

10 Acre Lakeland Residential or Industrial Site

3740 Old Tampa Highway, Lakeland, Florida 33811

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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,690,500
Lot Size:	9.66 Acres
Price / Acre:	\$175,000
Zoning:	R-4 (Residential Medium)
City:	Lakeland
County:	Polk
State:	Florida
PIN:	232821000000044070
Road Frontage:	240 ± FT (Old Tampa Hwy)

Property Overview

This 9.66 ± acre property presents a compelling investment and development opportunity strategically located along Old Tampa Highway with approximately 240 feet of direct frontage. Currently designated for Multi-Family use (under 10 units per acre), the site includes a conceptual plan for a 96-unit townhome development, providing immediate residential development potential. Zoned R-4 (Residential Medium) with future flexibility for Business Park (BP) rezoning, the property is exceptionally versatile, suitable for residential, commercial, or light industrial use subject to municipal approvals. The site is located in a TSDA "Center" overlay district, which allows for additional density (likely between 12-15 units/ac). Situated just minutes from Interstate 4 and major distribution centers, this site benefits from strong logistical connectivity and proximity to a growing employment hub. The surrounding area includes established residential communities and high-traffic industrial corridors, further enhancing the marketability and absorption potential of new development.

Property Highlights

- Strategic location for residential or industrial development
- Ample acreage for versatile project options
- Accessible to major roadways and transportation hubs
- Located in a TSDA "Center" overlay district, which allows for additional density (likely between 12-15 units/ac)

LOCATION DESCRIPTION

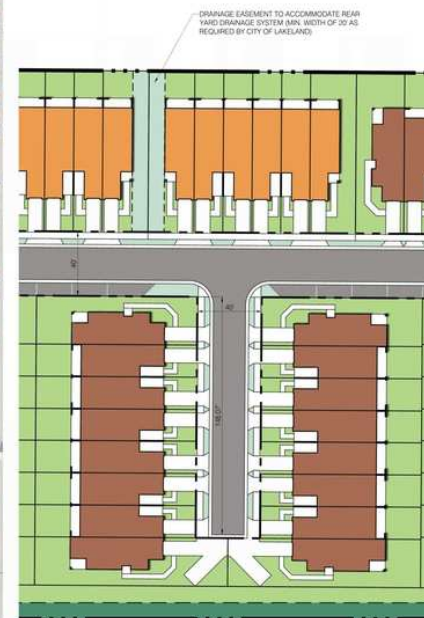


Location Description

This property offers convenient access to several major transportation corridors. Positioned just minutes from Interstate 4, it provides direct connectivity to both Tampa and Orlando, making it a strategic location for commuters, logistics, or commercial operations. The nearby Polk Parkway (SR-570) loops around the city, offering efficient travel to other parts of Polk County and reconnecting with I-4 at multiple points. Additional routes such as US Highway 92 and State Roads 33 and 37 further enhance accessibility to surrounding communities and business hubs.

Lakeland itself is one of Central Florida's fastest-growing metro areas, located between Tampa and Orlando. Known for its blend of small-town charm and regional economic significance, Lakeland is home to major employers like Publix and boasts a strong logistics and distribution sector. The city features a revitalized downtown, cultural landmarks, and scenic lakeside parks, as well as institutions like Florida Southern College and Florida Polytechnic University. With its strong infrastructure, central location, and growing population, Lakeland continues to attract investment and interest across residential, commercial, and industrial sectors.

CONCEPTUAL PLAN

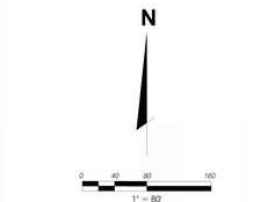


ENLARGED PLAN

SCALE: 1"=80'

DEVELOPMENT SUMMARY

ANNEXATION FOR UTILITIES FROM THE CITY OF LAKELAND		
SITE AREA	±9.80 AC.	
CONDITIONAL USE FOR RL-4 UNDER TCCO	RL-4 = 4 DU/AC TCCO = 12 DU/AC	
MAXIMUM DWELLING UNITS ALLOWED	117 UNITS	
PROVIDED		
6 UNIT TOWNS		
18 FT UNITS	5 BLDGS.	30 DU
20 FT UNITS	3 BLDGS.	18 DU
8 UNIT TOWNS		
20 FT UNITS	6 BLDGS.	48 DU
	TOTAL	96 DU
TOTAL POND AREA (17.28% OF SITE)	±1.694 AC.	
OPEN SPACE REQUIRED	500 SF / DU =	
	48,000 SF	
OPEN SPACE PROVIDED	104,041 SF	
REQUIRED PARKING		
2 SPACES / DU EXCLUDING GARAGES		
96 DU X 2 SPACES =	192 SPACES	
PROVIDED PARKING		
1 PER DRIVEWAY	96 SPACES	
ON-STREET	71 SPACES	
	TOTAL	167 SPACES
WAIVER NEEDED FOR 31 SPACES UNDER TCCO		



THIS PLAN IS BASED ON THE BEST CURRENTLY AVAILABLE SITE INFORMATION WHICH IS PRELIMINARY IN NATURE AND SUBJECT TO SURVEY, CONSTRUCTION, RECORDING, AND RECORDATION. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.

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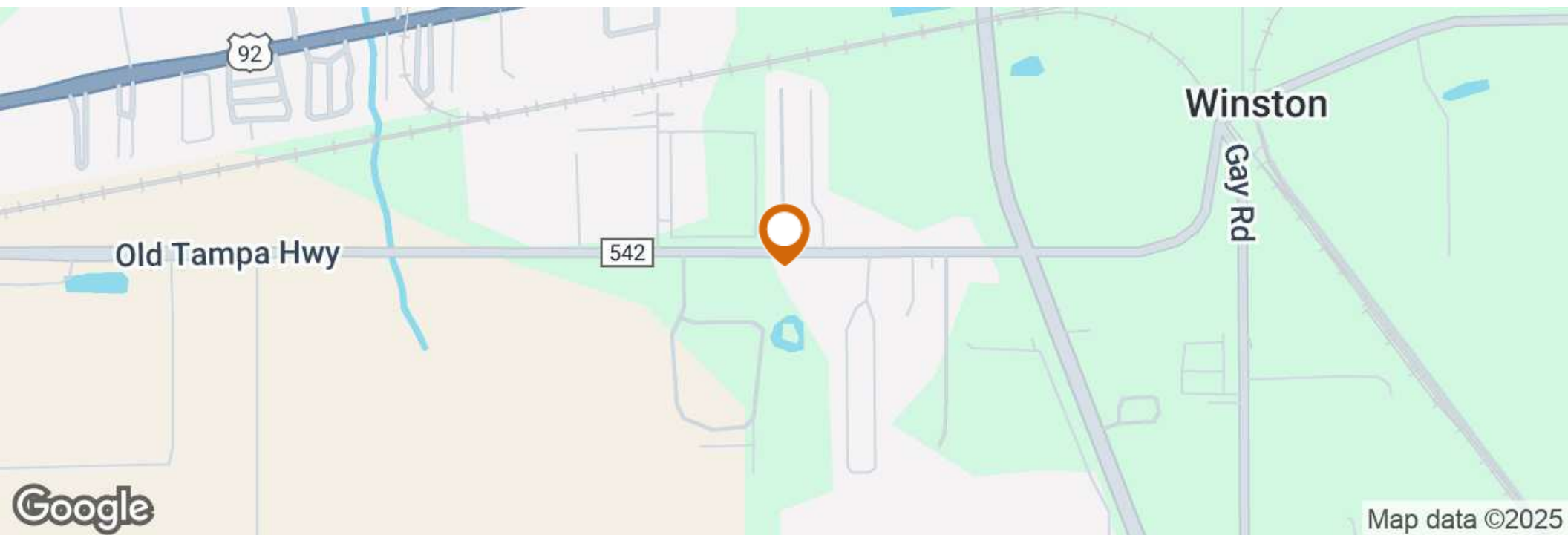
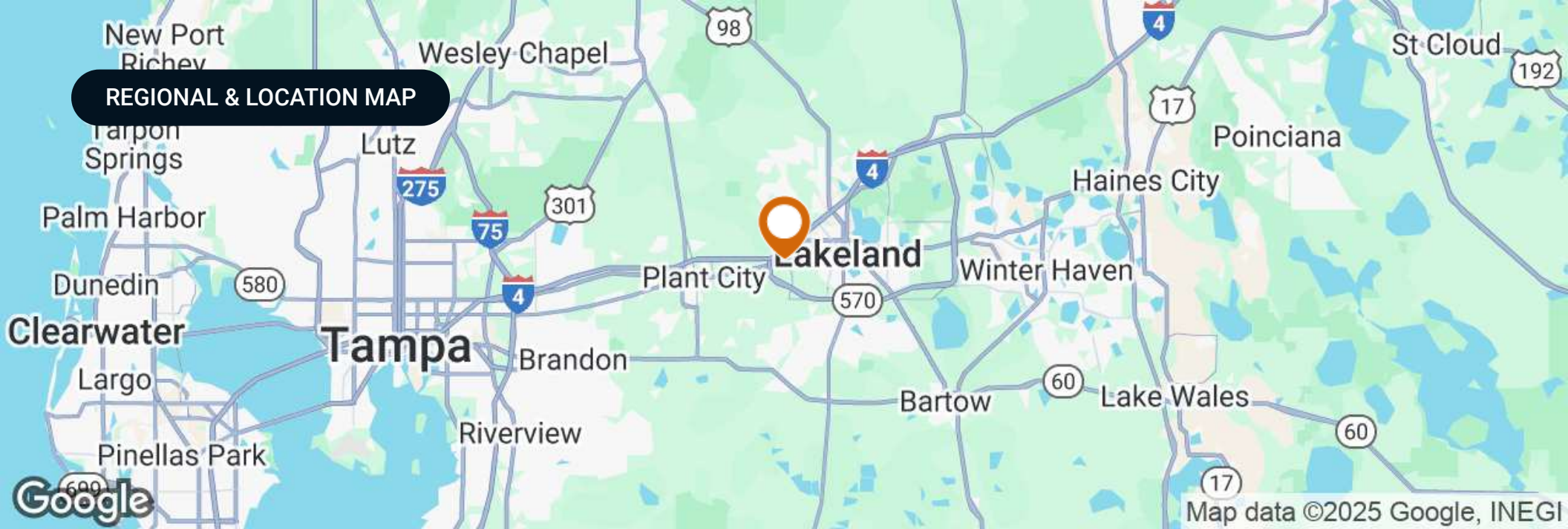
1396 MARK-2025 RJR
02/10/2025 03/10/2025 RJR



Old Tampa Hwy

SECTION 2

Location Information



DEMOGRAPHICS MAP & REPORT

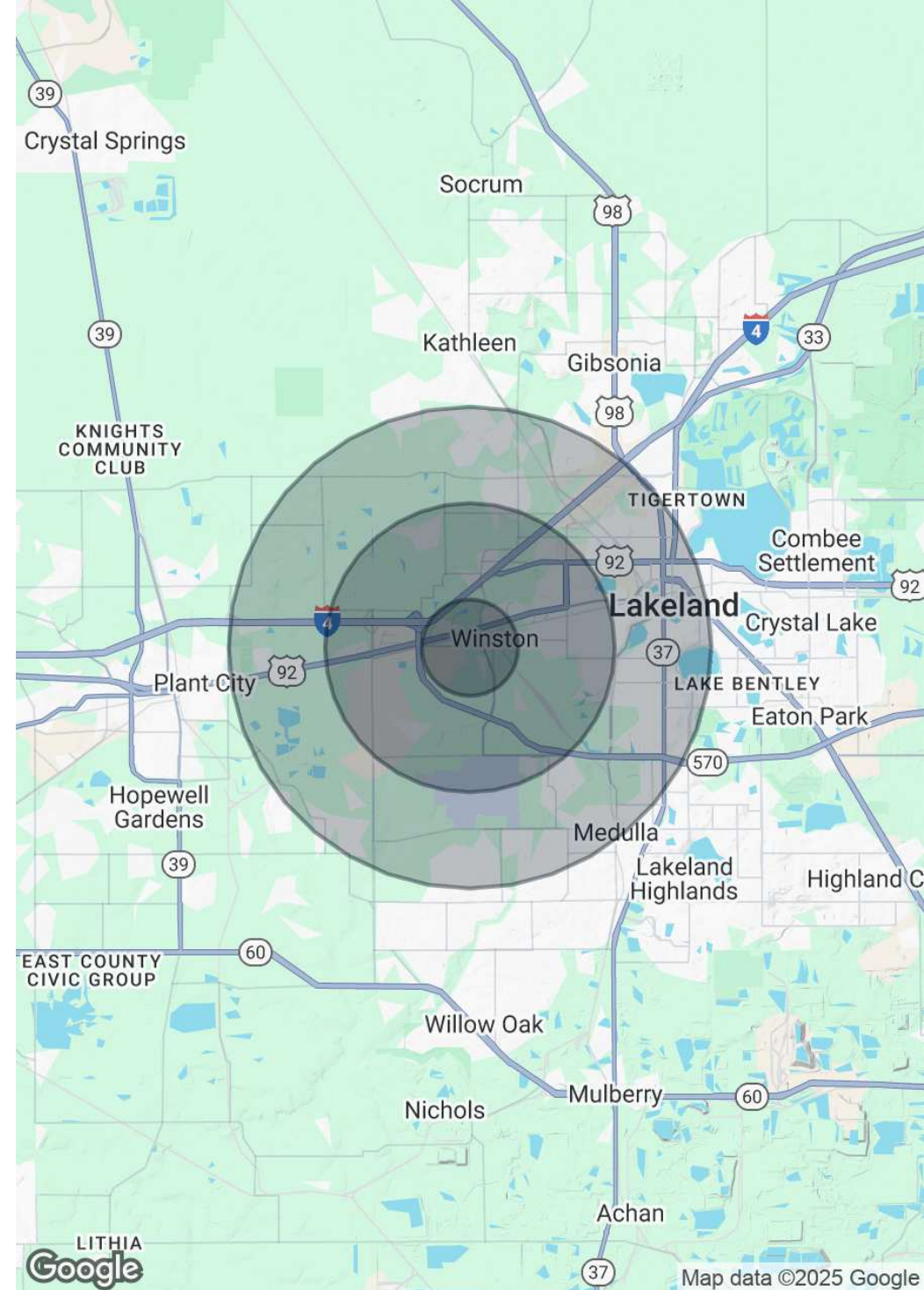
Population

	1 Mile	3 Miles	5 Miles
Total Population	2,142	25,671	106,522
Average Age	45	43	41
Average Age (Male)	45	42	40
Average Age (Female)	46	44	43

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	998	10,431	41,157
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$73,844	\$74,098	\$78,108
Average House Value	\$229,565	\$234,981	\$265,975

Demographics data derived from AlphaMap





SECTION 3

Maps And Photos





ADDITIONAL PHOTOS





SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



Richard 'Mac' Bayless

Research Advisor

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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

ADVISOR BIOGRAPHY



Tyler Davis, ALC

President

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Professional Background

Tyler Davis, ALC, serves as the President of Saunders Real Estate, where he drives the firm's strategic initiatives to ensure continued growth and success in the Southeast U.S.'s competitive real estate market. In his leadership role, Tyler is responsible for guiding the firm's geographic expansion, diversifying its service offerings, and positioning the company for long-term sustainability. He works closely with the executive leadership team to implement forward-thinking business strategies, ensuring the firm remains a trusted leader in the industry.

As President, Tyler is instrumental in shaping the firm's operational direction. His leadership extends to the recruitment of top talent, expanding the firm's advisor team, and fostering a collaborative environment that drives innovation and client-focused service. Beyond operations, Tyler is dedicated to instilling and upholding the firm's core values, which are focused on championing community involvement, maintaining a deep commitment to landowners across the Southeastern U.S, and fostering a culture where colleagues and clients alike are treated like family. His commitment to operational excellence and data-driven decision-making ensures Saunders Real Estate continues to meet the evolving needs of its clients while staying true to its mission of service and stewardship.

Before becoming President, Tyler served as the firm's Chief Financial Officer, where he played a critical role in streamlining financial operations, implementing growth initiatives, and strengthening the company's financial health. His background in financial management, combined with his deep understanding of commercial real estate and land values, gives him a unique ability to navigate complex challenges and capitalize on emerging market opportunities.

Joining Saunders Real Estate in 2019, Tyler brought invaluable experience from his career in public accounting at PwC, where he specialized in tax planning and consulting.

Tyler is a proud graduate of Samford University, where he earned his Bachelor of Science in Accounting, summa cum laude. He also holds a Master of Tax Accounting from The University of Alabama. His professional accolades include being named the Florida Land Broker of the Year, earning a spot in the President's Circle, and serving as President of the Florida Chapter of the Realtors Land Institute (RLI). Outside of his professional life, Tyler is deeply committed to his family, valuing the same strong relationships and sense of community that define Saunders Real Estate.



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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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