SOUTHWEST LAKELAND INDUSTRIAL FLEX BUILDINGS

2819 W PIPKIN RD
LAKELAND, FL 33811

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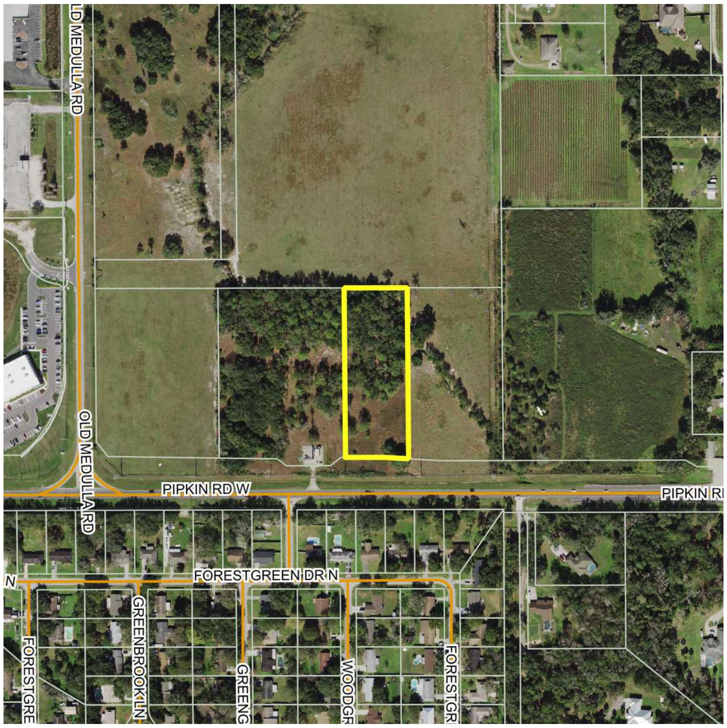
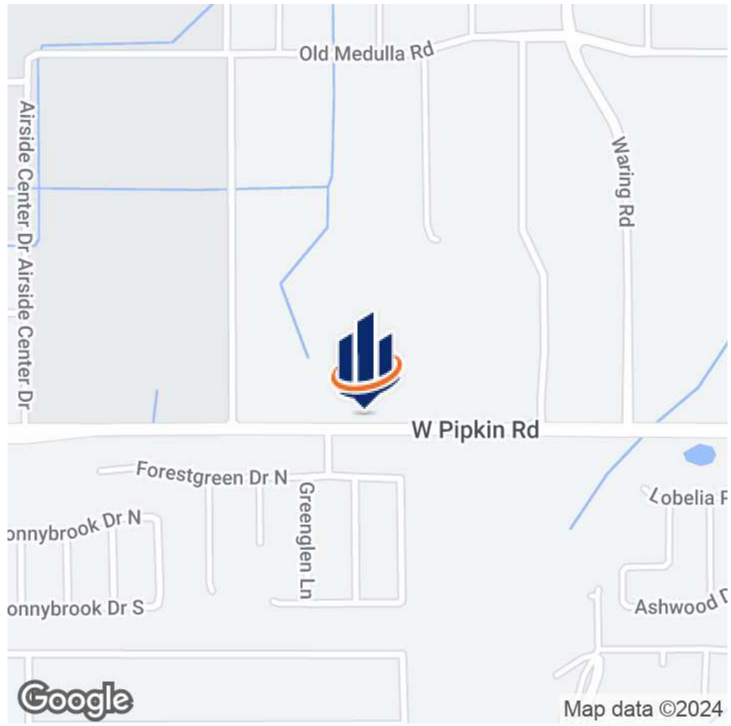
SVN
SAUNDERS
RALSTON DANTZLER

Property Summary





OFFERING SUMMARY

Sale Price:	**$3,150,000**
Building Size:	9,800 SF 70 x 140 9,800 SF 70 x 140 **19,600 SF**
Lot Size:	2.46 Acres
Price / SF:	$160.71
Year Built:	2024
Zoning:	PUD
Market:	Lakeland Airport
APN:	232910000000033060
Road Frontage:	200 ± FT
Traffic Count:	16,500 ± Cars/Day

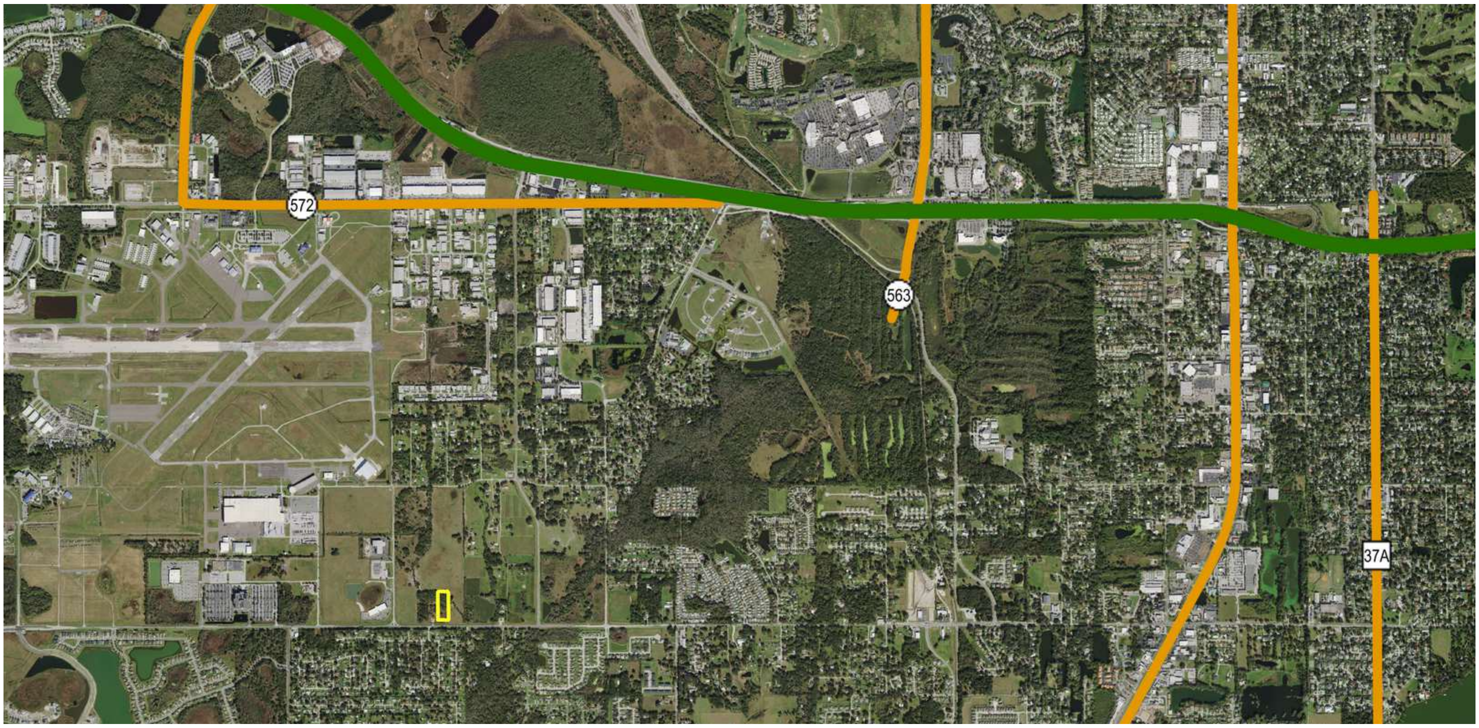
PROPERTY OVERVIEW

Two (2) 9,800 SF Building under construction zoned BP PUD. Ideal owner-user property.

PROPERTY HIGHLIGHTS

- Two (2) 9,800 SF buildings delivered in grey shell condition
- Services the Lakeland Regional Airport Market
- Easy Access to the Polk Parkway and County Line Rd/ I-4
- Logistical advantages of 22 Million People within a 5 hour drive
- Opportunity to finish out per owner specifications

Location Description



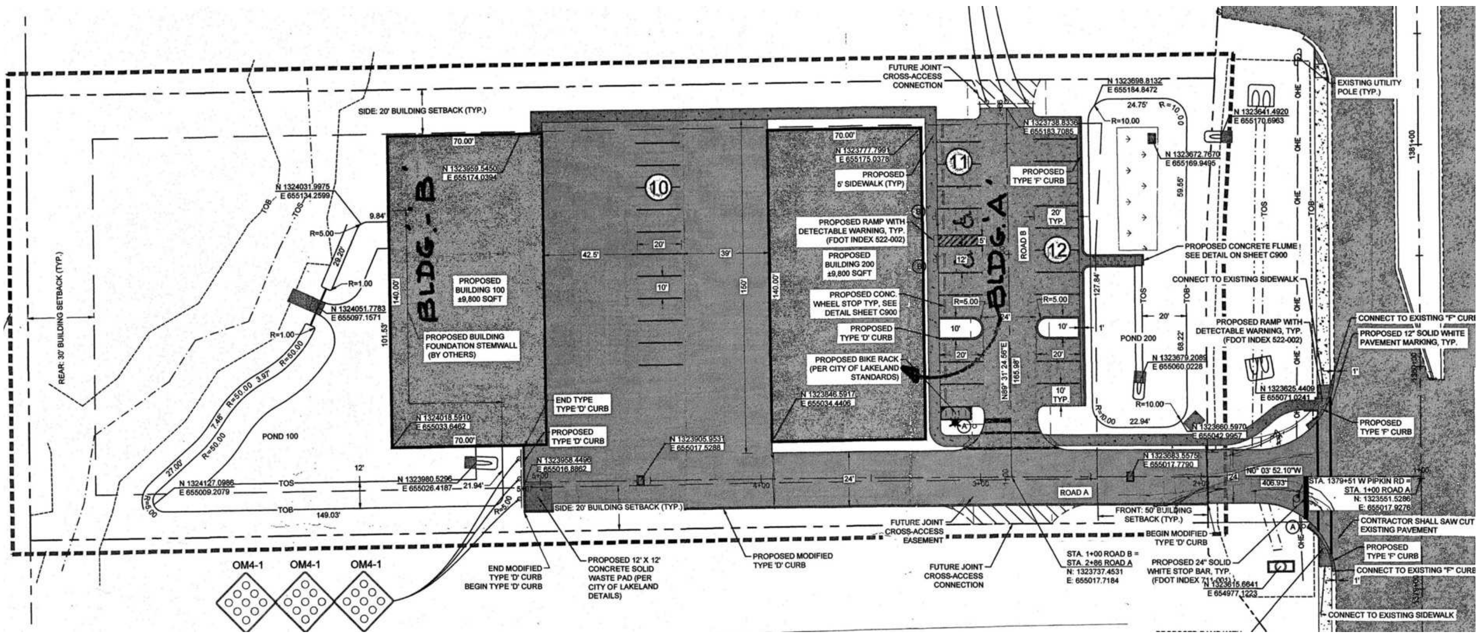
LOCATION DESCRIPTION

Industrial/ Flex buildings under construction SE of Lakeland Regional Airport on the North Side of W Pipkin Road East of Old Medulla Rd and West of Wilder Road. West Pipkin Road is growing in importance in the airport vicinity as it provides easy access to both the Polk Parkway with connections to Tampa (30 minute drive time) and Orlando (45 minute drive time) via I-4 as well as County Line Road to the West providing access to both I-4 to the North and Hwy 60 to the South.

PERMITTED USES

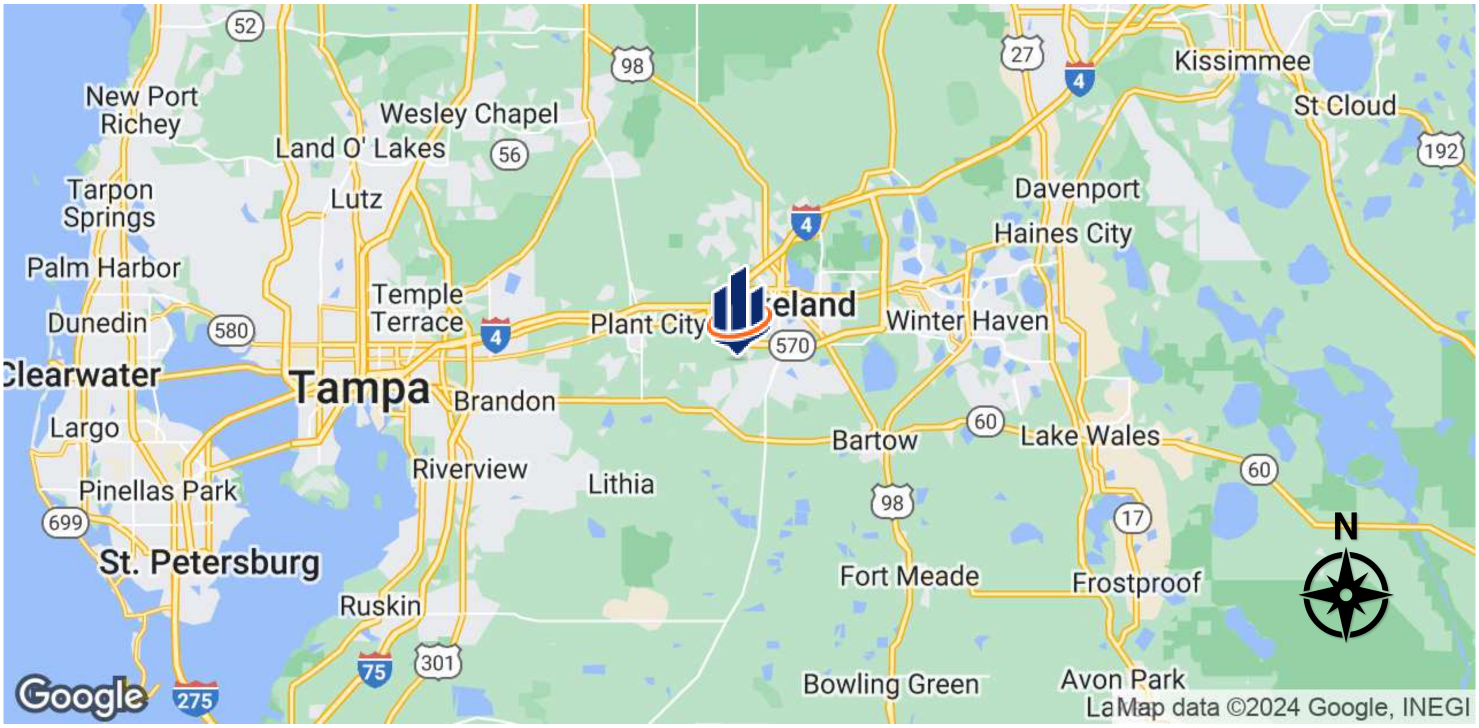
- Office Uses, Non-Medical
- Office-Type Research and Development
- Warehousing and Motor Freight Transportation Uses, Level I
- Industrial-type Service Establishments, Level I, but not automobile towing services
- Wholesale Trade Uses, Level I

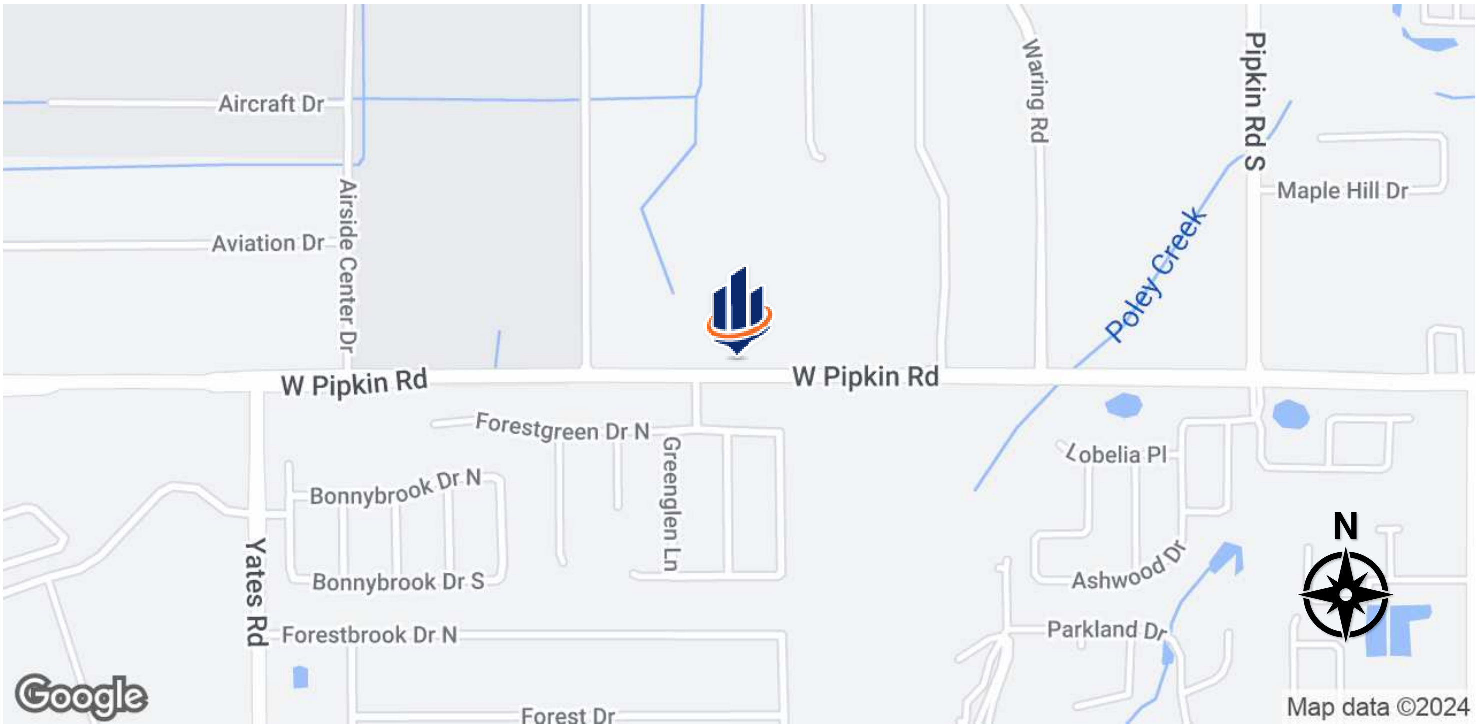
Site Plan


BLDG. 'B'
BLDG. 'A'
PROPOSED BUILDING 100 ±9,800 SQFT
PROPOSED BUILDING FOUNDATION STEMWALL (BY OTHERS)
PROPOSED BUILDING 200 ±9,800 SQFT
SIDE: 20' BUILDING SETBACK (TYP.)
REAR: 30' BUILDING SETBACK (TYP.)
FRONT: 50' BUILDING SETBACK (TYP.)
FUTURE JOINT CROSS-ACCESS CONNECTION
FUTURE JOINT CROSS-ACCESS EASEMENT
POND 100
POND 200
ROAD A
ROAD B
PROPOSED 5' SIDEWALK (TYP)
PROPOSED RAMP WITH DETECTABLE WARNING, TYP. (FDOT INDEX 522-002)
PROPOSED CONC. WHEEL STOP TYP, SEE DETAIL SHEET C900
PROPOSED TYPE 'D' CURB
PROPOSED BIKE RACK (PER CITY OF LAKELAND STANDARDS)
PROPOSED TYPE 'F' CURB
PROPOSED CONCRETE FLUME SEE DETAIL ON SHEET C900
CONNECT TO EXISTING SIDEWALK
PROPOSED 12' SOLID WHITE PAVEMENT MARKING, TYP.
CONNECT TO EXISTING "F" CURB
EXISTING UTILITY POLE (TYP.)
CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT
END TYPE TYPE 'D' CURB
END MODIFIED TYPE 'D' CURB BEGIN TYPE 'D' CURB
PROPOSED 12' X 12' CONCRETE SOLID WASTE PAD (PER CITY OF LAKELAND DETAILS)
PROPOSED MODIFIED TYPE 'D' CURB
BEGIN MODIFIED TYPE 'D' CURB
STA. 1+00 ROAD B = STA. 2+86 ROAD A
PROPOSED 24" SOLID WHITE STOP BAR, TYP. (FDOT INDEX 711-001)
STA. 1379+51 W PIPKIN RD = STA. 1+00 ROAD A
OM4-1
OM4-1
OM4-1
10
11
12

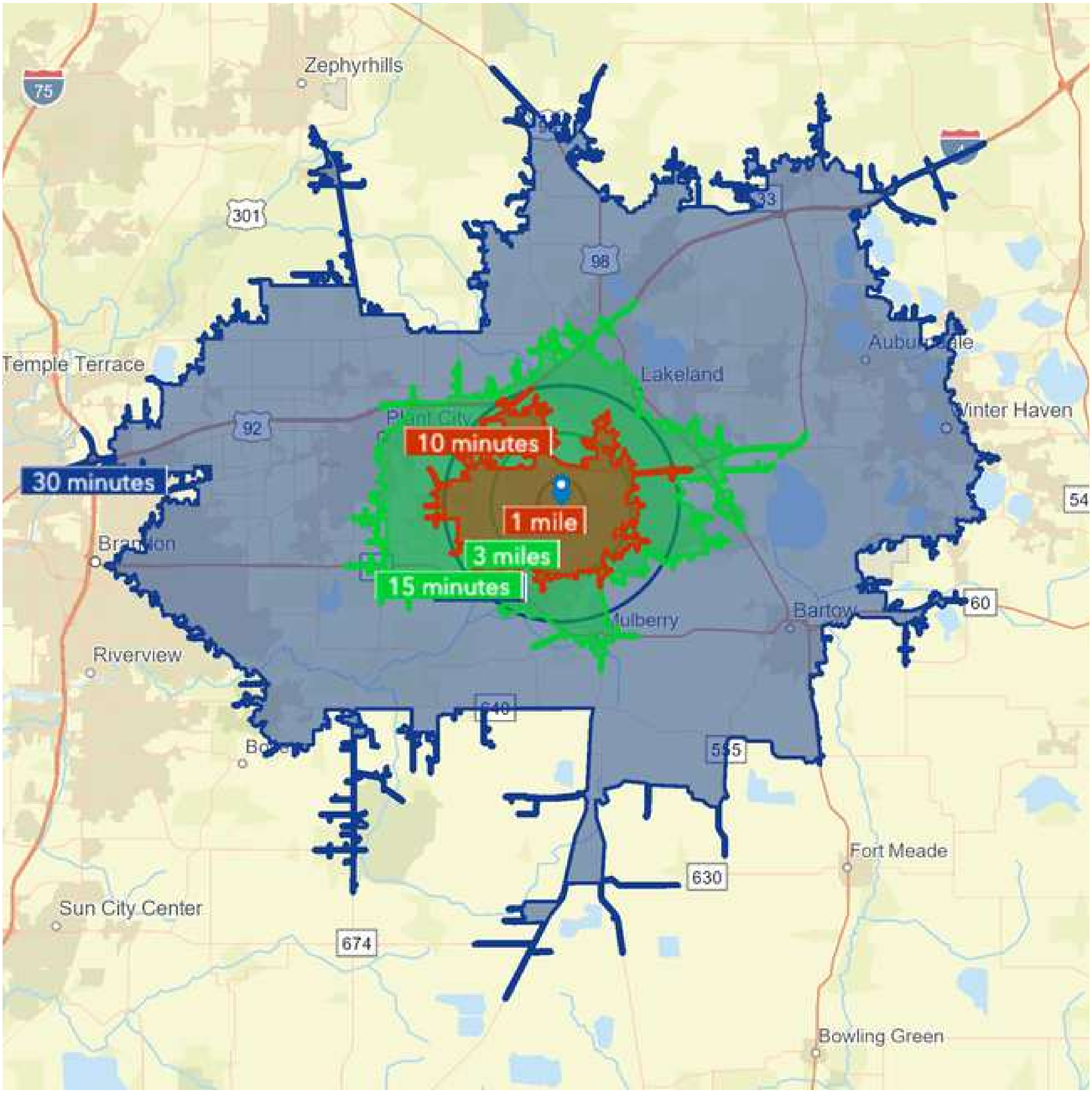
Conceptual Rendering

Regional & Location Map





Mile Radius & Drive Time



Benchmark Demographics

	1 Mile	3 Miles	5 Miles	10 Mins	15 Mins	30 Mins	Lakeland	Polk County	FL	US
Population	4,068	39,282	117,064	48,668	171,483	612,551	117,606	775,084	22,381,338	337,470,185
Households	1,608	15,625	45,879	18,818	65,042	227,780	47,508	290,783	8,909,543	129,917,449
Families	1,244	10,835	31,222	13,171	43,906	158,587	27,768	201,187	5,732,103	83,890,180
Average Household Size	2.53	2.51	2.54	2.58	2.59	2.64	2.32	2.61	2.46	2.53
Owner Occupied Housing Units	1,398	11,325	33,170	13,661	44,534	159,477	27,313	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	210	4,300	12,709	5,157	20,508	68,303	20,195	85,323	2,991,741	45,630,951
Median Age	43.7	40.2	41.7	39.7	39.7	40.3	40.5	42.0	42.9	39.1
Income										
Median Household Income	$82,337	$69,854	$68,225	$68,225	$62,892	$61,955	$54,488	$57,572	$65,081	$72,603
Average Household Income	$105,476	$95,453	$93,023	$93,023	$90,086	$88,719	$79,367	$81,989	$97,191	$107,008
Per Capita Income	$40,593	$37,754	$35,832	$35,832	$34,329	$33,049	$32,292	$30,811	$38,778	$41,310
Trends: 2023 - 2028 Annual Growth Rate										
Population	1.48%	1.13%	0.39%	0.99%	0.47%	0.46%	0.36%	0.85%	0.63%	0.30%
Households	1.49%	0.99%	0.31%	0.91%	0.45%	0.48%	0.32%	0.81%	0.77%	0.49%
Families	1.30%	1.02%	0.27%	0.91%	0.38%	0.41%	0.28%	0.76%	0.74%	0.44%
Owner HHs	1.86%	1.71%	0.75%	1.53%	0.79%	0.87%	0.63%	1.02%	0.93%	0.66%
Median Household Income	2.45%	2.85%	2.89%	2.95%	3.00%	3.19%	2.51%	2.77%	3.34%	2.57%

Over 612,000 people with a median age of 40.3 within a 30-minute drive from the property.

Median household income of over $82,000 within a 1-mile radius from the property.

Study Conducted December 2023

Benchmark Demographics

	1 Mile	3 Miles	5 Miles	10 Mins	15 Mins	30 Mins	Lakeland	Polk County	FL	US
Households by Income										
<$15,000	6.00%	6.70%	7.27%	7.50%	10.30%	10.50%	12.60%	10.60%	9.70%	9.50%
$15,000 - $24,999	3.30%	5.90%	6.64%	6.40%	7.60%	7.80%	9.30%	8.70%	7.80%	7.10%
$25,000 - $34,999	3.70%	6.90%	7.45%	7.30%	8.90%	9.10%	10.80%	9.70%	8.40%	7.40%
$35,000 - $49,999	10.90%	13.40%	10.64%	12.70%	11.90%	12.00%	12.50%	13.20%	11.80%	10.80%
$50,000 - $74,999	19.30%	20.20%	17.73%	20.20%	18.60%	18.50%	19.10%	19.60%	17.80%	16.50%
$75,000 - $99,999	18.40%	15.80%	12.45%	15.00%	13.40%	13.00%	12.30%	13.20%	13.10%	12.80%
$100,000 - $149,999	22.90%	18.30%	15.64%	18.70%	16.50%	16.10%	13.80%	14.70%	15.90%	16.90%
$150,000 - $199,999	7.90%	6.00%	5.73%	5.80%	6.20%	6.80%	4.30%	5.20%	7.00%	8.60%
$200,000+	7.50%	6.90%	7.36%	6.50%	6.70%	6.30%	5.30%	5.00%	8.40%	10.60%
Population by Age										
0 - 4	4.90%	5.90%	5.70%	6.00%	6.00%	5.80%	5.40%	5.60%	5.00%	5.70%
5 - 9	5.60%	6.10%	6.00%	6.30%	6.30%	6.10%	5.40%	5.90%	5.30%	6.10%
10 - 14	5.90%	6.30%	6.20%	6.40%	6.40%	6.30%	5.30%	5.90%	5.50%	6.30%
15 - 19	5.50%	5.90%	5.90%	6.00%	6.40%	6.40%	7.20%	6.00%	5.60%	6.30%
20 - 24	4.70%	5.50%	5.30%	5.60%	5.80%	5.90%	7.30%	5.60%	5.90%	6.40%
25 - 34	11.90%	12.80%	12.40%	13.30%	13.00%	13.10%	12.90%	12.60%	13.10%	13.70%
35 - 44	13.30%	13.70%	12.40%	13.50%	12.40%	12.20%	11.30%	11.90%	12.10%	13.10%
45 - 54	13.50%	12.00%	11.60%	12.10%	11.40%	11.70%	9.90%	11.10%	11.70%	11.90%
55 - 64	14.60%	12.60%	13.30%	12.60%	12.70%	12.80%	11.80%	12.70%	13.30%	12.70%
65 - 74	12.60%	11.40%	12.20%	11.00%	11.30%	11.50%	12.00%	12.90%	12.60%	10.60%
75 - 84	5.90%	5.70%	6.70%	5.60%	6.10%	6.30%	8.00%	7.40%	7.30%	5.30%
85+	1.70%	2.00%	2.20%	1.70%	2.10%	2.10%	3.60%	2.30%	2.70%	1.90%
Race and Ethnicity										
White Alone	76.80%	67.70%	68.30%	67.70%	63.00%	62.70%	59.40%	59.60%	57.10%	60.60%
Black Alone	5.60%	9.20%	8.90%	9.20%	13.00%	12.80%	18.60%	14.60%	15.00%	12.50%
American Indian Alone	0.40%	0.40%	0.50%	0.40%	0.60%	0.60%	0.50%	0.60%	0.50%	1.10%
Asian Alone	1.50%	1.70%	1.90%	1.70%	2.00%	2.40%	2.20%	2.00%	3.10%	6.20%
Pacific Islander Alone	0.00%	0.00%	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	3.60%	7.40%	7.30%	7.40%	8.30%	8.30%	7.50%	9.90%	7.60%	8.70%
Two or More Races	12.00%	13.50%	13.10%	13.50%	13.20%	13.00%	11.70%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	15.00%	22.40%	22.10%	22.40%	23.80%	23.90%	20.70%	26.80%	27.00%	19.40%

Local Major Companies

GEICO

Located just 3 ± minutes down Pipkin Road from the site, stands a 300,000 ± SF GEICO corporate office. GEICO has been a renowned insurance provider for many years known for its competitive rates and coverage options. Having a corporate office nearby can open up opportunities such as obtaining managing insurance policies and saving valuable time for busy entrepreneurs.

Website Link: https://www.geico.com/

METRC

Located at the corner of Medulla and Pipkin Road just 0.2 ± miles from the site, stands Metrc. Metrc is a software company that focuses on providing cannabis regulatory systems in the United States. They combine advanced software and radio-frequency identification technology to track and trace cannabis from growth, harvest, and processing. Having Metrc nearby can establish and expand connections in technological growth for entrepreneurs or long-standing businesses.

Website Link: https://www.metrc.com/

NAVAJO EXPRESS, INC.

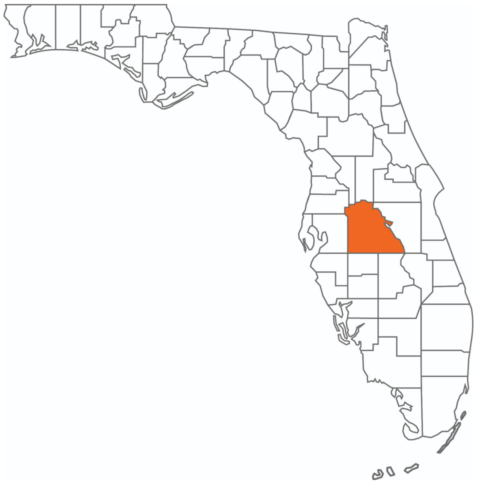
Navajo Express Incorporated is a nationwide trucking company located just 0.2 ± miles from the site off of Pipkin Road. Navajo Express has terminals located in Colorado, Utah, Arizona, Arkansas, and Florida. Having Navajo Express nearby can reduce transportation costs, minimize transit time, and enable a quicker and more cost-effective movement of goods.

Website Link: https://www.navajoexpress.com/

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.

City

LAKELAND

POLK COUNTY

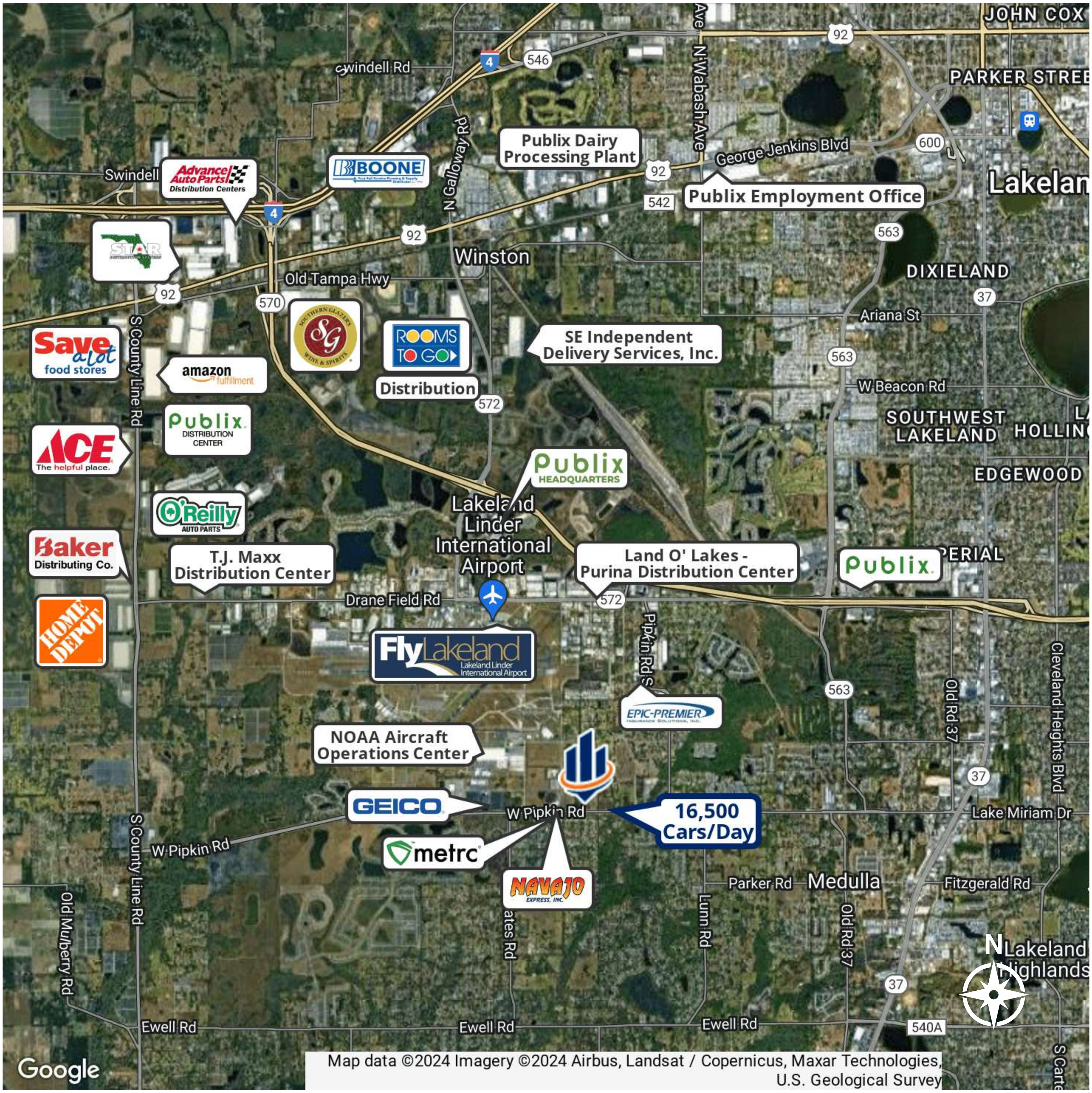
Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	lakelandgov.net
Major Employers	Publix Supermarkets Saddle Creek Logistics Geico Insurance Amazon Rooms to Go Welldyne Advance Auto Parts

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.

Trade Area Map



Market Area Map

Advisor Biography

DAVID GOFFE, CCIM

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FL #SL578607

PROFESSIONAL BACKGROUND

David A. Goffe, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

David is a Florida native with a rich legacy in Florida real estate. His family was one of the earliest settlers in the Englewood Florida area in the 1800s and his father established HT Goffe Realty in Palm Beach Florida in the 1960s.

David has been active in the local real estate market for over 29 years and is a Certified Commercial Investment Member designee (CCIM). He also holds the Short Sale Resource certification (SFR) and the Certified Distressed Property Expert (CDPE) professional designations.

His broad range of experience includes sales and leasing for retail and industrial properties, single family investment portfolios, property development, and medical office and single tenant sales and leasing.

David uses computer-based models and mapping tools in combination with his years of experience in real estate to identify locations where businesses will succeed.

This level of detailed property knowledge allows David to excel both in "user seeking site" (site selection) as well as "site seeking use" (lease marketing for property owners/landlords) transactions. He is particularly talented in matching tenants with available space and/or sites for development.

David specializes in:
• Retail Properties
• Commercial Properties
• Industrial Properties
• Tenant Site Selection

MEMBERSHIPS

• Central Florida Commercial Association of Realtors® (CFCAR)
• Florida Realtors®
• National Association of Realtors® (NAR)
• International Council of Shopping Centers (ICSC)
• CCIM Institute.

Advisor Biography

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Managing Director/ Senior Advisor

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PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner and Senior Advisor of SVN Saunders Ralston Dantzler Real Estate in Lakeland, FL – the premier commercial services provider in Central Florida.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. (NYSE:NNN) - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than $15 million in real estate assets to over $1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member (CCIM), Society of Industrial and Office Realtors (SIOR), Specialist in Real Estate Securities (SRS), Certified Property Manager (CPM), Counselor of Real Estate (CRE), Certified Leasing Specialist (CLS), Certified Development, Design, and Construction Professional (CDP), Certified Retail Property Executive (CRX), Certified Retail Real Estate Professional (CRRP) and Fellow of the Royal Institute of Chartered Surveyors (FRICS) . He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute (ULI), the International Council of Shopping Centers (ICSC), and the Commercial Real Estate Development Association (NAIOP).

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow (http://hoytgroup.org/hoyt-fellows/) in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.

Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

Gary specializes in:
- Commercial Real Estate
- Leasing and Tenant Representation
- Certified Building Contractor
- Development
- Group Investment Programs
- Instructor, Adjunct Faculty

About SVN

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network℠ and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

For more information visit www.SVNsaunders.com

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