



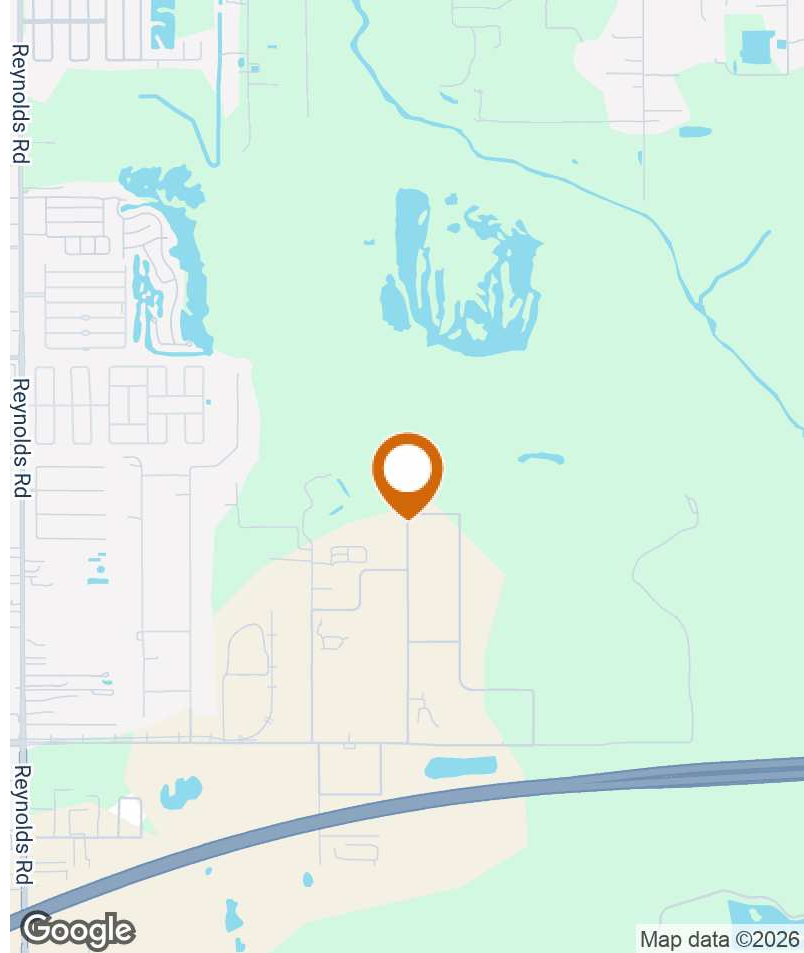
2.8 ± AC Industrial IOS &  
Parking  
w/ 2 Big Top Structures

2010 Longhorn Avenue, Lakeland, Florida 33801

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## PROPERTY SUMMARY



### Offering Summary

Lease Rate:	\$9,000 per month (MG)
Building # 1 Size	9,000 SF
Building # 2 Size	2,750 SF
Lot Size	Approx. 2.8 Acres
Zoning	IND, Unincorporated Polk County
Utilities	FGUA Water, Septic Tank, and Lakeland Electric
Parcel:	24-28-25-000000-034070

### Property Overview

This ±2.8-acre site is located in an established industrial area in east Lakeland. The property features an approximately 9,000 SF “Big Top” structure on a concrete slab, equipped with two 15' x 16' roll-up doors and secure access.

Additionally, there is an approximately 2,750 SF open-air structure, ideal for covered service or storage. The Big Top structures provide solid, covered space suitable for storage or more intensive industrial operations.

The property has IND zoning in unincorporated Polk County, including laydown yard, commercial vehicle/truck parking, heavy machinery sales and service, and manufacturing,

A standout feature of the property is the rear laydown yard, encompassing approximately 1.5 acres. This area is well-suited for truck parking or logistics use, with convenient access from Buckskin Road.

RETAILER MAP



Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

AERIAL PHOTO

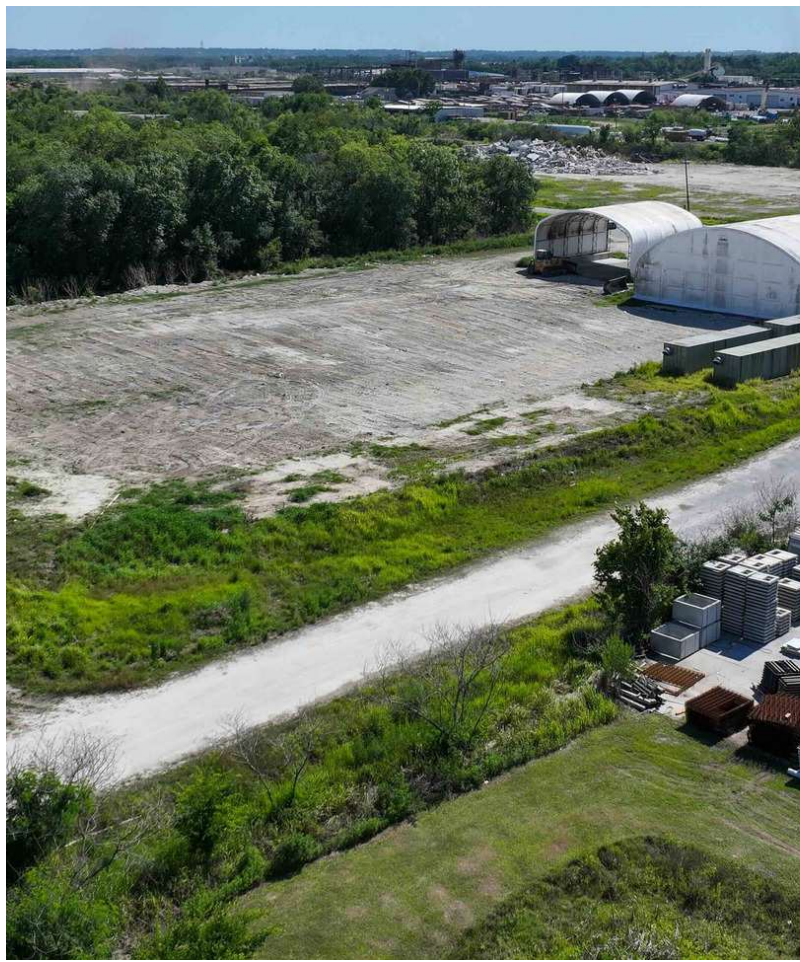
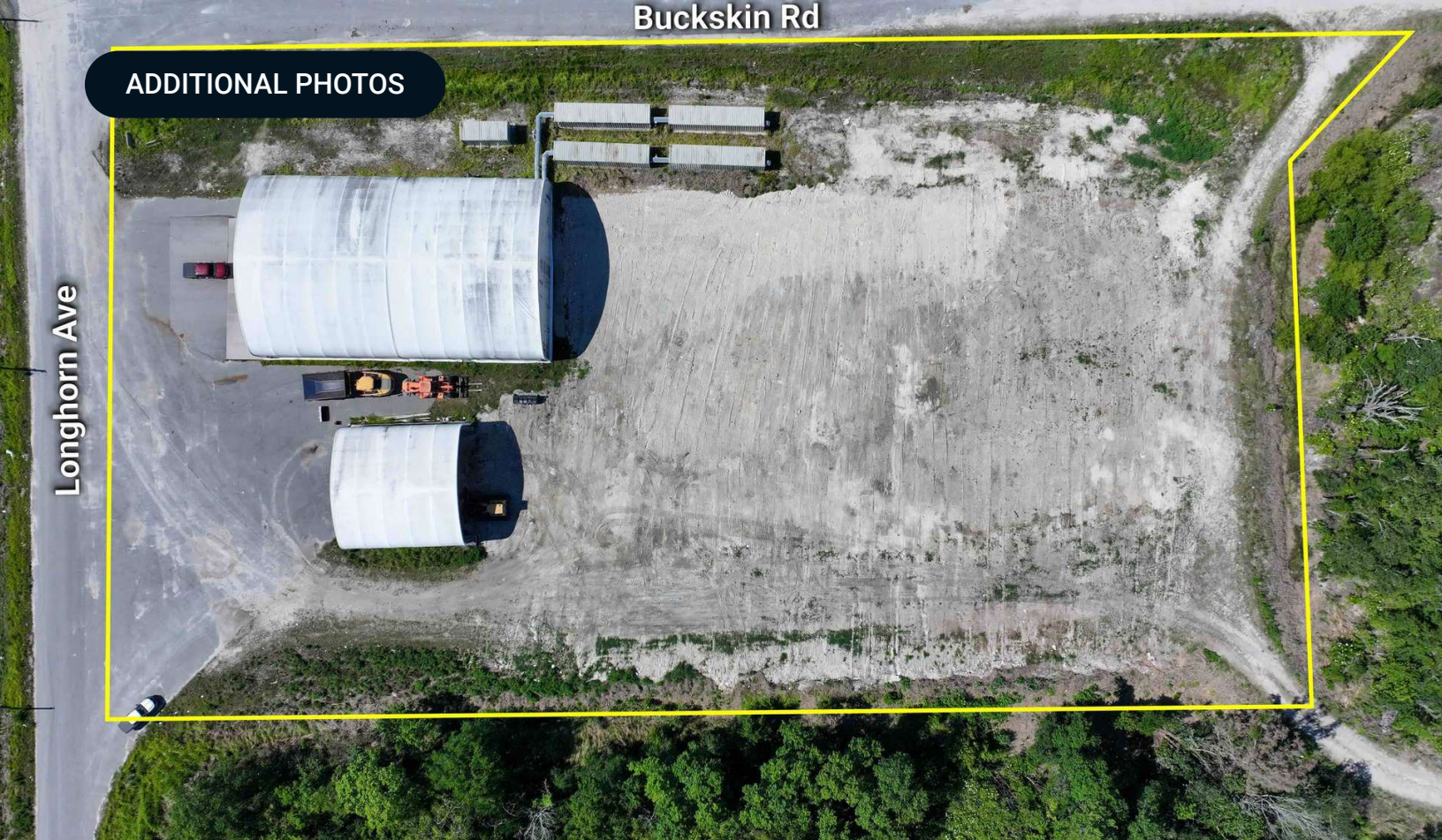


MAIN PROPERTY PHOTOS



ADDITIONAL PHOTOS

Longhorn Ave



ADDITIONAL PHOTOS





## Lakeland

### POLK COUNTY

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.

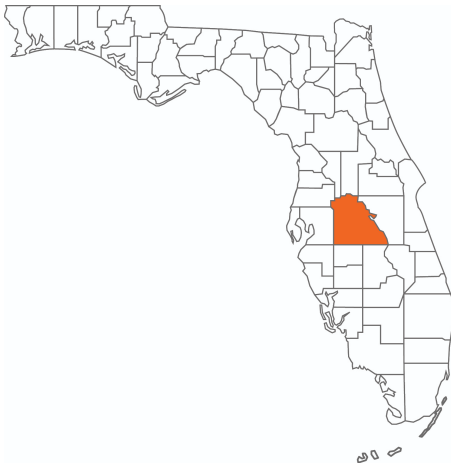
<b>Founded</b>	1885
<b>Population</b>	117,606 (2023)
<b>Area</b>	74.4 sq mi
<b>Website</b>	<a href="http://lakelandgov.net">lakelandgov.net</a>

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.

<b>Major Employers</b>	<ul style="list-style-type: none"> <li>Publix</li> <li>Supermarkets</li> <li>Saddle Creek</li> <li>Logistics</li> <li>Geico Insurance</li> <li>Amazon</li> <li>Rooms to Go</li> <li>Welldyne</li> <li>Advance Auto</li> <li>Parts</li> </ul>	<p>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.</p>
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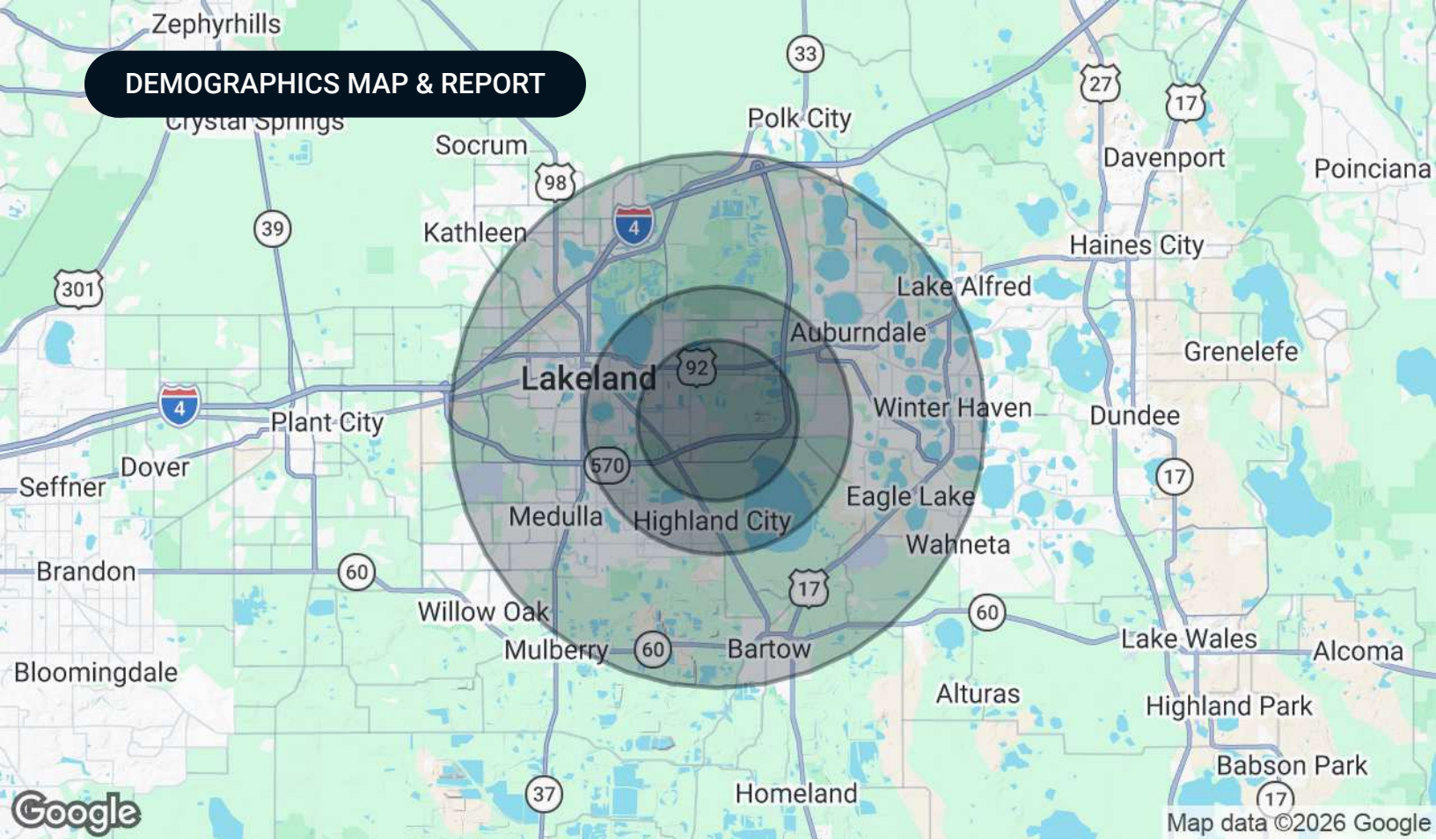
## Polk County FLORIDA



<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

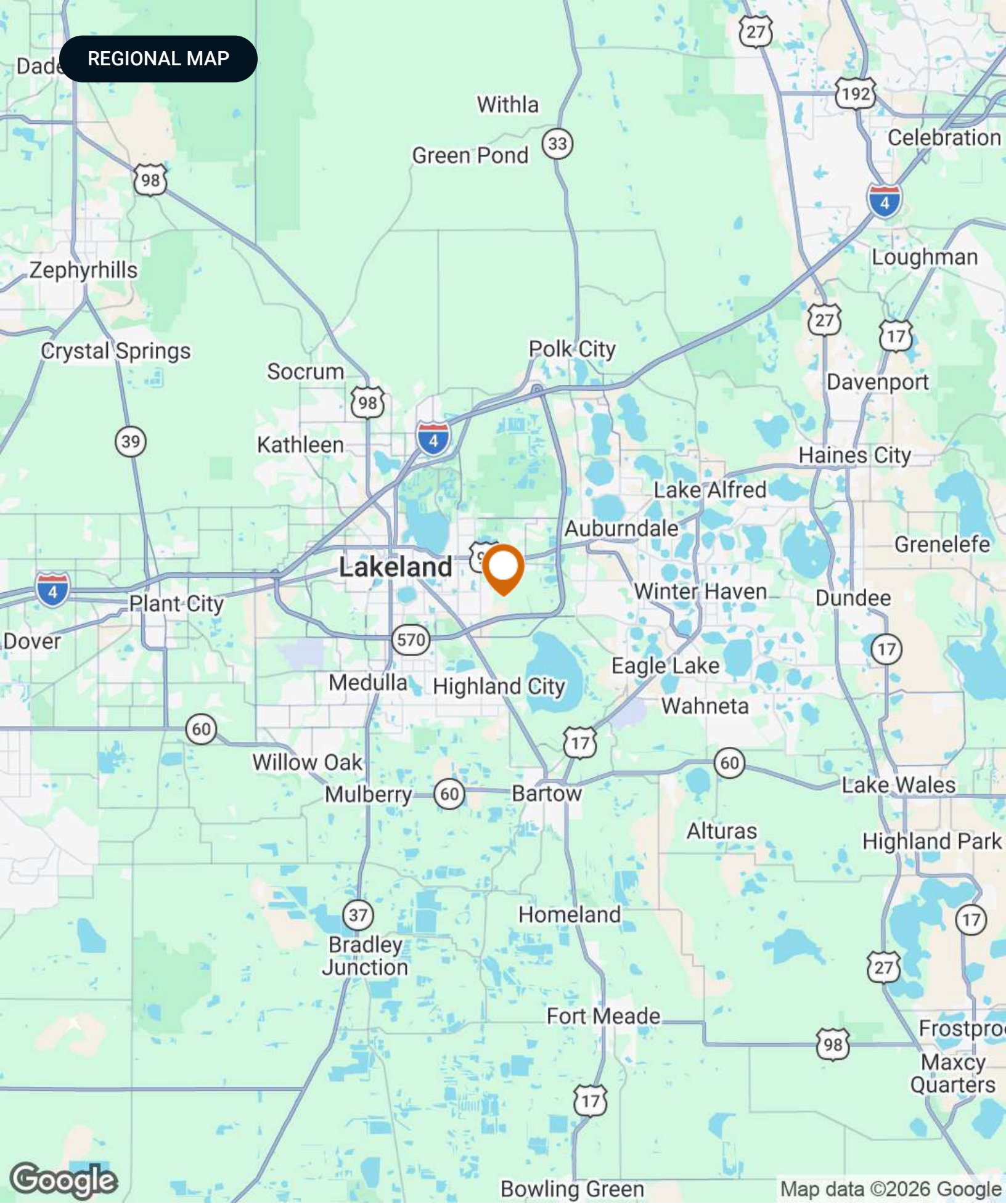
	3 Miles	5 Miles	10 Miles
Total Population	22,730	95,200	374,894
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	40	41	42

## Households & Income

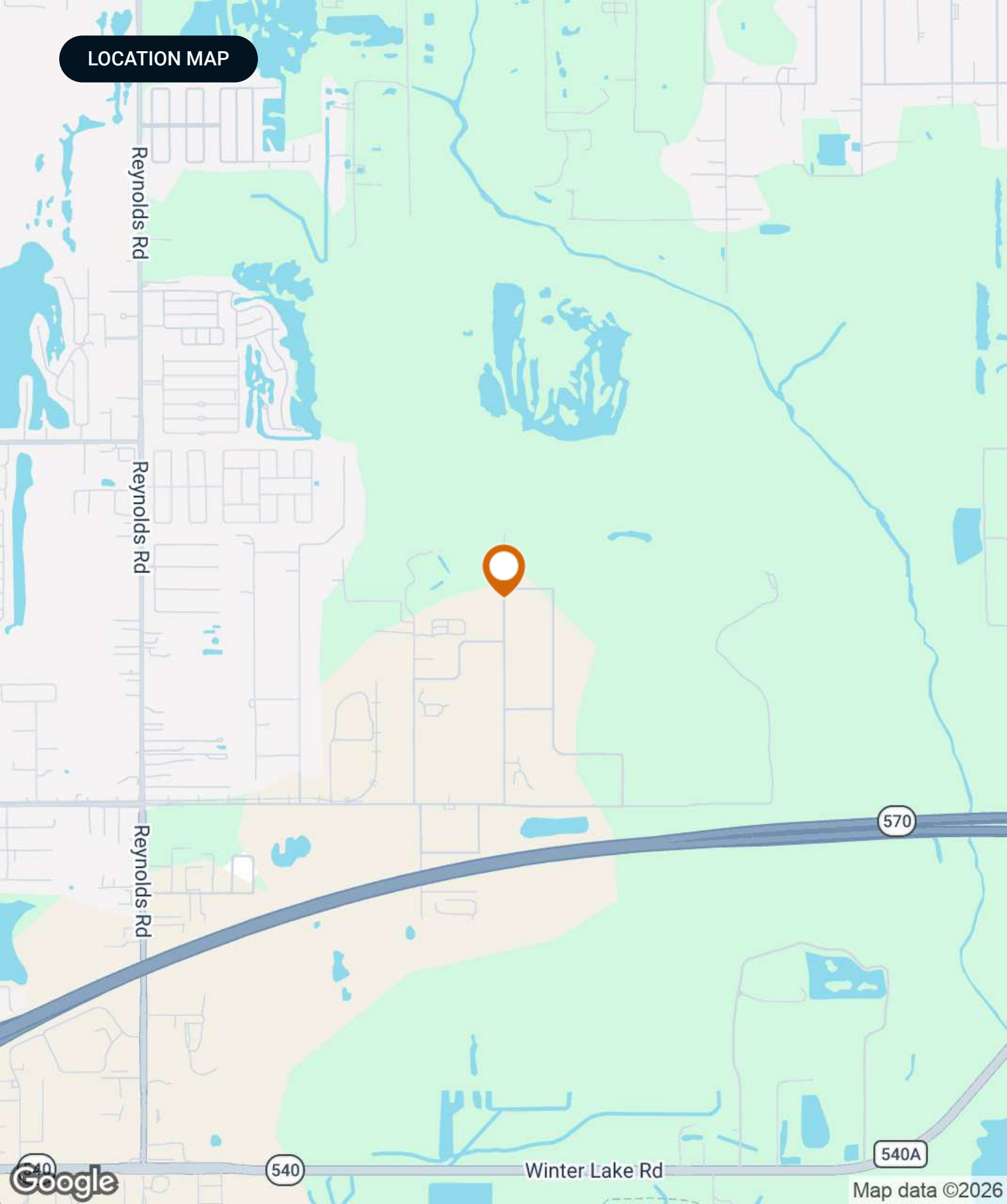
	3 Miles	5 Miles	10 Miles
Total Households	8,450	35,400	144,020
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$62,148	\$84,496	\$86,362
Average House Value	\$175,147	\$259,978	\$277,551

2020 American Community Survey (ACS)

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 17 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 has been very involved in the Lakeland community over the years, serving on the Board of Directors for the Lakeland Chamber of Commerce, the Lakeland Association of Realtors and the Parent Advisory Board for Harrison School for the Arts. 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.



### 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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At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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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