

SOUTHEASTERN  
UNIVERSITY

Crystal Lake  
Middle School

floralawn

FAMILY  
DOLLAR

U-HAUL  
AUTHORIZED DEALER

Combee Rd



DOLLAR  
GENERAL

Skyview Dr

CUSTOM  
GLASS & DOORS INC

LAND FOR SALE

# East Lakeland Signalized Corner Land

COMBEE RD & SKYVIEW DR

Lakeland, FL 33801

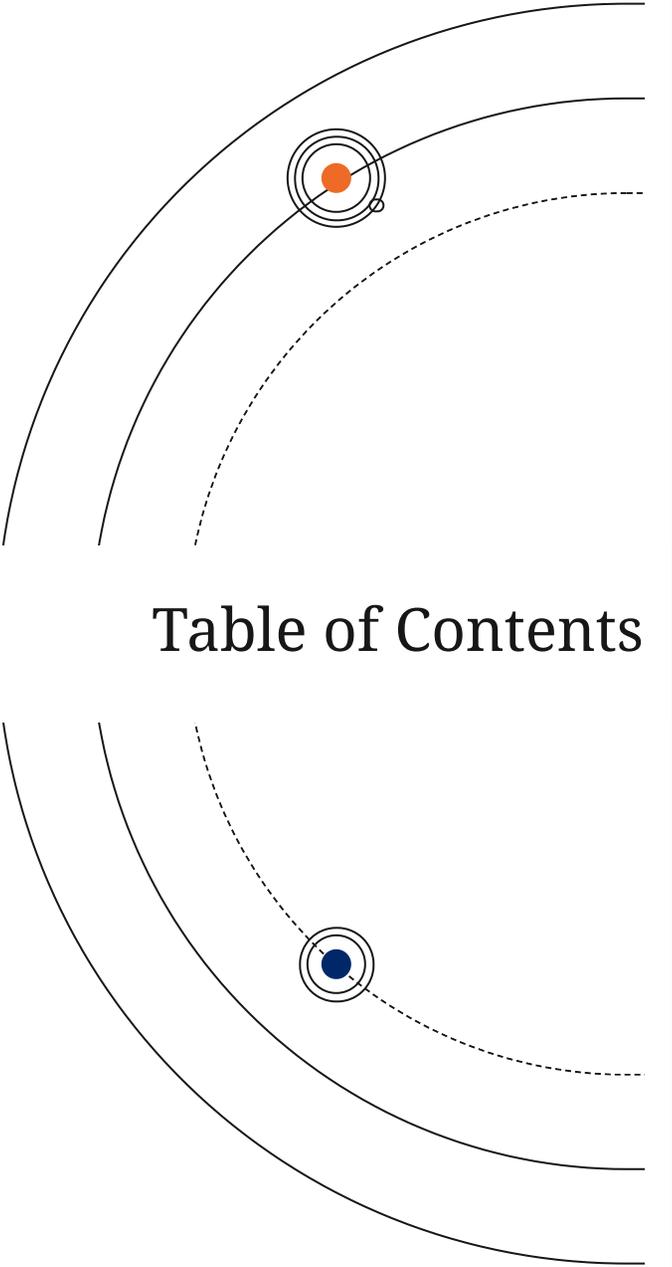
PRESENTED BY:

DAVID HUNGERFORD, CCIM,  
SIOR

Senior Advisor

C: 863.660.3138

david.hungerford@svn.com



# Table of Contents

<b>4</b>	<b>PROPERTY INFORMATION</b>	<b>10</b>	<b>LOCATION INFORMATION</b>	
	Property Summary	5	Location Maps	11
	Property Perimeter Survey	6	Aerial Map	12
	Utilities Map	7	Demographics Map	13
	Floodzone Map	8	Benchmark Demos	14
	Soils Map	9	Benchmark Demos	15
			Market & Workforce Area Map	16
			Trade Area Map	17
		<b>18</b>	<b>ADVISOR BIOS</b>	
			Advisor Bio	19

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.



DOWNTOWN  
LAKELAND



SOUTHEASTERN  
UNIVERSITY

Combee Rd

Skyview Dr



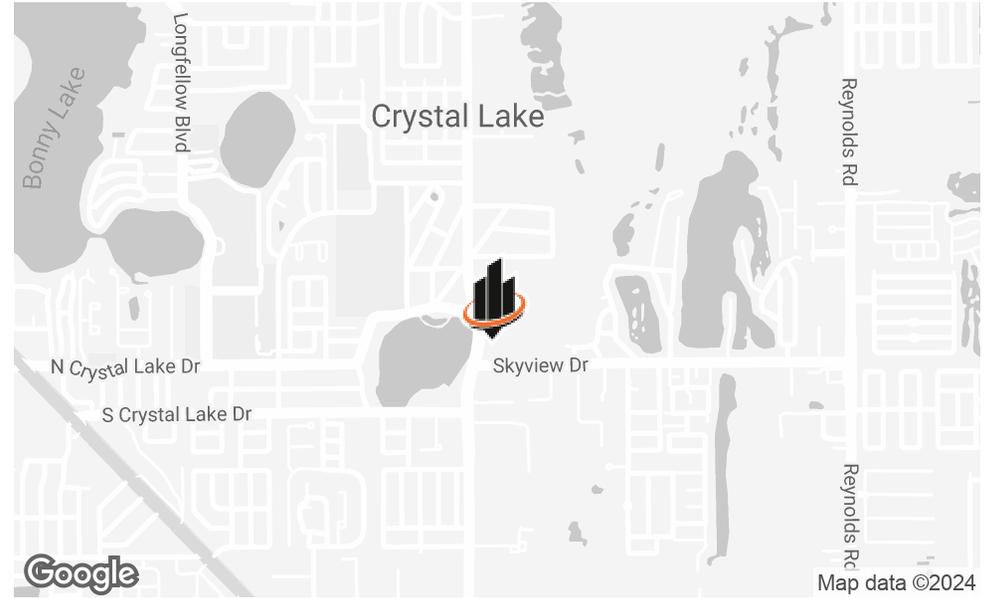
**DOLLAR  
GENERAL**  
COMING SOON!



**SECTION 1**  
Property  
Information



## PROPERTY SUMMARY



## OFFERING SUMMARY

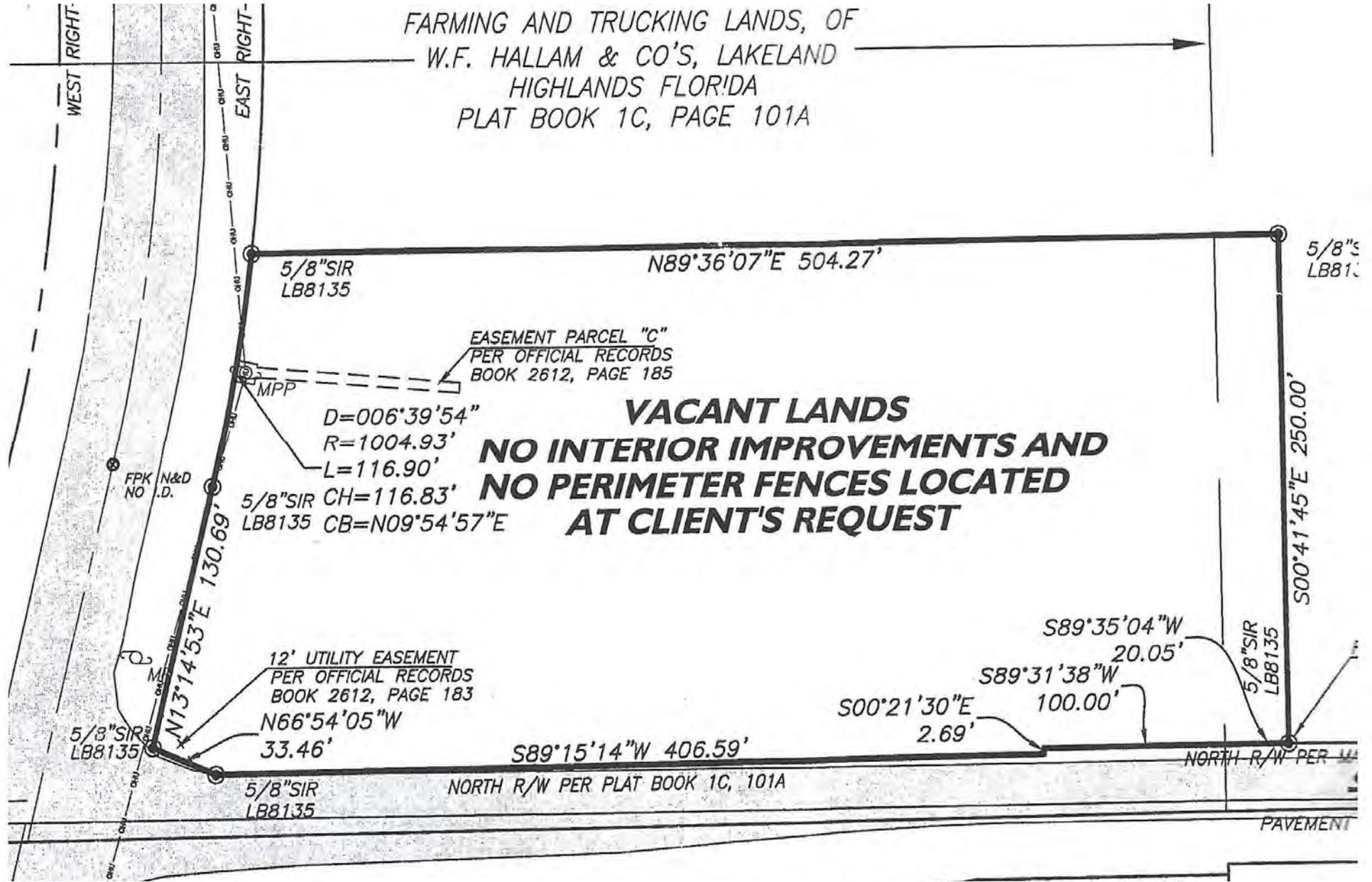
<b>SALE PRICE:</b>	<b>\$1,250,000</b>
<b>LOT SIZE:</b>	3.21 ± Acres
<b>PRICE / ACRE:</b>	\$389,408
<b>ZONING:</b>	FLU: BPC-1
<b>TRAFFIC COUNT:</b>	24,400 Cars/Day (Combined)
<b>UTILITIES:</b>	Water, Sewer, and Electric (City of Lakeland)
<b>APN:</b>	242822241500000572

## PROPERTY OVERVIEW

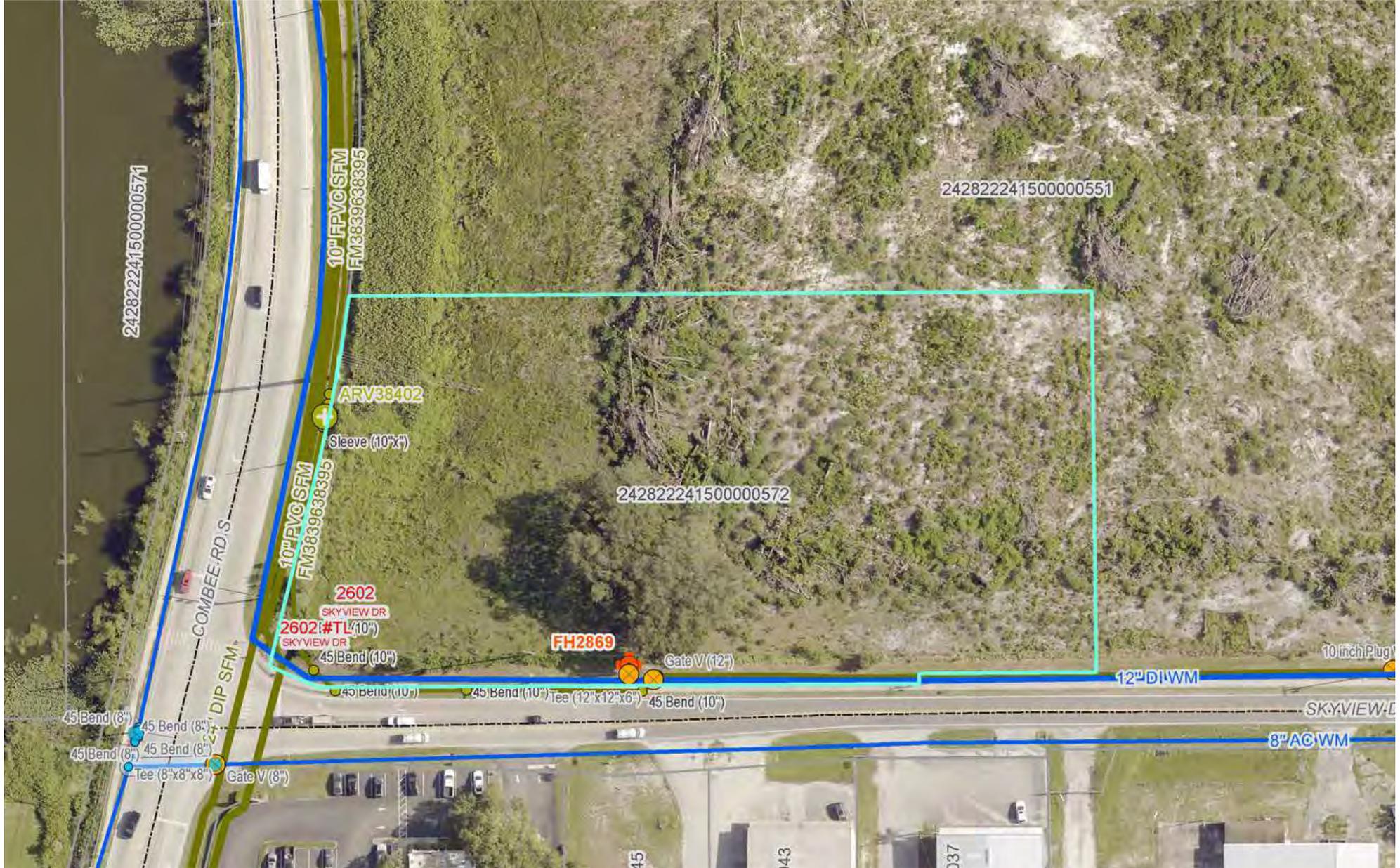
Introducing a prime investment opportunity in the heart of Lakeland, FL! This exceptional 3.21-acre parcel is situated at the signalized corner of Combee Rd and Skyview Dr, making it a strategic location with high visibility. Combee Rd, a bustling neighborhood artery, witnesses an impressive 18,500 cars passing through daily, ensuring your business will have maximum exposure. What sets this property apart is its rarity - corner lots of this size at such a strategic location are a scarce find in the immediate market. Don't miss out on this unique chance to secure your place in the thriving Lakeland commercial landscape.

**PROPERTY PERIMETER SURVEY**

FARMING AND TRUCKING LANDS, OF  
 W.F. HALLAM & CO'S, LAKELAND  
 HIGHLANDS FLORIDA  
 PLAT BOOK 1C, PAGE 101A



# UTILITIES MAP



# FLOODZONE MAP



# SOILS MAP



**SECTION 2**  
Location  
Information

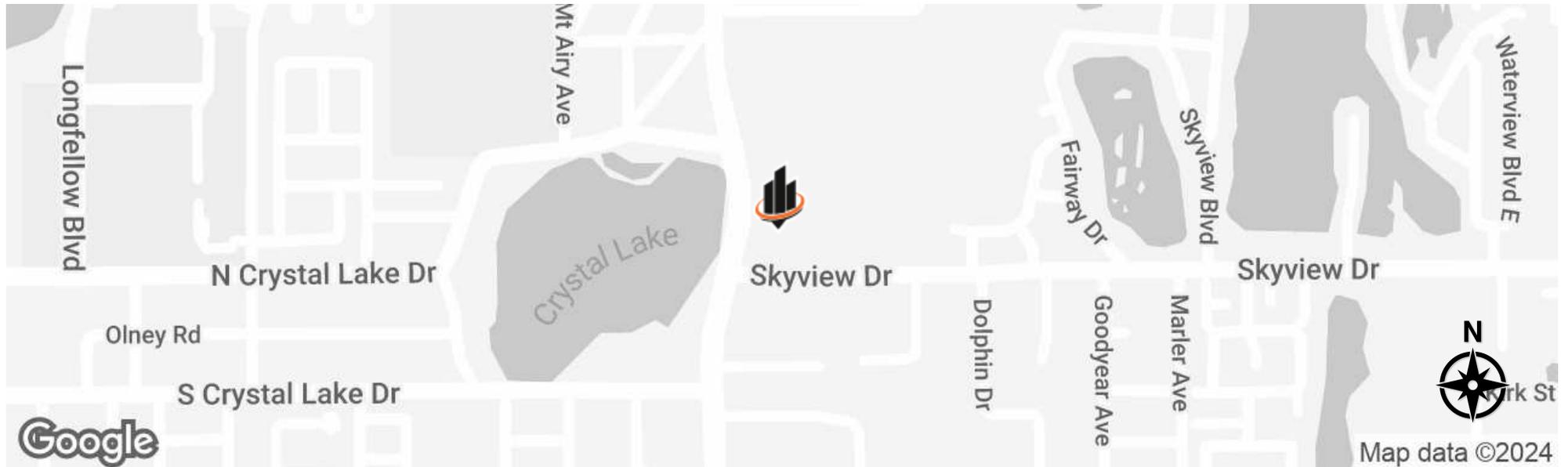
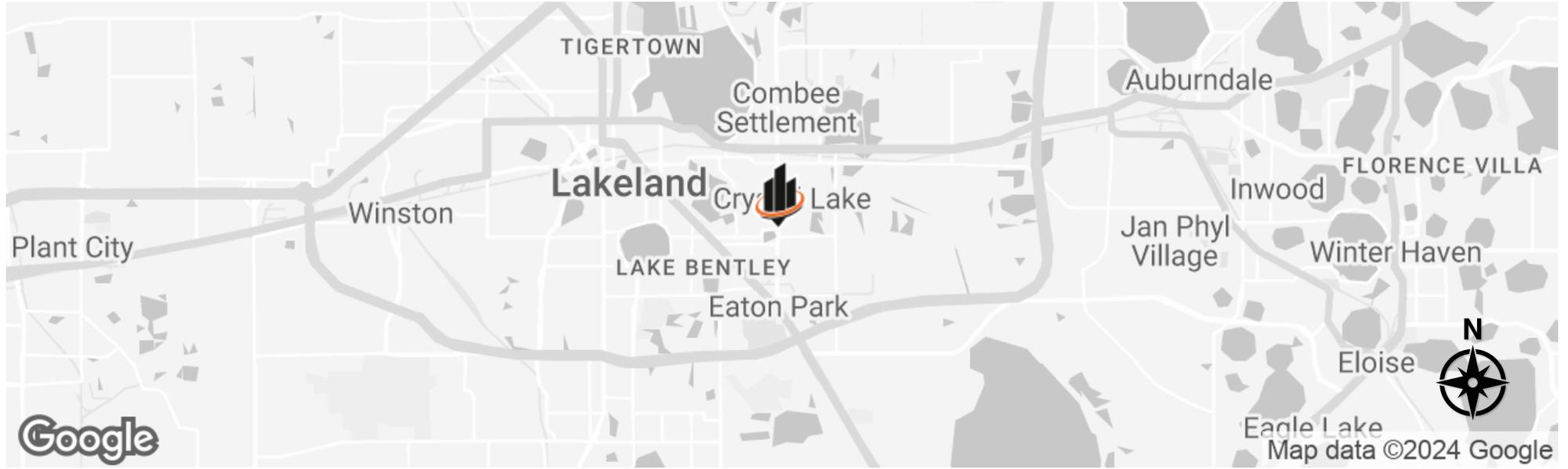
MS MID-STATE  
Mine & Mill  
ADENA  
HEXION  
Battery USA  
98

Combee Rd

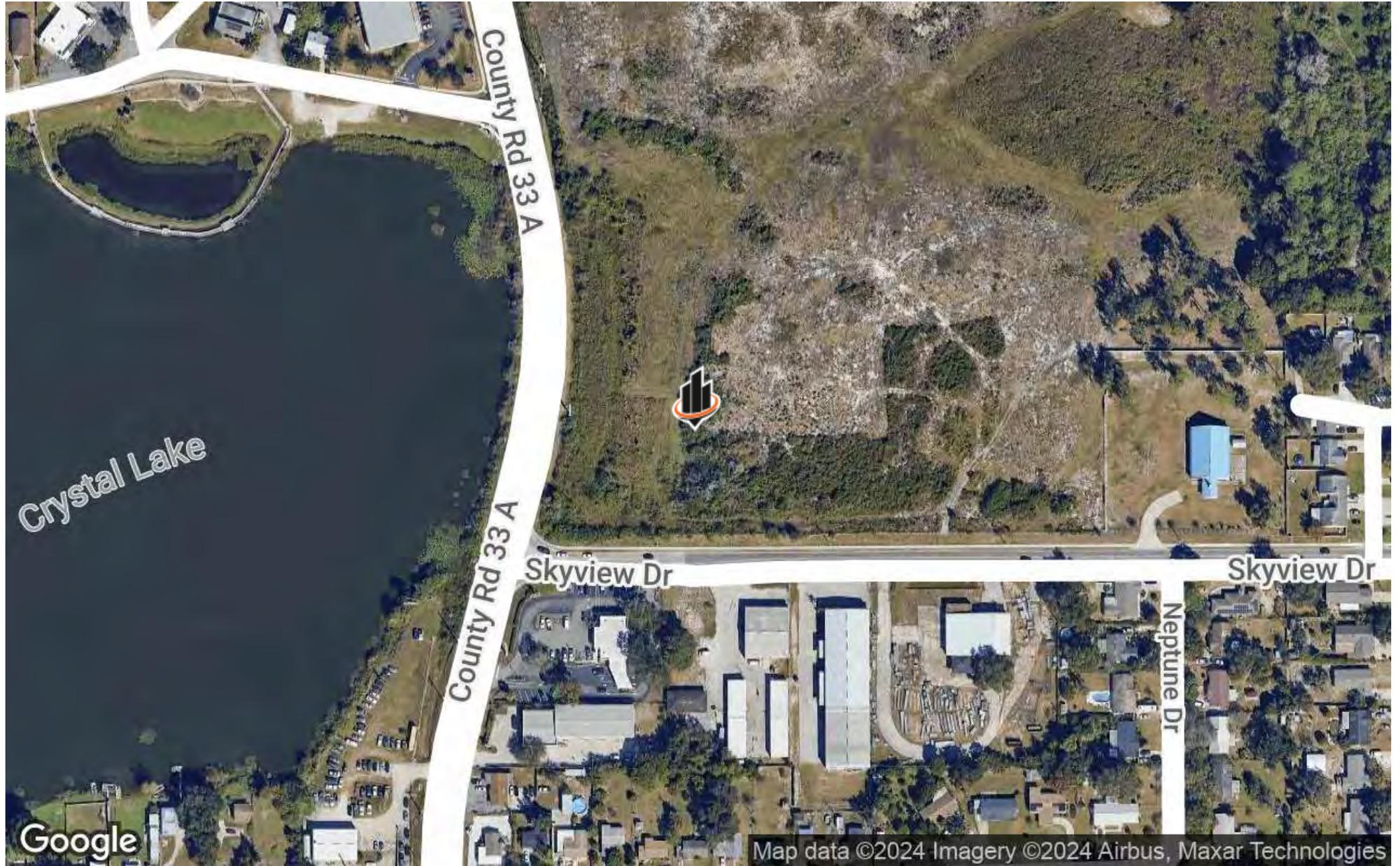
CUSTOM  
GLASS & DOORS INC

Skyview Dr

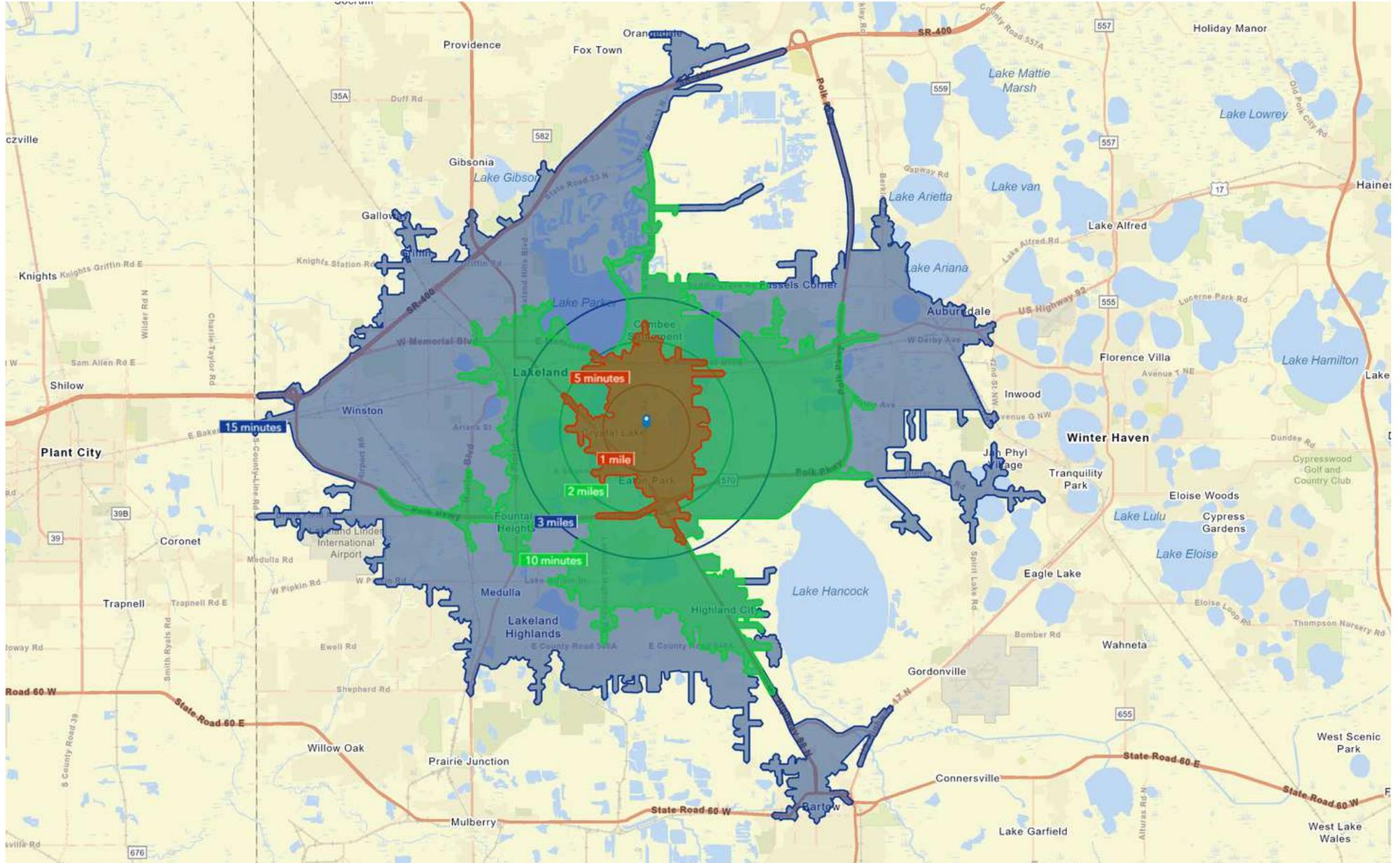
LOCATION MAPS



**AERIAL MAP**



# DEMOGRAPHICS MAP



# Benchmark Demographics



	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
Population	10,822	26,269	48,744	21,905	77,543	186,379	775,084	22,381,338	337,470,185
Households	3,602	9,730	18,049	8,087	29,509	72,294	290,783	8,909,543	129,917,449
Families	2,311	5,984	10,721	5,012	18,001	46,473	201,187	5,732,103	83,890,180
Average Household Size	2.69	2.51	2.42	2.51	2.43	2.49	2.61	2.46	2.53
Owner Occupied Housing Units	1,745	5,801	10,157	4,655	16,786	44,790	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	1,857	3,929	7,892	3,432	12,723	27,504	85,323	2,991,741	45,630,951
Median Age	30.7	36.5	34.9	35.3	37.4	39.9	42.0	42.9	39.1
<b>Income</b>									
Median Household Income	\$38,170	\$42,268	\$49,730	\$40,425	\$53,603	\$55,322	\$57,572	\$65,081	\$72,603
Average Household Income	\$50,491	\$62,964	\$72,507	\$59,088	\$77,209	\$81,150	\$81,989	\$97,191	\$107,008
Per Capita Income	\$17,735	\$23,469	\$27,063	\$21,515	\$29,784	\$31,595	\$30,811	\$38,778	\$41,310
<b>Trends: 2021 - 2026 Annual Growth Rate</b>									
Population	-0.49%	-0.23%	-0.22%	-0.27%	-0.10%	0.29%	0.85%	0.63%	0.30%
Households	-0.55%	-0.26%	-0.21%	-0.29%	-0.09%	0.31%	0.81%	0.77%	0.49%
Families	-0.66%	-0.36%	-0.36%	-0.40%	-0.25%	0.20%	0.76%	0.74%	0.44%
Owner HHs	0.05%	0.28%	0.31%	0.28%	0.36%	0.67%	1.02%	0.93%	0.66%
Median Household Income	2.15%	2.98%	2.24%	2.81%	2.30%	2.53%	2.77%	3.34%	2.57%

# Benchmark Demographics



1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Polk FL US

## Households by Income

<\$15,000	21.10%	18.20%	15.50%	19.30%	14.00%	13.00%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	12.10%	11.70%	9.80%	12.20%	9.20%	9.20%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	11.90%	11.00%	10.90%	11.40%	10.10%	10.00%	9.70%	8.40%	7.40%
\$35,000 - \$49,999	17.60%	15.90%	14.00%	16.00%	13.00%	12.40%	13.20%	11.80%	10.80%
\$50,000 - \$74,999	17.50%	17.30%	18.50%	17.30%	18.40%	18.50%	19.60%	17.80%	16.50%
\$75,000 - \$99,999	11.80%	12.00%	12.50%	11.60%	12.40%	11.90%	13.20%	13.10%	12.80%
\$100,000 - \$149,999	6.10%	8.40%	10.70%	7.70%	13.90%	14.30%	14.70%	15.90%	16.90%
\$150,000 - \$199,999	1.20%	2.30%	3.70%	2.10%	4.20%	5.10%	5.20%	7.00%	8.60%
\$200,000+	0.70%	3.10%	4.40%	2.40%	4.80%	5.60%	5.00%	8.40%	10.60%

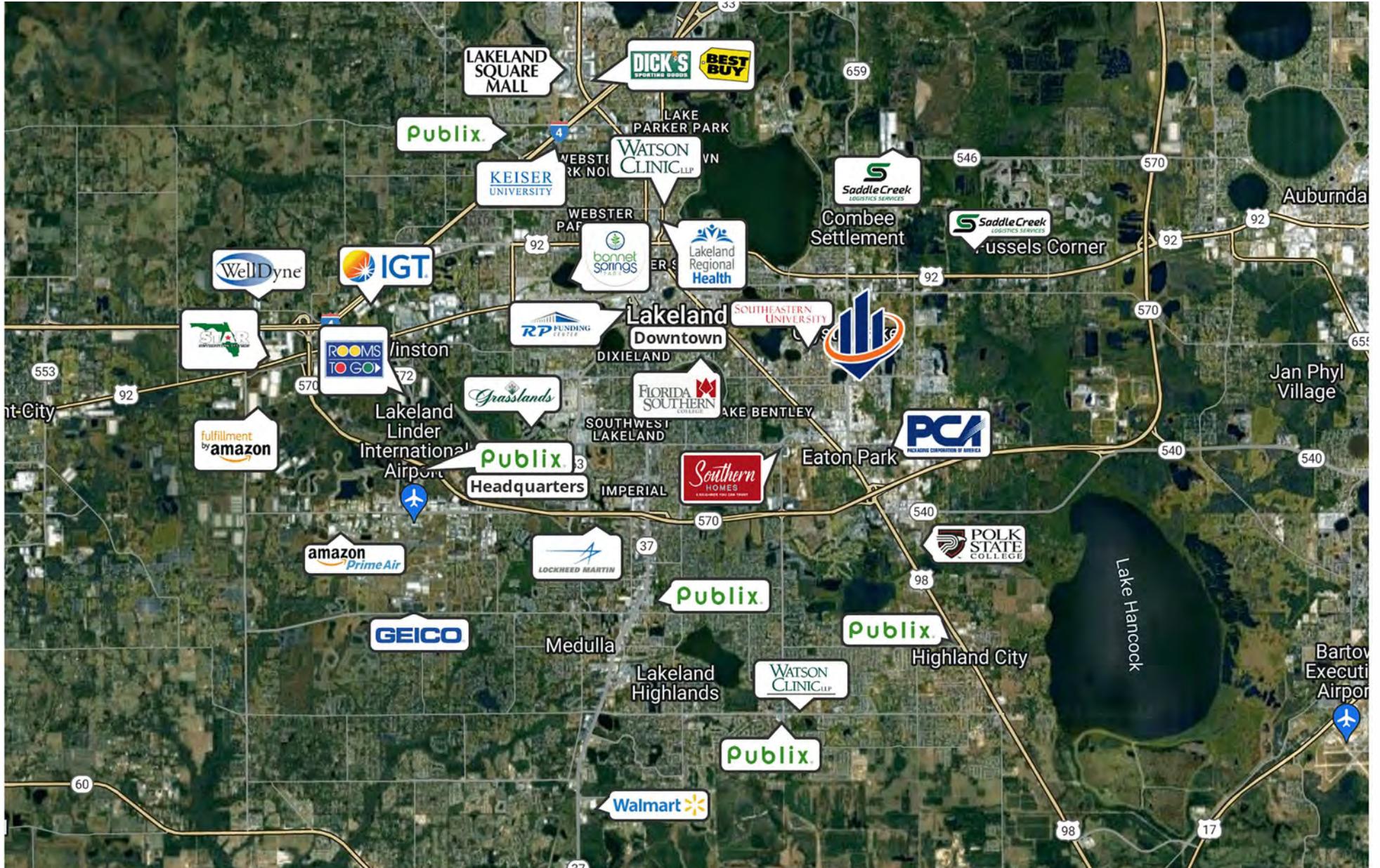
## Population by Age

0 - 4	6.70%	5.70%	5.40%	6.10%	5.30%	5.60%	5.60%	5.00%	5.70%
5 - 9	6.80%	5.90%	5.50%	6.20%	5.50%	5.80%	5.90%	5.30%	6.10%
10 - 14	6.60%	5.80%	5.50%	6.10%	5.60%	5.90%	5.90%	5.50%	6.30%
15 - 19	11.50%	8.90%	10.40%	9.20%	8.80%	7.10%	6.00%	5.60%	6.30%
20 - 24	10.40%	8.50%	9.90%	8.70%	8.40%	6.60%	5.60%	5.90%	6.40%
25 - 34	14.00%	13.30%	13.60%	13.40%	13.50%	13.00%	12.60%	13.10%	13.70%
35 - 44	12.10%	11.60%	11.30%	11.70%	11.60%	11.70%	11.90%	12.10%	13.10%
45 - 54	9.70%	10.00%	10.00%	10.00%	10.60%	10.80%	11.10%	11.70%	11.90%
55 - 64	9.70%	11.90%	11.50%	11.50%	12.30%	12.70%	12.70%	13.30%	12.70%
65 - 74	7.40%	10.50%	9.80%	9.80%	10.40%	11.50%	12.90%	12.60%	10.60%
75 - 84	3.80%	5.90%	5.40%	5.60%	5.70%	6.70%	7.40%	7.30%	5.30%
85+	1.20%	1.90%	1.90%	1.70%	2.20%	2.40%	2.30%	2.70%	1.90%

## Race and Ethnicity

White Alone	51.90%	59.90%	63.80%	58.10%	63.80%	61.80%	59.60%	57.10%	60.60%
Black Alone	21.60%	15.30%	12.90%	16.20%	14.20%	15.80%	14.60%	15.00%	12.50%
American Indian Alone	0.50%	0.50%	0.60%	0.50%	0.50%	0.60%	0.60%	0.50%	1.10%
Asian Alone	1.50%	1.50%	1.60%	1.40%	1.90%	2.10%	2.00%	3.10%	6.20%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	10.20%	9.50%	9.30%	10.00%	7.90%	7.60%	9.90%	7.60%	8.70%
Two or More Races	14.30%	13.20%	11.70%	13.70%	11.60%	12.00%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	27.40%	24.80%	22.40%	26.20%	20.50%	21.20%	26.80%	27.00%	19.40%

# MARKET & WORKFORCE AREA MAP







**SECTION 3**  
**Advisor Bios**

**DOLLAR  
GENERAL**  
COMING SOON!

Combee Rd

Skyview Dr

## ADVISOR BIO



### DAVID HUNGERFORD, CCIM, SIOR

Senior Advisor

david.hungerford@svn.com

Direct: **877.518.5263 x347** | Cell: **863.660.3138**

## PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$240 million across nearly all types of commercial properties and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana and Ezra on a small farm in Lakeland, FL. They are proud members of Access Church.

**SVN | Saunders Ralston Dantzler**  
1723 Bartow Rd  
Lakeland, FL 33801



For more information visit [SVNsaunders.com](http://SVNsaunders.com)

### HEADQUARTERS

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

### ORLANDO

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

### NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

### GEORGIA

218 W Jackson Street, Suite 203  
Thomasville, Georgia 31792  
229.299.8600

©2023 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$4 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

