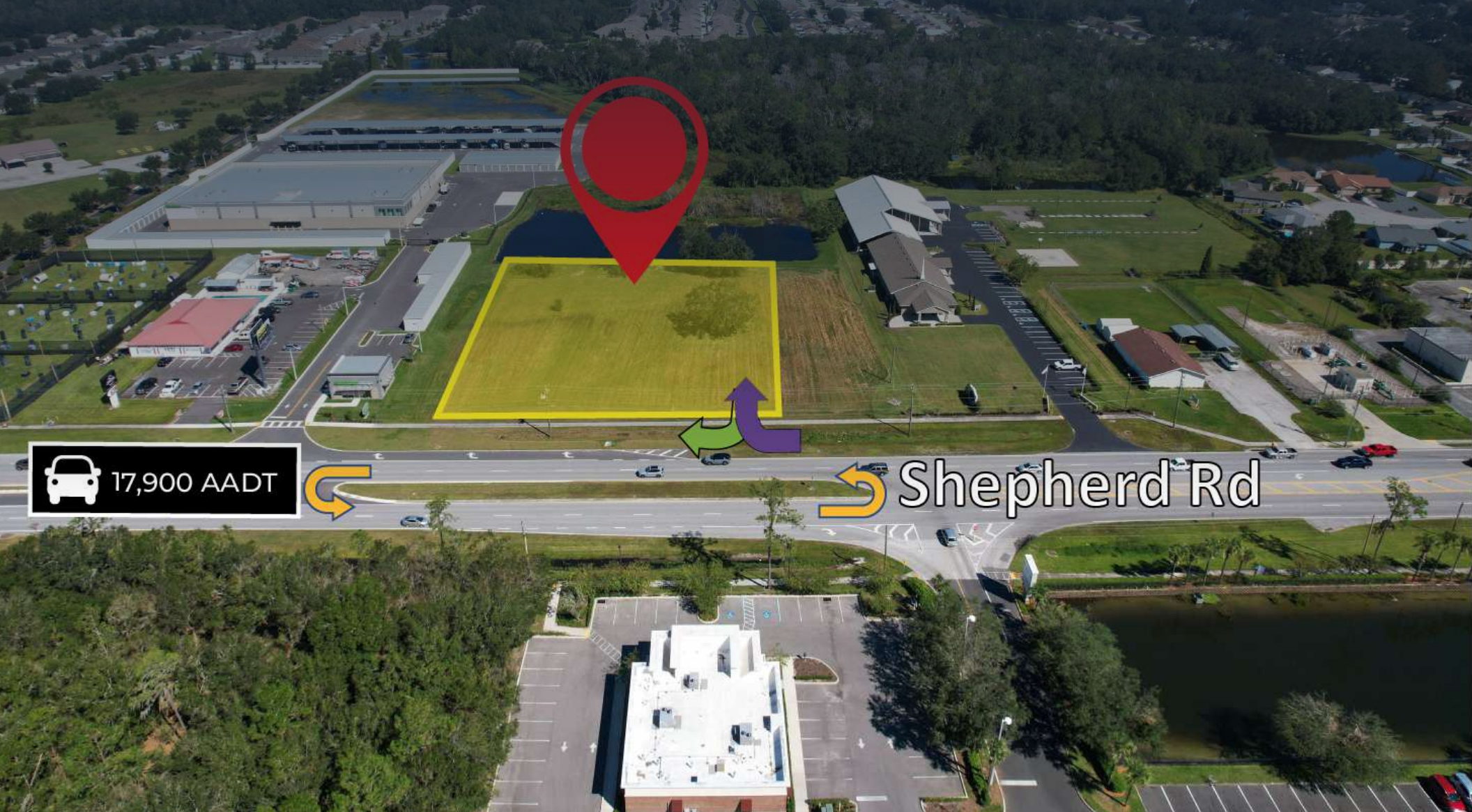


DEVELOPMENT SITE OPPORTUNITY

LAND FOR SALE (1.59 ACRES)

LAKELAND, FL (LAKELAND-WINTER HEAVEN MSA)



17,900 AADT



Shepherd Rd

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GAINESVILLE, FL 32607

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DEVELOPMENT SITE OPPORTUNITY—LAND FOR SALE 1.59 AC

TBD Shepherd Rd, Lakeland, FL 33811

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Commercial Land For Sale

PROPERTY HIGHLIGHTS

- This 1.59 acre parcel site is available for sale.
- Easily accessible and highly visible, this property is ideally located on Shepherd Road.
- Excellent location for early education center and many other users, surrounded by a variety of retail and professional businesses and dense residential communities.
- A sample site plan is available, and optional development services can be provided to help bring your vision to life.
- High Traffic Count: Shepherd Road has an Annual Average Daily Traffic (AADT) of 17,900 vehicles, providing a constant flow of potential customers.
- This property is located directly across the street from Publix, and near to McDonald's, Truist Bank, UPS, Domino's, Sunoco, and more, with convenient access to Florida Ave South (SR 37).
- Growth-Driven Area: Located near several high-impact development projects that are expected to significantly boost economic growth and population density, leading to an expanding customer base.

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	1.59 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,893	19,893	36,702
Total Population	7,805	52,779	97,190
Average HH Income	\$94,349	\$97,270	\$104,425

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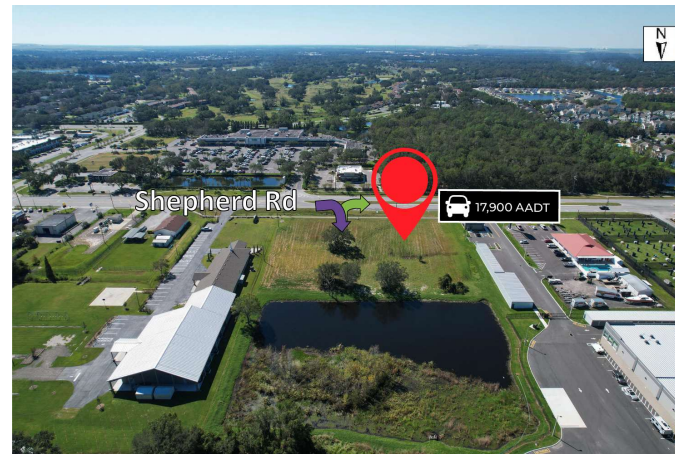
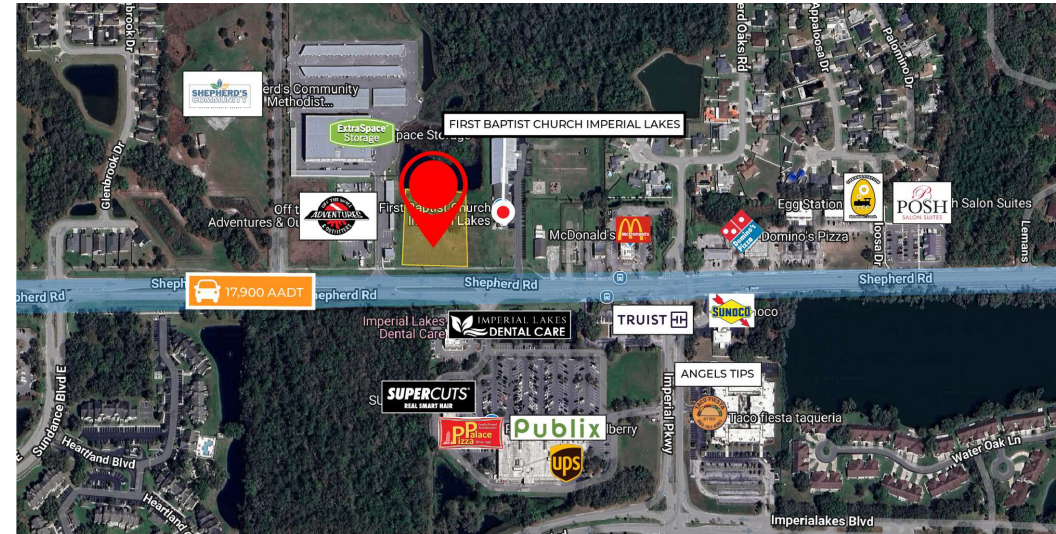
DEVELOPMENT SITE OPPORTUNITY—LAND FOR SALE 1.59 AC

TBD Shepherd Rd, Lakeland, FL 33811

THE SITE

SITE SUMMARY

- According to the most recent FDOT data, an average of 17,900 vehicles travel each day through Shepherd Rd East to West.
- This site is just off Florida Avenue S, which generates an average of 39,000 vehicles each day, traveling North to South.
- The site is 1.59+ acres.
- Within a 3-mile radius, the average household income is \$97,270, there are 19,893 households and a total population of 52,779.



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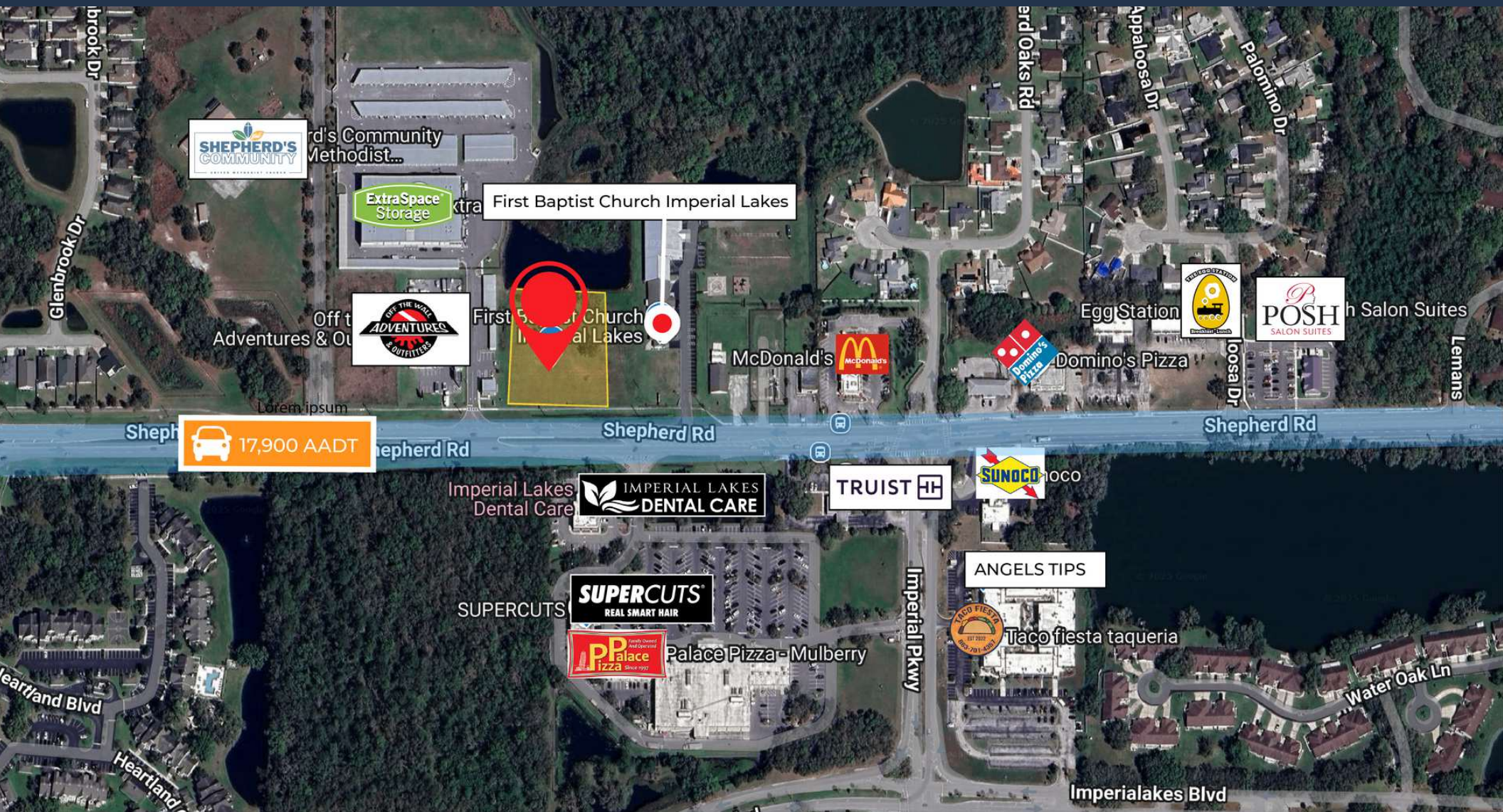
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THE SITE



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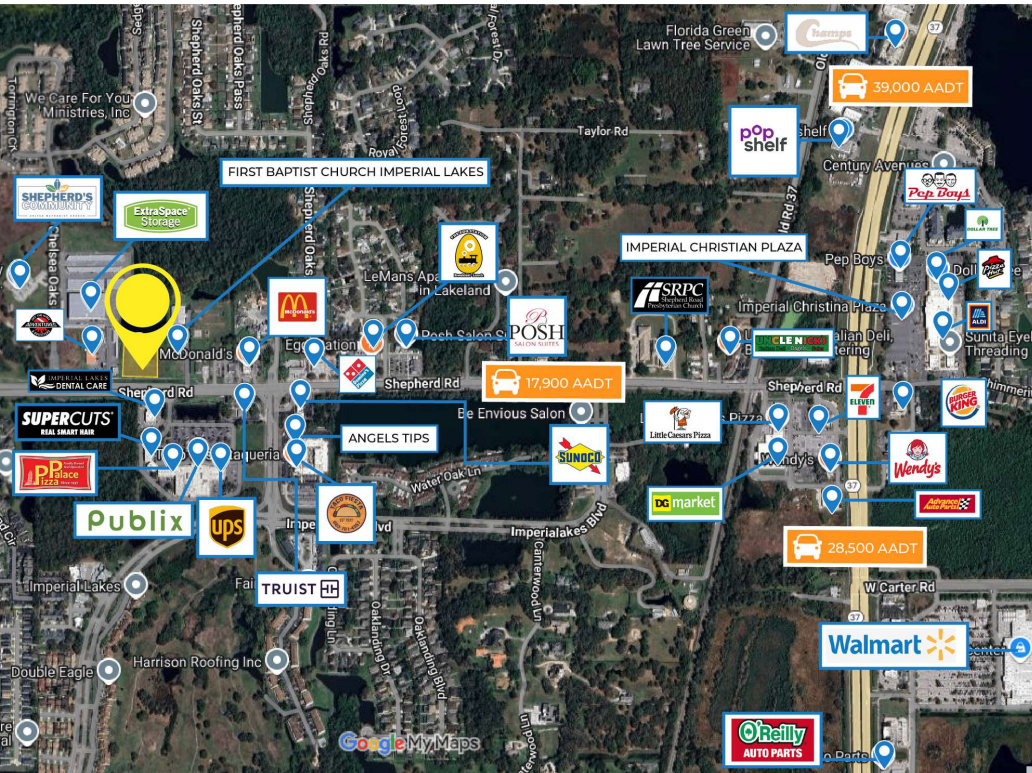
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DEVELOPMENT SITE OPPORTUNITY—LAND FOR SALE 1.59 AC

TBD Shepherd Rd, Lakeland, FL 33811

THE TRADE AREA



PROPERTY DESCRIPTION

Commercial Land For Sale

LOCATION DESCRIPTION

This strategically located site presents a unique opportunity for a quick-service restaurant, medical, or daily-needs retail. The site enjoys a prime location on Shepherd Road (AADT 17,900), which ensures maximum visibility and accessibility for potential customers. The property is located near multiple high-impact projects that are expected to drive growth in the area.

Beyond its immediate accessibility, the property benefits from its proximity to several high-impact development projects. These ongoing and planned initiatives are poised to significantly drive economic growth and increase the population density in the surrounding area, creating a robust and expanding customer base for businesses at this location.

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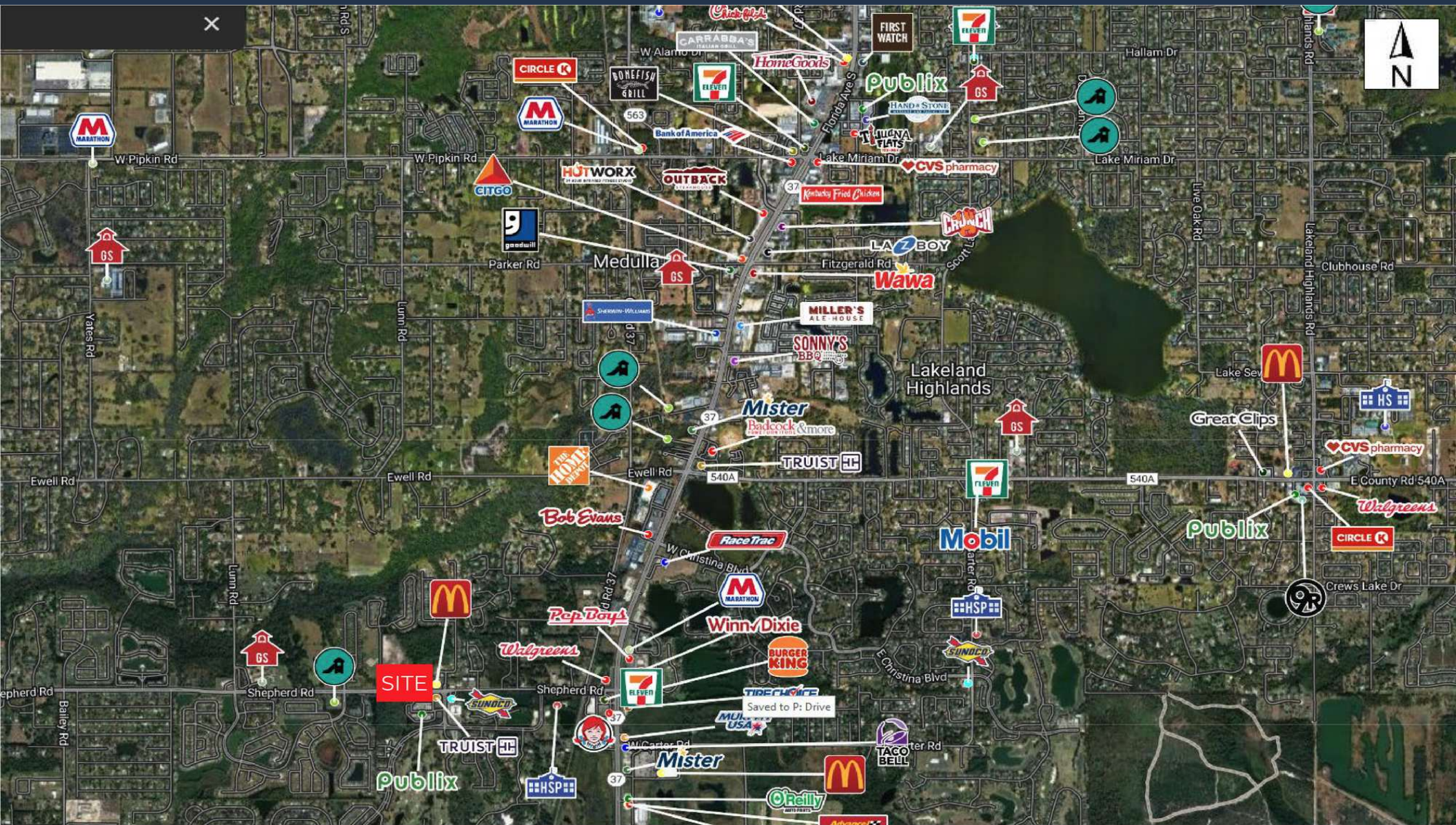
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DEVELOPMENT SITE OPPORTUNITY—LAND FOR SALE 1.59 AC

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THE TRADE AREA



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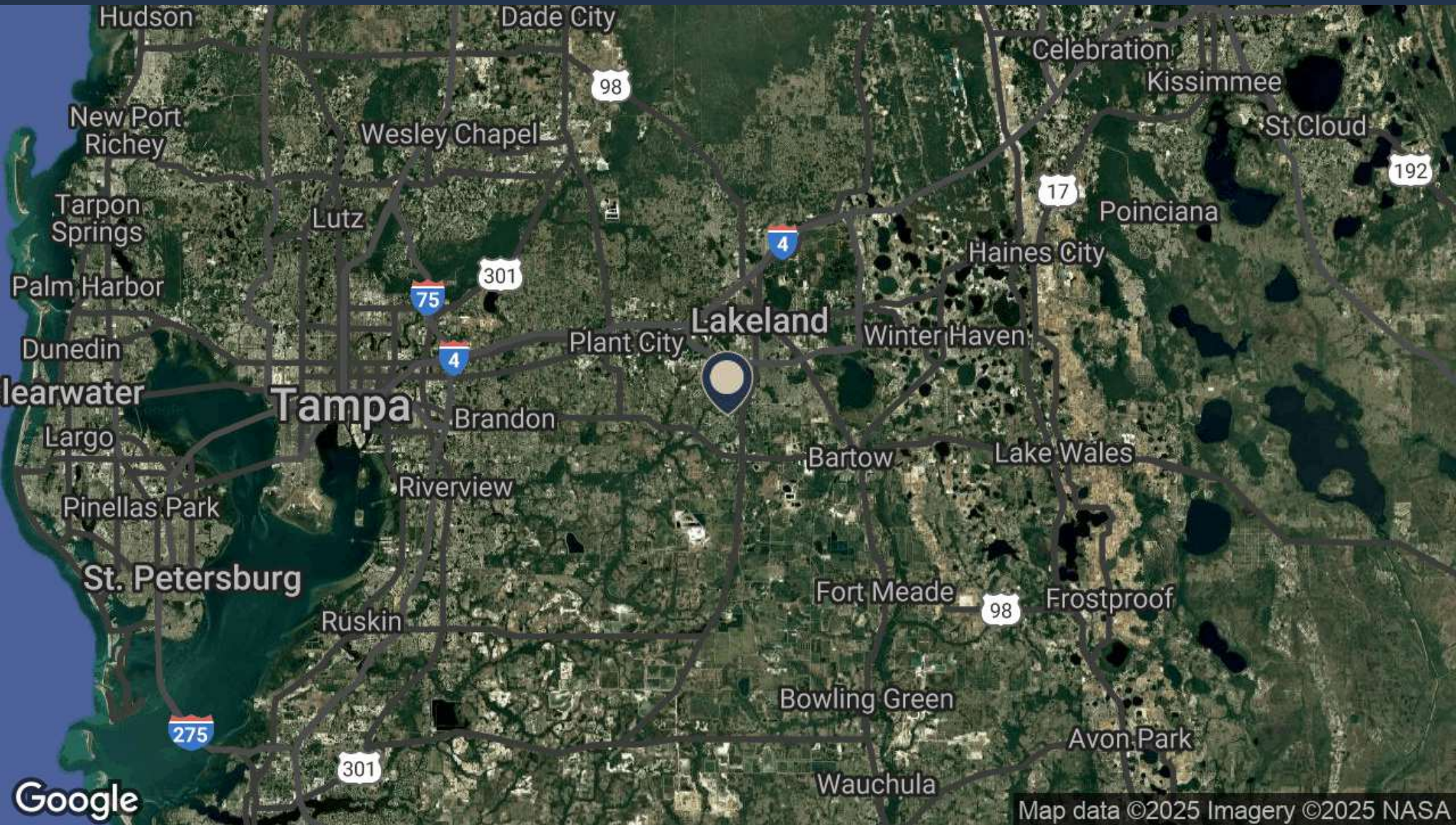
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AGILITY
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DEVELOPMENT SITE OPPORTUNITY—LAND FOR SALE 1.59 AC

TBD Shepherd Rd, Lakeland, FL 33811

THE REGION



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AGILITY
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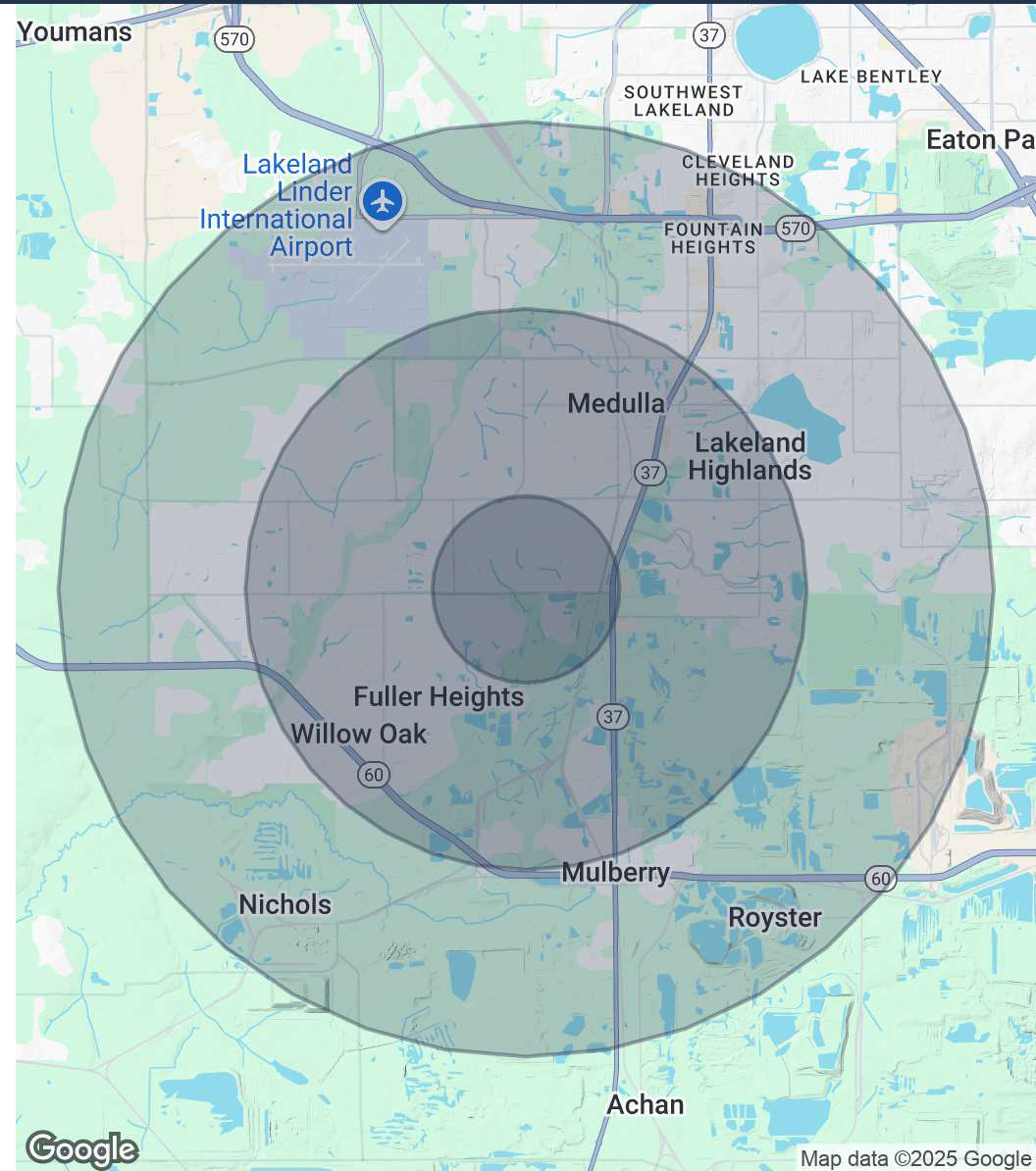
DEVELOPMENT SITE OPPORTUNITY—LAND FOR SALE 1.59 AC

TBD Shepherd Rd, Lakeland, FL 33811

LAND FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,805	52,779	97,190
Average Age	38	41	41
Average Age (Male)	37	40	40
Average Age (Female)	39	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,893	19,893	36,702
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$94,349	\$97,270	\$104,425
Average House Value	\$304,119	\$325,756	\$340,262

Demographics data derived from AlphaMap



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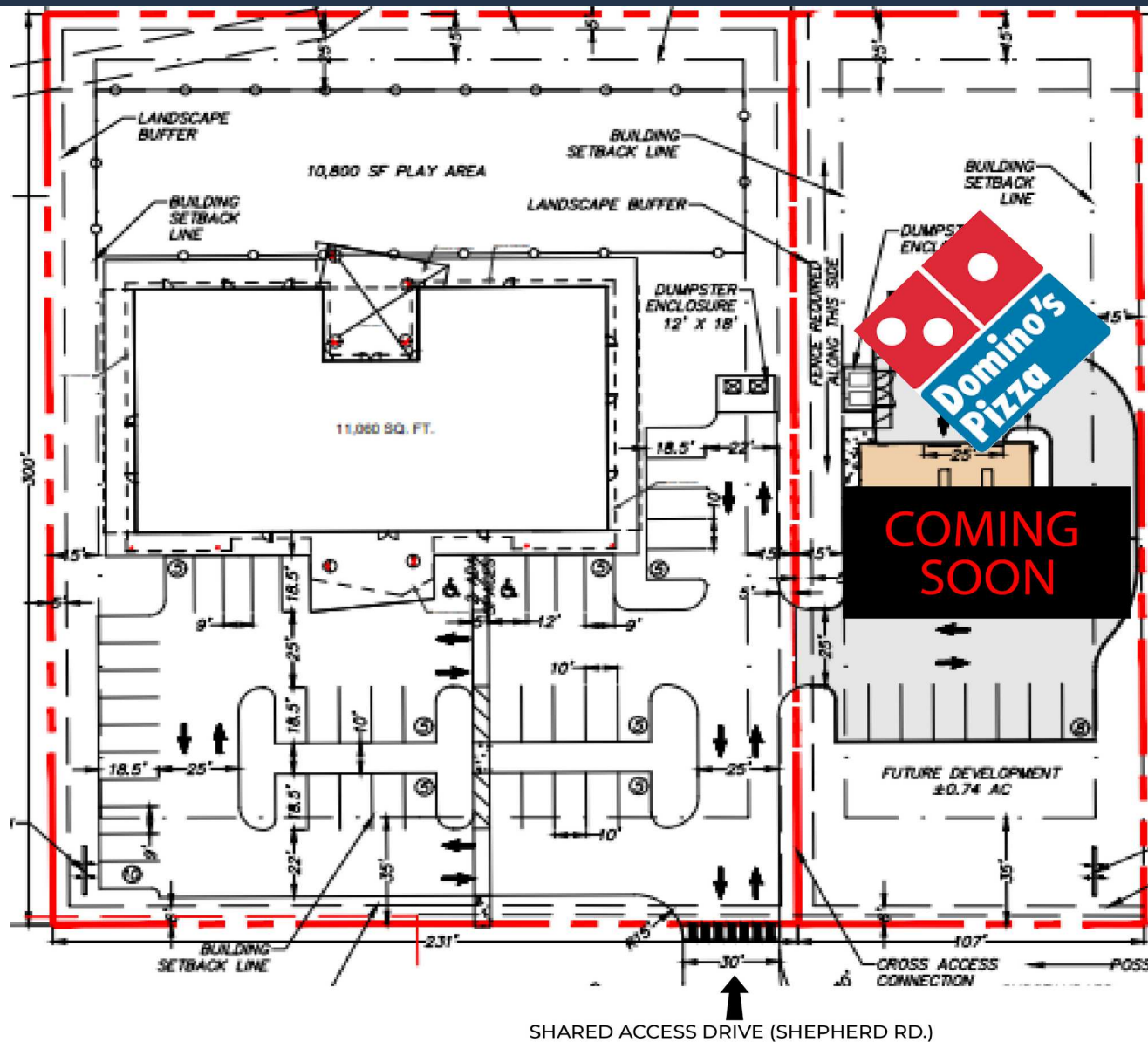
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SAMPLE SITE PLAN



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