

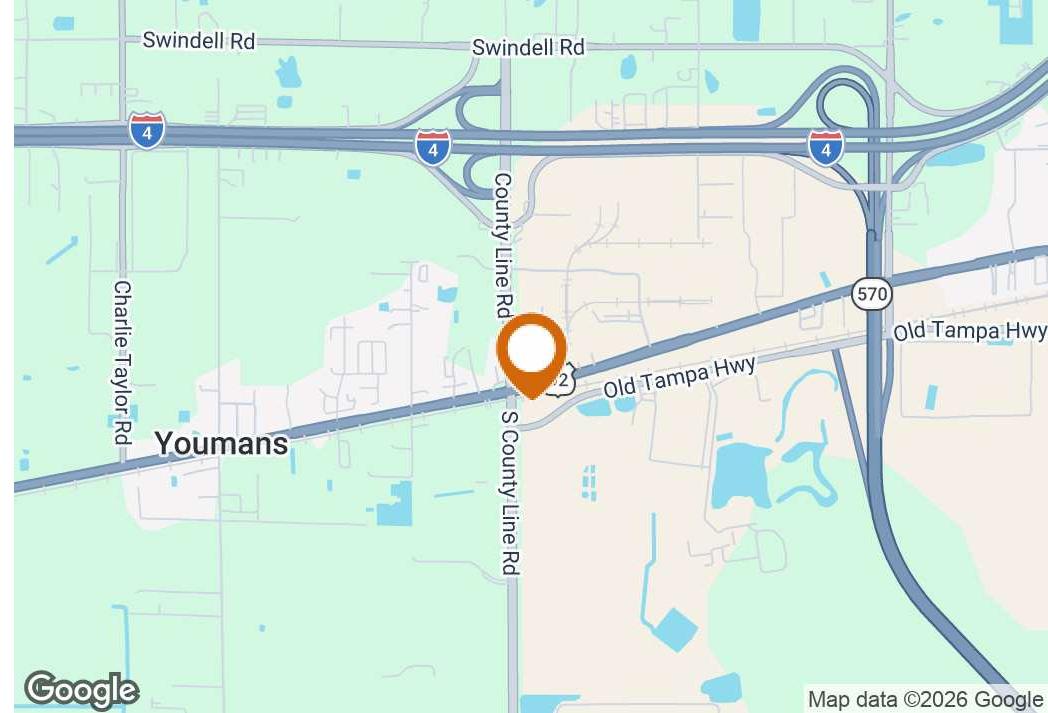


County Line Rd Industrial Acreage

Allen K Breed Highway, Lakeland, Florida 33811

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PROPERTY SUMMARY



Offering Summary

Sale Price:	Contact For Pricing
Acreage:	2.58 Acres
Zoning:	I-2
City:	Lakeland
County:	Polk
State:	Florida
Property Type:	Development Land

Property Overview

Positioned within Lakeland's premier heavy industrial corridor, this 2.58-acre parcel offers a strategic opportunity for long-term investors seeking corridor control within one of Central Florida's most dynamic logistics and distribution hubs. Surrounded by Class A industrial facilities and national logistics operators, the property benefits from exceptional industrial adjacency and regional connectivity along the I-4 corridor.

The site consists of approximately 1.38 acres of PEM1F (Freshwater Emergent Wetland) and 1.14 acres of PFO3C (Freshwater Forested/Shrub Wetland), with only 0.06 acres identified as uplands. Given the predominance of wetlands, the property is not suited for immediate vertical development and should be evaluated as a strategic land-banking or environmental positioning opportunity rather than a conventional industrial build site.

Located within a high-demand industrial submarket, the parcel may offer long-term assemblage leverage, buffer value to adjacent users, or alignment with wetland mitigation, conservation, or regional aggregation strategies as industrial expansion continues.

Offered subject to all offers, this asset is best suited for industrial land investors, mitigation banking interests, conservation partners, or adjacent ownership groups pursuing strategic corridor positioning and optional future utility.

PROPERTY DESCRIPTION



Property Highlights

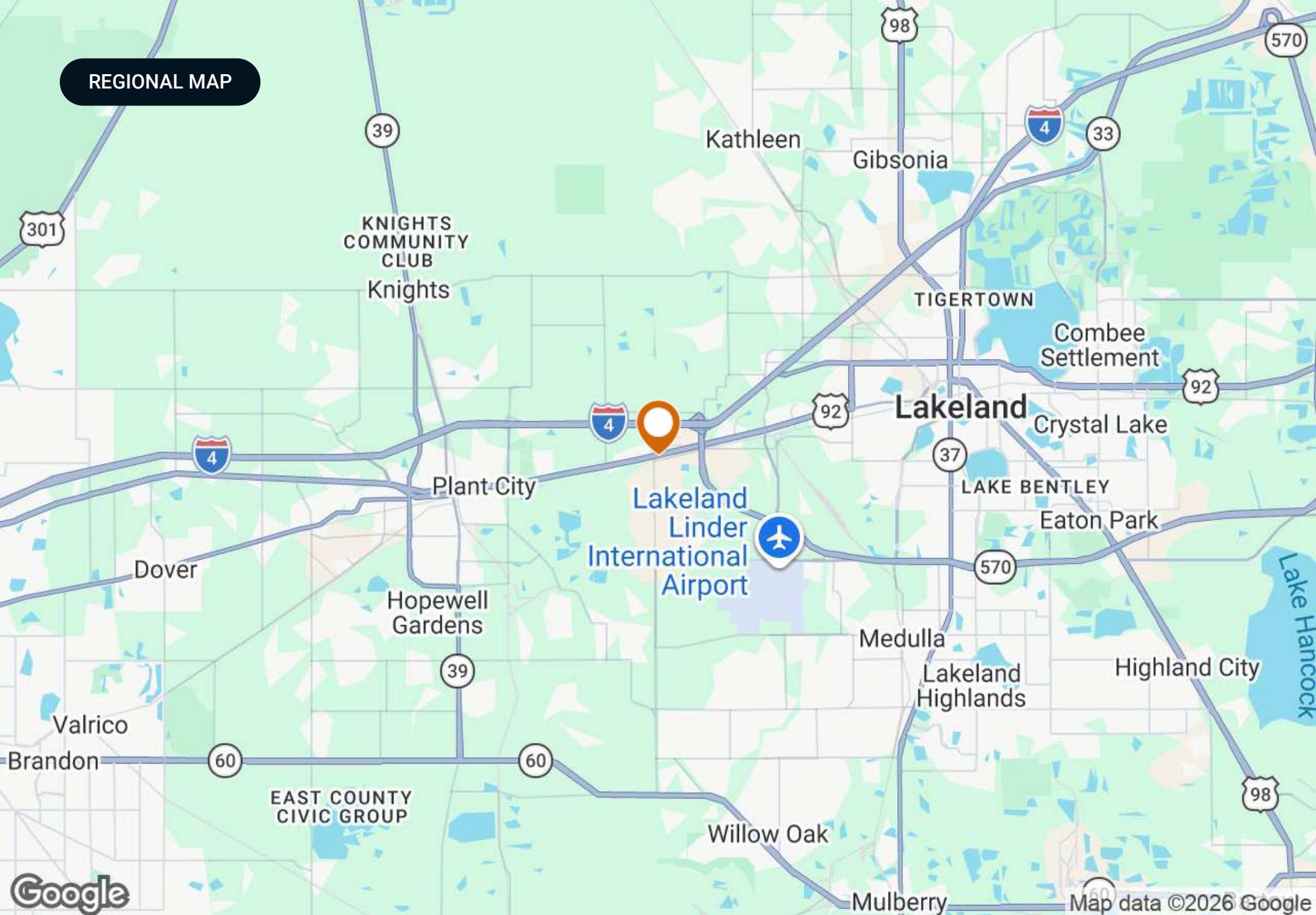
- Core Industrial Location: Situated within Lakeland's heavily industrialized corridor with direct adjacency to Class A distribution centers and national logistics tenants.
- Future Growth Potential: Proximate to major transportation infrastructure, including I-4, US-92, and CSX rail lines – essential arteries in Florida's logistics network.
- Alternative Investment Angle: Offers potential for use in off-site mitigation strategies or conservation easements, providing tax and regulatory advantages.
- Regional Land Banking Strategy: Strong candidate for inclusion in a long-term industrial land aggregation strategy as surrounding development pressure intensifies.

Location Description

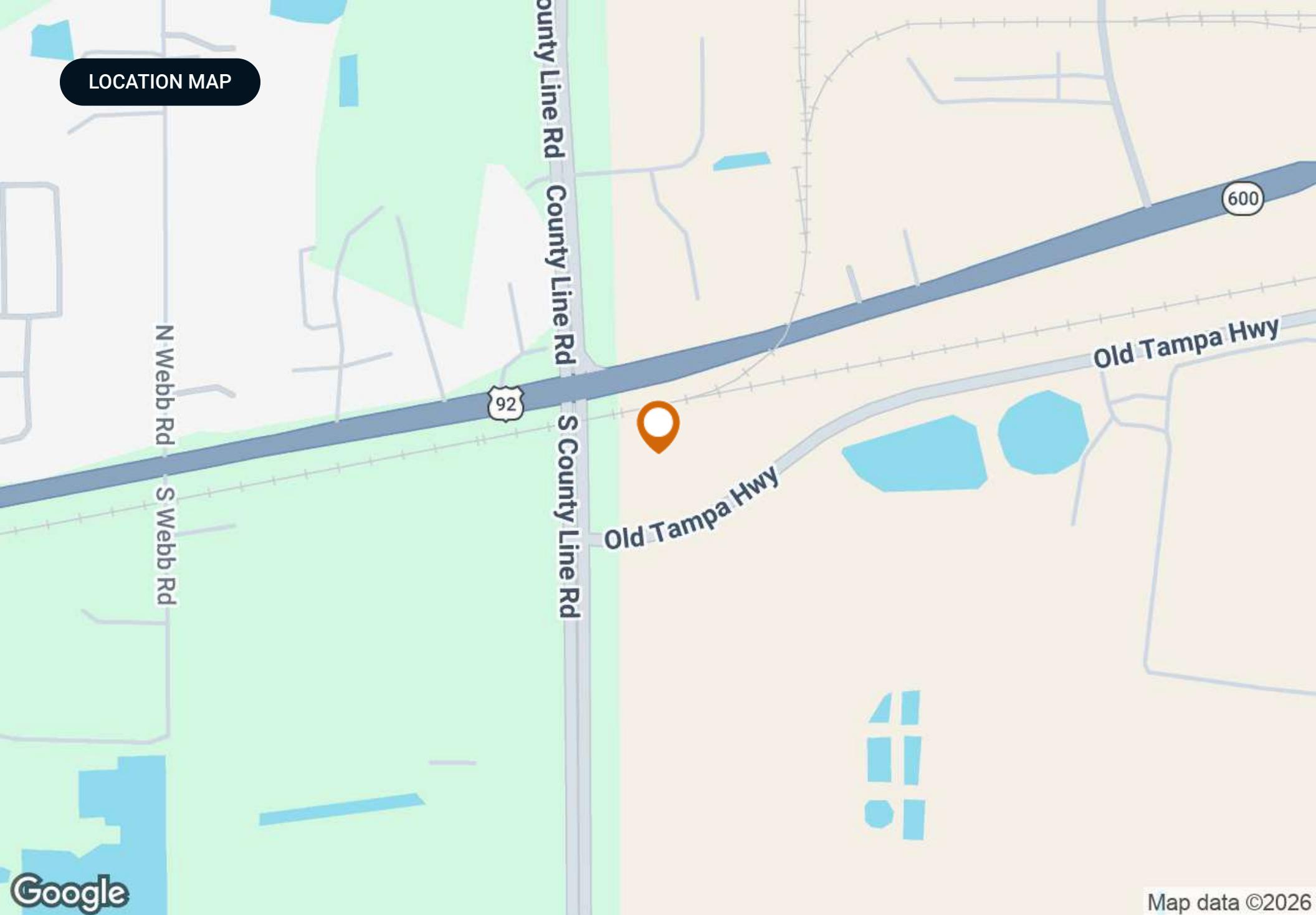
Lakeland, Florida stands at the epicenter of Central Florida's logistics and distribution economy. Nestled between Tampa and Orlando along the I-4 corridor, Lakeland is a preferred location for large-scale industrial operators, including Amazon, Publix, and Walmart. The parcel lies within a highly sought-after heavy industrial zone, surrounded by active developments, Class A warehouses, and strategic infrastructure.

Within minutes of major freight corridors and centrally positioned in one of Florida's fastest-growing industrial submarkets, the property is well-positioned for long-term land appreciation, speculative industrial positioning, or wetland investment applications.

REGIONAL MAP



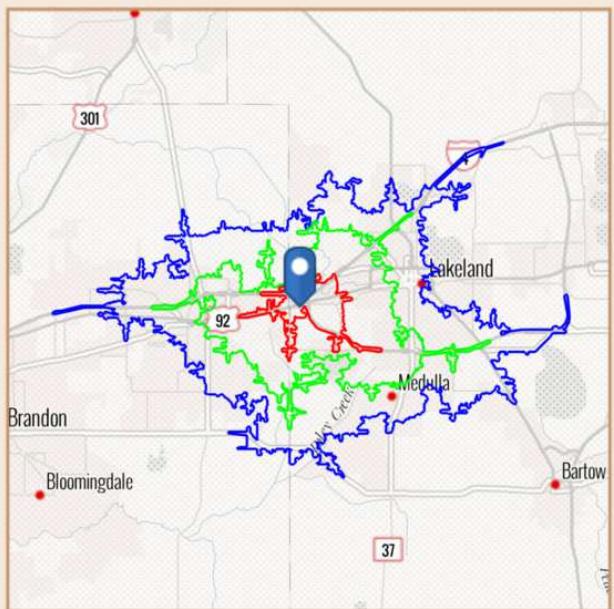
LOCATION MAP



BENCHMARK DEMOGRAPHICS

Allen K Breed Hwy, Lakeland, Florida, 33811

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



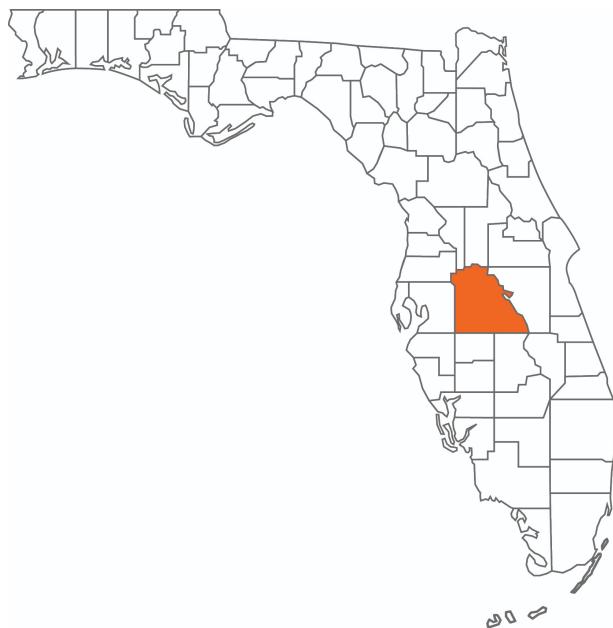
AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States	USA
	5 mins	10 mins	15 mins	Counties	CBSAs		
0 - 4	6.41%	5.75%	5.65%	5.30%	5.30%	4.69%	5.39%
5 - 9	7.03%	5.89%	5.81%	5.61%	5.61%	5.03%	5.75%
10 - 14	5.85%	6.29%	6.18%	6.00%	6.00%	5.34%	5.98%
15 - 19	4.85%	6.14%	6.39%	6.26%	6.26%	5.84%	6.47%
20 - 34	18.39%	18.18%	19.96%	18.85%	18.85%	18.43%	20.33%
35 - 54	22.39%	23.15%	23.86%	24.12%	24.12%	24.41%	25.20%
55 - 74	25.65%	23.87%	22.74%	23.96%	23.96%	25.55%	22.82%
75+	9.41%	10.70%	9.43%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	9.5%	8.8%	8.7%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	7.5%	7.4%	6.8%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	8.3%	8.1%	7.5%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	6.1%	13.2%	11.7%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	33.3%	20.6%	19.3%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	10.0%	12.8%	13.5%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	16.8%	18.2%	18.9%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	3.6%	6.1%	7.3%	8.1%	8.1%	8.7%	9.8%
\$200,000+	5.0%	4.8%	6.2%	6.6%	6.6%	12.1%	14.0%
KEY FACTS							
Population	2,305	57,792	201,987	822,142	822,142	23,027,836	339,887,819
Daytime Population	5,454	69,756	228,080	782,956	782,956	22,846,618	338,218,372
Employees	930	24,738	87,622	334,740	334,740	10,832,721	167,630,539
Households	966	23,430	78,438	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.36	2.45	2.51	2.57	2.57	2.43	2.50
Median Age	40.9	41.1	39.6	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	282,143	261,578	319,387	319,676	319,676	416,969	370,578
Owner Occupied %	54.2%	66.9%	63.8%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	45.8%	33.1%	36.3%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	1,211	26,235	85,609	361,112	361,112	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$64,261	\$65,006	\$68,937	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$34,427	\$33,869	\$35,343	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$100,922	\$171,240	\$168,426	\$224,923	\$224,923	\$253,219	\$228,144

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 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.

MARKET AREA MAP



ADDITIONAL PHOTOS





Richard 'Mac' Bayless

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Professional Background

Richard 'Mac' Bayless is a Research Advisor at Saunders Real Estate.

Originally from Lakeland, Mac's academic journey would bring him to Colorado Mesa University where he earned a Bachelor of Science in Business Administration and Finance and gained a solid understanding of market research and analytics. During his time at university, Mac was not only recognized for his academic excellence, making the Dean's List and receiving the President's Academic Scholarship, but he also demonstrated significant leadership as the captain of the men's lacrosse team.

Before joining Saunders Real Estate, Mac honed his skills in various roles, from managing client investment portfolios to improving the efficiency and collaboration of specialized teams. His professional experiences have enabled him to provide expert real estate advisory services to various investors looking to improve their portfolios.

Now working as a licensed commercial real estate advisor (#SL3619636), Mac specializes in the medical office and industrial real estate sectors. His experience in market research helps to identify effective real estate solutions while ensuring a thorough due diligence process for every client.

Mac specializes in:

- Industrial Real Estate
- Medical Offices



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.



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