

10 Acre Lakeland Residential or Industrial Site

3740 Old Tampa Highway, Lakeland, Florida 33811

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SECTION 1

Property Information



PROPERTY SUMMARY



Offering Summary

| | |
|----------------|--------------------------|
| Sale Price: | \$1,690,500 |
| Lot Size: | 9.66 Acres |
| Price / Acre: | \$175,000 |
| Zoning: | R-4 (Residential Medium) |
| City: | Lakeland |
| County: | Polk |
| State: | Florida |
| PIN: | 232821000000044070 |
| Road Frontage: | 240 ± FT (Old Tampa Hwy) |

Property Overview

This 9.66 ± acre property presents a compelling investment and development opportunity strategically located along Old Tampa Highway with approximately 240 feet of direct frontage. Currently designated for Multi-Family use (under 10 units per acre), the site includes a fully engineered conceptual plan for a 96-unit townhome development, providing immediate residential development potential. Zoned R-4 (Residential Medium) with future flexibility for Business Park (BP) rezoning, the property is exceptionally versatile, suitable for residential, commercial, or light industrial use subject to municipal approvals. Situated just minutes from Interstate 4 and major distribution centers, this site benefits from strong logistical connectivity and proximity to a growing employment hub. The surrounding area includes established residential communities and high-traffic industrial corridors, further enhancing the marketability and absorption potential of new development.

Property Highlights

- Strategic location for residential or industrial development
- Ample acreage for versatile project options
- Accessible to major roadways and transportation hubs
- Promising potential for growth and appreciation

LOCATION DESCRIPTION



Location Description

This property offers convenient access to several major transportation corridors. Positioned just minutes from Interstate 4, it provides direct connectivity to both Tampa and Orlando, making it a strategic location for commuters, logistics, or commercial operations. The nearby Polk Parkway (SR-570) loops around the city, offering efficient travel to other parts of Polk County and reconnecting with I-4 at multiple points. Additional routes such as US Highway 92 and State Roads 33 and 37 further enhance accessibility to surrounding communities and business hubs.

Lakeland itself is one of Central Florida's fastest-growing metro areas, located between Tampa and Orlando. Known for its blend of small-town charm and regional economic significance, Lakeland is home to major employers like Publix and boasts a strong logistics and distribution sector. The city features a revitalized downtown, cultural landmarks, and scenic lakeside parks, as well as institutions like Florida Southern College and Florida Polytechnic University. With its strong infrastructure, central location, and growing population, Lakeland continues to attract investment and interest across residential, commercial, and industrial sectors.

CONCEPTUAL PLAN



ENLARGED PLAN

SCALE: 1"=40'

DEVELOPMENT SUMMARY

| | | |
|--|-----------------------------------|-------------------|
| ANNEXATION FOR UTILITIES FROM THE CITY OF LAKELAND | | |
| SITE AREA | ±9.80 AC. | |
| CONDITIONAL USE FOR RL-4 UNDER TCCO | RL-4 = 4 DU/AC TCCO = 12 DU/AC | |
| MAXIMUM DWELLING UNITS ALLOWED | 117 UNITS | |
| PROVIDED | | |
| 6 UNIT TOWNS | | |
| 18 FT UNITS | 5 BLDGS. | 30 DU |
| 20 FT UNITS | 3 BLDGS. | 18 DU |
| 8 UNIT TOWNS | | |
| 20 FT UNITS | 6 BLDGS. | 48 DU |
| | TOTAL | 96 DU |
| TOTAL POND AREA (17.28% OF SITE) | ±1.694 AC. | |
| OPEN SPACE REQUIRED | 500 SF / DU = 48,000 SF | |
| OPEN SPACE PROVIDED | 104,041 SF | |
| REQUIRED PARKING | | |
| 2 SPACES / DU EXCLUDING GARAGES | 96 DU X 2 SPACES = 192 SPACES | |
| PROVIDED PARKING | | |
| 1 PER DRIVEWAY | 96 SPACES | |
| ON-STREET | 71 SPACES | |
| | TOTAL | 167 SPACES |
| WAIVER NEEDED FOR 31 SPACES UNDER TCCO | | |



THIS PLAN IS BASED ON THE BEST CURRENTLY AVAILABLE SITE INFORMATION WHICH IS PRELIMINARY IN NATURE AND SUBJECT TO SURVEY, CONSTRUCTION, RECORDING, AND RECORDATION. IT IS NOT A FINAL PLAN AND IS NOT A GUARANTEE OF ANY KIND. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDATION.

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02/10/2025 03/10/2025 RJR

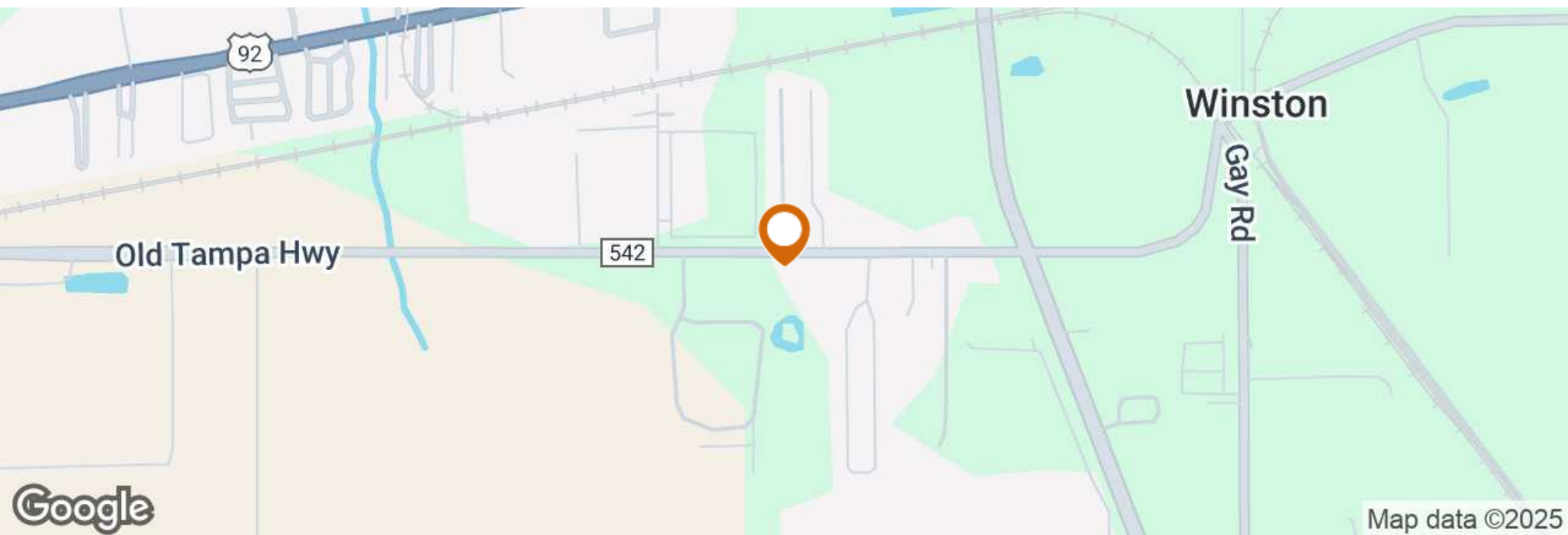
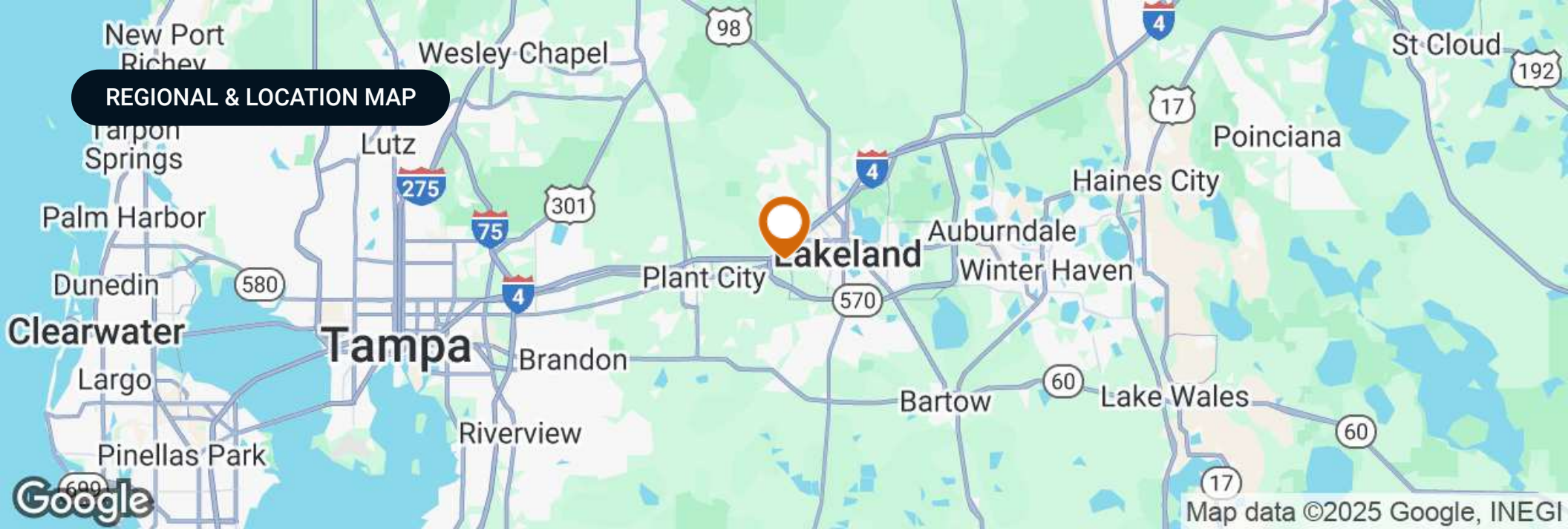
SHEET NUMBER
1



Old Tampa Hwy

SECTION 2

Location Information



DEMOGRAPHICS MAP & REPORT

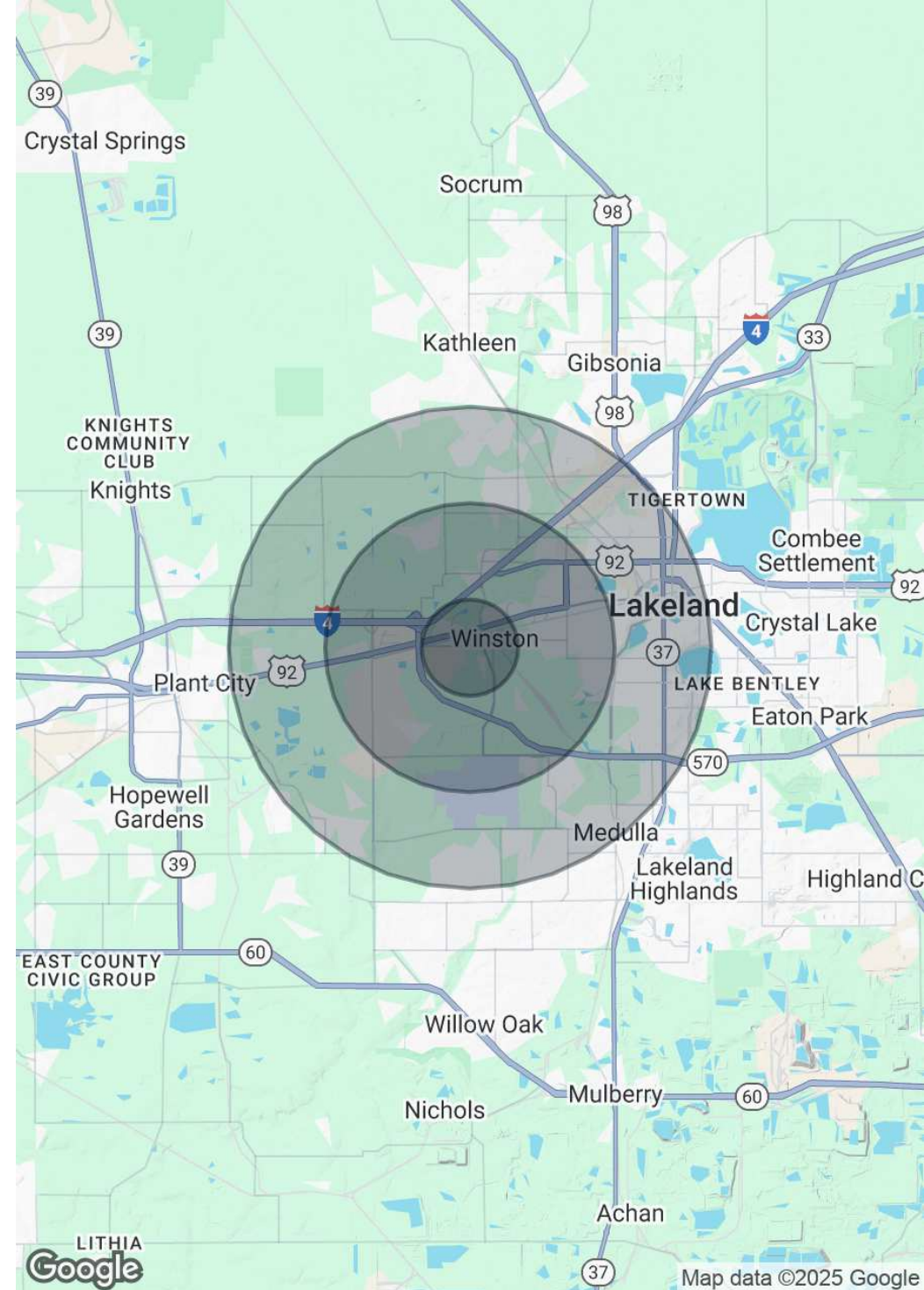
Population

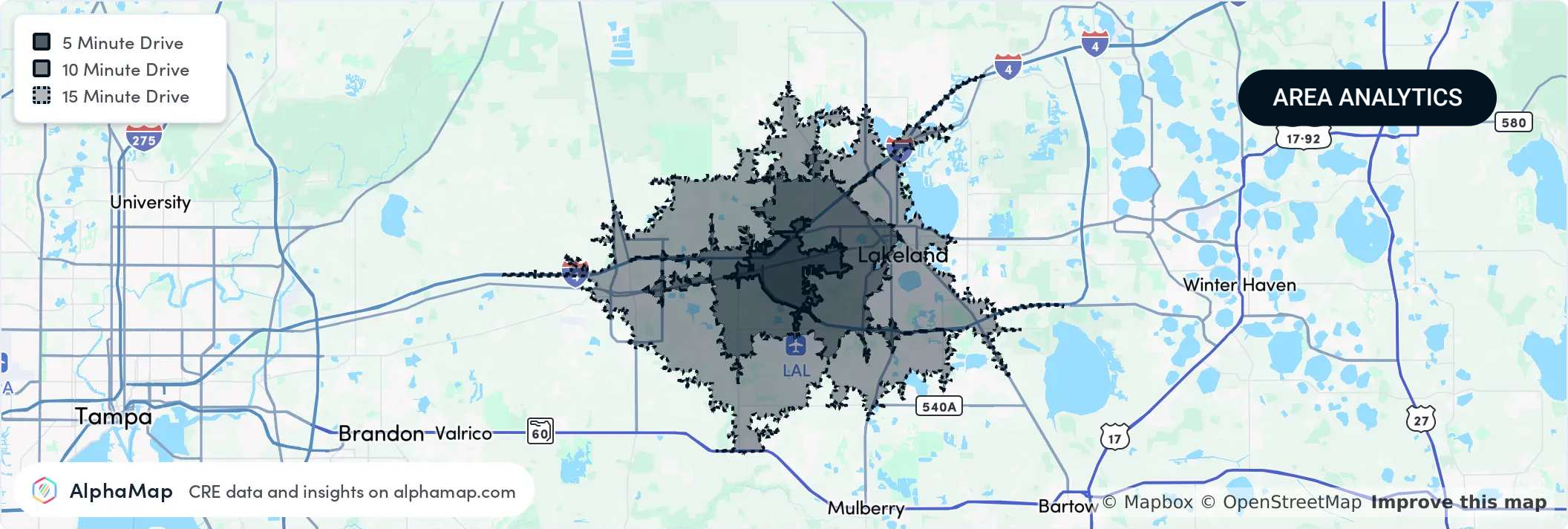
| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 2,142 | 25,671 | 106,522 |
| Average Age | 45 | 43 | 41 |
| Average Age (Male) | 45 | 42 | 40 |
| Average Age (Female) | 46 | 44 | 43 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 998 | 10,431 | 41,157 |
| # of Persons per HH | 2.1 | 2.5 | 2.6 |
| Average HH Income | \$73,844 | \$74,098 | \$78,108 |
| Average House Value | \$229,565 | \$234,981 | \$265,975 |

Demographics data derived from AlphaMap





Population

| | 5 Minutes | 10 Minutes | 15 Minutes |
|----------------------|-----------|------------|------------|
| Total Population | 5,174 | 37,878 | 146,982 |
| Average Age | 41 | 42 | 41 |
| Average Age (Male) | 40 | 41 | 40 |
| Average Age (Female) | 42 | 44 | 43 |

Household & Income

| | 5 Minutes | 10 Minutes | 15 Minutes |
|---------------------|-----------|------------|------------|
| Total Households | 2,066 | 14,993 | 56,297 |
| Persons per HH | 2.5 | 2.5 | 2.6 |
| Average HH Income | \$83,404 | \$76,005 | \$81,274 |
| Average House Value | \$259,477 | \$238,020 | \$273,488 |
| Per Capita Income | \$33,361 | \$30,402 | \$31,259 |

Map and demographics data derived from AlphaMap



SECTION 3

Maps And Photos



INDUSTRIAL MAP

Aramco
A FAMILY OF COMPANIES

stryker

Advance
Auto Parts
Distribution Centers

KNIGHT
TRANSPORTATION

STAR
COMMERCIAL REAL ESTATE

Southern Glazers
WINE & SPIRITS

ROOMS TO GO
Distribution

SOUTHEAST
INDEPENDENT DELIVERY SERVICES

amazon
fulfillment

Saddle Creek
LOGISTICS SERVICES

ACE
The helpful place.

Publix
Warehouse

O'Reilly
AUTO PARTS

Baker
Distributing Co.

MOTION INDUSTRIES

ib
INDUSTRIAL BRUSH CORP.

Publix
HEADQUARTERS

HOME DEPOT
Distribution

amazon
Prime Air

Lakeland
INTERNATIONAL AIRPORT

MAXPAK
A TRG COMPANY



RETAILER MAP

CVS

Save A Lot

DOLLAR GENERAL

Starbucks

bonnet springs

SPRINGHILL SUITES

FAMILY DOLLAR

HARVEY'S supermarket

McDonald's

WELLS FARGO

Walgreens

FRED'S MARKET RESTAURANT

Publix

HOME SUITES

target

Walmart

KOHL'S belk Bath & Body Works





SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



Richard 'Mac' Bayless

Research Advisor

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Professional Background

Richard 'Mac' Bayless is a Research Advisor at Saunders Real Estate.

Originally from Lakeland, Mac's academic journey would bring him to Colorado Mesa University where he earned a Bachelor of Science in Business Administration and Finance and gained a solid understanding of market research and analytics. During his time at university, Mac was not only recognized for his academic excellence, making the Dean's List and receiving the President's Academic Scholarship, but he also demonstrated significant leadership as the captain of the men's lacrosse team.

Before joining Saunders Real Estate, Mac honed his skills in various roles, from managing client investment portfolios to improving the efficiency and collaboration of specialized teams. His professional experiences have enabled him to provide expert real estate advisory services to various investors looking to improve their portfolios.

Now working as a licensed commercial real estate advisor (#SL3619636), Mac specializes in the medical office and industrial real estate sectors. His experience in market research helps to identify effective real estate solutions while ensuring a thorough due diligence process for every client.

Mac specializes in:

- Industrial Real Estate
- Medical Offices

ADVISOR BIOGRAPHY



Tyler Davis, ALC

President

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Professional Background

Tyler Davis, ALC, serves as the President of Saunders Real Estate, where he drives the firm's strategic initiatives to ensure continued growth and success in the Southeast U.S.'s competitive real estate market. In his leadership role, Tyler is responsible for guiding the firm's geographic expansion, diversifying its service offerings, and positioning the company for long-term sustainability. He works closely with the executive leadership team to implement forward-thinking business strategies, ensuring the firm remains a trusted leader in the industry.

As President, Tyler is instrumental in shaping the firm's operational direction. His leadership extends to the recruitment of top talent, expanding the firm's advisor team, and fostering a collaborative environment that drives innovation and client-focused service. Beyond operations, Tyler is dedicated to instilling and upholding the firm's core values, which are focused on championing community involvement, maintaining a deep commitment to landowners across the Southeastern U.S, and fostering a culture where colleagues and clients alike are treated like family. His commitment to operational excellence and data-driven decision-making ensures Saunders Real Estate continues to meet the evolving needs of its clients while staying true to its mission of service and stewardship.

Before becoming President, Tyler served as the firm's Chief Financial Officer, where he played a critical role in streamlining financial operations, implementing growth initiatives, and strengthening the company's financial health. His background in financial management, combined with his deep understanding of commercial real estate and land values, gives him a unique ability to navigate complex challenges and capitalize on emerging market opportunities.

Joining Saunders Real Estate in 2019, Tyler brought invaluable experience from his career in public accounting at PwC, where he specialized in tax planning and consulting.

Tyler is a proud graduate of Samford University, where he earned his Bachelor of Science in Accounting, summa cum laude. He also holds a Master of Tax Accounting from The University of Alabama. His professional accolades include being named the Florida Land Broker of the Year, earning a spot in the President's Circle, and serving as President of the Florida Chapter of the Realtors Land Institute (RLI). Outside of his professional life, Tyler is deeply committed to his family, valuing the same strong relationships and sense of community that define Saunders Real Estate.



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At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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