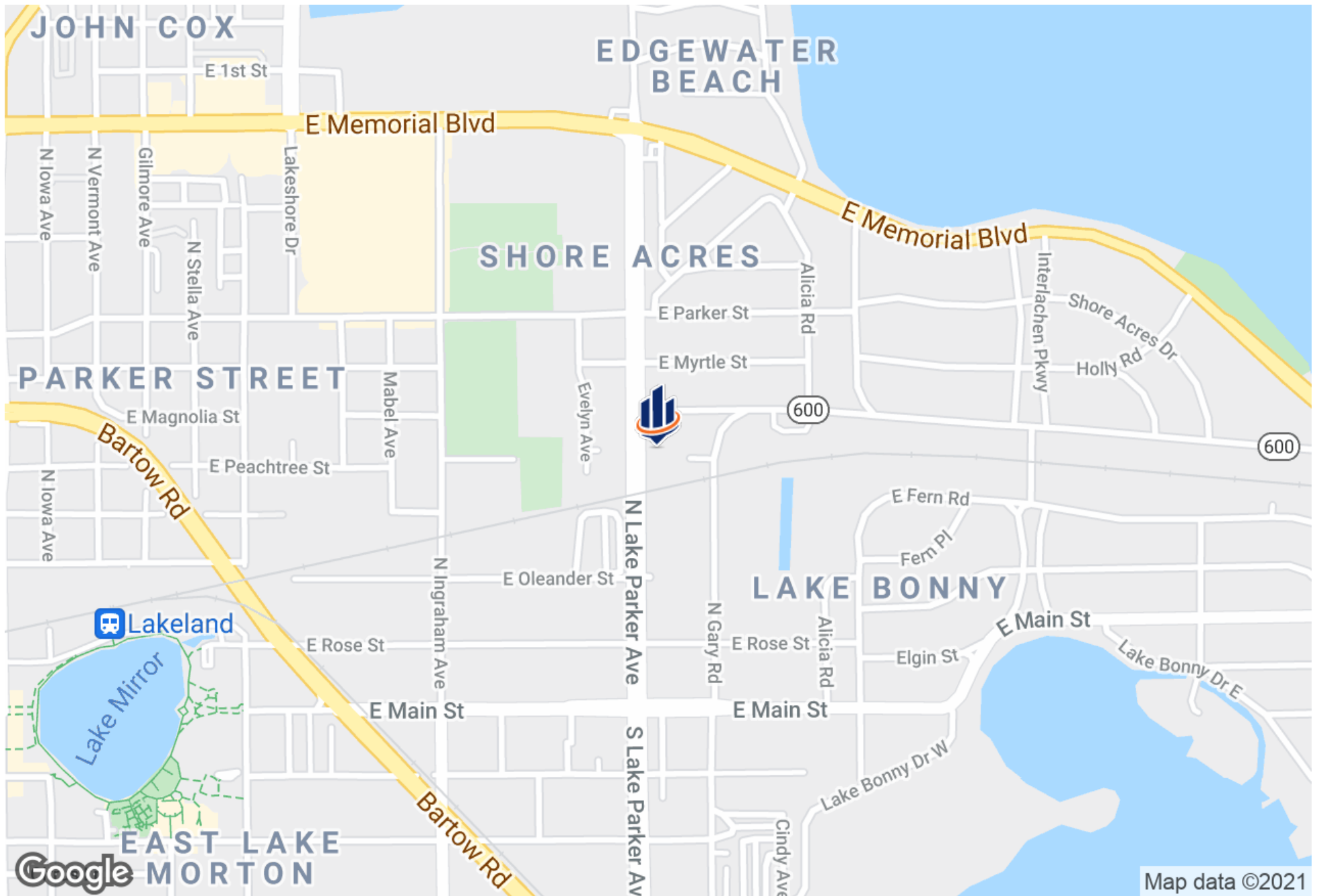
On the east side of Lake Parker Avenue one lot south of E Magnolia Street. At the end of Peachtree Street just off Gary Road.

SECTION 2

LOCATION
INFORMATION







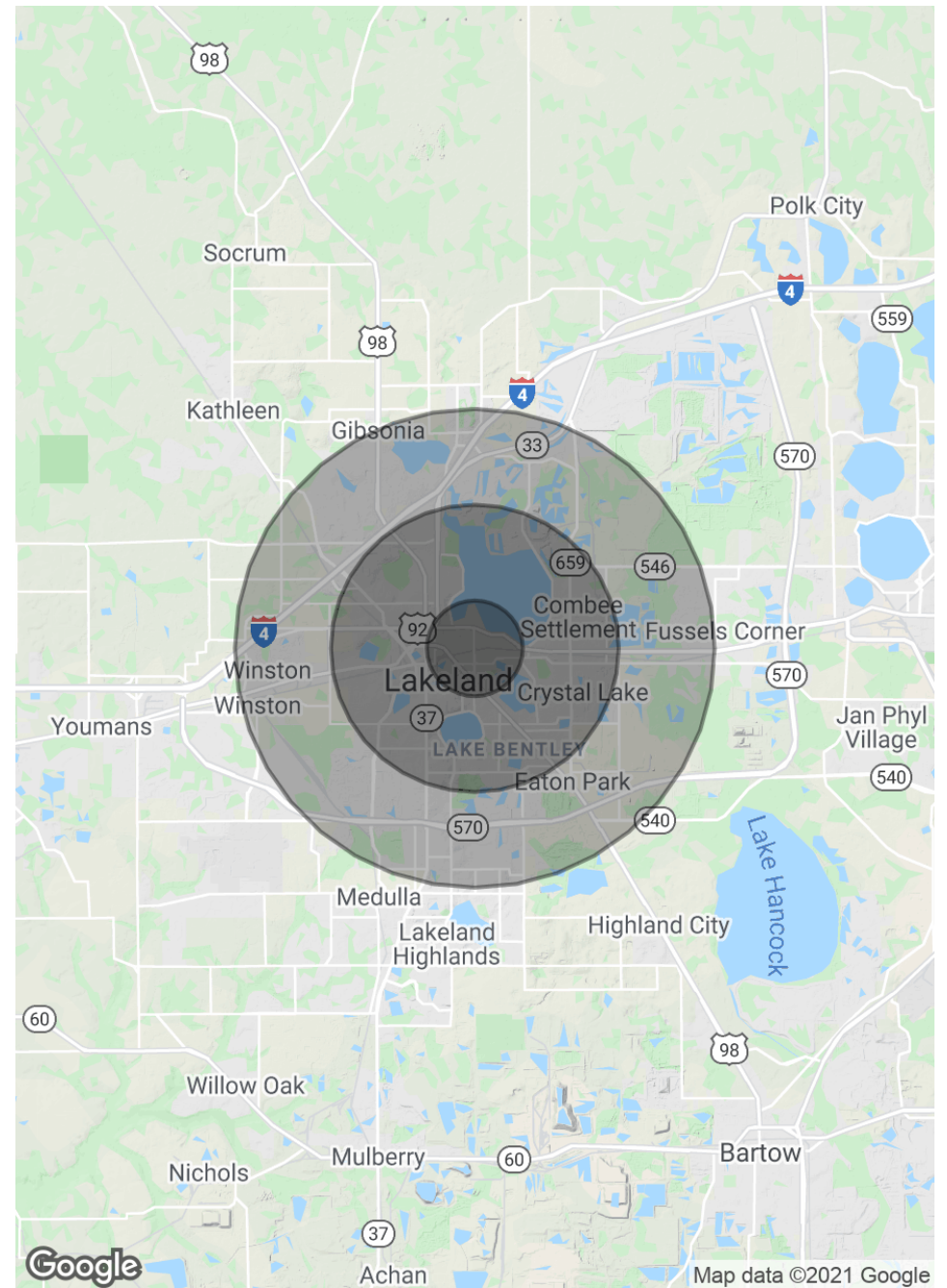
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 6,486 | 66,391 | 131,281 |
| AVERAGE AGE | 30.7 | 35.1 | 38.6 |
| AVERAGE AGE (MALE) | 27.8 | 33.0 | 36.3 |
| AVERAGE AGE (FEMALE) | 32.2 | 36.2 | 40.2 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 2,559 | 25,655 | 52,237 |
| # OF PERSONS PER HH | 2.5 | 2.6 | 2.5 |
| AVERAGE HH INCOME | \$42,924 | \$49,601 | \$54,135 |
| AVERAGE HOUSE VALUE | \$125,800 | \$164,675 | \$168,062 |

* Demographic data derived from 2010 US Census





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 |

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.

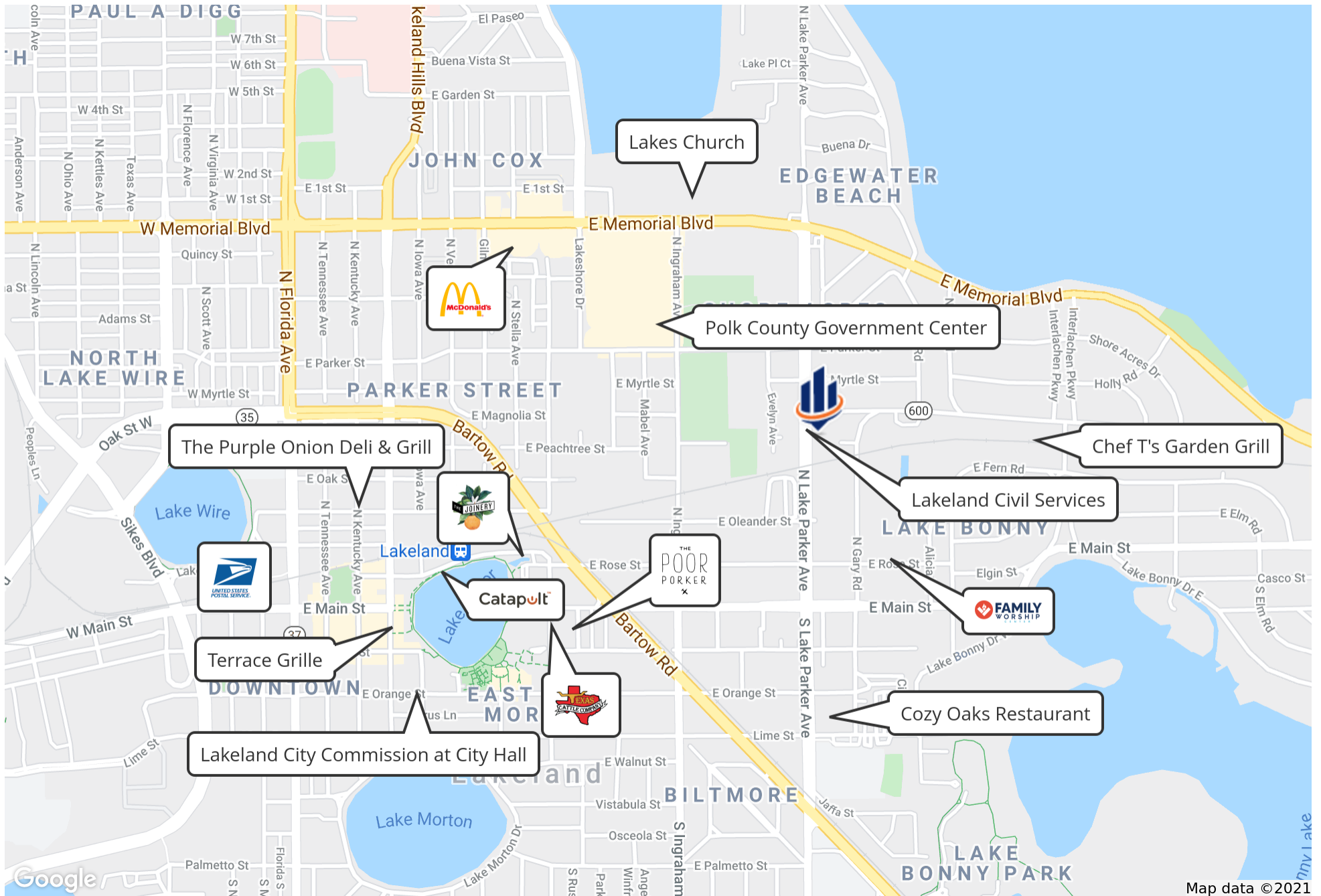
Downtown Lakeland is a vital and enjoyable place for residents and visitors. It has been dubbed "Lakeland's living room" and truly embodies the community spirit of Lakeland. There are quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around historic brick buildings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

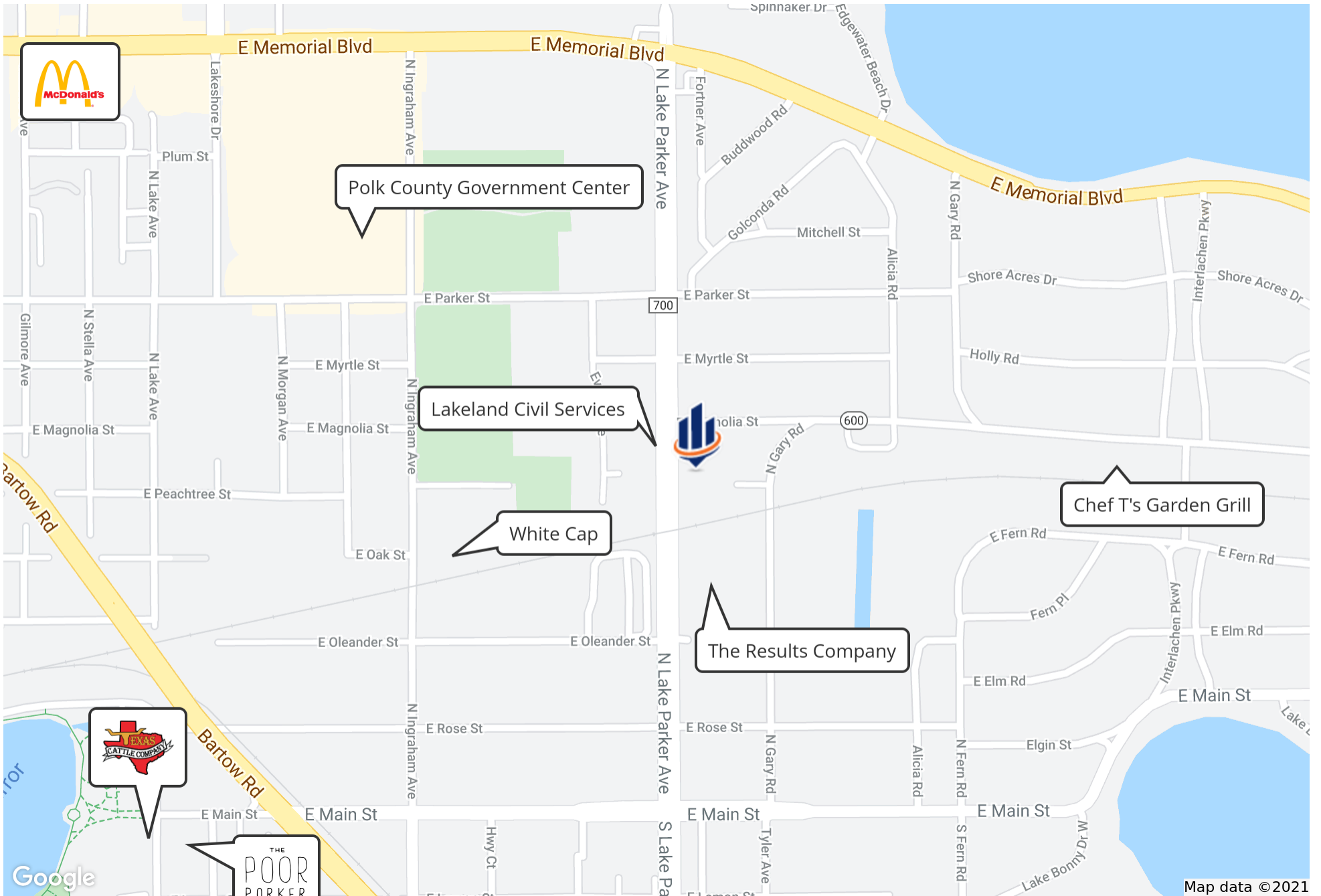
SECTION 3

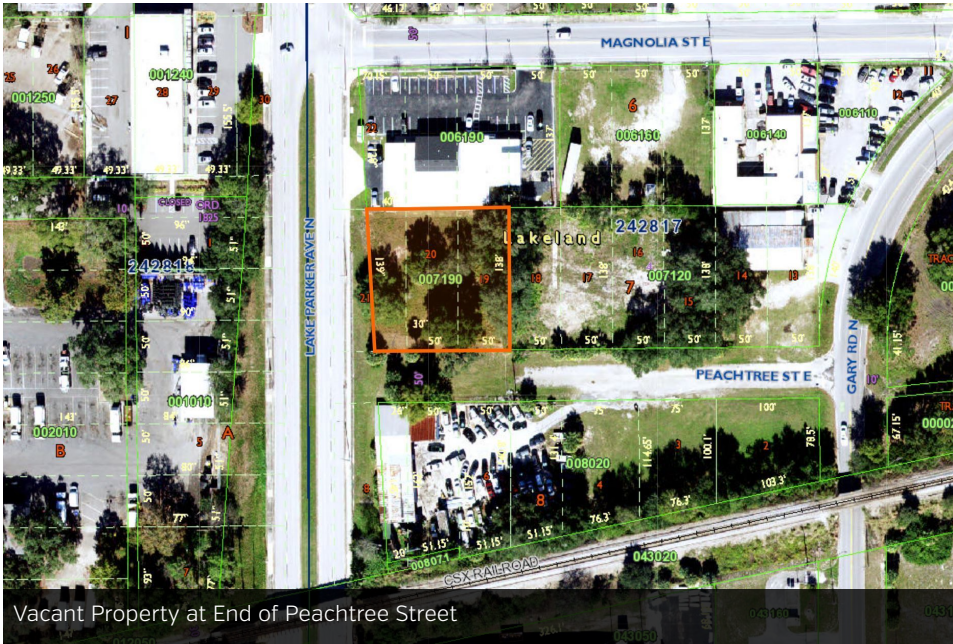
MAPS AND
PHOTOS





Map data ©2021





Vacant Property at End of Peachtree Street



View of Property from Lake Parker Avenue [US 98]



View of Property from End of Peachtree Street

SECTION 4

AGENT AND
COMPANY





JAMES EDWARDS, AICP

Advisor

james.edwards@svn.com

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.

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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.



1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

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

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