

PIPKIN RD W

FLIGHTLINE DR

AIRSIDE CENTER DR

OLD MEDULLA RD

AIRCRAFT DR

AIRSIDE CENTER DR

OLD MEDULLA RD



Lakeland Airport Industrial Land

Old Medulla Road, Lakeland, Florida 33811

David Goffe, CCIM

877-518-5263 x416

863-272-7169

davidg@saundersrealestate.com

FL #SL578607

Zane Mueller

877-518-5263 x396

352-303-9322

zane@saundersrealestate.com

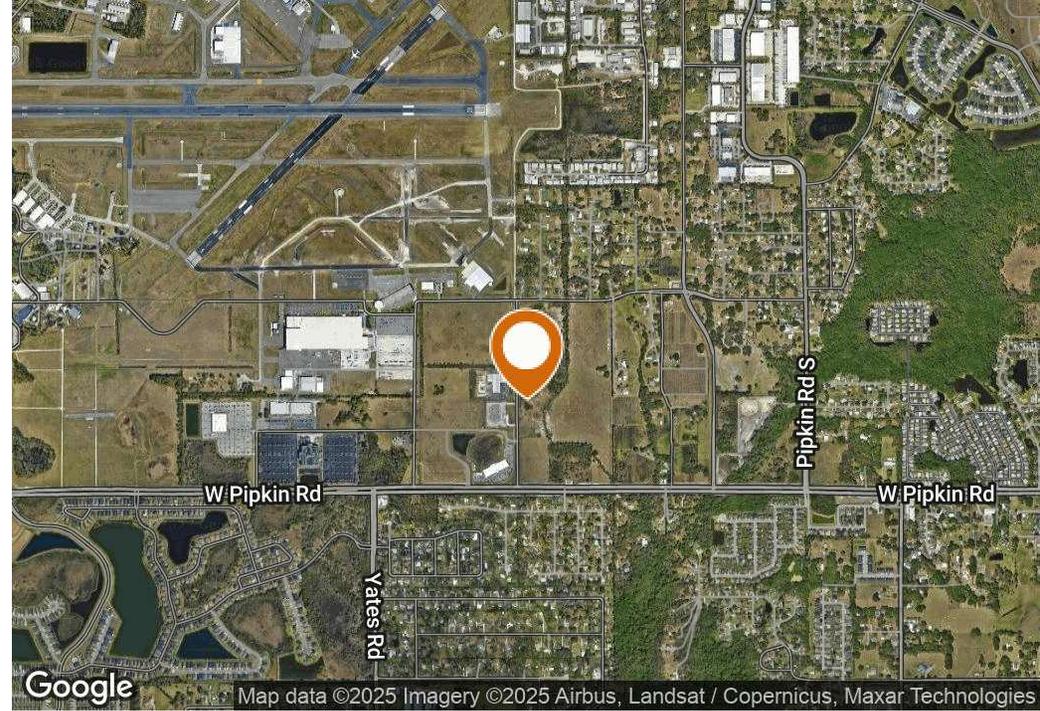


AIRSIDE CENTER DR

PIPKIN RD W

PIPKIN RD W

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,750,000
Lot Size:	9.73 ± Acres
Price / Acre:	\$179,856
Zoning:	FLU: B-P
Market:	Southwest Lakeland
APN:	23291000000033050
Road Frontage:	1,060 ± FT (Old Medulla Road)

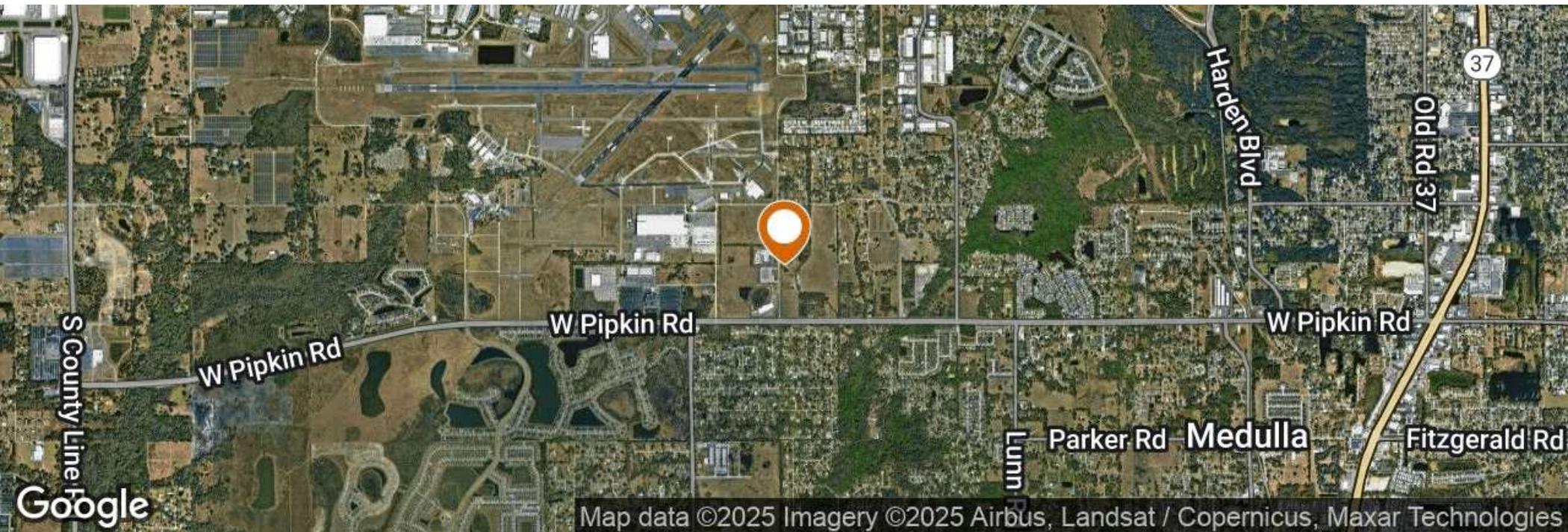
Property Overview

The subject property is a total of 9.73 ± acres of industrial development land with a B-P future land use on the southeast side of the Lakeland Linder Airport within the city limits. The site is an excellent location for a typical business park, with uses such as warehousing, light industrial, light manufacturing, office park, flex, and various other owner user structures. It also allows for easy and convenient access to major cities such as Tampa and Orlando.

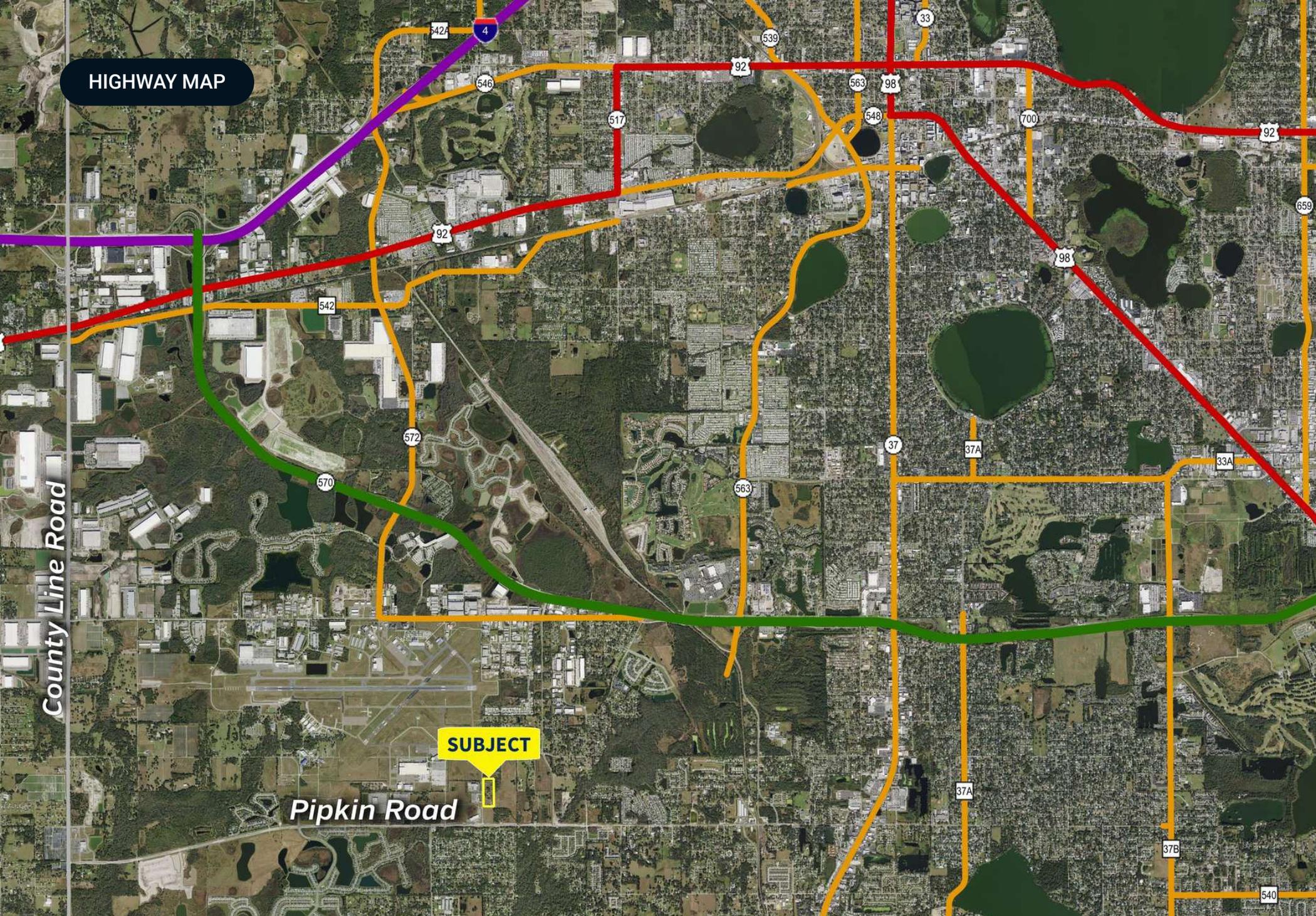
South of Old Medulla road lies Pipkin road, which is in the process of being widened to 4 lanes to accommodate traffic to County Line Road due to growth in the area. This provides great access to both I-4 and Hwy 60, minimizing drive time to ports, railroads, and all areas of Florida from the subject property.

Property Highlights

- Sewer & water across Old Medulla Road along the west side. Electric is on property.
- B-P Future Land Use
- Close proximity to the Lakeland Linder Airport
- Surrounded by various major companies including the GEICO Corporate Office
- Approximately 6 ± usable acres including usage for parking area and retention pond



HIGHWAY MAP

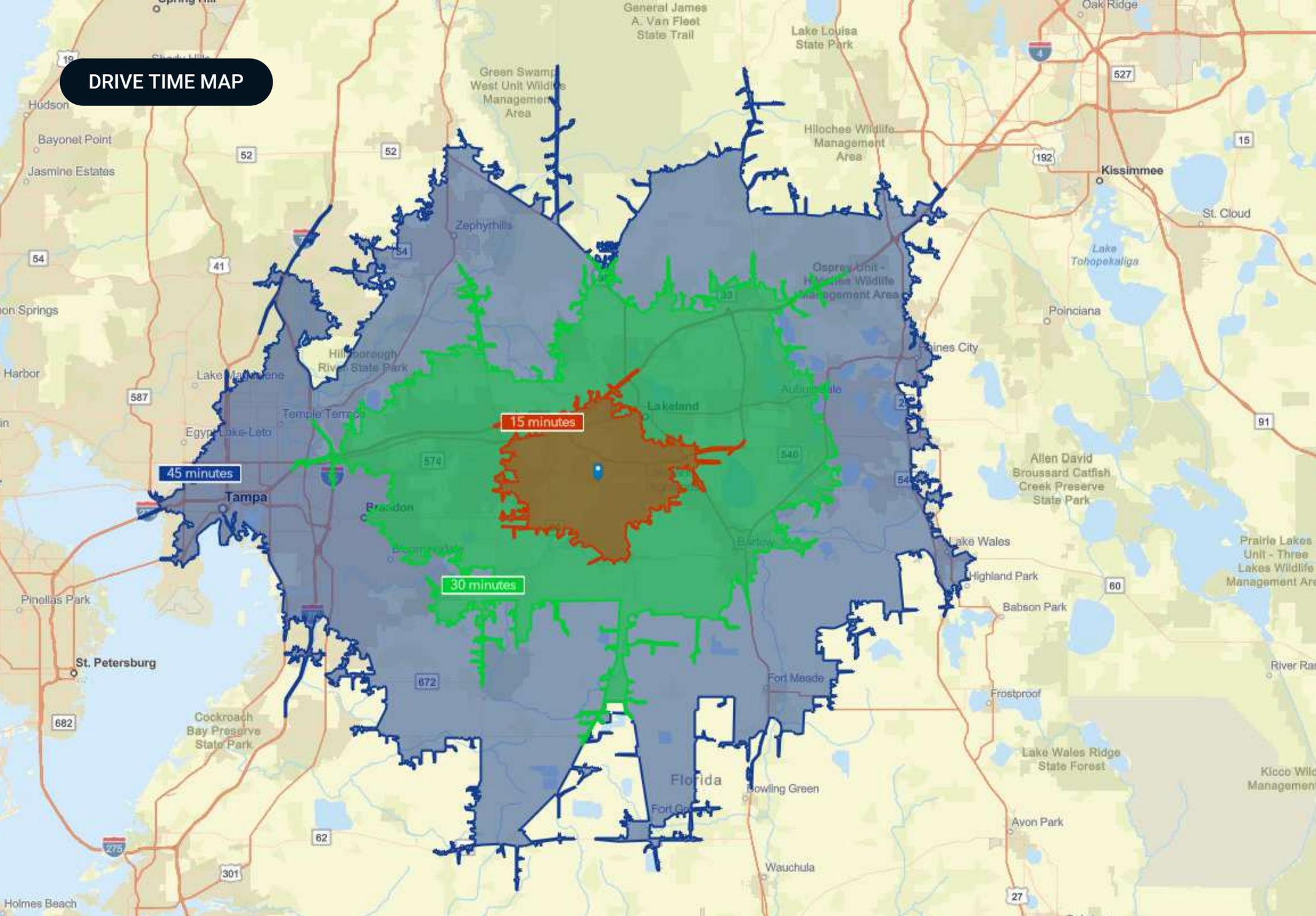


County Line Road

Pipkin Road

SUBJECT

DRIVE TIME MAP



WETLAND & SURFACE WATERS MAP



Legend

-  Boundary
-  Surface Water
-  Wetland

Source: Basemaps from ESRI Maps, Boundary from Property Appraiser, Wetland delineation completed by M&A on 11/1/2023, Wetland lines have not been reviewed or approved by regulatory agencies, Surface water was not delineated and can be picked up as top-of-bank by surveyors

Patel Property
Figure 4 - Wetland Map
Section 10, Township 29 South, Range 23 East
Polk County, Florida



MODICA & ASSOCIATES
302 Mohawk Road
Clermont, Florida 34715
P: (352) 394-2000
F: (352) 394-1159
Email: Environmental@Modica.com

SOILS MAP

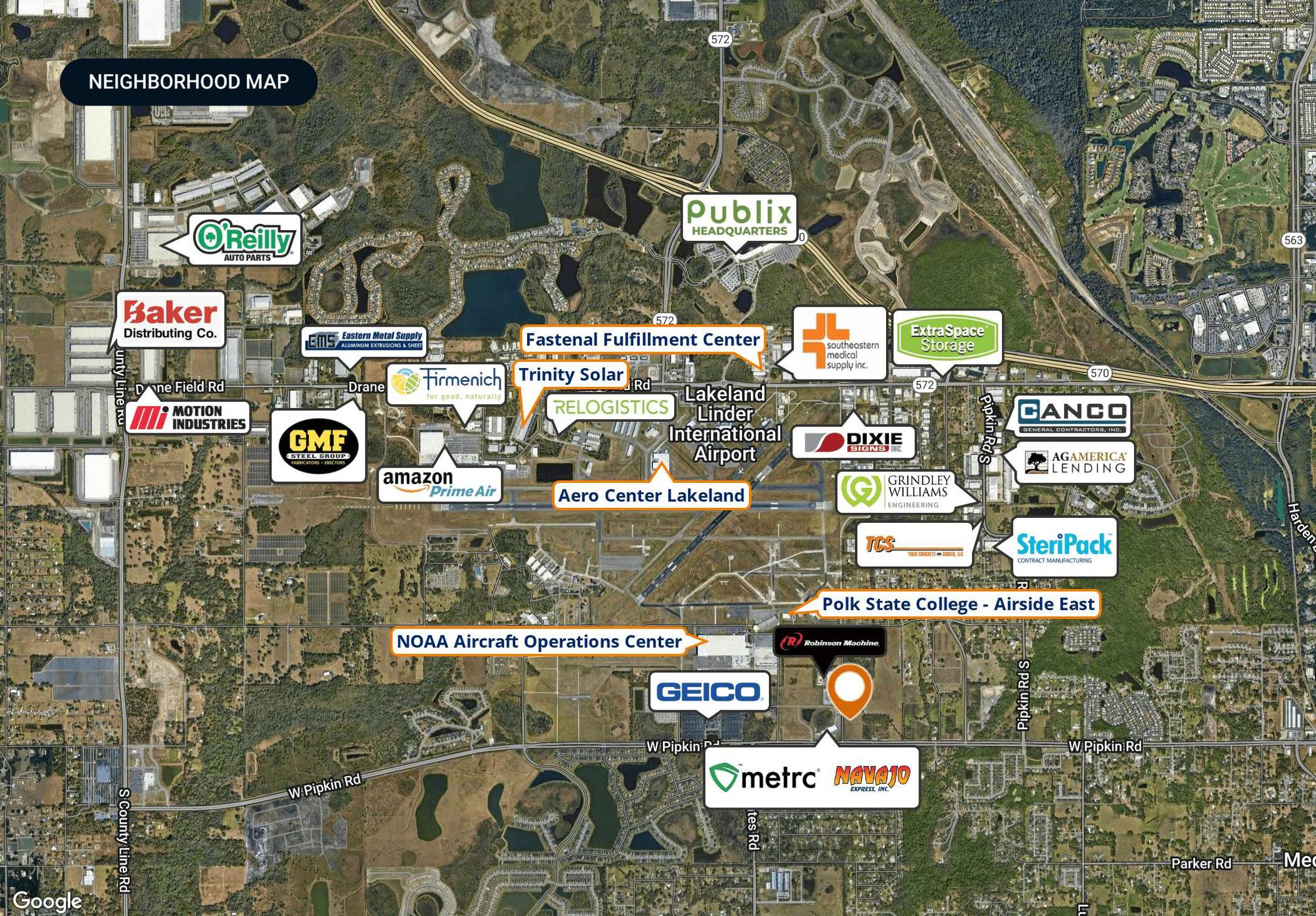


TRADE AREA MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

NEIGHBORHOOD MAP



LOCAL MAJOR COMPANIES

The GEICO logo is displayed in a bold, blue, sans-serif font. The letters are thick and blocky, with a registered trademark symbol (®) to the right of the 'O'.

GEICO Headquarters

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 possible opportunities such as obtaining managing insurance policies and saving valuable time for busy entrepreneurs.

The metrc logo features a green shield-shaped icon on the left, composed of three curved segments. To the right of the icon, the word "metrc" is written in a dark green, lowercase, sans-serif font.

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/>

The NAVAJO EXPRESS, INC. logo features the word "NAVAJO" in large, bold, stylized letters with a red-to-yellow gradient and a black outline. Below it, the words "EXPRESS, INC." are written in a smaller, blue, italicized, sans-serif font.

NAVAJO Express, inc.

Navajo Express Incorporated is a nationwide trucking company located just 0.2 ± miles from the site at the intersection of Medulla and Pipkin road. Navajo Express has terminals located in Colorado, Utah, Arizona, Arkansas, and Florida. Having Navajo Express nearby can open up the possible opportunity of reduced transportation costs, minimized transit time, and enabling a quicker and more cost-effective movement of goods.

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

DEMOGRAPHICS MAP & REPORT

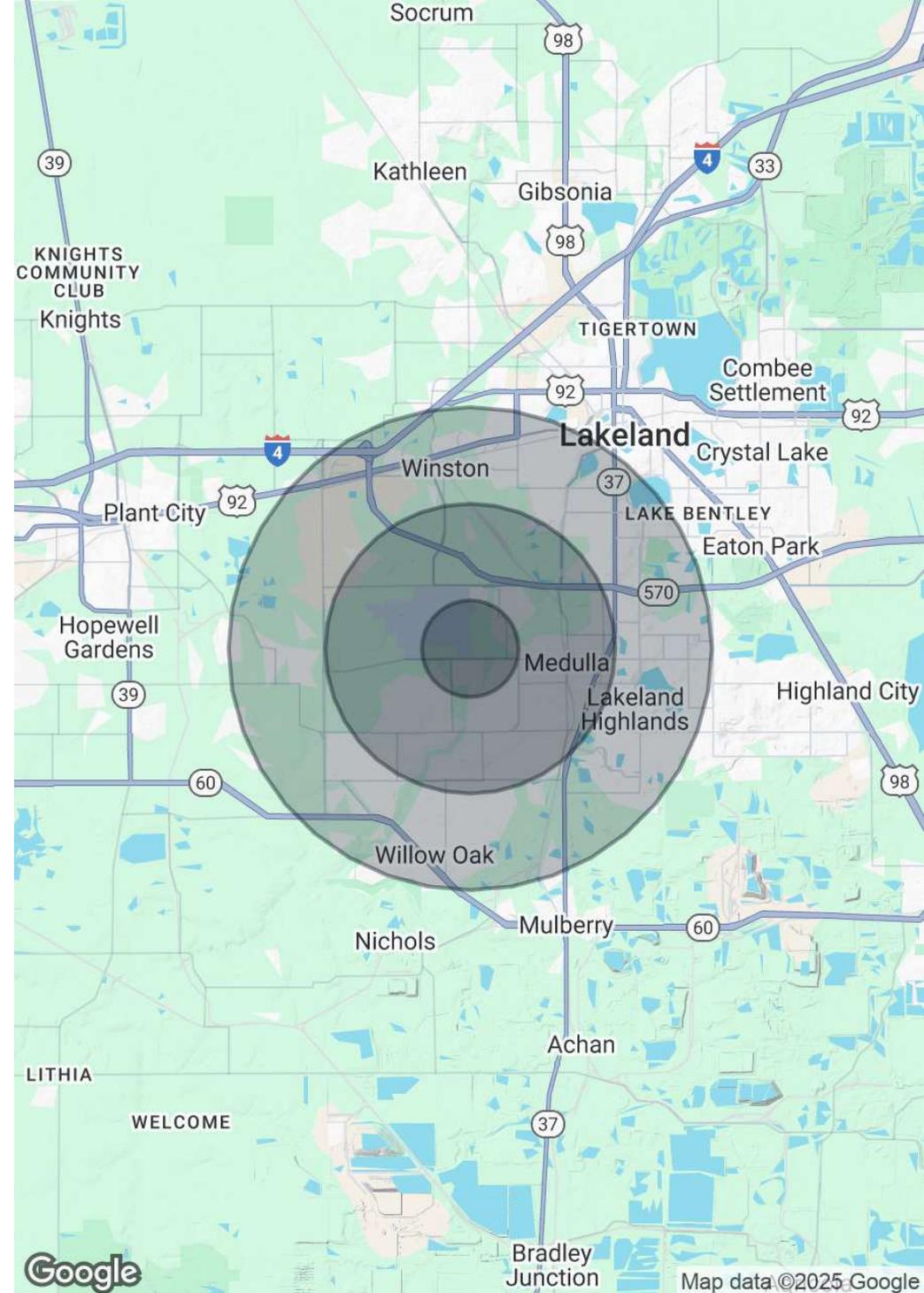
Population

	1 Mile	3 Miles	5 Miles
Total Population	4,113	37,650	116,970
Average Age	42	41	42
Average Age (Male)	41	40	41
Average Age (Female)	42	42	43

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,531	14,912	45,803
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$106,376	\$96,133	\$96,758
Average House Value	\$387,074	\$333,391	\$313,759

Demographics data derived from AlphaMap





Lakeland

POLK COUNTY

Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	lakelandgov.net
	Publix Supermarkets
	Saddle Creek Logistics
	Geico Insurance
Major Employers	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 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, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.



SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—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.



877-518-5263 • info@saundersrealestate.com