

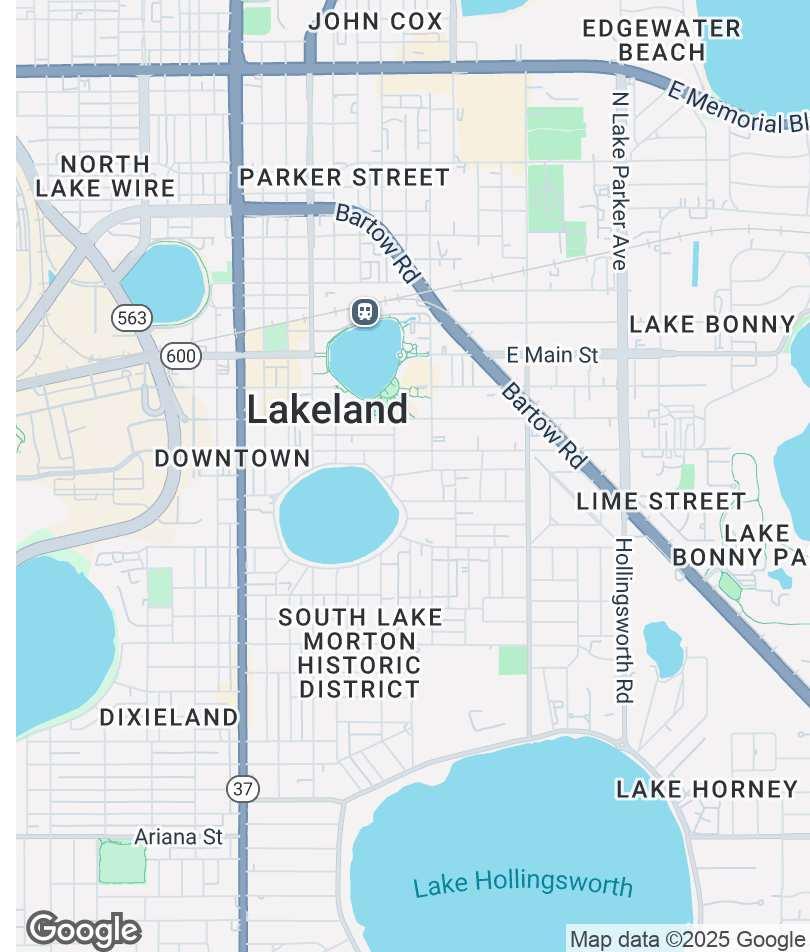
County Line Rd & Drane Field Rd, Lakeland, FL - 5 Acres Zoned BPC-2

4210 S County Line Road, Lakeland FL 33811

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PROPERTY SUMMARY



Offering Summary

Sale Price:	1,400,000
Lot Size:	5 Acres
Price/Acre:	\$250,000
Zoning:	BPC-2, Unincorporated Polk County
APN:	23-29-06-000000- 043010 & 23-29-06- 000000-043050
Traffic Count:	26,000 ± Cars/Day

Property Overview

Possible owner financing available! Located in one of the fastest growing counties in the United States, this property offers 5 acres and has BPC-2 zoning classification, allowing such uses as self storage, warehousing, commercial vehicle parking, light manufacturing, retail and many more. There is a man made body of water on the property covering approx. 2.5 acres. This body of water can be back-filled either partially or wholly and can also be used for retention.

There is currently a single family home on the property, in which the owners live. Although the home structure offers value, the property is seen as more of a development opportunity vs. its current use.

The property offers 212' of frontage on County Line Road. This roadway is the dividing line between Polk and Hillsborough Counties. There is a 50' setback to the north to allow a line between a commercial project and the existing residential neighborhood.

4210 County Line Road is located within minutes of Interstate 4 at Exit 25, State Road 60 and US 92. Both SR 60 and US 92 are thoroughfares that run across the state. It is also located minutes from major amenities in Lakeland, including Lakeside Village and downtown.

The owner also has an additional 3 acres available which are contiguous to the 5 acres.



COMPLETE HIGHLIGHTS



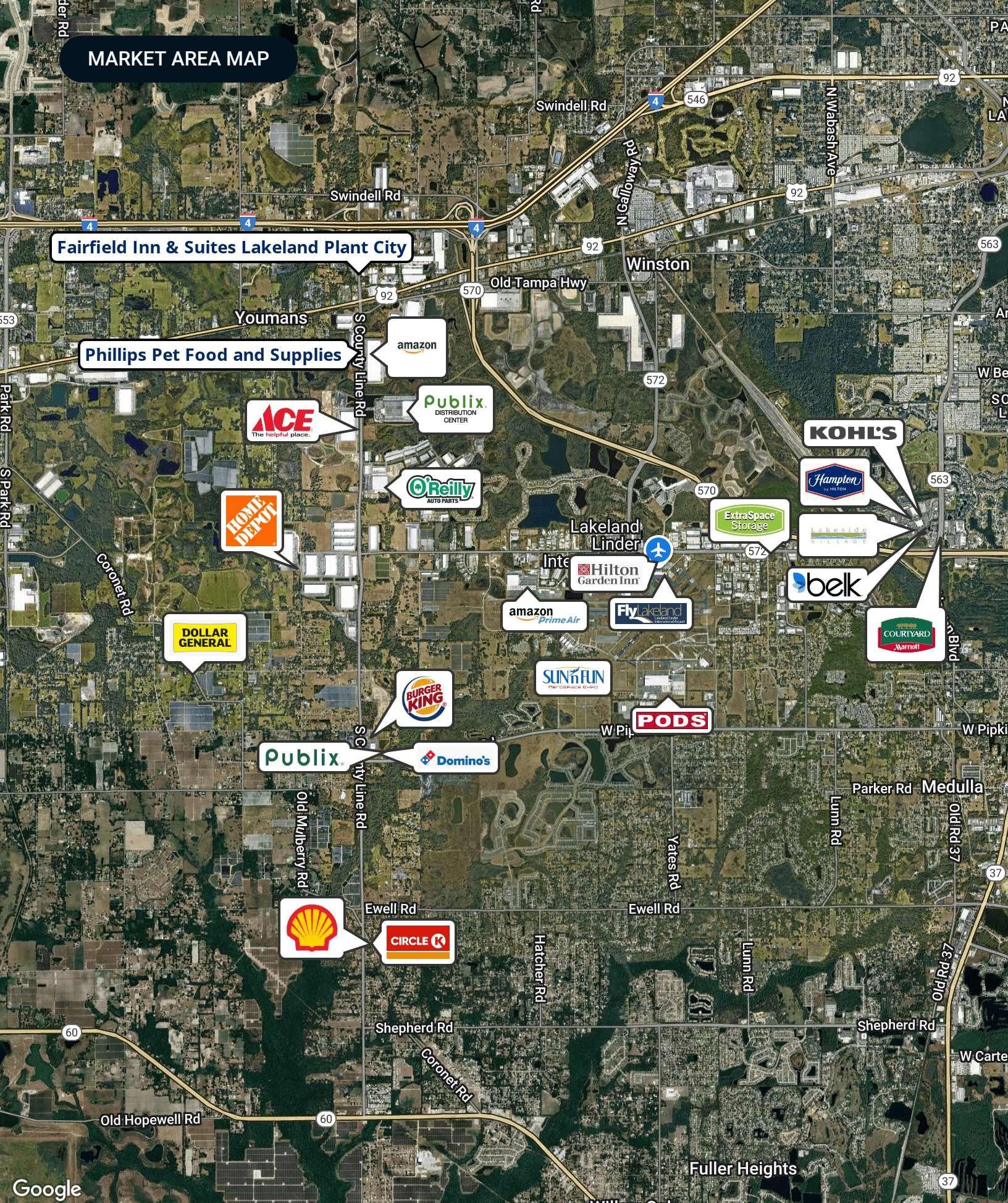
Property Highlights

- High profile location on County Line Road in Lakeland, FL. and one of the last larger parcels available in the Drane Field to Medulla Road corridor.
- 5 acres zoned BPC-2, unincorporated Polk County. Uses include - self storage, commercial vehicle parking, car and truck wash, equipment sales, light manufacturing, office, retail, restaurant, vehicle related. (Some uses may require an elevated level County approval, but not likely a full rezone)
- A man made pond exists on the property covering approx. 2.5 acres. The pond can be backfilled partially or wholly and can also provide natural retention.
- There is a 50' setback on the north side of the property buffering the residential neighborhood.
- 212 Feet (-50 setback) feet of frontage along County Line Road. 26,000 AADT..
- There are several industrial/warehouse projects underway and also recently completed on this corridor, and on Hamilton Road to the east. Among them, a new Circle K Gas and Convenience store at the corner of Drane Field and County Line Road, and a 156,000 SF warehouse being built by the Ruthvens.
- Trimac Builders have also secured 20 acres just to the South and are well under way with their warehouse construction project.
- Other large projects continue in the rear of the property on Hamilton Road.

Property Highlights Continued....

- The Amazon warehouse/distribution center is located nearby and encompasses 1,000,000 square feet. It has been a major catalyst, not only for the immediate area, but the City in general. Joining Amazon along this corridor are warehouses for Publix, O'Reilly Auto Parts, Ace Hardware and Home Depot, amongst many others.
- Publix is located a mile from the site at Pipkin Road. This plaza was built in the past two years. Hawthorn Ranch, a very large single family home development, built by DR Horton, is continuing construction at Pipkin Road just west of the airport. There are also two new apartment complexes under construction and nearly complete at Harden Blvd and the Polk Parkway.
- Lakeside Village is a large retail shopping center offering several anchors, a movie theater, retail, and restaurants only 10 minutes away. Downtown Lakeland is a 15 minute drive.
- Lakeland Linder International Airport is more than just a regional airport and is only 2 miles away. The airport is a large hub for Amazon, soon to have 32 flights in and out every day. Avelo Airlines is now flying out of the airport, with several current destinations and adding more destinations in November 2024.
- Utilities - Owner currently uses well and septic on the property. There is a 12" water main owned by Lakeland Electric that can be accessed.
- Hotels in the area include the Hilton Garden Inn and Staybridge Suites at Linder airport, and the Residence Inn and Courtyard Inn at Lakeside Village.
- Port of Tampa, and City of Tampa are 25 miles away, 40 miles to Disney and just over 50 miles to downtown Orlando.
- Property taxes - \$3,290

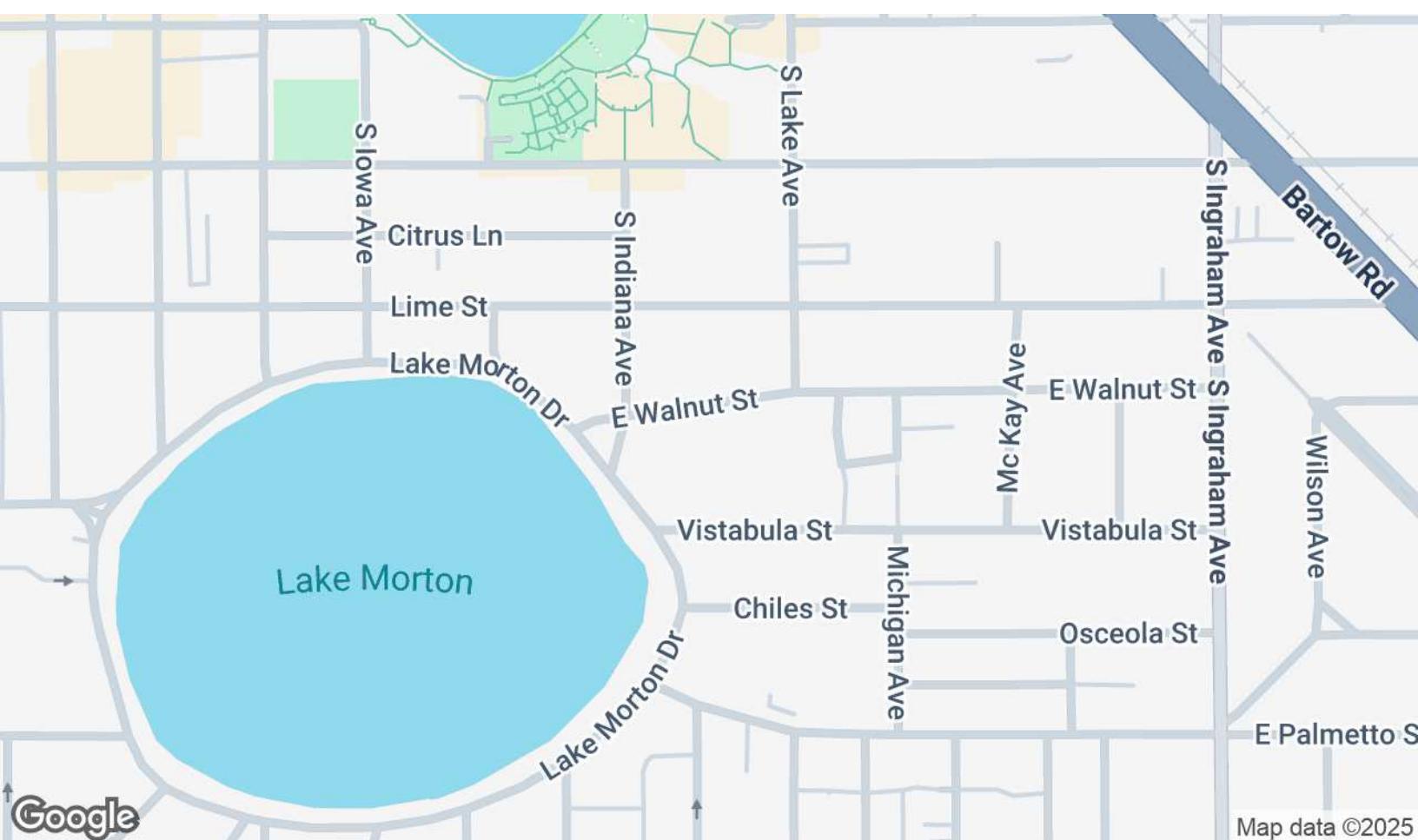
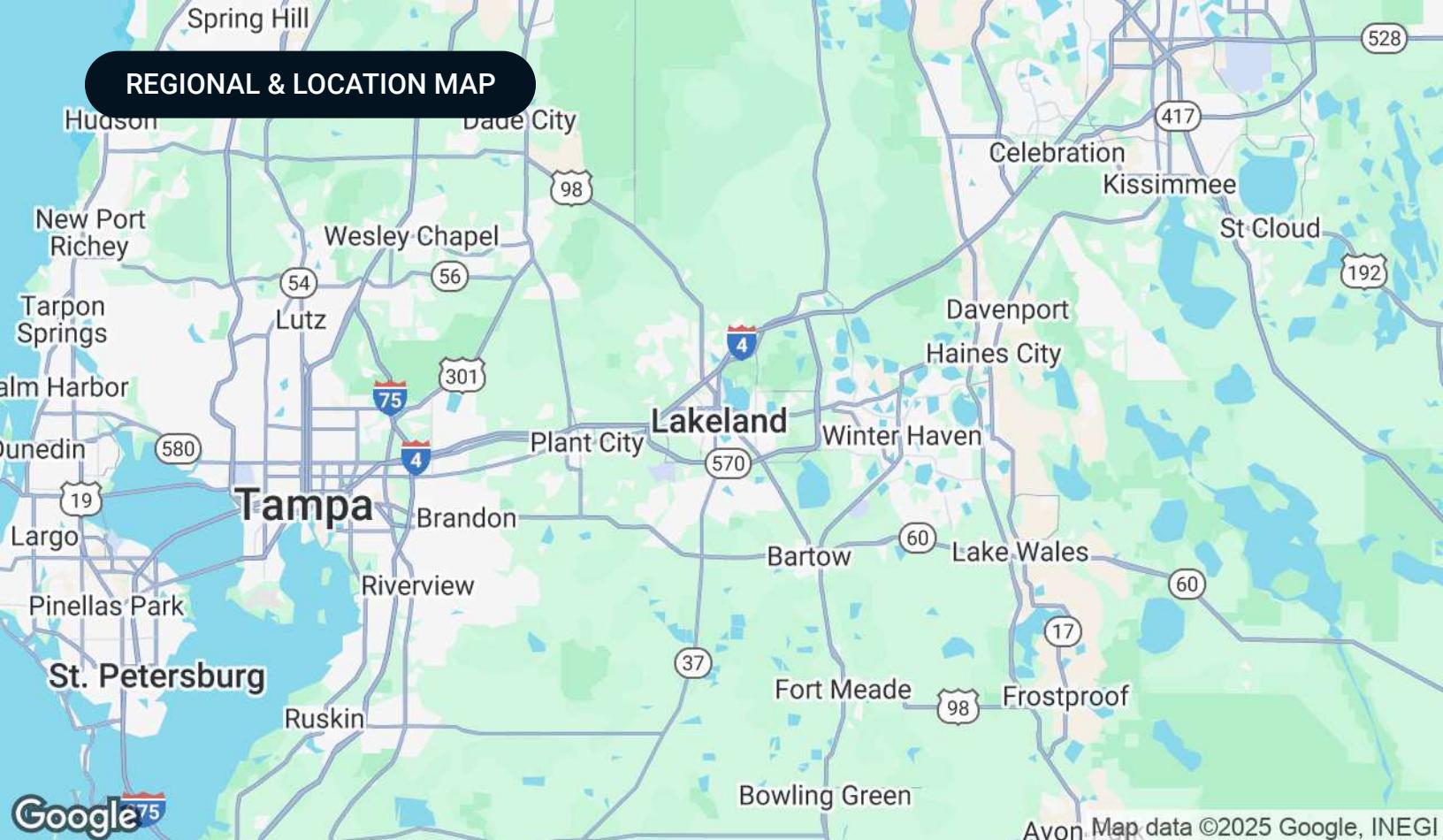
MARKET AREA MAP



SURROUNDING AREA

ADDITIONAL PHOTOS







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

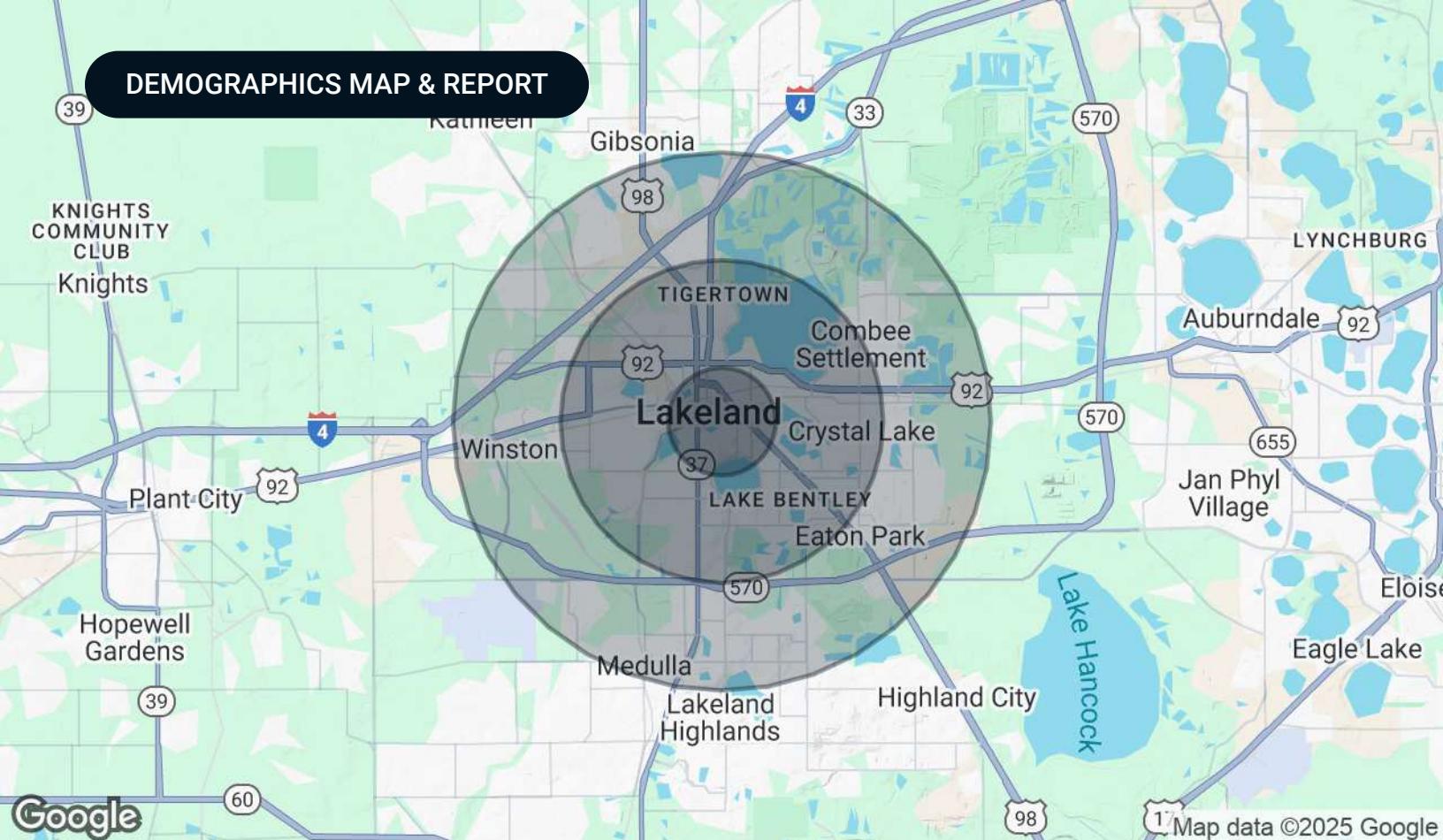
FLORIDA



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.

DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	1,204	14,227	74,284
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	41	41	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	387	4,962	27,102
# of Persons per HH	3.1	2.9	2.7
Average HH Income	\$101,377	\$101,662	\$89,564
Average House Value	\$361,052	\$353,955	\$313,754

Demographics data derived from AlphaMap



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



Eric Ammon, CCIM

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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



Serving the Southeast

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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