



# LAKE WALES INDUSTRIAL & TECHNOLOGY PARK CITY LOTS

1550 LONGLEAF BLVD  
LAKE WALES, FL 33859

Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS  
C: 863.738.2246  
gary.ralston@svn.com

Sid Bhatt, CCIM, SIOR  
C: 704.930.8179  
sid.bhatt@svn.com

Maricruz Gutierrez Mejia  
C: 863.978.3751  
maricruz.g.mejia@svn.com

Trace Linder  
C: 863.287.3281  
trace.linder@svn.com



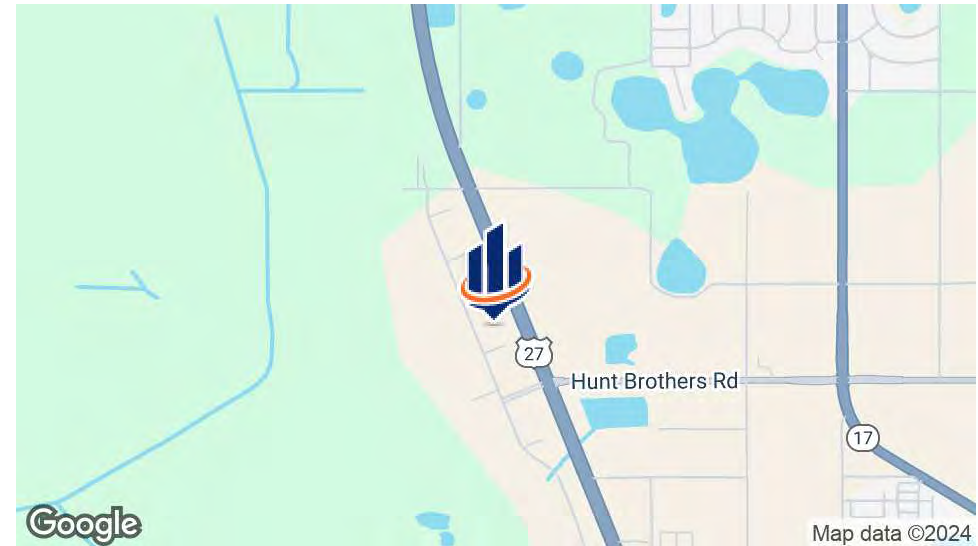
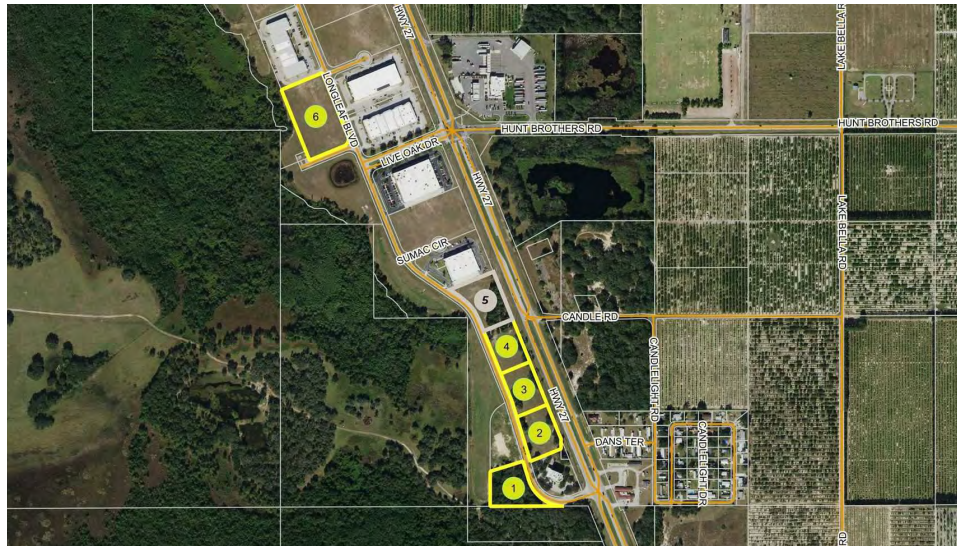
I-4  
26 ± Miles



Longleaf Blvd



# Property Summary



## OFFERING SUMMARY

Sale Price:	See Page 6
Total Acreage Available:	11.03 ± Acres
Market:	Southeast Polk County
APN:	273014927041000250, 273014927041000060, 273014927041000050, 273014927041000040, 273014927041000020
Road Frontage:	1,275 ± FT [US 27]
Traffic Count:	22,602 Cars/Day [US 27]
Zoning:	Business Park [BP]

## PROPERTY OVERVIEW

Five [5] shovel ready lots available along with other parcels as needed. The lots are located within the City of Lake Wales, in prime condition for development. All lots have the flexibility to be sold together for a total of 11.03 ± acres. The current Business Park zoning allows for a variety of uses such as manufacturing, fabrication, and warehouse/distribution.

This property is also in the path of development as there are currently numerous residential and commercial developments underway. These developments will have a major economic impact in the area.

## PROPERTY HIGHLIGHTS

- Multiple access points along US Hwy 27
- Exposure to US Hwy 27
- Proximity to Tampa and Orlando

# Location & Zoning Description



## LOCATION DESCRIPTION

This property is located just 1.5 ± miles south of the intersection of State Road 60 and US Hwy 27. Both State Road 60 and Hwy 27 are major thoroughfares in the area that provide access to the entire State.

Hwy 27 has its southern terminus is at US 1 in Miami, Florida and its northern terminus is at Interstate 69 [I-69] in Fort Wayne, Indiana. State Road 60 runs east-west through Central Florida with its western terminus in Clearwater Beach and its eastern terminus at Vero Beach.

This prime location ensures efficient connectivity to key markets and cities, facilitated by proximity to I-75 and I-4. Orlando is only over an hour drive north and Tampa is only over an hour drive west of the site.

## ZONING DESCRIPTION

The zoning that City of Lake Wales has for the lots is Business Park [BP]. "This district is intended for discrete areas established and designed for a mixture of professional, light industrial, wholesale, and professional uses, including hotels and motels and car dealerships, and excluding retail, drive-up restaurants, service and other commercial uses catering directly to consumers except those accessory to a principal use."

# Permitted Uses

## PERMITTED USES

- Warehouse/Distribution
- Manufacturing–Light
- Assembly and fabrication
- Hotel
- Animal hospital
- Veterinarian or small animal hospital
- Medical office [one practitioner]
- Health service
- Restaurants, eat-in 5, 7
- Mobile Food Vending/Mobile Food Dispensing Vehicles \*
- Farming, crop 4 or nursery without retail sales
- Schools, training [other than athletic or music]
- Schools, athletic or music
- Cultural facilities
- Auto, truck, or motorcycle dealer
- Auto parking establishments (principal use)
- Indoor Shooting Ranges
- Artisan Production, small scale
- Artisan Production, large scale
- Bank
- Bank with drive-up window
- Construction support–Light
- Laboratory, research
- Mini-storage
- Office, professional [except medical]
- Public facilities and offices\*\*



# All Lots Available - Pricing

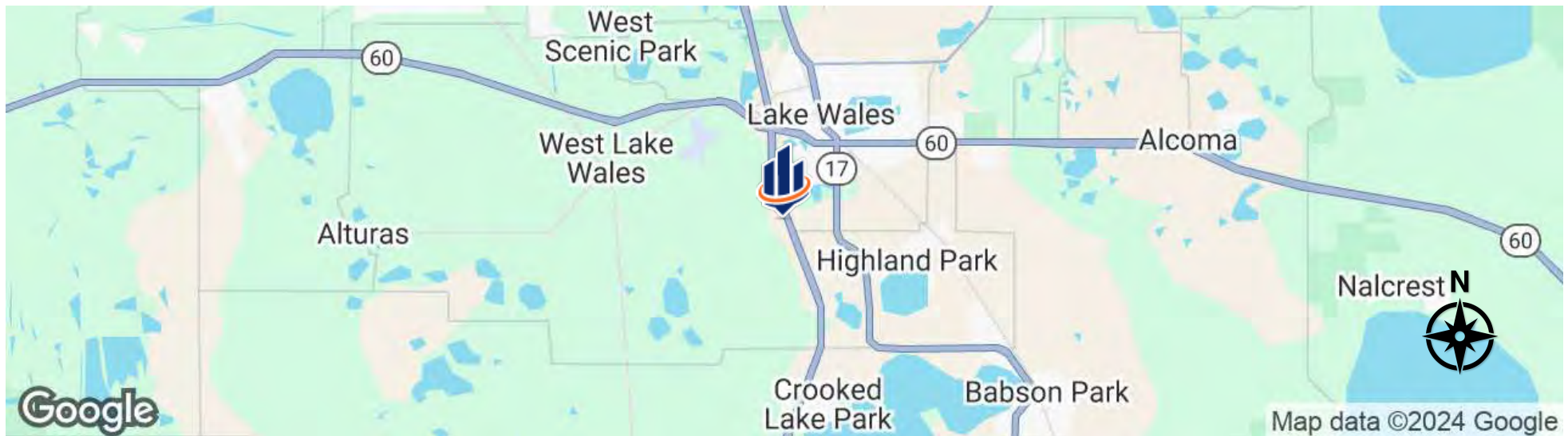
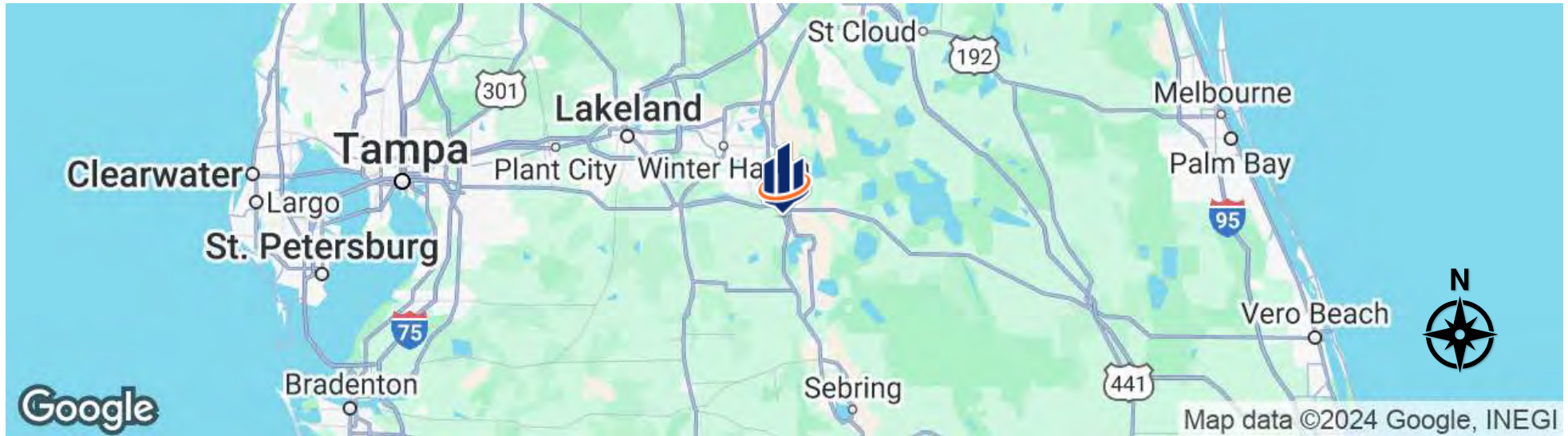


LOT #	ACREAGE	PRICE OR LEASE RATE
Lot 1	2.02 ± Acres	\$191,900
Lot 2	1.83 ± Acres	\$173, 850
Lot 3	1.67 ± Acres	\$158,650
Lot 4	1.66 ± Acres	\$157,700
Lot 5	2.08 ± Acres	<b>PENDING</b>
Lot 6	3.85 ± Acres	\$308,000
Lot 7	3.69 ± Acres	Negotiable
Lot 8	2.47 ± Acres	Negotiable
<b>TOTAL</b>	<b>17.19 ± ACRES</b>	

22,600 ±  
Cars/Day



# Regional & Location Map





# About Longleaf Park Companies



## MERLIN ENTERTAINMENTS GROUP FLORIDA LLC

Merlin Entertainments is a global leader in location-based, family entertainment. As one of the world's largest attraction operators, we create and deliver memorable, immersive brand experiences for our millions of guests. Legoland Florida Resort located in Winter Haven, Florida is part of the Merlin Entertainments Group.



## SOVAL

Soval has been serving for over 50 years, Since 1971! One of the largest distributors and importer of valves, fittings and other flow control products to the plumbing, irrigation, waterworks, fire protection, agriculture and utility industries.



**BUILT FOR BOWLING**

## KEGEL

World-renowned training facility where all bowlers become their best. Over the past three decades Kegel has grown into a world-class organization with several product divisions, over 100 employees, and a specially designed 74,000 sq. ft. state-of-the-art facility located in Lake Wales, Florida.



## PROGRAM A

### QUALIFIED TARGET INDUSTRY

### HIGH-WAGE JOB CREATION

Preapproved applicants who build a new facility, or expand a current facility and create qualified target sector industry high-wage jobs in the City of Lake Wales may receive, up to a 50% to 90% reduction of applicable impact fees. Contact us for eligibility details.

Applicable to City impact fees.

NUMBER OF JOBS CREATED	REQUIRED % OF POLK COUNTY'S AVERAGE ANNUAL WAGE	CAPITAL INVESTMENT	MITIGATION AMOUNT*
10 - 50	115%	\$3 MILLION	50%
51 - 100	115%	\$3 MILLION	70%
101+	115%	\$3 MILLION	90%
MINIMUM OF 10	125%	\$3 MILLION	50%
MINIMUM OF 10	150%	\$3 MILLION	90%

\* For eligible projects, 50% of the approved mitigation amount will be deducted from the amount due at the time the building permit is issued. The job creation requirements must be met within five (5) years of Certificate of Occupancy in order to qualify for the remaining 50% of the approved mitigation amount.

#### TYPES OF TARGET SECTOR BUSINESSES

- Advanced Manufacturing
- Research & Technology
- Argubusiness & Agritechnology
- Logistics, Supply Chain & Distribution
- Entertainment, Arts & Tourism
- Health Sciences

## PROGRAM B

### BUILDING INVENTORY DEVELOPMENT

Preapproved applicants who construct new commercial building inventory (spec building) of at least 20,000 square feet, to accommodate land development regulations permitted industrial uses, are eligible for a reduction of applicable impact fees. Mitigation may only be applied to a maximum of 400,000 square feet; square footage beyond that is subject to applicable impact fees.

Applicable to City impact fees.

NEW BUILDING INVENTORY SQUARE FOOTAGE	TOTAL MITIGATION AMOUNT
20,000 - 400,000	50%

Mitigation may only be applied to a maximum of 400,000 square feet; square footage beyond that is subject to applicable impact fees.

#### TYPES OF INVENTORY DEVELOPMENT

- Commercial Inventory Space
- Warehouse Distribution
- Manufacturing
- Research Technology
- Assembly & Fabrication
- Cultural Facilities

City of Lake Wales: Sara Irvine (863) 678 - 4182 ext. 1188 [sirvine@lakewalesfl.gov](mailto:sirvine@lakewalesfl.gov)

Lake Wales Economic Development Council: Skip Alford (863) 676 - 3445 [skip@lakewaleschamber.com](mailto:skip@lakewaleschamber.com)

# Polk County Ad Valorem Tax Exemption (AVTE)



New or Expanding Polk County Qualified Business		
Capital Investment	AVTE Percentage Earned	Years Earned
\$10-\$24 Million*	10%	3
\$25-\$49 Million	20%	4
\$50-\$74 Million	25%	5
\$75-\$124 Million	30%	6
\$125 Million & Above	40%	6
New Jobs	AVTE Percentage Earned	Years Earned
10-49 Employees*	10%	1
50-99 Employees	20%	1
100-199 Employees	25%	2
200 Employees & Above	30%	3
Wage	AVTE Percentage Earned	Years Earned
115%-124% of County*	10%	1
125%-149% of County	20%	1
150%-199% of County	25%	2
200% of County & Above	30%	3

\*Projects must meet the minimum requirement for each category. Maximum length of exemption allowed is 10 years regardless of the table shown above.

## POLK COUNTY AD VALOREM TAX EXEMPTION (AVTE)

The exemption was implemented to support economic growth and enhance the county's ability to be competitive. To be eligible, a company must be a qualified target industry, create a minimum of 10 new jobs and meet the programs wage requirement. Projects must invest a combined minimum of \$10 million in building and equipment [real and tangible property]. The exemption must be approved by the Board of County Commissioners before any improvements to real property are made.

Example: A technology company locating their headquarters in Polk County commits to invest \$30 million in building and equipment. Adding 150 new jobs with average wages exceeding 200% of the County's average wage. Using the charts, we get the following results:

- The CapEx will earn the company a 20% exemption for a term of 4 years
- Additionally, 150 jobs would earn the company an additional 25% and 2 additional years.
- Lastly, 200% of the average wage would increase the AVTE percent by 30% and 3 additional years.

The result of the calculations yield a 75% AVTE for a term of 9 years.

# State & Regional Incentive Programs



## STATE INCENTIVE PROGRAMS

### Quick Response Training Grant (QRT)

The QRT grant is available to new or expanding businesses to help fund customized training for new employees. Reimbursable training expenses include instructors'/trainers' wages, curriculum development, and textbooks/manuals. Because this program is customized, flexible, and responsive to individual company needs, funds are determined on a case-by-case basis.

### High Impact Performance Incentive Grant (HIPI)

The High Impact Performance Incentive is a negotiated grant available to companies with a headquarters relocation project or those operating in a high-impact sector of one of Florida's key industries, including clean energy, financial services, life sciences, semiconductors and transportation equipment manufacturing. In order to qualify, businesses must create 50 new full-time jobs [25 for Research & Development facilities] and make a cumulative investment of \$50 million [\$25 million if R&D] during a three-year period. If approved, 50 percent of the award is distributed at the beginning, followed by 50 percent once employment and investment goals are met.

### Capital Investment Tax Credit (CITC)

Up to 20 years in corporate tax credits are available to companies with a headquarters relocation project or operating in the clean energy, financial services, life sciences, semiconductors or transportation equipment manufacturing sectors. In order to qualify, businesses must create 100 new full-time jobs in three years and make a total investment of a minimum of \$25 million.

## REGIONAL INCENTIVE PROGRAMS

### Duke Energy Economic Development Rider

Reduction of base rate demand and energy charges for companies that add 25 net new jobs and have an electrical demand of 500 kWh of which a minimum load factor of 50% must originate from a single point of delivery. Capex must exceed \$500,000.

### TECO Energy Economic Development Rider Program

Reduction of base rate demand and energy charges for companies that add 25 full-time equivalent new jobs and have an electrical demand of 350 kWh from a single meter.

### Florida Public Utilities Natural Gas Commercial Rebate

Rebates are available for new natural gas commercial appliances. Amounts vary by rebate category and customer class.

### Foreign Trade Zone (FTZ 79)

International businesses can take advantage of added import flexibility on products for re-export and enjoy cash flow benefits and substantial savings on import fees.

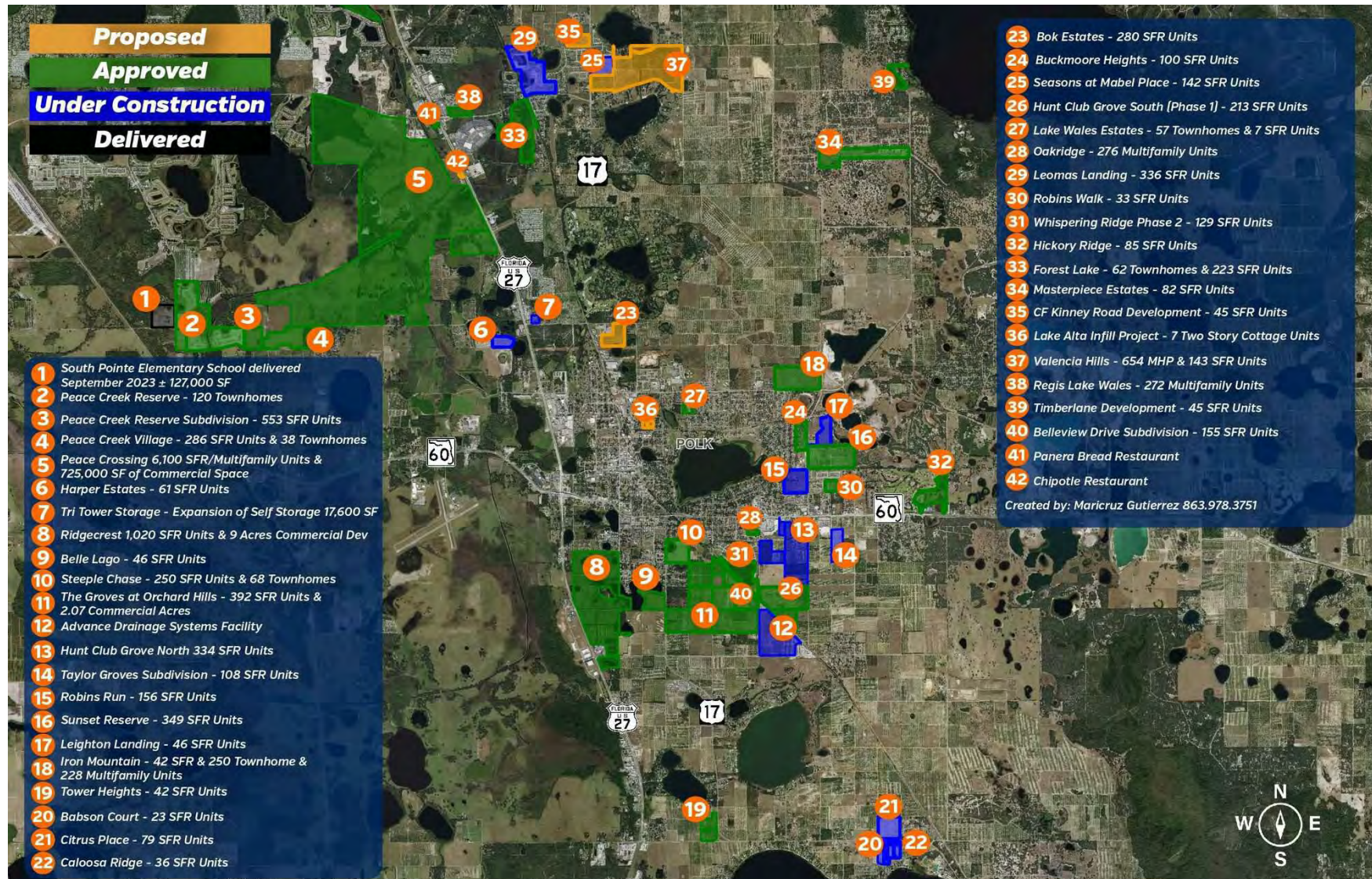
*\*All incentives are performance-based and require a completed application and must be approved by the Polk County Board of County Commissioners.*



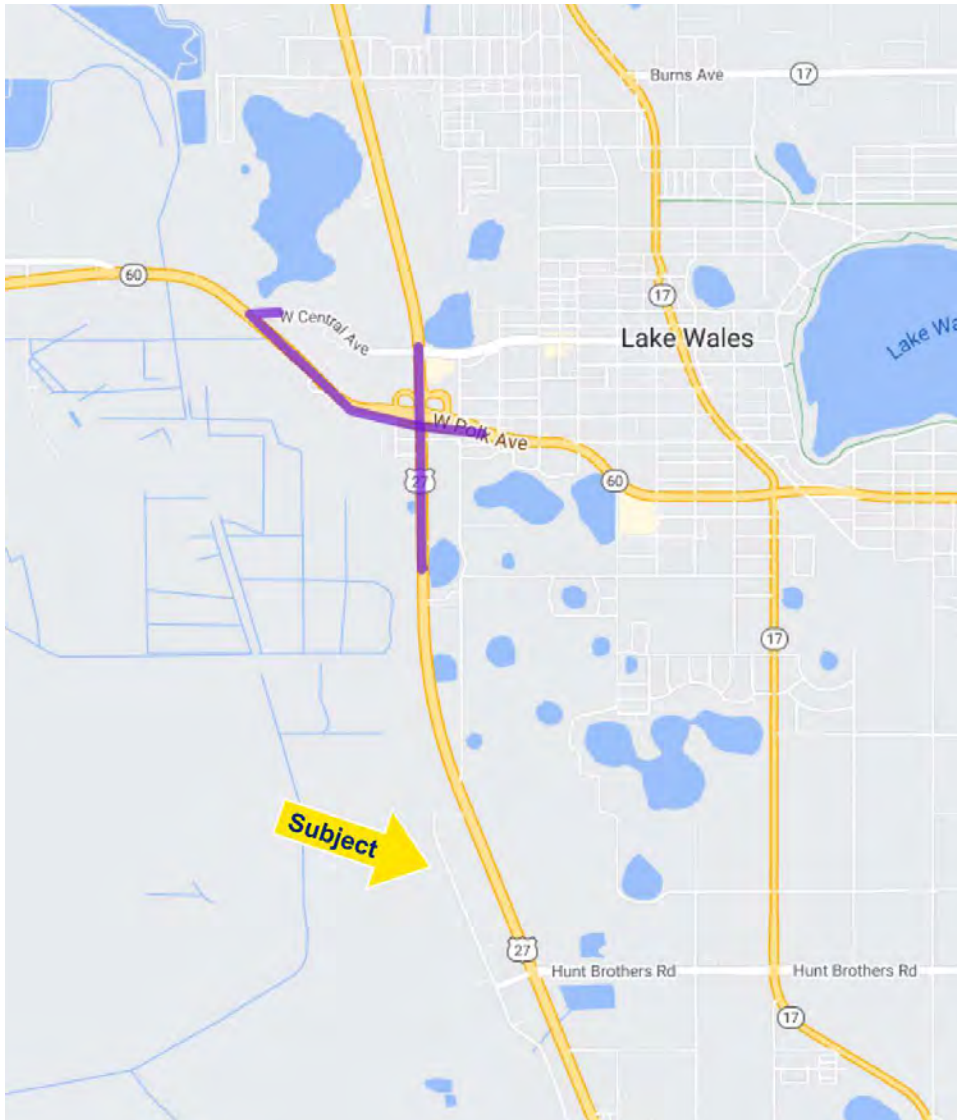
**KEGEL TRAINING CENTER**  
BUILT FOR BOWLING

**SOVAL**™

# Nearby Developments



# US 27 At SR 60 Interchange Project



## PROJECT DESCRIPTION

The Florida Department of Transportation's (FDOT) contractor, Prince Contracting, LLC, began construction in early September 2020 to reconstruct the interchange at US 27 and SR 60 in Polk County. US 27 and SR 60 have been widened from four to six lanes.

The project has been recently completed and it will have a positive impact on nearby properties as well as improve transportation needs in the area.

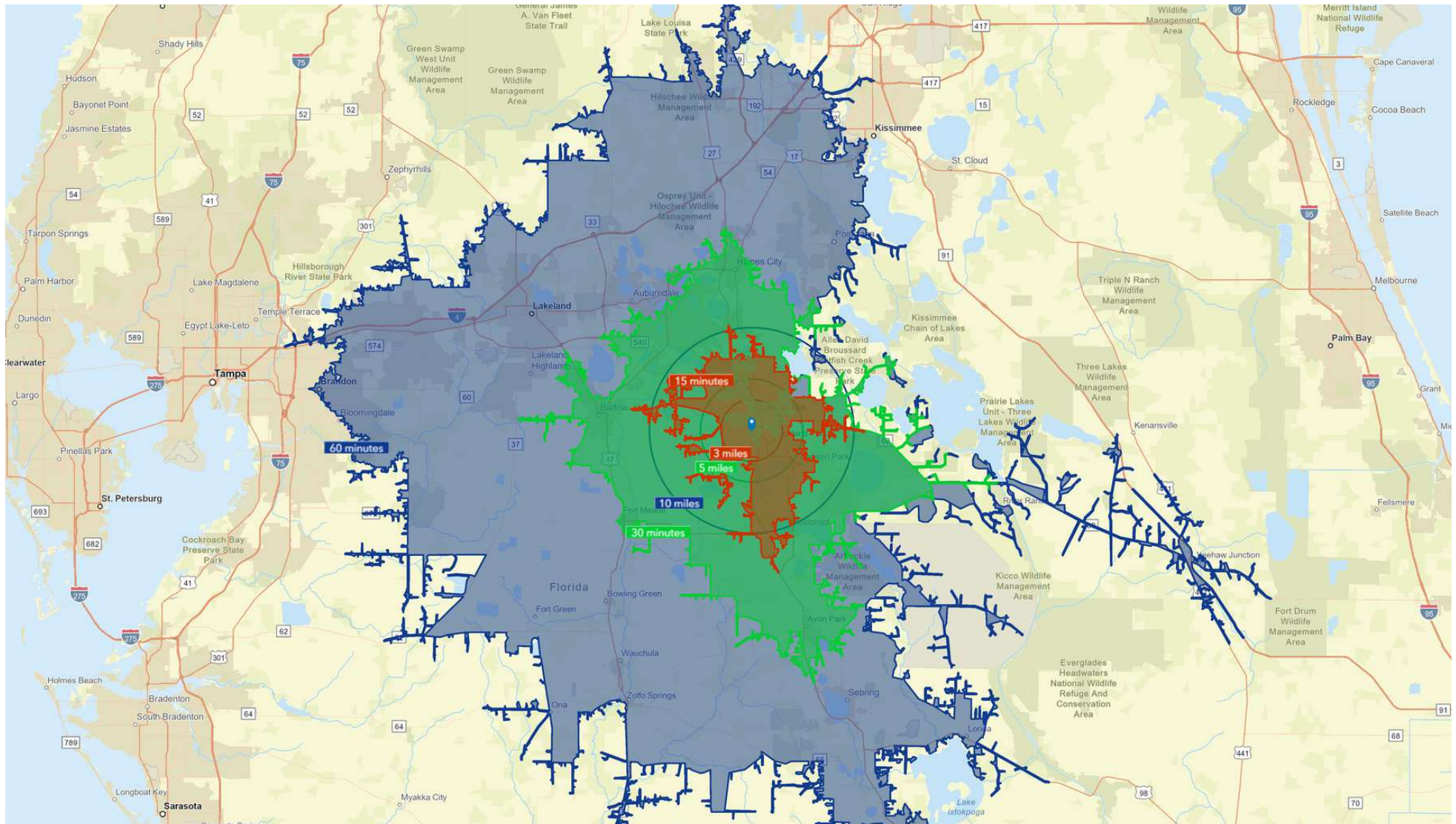
## US 27 IMPROVEMENTS INCLUDED:

- Widen roadway from four lanes to six 11-foot lanes
- Paved shoulders with the outside shoulder designated as a buffered bicycle lane
- Curb and gutter along the inside and outside
- Install a closed drainage system
- Six-foot sidewalks

## SR 60 IMPROVEMENTS INCLUDED:

- Construct a new bridge over US 27
- Widen roadway from four to six 11-foot lanes
- Install a seven-foot bicycle lane
- Curb and gutter along the inside and outside
- Closed drainage system
- Six-foot sidewalks

# Drive Times & Mile Radius





# Benchmark Demographics



	3 Mile	5 Miles	10 Miles	15 Mins	30 Mins	60 Mins	City of Lake Wales	Polk County	FL	US
Population	14,369	25,942	93,881	56,998	301,105	1,309,841	17,233	812,640	22,779,514	338,440,954
Households	5,535	9,983	37,050	22,559	114,676	484,624	6,979	303,601	9,084,882	130,716,571
Families	3,569	6,528	24,870	14,968	77,047	334,266	4,554	207,373	5,826,884	83,629,781
Average Household Size	2.55	2.55	2.51	2.48	2.58	2.66	2.43	2.62	2.45	2.53
Owner Occupied Housing Units	3,150	6,474	26,972	15,577	81,975	341,055	4,253	216,091	6,029,935	84,133,084
Renter Occupied Housing Units	2,385	3,509	10,078	6,982	32,701	143,569	2,726	87,510	3,054,947	46,583,487
Median Age	38.7	41.4	44.4	45.2	42.5	40.9	44.2	41.2	43.5	39.3
<b>Income</b>										
Median Household Income	\$46,365	\$50,829	\$56,636	\$54,193	\$56,385	\$65,986	\$52,681	\$63,515	\$74,715	\$79,068
Average Household Income	\$66,122	\$69,646	\$75,705	\$72,481	\$76,656	\$88,511	\$69,412	\$83,346	\$105,305	\$113,185
Per Capita Income	\$25,235	\$27,294	\$29,809	\$29,026	\$29,311	\$32,774	\$28,141	\$31,188	\$42,078	\$43,829

- Over 301,000 people with a median age of 42.5 within a 30-minute drive from the property.
- Median household income of over \$56,000 within a 10-mile radius from the property.

# Benchmark Demographics



3 Mile 5 Miles 10 Miles 15 Mins 30 Mins 60 Mins City of Lake Wales Polk County FL US

## Households by Income

<\$15,000	18.50%	15.10%	10.70%	12.00%	11.10%	8.90%	17.00%	9.30%	8.40%	8.60%
\$15,000 - \$24,999	11.10%	10.50%	8.50%	8.40%	9.20%	7.30%	9.50%	8.00%	6.60%	6.30%
\$25,000 - \$34,999	9.60%	10.80%	11.10%	11.20%	11.10%	9.50%	9.00%	10.30%	7.40%	6.70%
\$35,000 - \$49,999	13.50%	12.90%	14.40%	14.60%	13.30%	12.70%	12.50%	12.90%	11.00%	10.10%
\$50,000 - \$74,999	12.80%	14.20%	15.60%	16.30%	16.00%	16.30%	13.90%	15.20%	16.90%	15.70%
\$75,000 - \$99,999	12.80%	14.00%	13.90%	14.20%	13.60%	13.80%	16.40%	14.20%	13.60%	12.80%
\$100,000 - \$149,999	14.70%	14.90%	17.10%	15.80%	16.40%	18.20%	14.90%	18.70%	17.20%	17.60%
\$150,000 - \$199,999	4.80%	4.80%	5.50%	4.60%	5.50%	7.20%	4.10%	6.70%	8.60%	9.50%
\$200,000+	2.30%	2.80%	3.20%	2.90%	3.90%	6.20%	2.70%	4.60%	10.40%	12.60%

## Population by Age

0 - 4	6.40%	5.70%	5.10%	5.00%	5.40%	5.30%	5.50%	5.40%	4.70%	5.50%
5 - 9	6.60%	6.00%	5.50%	5.40%	5.80%	5.70%	5.70%	5.70%	5.10%	5.80%
10 - 14	6.90%	6.40%	6.00%	5.80%	6.20%	6.20%	6.20%	6.20%	5.40%	6.00%
15 - 19	6.80%	6.70%	6.20%	6.10%	6.30%	6.40%	5.90%	6.30%	5.80%	6.40%
20 - 24	6.50%	6.20%	5.70%	5.70%	5.90%	6.40%	5.50%	6.30%	6.10%	6.80%
25 - 34	12.20%	11.50%	10.80%	10.60%	11.60%	12.60%	11.10%	12.40%	12.30%	13.50%
35 - 44	12.40%	11.50%	11.40%	11.10%	11.90%	12.50%	11.00%	12.40%	12.50%	13.30%
45 - 54	10.60%	10.20%	11.10%	10.30%	11.20%	11.90%	9.40%	11.60%	12.10%	12.10%
55 - 64	11.50%	11.80%	12.70%	12.30%	12.40%	12.20%	11.60%	12.30%	13.30%	12.30%
65 - 74	10.90%	12.80%	13.80%	14.60%	12.70%	11.50%	15.00%	11.90%	12.30%	10.40%
75 - 84	6.50%	8.40%	9.20%	10.20%	8.30%	7.20%	10.20%	7.40%	7.70%	5.70%
85+	2.70%	2.80%	2.60%	2.70%	2.60%	2.20%	3.00%	2.20%	2.70%	2.00%

## Race and Ethnicity

White Alone	48.50%	56.60%	62.30%	61.70%	55.60%	55.70%	53.90%	57.00%	56.50%	60.30%
Black Alone	28.80%	21.80%	13.80%	15.90%	17.90%	13.50%	23.60%	15.00%	15.00%	12.50%
American Indian Alone	0.60%	0.60%	0.50%	0.50%	0.60%	0.60%	0.60%	0.60%	0.50%	1.10%
Asian Alone	0.90%	0.80%	2.00%	1.60%	1.80%	2.50%	1.10%	2.00%	3.20%	6.40%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	10.20%	9.40%	9.30%	9.20%	10.70%	11.50%	9.90%	10.70%	7.60%	8.80%
Two or More Races	10.90%	10.70%	12.00%	11.10%	13.30%	16.20%	10.90%	14.60%	17.20%	10.70%
Hispanic Origin (Any Race)	27.20%	25.50%	25.60%	24.80%	29.40%	32.30%	26.20%	29.80%	27.60%	19.60%

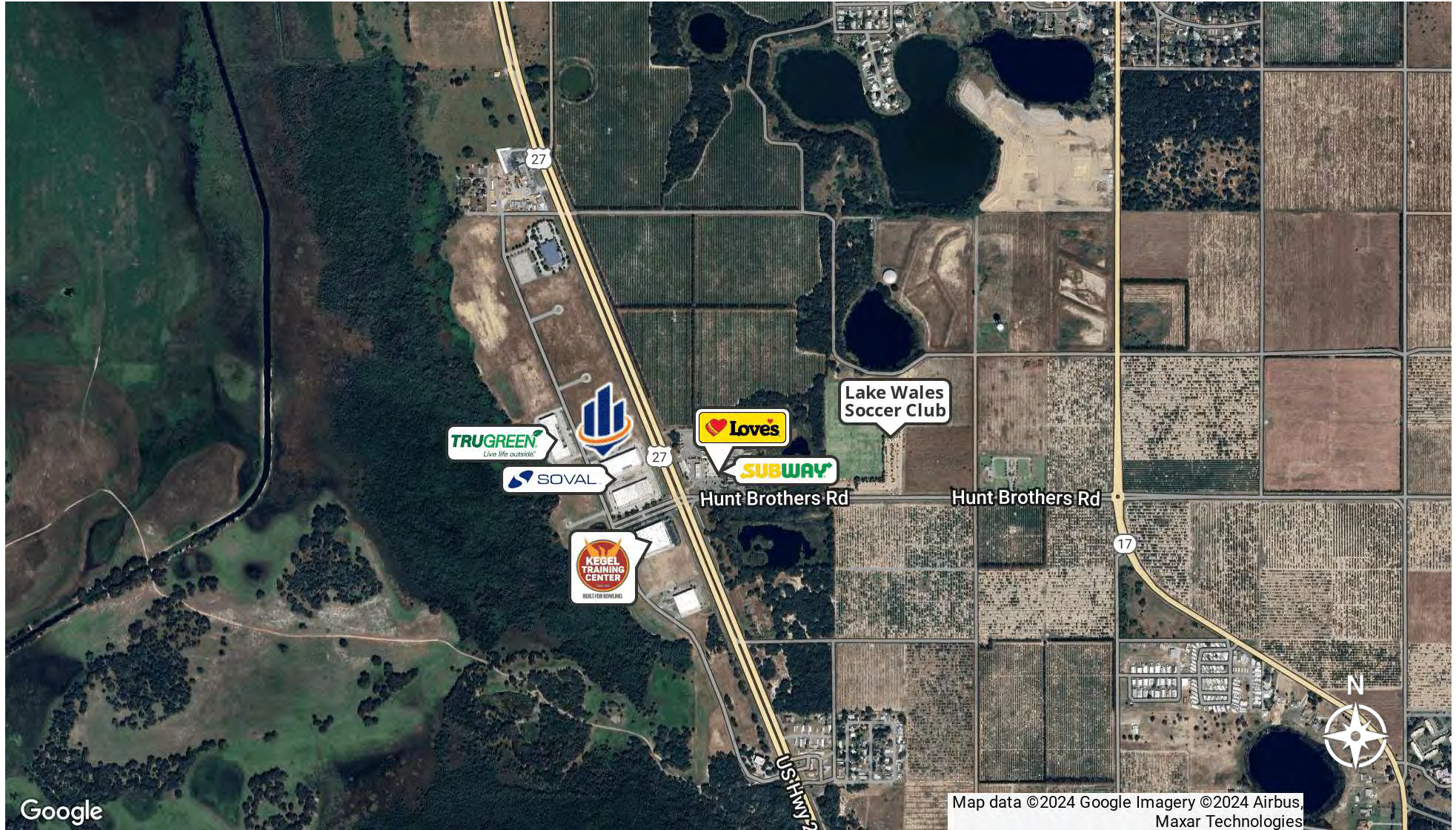


## POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	413.4 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	775,084 [2023]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both 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 and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.

# Location Map



# Market Area Map



Google

Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



**GARY RALSTON, CCIM, SIOR, CRE, CPM, CRRP, FRICS**

Managing Director/ Senior Advisor

[gary.ralston@svn.com](mailto:gary.ralston@svn.com)

Direct: **877.518.5263 x400** | Cell: **863.738.2246**

## 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



**SID BHATT, CCIM, SIOR**

Senior Advisor

sid.bhatt@svn.com

Direct: **877.518.5263 x484** | Cell: **704.930.8179**

## PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate operating out of Tampa, Florida.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM [Certified Commercial Investment Member] designation in 2010 and the SIOR [Society of Industrial & Office Realtors] in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office



## MARICRUZ GUTIERREZ MEJIA

Associate Advisor

maricruz.g.mejia@svn.com

Direct: 877.518.5263 x431 | Cell: 863.978.3751

### PROFESSIONAL BACKGROUND

Maricruz Gutierrez Mejia is an advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. As a Lake Wales native, Maricruz possesses a unique understanding of Florida's multifaceted commercial real estate market. In her role as an advisor, Maricruz's depth of expertise spans across a variety of commercial property types, specializing in investment sales and site selection.

Maricruz's real estate journey began at the University of Central Florida where she would earn her Bachelor of Science degree in real estate in 2022. During her time at UCF, she not only excelled academically, but she also actively contributed to the real estate community as a proud member of the UCF Real Estate Society.

Maricruz is also an active member of CREW Orlando, Central Florida's premier business organization for women in commercial real estate and its related fields. CREW Orlando is dedicated to driving transformation within the commercial real estate industry by advancing women and other underrepresented groups. Her excellence and ambition were further recognized when she was awarded the prestigious 2022 CREW Orlando Scholarship. Maricruz is also a member of the UCREW Committee whose mission is to introduce college students to the diverse opportunities in commercial real estate.

As a graduate of the LEDC Summer Leadership Class, along with her numerous other accomplishments, Maricruz continually builds upon her leadership skills and industry expertise. Each of her experiences have equipped Maricruz with the tools necessary to excel in commercial real estate, allowing her to provide clients with the highest level of service and guidance.

Maricruz specializes in:

- Commercial Properties
- Investment Sales
- Site Selection

### MEMBERSHIPS

- CREW Orlando
- UCREW Committee





## TRACE LINDER

Associate Advisor

[trace.linder@svn.com](mailto:trace.linder@svn.com)

Direct: **877.518.5263 x463** | Cell: **863.287.3281**

FL #SL3562516

## PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial

# Disclaimer



The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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 Memorandum 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 Memorandum, 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 Memorandum 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 Memorandum 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](http://www.SVNsaunders.com)

**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

©2024 Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, and residential development. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, a forestry division, international partnerships, and extensive expertise in conservation easements. Located in Florida, Georgia, and Alabama, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

