



# COUNTY LINE RD & DRANE FIELD RD, LAKELAND, FL - 8 ACRES ZONED BPC-2

4210 COUNTY LINE RD  
LAKELAND, FL 33811

**Craig Morby**  
Senior Advisor  
C: 863.581.0059  
craig.morby@svn.com

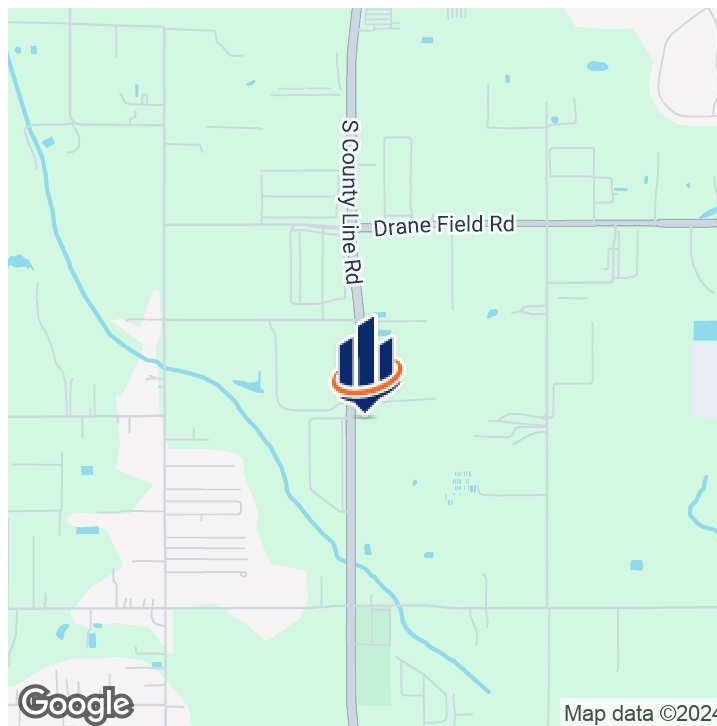
**Eric Ammon, CCIM**  
Senior Advisor  
C: 863.602.1001  
eric.ammon@svn.com

26,000 ±  
Cars/Day

## S County Line Rd



# Property Summary



## OFFERING SUMMARY

Sale Price:	<b>\$2,000,000</b>
Lot Size:	8 Acres
Price/Acre:	\$250,000
Zoning:	BPC-2, Unincorporated Polk County
APN:	23-29-06- 000000-043010 & 23-29-06- 000000-043050
Traffic Count:	26,000 ± Cars/Day

## PROPERTY OVERVIEW

Located in one of the fastest growing counties in the United States, this property offers 8 acres and has an effective BPC-2 zoning classification, allowing such uses as self storage, commercial vehicle parking, light manufacturing, retail and many more. This property is made up of two separate tax parcels, one of 5 acres and the other 3. There is a man made body of water on the property, which we understand can be filled in, if needed.

There is currently a single family home on the property, in which the owners live. Although the home structure offers value, the property is seen as more of a development opportunity vs. its current use.

The property offers 212' of frontage on County Line Road. This roadway is the dividing line between Polk and Hillsborough County. There is a 50' setback to the north to allow a line between a commercial project and the existing residential neighborhood.

4210 County Line Road is located within minutes of Interstate 4 at Exit 25, State Road 60 and US 92. Both SR 60 and US 92 are thoroughfares that run across the state. It is also located minutes from major amenities in Lakeland, including Lakeside Village and downtown.





26,000 ±  
Cars/Day

**S County Line Rd**







## PROPERTY HIGHLIGHTS

- High profile location on County Line Road in Lakeland, FL, and one of the last larger parcels available in the Drane Field to Medulla Road corridor.
- 8 acres zoned BPC-2. Uses include - self storage, commercial vehicle parking, car and truck wash, equipment sales, light manufacturing, office, retail, restaurant, vehicle related. [Some uses may require an elevated level County approval, but not a rezone]
- A man made pond exists on the property covering approx. 2.5-3 acres. Depths may range from 3-11 feet. A former interested party was advised this pond could be filled. In the meantime, it may provide natural retention, in whole or part.
- There is a 50' setback on the north side of the property buffering the residential neighborhood.
- 262 Feet [-50 setback] feet of frontage along County Line Road. 26,000 AADT..
- There are several industrial/warehouse projects underway on this corridor and on Hamilton Road to the east. Among them, a new Circle K at the corner of Drane Field and County Line Road, and a 156,000 SF warehouse being built by well known local warehouse owners, the Ruthvens.
- To the north of the property, 14 acres is under contract to a developer, and Trimac Builders have secured 20 acres just to the South.
- On Hamilton Road, a large project is underway just behind the subject, and similarly another project appears to be underway on the Drane Field and Hamilton Road corner.





## PROPERTY HIGHLIGHTS

- The Amazon warehouse/distribution center is located nearby and encompasses 1,000,000 square feet. It has been a major catalyst, not only for the immediate area, but the City in general. Joining Amazon along this corridor are warehouses for Publix, O'Reilly Auto Parts, Ace Hardware and Home Depot, amongst many others.
- Publix is located a mile from the site at Pipkin Road. This plaza was built in the past two years. Hawthorn Ranch, a very large single family home development, built by DR Horton, is continuing construction at Pipkin Road just west of the airport. There are also two new apartment complexes under construction at Harden Blvd and the Polk Parkway.
- Lakeside Village is a large retail shopping center offering several anchors, a movie theater, retail, and restaurants only 10 minutes away. Downtown Lakeland is a 15 minute drive.
- Lakeland Linder International Airport is more than just a regional airport and is only 2 miles away. The airport is a large hub for Amazon, soon to have 32 flights in and out every day. Avelo Airlines is now flying out of the airport, with several current destinations and adding more destinations in November 2024.
- Utilities - Owner currently uses well and septic on the property. There is a 12" water main owned by Lakeland Electric that can be accessed.
- Hotels in the area include the Hilton Garden Inn and Staybridge Suites at Linder airport, and the Residence Inn and Courtyard Inn at Lakeside Village.
- Port of Tampa, and City of Tampa are 25 miles away, 40 miles to Disney and just over 50 miles to downtown Orlando.
- Property taxes - \$3,290



# Market Area Map





# Surrounding Area



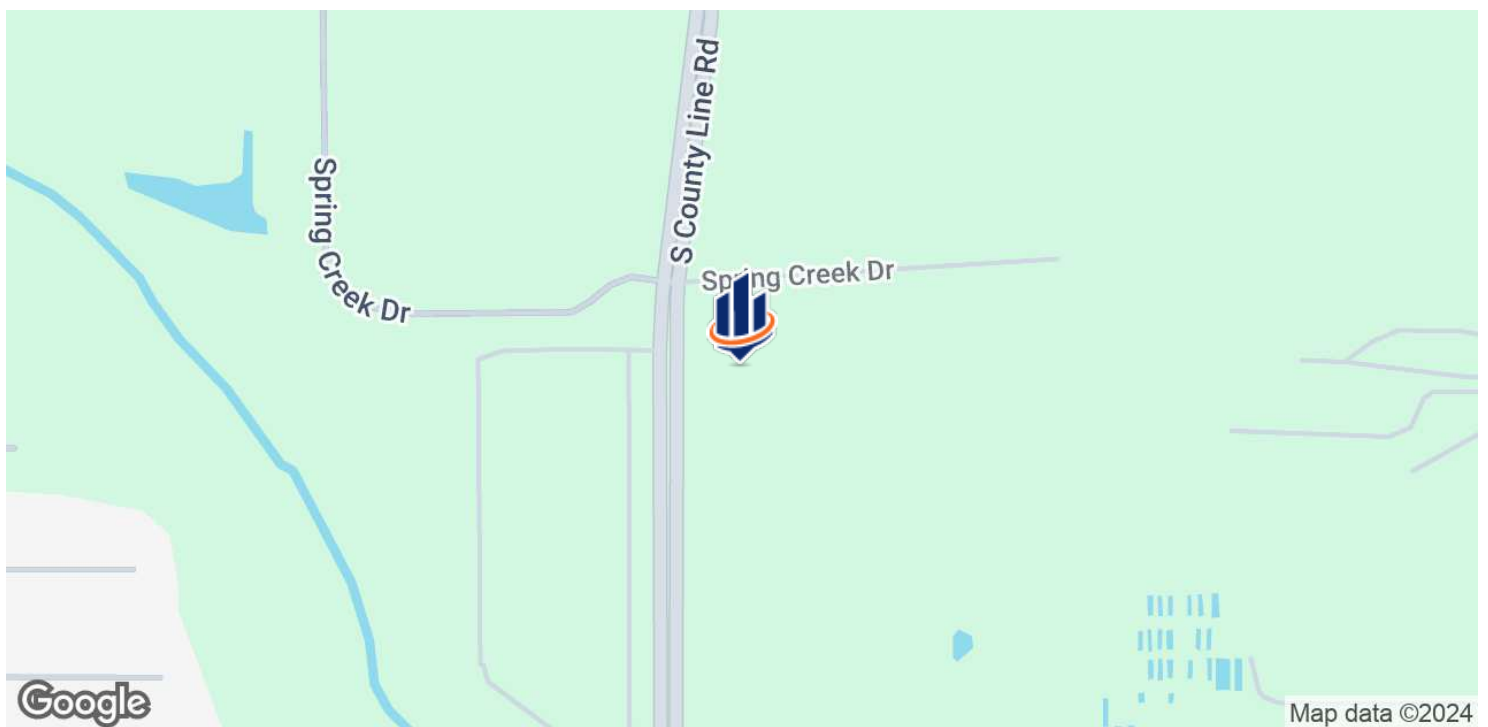
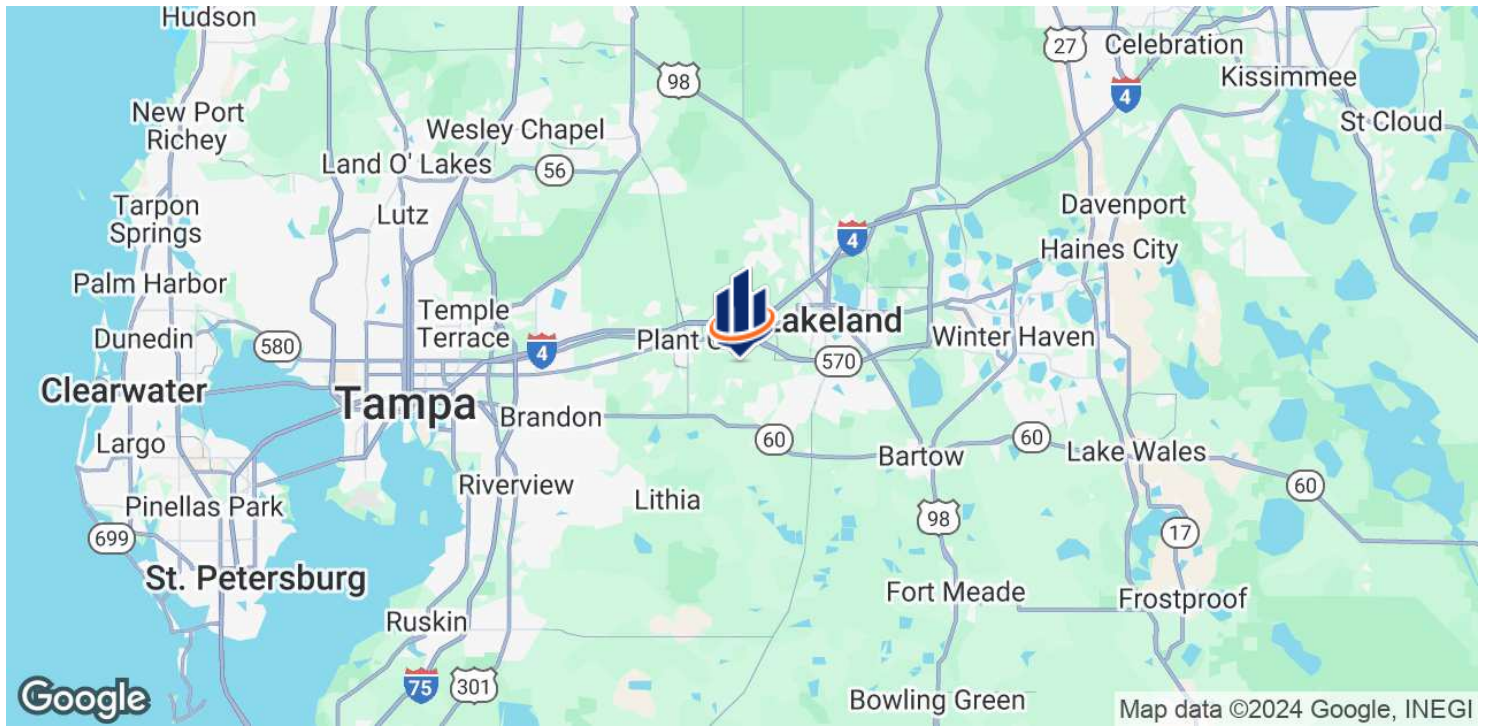


# Additional Photos





# Regional & Location Map







**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.

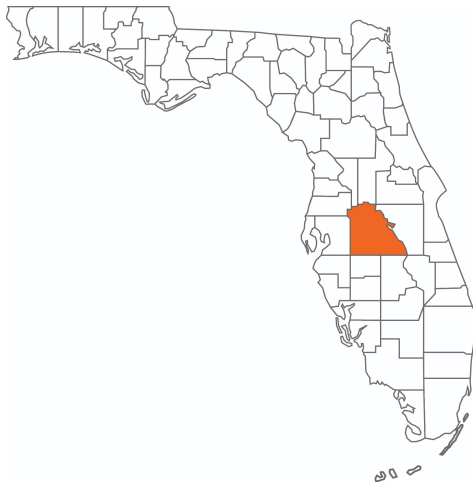
Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland’s living room", Downtown Lakeland truly embodies the city’s community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and 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.





## POLK COUNTY FLORIDA

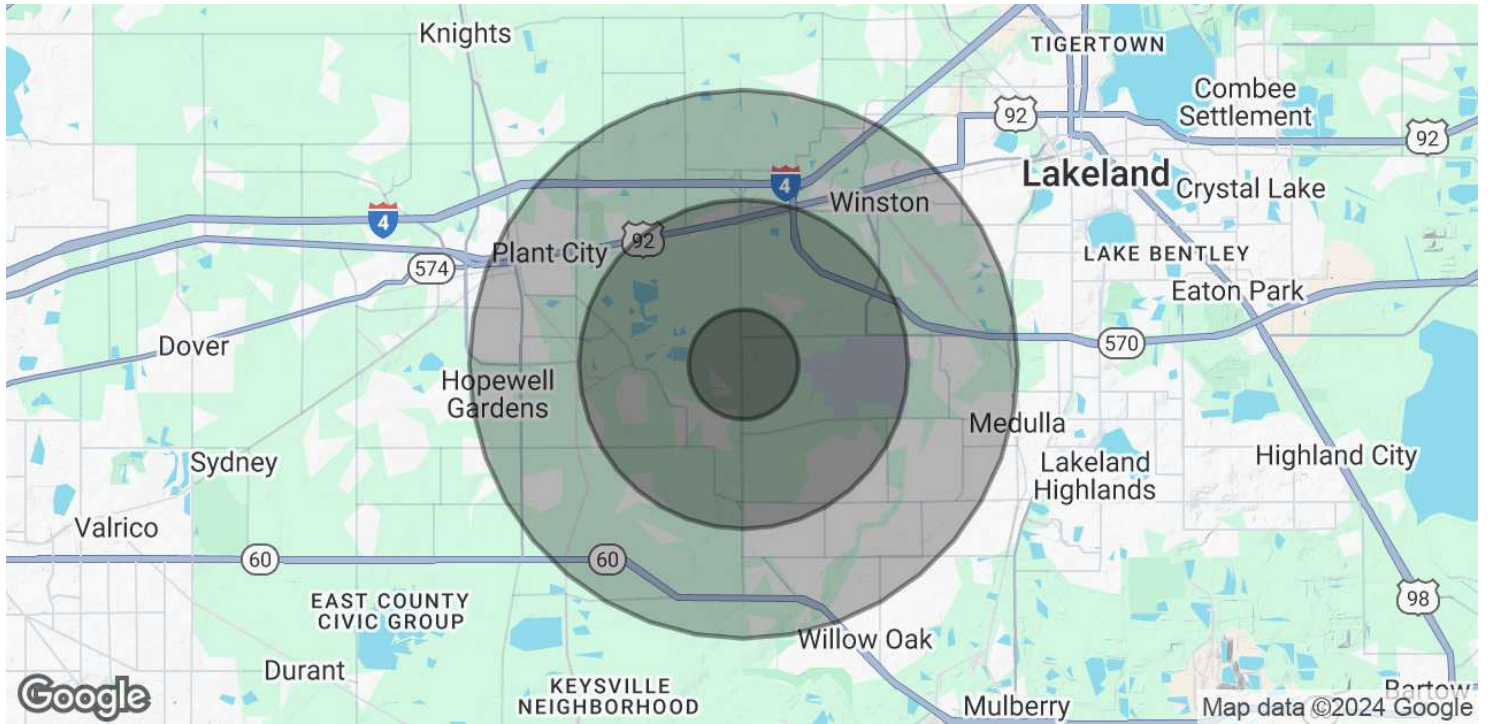


Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

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.



# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,204	14,227	74,284
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	41	41	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	387	4,962	27,102
# of Persons per HH	3.1	2.9	2.7
Average HH Income	\$101,377	\$101,662	\$89,564
Average House Value	\$361,052	\$353,955	\$313,754

Demographics data derived from AlphaMap





## CRAIG MORBY

Senior Advisor

craig.morby@svn.com

Direct: 877.518.5263 x442 | Cell: 863.581.0059

### PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

### MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board





**ERIC AMMON, CCIM**

Senior Advisor

eric.ammon@svn.com

Direct: 877.518.5263 x353 | Cell: 863.602.1001

## PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member [CCIM] designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

## MEMBERSHIPS

Certified Commercial Investment Member





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**HEADQUARTERS**

1723 Bartow Rd  
Lakeland, FL 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
386.438.5896

**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

**GEORGIA**

203 E Monroe Street  
Thomasville, Georgia 31792  
229.299.8600

**ARKANSAS**

112 W Center St, Suite 501  
Fayetteville, Arkansas 72701  
479.582.4113

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