

# 4.44 Acres Prime US 92 East Lakeland

0 US Highway 92 E , Lakeland , Florida 33801

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## PROPERTY SUMMARY

Downtown Lakeland  
(10 ± Minutes)



## Offering Summary

Sale Price:	\$800,000
Lot Size:	4.44 Acres
Price / Acre:	\$180,180
Zoning:	LCC, Unincorporated Polk County
APN:	24-28-15-179011-000010
State:	Florida
County:	Polk
City:	Lakeland

## Property Overview

This is a super development opportunity on US 92 E in Lakeland, at the busy corridor of US 92 and N Combee Road, next door to Harvey's Supermarket.

Zoned LCC, unincorporated Polk County, the use possibilities are endless in regards to retail, office, restaurant, and possible warehousing or light manufacturing, or a car dealership.

The corridor is well travelled and is a major thoroughfare that tracks through the entire state of Florida. The City of Lakeland and Polk County are amongst the fastest growing centers in the United States. This thoroughfare sees 35,000+ vehicles per day, and is home to various other businesses, including grocery, car dealers and fast food restaurants.

As a result of a previous development deal, the owner has a plethora of due diligence information, including engineering reports, wetlands information, survey, environmental reports, and site plans. The former project was given a green light prior to the company's decision to go a different direction with the proposed use.

The location of this property is within 10 minutes of downtown Lakeland, 12-15 minutes to Interstate 4 and the Polk Parkway, and 15 minutes to Winter Haven & Auburndale.

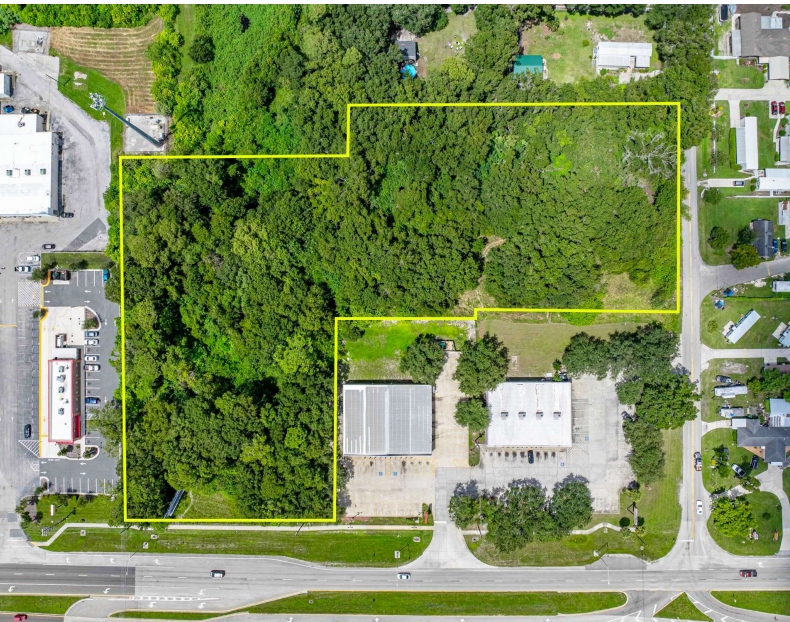


## COMPLETE HIGHLIGHTS

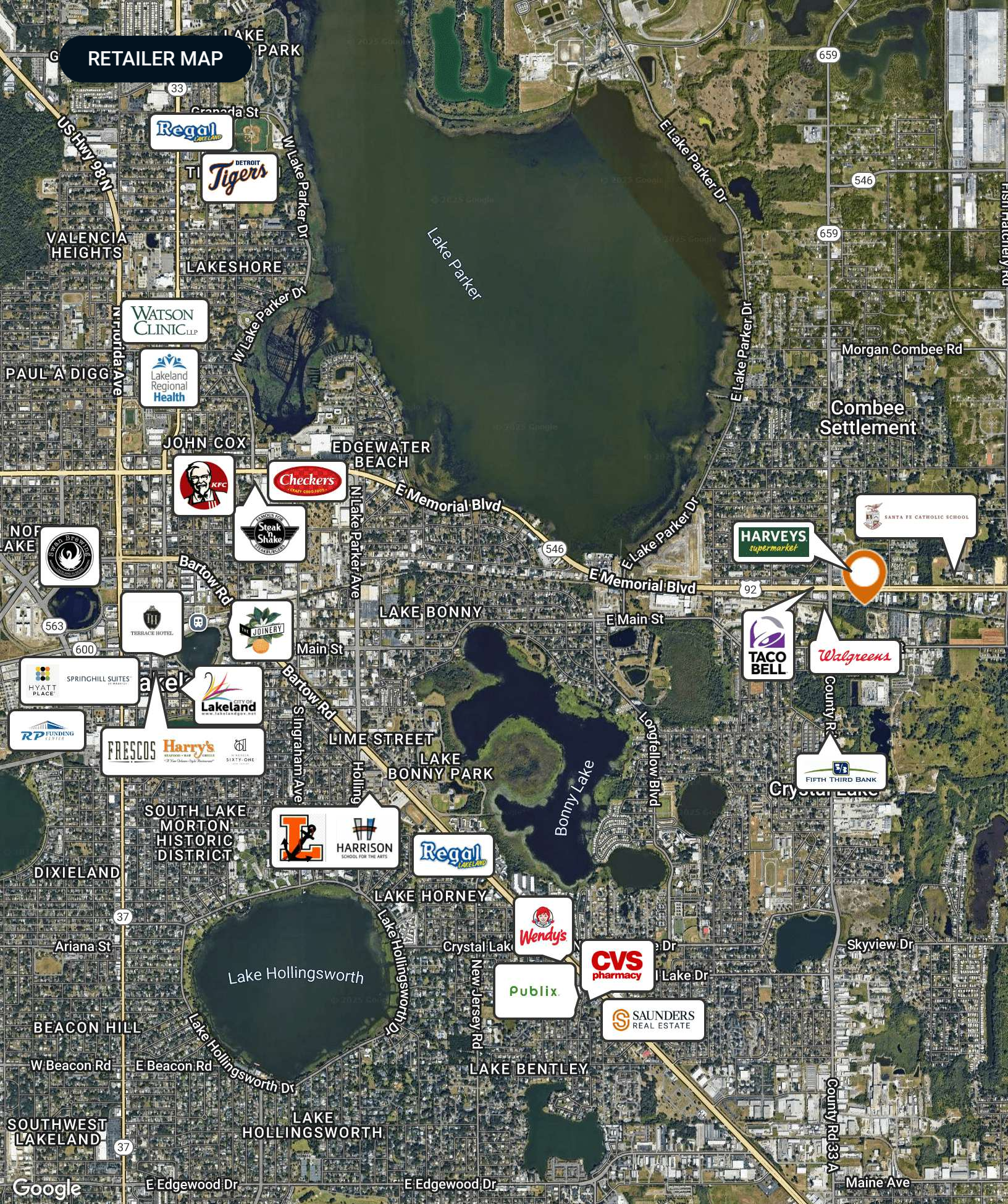


## Property Highlights

- 4.44 AC - US 92 East, Lakeland at N. Combee Road
- 234' of frontage with 35,000+ vehicles per day
- Zoned LCC, Unincorporated Polk County
- Uses include retail, office, restaurant, warehousing and possible light manufacturing.
- Estimated 1.3 acres of wetlands. Freshwater wetland credit of .61 acres may be needed to construct along US 92. Wetlands credits available through a mitigation bank.
- Detailed due diligence information is available for this property, and available to share.
- Survey available
- Mitigation report available
- Site plan documents available.
- Utility map available.









ADDITIONAL PHOTOS

Downtown Lakeland  
(10 ± Minutes)

Advance  
Auto Parts



35,500 ±  
Cars/Day



HARVEYS  
supermarket

FAMILY DOLLAR

Woodland Ave





## Lakeland

### POLK COUNTY

<b>Founded</b>	1885
<b>Population</b>	117,606 (2023)
<b>Area</b>	74.4 sq mi
<b>Website</b>	<a href="http://lakelandgov.net">lakelandgov.net</a>

<b>Major Employers</b>	Publix Supermarkets Saddle Creek Logistics Geico Insurance Amazon Rooms to Go Welldyne Advance Auto Parts
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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.

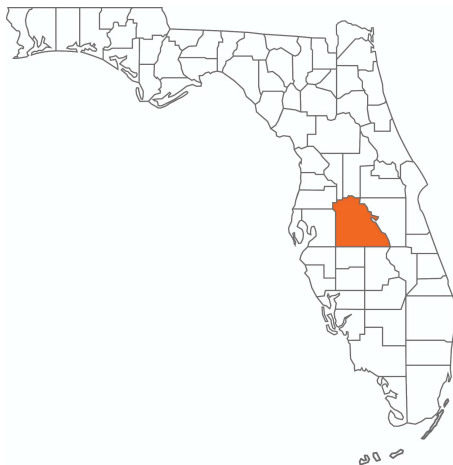
Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.





## Polk County

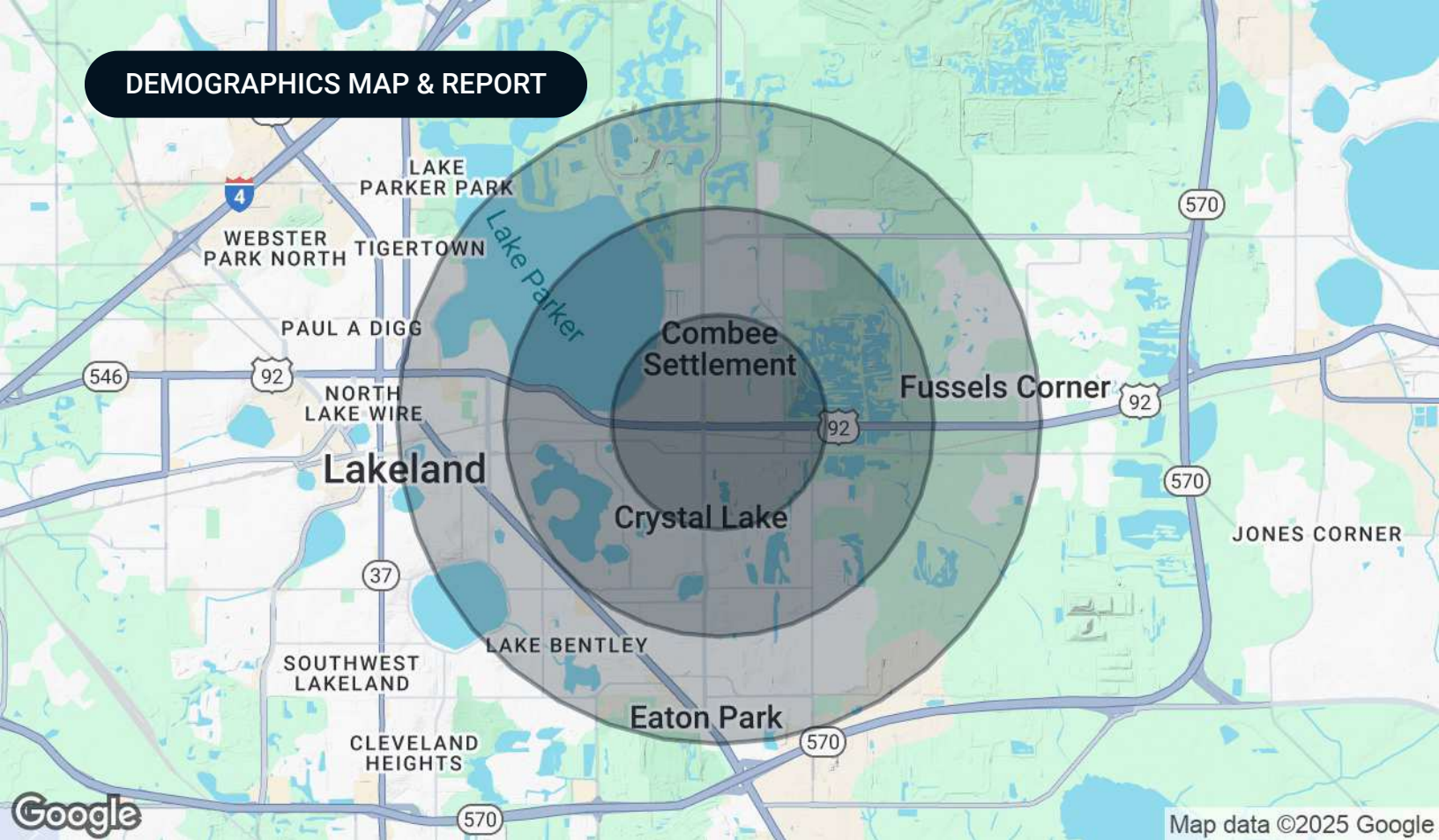
### FLORIDA



<b>Founded</b>	1861	<b>Density</b>	386.5 (2019)
<b>County Seat</b>	Bartow	<b>Population</b>	775,084 (2023)
<b>Area</b>	1,875 sq. mi.	<b>Website</b>	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	2 Miles	3 Miles
Total Population	6,583	22,656	46,381
Average Age	37	37	38
Average Age (Male)	36	37	38
Average Age (Female)	37	38	39

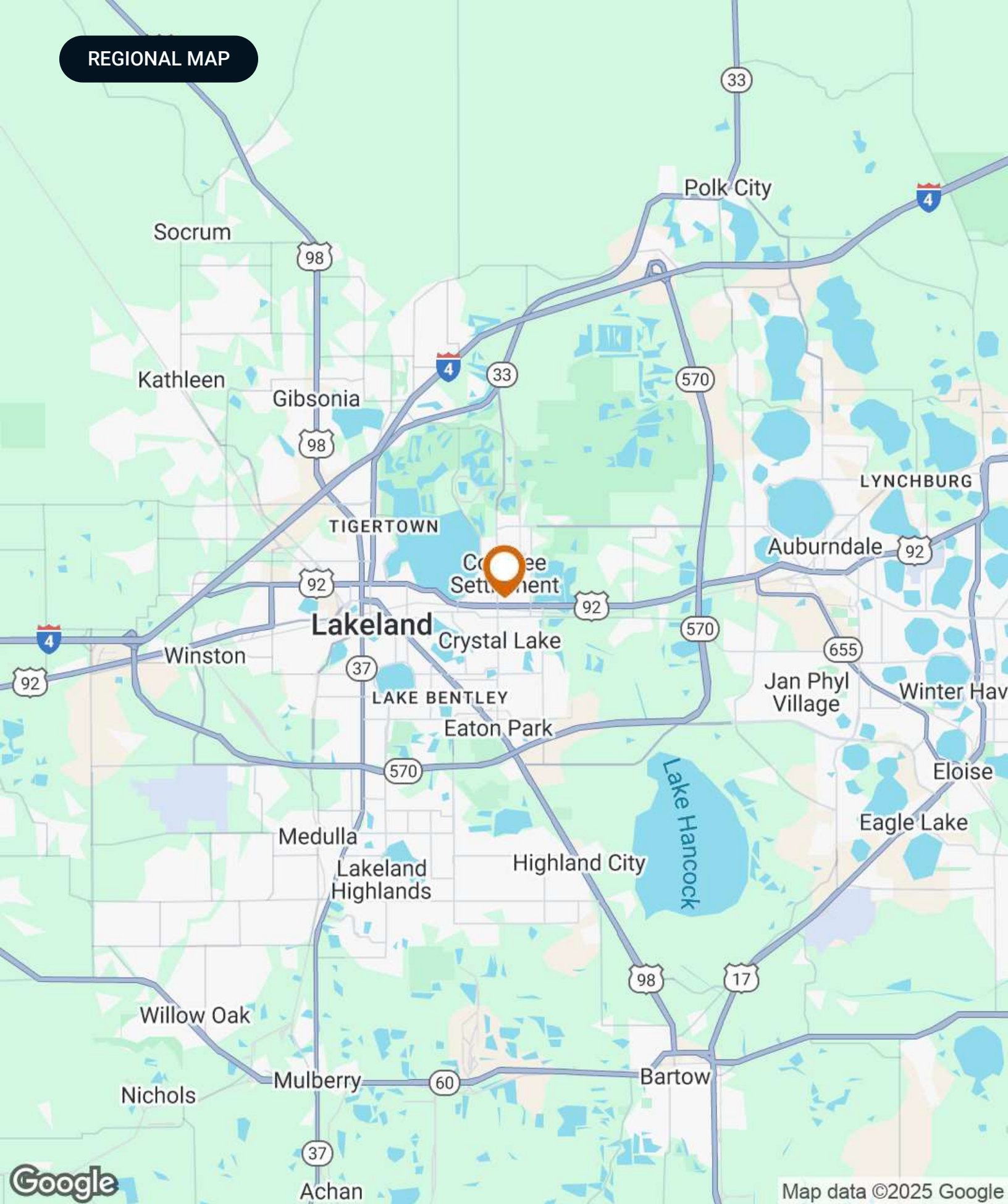
### Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	2,397	8,119	16,751
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$54,905	\$59,785	\$66,293
Average House Value	\$160,457	\$175,002	\$213,249

Demographics data derived from AlphaMap

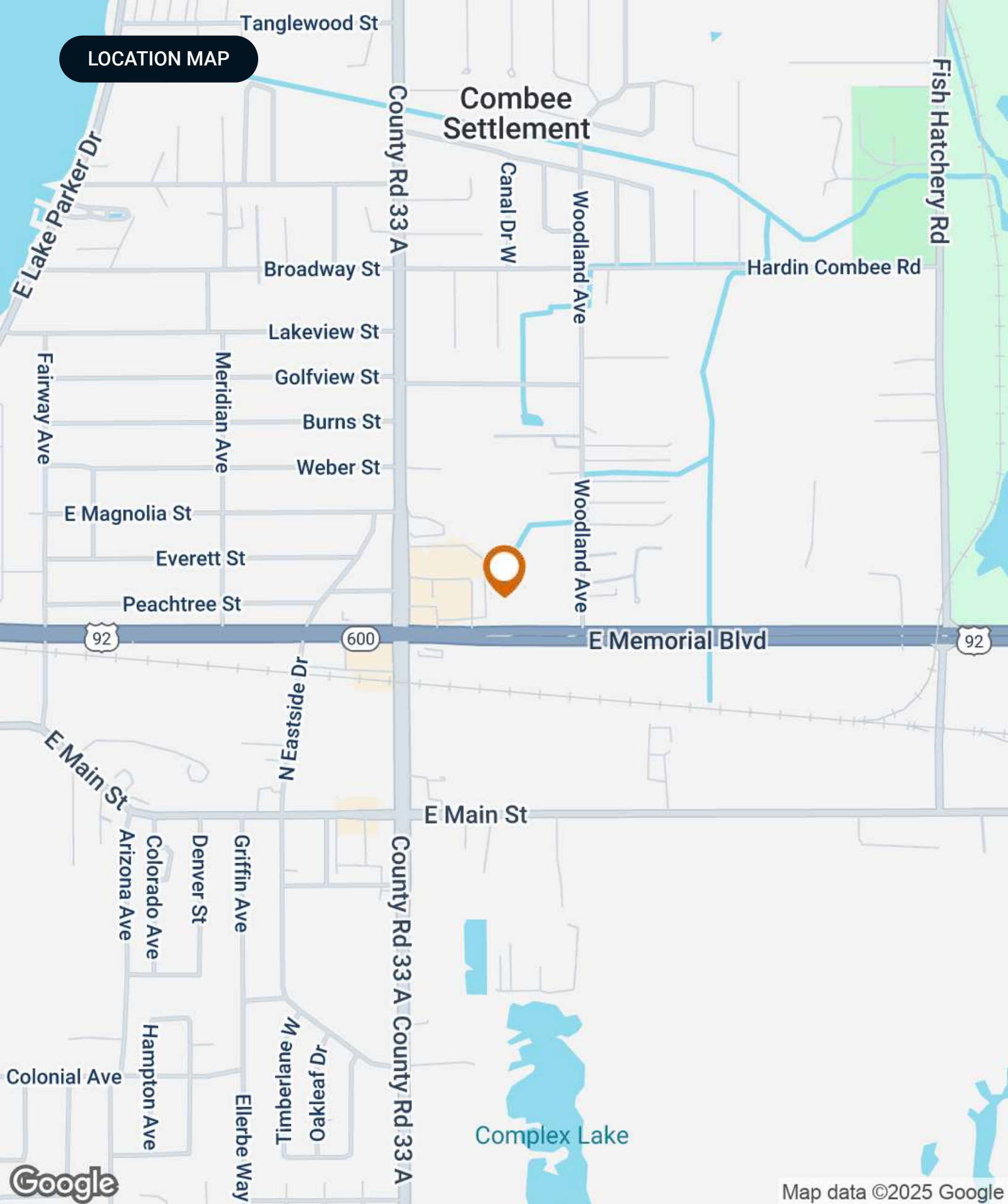


REGIONAL MAP





LOCATION MAP







### 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



## ADVISOR BIOGRAPHY



### Eric Ammon, CCIM

Senior Advisor

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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





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