



13,100 ±
Cars/Day

Airport Rd

LAKELAND AIRPORT RD DEVELOPMENT ACREAGE

Lakeland, FL 33811

Old Tampa Hwy

Maricruz Gutierrez Mejia
863.978.3751
maricruz@saundersrealestate.com

Linda Schultz
386.479.8420
linda@saundersrealestate.com



TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Saunders Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Saunders Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Saunders Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

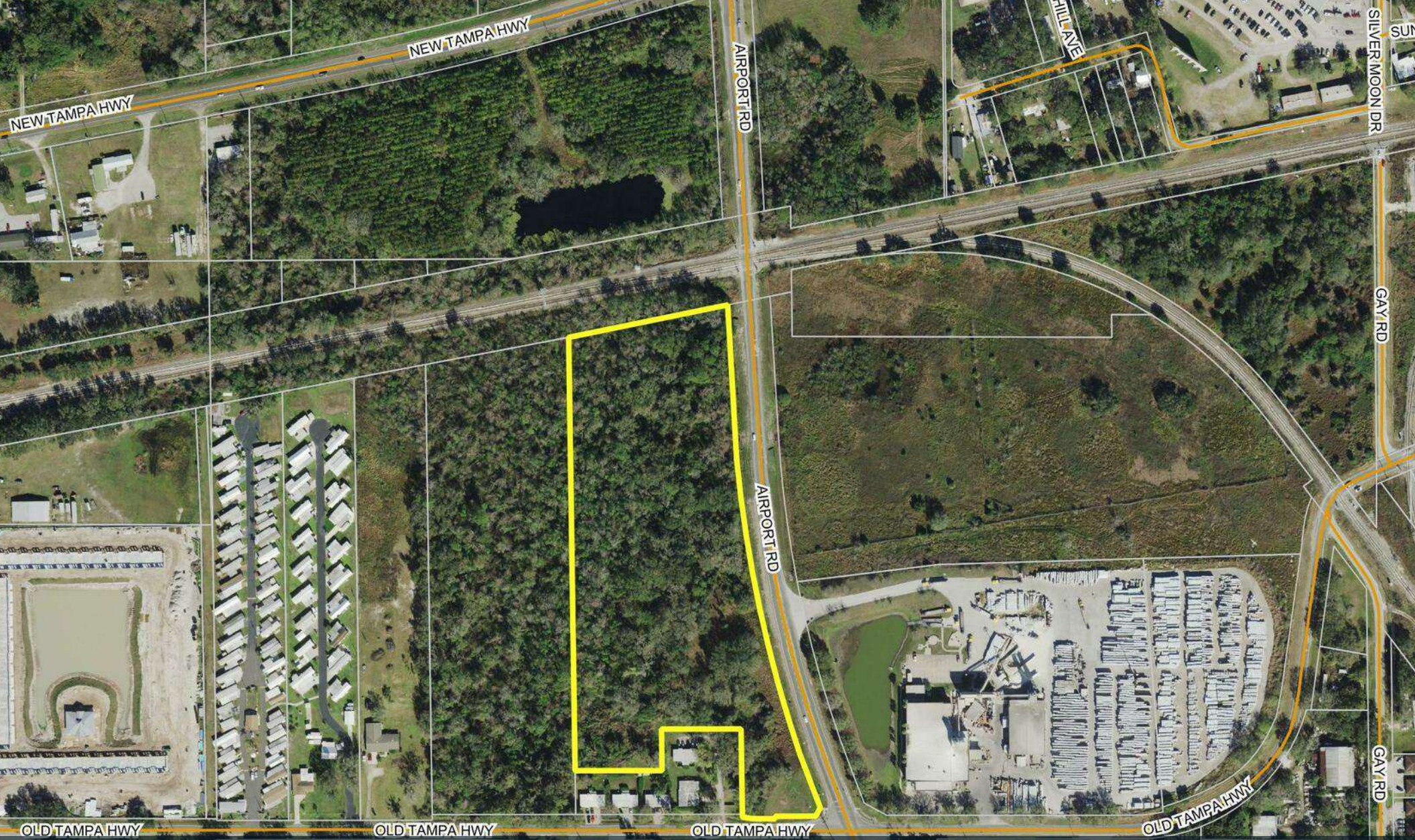
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Saunders Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Saunders Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Saunders Real Estate in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

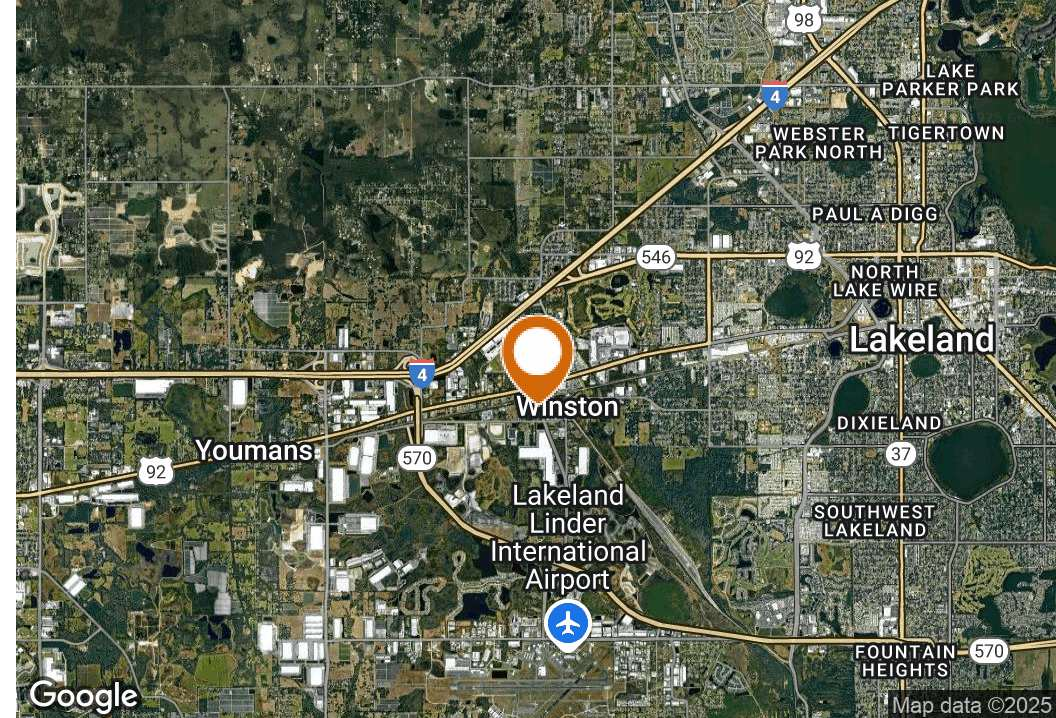
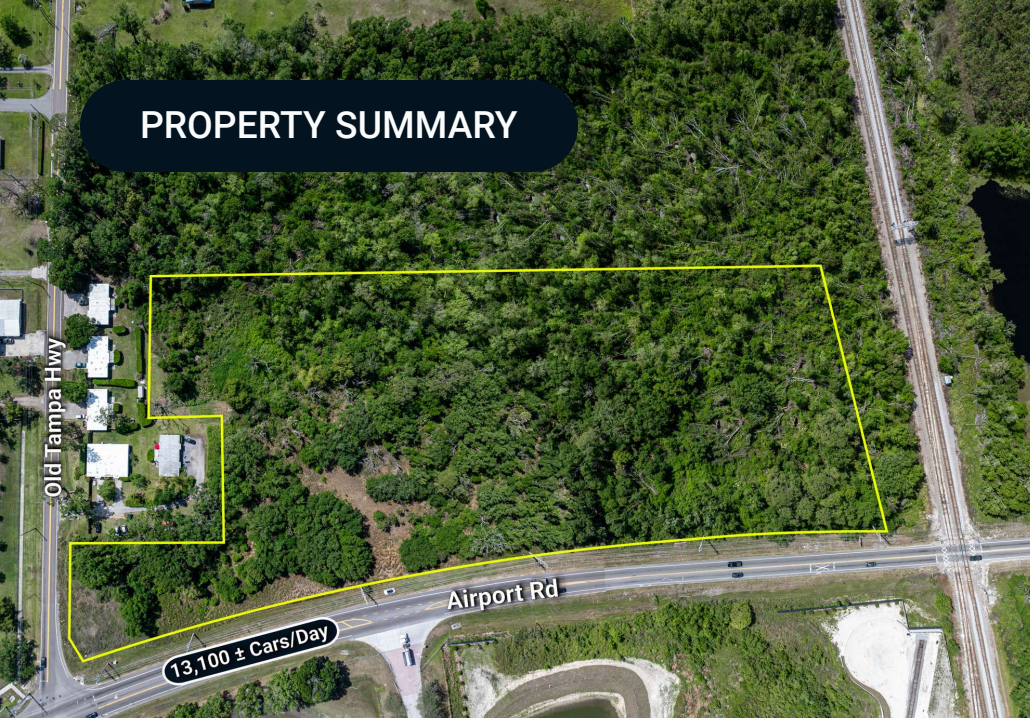
TABLE OF CONTENTS	2
PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
LOCATION & ZONING DESCRIPTION	5
UTILITIES	6
LOCATION INFORMATION	7
REGIONAL & LOCATION MAP	8
BENCHMARK DEMOGRAPHICS	9
BENCHMARK DEMOGRAPHICS	10
COUNTY	11
CITY	12
MAPS AND PHOTOS	13
MARKET AREA MAP	14
WETLANDS MAP	15
ADDITIONAL PHOTOS	16



Section 1

PROPERTY INFORMATION

PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$875,000
Lot Size:	9.93 ± Acres
Upland Acres:	5 ± Acres
Price/Upland Acre:	\$175,000
APN:	232821000000043010
Zoning:	Residential Low - 4 (Polk County)
Road Frontage:	1,180 ± FT (Airport Rd)
Traffic Count:	13,100 Cars/Day (Airport Rd)
Property Taxes:	\$842.28 (2024)

PROPERTY OVERVIEW

The subject property is located along the northwest corner of Airport Road and Old Tampa Highway in Lakeland, FL. The total site acreage is nearly 10 acres, with about 5 ± upland acres. Additionally, there is approximately 370 ± FT of direct rail frontage along the northern boundary of the property.

Major thoroughfares within a 2 ± mile radius of the site include the Polk Parkway, I-4, US 92, and the Lakeland Linder Airport. Major businesses near the property include a Rooms To Go Distribution Center, Publix Headquarters, Tremron Lakeland building materials, Knight Transportation, and many more.

PROPERTY HIGHLIGHTS

- Proximity to major thoroughfares
- Potential to rezone for industrial use
- 2 ± miles north of the Lakeland Linder Airport

LOCATION & ZONING DESCRIPTION



LOCATION DESCRIPTION

This prime location ensures efficient connectivity to key markets and cities, facilitated by proximity to I-4, I-75, and the Lakeland Liner Airport. Orlando is only about an hour drive northeast and Tampa is less than 40 minutes west of the site.

ZONING DESCRIPTION

The purpose of the RL-4 district is to provide areas for the low density residential needs of residents in urban areas who desire areas with smaller lots, a minimum of 6,000 square feet.



UTILITIES

WATER & SEWER

The property is located within the City of Lakeland's utility service area. There's an 8" water main running along Old Tampa Highway. Sewer is about 1,300 feet south, on the east side of Airport Road.

There's also another sewer line that ends approximately 2,000 feet to the west, on the north side of Old Tampa Highway.



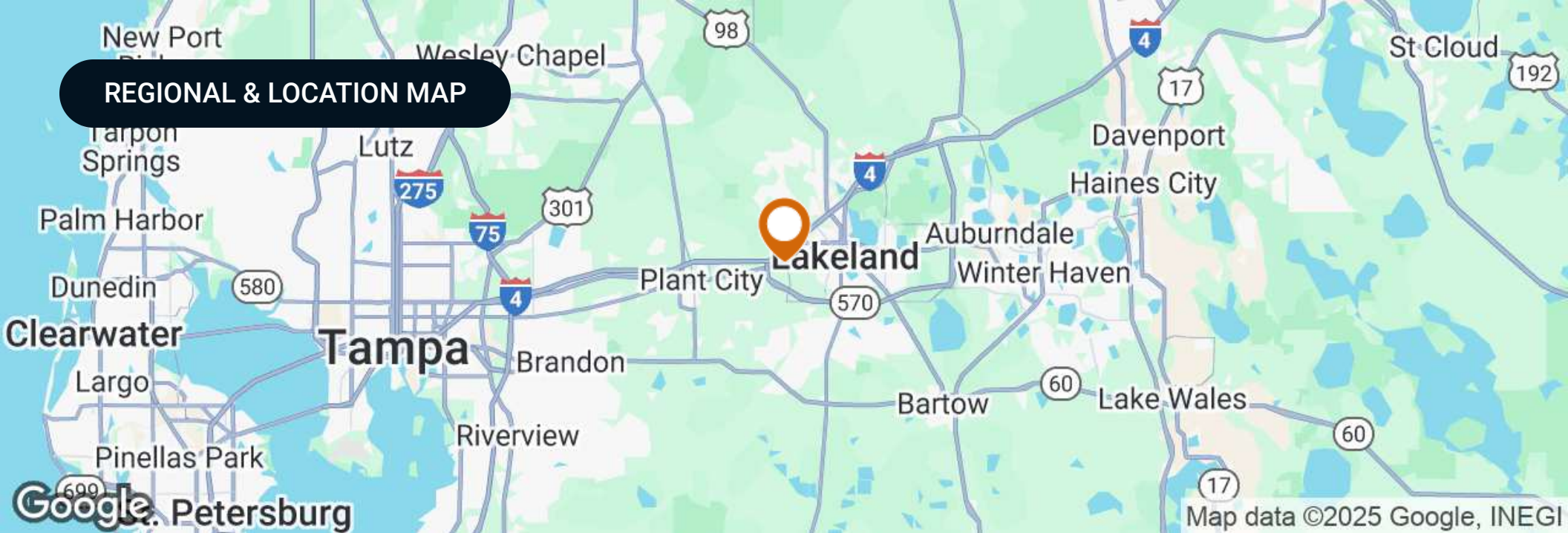


13,100 ±
Cars/Day

Airport Rd

Section 2

LOCATION INFORMATION



BENCHMARK DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles	15 Mins	30 Mins	60 Mins	Lakeland	Polk County	FL	US
Population	26,382	103,757	363,660	193,569	636,761	3,559,118	121,710	812,640	22,779,514	338,440,954
Households	10,728	40,237	136,520	74,627	237,021	1,369,792	48,929	303,601	9,084,882	130,716,571
Families	6,401	24,717	91,313	47,281	159,491	884,604	28,708	207,373	5,826,884	83,629,781
Average Household Size	2.45	2.46	2.60	2.51	2.63	2.55	2.33	2.62	2.45	2.53
Owner Occupied Housing Units	7,143	24,370	92,190	46,413	161,366	874,115	27,969	216,091	6,029,935	84,133,084
Renter Occupied Housing Units	3,585	15,867	44,330	28,214	75,655	495,677	20,960	87,510	3,054,947	46,583,487
Median Age	43.5	39.2	39.7	39.6	39.8	39.6	40.0	41.2	43.5	39.3
Housing Unit/Household Ratio	1.11	1.08	1.17	1.10	1.18	1.15	1.18	1.21	1.19	1.12
Adjusted Population	26,151	100,368	379,664	189,226	667,838		127,925	878,319	24,122,879	
Income										
Median Household Income	\$51,287	\$59,185	\$67,167	\$62,588	\$65,522	\$73,800	\$59,505	\$63,515	\$74,715	\$79,068
Average Household Income	\$76,709	\$79,455	\$86,968	\$82,739	\$87,194	\$102,670	\$80,863	\$83,346	\$105,305	\$113,185
Per Capita Income	\$31,466	\$31,057	\$32,689	\$32,082	\$32,547	\$39,589	\$32,709	\$31,188	\$42,078	\$43,829
Trends: 2024 - 2029 Annual Growth Rate										
Population	1.98%	2.23%	1.73%	1.96%	1.52%	1.48%	1.32%	1.93%	0.93%	0.38%
Households	1.88%	2.21%	1.73%	1.99%	1.52%	1.52%	1.33%	1.84%	1.15%	0.64%
Families	1.83%	2.24%	1.65%	1.93%	1.45%	1.51%	1.27%	1.80%	1.12%	0.56%
Owner HHs	2.53%	3.53%	2.74%	3.25%	2.45%	2.04%	2.24%	2.37%	1.66%	0.97%
Median Household Income	4.15%	4.52%	3.73%	4.19%	3.98%	3.49%	4.15%	4.27%	3.25%	2.95%

- Over 636,000 people with a median age of 39.8 within a 30-minute drive from the property.
- Median household income of over \$59,000 within a 5-mile radius from the property.

April 2025

3 Mile 5 Miles 10 Miles 15 Mins 30 Mins 60 Mins Lakeland Polk County FL US

Households by Income

<\$15,000	11.60%	11.50%	8.80%	10.20%	9.10%	8.10%	10.80%	9.30%	8.40%	8.60%
\$15,000 - \$24,999	12.10%	9.20%	7.30%	7.90%	7.70%	6.30%	8.40%	8.00%	6.60%	6.30%
\$25,000 - \$34,999	12.70%	10.60%	9.20%	9.90%	9.00%	7.40%	11.40%	10.30%	7.40%	6.70%
\$35,000 - \$49,999	12.50%	11.60%	12.60%	12.40%	12.80%	11.90%	12.40%	12.90%	11.00%	10.10%
\$50,000 - \$74,999	14.60%	15.50%	16.00%	16.20%	16.30%	17.00%	15.20%	15.20%	16.90%	15.70%
\$75,000 - \$99,999	12.20%	13.40%	13.90%	13.90%	13.90%	13.20%	13.50%	14.20%	13.60%	12.80%
\$100,000 - \$149,999	15.20%	18.10%	19.30%	18.50%	17.90%	17.50%	18.00%	18.70%	17.20%	17.60%
\$150,000 - \$199,999	4.00%	5.60%	7.70%	6.30%	7.70%	8.70%	5.70%	6.70%	8.60%	9.50%
\$200,000+	5.10%	4.40%	5.10%	4.70%	5.60%	10.00%	4.70%	4.60%	10.40%	12.60%

Population by Age

0 - 4	5.80%	5.70%	5.60%	5.60%	5.60%	5.30%	5.10%	5.40%	4.70%	5.50%
5 - 9	6.00%	5.70%	5.90%	5.80%	6.00%	5.60%	5.20%	5.70%	5.10%	5.80%
10 - 14	6.40%	6.00%	6.30%	6.10%	6.40%	6.00%	5.50%	6.20%	5.40%	6.00%
15 - 19	5.90%	6.10%	6.60%	6.20%	6.50%	6.30%	6.10%	6.30%	5.80%	6.40%
20 - 24	5.40%	8.10%	7.00%	7.40%	6.60%	6.70%	8.50%	6.30%	6.10%	6.80%
25 - 34	11.20%	13.00%	12.70%	13.20%	12.70%	13.90%	13.50%	12.40%	12.30%	13.50%
35 - 44	11.00%	12.00%	12.50%	12.20%	12.70%	13.60%	11.60%	12.40%	12.50%	13.30%
45 - 54	10.60%	11.00%	11.60%	11.30%	11.80%	12.50%	10.60%	11.60%	12.10%	12.10%
55 - 64	13.50%	11.90%	12.20%	12.10%	12.40%	12.20%	11.70%	12.30%	13.30%	12.30%
65 - 74	13.50%	11.00%	10.90%	11.00%	10.80%	10.30%	11.50%	11.90%	12.30%	10.40%
75 - 84	8.30%	6.90%	6.60%	6.80%	6.40%	5.90%	7.70%	7.40%	7.70%	5.70%
85+	2.50%	2.50%	2.20%	2.50%	2.00%	1.90%	3.00%	2.20%	2.70%	2.00%

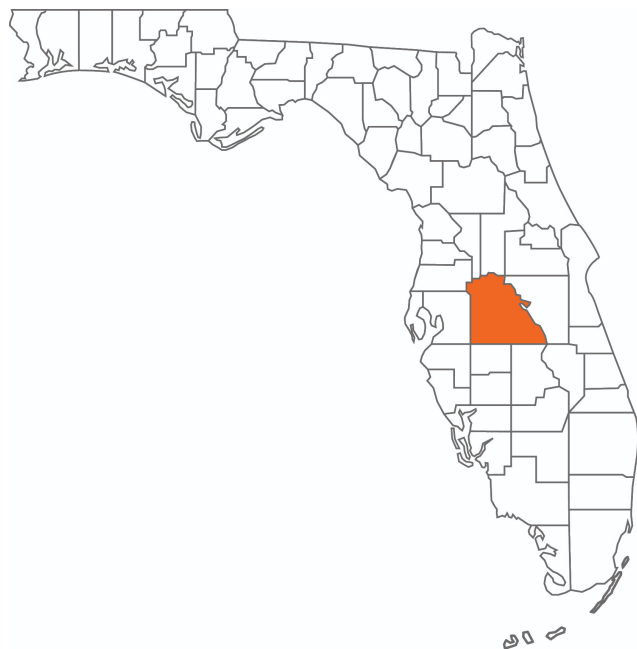
Race and Ethnicity

White Alone	54.50%	55.40%	60.40%	58.10%	59.40%	54.40%	57.00%	57.00%	56.50%	60.30%
Black Alone	16.50%	19.60%	13.50%	16.40%	14.50%	14.20%	19.10%	15.00%	15.00%	12.50%
American Indian Alone	0.90%	0.60%	0.60%	0.60%	0.70%	0.50%	0.50%	0.60%	0.50%	1.10%
Asian Alone	1.10%	1.70%	2.20%	2.00%	2.40%	4.50%	2.20%	2.00%	3.20%	6.40%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	11.70%	9.20%	9.00%	9.00%	9.00%	9.70%	8.20%	10.70%	7.60%	8.80%
Two or More Races	15.10%	13.40%	14.30%	13.90%	13.90%	16.70%	12.90%	14.60%	17.20%	10.70%
Hispanic Origin (Any Race)	32.30%	25.60%	26.20%	25.60%	26.00%	29.50%	23.20%	29.80%	27.60%	19.60%



COUNTY

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.



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

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 under 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,



Section 3

MAPS AND PHOTOS

MARKET AREA MAP



WETLANDS MAP

Wetlands Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine


CODE	DESC	ACRES
PFO1/4C	Freshwater Forested/Shrub Wetland	3.1
PFO2F	Freshwater Forested/Shrub Wetland	1.8
	TOTAL WETLANDS	4.9
	TOTAL UPLANDS	5.0
	TOTAL ACRES	9.9



© 2025 Saunders Real Estate* Any information displayed should be verified and is not guaranteed to be accurate by Saunders Real Estate. You may not copy or use this material without written consent from Saunders Real Estate.

ADDITIONAL PHOTOS





Section 4

AGENT AND COMPANY INFO

ADVISOR BIOGRAPHY



MARICRUZ GUTIERREZ MEJIA

Associate Advisor

maricruz@saundersrealestate.com

Direct: 877.518.5263 x431 | Cell: 863.978.3751

PROFESSIONAL BACKGROUND

Maricruz Gutierrez Mejia is an advisor at Saunders Real Estate.

As a Lake Wales native, Maricruz possesses a unique understanding of Florida's multifaceted commercial real estate market. In her role as an advisor, Maricruz's depth of expertise spans across a variety of commercial property types, specializing in investment sales and site selection.

Maricruz's real estate journey began at the University of Central Florida where she would earn her Bachelor of Science degree in real estate in 2022. During her time at UCF, she not only excelled academically, but she also actively contributed to the real estate community as a proud member of the UCF Real Estate Society.

Maricruz is also an active member of CREW Orlando, Central Florida's premier business organization for women in commercial real estate and its related fields. CREW Orlando is dedicated to driving transformation within the commercial real estate industry by advancing women and other underrepresented groups. Her excellence and ambition were further recognized when she was awarded the prestigious 2022 CREW Orlando Scholarship. Maricruz is also a member of the UCREW Committee whose mission is to introduce college students to the diverse opportunities in commercial real estate.

As a graduate of the LEDC Summer Leadership Class, along with her numerous other accomplishments, Maricruz continually builds upon her leadership skills and industry expertise. Each of her experiences have equipped Maricruz with the tools necessary to excel in commercial real estate, allowing her to provide clients with the highest level of service and guidance.

Maricruz specializes in:

- Commercial Properties
- Investment Sales
- Site Selection

ADVISOR BIOGRAPHY



LINDA SCHULTZ

Advisor

linda@saundersrealestate.com

Direct: **877.518.5263 x417** | Cell: **386.479.8420**

PROFESSIONAL BACKGROUND

Linda Schultz is an Advisor at Saunders Real Estate.

Linda's educational background includes studying Business Law at Charles University in Prague, Czech Republic, earning a Juris Doctor from Nova Southeastern University, and a Bachelor of Arts in Criminology from the University of Florida.

In addition to Linda's impressive educational background, she is also a Florida Bar Attorney. Her legal training and professional experience provide her with a deep understanding of the legal aspects of the real estate industry, enabling her to better serve her clients.

As the leasing specialist at Saunders Real Estate Linda played a critical role in filling Christina Commons, achieving a 100% occupancy rate. By doing so, she was able to increase the cap rate and marketability of the property, positioning it for a successful sale.

Today, Linda is focused on representing sellers and buyers of all commercial properties. Her attention to detail, exceptional negotiation skills, and her ability to understand her clients' needs make her an invaluable asset to her clients. Outside of her professional career, Linda is an active member of Variety, the Children's Charity of Florida, and resides in Lakeland, Florida.

Linda specializes in:

- Office
- Industrial
- Retail



For more information visit www.saundersrealestate.com

HEADQUARTERS

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
479.582.4113

