

# SAUNDERS Landbook

COMMERCIAL EDITION  
SUMMER 2025



 SAUNDERS  
COMMERCIAL

# Is Your Asset Making the Most it Can?

## 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



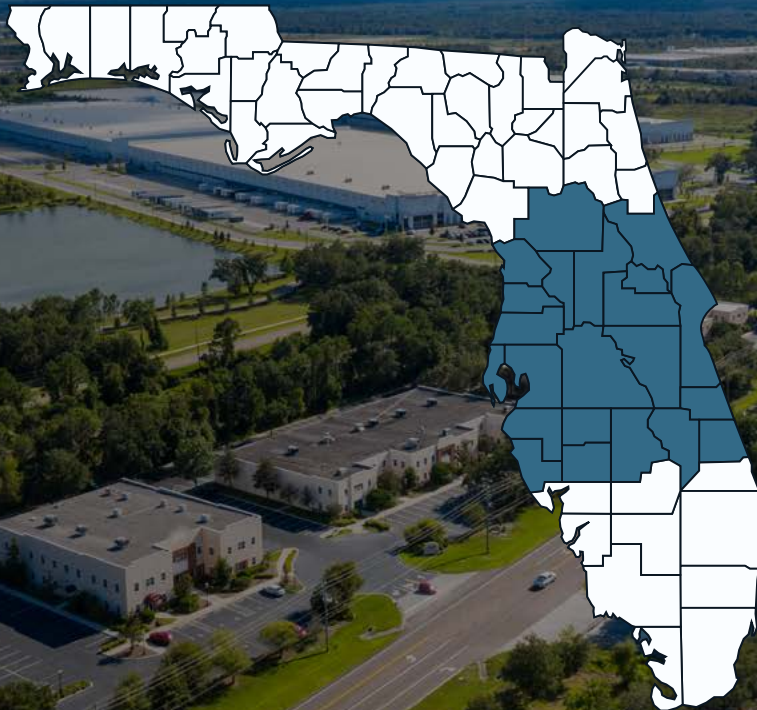
RETAIL



INDUSTRIAL/FLEX



OWNER ASSOCIATION



# Developing Your Legacy

Saunders Commercial, a division of Saunders Real Estate, is built on trusted relationships, local insight, and decades of specialized experience. For nearly three decades, we have served investors, property owners, businesses, institutions, and developers, providing steady, informed guidance on acquisitions, dispositions, leasing, and asset management.

With more than \$6 billion in total transactions across the firm, Saunders Commercial is recognized for consistent execution, a thoughtful approach, and a deep understanding of the markets we serve. Our team combines a strategic perspective with on-the-ground knowledge to help clients navigate complex real estate decisions with clarity and confidence.

Over the years, we’ve cultivated a strong network of buyers, brokers, and partners across the country and internationally. These long-standing relationships strengthen our ability to deliver results and identify meaningful opportunities.

Each listing in this catalog is backed by the experience, integrity, and professionalism that define Saunders Commercial.

## Industry Affiliations

Our commitment to excellence is reflected in our team’s credentials and recognition. Our professionals hold some of the most respected designations in the industry, including Certified Commercial Investment Members (CCIM), Certified Property Managers (CPM), Counselors of Real Estate (CRE), and members of the Society of Industrial and Office Realtors (SIOR).



# SAUNDERS Landbook

- Industrial.....2
- Industrial Land.....6
- Office .....9
- Retail.....16
- Business for Sale.....21
- Special Purpose/Event Venue.....22
- Vacant Commercial Land .....23
- Multifamily.....30
- Advisor Directory.....33

## FEATURED COVER LISTING Centennial Business Complex & Outdoor Storage

This premier industrial/warehouse/distribution space boasts customizable floor plans, high ceilings, and ample parking (additional details on page 4).



LEARN MORE

# Industrial



## Premier Packing Warehouse

87,079 SF • \$9,500,000 • VERO BEACH, FLORIDA

- Well constructed and maintained building
- Strategic location near I-95
- Nicely finished office space

Jeff Cusson, CCIM & Tom Jenkins



## Prime Industrial/Commercial Site on U.S. Hwy 441/27

51,068 SF • \$4,685,000 • FRUITLAND PARK, FLORIDA

- Hard intersection on 10.77 acres with water and sewer at site.
- 30,000 ± cars/day
- C-2 Commercial/Industrial zoning

Trish Leisner, CCIM



## West Lakeland Industrial Warehouse

31,500 SF • \$3,800,000 • LAKELAND, FLORIDA

- 31,500 SF building zoned BPC-2
- Room to expand
- Close to I-4 between Tampa and Orlando

David Goffe, CCIM



## Lake Alfred Packing House Self Storage

49,228 SF • \$2,800,000 • LAKE ALFRED, FLORIDA

- 49,228 SF historic building in Lake Alfred with self storage, retail, apartments, and mailbox rentals. City Beautification Grant is approved, value approx \$125,000.
- Income-producing with plans for expansion. 2.16 acres directly in downtown.

Trish Leisner, CCIM



## Seminole Heights Warehouse & Flex Office Portfolio

11,600 SF • \$2,200,000 • TAMPA, FLORIDA

- 2 building portfolio
- Long-term tenants
- New asphalt & roof coating (2024)

Sid Bhatt, CCIM, SIOR & Trace Linder



## Arlington GA Industrial Warehouse

100,800 SF • \$1,950,000 • ARLINGTON, GEORGIA

- LED lighting
- USDA approved
- 3 phase power

Todd Davis



## Eustis/Grand Island Industrial-Trucking 9.84 Acre Site

10,920 SF • \$1,900,000 • GRAND ISLAND, FLORIDA

- Heavy, Light Industrial, and AG zoning
- 5 buildings
- Water and sewer in front of the site on CR 44

Trish Leisner, CCIM



## Georgia Peanut Buying Point

73,800 SF • \$1,544,950 • VIENNA, GEORGIA

- 8,750+ ton peanut warehouse
- Built for high-volume storage of farmer stock peanuts
- Farmers stock peanut cleaner

Tom Tuggle, ALC

# Industrial



## Hawkinsville, Georgia - Cotton Warehouses/Gin

**44,786 SF • \$948,567 • HAWKINSVILLE, GEORGIA**

- Zoned Industrial and B-2, flexible for commercial or industrial use
- Existing cotton gin with warehouse
- Three vacant warehouses totaling 40,552 ± SF (9,600 SF, 12,000 SF, 18,952 SF)

Tom Tuggle, ALC



## East Lakeland Industrial 5,000 SF On 1.17 AC

**5,000 SF • \$899,900 • LAKELAND, FLORIDA**

- 5,000 SF on 1.17 AC - Industrial in East Lakeland built in 2006
- Super owner/user, part owner/user or investor opportunity
- Zoned IND in unincorporated Polk County

Craig Morby & Eric Ammon, CCIM



## De Soto, Georgia - Peanut/Cotton Warehouses

**60,750 SF • \$897,740 • DE SOTO, GEORGIA**

- Includes 58,950 ± SF warehouse and 1,800 ± SF office
- Five warehouses with 20' clear ceiling heights
- Frontage on Highway 280 East, excellent visibility and access

Tom Tuggle, ALC



## Leslie, Georgia - Cotton/Peanut Warehouses

**101,138 SF • \$870,060 • LESLIE, GEORGIA**

- 101,138 ± SF under roof across 13 warehouses + office building
- 2,500 ± feet of paved road frontage
- 1,060 ± feet of rail frontage with active loading dock

Tom Tuggle, ALC



## Chiefland Timber Office and Shop

**4,648 SF • \$350,000 • CHIEFLAND, FLORIDA**

- 1.92 ± acre property on US Hwy 98 in Chiefland, FL city limits
- Includes 1,448 ± SF office with 1,008 ± SF of conditioned space and 3,200 SF high-ceiling shop

Clay Taylor, ALC, David Hitchcock, ALC, & Greg Driskell



## Plant City 14k SF Warehouse

**14,340 SF • SUBJECT TO OFFER • PLANT CITY, FLORIDA**

- Just 5 minutes from Interstate 4
- Strong value-add potential through lease repositioning
- Long-term tenant (Mayo Ag Services) in place since 2019

Vinh Dawkins



## Centennial Business Complex & Outdoor Storage

**52,000 SF • NEGOTIABLE • BARTOW, FLORIDA**

- Modern facilities with customizable floor plans
- High ceilings and ample parking
- State-of-the-art amenities, including loading docks

Lauren Ralston Smith, CCIM, CPM & Carly Powell



## Commerce Point Drive - Flex Space

**35,750 SF • NEGOTIABLE • LAKELAND, FLORIDA**

- Prime flex building near US Hwy 98 and Polk Parkway
- Ideal for flex, industrial, or retail use
- Ample on-site parking for various business needs

Vinh Dawkins



## Industrial Space at University Corporate Park

**5,560 SF • \$18 SF/YR (NNN) • TAMPA, FLORIDA**

- Versatile shell space
- Industrial heavy zoning
- All utilities in place

Liz Menéndez, CCIM



NEW LISTING

## S Pipkin Multi-Tenant Flex Building

**49,172 SF • \$18 SF/YR (NNN) • LAKELAND, FLORIDA**

- True Class A flex building
- Tilt-wall construction
- Fully sprinkled

David Hungerford, CCIM, SIOR & Joey Hungerford



## Downtown Lakeland Industrial Warehouse

**12,243 SF • \$14 SF/YR (MG) • LAKELAND, FLORIDA**

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

Lauren Ralston Smith, CCIM, CPM & Jill Howard



## Mulberry Industrial Warehouse

**5,326 SF • \$14 SF/YR (NNN) • MULBERRY, FLORIDA**

- Conveniently located approximately 10 to 15 miles from I-4
- Features three 12x12 roll-up doors
- Ample outdoor space

Danielle Brown



## Bridgewater Commercial Park

**5,100 SF • \$14 SF/YR (NNN) • LAKELAND, FLORIDA**

- 5 Minutes from Interstate 4
- Exceptionally maintained park
- Close proximity to Florida's major roadways

Vinh Dawkins



## Warehouse/Flex Space Near Polk Parkway

**2,125 SF • \$13 SF/YR (NNN) • LAKELAND, FLORIDA**

- Multiple roll-up bay doors for grade-level access
- Flexible office/warehouse layout to fit a variety of operational needs
- Ample on-site parking and truck maneuverability

Lauren Ralston Smith, CCIM, CPM & Jill Howard



## New Construction 18k Warehouse & IOS

**17,800 SF • \$12 SF/YR (NNN) • WINTER HAVEN, FLORIDA**

- Brand new 17,800 SF metal warehouse on US Hwy 542 in Winter Haven
- Features 30' clear height, fire suppression, 3-phase power and two 14' x 18' grade-level doors

Vinh Dawkins



## 14k SF Auburndale Warehouse & IOS

**14,000 SF • \$10 SF/YR (NNN) • AUBURNDALE, FLORIDA**

- 14,000 SF steel warehouse on 1.1 acres of fenced industrial outdoor storage
- Prime location at Recker Hwy & Thornhill Rd in Auburndale
- 3-Phase power (480V capacity), office buildout with 10 offices

Vinh Dawkins

# Industrial Land



## Highway 542 Commercial Land

12.64 AC • CONTACT BROKER • LAKELAND, FLORIDA

- Situated along Highway 542, Lakeland, FL
- Ideal for industrial outdoor storage and distribution
- Valuable railroad frontage with potential for rail spur

Vinh Dawkins



## Hickory Place Industrial Park

14.78 AC • \$14,780,000 • ST. CLOUD, FLORIDA

- Just south of Irlo Bronson Memorial Highway with a decel lane at north end
- Acres of thick concrete for heavy vehicle and next to Maschmeyer Concrete plant
- All zoned I-3 city of St. Cloud industrial zoning

Dusty Calderon



## 84 Acres for Residential or Light Industrial Development

84 AC • \$5,400,000 • DADE CITY, FLORIDA

- 84 ± Acres across 5 parcels in fast-growing area of SE Pasco County
- Best use: single-family residential developments or light industrial development
- 4,800 ± FT of frontage on Old Lakeland Highway

Steve Toner, MBA



## Kings Hwy Industrial Development Site

16.62 AC • \$4,500,000 • FORT PIERCE, FLORIDA

- Located 1.7 miles north of Exit 131
- Future signalized intersection with commercial potential
- Strong opportunity for distribution, manufacture or developer

Jeff Cusson, CCIM



## Premier Land Parcel by Sanford's Airport Hub

19.06 AC • \$3,000,000 • SANFORD, FLORIDA

- 19.06-acre site in east Sanford within the E. Lake Mary Blvd. Business Center District
- Future land use HIPAP allows for commercial, industrial, office, and airport

Rafael Mendez, CCIM & Ali Manekia, CCIM, SIOR



## 58 Acres Industrial Development - Polk Parkway Frontage

58.73 AC • \$3,500,000 • LAKELAND, FLORIDA

- 58.73 ± acres of IND-zoned land with direct access off Paver Road near the Polk Parkway
- Prime industrial development opportunity with 28,100 ± daily traffic count

Craig Morby, Eric Ammon, CCIM & Carson Futch

# Industrial Land



## I-4 and SR-33 Industrial Land Parcels

**25.38 AC • \$2,070,000 • LAKELAND, FLORIDA**

- Zoned I-2 for industrial use
- Parcels are individually positioned for flexibility in acquisition
- Prime location on State Road 33 N

David Hungerford, CCIM, SIOR & Joey Hungerford



## Minneola Industrial Land

**15.08 AC • \$1,878,000 • CLERMONT, FLORIDA**

- Prime location near major highways in Clermont, FL
- Zoned for diverse industrial uses
- High visibility from Florida Turnpike

Rafael Mendez, CCIM, Sharisse Walton, & Mike Walton



## Lakeland Airport Industrial Land

**9.73 AC • \$1,750,000 • LAKELAND, FLORIDA**

- Sewer & water across Old Medulla Road along the west side
- Electric is on property
- B-P Future Land Use

David Goffe, CCIM & Zane Mueller



## 55 Acre ± Polk Parkway Development Site

**54.75 AC • CONTACT BROKER • AUBURNDALE, FLORIDA**

- Newly constructed Polk Parkway/Braddock Road interchange
- Just 3.5 miles south of I-4
- Roughly 1,350 ft of frontage on the Polk Parkway

Gary Ralston, CCIM, SIOR, CRE, CPM, CRPP, FRICS & Tyler Davis, ALC



## Ellaville Commercial/Industrial Development Site

**29.81 AC • SUBJECT TO OFFER • ELLAVILLE, GEORGIA**

- Subdividable, leaseable, or owner-financed
- Flat topography with power, water, sewer, and fiber nearby
- Minutes from U.S. 280 and State Route 26

Tom Tuggle, ALC



## Lake Wales Industrial & Technology Park City Lots

**2.02 AC • SUBJECT TO OFFER • LAKE WALES, FLORIDA**

- In the path of development
- Multiple access points along US Hwy 27
- Proximity to Tampa and Orlando

Gary Ralston, Maricruz Gutierrez Mejia, Sid Bhatt & Trace Linder



## 3.04 Acres for Warehouse / Industrial / Commercial Development

**3.04 AC • \$995,000 • ZEPHYRHILLS, FLORIDA**

- 3.04 acre site zoned for light industrial development; office /warehouse / distribution /retail/wholesale facilities
- 100% uplands with all utilities

Steve Toner, MBA



## Lakeland Airport Rd Development Acreage

**9.93 AC • \$875,000 • LAKELAND, FLORIDA**

- Proximity to major thoroughfares
- Potential to rezone for industrial use
- 2 ± miles north of the Lakeland Linder Airport

Maricruz Gutierrez Mejia & Linda Schultz

# Industrial Land



## East Bartow Development Land

**11.46 AC • \$450,000 - \$750,000 • BARTOW, FLORIDA**

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

David Hungerford, CCIM, SIOR & Joey Hungerford



## Industrial Development Acreage Near Polk Parkway

**5.25 AC • \$700,000 • LAKE LAND, FLORIDA**

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

David Goffe, CCIM & Zane Mueller



## 2.03 Acres for Commercial / Light Industrial Development

**2.03 AC • \$665,000 • ZEPHYRHILLS, FLORIDA**

- One of 2 parcels are available, individually or together in any combination
- Surrounded by the airport, museum, sports park, golf course, and commercial facilities

Steve Toner, MBA



## NW Albany Development Land

**10.87 AC • \$599,000 • ALBANY, GEORGIA**

- 470 frontage FT on Ledo Rd with two access points
- 100% upland for maximum usability

Todd Davis



## 1.01 Acres for Light Industrial / Commercial Development

**1.01 AC • \$335,000 • ZEPHYRHILLS, FLORIDA**

- One of the 2 parcels are available, individually or together in any combination
- Surrounded by the airport, museum, sports park, golf course, and commercial facilities

Steve Toner, MBA



## US 301 Outdoor Storage Lot

**1.32 AC • \$300,000 • LAWTEY, FLORIDA**

- Commercial development along busy Highway 301
- Ideal location for industrial outdoor storage
- Uses: Truck parking terminal, heavy equipment storage, construction material

Sid Bhatt, CCIM, SIOR & Trace Linder



## Madison Commercial 13 Acres

**12.77 AC • \$250,000 • MADISON, FLORIDA**

- 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



## 3 Acre Industrial Yard w/ Mobile Office & Canopy Covered Area

**3 AC • \$9,000 PER MONTH (MG) • LAKE LAND, FLORIDA**

- Industrial Land - 3 acres, within minutes of Interstate 4, exit 28
- Perfect for lay down industrial, truck parking, repair and service, and warehouse
- Zoned HIC, High Impact Center, Unincorporated Polk County

Craig Morby & Eric Ammon, CCIM



NEW LISTING

### Hillcrest Reimagined | Redevelopment Opportunity

7,140 SF • CONTACT BROKER • ORLANDO, FLORIDA

- Located in Orlando's Central Business District along a high-visibility corridor
- Zoned O-3/T with future land use allowing up to 200 units/acre and 10% office with density bonus application
- Strong potential for mixed-use residential or office redevelopment

Rafael Mendez, CCIM



NEW LISTING

### 100% Leased Medical Office Investment Opportunity

9,418 SF • \$3,900,000 • NEW PORT RICHEY, FLORIDA

- Located on high-traffic State Road 54 near major hospitals
- Fully leased 9,418 SF building with stable medical tenants
- 7.2% cap rate with strong rent growth and local demographics

Kim Lohry

# Office



## Mills 50 District Commercial Opportunity

3,840 SF • \$2,399,000 • ORLANDO, FLORIDA

- Single story professional building located within the Mills 50® District
- Frontage on E. Colonial Dr. (48,500 AADT/VPD)
- Flexible ORL-MU1/T Zoning permits office, retail, and restaurant use

Rafael Mendez, CCIM & Bill Nguyen



## Plant City Office For Sale or Lease

7,826 SF • \$2,100,000 / NEGOTIABLE • PLANT CITY, FLORIDA

- Conveniently located in Plant City, FL near I-4
- Customizable office spaces ideal for productivity and collaboration
- Multiple conference rooms and ample meeting areas

Lauren Ralston Smith, CCIM, CPM & Carly Powell



## Dade City Church Facility

43,414 SF • \$1,950,000 • DADE CITY, FLORIDA

- Turnkey opportunity for immediate use by religious organizations
- Includes sanctuary, classrooms, offices, fellowship spaces
- Main building is historically registered

David Hungerford, CCIM, SIOR & Joey Hungerford



## Former USDA Building

**24,700 SF • \$1,850,000 • WINTER HAVEN, FLORIDA**

- C-2 Zoning
- Strategic Winter Haven location
- Versatile commercial potential

David Hungerford, CCIM, SIOR, R. Todd Dantzler, CCIM, & Joey Hungerford



## NNN Investment Medical Office Building

**6,381 SF • \$1,850,000 • BARTOW, FLORIDA**

- 7-year NNN lease with national tenant; strong initial NOI and rent escalations
- \$300K in recent upgrades including roof, HVAC, fire suppression, and alarms
- Prime 0.95-acre location near Bartow Regional Medical Center

Sid Bhatt, CCIM, SIOR & Trace Linder



## South Lakeland Professional Office

**3,750 SF • \$950,000 / \$19 SF/YR • LAKELAND, FLORIDA**

- Positioned near South Florida Avenue, a bustling corridor with high daily traffic, maximizing accessibility
- Includes 4 office suites, with 3 available for lease

Lauren Ralston Smith, CCIM, CPM & Carly Powell



## Professional Office Near South Florida Ave

**5,000 SF • \$950,000 / \$19 SF/YR • LAKELAND, FLORIDA**

- Located near South Florida Avenue, with exposure to 43,000 ± daily vehicle
- Features 4 office suites, 3 of which are currently available for lease
- Offers easy access and ample on-site parking

Lauren Ralston Smith, CCIM, CPM & Carly Powell



## Highway Commercial Buildings Off SR-60

**5,960 SF • \$900,000 • BARTOW, FLORIDA**

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

Glenn Folsom



## Medical Professional Building - Central Business District

**3,158 SF • \$855,000 • EUSTIS, FLORIDA**

- 2 new HVAC systems with warranty transfers
- Recently replaced flooring & painted interior
- Corner lot on .53 acres. 21 parking spaces

Trish Leisner, CCIM

# Office



## Highway Commercial Opportunity Near SR-60

**5,000 SF • \$700,000 • BARTOW, FLORIDA**

- Class "A" office building
- 0.2 miles from SR 60 (22,500 ± cars/day)
- 0.5 miles from Bartow Courthouse

Glenn Folsom



## Leesburg Office Opportunity

**3,040 SF • \$532,000 • LEESBURG, FLORIDA**

- Well-maintained single story office building
- Ideal for Owner-User or Value-Add investor with adjacent building for sale
- Near the Leesburg International Airport and Golden Triangle area

Rafael Mendez, CCIM



## Office & Industrial Complex in the Ozarks

**10,740 SF • \$530,000 • TILLY, ARKANSAS**

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

David Hill



## Professional Office in Leesburg

**2,829 SF • \$495,075 • LEESBURG, FLORIDA**

- Well-maintained single story office building
- Ideal for Owner-User or Value-Add investor with adjacent building for sale
- Near the Leesburg International Airport and Golden Triangle area

Rafael Mendez, CCIM



## Mid-Town Medical Office Building

**2,049 SF • \$405,000 • LAKELAND, FLORIDA**

- Zoned C-2 for versatile use
- Strategic location in Lakeland
- Potential for growth and prosperity

Lauren Ralston Smith, CCIM, CPM & Carly Powell



## 1.30 Acre Commercial Lot Highway 441, Leesburg, FL

**1.3 AC • \$399,900 • LEESBURG, FLORIDA**

- 1.3 Acres, zoned C-3 (Leesburg)
- All utilities available
- Located on US Hwy 441 (4-lanes)

Marvin Puryear



## Future Development Parcel - North Lakeland

**1,508 SF • \$375,000 • LAKELAND, FLORIDA**

- .28-acre site with 1,508 SF structure in a prime commercial redevelopment area
- Surrounded by retail, hotels, and the Lakeland Square Mall
- 2 minutes from I-4 and US 98

Craig Morby & Eric Ammon, CCIM



## US 27 Sunrise Plaza Medical Office Pad

**2,416 SF • \$375,000 • FOUR CORNERS, FLORIDA**

- Vacant 0.06-acre lot in growing Sunrise Medical Plaza, ready for development
- High-traffic location along Hwy 27 with multiple access points
- Positioned between CR 474 and I-92 in the 4 Corners/Clermont area

Trish Leisner, CCIM



## Downtown Lakeland Stand Alone Office

**1,092 SF • \$350,000 • LAKELAND, FLORIDA**

- Prime location near Lake Mirror and downtown amenities
- Flexible 1,168 SF office with SPI zoning and adaptable layout
- ADA accessible with 5 onsite and nearby public parking spaces

Craig Morby & Eric Ammon, CCIM



## Lot 9 Lake View Office Park Tavares FL

**0.8 AC • \$259,000 • TAVARES, FLORIDA**

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

Rick Gonzalez, ALC, CCIM



## Montezuma Investment Office Space

**1,200 SF • \$85,000 • MONTEZUMA, GEORGIA**

- Prime Location minutes from downtown Montezuma and a short drive to Houston County
- 1,200 SF Office Building with flexible layout with multiple private offices

Tom Tuggle, ALC



## Waterford Lakes Class 'A' Medical Office For Lease

**4,500 SF • WITHHELD • ORLANDO, FLORIDA**

- 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



## Proposed Flex Space Near USF

**1.09 AC • NEGOTIABLE • TAMPA, FLORIDA**

- Build to suit opportunity
- Prime location with excellent access to I-75, I-4, and U.S. Highway 301
- Adjacent to Moffitt Cancer Center McKinley Hospital

Liz Menéndez, CCIM



## Milk District Retail/Office Opportunity

**3,052 SF • \$26 SF/YR (NNN) • ORLANDO, FLORIDA**

- Corner space with excellent visibility
- Surrounded by national retailers
- Great accessibility to SR-408 and E Colonial Dr

Bill Nguyen



## Downtown Lakeland Boutique Office Space

**2,730 SF • \$25 SF/YR (NNN) • LAKELAND, FLORIDA**

- Prime downtown location
- Modern amenities
- Flexible floor plans

Lauren Ralston Smith, CCIM, CPM & Carly Powell



## South Lakeland Medical Office Space

**2,185 SF • \$25 SF/YR (NNN) • LAKELAND, FLORIDA**

- Modern office spaces designed for productivity and comfort
- State-of-the-art medical facilities
- Versatile layout to accommodate a variety of business needs

Lauren Ralston Smith, CCIM, CPM & Carly Powell

# Office



## Medical Office Space Near St. Joseph's Hospital

**2,604 SF • \$23 SF/YR (MG) • TAMPA, FLORIDA**

- Spacious reception area
- Reception desk/office with built in shelving
- Close proximity to I-275 and I-4

Liz Menéndez, CCIM



## South Lakeland Class A Office Space

**3,500 SF • NEGOTIABLE • LAKELAND, FLORIDA**

- 3,500 SF high-end office in South Lakeland with marble floors and flexible layout
- Includes 3 private offices, open work areas, kitchen, and 2 bathrooms
- Loft adds 1,400 SF; optional shared spaces available on prorated basis

Craig Morby & Eric Ammon, CCIM



## Downtown Lakeland Modern Office Space

**3,730 SF • \$20 SF/YR (NNN) • LAKELAND, FLORIDA**

- Flexible floor plans to suit various business types
- Customizable office layouts
- Ample on-site parking

Lauren Ralston Smith, CCIM, CPM & Carly Powell



## Downtown Winter Haven Office Space

**4,269 SF • \$20 SF/YR (NNN) • WINTER HAVEN, FLORIDA**

- Modern downtown office space
- Vibrant downtown location
- Many walkable amenities like bars, restaurants, gyms, and a comedy club

R. Todd Dantzler, CCIM



## 600 North Broadway Ave Bartow BB&T

**1,155 SF • \$20 SF/YR (NNN) • BARTOW, FLORIDA**

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

R. Todd Dantzler, CCIM & Jonathan Fleming



## Office Space for Lease at the Iconic Claussen Complex

**30,100 SF • \$18 SF/YR (NNN) • LAKELAND, FLORIDA**

- Iconic 140,000 SF property on 8.4 acres with major road frontage
- Up to 30,000 SF of flexible office space available
- High-traffic location near Polk Parkway and retail centers

Craig Morby & Eric Ammon, CCIM



## Office Space Near USF

**4,559 SF • \$18 SF/YR (NNN) • TAMPA, FLORIDA**

- Office with frontage on 46th Street in University Corporate Park
- Prime Location near I-75, USF, Busch Gardens, and Moffitt Cancer Center
- Handicap Accessible

Liz Menéndez, CCIM



## Office/Flex Space at University Corporate Park

**2,288 SF • \$18 SF/YR (NNN) • TAMPA, FLORIDA**

- 2,288 SF office/flex space for lease in a prime location near USF
- Grade-level roll-up doors
- Located in University Corporate Park, close to I-75, USF, and Moffitt

Liz Menéndez, CCIM



## 2525 Drane Field Road

**6,900 SF • \$16 SF/YR (NNN) • LAKELAND, FLORIDA**

- Commercial business park located in West Lakeland
- 3 spaces available
- Close to the Lakeland International Airport, Polk Parkway, and Interstate 4

Lauren Ralston Smith, CCIM, CPM & Jill Howard



## Office Suites at West Woods Complex

**11,161 SF • \$16 SF/YR (NNN) • LAKELAND, FLORIDA**

- 3 spaces 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



## Haines City Business Center

**7,079 SF • \$16 SF/YR (NNN) • HAINES CITY, FLORIDA**

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

Lauren Ralston Smith, CCIM, CPM & Carly Powell



## University Corporate Park Offices

**25,584 SF • \$16 SF/YR (NNN) • TAMPA, FLORIDA**

- 25,584 SF office/flex space
- Industrial Heavy Zoning
- Excellent location near I-75, I-4, USF, & Moffitt Cancer Center Hospital

Liz Menéndez, CCIM



## Winter Haven Medical Offices

**1,351 SF • \$20 SF/YR (NNN) • WINTER HAVEN, FLORIDA**

- Immediate occupancy
- Well-recognized medical address in Winter Haven
- New owner and management

R. Todd Dantzler, CCIM



## Saddle Creek Center

**875 SF • \$14 SF/YR (NNN) • LAKELAND, FLORIDA**

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

Linda Schultz



## Gill Jones Building

**86,500 SF • \$14 SF/YR • WINTER HAVEN, FLORIDA**

- New paint and facelift on the exterior of the building
- Located 1.2 miles south of US 92 in Lake Alfred
- CAM Charges \$4.25/SF

R. Todd Dantzler, CCIM



## Old Town Square

**6,700 SF • \$10 SF/YR (NNN) • WINTER HAVEN, FLORIDA**

- Next to the Winter Haven Chamber of Commerce
- Professionally managed
- Downtown charm

R. Todd Dantzler, CCIM

# Retail



## SR-60 Retail/Medical Opportunity in Lake Wales

**19,931 SF • \$3,499,000 • LAKE WALES, FLORIDA**

- Great exposure on SR 60 on the east side of US 27
- Free standing retail with excess land for extra parking or expansion
- Small home included

R. Todd Dantzler, CCIM



## U.S Hwy 27 Retail Opportunity in Sebring

**4,763 SF • \$3,300,000 • SEBRING, FLORIDA**

- Two units for increased leasing flexibility
- Modern construction completed in 2021
- Zoned B3 for versatile retail and commercial use

Lauren Ralston Smith, CCIM, CPM & Carly Powell



## Circle K Lakeland

**3,600 SF • \$3,050,000 • LAKELAND, FLORIDA**

- High-visibility corner at Drane Field Rd. and Airport Rd
- Easy access to I-4 (146,000 VPD) and Polk Parkway (42,000 VPD)
- 12 fueling pumps, 4 diesel pumps, dedicated diesel island

Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS & Vinh Dawkins



## Havendale Blvd Retail Space

**18,277 SF • \$3,000,000 • AUBURNDALE, FLORIDA**

- 18,277 SF free-standing building
- Built in 2006
- 27,000 ± cars/day

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



## Haines City Venue & Workspace

**12,063 SF • \$2,950,000 • HAINES CITY, FLORIDA**

- Versatile space for various retail concepts
- Ample parking with over 40 spaces
- Ideal for retail/specialty center investment

Danielle Brown & David Hungerford, CCIM, SIOR



## U.S 17 Retail Opportunity In Fort Meade

**16,500 SF • \$2,700,000 • FT MEADE, FLORIDA**

- 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



## Retail Opportunity on U.S Hwy 27

**14,826 SF • \$2,500,000 / NEGOTIABLE • SEBRING, FLORIDA**

- High-visibility storefront on US Highway 27
- Zoned B3/Commercial
- Versatile interior space for flexible layout options

Lauren Ralston Smith, CCIM, CPM & Carly Powell



## Chiefland Retail Space Opportunity

**15,324 SF • \$2,300,000 • CHIEFLAND, FLORIDA**

- Spacious 15,324 SF retail building
- High visibility for retail or free-standing building ventures
- Well-maintained and move-in ready

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



## Christina Commons Retail Center

**1,257 SF • \$22 SF/YR (NNN) • LAKELAND, FLORIDA**

- Affluent area
- Excellent access
- Ample parking

Lauren Ralston Smith, CCIM, CPM & Jill Howard



## Plant City SR 39 Commercial Opportunity

**29,669 SF • SUBJECT TO OFFER • PLANT CITY, FLORIDA**

- Highway Commercial Zoning
- 0.2 miles from SR 60 (22,500 ± cars/day)
- Part of an assemblage opportunity in Plant City's retail corridor

Jerrold Parker



## Golden Rule Plant City Commercial

**9,069 SF • SUBJECT TO OFFER • PLANT CITY, FLORIDA**

- Zoned C-1 with Future Land Use (FLU) of R-12, allowing for versatile retail applications
- Part of an assemblage opportunity in Plant City's retail corridor

Jerrold Parker



## High Profile Retail Space For Sale

**20,036 SF • CONTACT AGENTS • FORT PIERCE, FLORIDA**

- Prime retail opportunity
- 32,000 ± cars/day
- Frontage on U.S Hwy 1

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



## Mulberry Retail/Office Opportunity

**9,855 SF • \$1,325,000 • MULBERRY, FLORIDA**

- Established property with flexible C-2 zoning in growing Mulberry
- Mostly open layout; owner may lease back 1,200 SF for pharmacy
- Prime access to SR 60, near Lakeland and Bartow

Craig Morby & Eric Ammon, CCIM



## Lake Bradford Commercial Building

**14,452 SF • \$1,200,000 • TALLAHASSEE, FLORIDA**

- .78 ± AC commercial lot with a 14,452 SF steel warehouse
- Excellent location near Florida State University and FAMU
- Established automotive repair shop operating for 30+ years

Justin Beall

# Retail



## Branford 11.5k SF Retail Building

11,504 SF • \$1,087,000 • BRANFORD, FLORIDA

- Less than a mile from US-27 and 20 mins to I-75
- Public water and sewer
- New HVAC (2024), LED lighting, and ceiling fans

Vinh Dawkins & David Lapham



## Dixieland Commercial Possible Redevelopment Corner

4,830 SF • \$975,000 • LAKELAND, FLORIDA

- Two C-2 zoned parcels on a prime corner in Lakeland's Dixieland district
- Includes income-producing auto shop and vacant historic office/home
- Ideal for retail or office redevelopment near downtown and major roads

Craig Morby & Eric Ammon, CCIM



## Pearson GA Retail Center

12,300 SF • \$850,000 • PEARSON, GEORGIA

- Investment grade credit tenant
- Excellent visibility from U.S Highway 441

Todd Davis



## Central Florida BBQ Business and Real Estate

1,611 SF • \$850,000 • AUBURNDALE, FLORIDA

- Existing, profitable BBQ business
- Located to new Publix under construction on Havendale Blvd
- Great exposure

Jonathan Fleming & R. Todd Dantzler, CCIM



## Albany GA Retail Center

9,376 SF • \$799,000 • ALBANY, GEORGIA

- 265 feet of frontage on S. Slappey Blvd with 19,100 daily vehicles
- 89% leased across 9,376 SF on 1.11 acres
- Excellent visibility and accessibility

Todd Davis



## Davenport Auto Shop

1,200 SF • \$725,000 • DAVENPORT, FLORIDA

- 0.75-acre site currently zoned for commercial/industrial use
- Active auto repair shop operation in place
- Direct visibility from U.S. Highway 17-92

Rafael Mendez, CCIM



## Landscaping Company

1.13 AC • \$695,000 • YALAHUA, FLORIDA

- Established Lake County landscaping and nursery business
- Great Location with land, equipment, and inventory for sale
- Direct highway road frontage

Trish Leisner, CCIM



## SW Georgia Retail Building

6,798 SF • \$625,000 • COLQUITT, GEORGIA

- Well-maintained 6,799 SF building on a .58-acre lot
- Ideal for various retail or commercial uses
- Ample parking with 32 spaces, including 2 designated for handicapped

Todd Davis



## Investor or Owner User Opportunity w/Tenants & Income

**2,150 SF • \$575,000 • LAKELAND, FLORIDA**

- Fully leased 2,150 SF retail/office near S Florida Ave and Southgate
- Generates \$44,527/year plus \$6,400 in tenant expense reimbursements
- Zoned C-2 with versatile use; tenants include mattress retailer and pet groomer

Craig Morby & Eric Ammon, CCIM



## Cocoa NN Retail - Investment or Future Owner-User Opportunity

**2,545 SF • \$535,000 • COCOA, FLORIDA**

- Minutes away from the Historic Cocoa Village/Downtown Cocoa
- Less than 0.5 ± mile from U.S. Highway 1 (33,000 VPD)
- Conveniently located in the center between State Roads 520, 528 and I-95

Bill Nguyen & Tina M Christensen, GRI



## Stand-Alone Flex Building Lakeland

**2,268 SF • \$390,000 • LAKELAND, FLORIDA**

- Fenced-in laydown yard
- Directly across from Lakeland Linder Intl. Airport
- National Operating Tenant (1 yr left on lease)

Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS & Vinh Dawkins



## SR-60 Highway Commercial Building

**960 SF • \$200,000 • BARTOW, FLORIDA**

- Highway Commercial Zoning
- 0.2 miles from SR 60 (22,500 ± cars/day)
- 0.5 miles from the Bartow Courthouse

Glenn Folsom



## US 27 Retail Opportunity In Avon Park

**15,900 SF • \$10,000 PER MONTH (NNN) • AVON PARK, FLORIDA**

- Immediate occupancy
- Right in right out
- 150 ± FT of frontage on Hwy 27

R. Todd Dantzler, CCIM

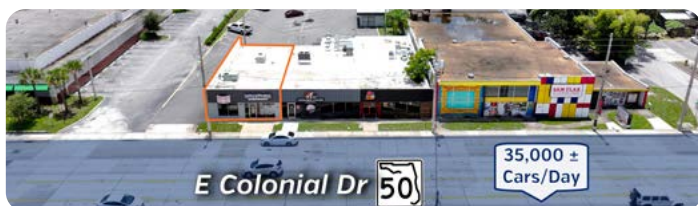


## S Florida Ave Retail Building

**2,550 SF • \$45 SF/YR (NNN) • LAKELAND, FLORIDA**

- 2,550 SF building retail pad along S Florida Ave
- 53 parking spaces
- Several points for entry and exit

Lauren Ralston Smith, CCIM, CPM & Carly Powell



## Mills 50 District Retail Space For Lease

**2,000 SF • \$35 SF/YR (NNN) • ORLANDO, FLORIDA**

- Excellent visibility near a signalized corner
- Great accessibility from E Colonial Dr and Hillcrest St
- Surrounded by national retailers

Bill Nguyen



## County Road 540A Retail Center

**1,400 SF • \$25 SF/YR (NNN) • LAKELAND, FLORIDA**

- 1,400 ± SF medical space in a multi-tenant building on CR 540A in Lakeland
- Surrounded by strong co-tenants including Eye Specialists of Mid-Florida, State Farm, and Great Clips

Lauren Ralston Smith, CCIM, CPM & Jill Howard

# Retail



## Shoppes of Christina

**4,000 SF • \$18 SF/YR (NNN) • LAKELAND, FLORIDA**

- Consists of three buildings which create a commercial center
- 4 spaces available
- Major north/south road, and has a traffic count of 35,500 cars per day

Lauren Ralston Smith, CCIM, CPM & Jill Howard



## Cambridge Oaks Plaza

**5,079 SF • \$18 - 25 SF/YR • CASSELBERRY, FLORIDA**

- Located within SBA hubzone and opportunity zone
- Well-maintained, stand-alone building
- Excellent visibility near a signalized corner with 66,000 ± VPD

Rafael Mendez, CCIM & Bill Nguyen



## High Profile Retail Space in Stuart, Florida

**14,983 SF • \$15 SF/YR (NNN) • STUART, FLORIDA**

- 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, CCIM, SIOR



## Hwy 27 Retail Space Opportunity

**18,000 SF • \$13 SF/YR (NNN) • LAKE PLACID, FLORIDA**

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

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



## Polk City Center

**3,057 SF • \$12 SF/YR (NNN) • POLK CITY, FLORIDA**

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

Dunia Zaban



## Premier Commercial Leasing Opportunity in Dunnellon, FL

**14,000 SF • \$10 SF/YR (NNN) • DUNNELLON, FLORIDA**

- Expansive, open-concept floor plan
- Contemporary & professional design
- Useable SF includes 3,500 SF standalone warehouse

Luke Dierlam, Sid Bhatt, CCIM, SIOR & Trace Linder



## US 19 Retail Storefront For Sale or Lease

**8,272 SF • \$7 SF/YR (NNN) • CROSS CITY, FLORIDA**

- 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



## Albany Retail Space Opportunity

**10,000 SF • \$6 SF/YR (GROSS) • ALBANY, GEORGIA**

- 16,900 cars per day
- Ample Parking
- Multiple ingress and egress points for easy access

Todd Davis

# Business for Sale



## South Georgia Dry Cleaner

4,634 SF • \$3,995,000 • ALBANY, GEORGIA

- Market-leading business with over \$1.5 million in revenue
- State-of-the-art equipment in excellent condition
- Two of the sites include space currently leased and producing income

Todd Davis & Larry Montanus



## Space Coast Real Estate with BBQ Restaurant

7,286 SF • \$2,980,000 • COCOA, FLORIDA

- Real estate with turn key BBQ restaurant on 1.37 acres
- 30+ years of local history established on Space Coast
- Prime Cocoa location on main thoroughfare SR-520 with all assets included

Tina M Christensen, GRI

# Special Purpose/Event Venue



## Stunning Lakefront Wedding Venue

14,077 SF • \$6,600,000 • LAKE WALES, FLORIDA

- Wedding venue sale-leaseback with \$30K/month NNN lease and 250+ events booked for 2025
- Tenant-maintained, fully self-sustaining with long-term stability
- Includes historic event space, 12 guest rooms, and recent \$200K in upgrades

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



## 8,792 SF Retail/Event Center Clermont, FL

8,792 SF • \$2,999,999 • CLERMONT, FLORIDA

- 8,792 SF retail/event property on 0.43 acres in the heart of historic downtown Clermont
- Zoned CBD, allowing a wide range of uses

Marvin Puryear



UNDER CONTRACT

## Harmony Haven

6,116 SF • \$1,200,000 • BARTOW, FLORIDA

- Zoned C-3
- Located in Bartow area

David Hungerford, CCIM, SIOR & Joey Hungerford



## Central Lakeland Church/School Property

11,520 SF • \$1,950,000 • LAKELAND, FLORIDA

- Ready to move-in church
- Very well maintained
- Generous land area in quiet residential neighborhood

James Edwards, AICP



## Faith Lutheran Church

18,278 SF • \$1,900,000 • LAKELAND, FLORIDA

- Iconic church property in Lakeland designed by Nils M. Schweizer, with sanctuary seating for ~250
- Includes offices, chapel, fellowship hall, commercial kitchen and classrooms

Craig Morby & Eric Ammon, CCIM

# Vacant Commercial Land



## US Highway 27 S Mixed-Use Development Land

205 AC • \$20,000,000 • LEESBURG, FLORIDA

- Great opportunity for singlefamily, multifamily, and commercial development
- 90.6 % uplands
- Over 1,000 estimated net residential units

Marvin Puryear



## Houston Springs Residential Development

450 AC • AUCTION ENDING SEPT. 9TH • PERRY, GEORGIA

- 54 finished lots, 64 roughed (platted) lots and approvals for additional 930 lots.
- 18-hole golf course
- Planned Unit Development (PUD)

Jeff Cusson, CCIM & Austin Fisher (Selling in Association with Seven Hills Auctions)

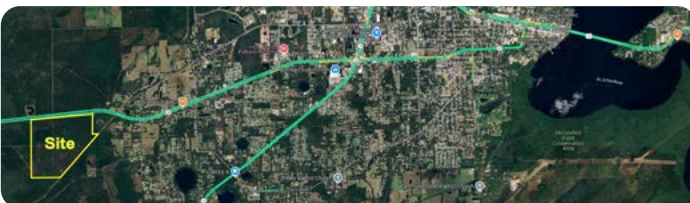


## Hwy 27 S at SR 48, Leesburg 43 AC

43 AC • \$10,000,000 • LEESBURG, FLORIDA

- 900 ± FT frontage on Hwy 27
- 665 ± FT frontage on SR 48
- 29,500 DTC

Marvin Puryear



## Palatka 356 Ac Development Tract

356 AC • \$9,000,000 • PALATKA, FLORIDA

- Potential rezoning for industrial, residential, office, and retail
- Water and Sewer available with City of Palatka (no annexation required)

Marvin Puryear



## Freeport 331 Commercial

148 AC • \$4,750,000 • FREEPORT, FLORIDA

- 1,725' of road frontage on US 331 (23,800 average annual daily traffic)
- 148 acres zoned General Commercial
- Located just North of Freeport, FL

Austin Fisher

# Vacant Commercial Land



## E Hwy 50 in Clermont Retail Dev Land Across from Lowes

**17.68 AC • \$6,500,000 • CLERMONT, FLORIDA**

- Zoned UE with FLU Commercial.
- The city will work with the developer to discuss PUD, retail, residential, mixed-use, multifamily

Marvin Puryear



## I-75 Development North Florida Land Tracts

**21.66 AC • \$6,500,000 • LAKE CITY, FLORIDA**

- Located directly on I-75 on the exit ramp to CR47
- 21.66 acres (63+ acres with adjoining 42 acres available)
- All utilities available: water, sewer, gas, power, phone/cable/internet

Marvin Puryear



## Sumter County Commercial Property

**32 AC • \$5,000,000 • SUMTERVILLE, FLORIDA**

- Available as 10.63 ± acres (\$1,654,217), 21.5 ± acres (\$3,345,782), or full 32 ± acres (\$5,000,000)
- Extensive road frontage on US 301, CR 526, and CR 528

Zeb Griffin ALC, & Dean Saunders, ALC, CCIM



## 5955 South Florida Avenue Development Land

**11.82 AC • \$4,950,000 • LAKELAND, FLORIDA**

- 400 ± FT frontage on S FL Ave
- 36,500 cars/day traffic

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



## Prime Commercial Land on US Hwy 27 at Dundee Rd

**28.59 AC • \$3,950,000 • HAINES CITY, FLORIDA**

- Prime US 27 commercial development land
- 28.59 Acres - Zoned Commercial Highway (CH)
- Road frontage along US Hwy 27

Craig Morby, David Hitchcock, ALC, & Eric Ammon, CCIM



## SR 50 4.41 Acre Retail/Development Parcel

**4.41 AC • \$3,500,000 • WINTER GARDEN, FLORIDA**

- 4.41 acres located on SR50/West Colonial Drive (4-lanes) Winter Garden/Oakland
- At an existing signalized intersection

Marvin Puryear



## Hwy 27 and Sullivan Rd West Commercial

**22.6 AC • \$3,500,000 • MINNEOLA, FLORIDA**

- Near the Florida Turnpike
- 1,145 ± FT frontage on US 27
- Zoned B1 (City of Minneola)-retail/office/general commercial uses

Marvin Puryear



## Houston Springs Commercial Development

**27 AC • AUCTION ENDING SEPT. 16TH • PERRY, GEORGIA**

- Signalized intersection and frontage on Sam Nunn Blvd and Perry Parkway
- Close proximity to new Jack Link's Plant under construction
- Fast growing area

Jeff Cusson, CCIM & Austin Fisher (Selling in Association with Seven Hills Auctions)

# Vacant Commercial Land



## Hancock Crossings Commercial Center

3.5 AC • \$2,950,000 • BARTOW, FLORIDA

- Ideal for medical or retail
- High visibility and traffic count
- Flexible zoning options

David Hungerford, CCIM, SIOR & Joey Hungerford



## Lake Shore Way Commercial Development Land

9.9 AC • \$2,750,000 • LAKE ALFRED, FLORIDA

- Excellent highway exposure - A total of  $\pm 50,000$  cars per day via both US-92 and US-17
- 900  $\pm$  FT of highway frontage, which covers both sides of the lighted

David Hungerford, CCIM, SIOR & Joey Hungerford

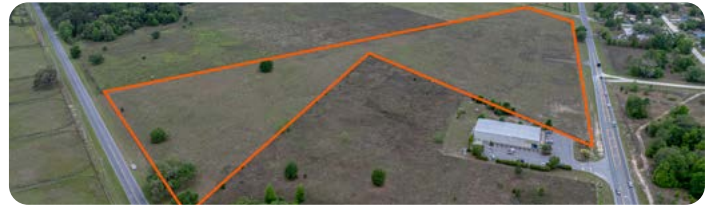


## 4 Acres for Commercial Development Contiguous to New 300 MF Residential Development

4 AC • \$2,600,000 • ZEPHYRHILLS, FLORIDA

- Zoned for commercial development
- Significant engineering and development work is already completed on this site
- The VA hospital on the east side of Ft King Rd. provides synergy to office

Steve Toner, MBA



## Ocala Mixed-Use 19 ± Acres on West Highway 40

19 AC • \$2,500,000 • OCALA, FLORIDA

- Zoned RAC
- Development ready ground
- Adjacent to 2024 Golden Ocala 700  $\pm$  acre acquisition

David Lapham & Zane Mueller



## Ozello Trail Commercial

46.25 AC • \$2,500,000 • HOMOSASSA, FLORIDA

- Water and sewer on West Ozello Trail
- Residential and/or commercial development opportunity
- 1,640  $\pm$  FT of road frontage on U.S Hwy 19

Greg Driskell & Clay Taylor, ALC



## Ten Acres for Commercial Development on CR Highway 54

10 AC • \$2,482,500 • ZEPHYRHILLS, FLORIDA

- Available as 7  $\pm$  acres for commercial or multifamily, and/or 3  $\pm$  acres for commercial development
- Located in the heart of Zephyrhills, the largest city in booming Pasco County

Steve Toner, MBA



## County Line Rd & Drane Field Rd, Lakeland, FL - 8 Acres Zoned BPC-2

8 AC • \$2,000,000 • LAKELAND, FLORIDA

- 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



## Ocala Mixed-Use 14 ± Acres on West Highway 40

14 AC • \$2,000,000 • OCALA, FLORIDA

- Zoned RAC
- Development ready ground
- Across from 2024 Golden Ocala 700  $\pm$  acre acquisition

David Lapham & Zane Mueller

# Vacant Commercial Land



## Polk Parkway Extension Development Sites

**17.24 AC • CONTACT BROKER • WINTER HAVEN, FLORIDA**

- Zoned RL-1 & NAC for flexible development options
- Located in the thriving Winter Haven area

David Hungerford, CCIM, SIOR & Joey Hungerford



## Plant City I-4 Bennett Rd Development Acreage

**9 AC • NEGOTIABLE • PLANT CITY, FLORIDA**

- 9 acre commercial site in Plant City with prime visibility and access along I-4
- Excellent location for transportation, distribution, and customer exposure
- Zoned for uses including grocery, medical, hospitality, logistics, or data center

Sid Bhatt, CCIM, SIOR, Gary Ralston, & Trace Linder



## I-4 Frontage Plant City Development Site

**6.2 AC • NEGOTIABLE • PLANT CITY, FLORIDA**

- 6.2 acre commercial site in Plant City with prime access and visibility along I4
- Ideal for transportation, distribution, and high-traffic business exposure
- Zoned for uses including grocery, medical, hospitality, logistics, or data center

Sid Bhatt, CCIM, SIOR, Gary Ralston, & Trace Linder



## 6.88 Acres for Commercial Development on CR Highway 54

**6.88 AC • \$1,892,000 • ZEPHYRHILLS, FLORIDA**

- Available as 7 ± acres for commercial or multifamily
- Just one block east of Gall Blvd (US 301) off the major commercial corridor through the city

Steve Toner, MBA



## Legoland Corridor Commercial Sites

**8.38 AC • \$950,000 - \$1,750,000 • WINTER HAVEN, FLORIDA**

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

R. Todd Dantzler, CCIM & Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS



## 1.82 Acres on US 301 for Development

**1.82 AC • \$1,650,000 • RIVERVIEW, FLORIDA**

- Near busy intersection in Riverview
- Multiple possible uses
- Near numerous major retails

Steve Toner, MBA



## I-10 & US 331 Commercial Development Acreage

**1.71 AC • \$1,649,000 • DEFUNIAK SPRINGS, FLORIDA**

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

Austin Fisher



## The Vision of Lee Vista | Vacant Land Site

**2.09 - 11.09 AC • \$1,500,000/ACRE • ORLANDO, FLORIDA**

- Rare 2.09 acre up to 11.09 acres buildable site in Lee Vista Center
- Located 2.5 miles from Orlando International Airport. In place/future zoning allows for redevelopment into multifamily, hospitality, & commercial use

Rafael Mendez, CCIM

# Vacant Commercial Land



## East Orlando Retail Commercial Land

0.99 AC • \$1,250,000 • ORLANDO, FLORIDA

- Prime retail site on E. Colonial Dr. with 45,500 ± VPD
- Close proximity to national, regional, and local retailers
- In place C-1 zoning permits for multiple commercial uses

Rafael Mendez, CCIM

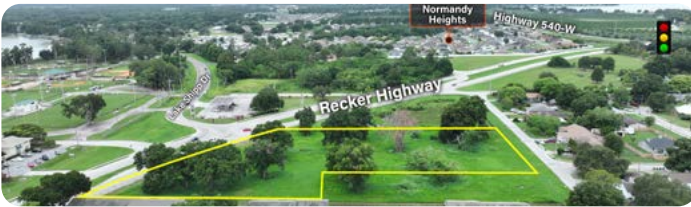


## South Lakeland Walmart Outparcel

5.84 AC • \$1,350,000 • LAKELAND, FLORIDA

- High-income demographic sector
- Steady growth throughout the years

David Hungerford, CCIM, SIOR & Joey Hungerford



## Recker Highway Commercial Land

2.6 AC • \$1,250,000 • WINTER HAVEN, FLORIDA

- Zoned C-3 for versatile retail and commercial use
- Strong accessibility through full median cut
- High visibility on Recker Highway

David Hungerford, CCIM, SIOR



## Lake City Retail | Office | Hospitality Site

7.89 AC • \$1,250,000 • LAKE CITY, FLORIDA

- 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



## Nearly 2 AC Commercial Site - Hotel, Retail, Restaurant

2 AC • \$1,200,000 • LAKELAND, FLORIDA

- Nearly 2-acre C-5 site in North Lakeland near I-4 exit 32 with 105K+ daily traffic
- Surrounded by major retailers, restaurants, hotels, and the Lakeland Square Mall
- Ideal for retail, office, hotel, or restaurant development in a high-growth area

Craig Morby & Eric Ammon, CCIM



## Prime Commercial Vacant Land Hotel/Retail/Office/Restaurant

1.88 AC • \$1,250,000 • LAKELAND, FLORIDA

- 1.88-acre commercial site at County Line Rd and I-4, zoned O-3
- High-traffic location with 29,000+ cars/day and rapid area growth
- Ideal for hotel, office, retail, or restaurant with major employers nearby

Craig Morby & Eric Ammon, CCIM



## Archer Commercial Land and Building

3,078 SF • \$1,050,000 • ARCHER, FLORIDA

- C-2 zoning offers flexibility for various uses
- Direct access to State Road 41 for seamless connectivity
- Ideal for entrepreneurs and business owners

Shea R. Booster



## Hudson Commercial Mixed Use

7.1 AC • \$1,049,000 • HUDSON, FLORIDA

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

Clay Taylor, ALC & Clayton Taylor

# Vacant Commercial Land



## Holiday US Hwy 19 Vacant Commercial Lot

**1.22 AC • \$1,000,000 • HOLIDAY, FLORIDA**

- 1.2 acre commercial development site
- Zoned Commercial General
- Heavy traffic on US-19

Sid Bhatt, CCIM, SIOR & Trace Linder



## Christina Commercial Development Land

**0.85 AC • \$1,000,000 / \$50,000 • LAKELAND, FLORIDA**

- 28.86 acres (.85 buildable)
- Busy area of high income households
- Near many big box retails

David Hungerford, CCIM, SIOR, Jim Allen, & Joey Hungerford

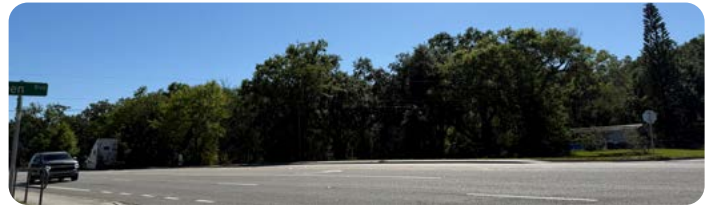


## Madison I-10 Interchange

**36.39 AC • \$990,000 • MADISON, FLORIDA**

- Prime commercial tract at I-10 interchange
- Business-friendly zoning in place
- Multiple access points via SR 53 & Genoa Way

Greg Driskell & Mark Wirick



## Berkley Road Commercial Land Opportunity

**7.24 AC • \$925,000 • AUBURNDALE, FLORIDA**

- Zoned CG-1 ideal for developers, retailers, and entrepreneurs
- Prime location with high potential for business growth
- Flexible zoning allowing various commercial uses

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



## 3.05 Acres for Commercial Development on CR Highway 54

**3.05 AC • \$838,750 • ZEPHYRHILLS, FLORIDA**

- Just one block east of Gall Blvd (US 301) off the major commercial corridor through the city
- All utilities to both sides

Steve Toner, MBA



## Chelsea Oaks Drive Acreage

**5.48 AC • \$750,000 • LAKELAND, FLORIDA**

- Prime location in the thriving Lakeland area
- Ample space for building and parking
- Proximity to major transportation routes for accessibility

David Hungerford, CCIM, SIOR & Joey Hungerford



## Lake Wales Commercial Development Lot

**0.75 AC • \$650,000 • LAKE WALES, FLORIDA**

- Zoned C-3 Highway Commercial
- Prime visibility for retail & QSR development
- Adjacent to new QSR's & self-storage facility

Trace Linder & Sid Bhatt, CCIM, SIOR



## Minneola Vacant Commercial

**3.59 AC • \$600,000 • MINNEOLA, FLORIDA**

- 3.593 acre commercial parcel in Minneola with .97 acres zoned B-1
- Ideal for retail, office, or medical use
- Income potential from shared retention pond

Shea R. Booster & Clay Taylor, ALC

# Vacant Commercial Land



## Bomber Road Commercial Development Site

**2.88 AC • \$575,000 • WINTER HAVEN, FLORIDA**

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

Clay Taylor, ALC & Clayton Taylor



## Crestview Commercial Land

**1.36 AC • \$500,000 • CRESTVIEW, FLORIDA**

- C-1 zoning
- Less than 1 mile from I-10
- All utilities are available on Redstone Ave

Clay Taylor, ALC & Bryant Peace, ALC



## Avon Park Walmart Outparcels

**14.46 AC • \$350,000 - \$470,000 • AVON PARK, FLORIDA**

- Only two lots available
- Located directly in front of the Walmart in Avon Park
- Pads are 100% usable and include off-site retention

David Hungerford, CCIM, SIOR & Joey Hungerford



## Prime Vacant Land Memorial Blvd Lakeland

**0.77 AC • \$449,000 • LAKELAND, FLORIDA**

- .77 Acres in Lakeland, zoned LCC, Polk County
- Uses are abundant in the zoning classification
- Frontage on busy US Hwy 92

Craig Morby & Eric Ammon, CCIM



## Highland Oaks Blvd Vacant Land

**0.31 AC • \$375,000 • MINNEOLA, FLORIDA**

- 2.8 miles from the Florida Turnpike
- 45 minutes from the Orlando International Airport
- 2.5 miles to Publix and the Hills of Minneola development

Marvin Puryear



## North Lakeland Vacant Commercial Property

**1.25 AC • \$349,000 • LAKELAND, FLORIDA**

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

Maricruz Gutierrez Mejia



## Memorial Blvd Commercial Parcel

**0.37 AC • \$200,000 • LAKELAND, FLORIDA**

- Vacant commercial land
- Site on E Memorial Blvd with high traffic count
- Views of Lake Parker

James Edwards, AICP



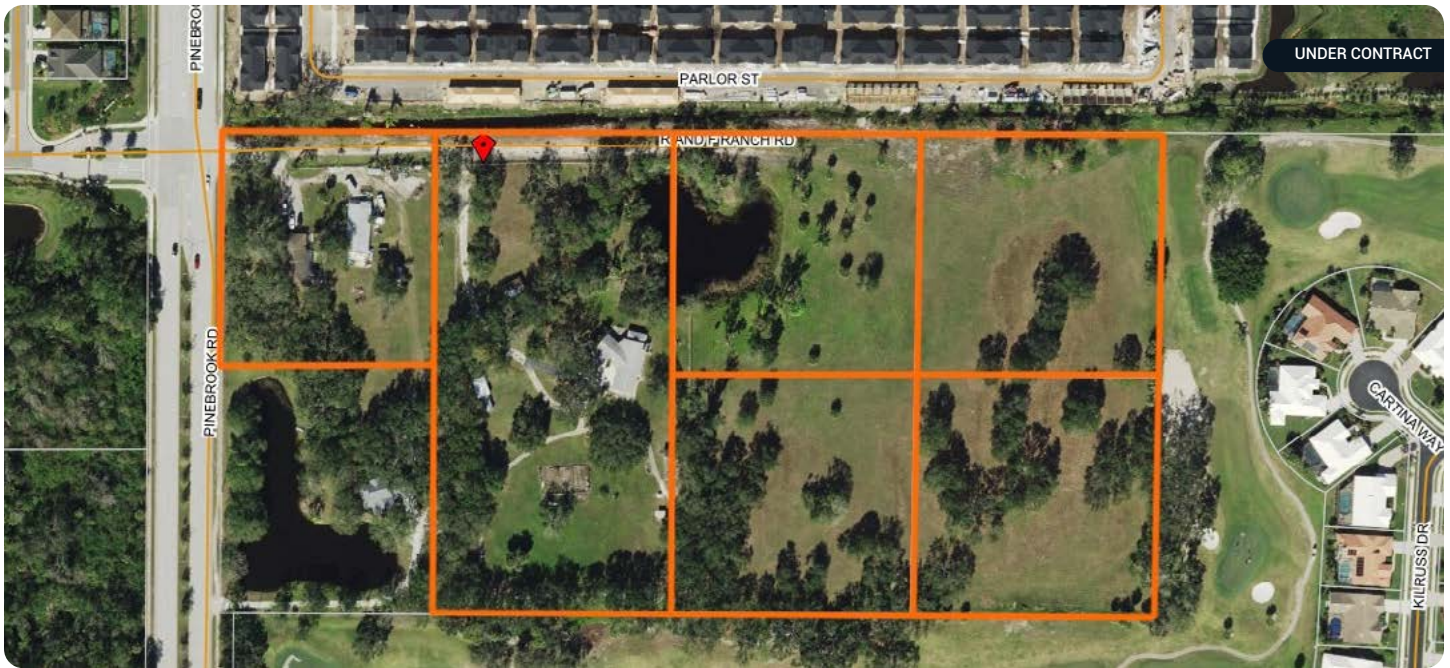
## Fort Meade Downtown Vacant Commercial Lot

**0.26 AC • \$69,500 • FORT MEADE, FLORIDA**

- .26 AC, zoned C-2
- Allowable uses in the C-2 district include retail, office, restaurant, church, banks, personal service, and more

Craig Morby & Eric Ammon, CCIM

# Multifamily



## Sarasota County Residential Development Opportunity

17 AC • \$8,950,000 • NOKOMIS, FLORIDA

- The property would be suited to rezone for RM-2 (9 units per acre)
- Developed as a residential, town-home, or apartment project
- Located minutes from the Sarasota Memorial Hospital Laurel Road Campus

Craig Morby, Eric Ammon, CCIM, & Ron Zeigler

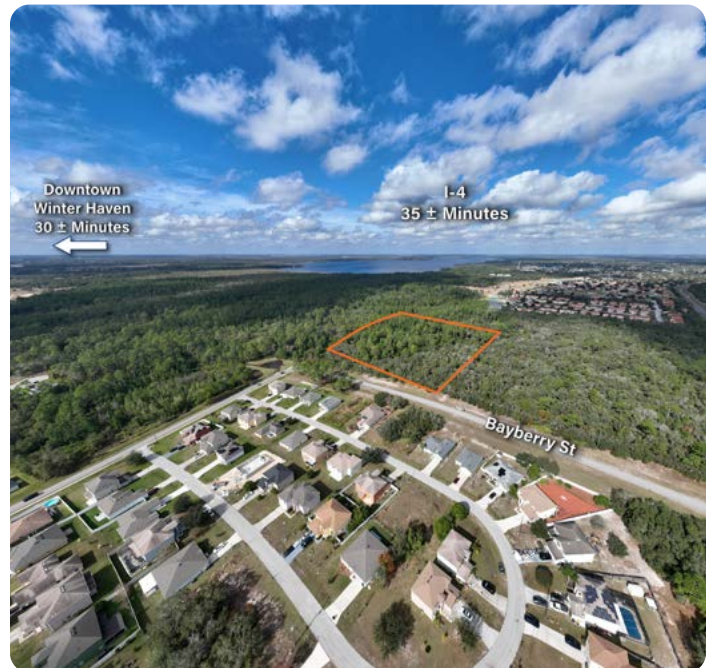


## Ellenton Mixed-Use Land

9.44 AC • \$6,400,000 • ELLENTON, FLORIDA

- PD-MU zoning
- Off-site retention
- Mixed-use potential

David Hungerford, CCIM, SIOR, Jeff Cusson, CCIM, & Joey Hungerford



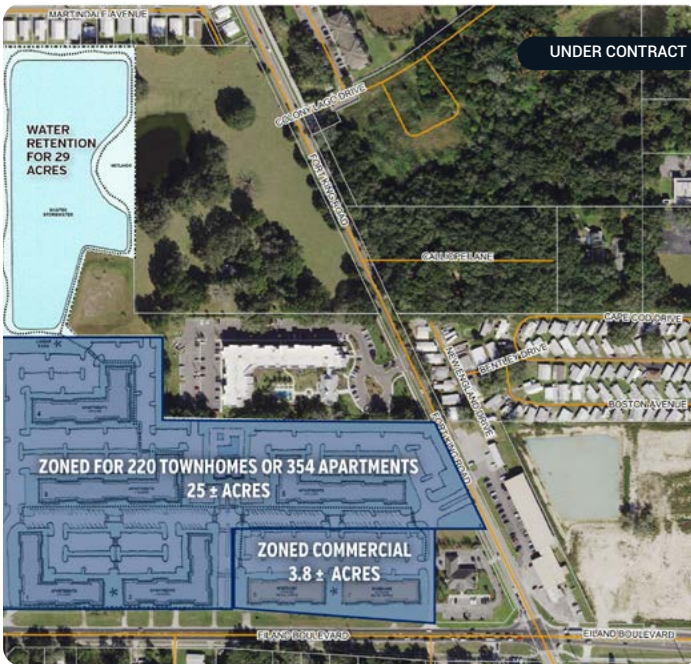
## Poinciana Multi Family Development Opportunity

11.6 AC • \$4,750,000 • POINCIANA, FLORIDA

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

R. Todd Dantzler, CCIM

# Multifamily



## 29 Acres for Infill Mixed Use Development

**29 AC • \$4,450,000 • ZEPHYRHILLS, FLORIDA**

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

Steve Toner, MBA



## Auburndale Multifamily Apartment Site 17.62 Acres

**2,009 SF • \$2,663,733 • AUBURNDALE, FLORIDA**

- Multifamily site in Auburndale with pre-approved annexation and anticipated zoning for 14 units per acre
- Utilities accessible with a new lift station under development

Eric Ammon, CCIM & Craig Morby



## 4.92 Acres Approved for 56 MF Residential Development

**4.92 AC • \$1,685,000 • ZEPHYRHILLS, FLORIDA**

- 4.92 acres approved for 56 MF residential units, with water approved
- FLU: RES-6
- Just 2 blocks from US 301 (Gall Blvd.)

Steve Toner, MBA



## Tampa 8-Unit Apartment Complex

**3,248 SF • \$1,591,676 • TAMPA, FLORIDA**

- 8-unit (750 ± SF per unit), 2-building portfolio
- Desirable location in Temple Crest neighborhood of Tampa
- Block construction, new roofs, 3 units newly renovated

Trace Linder & Sid Bhatt, CCIM, SIOR



## 10.5 Acre Davenport Development Site

**10.5 AC • \$1,500,000 • DAVENPORT, FLORIDA**

- 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

Clay Taylor, ALC & Clayton Taylor



## Meadowcrest Residential Mixed Use

**11 AC • \$1,500,000 • CRYSTAL RIVER, FLORIDA**

- Multifamily residential & commercial - approved for 168 MF units
- Water and sewer are at the property
- Prime location near planned Suncoast Parkway extension exit

Greg Driskell & Clay Taylor, ALC

# Multifamily



## Clermont CBD Approved Apartment Site/ Commercial Lot

0.6 AC • \$1,500,000 • CLERMONT, FLORIDA

- Approved for 25 apartments (City of Clermont)
- Zoning: CBD (City of Clermont)
- Utilities: water, & sewer (City of Clermont), power, internet at site

Marvin Puryear



## 9 Unit Apartment Complex in Winter Haven

7,290 SF • \$1,190,000 • WINTER HAVEN, FLORIDA

- Good cash flow & well maintained property
- Excellently located between Winter Haven, Auburndale and Lake Alfred
- Semi private back porch area for each unit

R. Todd Dantzler, CCIM



## Groveland Transitional Land

5.98 AC • \$825,000 • GROVELAND, FLORIDA

- 5.98 acre property in rapidly growing Groveland
- Zoned moderate-density residential development
- Located in a high-growth area with strong future appreciation potential

David Hungerford, CCIM, SIOR, Jim Allen, & Joey Hungerford



## Mixed Use Store Office & Residential Opportunity

4,954 SF • \$825,000 • DAYTONA BEACH, FLORIDA

- 4,954 SF building with 7 units
- Located in the Daytona Beach area
- Roof, bathrooms, & paint renovated in 2021

Reinaldo Sobrino



## Multifamily Opportunity - 9 Homes with Huge Upside

4,420 SF • \$675,000 • LAKELAND, FLORIDA

- Excellent multifamily opportunity with explosive upside in Lakeland, FL
- 9 mobile homes
- Leases available to review

Craig Morby & Eric Ammon, CCIM



## Hernando County Development Land

5.98 AC • \$600,000 • BROOKSVILLE, FLORIDA

- 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 shopping - Publix, Walmart, Lowes, etc.

Eric Ammon, CCIM & Craig Morby



## Country Estate Lots on Country Club Road

2.22 AC • \$299,000/LOT • WINTER HAVEN, FLORIDA

- Large country estate lots. 2.22 ± acres and 1.45 ± acres
- Close proximity to the Country Club of Winter Haven
- City water and private septic

R. Todd Dantzler, CCIM



## One Acre Site on CR 39 for Development

1 AC • \$135,000 • ZEPHYRHILLS, FLORIDA

- Excellent visibility and access off CR 39
- Nearby retail sites (could help for rezoning)
- Almost 30,000 people within a 5-mile radius

Steve Toner, MBA

# Your Trusted Experts

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PROUDLY SERVING GENERATIONS OF LANDOWNERS

## Across the Southeast

At Saunders Real Estate, we proudly serve the Southeastern United States, leveraging over 30 years of experience to navigate the region's unique real estate landscape. Our expert teams specialize in both land and commercial real estate, offering personalized services tailored to your needs. With a commitment to professionalism and a client-first approach, we are dedicated to helping you achieve your real estate goals.

