



Fairfield
BY MARRIOTT

DUNKIN'

Wendy's

25,000 ±
Cars/Day

County Line Road

PRIME COMMERCIAL VACANT LAND HOTEL/RETAIL/OFFICE/RESTAURANT

0 County Line Road, Lakeland, FL 33815

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PROPERTY OVERVIEW



Sale Price \$1,100,000

OFFERING SUMMARY

Acreage:	1.88 Acres
Price / Acre:	\$585,106
Parcel ID:	23-28-19-087501-000013
City:	Lakeland
County:	Polk
AADT:	29,000 Vehicles Per Day

PROPERTY OVERVIEW

Superb commercial vacant land site at County Line Road and I-4 in growing Lakeland. 1.88 acres, zoned O-3, City of Lakeland.

The zoning allows for the following uses: hotel, restaurant, professional and medical office/medical center, retail, banks, and many others. This site sees approx. 29,000 cars per day, and is located along a corridor, which has seen explosive growth in the past several years.

The property's proximity within a half mile of Interstate 4 makes it ideal for a buyer seeking high exposure. Other large employers in the area include Amazon, Publix, O'Reilly Auto Parts, Ace Hardware, and many others.

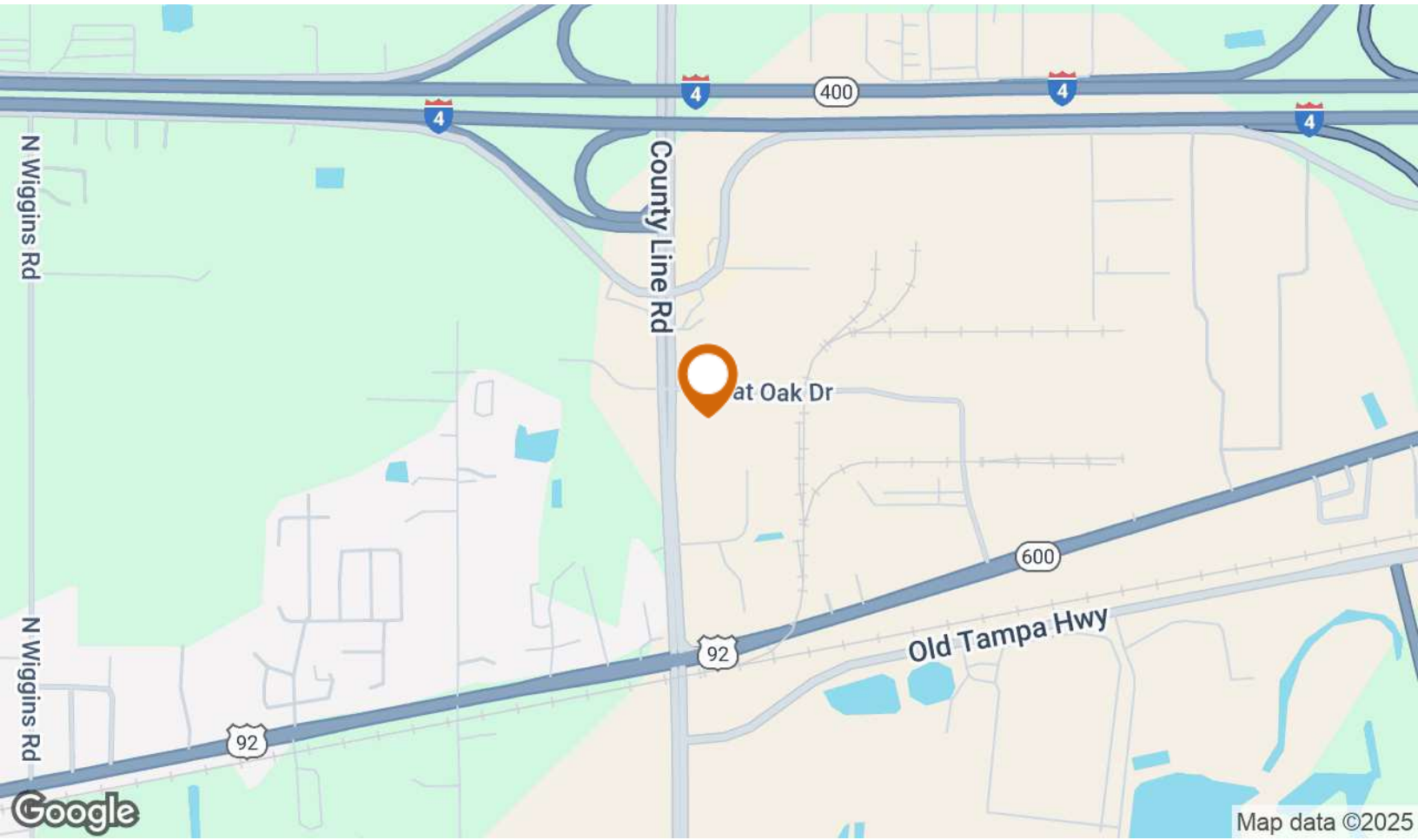
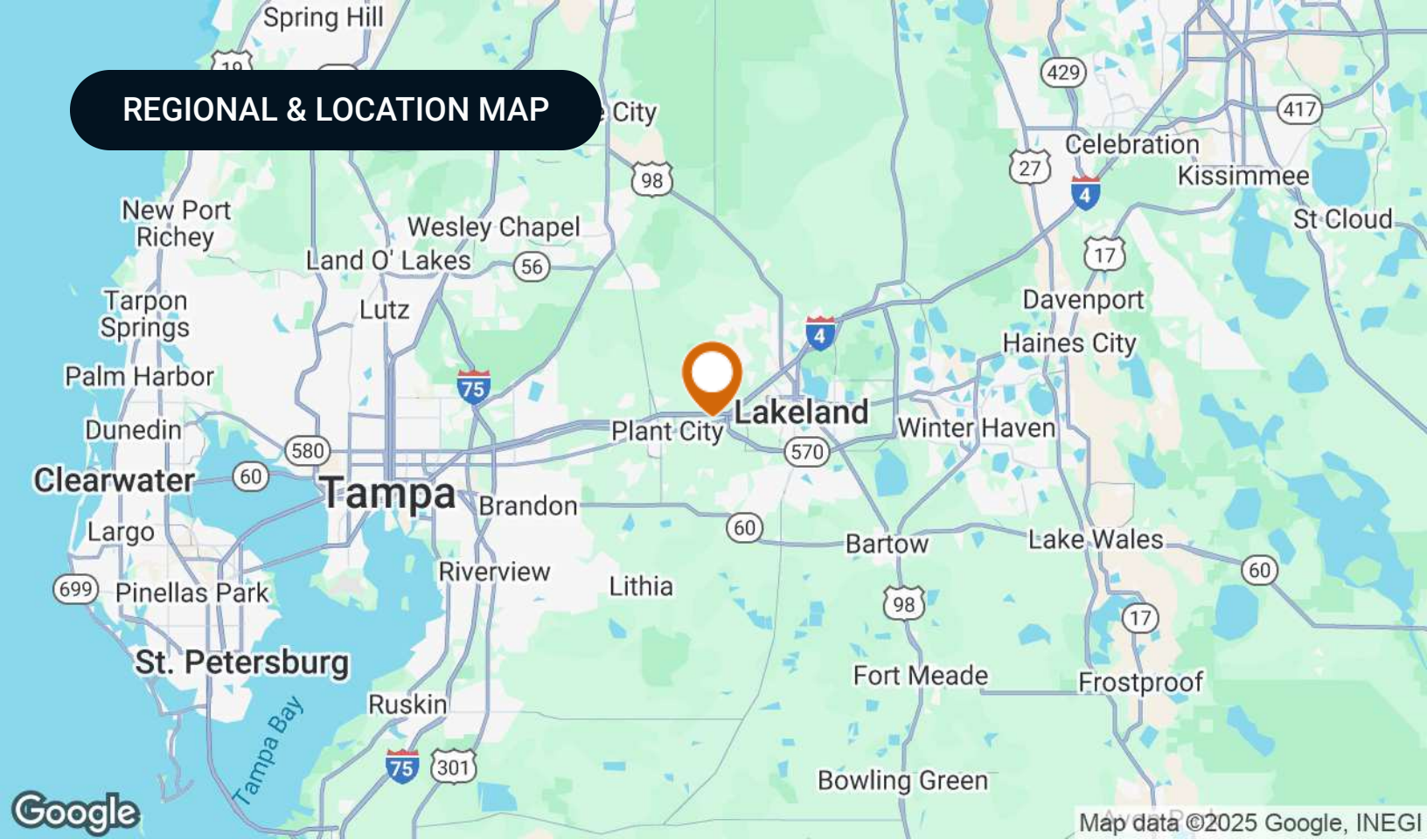
Lakeland Linder Airport and Lakeside Village shopping center are approx. 10 minutes away, with downtown Lakeland being a 15 minute drive.



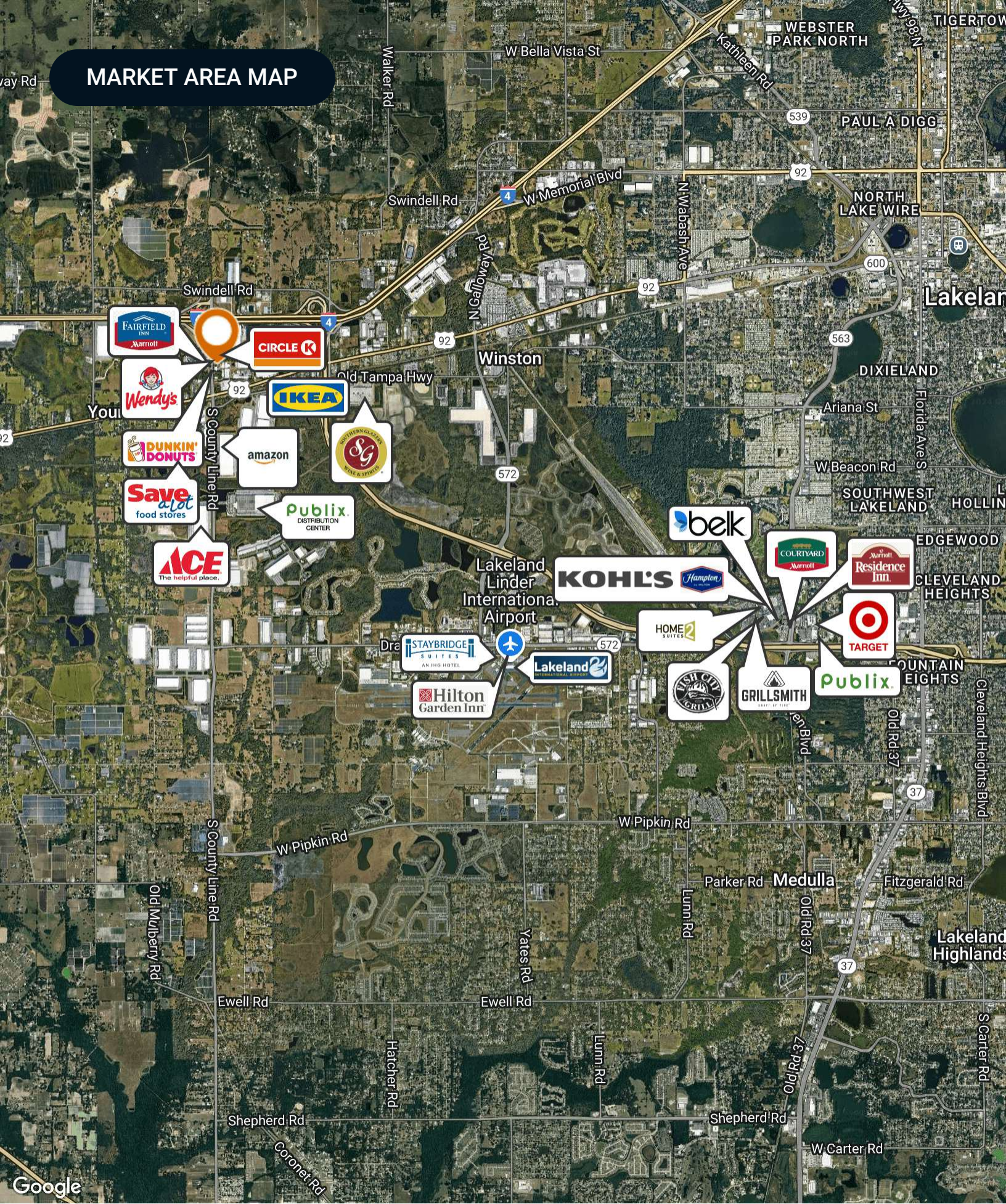
PROPERTY HIGHLIGHTS

- Superb hotel, professional/medical office, retail or restaurant site, within minutes of I-4 - Lakeland FL.
- Zoned 0-3, City of Lakeland. Uses include hotel, retail, office restaurant and a wide range of others.
- 300 feet of frontage on County Line Road.
- Close to I-4, Lakeland Linder Airport, Lakeside Village, downtown Lakeland, hotels, big box retail, and grocery.
- This property is part of Great Oaks Property Association - annual fees of \$464. Potential uses to be approved by the Association.
- Electricity - City of Lakeland.
- Water and Sewer - City of Lakeland

REGIONAL & LOCATION MAP



MARKET AREA MAP



ADDITIONAL PHOTOS





**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	

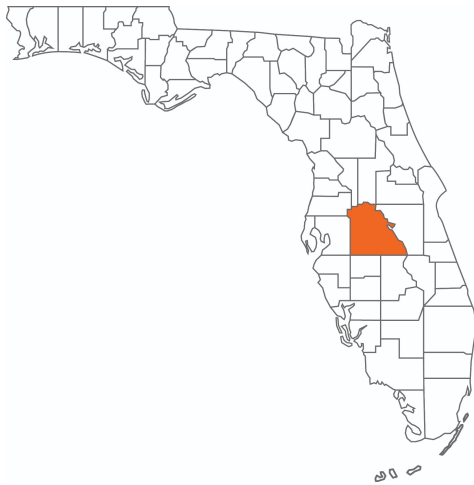
Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that 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.

ADVISOR BIOGRAPHY



CRAIG MORBY

Senior Advisor

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PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at Saunders Real Estate.

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

ADVISOR BIOGRAPHY



ERIC AMMON, CCIM

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PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

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



For more information visit www.saundersrealestate.com

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