



**FOR SALE
LAND
N/A**

LIGHT INDUSTRIAL LAND NEAR AIRPORT

4815 NEW TAMPA HIGHWAY, LAKELAND, FL 33815



BEN CROSBY, CCIM, ALC
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Executive Summary

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OFFERING SUMMARY

| | |
|----------------------|------------|
| Sale Price: | N/A |
| Available SF: | |
| Lot Size: | 2.22 Acres |
| Zoning: | BPC-1 |

PROPERTY OVERVIEW

High and dry 2.22 acres ready for redevelopment. Current buildings require removal. BPC-1 land use allows for multitude of industrial pursuits. Great investment opportunity in one of the hottest metro areas in the United States. Strategic location by the ever-growing Lakeland Airport. Easy access to I-4 and the Polk Parkway. Neighboring 3.7 acre parcel also available.

PROPERTY HIGHLIGHTS

- BPC land use for industrial
- High and Dry
- Excellent location near Lakeland Airport
- Booming industrial district
- Easy access to I-4 and Polk Parkway
- Redevelopment opportunity
- Investment opportunity

ID#: 1051496



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Additional Photos

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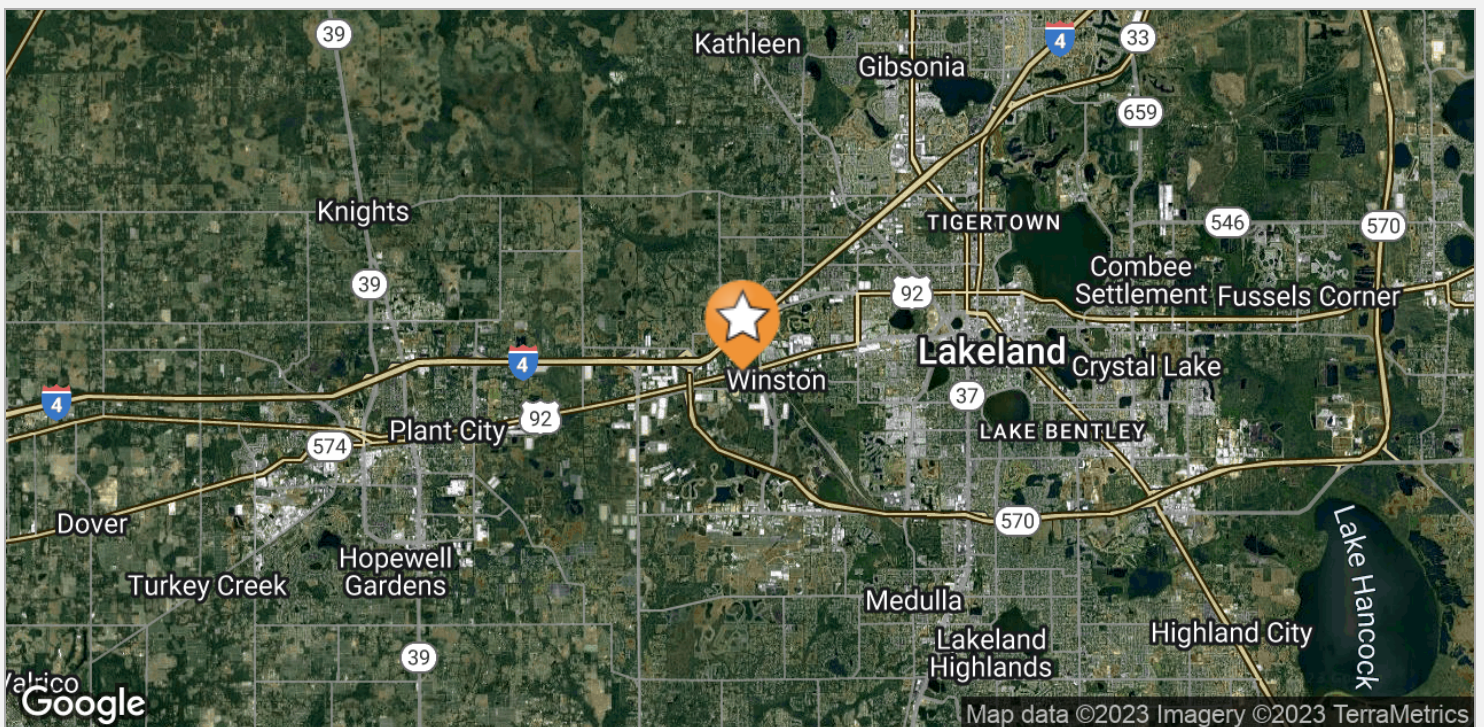
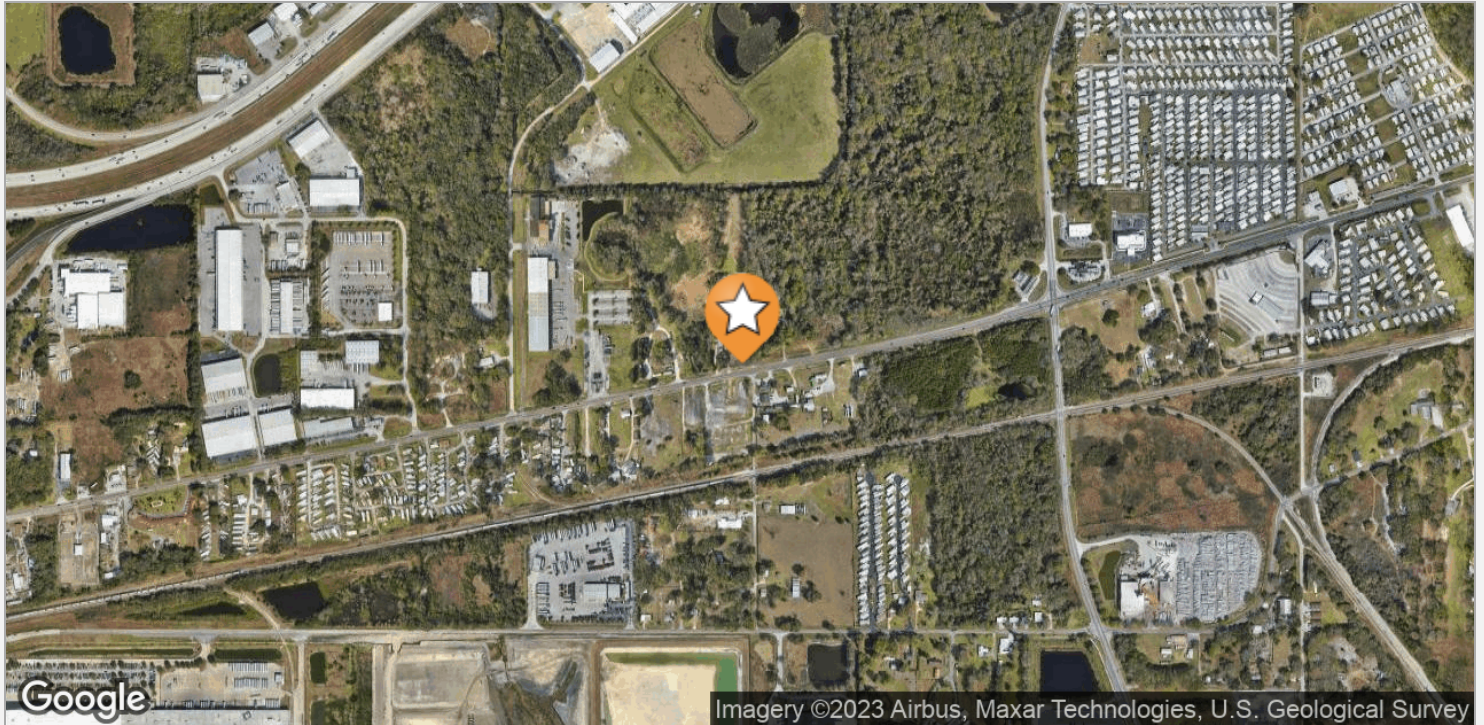
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Location Maps

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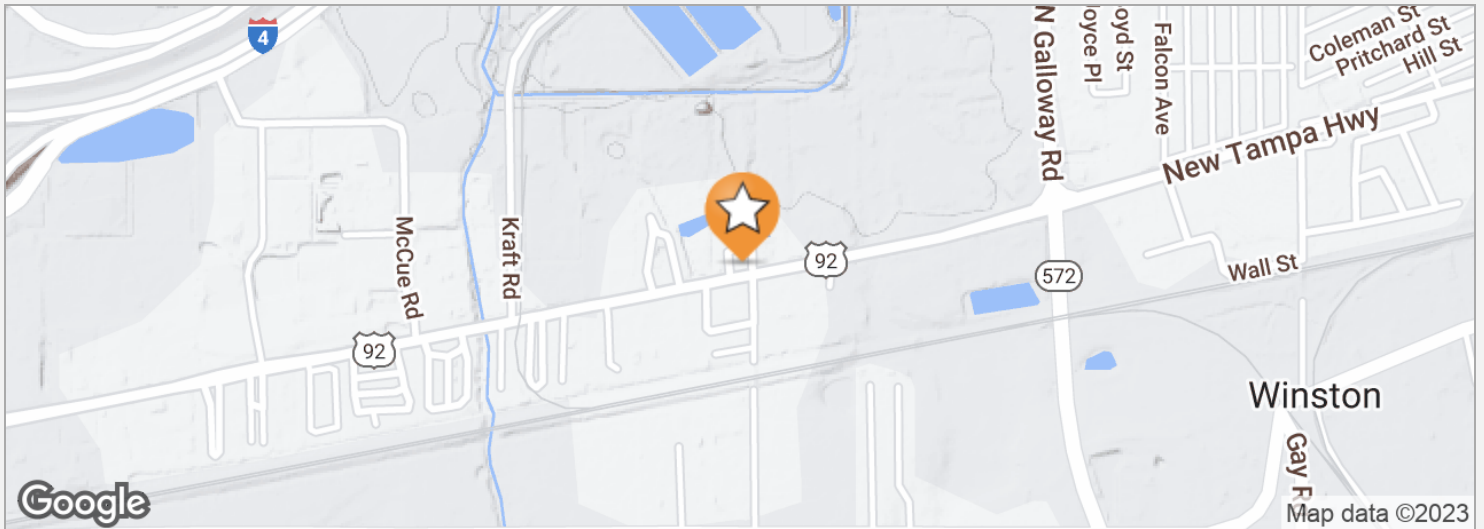
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LOCATION DESCRIPTION

Located in the industrial district between Clark Rd. and Airport Rd. just south of I-4.

DRIVE TIMES

10 mins to Lakeland Linder Airport; 30 mins to Tampa International Airport

DRIVING DIRECTIONS

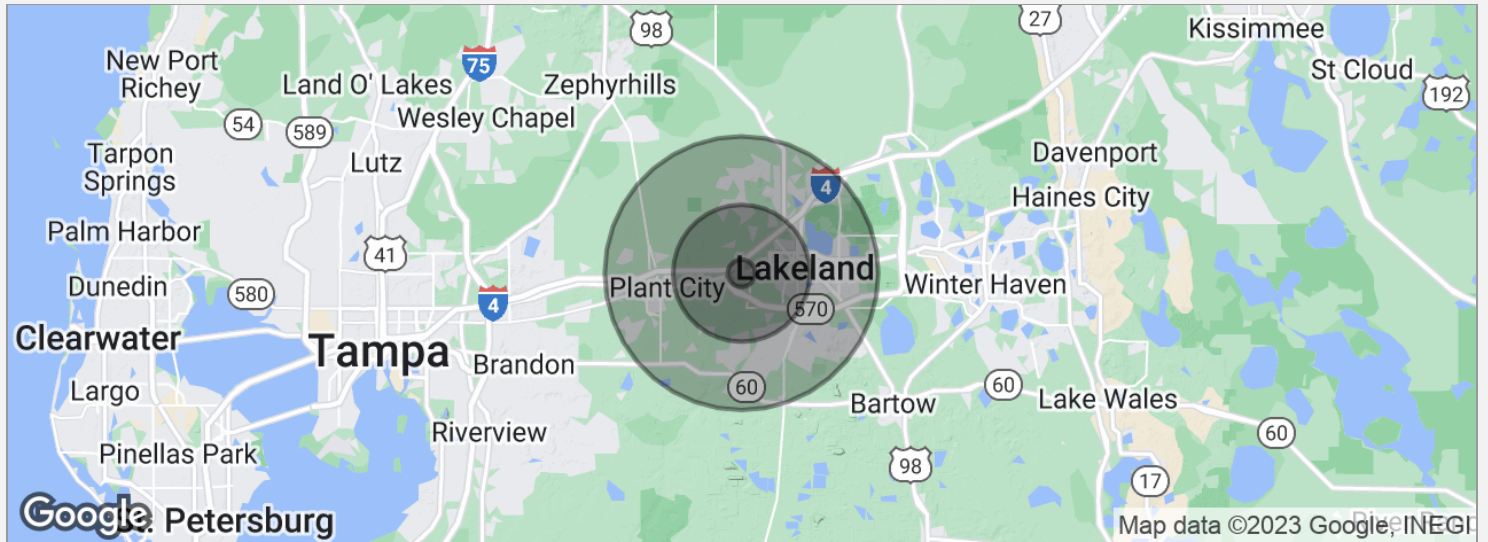
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Demographics Map

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POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population | 1,709 | 73,899 | 310,726 |
| Median age | 41.9 | 39.6 | 37.5 |
| Median age (male) | 38.0 | 37.0 | 36.0 |
| Median age (Female) | 44.3 | 41.6 | 38.9 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 697 | 29,048 | 115,943 |
| # of persons per HH | 2.5 | 2.5 | 2.7 |
| Average HH income | \$58,688 | \$52,689 | \$60,699 |
| Average house value | \$197,604 | \$153,085 | \$182,540 |

* Demographic data derived from 2020 ACS - US Census

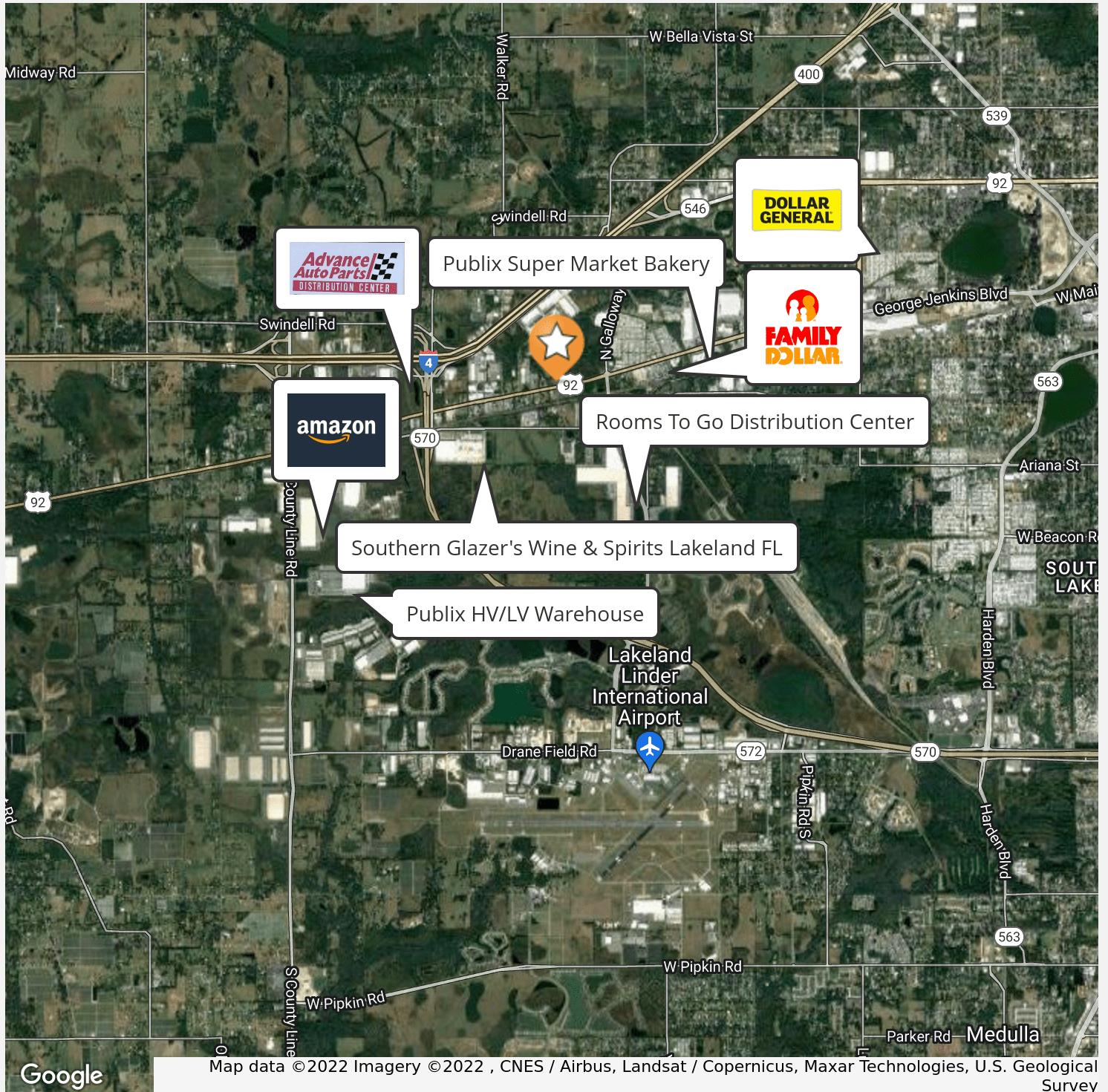
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Retailer Map

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Broker

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PROFESSIONAL BACKGROUND

Born in Tampa, Mr. Crosby believes in earning your trust and respect and his experience spans 39 years in real estate, agricultural investments, commercial and land management. He strives to excel by providing his clients and customers with honest, accurate and timely information in relation to the property they are seeking to buy or sell. Holding licenses throughout the country he is honored to serve as your Land Specialist. He currently resides in Winter Haven with his wife of 42 years and has three grown daughters and 17 grandchildren.

EDUCATION

2021-2023 REALTORS Land Institute Budget & Finance Committee
2016-2023 Member REALTORS Land Institute Education Committee
2015-2016 Member CCIM Institute Governance Committee
2014 Vice President CCIM Institute Region 8 (Florida & Puerto Rico)
2013 President Florida CCIM Chapter
2009-2014 Trustee, Florida REALTORS® Political Action Committee
2013 Florida REALTORS PAC Hall of Fame
Member East Polk, Greater Lake and Sumter County Assn of REALTORS
Member Sarasota Manatee Assn and Orlando Regional Assn of REALTORS
CCIM Designation (Certified Commercial Investment Member)
ALC Designation (Accredited Land Consultant)
Member, Central Florida Commercial Association of REALTORS®
Member, Florida Gulf Coast Commercial Association of REALTORS®
Member, Florida and Georgia Chapters Realtors Land Institute
Member Georgia Association of Realtors & Atlanta Commercial Board of Realtors
REALTORS® Land Institute Instructor: Land 101 Course, Agriculture Brokerage & Marketing Course,
Site Selection Course and Land Investment Analysis Course, Subdivision Development Course

MEMBERSHIPS & AFFILIATIONS

REALTORS® Land Institute 2020 Robert C. Meeks Distinguished Service Award
Florida Realtors 2019 Commercial Achievement Award
REALTORS® Land Institute Excellence in Instruction Award 2016, 2014, 2010
REALTORS® Land Institute Land Realtor of America 2014
Florida Chapter CCIM Hank Thompson Award 2014
REALTORS® Land Institute Florida Land Realtor of the Year 2010

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Land Specialist

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PROFESSIONAL BACKGROUND

Jacob Scarborough joined Crosby & Associates in July 2021 after working at the Polk County Sheriff's Office as a Deputy Sheriff for 3 years. Jacob received his bachelor's degree from Florida State University and his Florida Real Estate License from the Bob Hogue School of Real Estate. He grew up in Bartow, Florida and still calls it home. Jacob and his family have been involved with cattle and citrus production for four generations, this has given Jacob a unique connection and experience with recreational and agricultural tracts of land. Since joining Crosby and Associates Jacob has represented buyers and sellers of agricultural land, residential homes and home sites, industrial land, and commercial sites. Jacob has been involved in the sale of sites less than 1 acre and over 4,000 acres. Due to the wide range of sales experiences Jacob is well equipped to help any buyer or seller, no matter their needs.

EDUCATION

Bachelor's of Science, Florida State University, College of Criminology

MEMBERSHIPS & AFFILIATIONS

National Association of Realtors
Florida Association of Realtors
East Polk County Association of Realtors
Florida Gulfcoast Commercial Association of Realtors

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