



**FOR SALE
LAND
\$449,000**

LIGHT INDUSTRIAL LAND NEAR AIRPORT

4815 NEW TAMPA HIGHWAY, LAKELAND, FL 33815



TREVOR WILLIAMS
TREVOR@CROSBYDIRT.COM

JACOB SCARBOROUGH
JACOB@CROSBYDIRT.COM



CROSBYDIRT.COM



OFFERING SUMMARY

Sale Price:	\$449,000
Available SF:	
Lot Size:	2.22 Acres
Zoning:	BPC-1
Price / SF:	\$4.64

PROPERTY OVERVIEW

High and dry 2.22 acres ready for redevelopment. Current buildings require removal. BPC-1 land use allows for multitude of industrial pursuits. Great investment opportunity in one of the hottest metro areas in the United States. Strategic location by the ever-growing Lakeland Airport. Easy access to I-4 and the Polk Parkway. Neighboring 3.7 acre parcel also available.

PROPERTY HIGHLIGHTS

- -BPC land use for industrial
- -High and Dry
- -Excellent location near Lakeland Airport
- -Booming industrial district
- -Easy access to I-4 and Polk Parkway
- -Redevelopment opportunity
- -Investment opportunity

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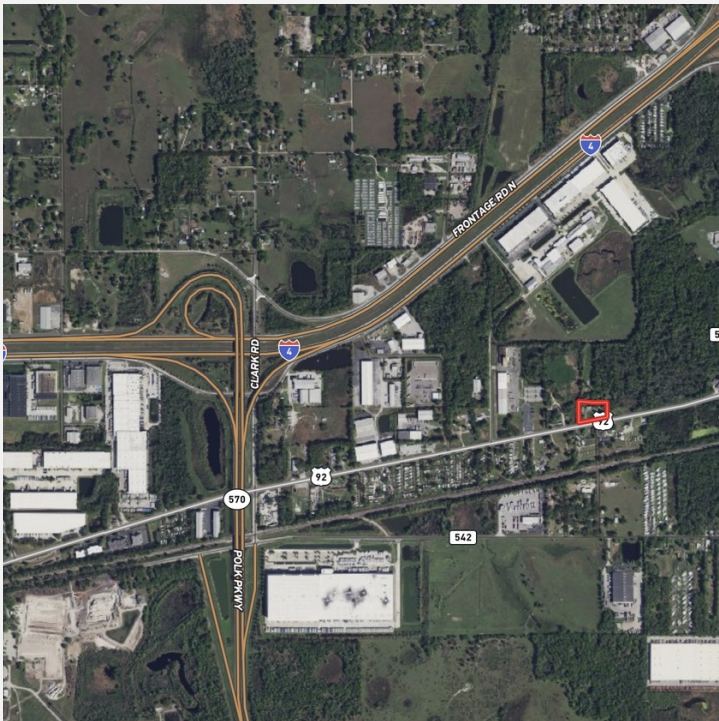
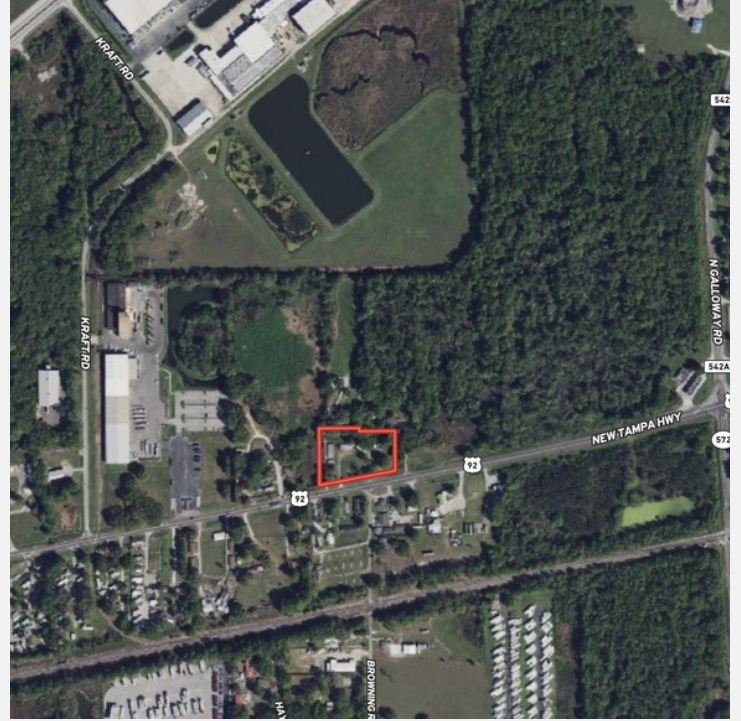


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trevor@crosbydirt.com
863.289.7222

Jacob Scarborough
Jacob@crosbydirt.com

crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600

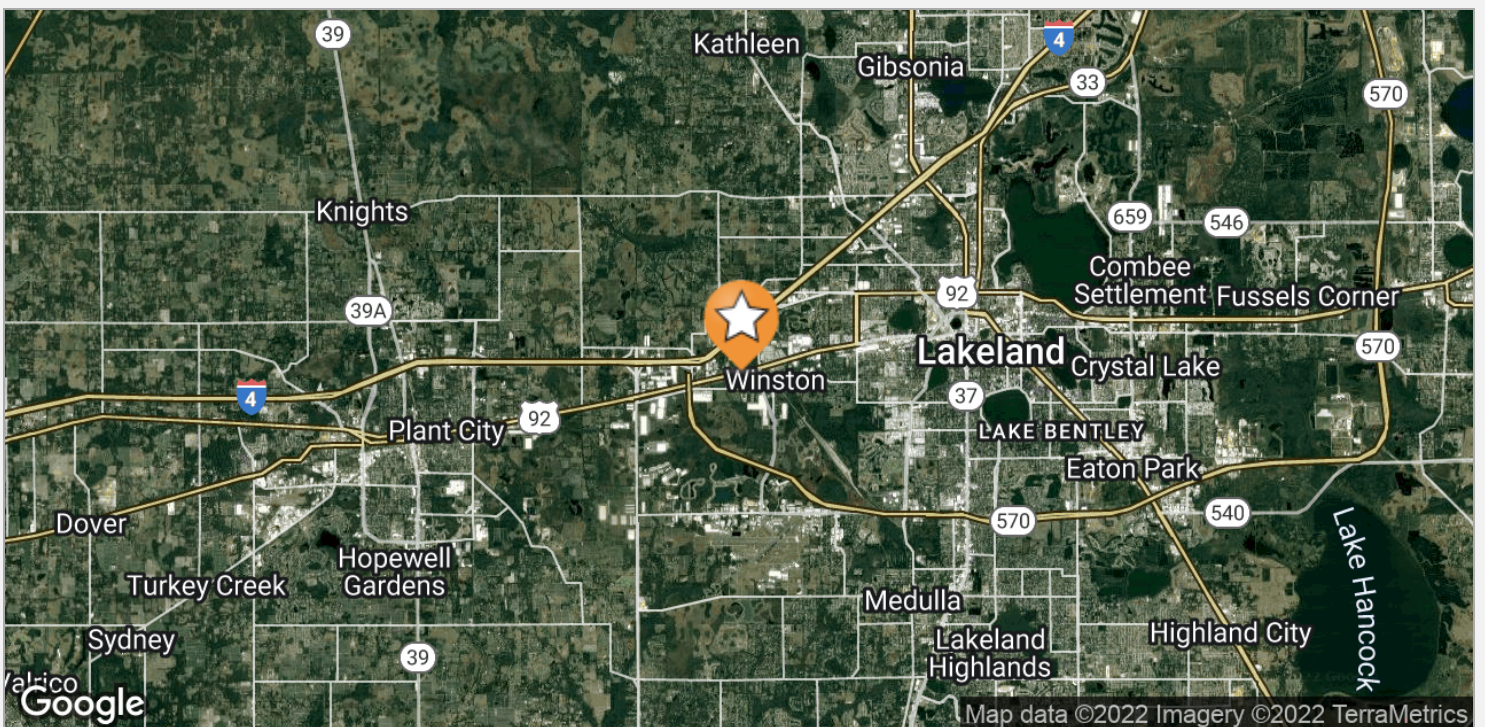
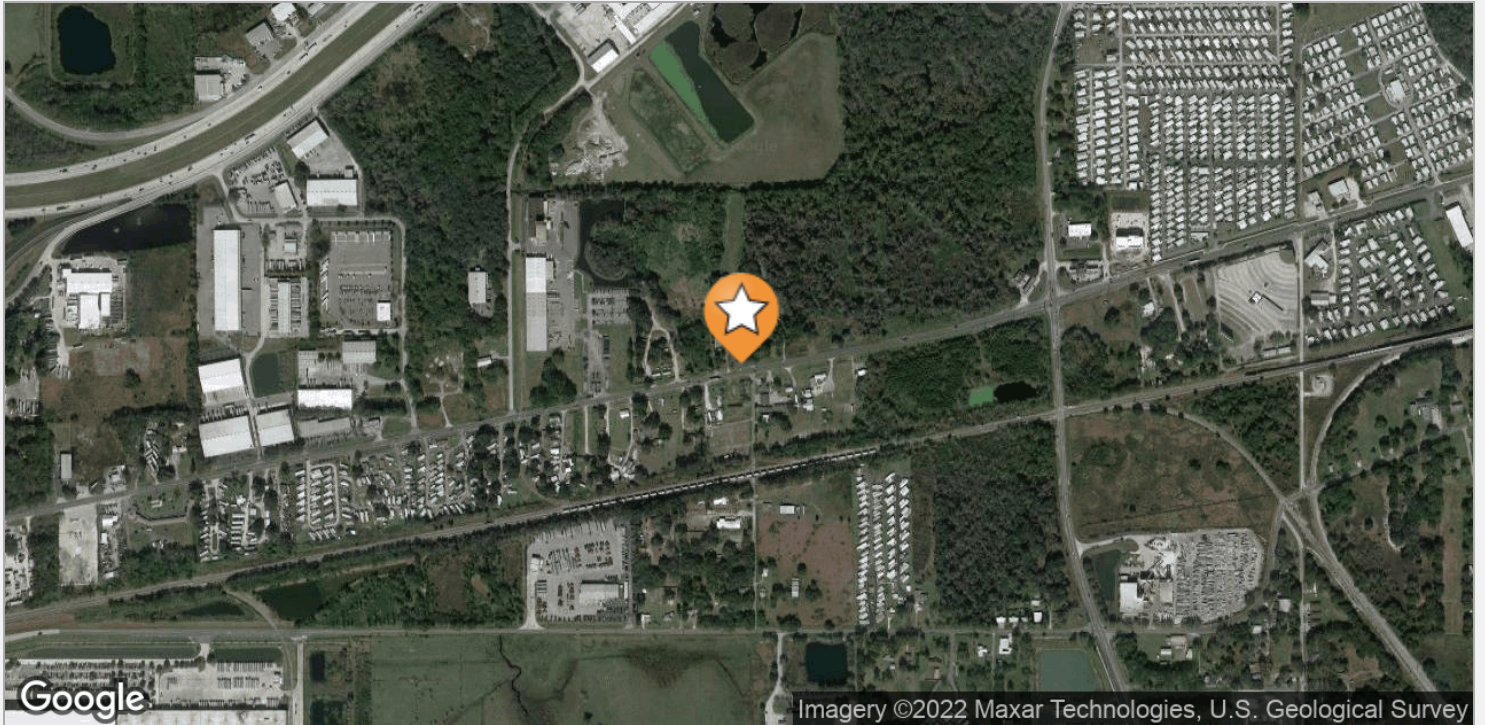


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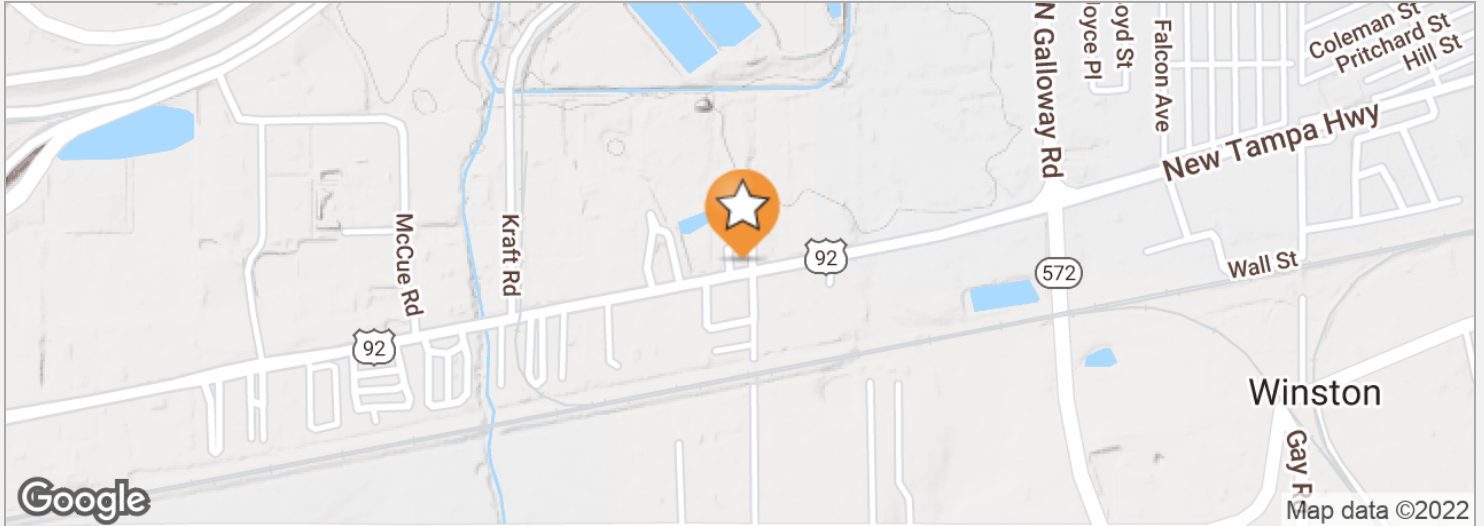


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LOCATION DESCRIPTION

Located in the industrial district between Clark Rd. and Airport Rd. just south of I-4.

DRIVE TIMES

10 mins to Lakeland Linder Airport; 30 mins to Tampa International Airport

DRIVING DIRECTIONS

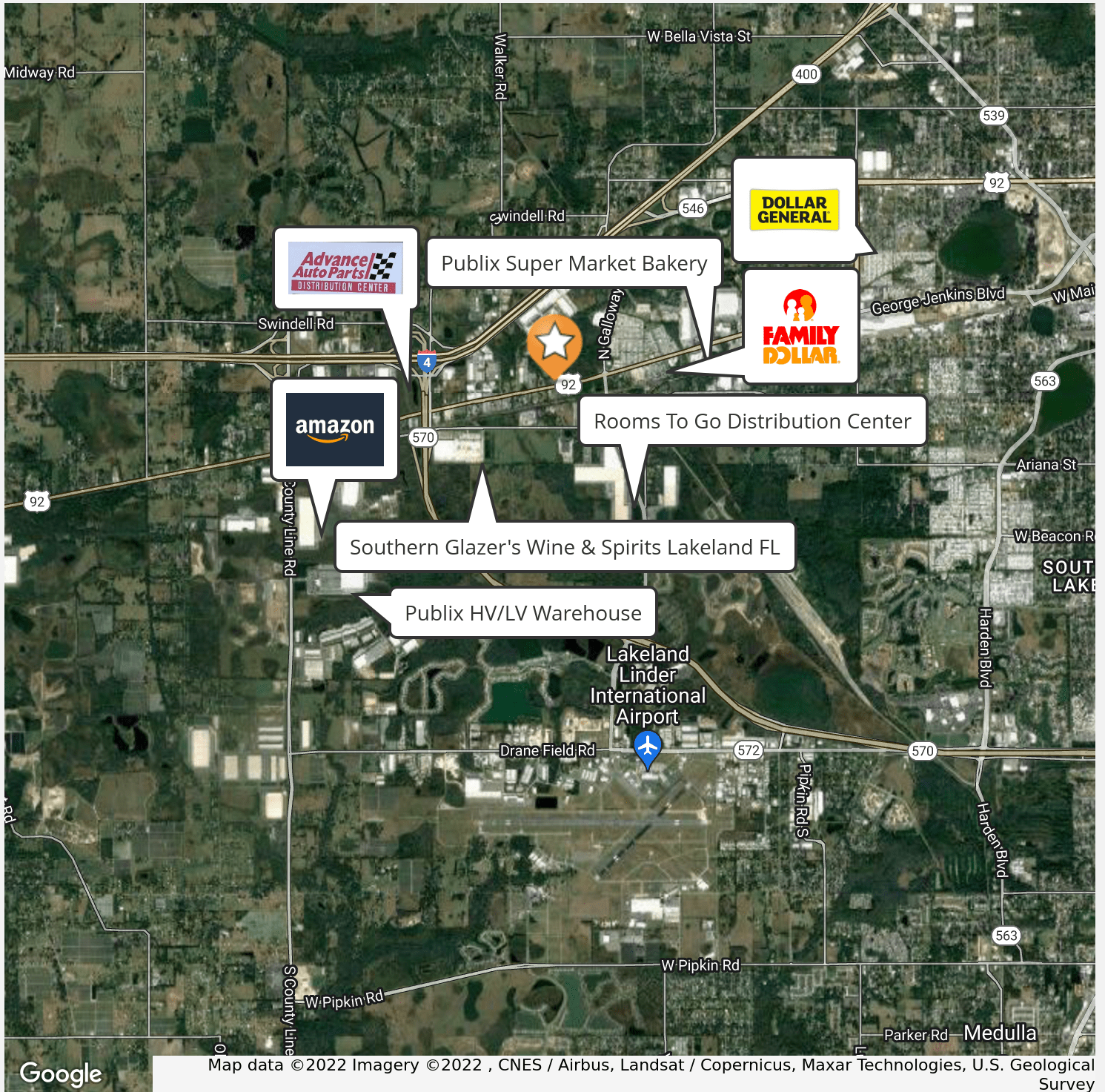
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,709	73,899	310,726
Median age	41.9	39.6	37.5
Median age (male)	38.0	37.0	36.0
Median age (Female)	44.3	41.6	38.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	697	29,048	115,943
# of persons per HH	2.5	2.5	2.7
Average HH income	\$58,688	\$52,689	\$60,699
Average house value	\$197,604	\$153,085	\$182,540

* Demographic data derived from 2010 US Census

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4815 New Tampa Highway, Lakeland, FL 33815

TREVOR WILLIAMS

Vice President | Land Specialist

141 5th St. NW, Suite 202
Winter Haven, FL 33881
T 863.289.7222
C 863.289.7222
trevor@crosbydirt.com
FL #SL3292508

PROFESSIONAL BACKGROUND

As a native Floridian from Polk County, I know and love the beautiful land of The Sunshine State. Holding a Master's degree in Communication, I am able to effectively interact with buyers and sellers, providing reliable and prompt service. I've earned a reputation for creative problem-solving and a keen understanding of my clients' goals and how to achieve them. Since March 2014, I have assisted both buyers and sellers in the disposition and acquisition of over \$200,000,000 in real estate. My focus is on agricultural land, industrial land, and environmental projects.

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4815 New Tampa Highway, Lakeland, FL 33815

JACOB SCARBOROUGH

Land Specialist

141 5th St. NW, Suite 202
Winter Haven, FL 33881
T 863.837.9290
Jacob@crosbydirt.com
FL #SL3506829

PROFESSIONAL BACKGROUND

Jacob Scarborough joined Crosby & Associates in July 2021. Jacob has previously worked at the Polk County Sheriff's Office as a deputy sheriff for 3 years. Jacob grew up in Bartow, Fla. Jacob and his family has been involved with cattle and citrus production for four generations. As a lifelong individual in agriculture, Jacob has a special interest in recreational and agricultural tracts of land.

Jacob has received his bachelor's degree in criminology from Florida State University and his Florida state real estate license from the Bob Hogue School of Real Estate. Jacob currently resides in the Bartow, Fla., area with his wife and two dogs. When he is not working, Jacob enjoys hunting, golfing, and barbequing.

EDUCATION

Bachelor's of Science, Florida State University, College of Criminology

MEMBERSHIPS & AFFILIATIONS

National Association of Realtors
Florida Association of Realtors
East Polk County Association of Realtors
Florida Gulfcoast Commercial Association of Realtors

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