

W Pipkin Rd

2.48 AC Vacant Commercial - SW Lakeland

Waring Rd

Pipkin Rd and Waring Rd, Lakeland, Florida 33811

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11,700 ±
Cars/Day

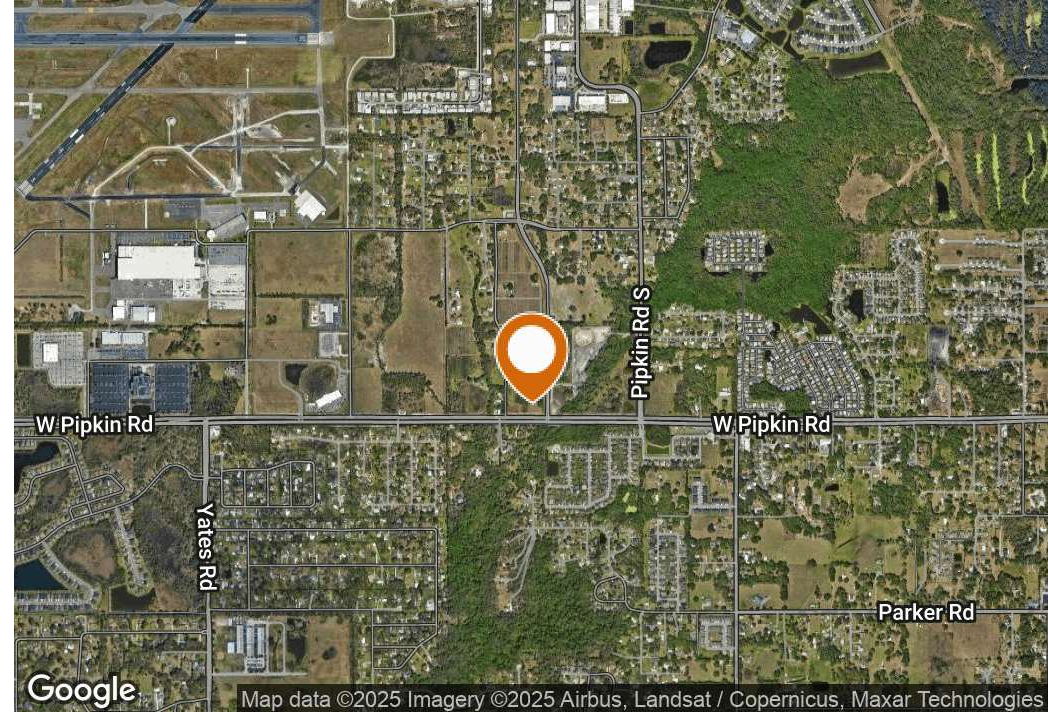
8,000 ±
Cars/Day

W Pipkin Rd

Waring Rd

SECTION 1

Property Information



Offering Summary

Sale Price:	\$1,200,000
Lot Size:	2.48 Acres
Price / Acre:	\$483,871
Future Land Use:	Commercial (CC)
Utilities:	N/A
Flood Zone:	"X" (Low Risk)
PIN:	232910000000032070
Jurisdiction:	Unincorporated Polk
Property Type:	Development Land

Property Overview

This 2.48 acre parcel is perfectly located on the NW corner of W Pipkin Rd and Waring Rd, just south of Lakeland Linder International Airport. It enjoys quick access to the Polk Parkway, which sits approximately 5 ± minutes north of the property. This site has Commercial (CC) Future Land Use, is a signalized hard corner, and best suited for retail use.

Call Vinh or Gary for additional information.

Property Highlights

- Close proximity to Lakeland Linder International Airport
- Quick Polk Parkway access to Interstate-4 (Tampa/Orlando)
- Signalized Hard Corner

Polk Parkway 
(5 ± Minutes)



W Pipkin Rd

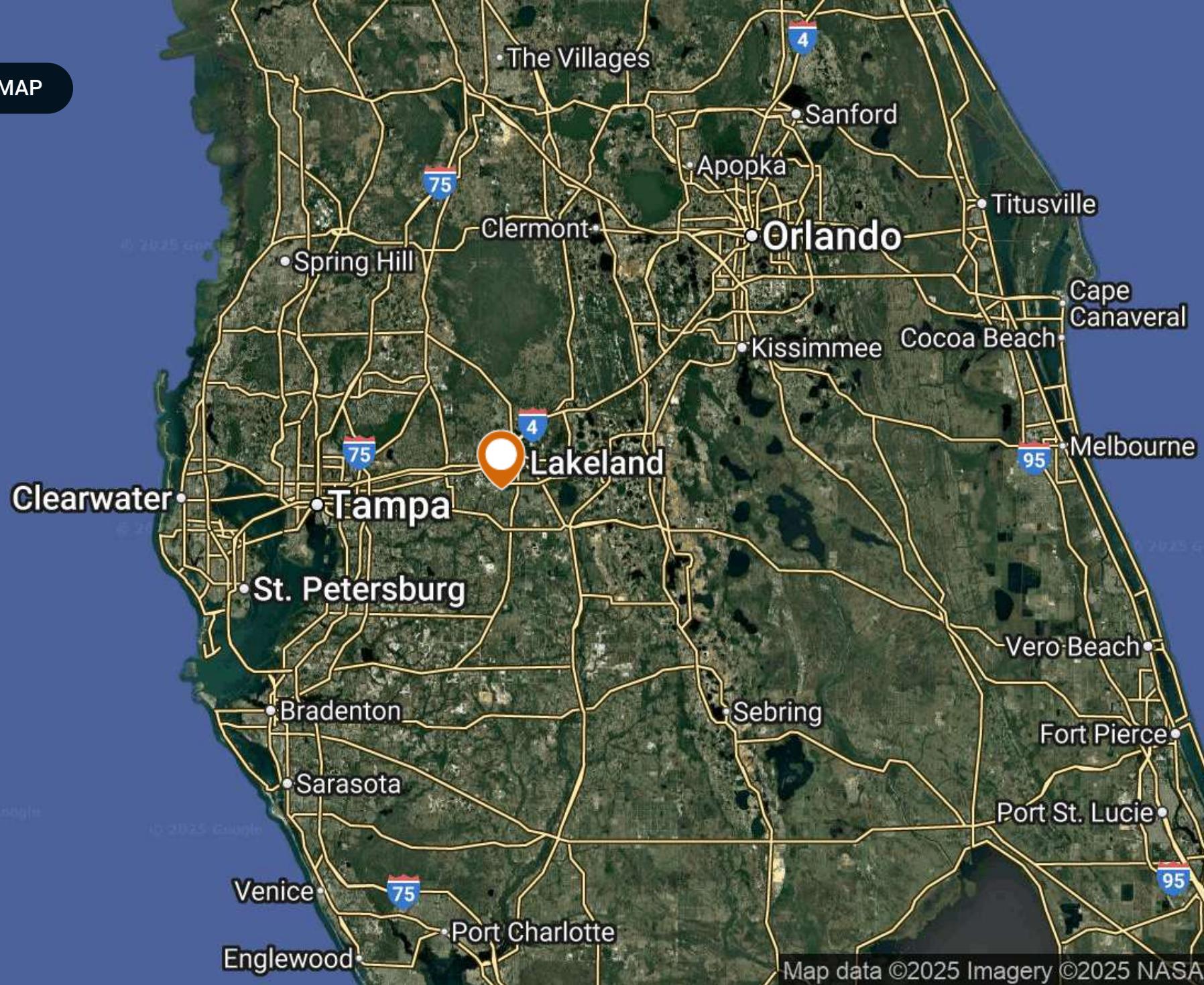
Waring Rd



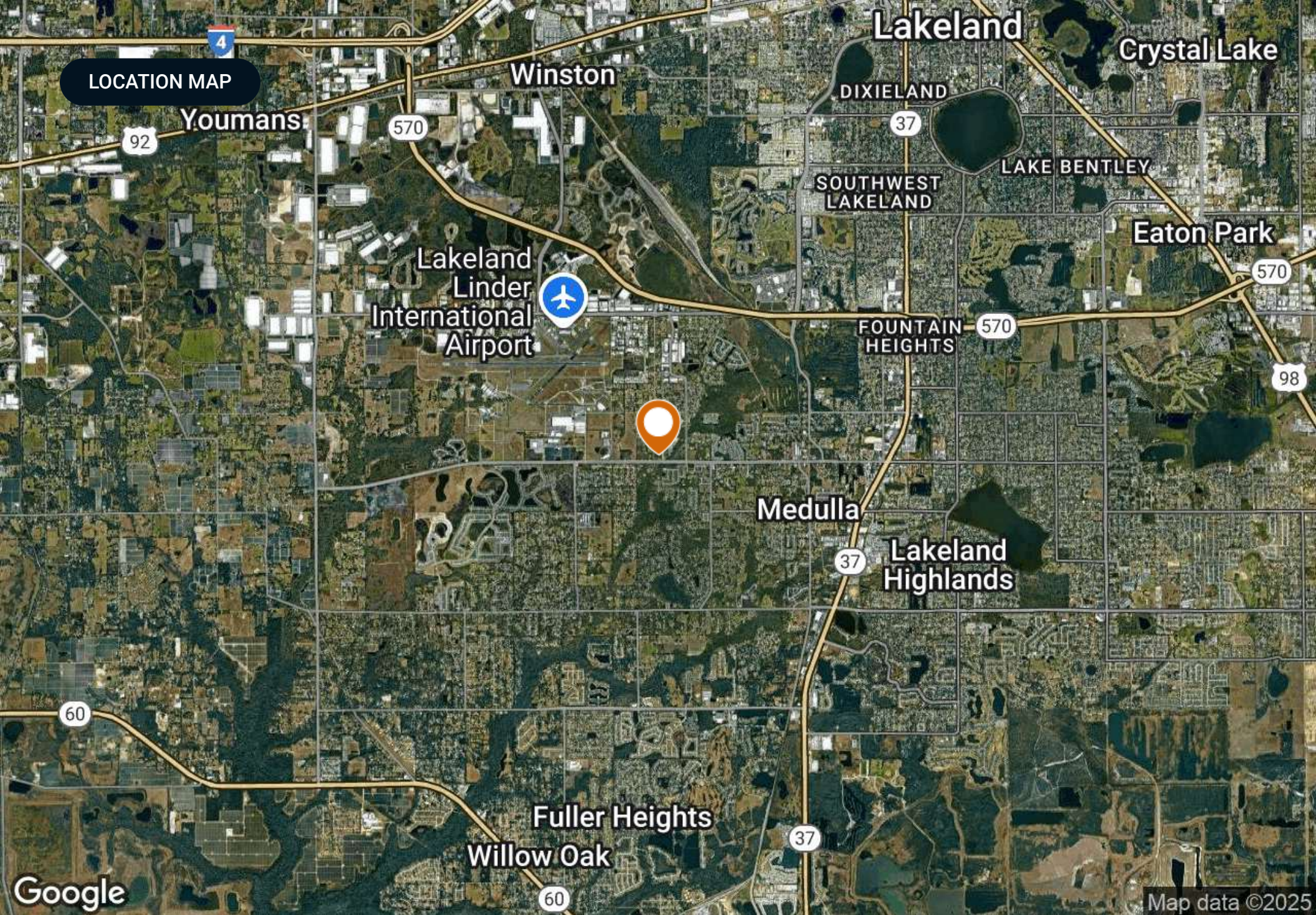
SECTION 2

Location Information

REGIONAL MAP



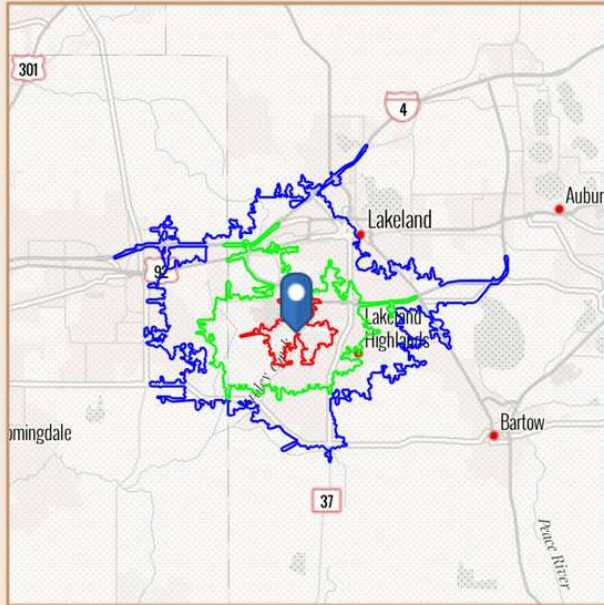
Map data ©2025 Imagery ©2025 NASA



BENCHMARK DEMOGRAPHICS

W Pipkin Rd, Lakeland, Florida, 33811

Drive time of 5 mins, 10 mins, & 15 mins



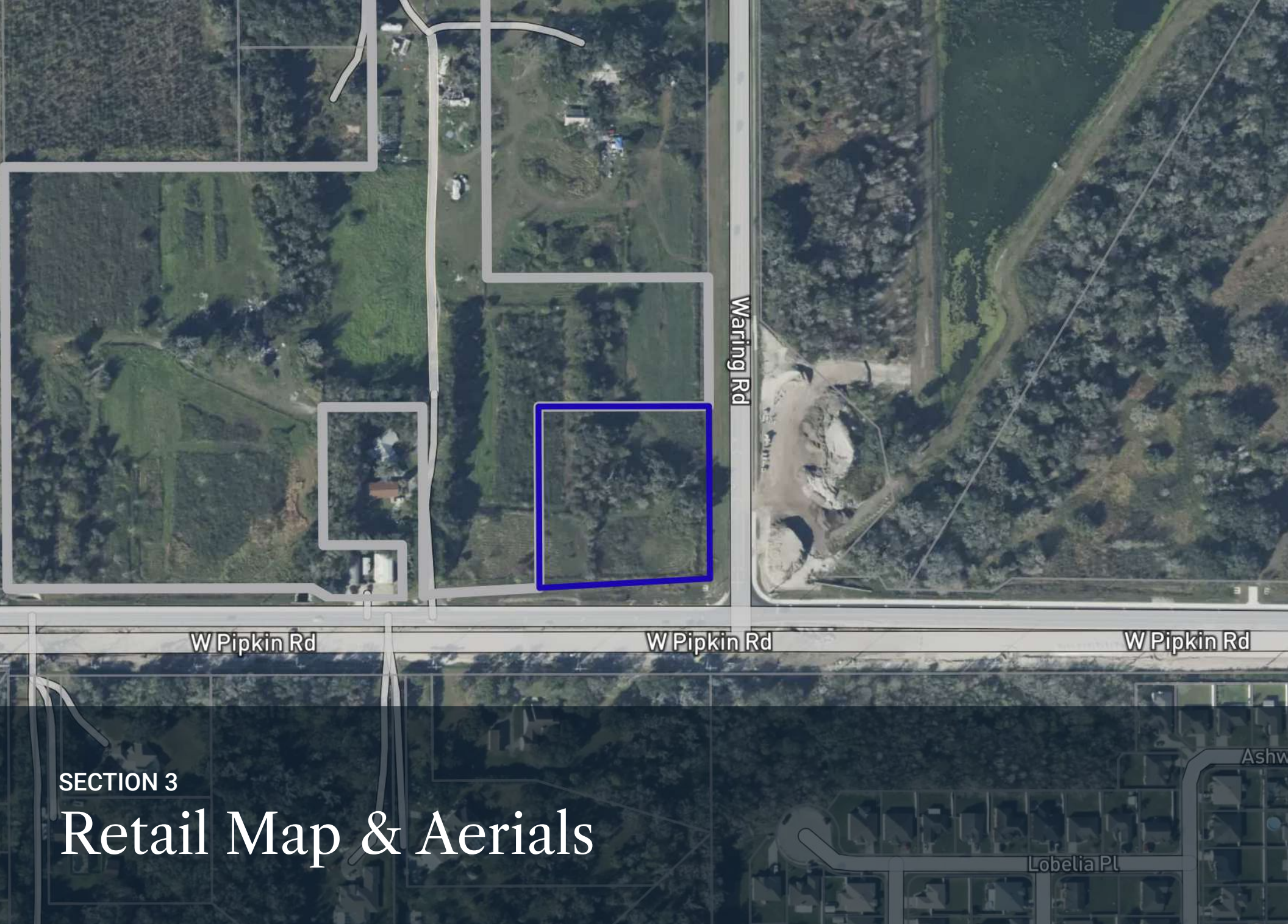
Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Polk County	CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	5.30%	5.49%	5.55%	5.30%	5.30%	4.69%	5.39%
5 - 9	5.48%	5.79%	5.83%	5.61%	5.61%	5.03%	5.75%
10 - 14	5.88%	6.28%	6.25%	6.00%	6.00%	5.34%	5.98%
15 - 19	5.62%	6.29%	6.33%	6.26%	6.26%	5.84%	6.47%
20 - 34	17.58%	18.86%	18.65%	18.85%	18.85%	18.43%	20.33%
35 - 54	25.71%	25.67%	24.63%	24.12%	24.12%	24.41%	25.20%
55 - 74	24.59%	22.92%	23.34%	23.96%	23.96%	25.55%	22.82%
75+	9.89%	8.71%	9.41%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	4.2%	5.0%	7.7%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	4.2%	5.0%	5.6%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	5.0%	5.0%	6.4%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	7.4%	9.9%	10.9%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	18.5%	20.0%	18.4%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	16.2%	14.6%	13.9%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	23.8%	22.7%	20.1%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	12.4%	9.9%	8.7%	8.1%	8.1%	8.7%	9.8%
\$200,000+	8.2%	7.9%	8.3%	6.6%	6.6%	12.1%	14.0%
KEY FACTS							
Population	8,055	47,033	148,172	822,142	822,142	23,027,836	339,887,819
Daytime Population	9,825	52,193	157,297	782,956	782,956	22,846,618	338,218,372
Employees	3,708	21,914	65,709	334,740	334,740	10,832,721	167,630,539
Households	3,196	18,596	58,502	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.52	2.52	2.51	2.57	2.57	2.43	2.50
Median Age	42.6	40.4	40.6	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	390,875	364,705	336,609	319,676	319,676	416,969	370,578
Owner Occupied %	85.4%	73.7%	69.7%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	14.6%	26.3%	30.3%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	3,270	19,684	63,755	361,112	361,112	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$89,520	\$82,182	\$76,373	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$42,555	\$40,409	\$40,027	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$385,199	\$284,688	\$237,354	\$224,923	\$224,923	\$253,219	\$228,144



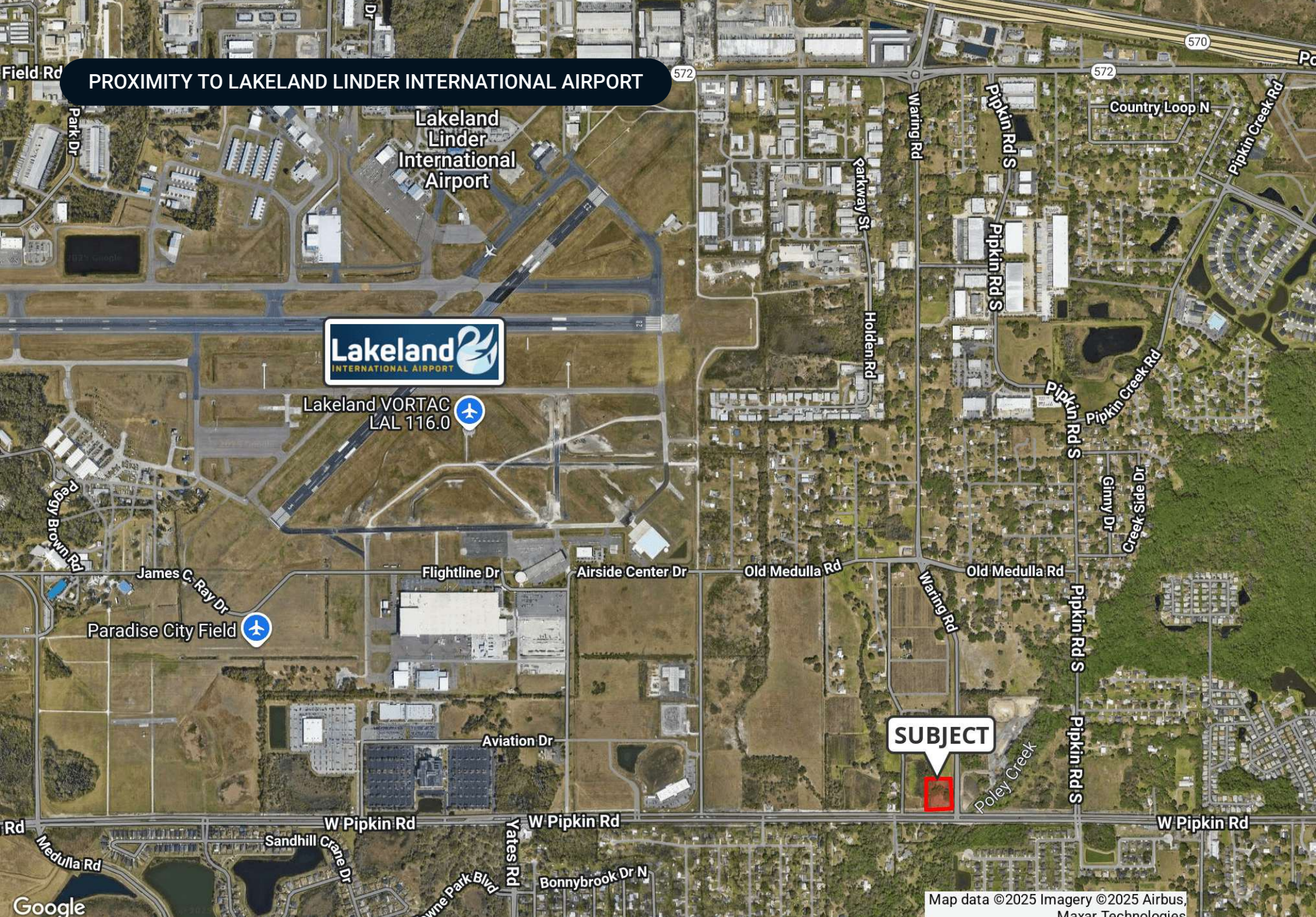
SECTION 3

Retail Map & Aerials

MARKET AREA MAP



PROXIMITY TO LAKELAND LINDER INTERNATIONAL AIRPORT



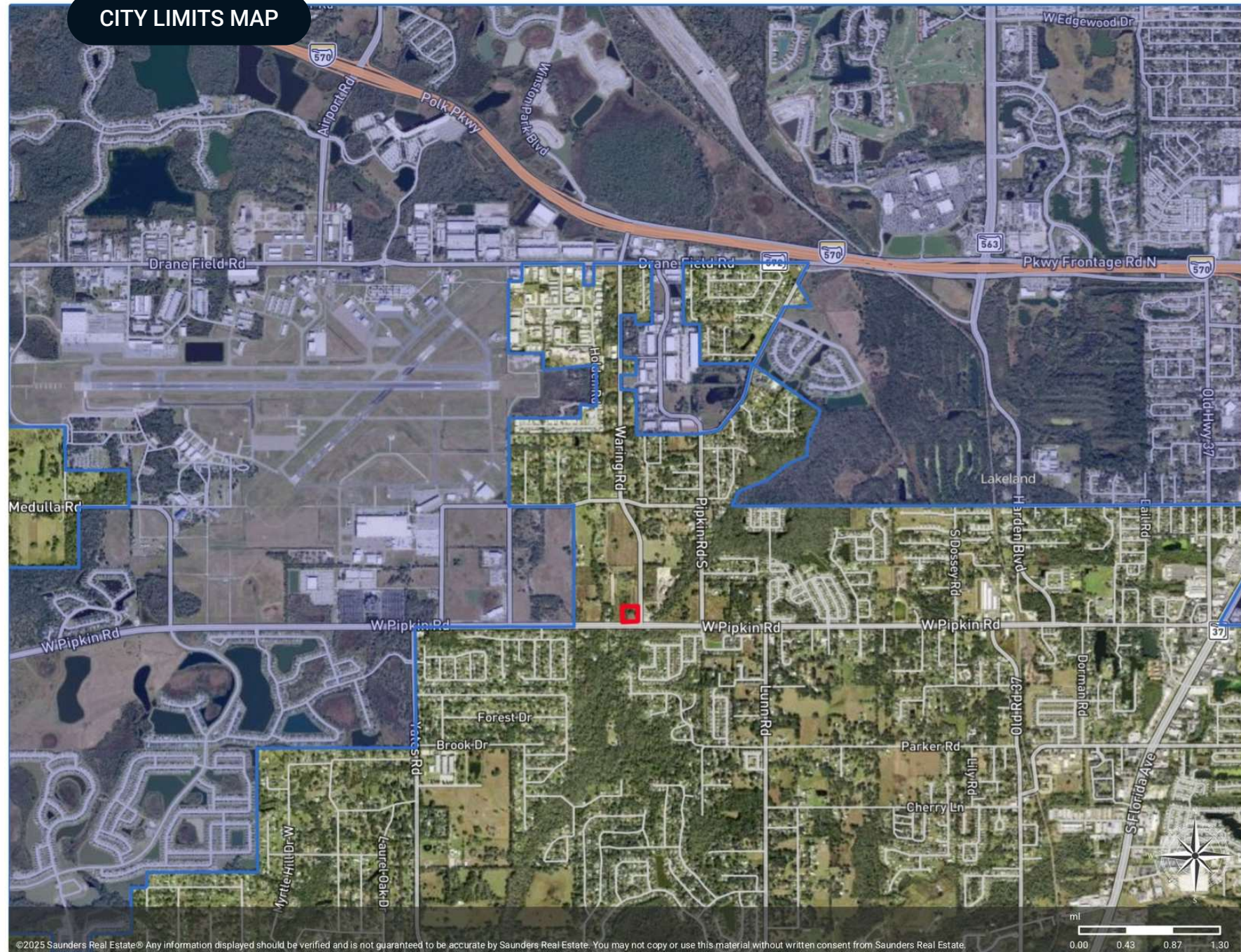
Map data ©2025 Imagery ©2025 Airbus,
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CITY LIMITS MAP



City Limits

- City
- Polygon



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ADDITIONAL PHOTOS





SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



Vinh Dawkins

Associate Advisor

vinh@saundersrealestate.com

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FL #SL3611309

Professional Background

Vinh Dawkins is an Associate Advisor at Saunders Real Estate.

A graduate of Florida Southern College with a Bachelor of Science in Business Administration, Vinh excelled academically and as a committed student-athlete on the men's lacrosse team at both Florida Southern and St. John's University (NY). His academic journey was marked by recognition, such as the Accounting High Achiever Award, the Commissioner's Honor Roll, and membership on the Big East All-Academic Team.

Vinh's real estate career began as a Research Analyst Intern at Saunders Real Estate. During this time, he developed a keen aptitude for market analysis, property research, lead prospecting, cold calling, and data gathering for Broker Price Opinions (BPOs) and real estate property listings.

An active member of Emerge Lakeland, Vinh is engaged with his community and continues to build his network of business professionals. His diverse background also includes experiences ranging from entrepreneurship to roles in finance, sales, technology, and project management.

Vinh is dedicated to serving the needs of his clients in the commercial and industrial real estate sector. He is a CCIM Candidate and is actively pursuing his designation.

Vinh specializes in:

- Industrial Real Estate

Memberships

CCIM Candidate

United Way Young Leaders Society

ADVISOR BIOGRAPHY



Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS

Managing Director, Senior Advisor

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Professional Background

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner and Senior Advisor at Saunders Real Estate.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. (NYSE:NNN) - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member (CCIM), Society of Industrial and Office Realtors (SIOR), Specialist in Real Estate Securities (SRS), Certified Property Manager (CPM), Counselor of Real Estate (CRE), Certified Leasing Specialist (CLS), Certified Development, Design, and Construction Professional (CDP), Certified Retail Property Executive (CRX), Certified Retail Real Estate Professional (CRRP) and Fellow of the Royal Institute of Chartered Surveyors (FRICS). He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute (ULI), the International Council of Shopping Centers (ICSC), and the Commercial Real Estate Development Association (NAIOP).

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow (<http://hoytgroup.org/hoyt-fellows/>) in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.

Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

Gary specializes in:

- Commercial Real Estate
- Leasing and Tenant Representation
- Certified Building Contractor
- Development
- Group Investment Programs
- Instructor, Adjunct Faculty



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