

COMMERCIAL CATALOG

SAUNDERS REAL ESTATE

WINTER 2025



 SAUNDERS
COMMERCIAL



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ABOUT US

Saunders Real Estate is a full-service land and commercial real estate brokerage representing buyers, sellers, investors, institutions, and landowners since 1996. We are active in commercial real estate brokerage and property management with a focus on the I-4 Corridor. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, 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, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. With over 125 advisors and five offices in Florida, Georgia, and Arkansas, we provide proven leadership and collaborative expertise throughout the entire Southeast. Learn more at SaundersRealEstate.com



CENTRAL FL 273K SF WAREHOUSE

273,384 SF • \$23,850,000 • Lake Wales

- LED lighting
- (10) ten dock high doors
- 3 phase, 480 Volts, 4600 Amps
- 100 ton compressed air system
- 380 tons of water for chilling
- (2) two rail spurs
- (2) two chillers
- Column spacing: 40' x 50'
- 256k gallon fire suppression sprinkler system
- Roof repaired in 2018
- (5) five roof fans
- Fiber optics installed
- Outdoor Storage Available

Augie Schmidt, SIOR & Vinh Dawkins



OPTIMAL I-4 INDUSTRIAL WAREHOUSE

31,890 SF • \$6,300,000 • Orlando

- Centrally located off I-4 John Young Pkwy exit
- High traffic location featuring increased visibility and brand recognition for any business
- A double side billboard is located on the site providing revenues
- 7 Grade Level Doors



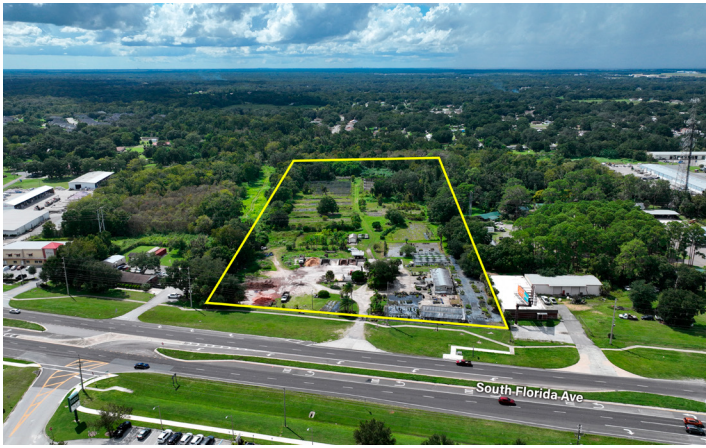
OLD DIXIE HIGHWAY COMMERCIAL LAND

15.55 AC • \$6,500,000 • Auburndale

- 15.55 ± acres of versatile commercial land
- Easy access to Polk Parkway, a major connector within Polk County, and the I-4 corridor
- Ideal for various types of commercial development, including retail, office, and industrial projects

Berlinte Hires, CCIM, SIOR

Gary Ralston, CCIM, SIOR, CRE, & David Hungerford, CCIM, SIOR



5955 SOUTH FLORIDA AVENUE DEVELOPMENT LAND

11.82 AC • \$4,950,000 • Lakeland

- 400 ± FT frontage on S FL Ave
- 36,500 ± Cars/Day Traffic
- Less than 3,000 feet from South Florida Ave and CR-540A intersection.
- Future land use: BPC-2, allowing commercial/business park uses

David Goffe, CCIM & Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS



PLANT CITY MULTI-TENANT INDUSTRIAL

32,068 SF • \$4,000,000 • Plant City

- 81% Occupancy
- Seller-Finance Available
- 7 Grade-Level Doors
- 4 Dock-Doors

Augie Schmidt, SIOR & Vinh Dawkins



SOUTHWEST LAKELAND INDUSTRIAL FLEX BUILDINGS

19,600 SF • \$3,150,000 • Lakeland

- Two [2] 9,800 SF buildings delivered in grey shell condition
- Easy Access to the Polk Parkway and County Line Rd/1-4
- Opportunity to finish out per owner specifications

David Goffe, CCIM & Gary Ralston, CCIM, SIOR, CRE



SEMINOLE HEIGHTS WAREHOUSE & FLEX OFFICE PORTFOLIO

11,600 SF • \$3,000,000 • Tampa

- 2 Building Portfolio
- \$180,000 NOI at time of sale
- 14,500 AADT
- Long-term tenants

Sid Bhatt, CCIM, SIOR & Trace Linder



New Listing

FLEX BUILDING FOR SALE - 3930 PIPKIN RD S

9,200 SF • \$2,150,000 • Lakeland

- Versatile industrial/flex space
- High-quality construction and finishes
- Well-maintained and move-in ready

David Hungerford, CCIM, SIOR & Joey Hungerford



Lease

35K SF WAREHOUSE & SHOWROOM FOR LEASE

35,750 • \$10.25 SF/yr (NNN) • Lakeland

- 3-Phase 120/280V
- 4 Offices
- 1 Breakroom
- 4,500 SF External Loading Area

Augie Schmidt, SIOR & Vinh Dawkins

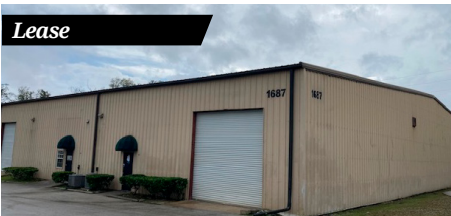


5949 SADLER ROAD

230,548 SF • Auction • Zellwood

- Fire suppression throughout
- Recently replaced roof membrane
- 20,000 Gallon fueling station onsite
- Active Water Permit can be transferred docks

David Hungerford, Augie Schmidt, & Chad Johnson



Lease

LONGWOOD FLEX SPACE

5,750 SF • \$9.75 SF/yr (NNN) • Longwood

- Easy Access to 17/92
- Located in Longwood, Florida
- Overhead Doors
- Air-conditioned office space

Ryan Smith & Ali Manekia, CCIM, SIOR



Lease

MANUFACTURING AND DISTRIBUTION CENTER FOR LEASE

18k SF • \$22k per mo (NNN) • Winter Haven

- Occupancy March 1, 2025
- Perfect for light manufacturing and distribution
- 3.5 ± miles west of US 27

R. Todd Dantzer, CCIM



SR-60 MULBERRY INDUSTRIAL

17k SF • \$2.3m / \$11 SF/yr (NNN) • Mulberry

- Close proximity to SR-60
- Expanded office space
- I-H Zoning

Linda Schultz



Lease

PRE-CONSTRUCTION FLEX WAREHOUSE AT I-4/KATHLEEN

30,000 SF • \$16-18 SF/yr (NNN) • Lakeland

- Build-to-Suit Development for Owner/User
- Easy access to I-4 (3 ± Minutes)
- Ample space to support business growth

Sid Bhatt, CCIM, SIOR & Trace Linder



Lease

DOWNTOWN LAKELAND INDUSTRIAL WAREHOUSE

12,243 SF • \$14.60 SF/yr (NNN) • Lakeland

- Prime location by downtown Lakeland
- Ample parking for tenants and visitors
- Easy access to major transportation routes

Lauren Ralston Smith, CCIM, CPM & Jill Howard



Lease

MULBERRY INDUSTRIAL WAREHOUSE

5,326 SF • \$14 SF/yr (NNN) • Mulberry

- Conveniently located approximately 10 to 15 miles from I-4
- Features three 12x12 roll-up doors
- Large, unused land area offers potential for future development

Danielle Brown



Lease

BRIDGEWATER COMMERCIAL PARK

2,550 SF • \$13 SF/yr (NNN) • Lakeland

- Beautifully maintained commercial park
- Located just south of one of the fastest-growing industrial corridors
- Easy access to many of Florida's major roadways

Augie Schmidt, SIOR



Lease

AUBURDLE HWY 542 WAREHOUSE

6k SF • \$10-14 SF/yr (NNN) • Winter Haven

- 6,000 ± SF warehouse situated along the northwest corner of Hwy 542 and Taylor Rd
- Located within the Winter Haven-Auburndale market and features proximity to major thoroughfares

Maricruz Gutierrez Mejia & Shea R. Booster



Lease

CENTENNIAL BUSINESS COMPLEX & OUTDOOR STORAGE

5,000-46,800 SF • Negotiable • Bartow

- Modern facilities with customizable floor plans
- High ceilings and ample parking
- Strategic location with easy access to major transportation routes
- State-of-the-art amenities, loading docks

Lauren Ralston Smith, CCIM, CPM & Carly Powell



2.5 AC INDUSTRIAL DEVELOPMENT LAND AT I-4 / KATHLEEN ROAD

2.5 AC • \$1,800,000 • Lakeland

- Easy access to I-4 (3 ± Minutes)
- Strong industrial presence
- 22 million people within a 5 hour drive

Sid Bhatt, CCIM, SIOR & Trace Linder



PRIME INDUSTRIAL DEVELOPMENT LAND NEAR LAKELAND AIRPORT

9.73 AC • \$1,750,000 • Lakeland

- B-P Future Land Use
- Close proximity to Lakeland Linder Airport
- Sewer & Water across Old Medulla Road

David Goffe, CCIM & Zane Mueller



NE LAKELAND INDUSTRIAL LAND

6.44 AC • \$1,600,000 • Lakeland

- Within one of the fastest-growing counties in the country
- High and dry land
- Proximity to I-4

David Hungerford, CCIM, SIOR & Joey Hungerford



55 ACRE ± POLK PARKWAY DEVELOPMENT SITE

54.75 AC • Subject To Offer • Auburndale

- Newly constructed Polk Parkway/Braddock Road interchange
- Just 3.5 miles south of I-4
- The site borders Tenoroc State Park to the west
- Roughly 1,350 ft of frontage on the Polk Parkway

Gary Ralston & Tyler Davis, ALC



LAKE WALES INDUSTRIAL & TECHNOLOGY PARK LOTS

6.16 AC • Negotiable • Lake Wales

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

Gary Ralston, Sid Bhatt, & Maricruz Gutierrez Mejia



LAKE WALES INDUSTRIAL & TECHNOLOGY PARK CITY LOTS

13.11 AC • \$157,700-\$308,000 • Lake Wales

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

Gary Ralston, Sid Bhatt & Maricruz Gutierrez Mejia

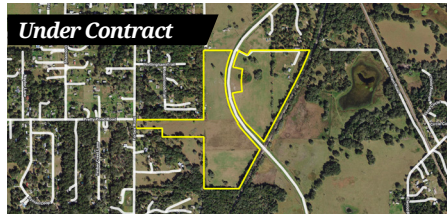


GILL JONES BUILDING

72,000 SF • \$14 SF/yr • Winter Haven

- Flexible floor plan to suit your specific needs
- Ample parking
- Located 1.2 miles south of US 92 in Lake Alfred

R. Todd Dantzer, CCIM



SF RESIDENTIAL DEVELOPMENT OR LIGHT INDUSTRIAL DEVELOPMENT

84 AC • \$5,400,000 • Dade City

- 4 Parcels in fast-growing area of SE Pasco Co
- Best use: RV Park, Mobile Home Park, and single-family residential developments
- 4,800 ± FT of frontage on Old Lkld Hwy
- Power on site on Old Lakeland Highway

Steve Toner, MBA



KINGS HWY INDUSTRIAL DEVELOPMENT SITE

16.62 AC • \$4,500,000 • Fort Pierce

- Industrially zoned development site
- 1.7 miles north of I-95 Exit 131
- Future signalized intersection
- Strong opportunity for distribution, manufacture or developer

Jeff Cusson, CCIM



WEST LAKE WALES RESIDENTIAL, COMMERCIAL OR INDUSTRIAL

193 AC • \$4,400,000 • Lake Wales

- Vacant land located in West Lake Wales
- Located along SR 60 and provides easy access to US 17, US 27, I-4, and I-95
- 4 Miles east of Intermodal Park

Glenn Folsom & Zeb Griffin, ALC



INDUSTRIAL DEVELOPMENT - POLK PARKWAY FRONTAGE

58.73 AC • \$4,000,000 • Lakeland

- 58 acres zoned - IND, Polk County, FL
- Located in the heart of the Polk Parkway in Lakeland FL
- Close to Bernie Little and Ring Power

Craig Morby, Eric Ammon, CCIM, & Carson Futch



HWY 455 CLERMONT - HARTLE 17AC

17.5 AC • \$3,900,000 • Clermont

- 17.5 ± Acres Vacant Commercial
- Utilities in place
- Residential/Industrial/Multi-family or Mixed-Use

Marvin Puryear



RIVERLINE RANCH AND DEVELOPMENT

139 AC • \$3,300,000 • Arcadia

- One of the largest tracts of land available just outside the city limits of Arcadia
- Currently zoned A-5 for low-density residential
- Potential for a zoning change to industrial.

Keat Waldron, ALC



HICKORY PLACE INDUSTRIAL PARK

7.41 AC • \$2,700,000 • St. Cloud

- Just south of Irlo Bronson Memorial Highway
- In the center of a high growth area
- Nearby large scale residential/commercial developments
- Highest and best use for this site is industrial

Dusty Calderon



RAIL ADJACENT MULBERRY INDUSTRIAL LAND

16.5 AC • \$2,640,000 • Mulberry

- Future Land Use of Industrial (IIND)
- Compelling opportunity for heavy industrial users
- Opportunity Zone that offers potential tax incentives & financial benefits

David Hungerford, CCIM, SIOR & Joey Hungerford



COUNTY LINE RD & DRANE FIELD RD, ZONED BPC-2

8 AC • \$2,000,000 • Lakeland

- High profile location in Lakeland, FL
- Perfect storage site
- Super location near Interstate 4, Polk Parkway, and easy access to US 92
- 8 acres zoned BPC-2.

Craig Morby & Eric Ammon, CCIM



RV, TRUCK, AND AUTOMOTIVE REPAIR SHOP

21,570 SF • \$1,795,000 • Lakeland

- [9] offices, [3] bathrooms, and [1] conference room
- [2] active gas tanks
- [1] One 40,000 LB truck lifts
- [2] Two 10,000 LB lifts

Augie Schmidt, SIOR & Vinh Dawkins



CENTRAL FLORIDA I-4 INDUSTRIAL LAND

4.1 AC • \$1,550,000 • Lakeland

- Shovel-ready site
- 4.1 Usable Acres
- Proximity to I-4

Augie Schmidt, SIOR, David Hungerford, CCIM, SIOR, & Tyler

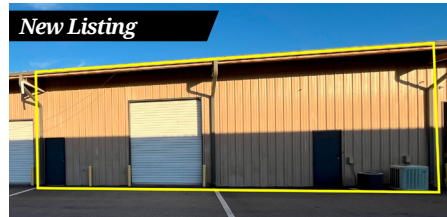


EAST BARTOW INDUSTRIAL LAND

11.46 AC • \$1,500,000 • Bartow

- Proximity to transportation infrastructure
- Strategic location for supply chain logistics

David Hungerford, CCIM, SIOR



2825 PARKWAY ST

3,000 SF • \$390,000 • Lakeland

- One 10' x 10' Grade Door (Unit 6)
- One 10' x 12' Grade Door (Unit 7)
- Three Offices
- One Kitchenette/Break Area

Augie Schmidt, SIOR & Vinh Dawkins



INDUSTRIAL DEVELOPMENT ACREAGE NEAR POLK PARKWAY

5.25 AC • \$950,000 • Lakeland

- Close proximity to US Highway 98, Polk Parkway, and I-4
- GI Zoning
- Surrounded by various industrial businesses

David Goffe, CCIM & Zane Mueller



LAKELAND 1.4 ACRE FLEX LAND

1.4 AC • \$400,000 • Lakeland

- Close Proximity to U.S Hwy 98
- Flexible Land Use
- High Development Potential

David Goffe, CCIM & Zane Mueller



MADISON COMMERCIAL 13 ACRES

12.77 AC • \$250,000 • Madison

- Located on SR 53 8/10 of a mile south of downtown Madison, Florida
- Boasts 512' of highway frontage on SR 53
- Conveniently located to both downtown Madison and Interstate 10

Greg Driskell & Mark Wirick



US 301 OUTDOOR STORAGE LOT

1.32 AC • \$300,000 • Lawtey

- Commercial Development along busy Hwy301
- Ideal location for Industrial Outdoor Storage
- Uses include: Truck Parking Terminal, Heavy Equipment Storage, Construction material storage

Sid Bhatt, CCIM, SIOR & Trace Linder



DOWNTOWN LAKELAND MIXED USE BUILDING

12,535 ± SF • \$4,250,000 • Lakeland

- Situated in downtown Lakeland, FL
- Magnificent Sommer Building
- 12,535 SF on 4 floors with an elevator and a roof deck

Craig Morby & Eric Ammon, CCIM



LAKELAND AIRPORT CLASS A FLEX BUILDING

18,450 SF • \$4,250,000 • Lakeland

- Exceptional investment in Lakeland
- Zoning: PUD 5653 [I-2]
- Year Built: 2020

David Hungerford, CCIM, SIOR & Joey Hungerford

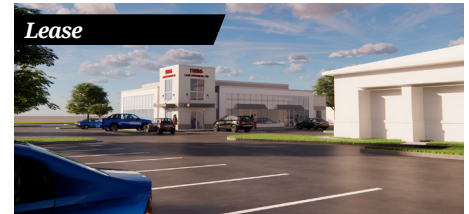


COURTHOUSE PROFESSIONAL OFFICE COMPLEX

18,160 SF • \$2,500,000 • Bartow

- Located less than 1,000 ± FT from the Polk County Courthouse
- 18,160 ± SF of office space
- 26 total private offices
- Many of the furnishings are available for purchase

Tyler Davis, ALC, Dean Saunders, ALC, CCIM & David Hungerford, CCIM, SIOR



WATERFORD LAKES CLASS 'A' MEDICAL OFFICE FOR LEASE

4,500 SF • Withheld • Orlando

- Strategically located in Waterford Lakes Area
- Easy access to Downtown Orlando, UCF, Lockheed Martin, and major attractions
- Class 'A' Facility: Proposed 4,500 ± SF Medical Office building

Rafael Mendez, CCIM



DOWNTOWN WINTER HAVEN OFFICE SPACE

4,269 SF • \$20 SF/yr [NNN] • Winter Haven

- Occupancy available on 2/1/2025
- Modern downtown office space
- Vibrant downtown location

R. Todd Dantzer, CCIM

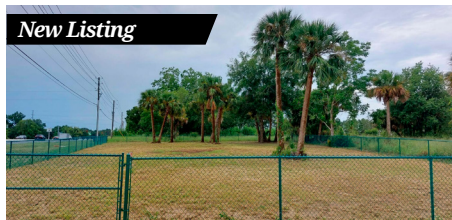


CLERMONT HISTORIC BUILDING AND DEVELOPMENT PROPERTY

2,400 SF • \$999,000 • Clermont

- Professional Office - Retail - Food Service - Hospitality (AirBNB)
- Approved Site Plan for AIRBNB
- Utilities on Site (water, sewer, power, internet)
- Parking on site and street parking

Marvin Puryear



New Listing

HIGHLAND OAKS BLVD VACANT LAND

0.309 AC • \$375,000 • Minneola

- Traffic Count - 36,500 with frontage on Hwy 27
- 2.8 miles from the Florida Turnpike
- 45 minutes to the Orlando National Airport
- Currently zoned RSF-2, surrounding zoning is B-1 (City of Minneola - Retail and Office use).

Marvin Puryear



New Listing

OFFICE & INDUSTRIAL COMPLEX IN THE OZARKS

10,740 SF • \$565,000 • Tilly, Arkansas

- 8.8 acres in the picturesque Ozark Mountains
- Ideal for a rural office space or conversion to a homesite
- Amazing mountain views with peaceful, private surroundings.

David Hill



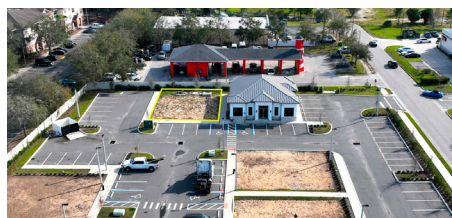
Under Contract

HIGHWAY COMMERCIAL BUILDINGS OFF SR-60

5,960 SF • \$900,000 • Bartow

- Prime highway commercial opportunity
- 0.2 miles from SR 60 (22,500 ± Cars/Day)
- 0.5 miles from Bartow Courthouse

Glenn Folsom



US 27 SUNRISE PLAZA MEDICAL OFFICE PAD

0.06 AC • \$395,000 • Four Corners

- Medical Professional
- Buildout possible for 1 or 2 tenants
- Easy access to Hwy 27, I-92, and I-4

Trish Leisner, CCIM



Under Contract

HIGHWAY COMMERCIAL OPPORTUNITY NEAR SR-60

5,000 SF • \$700,000 • Bartow

- Class "A" office building
- 0.2 miles from SR 60 (22,500 ± Cars/Day)
- 0.5 miles from Bartow Courthouse
- 50 FT of parking on 750 West Main Street

Glenn Folsom



New Listing

US 98 LAKELAND MEDICAL OFFICE

2,630 SF • \$550,000 • Lakeland

- Proximity to major thoroughfares such as the Polk Parkway, I-4, and US 92
- 130 ± FT of frontage along US 98
- Variety of allowed uses such as medical office, fitness studio, & hair salon

Maricruz Gutierrez Mejia



Under Contract

OFFICE/RETAIL ON HIGH TRAFFIC US 98 NORTH

1,880 SF • \$495,000 • Lakeland

- Office / Retail Property on US 98 N
- 1,880 split into two sides - 1200 SF & 680 SF, the latter occupied by a long term tenant
- Zoning C-2, City of Lakeland. Uses are plentiful, including most office and retail

Craig Morby & Eric Ammon, CCIM



CHIEFLAND TIMBER OFFICE AND SHOP

1,448 SF • \$350,000 • Chiefland

- Situated along US Hwy 98 within the city limits of Chiefland, FL
- Offers a 1,448 ± SF office with 1,008 ± SF of air-conditioned/heated space
- Multiple offices and rooms

Clay Taylor, ALC, David Hitchcock, & Greg Driskell



2.33 ACRE SITE FOR COMMERCIAL DEVELOPMENT

2.33 AC • \$300,000 • Crystal Springs

- Zoned for Commercial Development
- 99% upland
- Located with nice commercial facilities

Steve Toner, MBA



New Listing

LOT 9 LAKE VIEW OFFICE PARK TAVARES FL

0.8 AC • \$285,000 • Tavares

- Level site ready for your building
- Strategic location very new Advent Hospital Waterman
- Busy medical office park setting

Rick Gonzalez, ALC, CCIM



Lease

OFFICE SUITES AT WEST WOODS COMPLEX

3,733 SF • Negotiable • Lakeland

- Available for lease within a well-maintained office complex
- Easily accessible and has high visibility
- Ample parking and quiet surroundings

Lauren Ralston Smith, CCIM, CPM



PLANT CITY OFFICE FOR SALE OR LEASE

7,826 SF • \$2,100,000 / Negotiable • Plant City

- Highly Visible With Road Signage
- Solid Brick Building With New Roof
- Lots of Storage
- Several Executive Offices

Lauren Ralston Smith, CCIM, CPM & Carly Powell



HAINES CITY BALMORAL OFFICE

3,703 SF • \$7,000 per month • Haines City

- Ample Parking with over 40 spaces
- Elevator and Patio
- Multi-family vacation homes across from the subject property
- Open concept space delivers flexibility

Danielle Brown



MAIN ST. BARTOW OFFICE

100 - 250 SF • \$425 - 1k per mo • Bartow

- Prime location in Downtown Bartow
- Excellent for growing and established businesses
- Various spaces for lease

Stephen Batman



LAKEFRONT PROFESSIONAL OFFICE SPACE

840 SF • \$22 SF/yr (NNN) • Lakeland

- Spacious, Well-Lit Office Suites
- Prime Location with Easy Access
- High Visibility for Business Exposure

Jill Howard & Lauren Ralston Smith, CCIM, CPM



CHRISTINA COMMONS RETAIL CENTER

1,257 - • \$22 SF/yr (NNN) • Lakeland

- Commercial Business Park located in West Lakeland
- Close proximity to the Lakeland International Airport, Polk Parkway, and Interstate 4

Lauren Ralston Smith, CCIM, CPM & Jill Howard

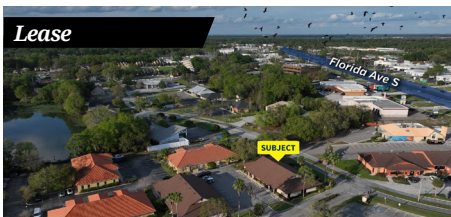


SOUTHEAST LAKELAND OFFICE SPACE

1,832 SF • \$20 SF/yr (MG) • Lakeland

- Economically affluent market
- Less than 3,000 ± FT from major lighted intersection
- Monument signage on US-98 with 45,500 cars per day

David Hungerford, CCIM, SIOR



PROFESSIONAL OFFICE FOR LEASE NEAR FLORIDA AVE S.

2,500 SF • \$19 SF/yr (MG) • Lakeland

- Best suited for low foot traffic professional business
- Located near S Fl Ave (41,000 ± Cars/Day)
- Parking in front of building and adjacent parking lot

Angie Workman & Lauren Ralston Smith



600 NORTH BROADWAY AVE BARTOW BB&T

1,155 - • \$16 SF/yr (NNN) • Bartow

- Zoning: Commercial
- Year Built: 1976
- Various sizes available on three separate floors

R. Todd Dantzler, CCIM & Jonathan Fleming

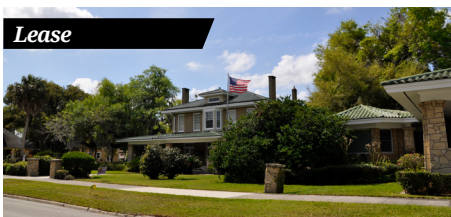


2525 DRANE FIELD ROAD

2,000 - • \$15 SF/yr (NNN) • Lakeland

- Commercial Business Park located in West Lakeland
- Close proximity to the Lakeland International Airport, Polk Parkway, and Interstate 4

Lauren Ralston Smith, CCIM, CPM



BARTOW PROFESSIONAL OFFICE FOR LEASE

6,769 - 18,160 SF • \$15 SF/yr • Bartow

- 18,160 ± SF of office space with the ability to lease several
- 26 total private offices
- Two structures: the original was built in 1915 and the new building was built in 2002

Tyler Davis, ALC & David Hungerford, CCIM, SIOR

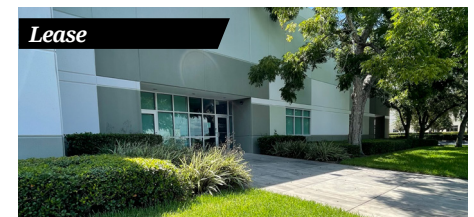


SADDLE CREEK CENTER

875 SF • \$14 SF/yr (NNN) • Lakeland

- Excellent visibility
- Healthy traffic count with 34,500 ± cars per day
- On-site parking and right-in/right-out access

Linda Schultz



CENTRAL FLORIDA OFFICE/FLEX FOR LEASE

14,500 SF • \$13 SF/yr (NNN) • Lakeland

- Combination of Open Plan and Private Offices
- Quality Finishes and Maintenance
- Large Break Room for Employees.

James Edwards, AICP & Joseph Sarno



HWY 27 S AT SR 48 LEESBURG 43 AC

43 AC • \$8,000,000 • Leesburg

- Property adjoins Lake Harris Square Shopping Center
- 900 ± FT frontage on Hwy 27
- 665 ± FT frontage on SR 48
- High traffic market area

Marvin Puryear



E HWY 50 IN CLERMONT - RETAIL DEV LAND ACROSS FROM LOWES

17.68 AC • \$6,500,000 • Clermont

- Zoned UE with FLU Commercial
- The city will work with the developer to discuss PUD, Retail, Residential, Mixed-Use, Multifamily
- Excellent frontage with 1,675 FT on Hwy 5

Marvin Puryear



New Listing

TAMPA BAY MIXED-USE RESTAURANT, RETAIL, & EVENT SPACE

9,983 SF • Subject to Offer • Dunedin

- 9,983 SF building | Enclosed Atrium
- 5 Current leases - Restaurant/Retail
- 8 Units 1st Floor | Potential renewal for long term lease
- Additional units available for new tenants on 2nd floor

Trace Linder & Sid Bhatt, CCIM, SIOR



HIGH PROFILE RETAIL SPACE FOR SALE

20,036 SF • \$4,100,000 • Fort Pierce

- Prime retail opportunity
- 32,000± Cars/Day
- Frontage on U.S Hwy 1
- Small home included

Gary Ralston, David Lapham, Trace Linder, & Sid Bhatt



Under Contract

PRIME COMMERCIAL LAND ON US HWY 27 AT DUNDEE RD

28.59 AC • \$3,950,000 • Haines City

- Prime commercial development
- AADT - 43,500
- 790 FT of frontage on US 27

David Hitchcock, Craig Morby, & Eric Ammon



8.75-CAP RETAIL/EVENT CENTER CLERMONT, FL

6,912 SF • \$3,200,000 • Clermont

- 6,912 ± sf Retail Event Center Property
- Two Airstream Food Trucks
- One Outdoor Bar
- 47 Street Parking Spaces at Property + City Parking Lot 1/2 block away

Marvin Puryear



SR-60 RETAIL/MEDICAL OPPORTUNITY IN LAKE WALES

19,931 SF • \$3,499,000 • Lake Wales

- Former Badcock furniture store
- Great exposure on SR 60 on the east side of US 27
- Free standing retail with excess land for extra parking or expansion

R. Todd Dantzler, CCIM



New Listing

U.S 17 RETAIL OPPORTUNITY IN FORT MEADE

16,500 SF • \$3,000,000 • Fort Meade

- Immediate occupancy
- Oversized lot for expansion or additional building
- Excellent exposure on US 17 at the Northern entrance into Ft Meade

R. Todd Dantzler, CCIM



CHIEFLAND RETAIL SPACE OPPORTUNITY

15,324 SF • \$2,300,000 • Chiefland

- Spacious 15,324 SF retail building
- Prime location in Chiefland area
- High visibility for retail or free-standing building ventures
- Ample parking for customers and staff

Gary Ralston, David Lapham, Trace Linder, & Sid Bhatt

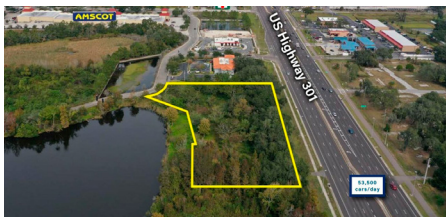


DOWNTOWN OKEECHOBEE RETAIL SPACE & INDUSTRIAL WAREHOUSE

15,560 SF • \$1,750,000 • Okeechobee

- 10,592 SF free-standing retail building & 4,968 SF industrial space
- Spacious interior layout for diverse retail uses
- Versatile for various industrial and warehouse uses

Gary Ralston, David Lapham, Trace Linder, & Sid Bhatt

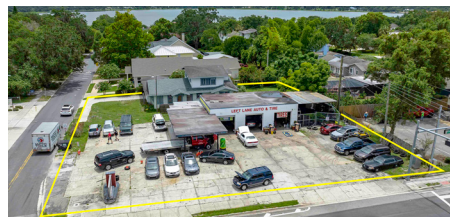


1.82 ACRES ON US 301 FOR DEVELOPMENT

1.82 AC • \$1,650,000 • Riverview

- Near busy intersection in Riverview
- Multiple Possible Uses
- Near numerous major retails

Steve Toner, MBA



DIXIELAND COMMERCIAL POSSIBLE REDEVELOPMENT CORNER

2,138 SF • \$875,000 • Lakeland

- Both properties are zoned C-2, City of Lakeland
- Convenient location only a couple of minutes from downtown with easy access to the Polk Parkway, I-4, and the north and south sides of Lakeland

Craig Morby & Eric Ammon, CCIM



CORNER RETAIL SITE OFF SR-580

2,400 SF • \$789,000 • Plant City

- 1.5 ± miles from I-4
- CN Zoning
- 140 ± FT of frontage on State Road 580

Berlente Hires, CCIM, SIOR

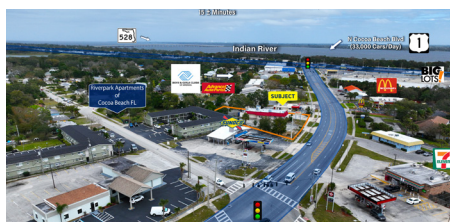


LANDSCAPING COMPANY

396 SF • \$695,000 • Yalaha

- Established Lake County Landscaping and Nursery Business
- Great Location, Land, Equipment, and Inventory
- 1.13 acres for retail and landscaping site

Trish Leisner, CCIM



COCOA SINGLE TENANT NN RETAIL SITE

2,545 SF • \$550,000 • Cocoa

- Freestanding retail building with a drive-thru and 32 parking spaces
- Minutes away from the Historic Cocoa Village/ Downtown Cocoa
- Less than 0.5 ± mile from U.S. Hwy 1

Bill Nguyen & Tina M Christensen, GRI



DOWNTOWN AUBURDANLE CORNER RETAIL SPACE

544 SF • \$299,000 • Auburndale

- Owner user or investment opportunity
- Current tenant has done extensive work on the inside - it's a fantastic, well appointed space.
- Traditional reception & waiting area, two stylist areas, sink & cabinet area, plus one bathroom.

Craig Morby & Eric Ammon, CCIM



SR-60 HIGHWAY COMMERCIAL BUILDING

960 SF • \$200,000 • Bartow

- Highway Commercial Zoning
- 0.2 miles from SR 60 [22,500 ± Cars/Day]
- 0.5 miles from the Bartow Courthouse

Glenn Folsom



HWY 27 AND SULLIVAN RD WEST COMMERCIAL

22.6 AC • \$3,500,000 • Minneola

- Near the Florida Turnpike
- 1,145 ± FT Frontage on US 27
- Zoned B1 [City of Minneola]-Retail/Office/ General Commercial uses

Marvin Puryear



6 ACRE APOPKA DEVELOPMENT SITE

5.98 AC • \$2,900,000 • Apopka

- Current zoning is A-2
- Future Land Use is RS 1/5
- 100% uplands
- 3 bedroom, 2 bath home on the property

Tyler Davis, ALC



OZELLO TRAIL COMMERCIAL

46.25 AC • \$2,500,000 • Homosassa

- Water and sewer on West Ozeello Trail
- Residential and/or commercial development opportunity
- 1,640 ± FT of road frontage on U.S Hwy 19
- 1,220 ± FT of road frontage on W Ozeello Trail

Greg Driskell & Clay Taylor, ALC



4545 & 4575 GIBSON DRIVE

3.72 AC • \$2,300,000 • Lakeland

- 3.72 acres on two lots - ideal hotel site or retail
- Phenomenal location with high traffic at Exit 33, Interstate 4
- Zoned O-3, City of Lakeland - curb cuts and utilities at site.

Eric Ammon, CCIM & Craig Morby



CR 48 COMMERCIAL CORNER LOT

1.6 AC • \$1,500,000 • Okahumpka

- Water and Sewer nearby
- Hard Corner Lighted Intersection
- Florida Turnpike 2.75 miles to the West

Trish Leisner, CCIM



RECKER HIGHWAY COMMERCIAL LAND

2.6 AC • \$1,250,000 • Winter Haven

- Zoned C-3 for versatile retail and commercial use
- High visibility on Recker Highway
- Strategic location in the thriving Winter Haven area

David Hungerford, CCIM, SIOR



LAKE CITY RETAIL | OFFICE | HOSPITALITY SITE

7.89 AC • \$1,250,000 • Lake City

- 1 mile west of Interstate 75 exit/entrance
- 460 ± FT of Highway frontage on SR90
- All utilities are at the site [city water/sewer, power, internet]

Marvin Puryear



PIPKIN AND YATES ROAD COMMERCIAL CORNER

1.5 AC • \$1,250,000 • Lakeland

- Commercial corner property features high visibility
- At the signalized intersection of Pipkin Rd and Yates Rd

Richard Dempsey & David Hungerford



HOLIDAY US HWY 19 VACANT COMMERCIAL LOT

1.22 AC • \$1,000,000 • Holiday

- 1.2 Acre Commercial Development Site
- Zoned Commercial General
- Heavy Traffic on US-19

Sid Bhatt, CCIM, SIOR



LAKELAND I-4 FRONTAGE IMPROVED RETAIL PAD

1.37 AC • \$850,000 • Lakeland

- Fully improved retail pad
- Great visibility from I-4
- Parking lots are in place and utilities are stubbed

David Hungerford, CCIM, SIOR



KENTUCKY AVE MIXED USE INVESTMENT OPPORTUNITY

4,275 SF • \$675,000 • Lakeland

- Sales Include 711 & 717 N Kentucky Ave
- Zoned PUD 5502, City of Lakeland. Current retail and office uses are allowed per zoning classification

Danielle Brown, Craig Morby, & Eric Ammon



BOMBER ROAD COMMERCIAL DEVELOPMENT SITE

2.88 AC • \$575,000 • Winter Haven

- Zoned PD-Commercial
- 1.7 ± miles from U.S Highway 17
- Proximity to residential neighborhoods
- Versatile zoning for various commercial uses

Tyler Davis, ALC & Clay Taylor, ALC

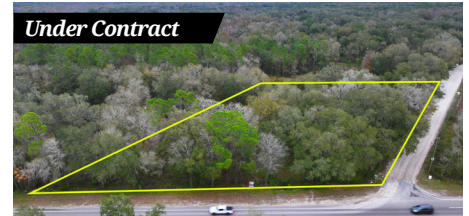


LAKE WALES MIXED-USE CHURCH & RETAIL INVESTMENT PROPERTY

3,010 SF • \$300,000 • Lake Wales

- Optimal use for a retail parcel includes a daycare center, with potential for a restaurant or office
- Proximity to US Hwy 27, US 17, and I-4
- High visibility & easy accessibility

Danielle Brown



2.11 ACRES ON NE CORNER OF CR 39 & JERRY RD FOR C-2

2.11 AC • \$225,000 • Crystal Springs

- 2.11 ± Acres ZONED Vacant Commercial
- 275 FT of frontage on SR 39
- Tree Survey, and more.

Steve Toner, MBA



FORT MEADE DOWNTOWN VACANT COMMERCIAL LOT

0.26 AC • \$69,500 • Fort Meade

- .26 AC, Zoned C-2
- Allowable uses in the C-2 district include retail, office, restaurant, church, banks and more
- Utilities - Electric, water and sewer serviced by the City of Fort Meade.

Craig Morby & Eric Ammon



US 19 RETAIL STOREFRONT FOR SALE OR LEASE

8,272 SF • \$599,900 / \$7 SF/yr • Cross City

- 8,272 SF Retail storefront
- Zoned CI for versatile commercial use
- Prime location in Cross City for high visibility
- Ideal for retail or free-standing building ventures

Gary Ralston, David Lapham, Trace Linder, & Sid Bhatt

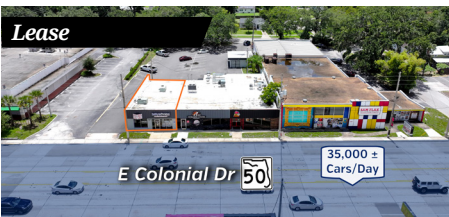


CHRISTINA COMMERCIAL GROUND LEASE

0.85 AC • \$50,000/Yr • Lakeland

- 0.85 buildable acres
- Busy area of high income households
- Near many big box retailers

David Hungerford, CCIM, SIOR & Jim Alllen



MILLS 50 DISTRICT RETAIL SPACE FOR LEASE

2,000 SF • \$35 SF/yr (NNN) • Orlando

- Excellent visibility near a signalized corner
- Great accessibility from E Colonial Dr and Hillcrest St
- Ample parking with over 35 parking spaces
- Proposed 301 units multifamily on adjacent lot

Bill Nguyen



HAVENDALE BLVD RETAIL SPACE

18,277 SF • \$3m / \$14 SF/yr • Auburndale

- 18,277 SF free-standing building
- Built in 2006
- Located in Auburndale, FL
- 27,000 ± Cars/Day

Gary Ralston, David Lapham, Trace Linder, & Sid Bhatt

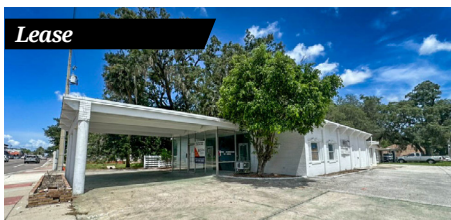


HWY 27 RETAIL SPACE OPPORTUNITY

18,044 SF • \$3m / \$13 SF/yr • Lake Placid

- 18,044 SF free-standing building
- Excellent frontage on U.S Hwy 27
- 18,700 ± Cars/Day
- US 27 is a major north south corridor in Central FL

Gary Ralston, David Lapham, Trace Linder, & Sid Bhatt



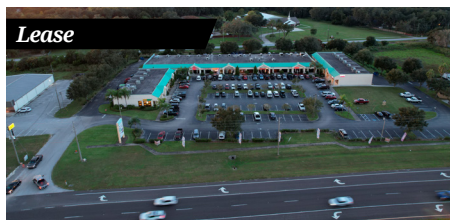
Lease

APOPKA MAIN STREET RETAIL

4,000 SF • \$25 SF/month (NNN) • Apopka

- Spacious layout for versatile business use
- Ample parking for convenience and accessibility
- High visibility for enhanced business exposure
- Easy access to major thoroughfares for customer convenience

Reinaldo Sobrino & Rafael Mendez, CCIM



Lease

SHOPPES OF CHRISTINA

1,500 SF • \$16 SF/yr (NNN) • Lakeland

- Consists of three buildings
- 2 spaces available as well as a potential build-to-suit
- Major north/south road, and has a traffic count of 35,500 cars per day

Lauren Ralston Smith, CCIM, CPM & Jill Howard



Lease

HIGH PROFILE RETAIL SPACE IN STUART, FLORIDA

14,983 SF • \$15 SF/yr (NNN) • Stuart

- 51,500 ± Cars/Day
- Spacious and versatile floor plans
- Convenient access to major roadways
- High visibility from U.S Hwy 1

Gary Ralston, David Lapham, Trace Linder, & Sid Bhatt



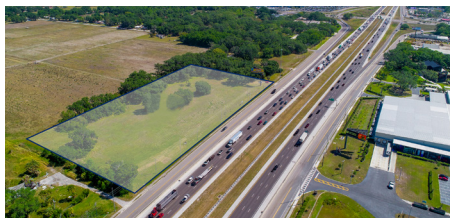
Lease

POLK CITY CENTER

1,019 - 2,038 SF • \$14 SF/yr • Polk City

- Close proximity to I-4
- Rapidly developing area
- Growth from nearby Florida Polytechnic University

Dunia Zaban



I-4 FRONTAGE PLANT CITY DEVELOPMENT SITE

6.2 AC • Negotiable • Plant City

- Available land on Interstate 4 in Plant City, FL
- Prime commercial real estate development opportunity
- Position along Interstate 4 Corridor
- Excellent accessibility for transportation

Sid Bhatt, Gary Ralston & Trace Linder



PLANT CITY I-4 BENNETT RD DEVELOPMENT ACREAGE

9 AC • Negotiable • Plant City

- Available land on Interstate 4 in Plant City, FL
- Prime commercial real estate development opportunity
- Position along Interstate 4 Corridor
- Excellent accessibility for transportation

Sid Bhatt, Gary Ralston & Trace Linder

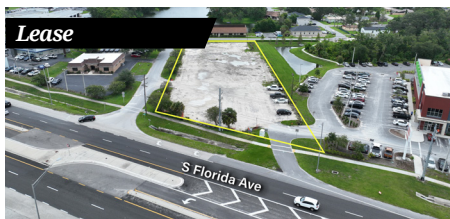


HWY 98 COMMERCIAL LAND

6.5 AC • \$4,500,000 • Lakeland

- 930 ± FT of frontage on US Hwy 98
- Adjacent to a new single family residential development [92 lots] - Hancock Crossings
- C-2 Zoning [City of Bartow]

R. Todd Dantzler, CCIM



Lease

S FLORIDA AVE RETAIL BUILDING

2,550 SF • \$45 SF/yr (NNN) • Lakeland

- 175 ± FT of road frontage along S Florida Ave
- 53 Parking spaces
- Several points for entry and exit

Lauren Ralston Smith, CCIM, CPM



AVON PARK WALMART OUTPARCELS

14.46 AC • \$350k - \$630k • Avon Park

- 4 lots available in front of Walmart Supercenter
- Pads are 100% usable and include off-site retention
- 14 miles from MacDill Air Force Base Auxiliary Field

David Hungerford, CCIM, SIOR



Lease

SOUTH LAKE COMPLEX

1,200 • \$22 SF/yr (NNN) • Clermont

- 135 parking spaces
- 42,000 AADT on US Hwy 27
- Within 5 minutes of Disney World and 20 minutes of Orlando

Lauren Ralston Smith, CCIM, CPM & Jill Howard



Lease

CAMBRIDGE OAKS PLAZA

1,260-2,800 SF • \$20-35 SF/yr • Casselberry

- Located within SBA Hubzone and Opportunity Zone
- Well-maintained, stand-alone building
- Excellent visibility near a signalized corner
- Strategically located for high traffic

Rafael Mendez, CCIM & Bill Nguyen



New Listing

U.S. 27 RETAIL OPPORTUNITY IN AVON PARK

15,900 SF • \$10k/Month (NNN) • Avon Park

- Immediate occupancy
- Right in right out
- 33,500 ± Cars/Day

R. Todd Dantzler, CCIM

VACANT COMMERCIAL LAND



PREMIER LAND PARCEL BY SANFORD'S AIRPORT HUB

19.06 AC • \$3,000,000 • Sanford

- Future Business Park/Commerce Park
- Industrial Park
- Warehousing
- Office

Rafael Mendez, CCIM & Ali Manekia, CCIM, SIOR



I-10 & US 331 COMMERCIAL DEVELOPMENT ACREAGE

1.71 AC • \$1,649,000 • DeFuniak Springs

- Zoned C-2, with 1.71 ± acres
- Over 315 ± FT of frontage on US 331
- Access to I-10 [exit 85] and US 331

Austin Fisher



PRIME COMMERCIAL LAND NEAR I-4

1.88 AC • \$1,100,000 • Lakeland

- Super hotel, professional/medical office, retail, or restaurant site within minutes of I-4
- 300 feet of frontage on County Line Road
- Zoned O-3, City of Lakeland
- Utilities - City of Lakeland

Craig Morby & Eric Ammon, CCIM



HUDSON COMMERCIAL MIXED USE

7.1 AC • \$1,049,000 • Hudson

- US Hwy 19 frontage
- Various commercial, residential, and retail uses
- 39,500 ± Cars/Day

Clay Taylor, ALC & Clayton Taylor



3.05 ACRES FOR COMMERCIAL DEVELOPMENT ON CR HIGHWAY

3.05 AC • \$838,750 • Zephyrhills

- major Commercial Corridor through the city
- All utilities to both sides
- Across from Zephyrhills High School, grade school, near WaWa corner and new public park.

Steve Toner, MBA



4 ACRES FOR COMMERCIAL DEVELOPMENT

4 AC • 2,600,000 • Zephyrhills

- Zoned for commercial development
- Significant engineering and development work is already completed on this site
- A bank contiguous to the east adds value for further developments

Steve Toner, MBA



TEN ACRES FOR COMMERCIAL DEVELOPMENT

10 AC • \$2,482,500 • Zephyrhills

- Available as 7 ± acres for Commercial or Multi Family, and/or 3 ± Acres for Commercial Development
- Located in the heart of Zephyrhills, the largest city in booming Pasco County

Steve Toner, MBA



ARCHER COMMERCIAL LAND & BUILDING

4.96 AC • \$1,050,000 • Archer

- C-2 zoning offers flexibility for various uses
- Previously utilized for equipment and event rental business
- Suitable for enclosed storage, veterinary office, & more
- Direct access to State Road 41 for seamless connectivity

Shea R. Booster & Bryant Peace, ALC



MINNEOLA VACANT COMMERCIAL

3.593 AC • \$600,000 • Minneola

- Exceptional opportunity in the vibrant heart of Minneola, FL
- Approximately .97 acres of the property boasts versatile B-1 zoning
- Close proximity to US 27

Shea R. Booster & Clay Taylor, ALC

VACANT COMMERCIAL LAND



BERKLEY ROAD COMMERCIAL LAND

2.47 AC • \$595,000 • Auburndale

- Surrounded by several strong commercial anchors
- 100% uplands
- Zoned C-E Commercial Enclave
- 10,000 cars per day on Berkley Road

Eric Ammon, CCIM & Craig Morby



CRESTVIEW COMMERCIAL LAND

1.36 AC • \$500,000 • Crestview

- Paved corner lot!
- C-1 Zoning
- Less than 1 mile from I-10
- All utilities are available on Redstone Ave.

Clay Taylor, ALC & Bryant Peace, ALC



N HWY 301 FRONTAGE LAND - LAWTEY, FL

6.35 AC • \$500,000 • Lawtey

- Excellent frontage on U.S Hwy 301
- Prime opportunity for future commercial or residential development
- 23,500 ± Cars/Day

Trace Linder & Sid Bhatt, CCIM, SIOR



PORT RICHEY VACANT COMMERCIAL

0.86 AC • \$445,000 • Port Richey

- Zoned C2 by Pasco County
- Ideal for general goods and services
- Allows for social, cultural, and civic activities
- Good road frontage

Shea R. Booster & Clay Taylor, ALC



PHELPS STREET AND FL-19 CORNER LOT

0.29 AC • \$299,000 • Groveland

- Not far from Hwy 50 in downtown Groveland
- 185 feet of Hwy 19 road frontage
- Proposed Highway Bypass may affect this lot

Trish Leisner, CCIM



LAKE WALES SR 60 COMMERCIAL LOT

0.57 AC • \$189,000 • Lake Wales

- 125 ± FT of road frontage along State Road 60
- In the path of development with numerous developments underway
- Ideal for retail user such as QSR or drive thru restaurant

Maricruz Gutierrez Mejia & R. Todd Dantzer, CCIM



ONE ACRE SITE ON CR 39 FOR DEVELOPMENT

1 AC • \$135,000 • Zephyrhills

- Excellent visibility and access off CR 39
- Neary retail sites [could help for rezoning]
- Power available to the property, all uplands, no wetlands

Steve Toner, MBA



6.88 ACRES FOR COMMERCIAL DEVELOPMENT

6.88 AC • \$1,892,000 • Zephyrhills

- Just one block east of Gall Blvd [US 301] off the major Commercial Corridor through the city
- All utilities to both sides
- Across from Zephyrhills High School, grade school, near WaWa corner and new public park

Steve Toner, MBA



PRIME VACANT LAND MEMORIAL BLVD LAKELAND

0.77 AC • \$449,000 • Lakeland

- .77 Acres in Lakeland, zoned LCC, Polk County
- Uses include commercial parking, self storage, retail, office, light manufacturing, restaurant, vehicle sales, personal service, and many more!
- Close to other retail anchors

Craig Morby & Eric Ammon, CCIM



NORTH LAKELAND VACANT COMMERCIAL PROPERTY

1.25 AC • \$349,000 • Lakeland

- Frontage and visibility along US 98 N
- LCC - Future Land Use offers wide range of possibilities
- All upland acreage

Linda Schultz

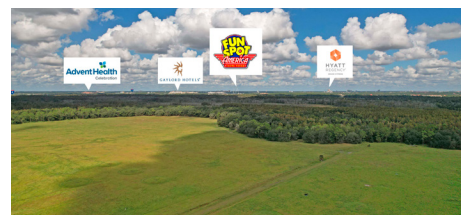


WINTER LAKE ROAD DEVELOPMENT LAND

7.18 AC • \$800,000 • Winter Haven

- Exceptional 7.18-acre property
- Highway frontage on Winter Lake Rd
- Boasting an ideal rectangular shape
- Endless possibilities for development

David Hungerford, CCIM, SIOR



POINCIANA BLVD RESIDENTIAL DEVELOPMENT TRACT

1,720 AC • Call for Pricing • Kissimmee

- Legacy property in the Central Florida Tourism Corridor
- Premier, large acreage tract features 1.5 ± miles of road frontage along Poinciana Boulevard
- 1,708 acres are zoned Low-Density Residential

Dean Saunders, ALC, CCIM 7 Dusty Calderon



US HIGHWAY 27 S MIXED-USE DEVELOPMENT LAND

205.3 AC • \$18,000,000 • Leesburg

- Great opportunity for single-family, multi-family, and commercial development
- 90.6 % uplands
- Over 1,000 estimated net residential units

Marvin Puryear



LAKE COUNTY 418 ACRES DEVELOPMENT LAND

418 AC • \$15,000,000 • Groveland

- 2 ± Miles from The Villages
- 5.5 ± Miles from the Florida Turnpike entrance at CR 470
- Orlando International Airport is less than 1-hour drive

Trish Leisner, CCIM

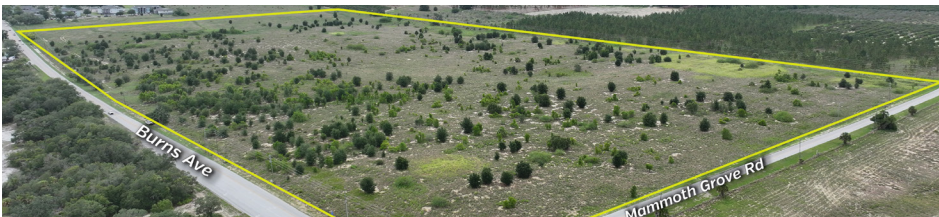


OUTBACK OASIS RESIDENTIAL DEVELOPMENT

57 AC • \$13,000,000 • Winter Haven

- Priced well below the current MAI appraisal
- PUD for up to 400 residential units (City of Winter Haven)
- Adjacent to the Sapphire Necklace water project

R. Todd Dantzer, CCIM



IRON MOUNTAIN RESIDENTIAL PLANNED DEVELOPMENT

76.95 AC • \$12,000,000 • Lake Wales

- Zoned R-3 - PD (Planned Development)
- Ideal for Residential Development
- Prime location in an active residential development area
- Versatile investment opportunity

Clay Taylor, ALC



PANAMA CITY RESIDENTIAL DEVELOPMENT

968 AC • \$10,415,850 • Panama City

- Located within the city limits of Panama City, FL
- Approved Urban Community Future Land Use
- Allows for 1,800 Residential Units Development

Austin Fisher & Dean Saunders, ALC, CCIM



PRIME DEVELOPMENT OPPORTUNITY: LAKE HARRIS & HIGHWAY 19

77 AC • \$5,000,000 • Tavares

- 77 Sprawling Acres of Prime Real Estate
- Offers ample space for a variety of development projects.
- New commercial anchors such as Publix, less than 1.5 miles away

Harrison Skolnik



Under Contract

LECANTO 166 RESIDENTIAL DEVELOPMENT

166.4 AC • \$5,000,000 • Lecanto

- Beautiful rolling hills with pasture
- Located on busy South Lecanto Hwy
- Land Use/Zoning is favorable for Single Family Residential Development/Manufactured Home Development/Commercial and Multi-Family

Greg Driskell, David Hitchcock & Clay Taylor, ALC



Under Contract

48 ACRE DADE CITY DEVELOPMENT PROPERTY

48 AC • \$4,750,000 • Dade City

- 50+/- acres
- Approved PUD for 206 SFR Units
- Located on US301 in the heart of Dade City
- Utilities are located on 301

Marvin Puryear



POINCIANA MULTI FAMILY DEVELOPMENT OPPORTUNITY

11.6 AC • \$4,750,000 • Poinciana

- Existing approval for 232 units PUD
- No public hearings required
- Great senior housing site

R. Todd Dantzler, CCIM



29 ACRES FOR INFILL MIXED USE DEVELOPMENT

25 AC • \$4,450,000 • Zephyrhills

- 25 ± Acres approved for 354 apartment units or 220 town homes, plus 4 acres zoned for commercial development
- All utilities to site
- Almost all upland

Steve Toner, MBA



COLUMBIA COUNTY DEVELOPMENT LAND

246 AC • \$4,403,400 • Fort White

- Great Location
- Convenient for commuting to adjacent cities
- Direct access to US 441 and I-75

Ken Rembert



HERNANDO COUNTY 275 ± ACRES

275 AC • \$4,242,000 • Dade City

- Multiple access points
- 1,000 ± FT of frontage along Highway 301
- Close proximity to other developments

Zeb Griffin, ALC

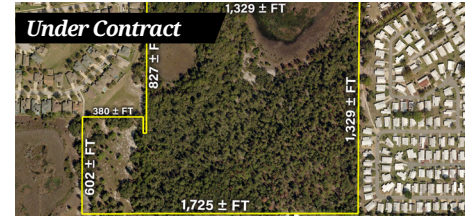


OLD KISSIMMEE ROAD MULTIFAMILY DEVELOPMENT

10.34 AC • \$3,600,000 • Davenport

- 10.34 acres of multifamily developments land
- 180 units possible with county approval
- Zoned RM, Polk County - Minutes to I-4, Close to Publix

Eric Ammon, CCIM & Craig Morby



NORTH LAKE COUNTY RESIDENTIAL LAND

45.6 AC • \$3,500,000 • Leesburg

- 45 ± Acres [38 ± acres uplands]
- SFR Development Parcel
- 55' Easement Adjoins Lake Square Mall with direct access
- Annexation into the City of Leesburg required

Marvin Puryear



LIVE OAK 145 ACRE DEVELOPMENT PARCEL

145 AC • \$3,250,000 • Live Oak

- Residential, multifamily or mixed-use development; up to 20 du/acre
- Rezoning/Land use required with Live Oak
- Utilities at or close to site: Power, Water, Sewer, Cable

Marvin Puryear & John A. "Tony" Wallace, CF



10.5 ACRE DAVENPORT DEVELOPMENT SITE

10.51 AC • \$2,800,000 • Davenport

- 10.51 gross acres
- Six miles south of I-4 and 2 miles east of Highway 27
- Over 19,000 cars/day on Highway 92

Tyler Davis, Clay Taylor & David Hitchcock



WILDWOOD 5.5 ACRES FULLY ENTITLED MULTIFAMILY LAND

5.5 AC • \$2,600,000 • Wildwood

- Fully Entitled Site for Multifamily
- Approved for 54-Units
- Permits available [12/11/24 Expiration]
- Approved Plans available with Sale

Rafael Mendez, CCIM & Bill Nguyen



4.92 ACRES APPROVED FOR 56 MF RESIDENTIAL DEVELOPMENT

4.92 AC • \$1,685,000 • Zephyrhills

- Excellent builder opportunity with most due diligence completed; site development plans for Brooke-Lyn Townhomes are complete and available to prospective buyers
- 4.92 Acres approved for 56 MF Residential

Steve Toner, MBA



MEADOWCREST RESIDENTIAL MIXED USE

11 AC • \$1,500,000 • Crystal River

- Multi-family residential & commercial - approved for 168 MF units
- The property has three access points
- Water and sewer are at the property
- Excellent road frontage

Greg Driskell & Clay Taylor, ALC



AUBURNDALE WATERFRONT DEVELOPMENT SITE

6.8 AC • \$1,300,000 • Auburndale

- Residential Medium Future Land Use
- Commercial or Industrial Development site with land use change
- 540 FT of frontage on 42nd St NW & 900 FT of frontage on Lake Blue

Tyler Davis, ALC & Brian Beasley, CCA, CNLM



GROVELAND HOMESITE & WAREHOUSE

8.96 AC • \$1,249,000 • Groveland

- Warehouse Office to hold extra storage above
- Built in 2008 and is 2,368 ± SF
- Offers 3 bedrooms, 2 1/2 baths with recent renovations and a new roof
- 3 barns with multiple stalls

Trish Leisner, CCIM



WEBSTER RESIDENTIAL DEVELOPMENT LAND

3.72 AC • \$799,000 • Webster

- Prime opportunity for residential development
- Close proximity to the popular Webster Westside Flea Market
- Close proximity to I-75

Jim Allen, Clay Taylor, ALC, & Clayton Taylor



RIVERVIEW RESIDENTIAL DEVELOPMENT LAND

12.8 AC • \$1,280,000 • Riverview

- Close proximity to U.S Hwy 301 & I-75
- Easy access to Tampa and Brandon
- Situated in a growing residential area

Clay Taylor, ALC & Clayton Taylor



LAKE COUNTY TRANSITIONAL WATERFRONT ACREAGE

112 AC • \$1,200,000 • Fruitland Park

- 112 acres with 62 acres of uplands
- Convenient Central FL location
- Potential for single-family home subdivision and or estate homesites

Rick Gonzalez, ALC, CCIM



HERNANDO COUNTY MULTIFAMILY LAND

5.98 AC • \$1,175,000 • Brooksville

- 5.98 Acres - Residential Vacant Brooksville at US 41 & Broad Street
- Conveniently Located at US 41 & SR 50 - 22,500 AADT
- Minutes away from desirable dining and retail

Eric Ammon, CCIM & Craig Morby



SARASOTA COUNTY 2.18 ACRES FOR DEVELOPMENT

2.18 AC • \$1,175,000 • Nokomis

- 2.18 Acres
- Zoned OUE 1
- Utilities - City water and septic

Eric Ammon, CCIM, Craig Morby, & Ron Zeigler



SOUTH LAKELAND MULTI FAMILY

1.52 AC • \$1,050,000 • Highland City

- South Lakeland/Highland City Multi Family income opportunity
- This park is well cared for and well run
- 6 Mobile Homes & 7 Single Family Homes on 1.52 acres and one tax parcel

Craig Morby & Eric Ammon, CCIM



SCENIC HWY RESIDENTIAL DEVELOPMENT

22.7 AC • \$800,000 • Lake Wales

- Proximity to a variety of retailers, schools, employers, and major thoroughfares
- In the path of development with major approved developments nearby.

Maricruz Gutierrez Mejia & R. Todd Dantzler, CCIM



DUNDEE/WINTER HAVEN - COMMERCIAL/MULTIFAMILY

3,515 SF • \$635,000 • Dundee

- Two Income Producing Buildings on Dundee Road
- Commercial units and residential - Several units renovated
- Strong rents - 9% Cap Rate

Craig Morby & Eric Ammon, CCIM



COUNTRY ESTATE LOTS ON COUNTRY CLUB ROAD

3.65 AC • \$575,000 • Winter Haven

- Large country estate lots. 2.22 ± acres and 1.45 ± acres
- Located between Winter Haven Hospital and Advent Health in Haines City
- City water and private septic

R. Todd Dantzler, CCIM



LAKE BELLA ROAD ACREAGE

9.84 AC • \$345,000 • Lake Wales

- Proximity to US 27 & State Rd 60
- In the path of major developments

Maricruz Gutierrez Mejia & David Hitchcock



TAMPA BYPASS CANAL ACREAGE

1.59 AC • \$78,000 • Tampa

- Waterfront property 10 minutes away from Downtown
- At the moment, there are no signs of legal access to the property

Zeb Griffin, ALC

INVESTMENT



FROSTPROOF 33.4 ACRE RV/ RESIDENTIAL SITE

33.4 AC • \$3,250,000 • Frostproof

- RV Park & Residential Development potential
- Frontage on U.S Highway 27
- Prime investment opportunity.

Daniel Lanier & Clay Taylor, ALC



OSCEOLA POLK LINE ROAD DEVELOPMENTAL ACREAGE

13.75 AC • \$2,200,000 • Davenport

- Investment Opportunity
- Close to Orlando
- Paved Road Frontage

Dusty Calderon & Dean Saunders, ALC, CCIM



SHORT TERM RENTAL PORTFOLIO

4,962 SF • \$1,235,000 • Davenport

- 4,962 SF total [2] Units are 1,787 SF and the other unit is 1,388 SF
- Prime location in Championsgate
- Desirable neighborhood
- Potential for value appreciation

Reinaldo Sobrino



RETAIL CENTER ON N SCENIC HIGHWAY

8,000 SF • \$650,000 • Babson Park

- Income producing strip center
- High growth area
- Wonderful upside

R. Todd Dantzler, CCIM



FORMER SEARS LAKELAND SQUARE MALL

155,276 SF • \$10.9m / \$10 SF [Gross] • Lakeland

- Vacant Sears building at Lakeland Square Mall
- Available for sale, consists of a total of 11.57 acres and 155,276 SF of leasable space with over 500 parking spaces

David Hungerford, Tyler Davis & Joey Hungerford



LEGOLAND CORRIDOR COMMERCIAL SITES

8.38 AC • \$950,000-\$1,750,000 • Winter Haven

- Fast growing, desirable commercial corridor>Major development in the area>Frontage along Cypress Gardens Blvd

R. Todd Dantzler & Gary Ralston



CYPRESS GARDENS LAMPLIGHTER PLAZA

1,550 SF • \$20 SF/yr (MG) • Winter Haven

- Newly Renovated
- Ample Parking
- 42,000 ± Cars/Day
- Frontage on Cypress Gardens Blvd
- Flexible options for Single or Multi-Tenant

Angie Workman & Lauren Ralston Smith



GREEN MEDICAL CENTER

1,940 SF • Negotiable • Haines City

- Located in the heart of Haines City
- Near Eva Community Park
- 5 ± minutes east of Hwy 27

Angie Workman & Lauren Ralston Smith



BARTOW MEDICAL OFFICE BUILDING

6,381 SF • Negotiable • Bartow

- New Roof to be installed at Occupancy
- Other Possible uses include Charter School, Daycare, Legal or Insurance Offices
- Single Tenant or Two Tenant Layout proposed
- Class " A " 2nd Generation Medical Building

Sid Bhatt, CCIM, SIOR & Trace Linder



CITRUS TOWER BLVD MEDICAL BUILDING

2,995 SF • \$1,300,000 • Clermont

- Prime office building
- Located in the busy commercial US HWY 27 corridor
- Less than 1.5 miles from the new Adventhealth Clermont campus and Orlando Health South

Christina Kurtz-Clark CCIM, ALC



CLERMONT MEDICAL OFFICE BUILDING

2,528 SF • \$1,200,000 • Clermont

- Medical building in the highly sought after Lost Lake reserve
- Prime medical office investment or owner/user opportunity
- Ophthalmology business also available

Christina Kurtz-Clark CCIM, ALC



MEDICAL PROFESSIONAL BUILDING -CENTRAL BUSINESS DISTRICT

3,054 SF • \$855,000 • Eustis

- Sale or Lease
- Designed for 2 separate tenants/users. Identical sides with a shared hallway
- Beautiful Building with 20 parking spaces

Trish Leisner, CCIM



New Listing

STUNNING LAKEFRONT WEDDING VENUE - FANTASTIC LONG TERM LEASE-BACK OPPORTUNITY

14,077 SF • \$6,600,000 • Lake Wales

- Lakefront Wedding Venue available as strict long term leaseback
- 10.87 acres with 14,077 SF of gorgeous space
- Space for 200 guest - 2nd floor has 12 guest suites, including bridal

Craig Morby, Eric Ammon, CCIM, Shea R. Booster

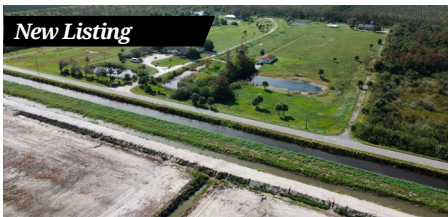


FAITH LUTHERAN CHURCH

18,278 SF • \$2,300,000 • Lakeland

- Established Church facility in South Lakeland
- 18,278 total square feet amongst two buildings on .92 acres
- Iconic grounds with Frank Lloyd Wright inspired walkways and construction
- Traditional sanctuary with gorgeous vaulted ceilings and beams. Seating space for 250 people.

Craig Morby & Eric Ammon, CCIM



New Listing

TEEN CHALLENGE CAMP AND RETREAT

30.06 AC • \$2,100,000 • Vero Beach

- Turn Key Residential Facility - Sleeps over 50 people
- Ideal camp/retreat for a non-profit or agricultural housing facility
- Over 18,000 ± SF of buildings

Jeff Cusson, CCIM & Bryan Cusson



HARMONY HAVEN

6,116 SF • \$1,250,000 • Bartow

- Situated along US-98 S
- Excellent visibility & road frontage
- Ideal for hosting weddings, private parties, and corporate events

David Hungerford, CCIM, SIOR & Joey Hungerford

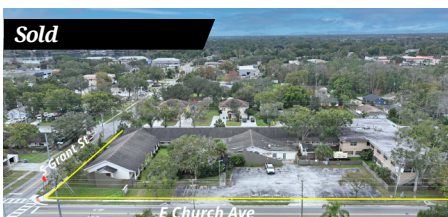


ORLANDO-APOPKA AIRPORT HANGAR 20

2,500 SF • \$535,000 • Apopka

- 2,500 SF building suitable for Special Purpose / Other investment
- Built in 2008 with modern construction and design
- Excellent condition with well-maintained interior

Harrison Skolnik



Sold

VACANT ORLANDO ASSISTED LIVING FACILITY

33,552 SF • Auction • Longwood

- Former senior living facility with 77 units and 28 parking spaces
- North of Orlando between Hwy 17 and Interstate 4, this dynamic property presents a unique opportunity for redevelopment

David Hungerford, Tyler Davis, ALC & Bill Nguyen



New Listing

MAITLAND REHAB FACILITY/ MULTIFAMILY OPPORTUNITY

20,620 SF • Subject to Offer • Maitland

- Lake access and lake view
- 190 FT of frontage on HWY 17-92
- High visibility with 50,500 ± VPD
- 47 Rooms

Bill Nguyen & Dunia Zaban



CENTRAL FLORIDA LAKESIDE RETREAT AND CONFERENCE

114 AC • Request for Proposals • Haines City

- Versatile layout for diverse business opportunities
- Ample parking and accessibility for large events
- Rare Leisure/Recreation Future Land Use
- High visibility and signage opportunity

Dean Saunders, ALC, CCIM & Shea R. Booster



SOUTH GEORGIA DRY CLEANER

4,634 SF • \$4,250,000 • South Georgia

- Market-leading business with over \$1.5 million in revenue
- There are 5 locations- a main office/dry cleaning plant with drop-off and pick-up operation
- A family-owned business in operation for over 50 years and considered the market leader
- Two of the sites include space currently leased and producing income.

Todd Davis & Larry Montanus



CENTRAL FLORIDA BBQ BUSINESS AND REAL ESTATE

1,611 SF • \$850,000 • Auburndale

- BBQ joint, nestled in Polk County, Florida
- Spanning 0.76 ± acres and an inviting indoor/outdoor seating
- 1,611 ± SF covered

Jonathan Fleming & R. Todd Dantzer, CCIM



WEST CENTRAL FLORIDA PUB & GRILL

7,500 SF • \$600,000 • West Central Florida

- Bar with a full-service kitchen and full liquor license
- Spacious inside seating approx. 350 plus a large outdoor patio with a bar
- Bandstand both in and out
- Private room for large parties

Larry Montanus & Liz Menéndez, CCIM



HOUSTON SPRINGS COMMERCIAL & RESIDENTIAL DEVELOPMENT

494 AC • \$10,500,000 • Perry

- 54 finished lots, and approvals for an additional 994 lots
- 18-hole golf course
- 27 acres of Commercial Lands

Jeff Cusson, CCIM & Austin Fisher



HOUSTON SPRINGS RESIDENTIAL DEVELOPMENT

467 AC • \$7,500,000 • Perry

- 54 finished lots, and approvals for an additional 994 lots
- 18-hole golf course

Jeff Cusson, CCIM & Austin Fisher

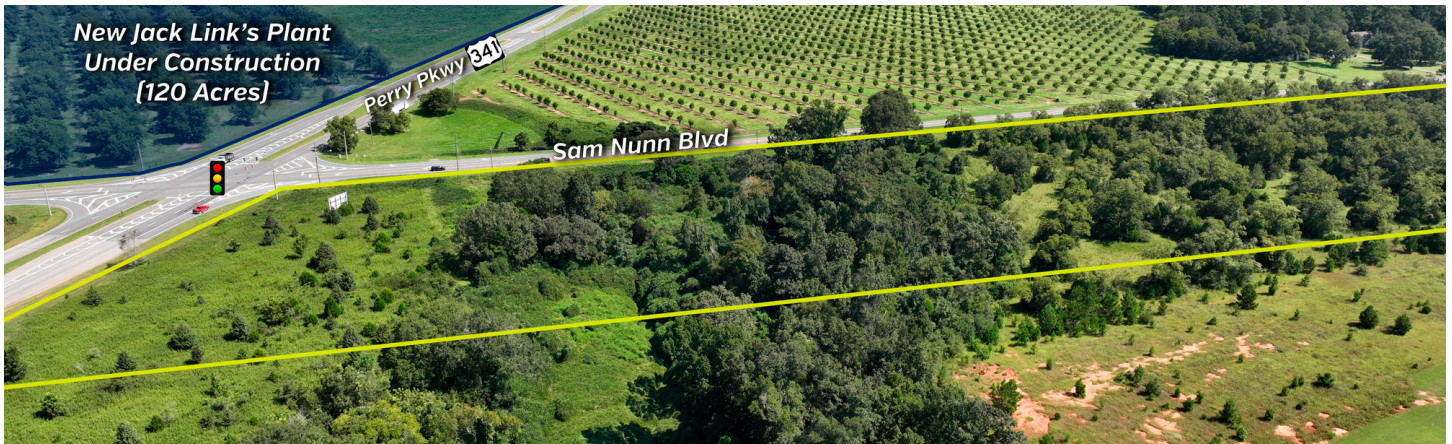


KINGS WALK RESIDENTIAL DEVELOPMENT

253 AC • \$6,925,000 • Brunswick

- Zoned as a Planned Development (PD) consisting of 965 attached, semi-attached, and detached residential lots
- Points of access include both Kings Walk and Chanslor Rd
- Water and sewer is available

Austin Fisher & Rob Rojas



HOUSTON SPRINGS COMMERCIAL DEVELOPMENT

27 AC • \$3,000,000 • Perry

- 27 Commercial Acres
- Close proximity to new Jack Link's Plant under construction
- Fast growing area

Jeff Cusson, CCIM & Austin Fisher



ARLINGTON GA INDUSTRIAL WAREHOUSE

100,800 SF • \$1,950,000 • Arlington

- LED lighting
- USDA Approved
- 3 Phase Power

Todd Davis



PEARSON GA RETAIL CENTER

12,300 SF • \$1,200,000 • Pearson

- Investment Grade Credit Tenant
- Dollar Tree acquired Family Dollar in 2015 and they are considered to be the second largest discount retailer in the United States with more than 16,000 locations
- Excellent visibility from U.S Highway 441

Todd Davis



INDUSTRIAL WAREHOUSE IN TIFTON GEORGIA

12,349 SF • \$800,000 • Tifton

- Good location, 1 mile from I-75
- 12,349 sq feet
- Good condition

Mike Lansdell, ALC



DAWSON GA COMMERCIAL LAND

46.03 AC • \$799,000 • Dawson

- C-2 Zoning
- Right off U.S Hwy 82 (14,000 ± Cars/Day)
- 680 FT of road frontage
- Opportunity Zone

Todd Davis



76 DEVELOPMENT ACRES IN HAZLEHURST, GEORGIA

76 AC • \$760,000 • Hazlehurst

- Excellent location between 2 schools
- Water and Sewer
- Paved road frontage on 2 sides

Mike Lansdell, ALC



HOUSTON COUNTY MANUFACTURED HOME

14.4 AC • \$625,000 • Perry

- Zoned for Perry Planned Unit Development
- 4.6 dwellings per acre
- 4 ± miles from downtown Perry, Georgia, less than 2 ± miles from I-75

Tom Tuggle, ALC



GREENTREE ROAD SOLAR FARM IN KINGSLAND - GA

74.6 AC • \$600,000 • Kingsland

- Income Producing Property
- Solar Lease with income of \$21,406 annually
- Land Banking Opportunity

Mike Lansdell, ALC



NW ALBANY EXECUTIVE OFFICE

7,140 SF • \$599,000 • Albany

- Stuart Ave: 7,700 ± cars per day
- Palmyra Rd: 5,500 ± cars per day
- Olympia D50P3S 50 KW Generator
- Close proximity to U.S Hwy 82

Todd Davis

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Maximize the Potential of Your Asset

LEASING & PROPERTY MANAGEMENT SERVICES

Unlock the full potential of your portfolio. Our comprehensive approach and user-friendly platform empower you to streamline operations, enhance tenant satisfaction, and increase profitability. Management packages are customized based on your desired level of service and tailored to your specific location.



Office



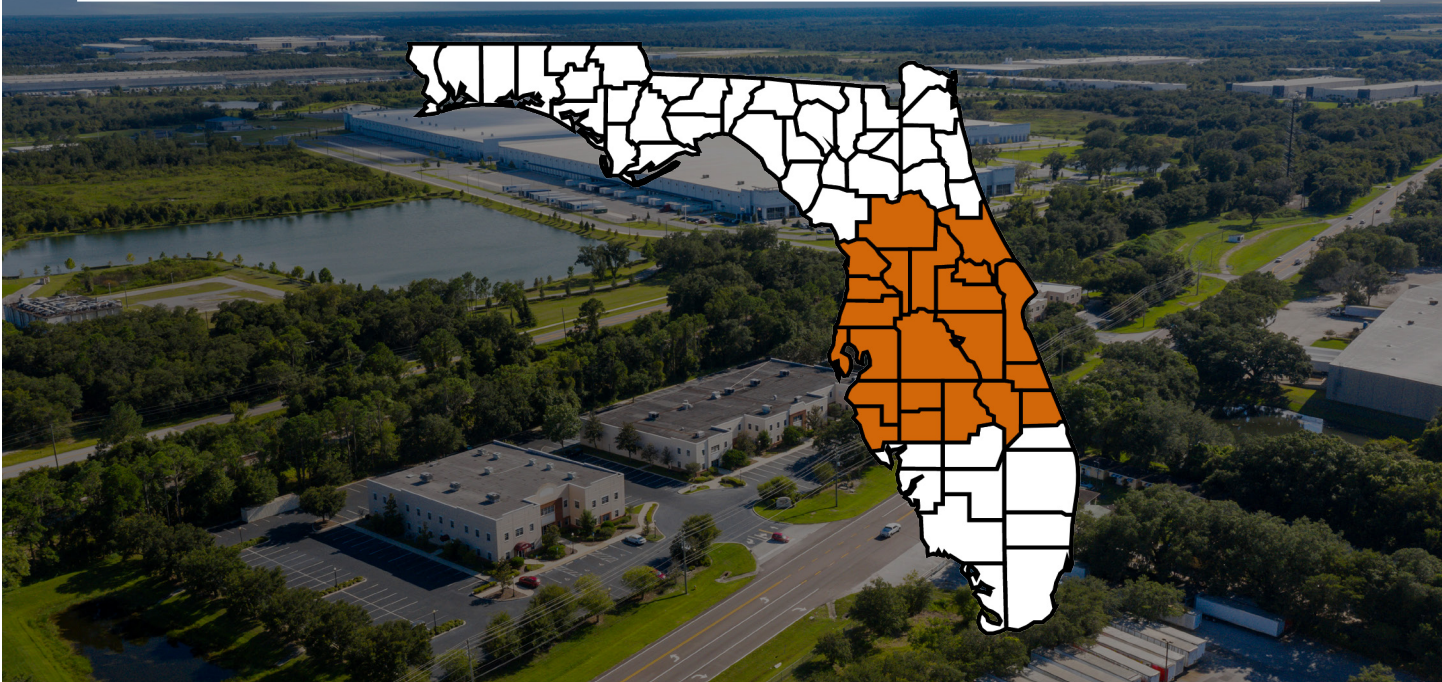
Retail



Industrial/Flex



Owner Associations



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DEAN SAUNDERS

ALC, CCIM

Since 1985, Dean has specialized in Florida land and conservation easements. He served in the US Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to US Senator Lawton Chiles, then Governor Chiles (D-FL).

In 2022, 2021, 2020, Dean received the National Commercial Award from the National Association of REALTORS® (NAR) for exceptional service and contributions to the commercial real estate industry.

Nationally recognized as a land expert, Dean continues to be acknowledged as the best in his field, winning the Top Producer in Land & Top Producer Overall from the CFCAR/CFCREA in 2022 and APEX Top National Producer Award in 2021, 2020, and 2018.



GARY M. RALSTON

CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, FRICS, CRRP

Gary is a recognized subject matter expert on retail and commercial properties. His experience includes the complete spectrum of commercial real estate services. In addition, he is a successful real estate developer, investor, and group investment sponsor. Gary is a senior instructor for the CCIM Institute and a member of the board of directors of the CCIM Institute and the Education Committee. He is a member of the International Council of Shopping Centers (ICSC) and an instructor for the ICSC University of Shopping Centers at Wharton, the ICSC Executive Learning series and RECon Academy.

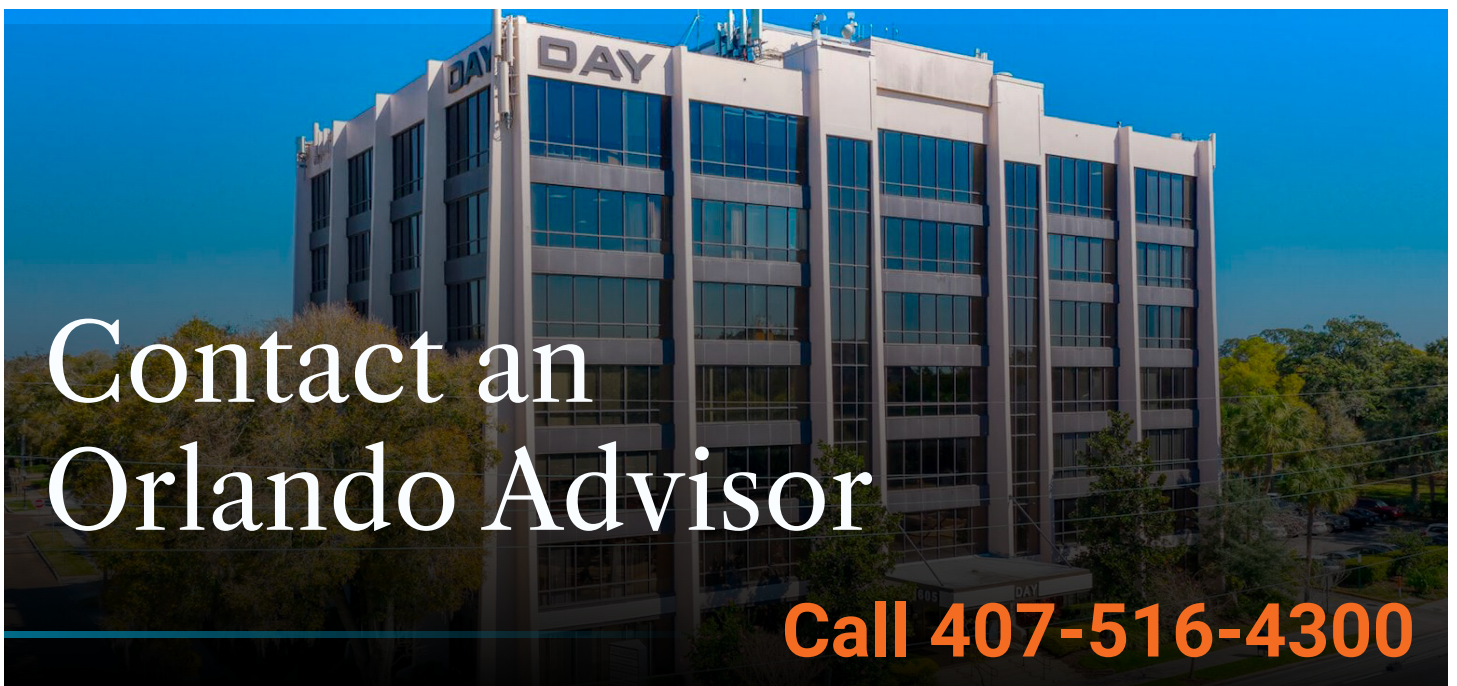


R. TODD DANTZLER

CCIM

Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. Todd specializes in commercial properties, investment properties, and commercial leasing. Also a principle with Real Estate Central Group, LLC, a residential real estate brokerage in Winter Haven, Todd has been active in East Polk County real estate for over 33 years. Todd was recognized as the 2012 Florida Realtor® of the Year. In 2000, he was elected president of the Florida REALTORS® -- the youngest president in the history of Florida REALTORS®.

Todd served 8 years as a Polk County Commissioner with two of those years as chairman.



Contact an
Orlando Advisor

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