

PROPOSAL

Lake Alfred 10+ Acre Retail/Office Site

GLENCRUITEN AVE N

Lake Alfred, FL 33850

PRESENTED BY:

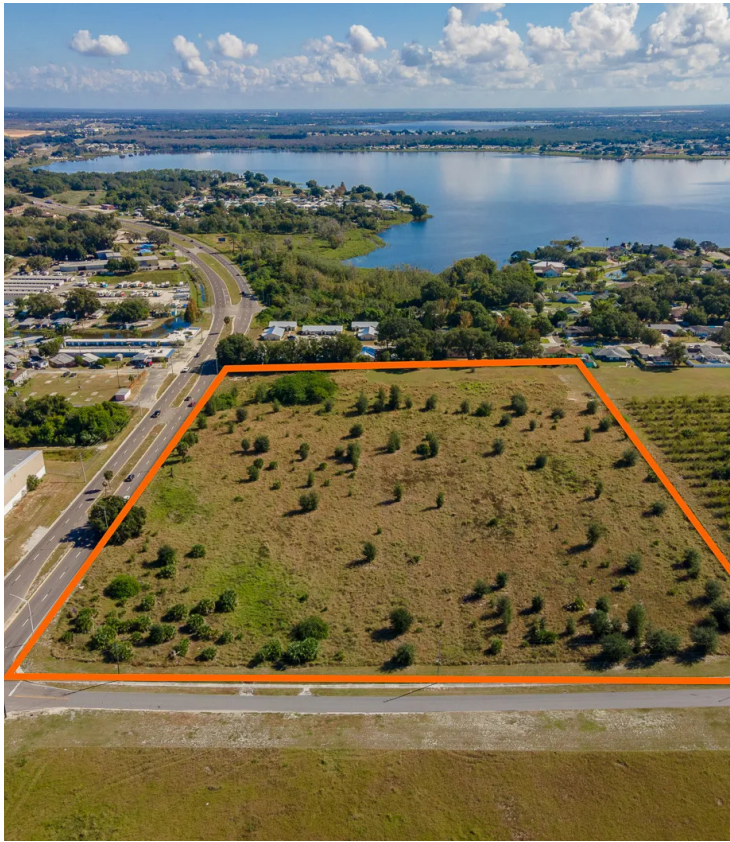
LANCE COBB

O: 941.387.1200

lance.cobb@svn.com

FL #SL3483253

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
AVAILABLE SF:	
LOT SIZE:	10.89 Acres
PRICE / ACRE:	-
ZONING:	CG
APN:	26273300000034040
VIDEO:	View Here

PROPERTY OVERVIEW

Calling all Retail Developers that love being pioneers within emerging markets! This spectacular 10.89 acre site presents a prime opportunity for early development in the rapidly growing Lake Alfred area. With major retailers and more than 600 new homes being developed within less than a mile, this area of Lake Alfred is next to be developed to meet the growing community's needs.

Available for sale is 10.89 acres of land, clear and ready for development with frontage on the busy HWY-17. The corner development site features excellent visibility and accessibility from two roads, perfect for a retail shopping center, medical center, offices, quick-service restaurants (QSRs), and more.

The property can be sold in full or parceled for sale or lease.

PROPERTY HIGHLIGHTS

- 26,500 AADT
- Great Frontage & Visibility
- Potential for Retail, Self Storage, Office/Medical and more
- Sale or Lease Option (Entire Site or Partial)

PROPERTY DESCRIPTION



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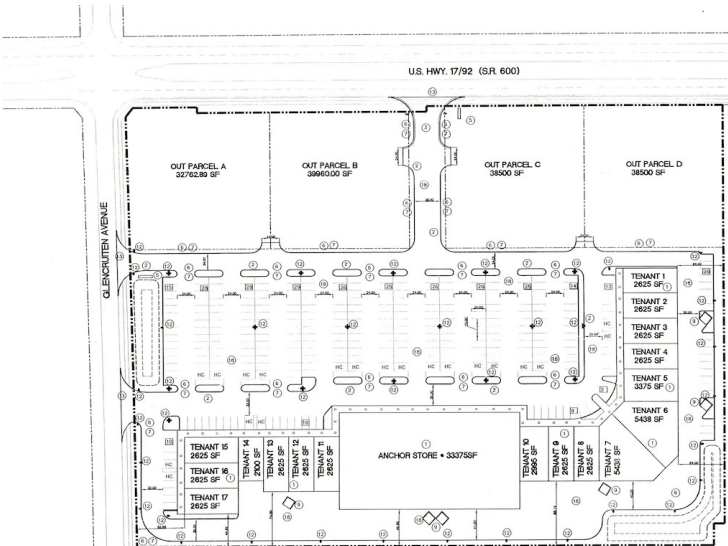
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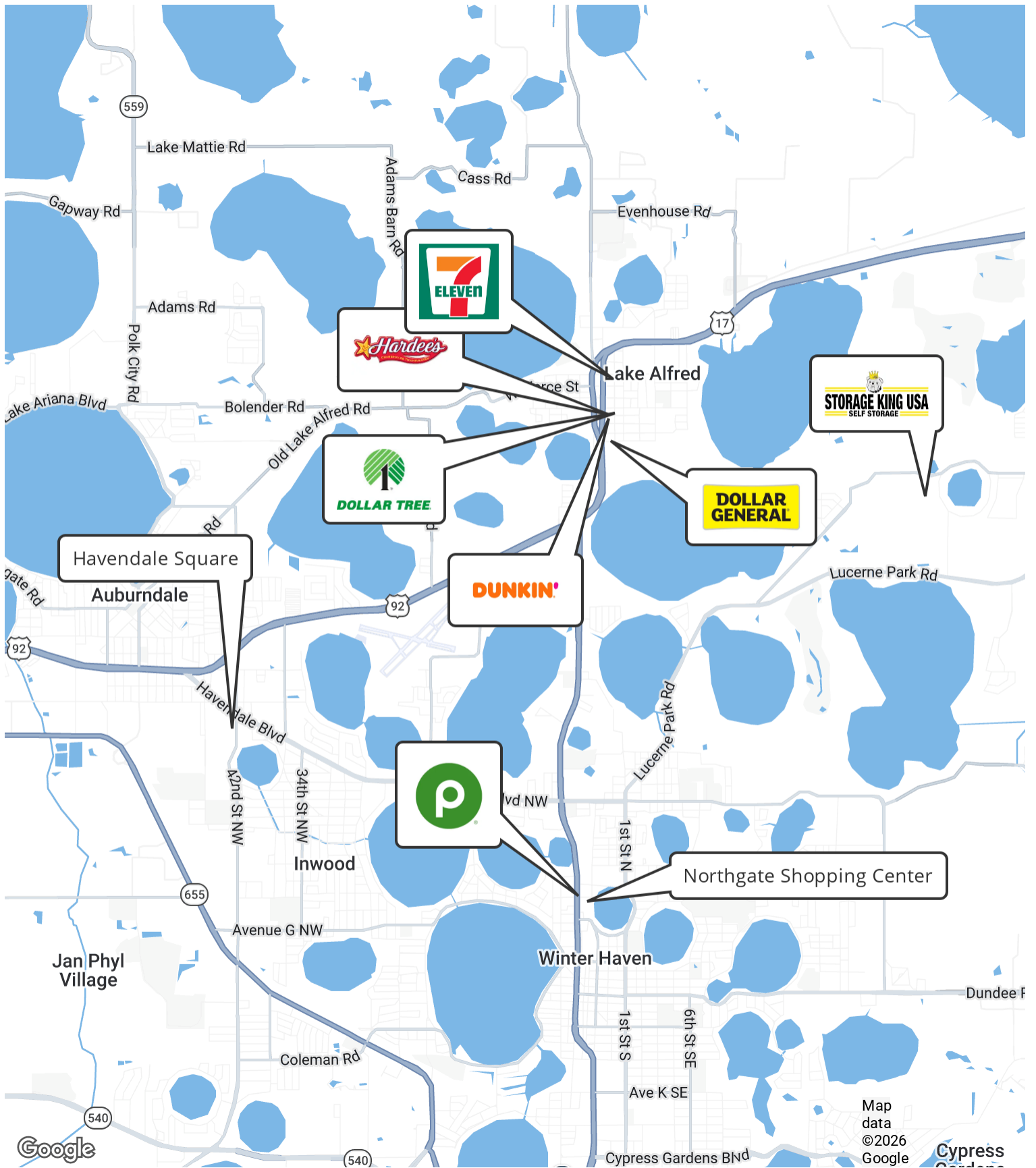
LOCATION DESCRIPTION

What a fantastic development location, that is directly south of Mizkan America Inc. Mizkan is a Food Manufacturing company that has been in business over 215 years! There is a tremendous force of growth that has taken root in Polk County, particularly Haines City and Lake Alfred. Less than a mile from this site are plans for new home development with over 600 homes. This location is in the heart of Lake Alfred, that is primed for new commercial developments that can thrive such as Retail Shopping, Medical Center, Offices, Quick Service Restaurants, C-Stores and more.

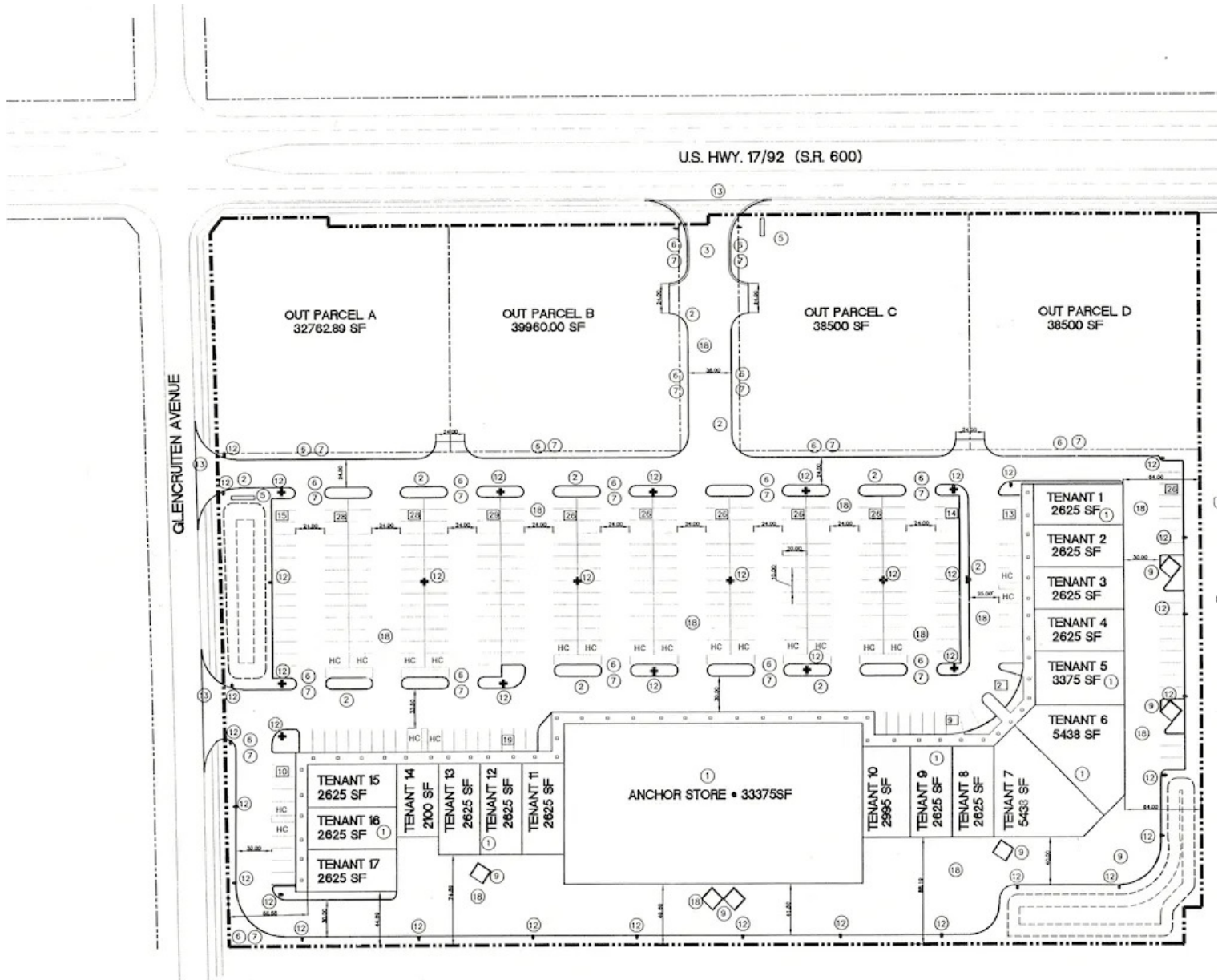
ADDITIONAL PHOTOS



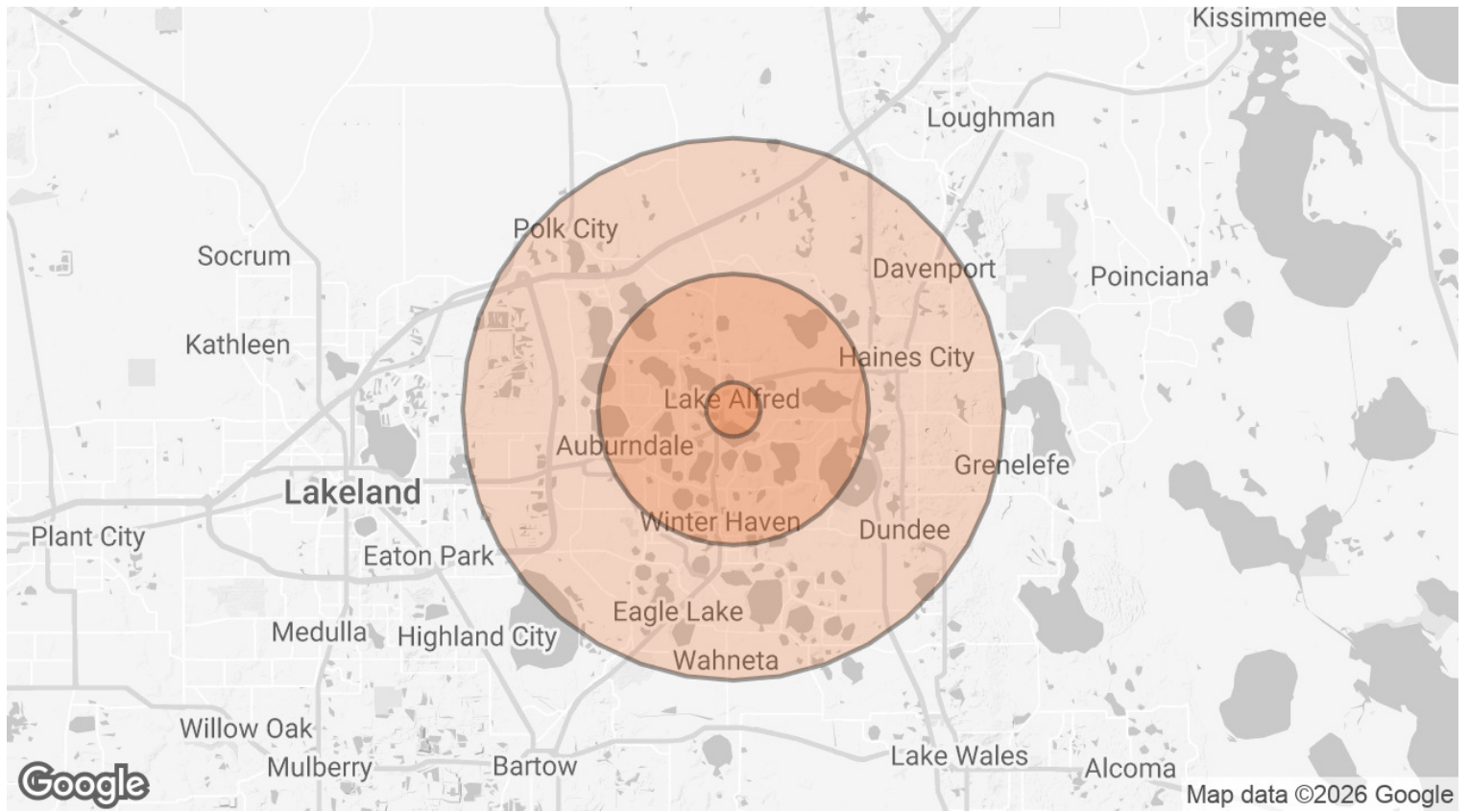
AERIAL MAP



SITE RENDERING



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,640	69,810	219,743
AVERAGE AGE	38.3	44.3	42.7
AVERAGE AGE (MALE)	41.0	42.9	41.2
AVERAGE AGE (FEMALE)	38.1	45.8	43.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,069	31,500	93,567
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$54,485	\$50,545	\$53,499
AVERAGE HOUSE VALUE	\$142,160	\$127,878	\$153,662

2020 American Community Survey (ACS)

ADVISOR BIO



LANCE COBB

Advisor

lance.cobb@svn.com

Direct: **941.387.1200** | Cell: **941.356.4781**

FL #SL3483253

PROFESSIONAL BACKGROUND

Lance Cobb, your strategic partner in commercial real estate investments. With a stellar business track record spanning over a decade, Lance has successfully brokered transactions across diverse sectors including Retail, Medical, Land, Self Storage, and Multifamily properties. He holds an MBA and serves as a Hospitality & Urban Land Advisor at SVN Commercial Advisory Group in the vibrant city of Tampa, Florida. His unique edge stems from over a decade of personal investing in the residential real estate market, granting him unparalleled insights into evaluating business investments from multifaceted perspectives.

Renowned for his hands-on approach, Lance is dedicated to rolling up his sleeves and diving into the groundwork, offering tailored solutions, crucial information, and unwavering support to his clients as they navigate complex investment landscapes. Fueled by an unyielding spirit, he takes immense pride in delivering top-tier service to visionary individuals who dare to dream big. As a native of Louisiana, Lance earned his undergraduate degree in Computer Information Systems from Southeastern Louisiana University in Hammond, Louisiana before finding his calling in the picturesque shores of Sarasota, where he pursued his master's in Business Administration. Lance Cobb isn't just your average commercial real estate agent; he's your gateway to unparalleled success in the investment realm. With a penchant for adventure, Lance finds solace in exploring the world with his loved ones, reading and writing material at beaches, and indulging in a myriad of recreational sports, including golfing, boating, basketball, and weightlifting.

But Lance's interests don't stop there. He's also a content creator, serving as a social media influencer and brand ambassador, reaching audiences with compelling messages. Beyond the digital realm, Lance is a motivational speaker, inspiring others to reach beyond the stars and seize every opportunity that comes their way.

EDUCATION

BS in Computer Information Systems,
Southeastern Louisiana University – Hammond, La.
Master of Business Administration,
Argosy University – Sarasota, FL.

MEMBERSHIPS

International Council of Shopping Centers (ICSC)
REALTOR® Association of Sarasota and Manatee, Inc.
Asian American Hotel Owners Association (AAHOA)

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