



13,100 ±  
Cars/Day

# Lakeland Airport Rd Development Acreage

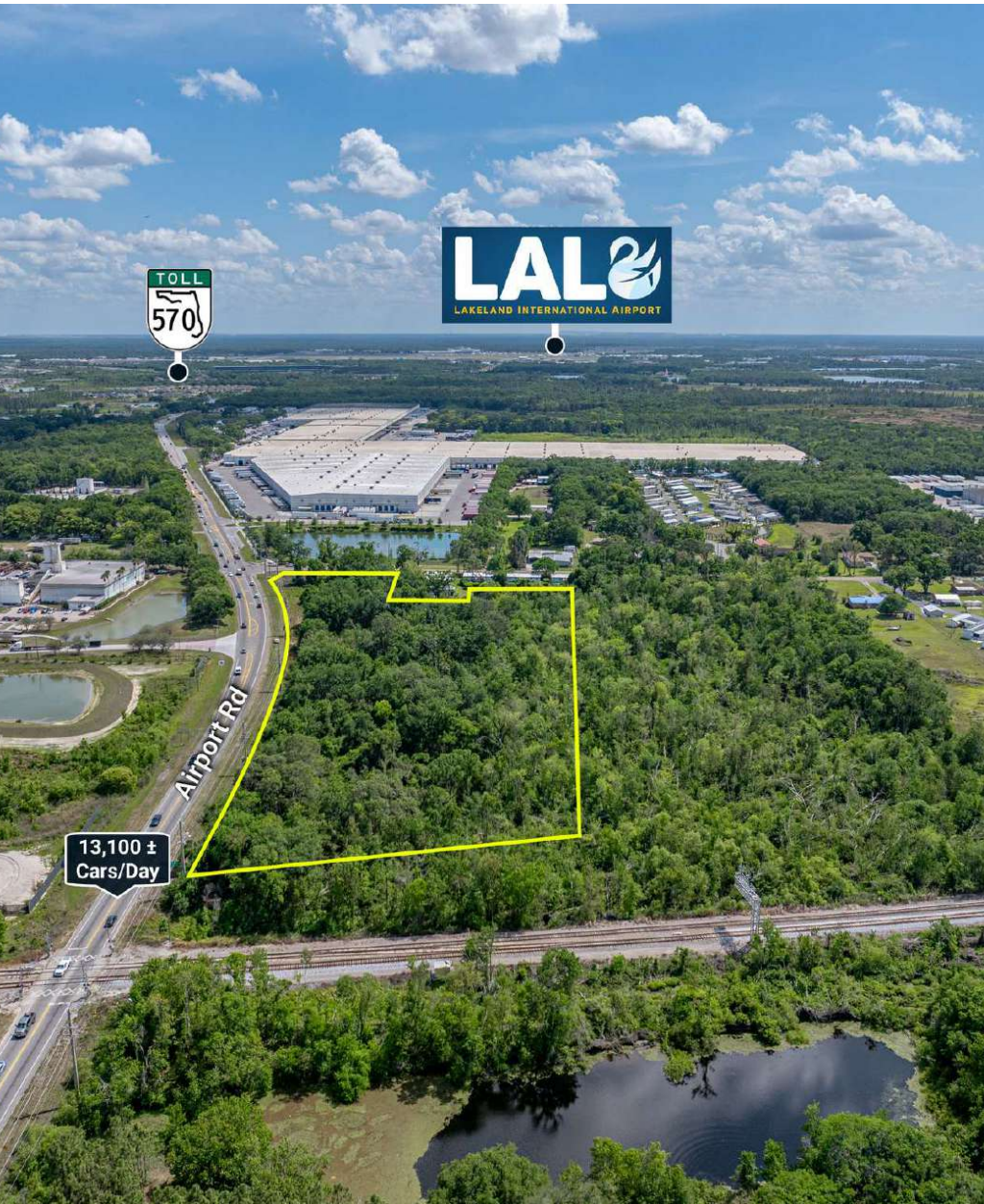
0 Airport Rd, Lakeland, FL 33811

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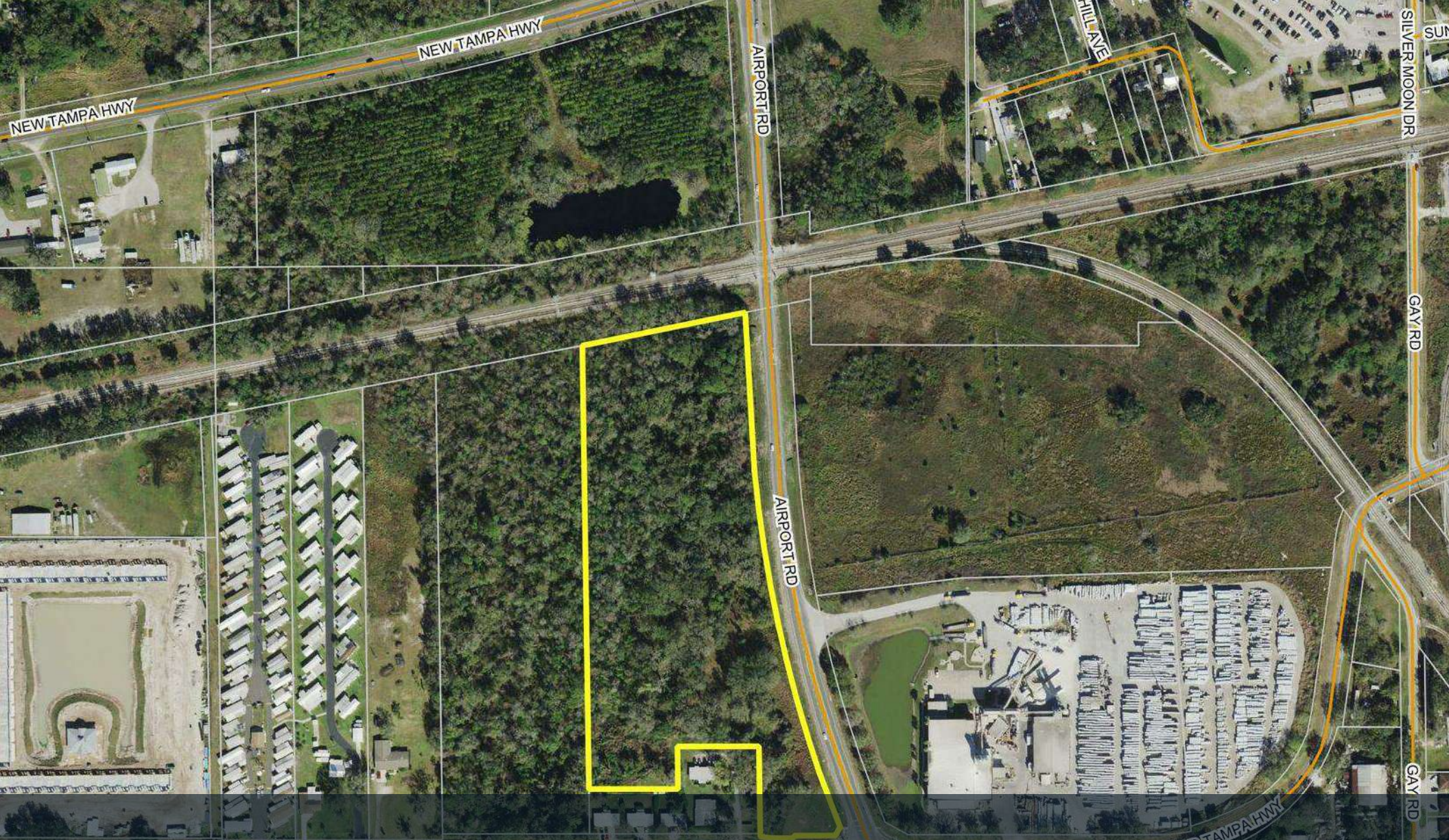
Old Tampa Hwy

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NEW TAMPA HWY

NEW TAMPA HWY

AIRPORT RD

HILL LANE

SILVER MOON DR

GAY RD

AIRPORT RD

GAY RD

OLD TAMPA HWY

OLD TAMPA HWY

OLD TAMPA HWY

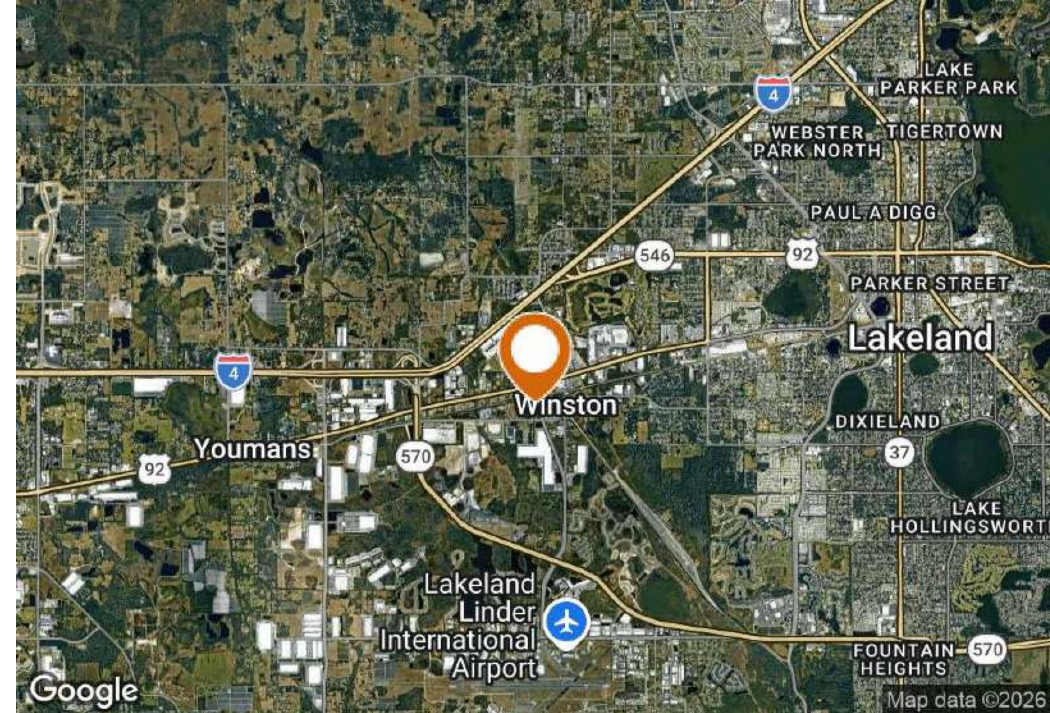
OLD TAMPA HWY

AIRPORT RD

## SECTION 1

# Property Information

## PROPERTY SUMMARY



## Offering Summary

<b>Sale Price:</b>	<b>\$625,000</b>
<b>Total Acreage:</b>	9.93 ± Acres
<b>Upland Acres:</b>	5 ± Acres
<b>Price/Upland Acre:</b>	\$125,000
<b>APN:</b>	23282100000043010
<b>Zoning:</b>	Residential Low - 4 (Polk County)
<b>Road Frontage:</b>	1,180 ± FT (Airport Rd)
<b>Traffic Count:</b>	13,100 Cars/Day (Airport Rd)
<b>Property Taxes:</b>	\$842.28 (2024)

## Property Overview

The subject property is located along the northwest corner of Airport Road and Old Tampa Highway in Lakeland, FL. The total site acreage is nearly 10 acres, with about 5 ± upland acres. Additionally, there is approximately 370 ± FT of direct rail frontage along the northern boundary of the property.

Major thoroughfares within a 2 ± mile radius of the site include the Polk Parkway, I-4, US 92, and the Lakeland Linder Airport. Major businesses near the property include a Rooms To Go Distribution Center, Publix Headquarters, Tremron Lakeland building materials, Knight Transportation, and many more.

## Property Highlights

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

## LOCATION & ZONING DESCRIPTION



### Location Description

This prime location ensures efficient connectivity to key markets and cities, facilitated by proximity to I-4, I-75, and the Lakeland Liner Airport. Orlando is only about an hour drive northeast and Tampa is less than 40 minutes west of the site.

### Zoning description

The purpose of the RL-4 district is to provide areas for the low density residential needs of residents in urban areas who desire areas with smaller lots, a minimum of 6,000 square feet.

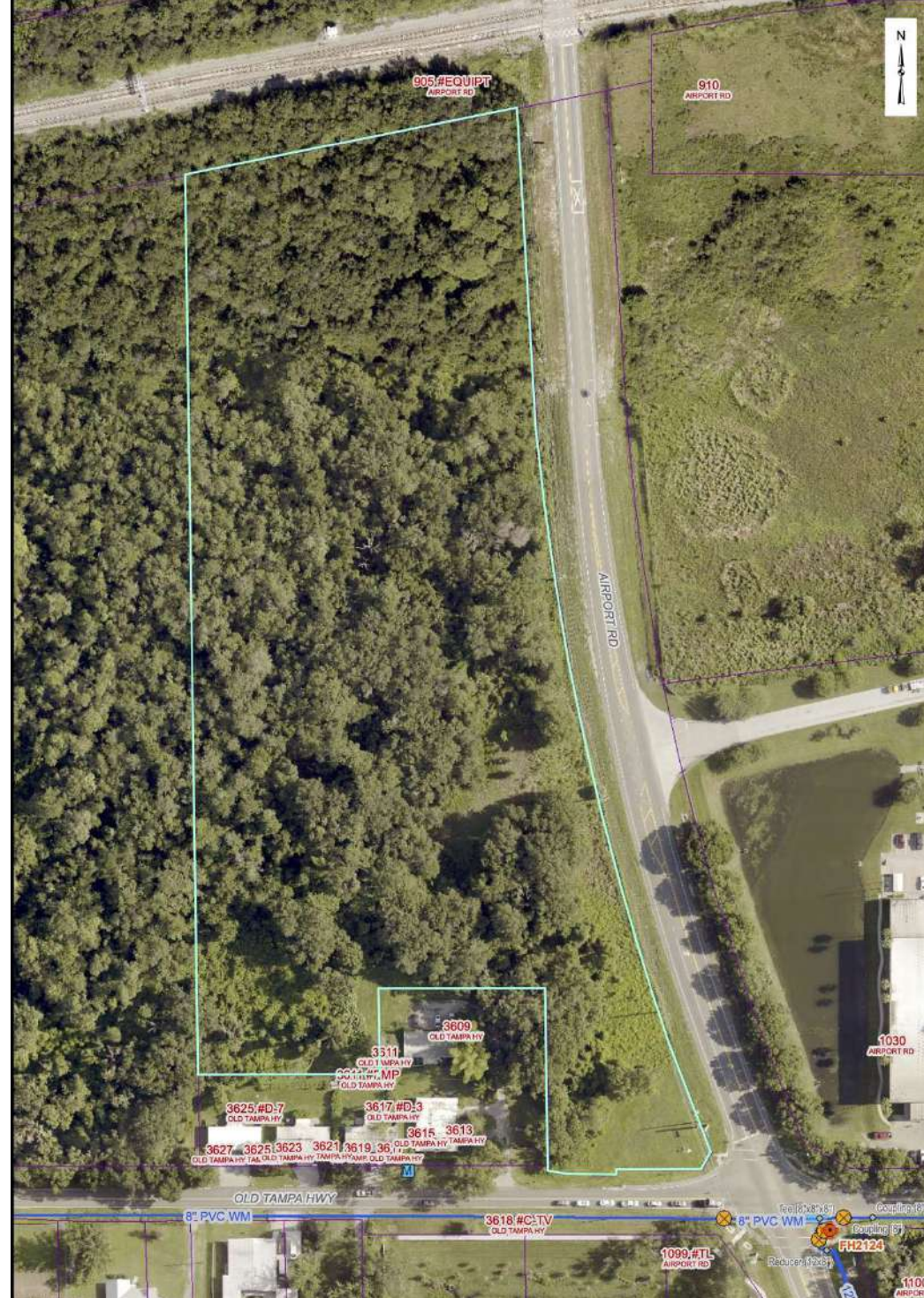


## UTILITIES

### Water & Sewer

The property is located within the City of Lakeland's utility service area. There's an 8" water main running along Old Tampa Highway. Sewer is about 1,300 feet south, on the east side of Airport Road.

There's also another sewer line that ends approximately 2,000 feet to the west, on the north side of Old Tampa Highway.



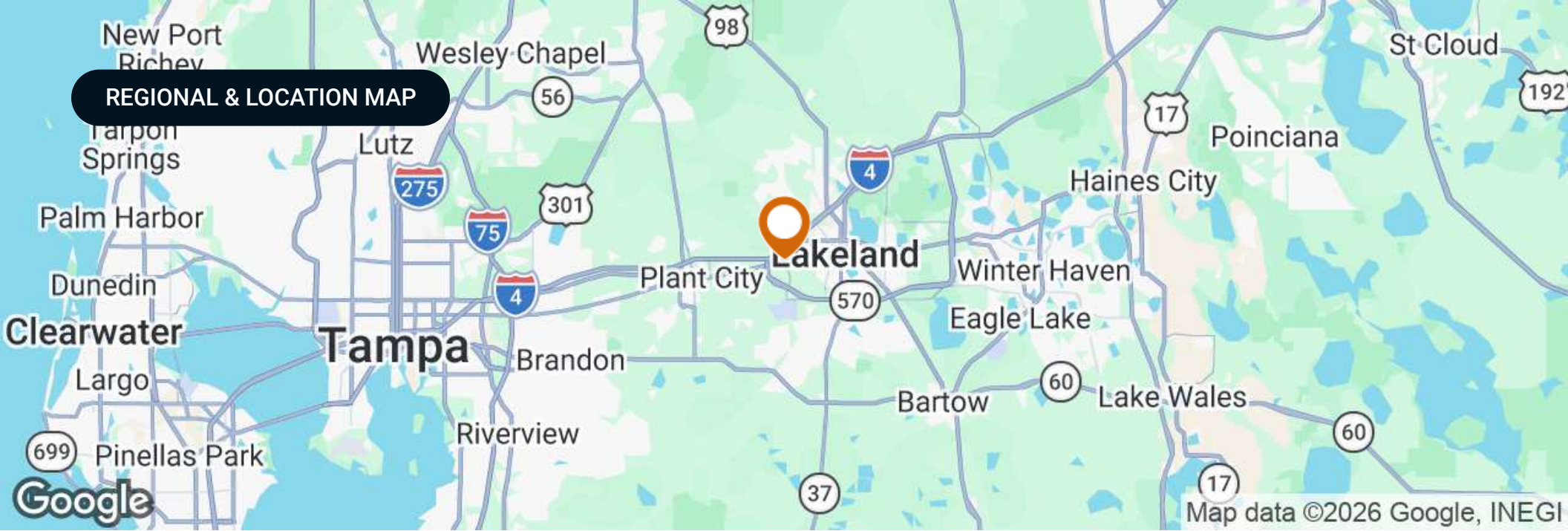


13,100 ±  
Cars/Day

Airport Rd

SECTION 2

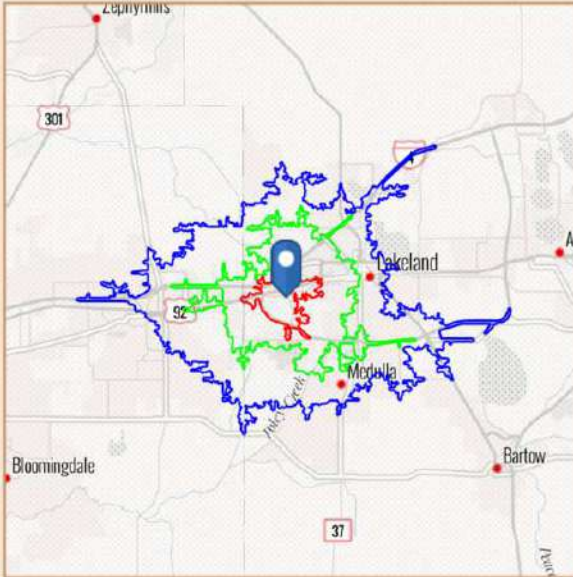
# Location Information



## BENCHMARK DEMOGRAPHICS

3611 Old Tampa Hwy, Lakeland, Florida, 33811

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Polk County	CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area	States Florida	USA
0 - 4	6.52%	5.83%	5.57%	5.30%	5.30%	4.69%	5.39%
5 - 9	6.80%	5.96%	5.73%	5.61%	5.61%	5.03%	5.75%
10 - 14	6.47%	6.15%	6.08%	6.00%	6.00%	5.34%	5.98%
15 - 19	6.23%	6.09%	6.36%	6.26%	6.26%	5.84%	6.47%
20 - 34	17.90%	17.78%	20.70%	18.85%	18.85%	18.43%	20.33%
35 - 54	22.17%	22.41%	23.66%	24.12%	24.12%	24.41%	25.20%
55 - 74	25.68%	24.67%	22.48%	23.96%	23.96%	25.55%	22.82%
75+	8.34%	11.12%	9.38%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	9.2%	10.4%	9.4%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	7.9%	8.9%	6.7%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	7.2%	9.2%	7.6%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	8.9%	13.3%	11.7%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	21.0%	18.8%	19.6%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	13.3%	12.3%	13.5%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	20.4%	16.3%	18.3%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	4.2%	5.6%	7.3%	8.1%	8.1%	8.7%	9.8%
\$200,000+	7.9%	5.2%	5.9%	6.6%	6.6%	12.1%	14.0%
KEY FACTS							
Population	6,240	41,076	169,118	822,142	822,142	23,027,836	339,887,819
Daytime Population	6,782	52,069	197,103	782,956	782,956	22,846,618	338,218,372
Employees	2,400	16,255	71,820	334,740	334,740	10,832,721	167,630,539
Households	2,530	17,377	66,097	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.47	2.35	2.47	2.57	2.57	2.43	2.50
Median Age	40.2	41.7	39.3	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	206,667	217,988	313,937	319,676	319,676	416,969	370,578
Owner Occupied %	65.5%	62.5%	62.6%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	34.5%	37.5%	37.4%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	3,100	19,923	72,450	361,112	361,112	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$69,810	\$61,470	\$67,752	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$37,469	\$34,352	\$34,861	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$188,508	\$142,019	\$158,713	\$224,923	\$224,923	\$253,219	\$228,144

COUNTY



## Polk County

FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



## Lakeland

### POLK COUNTY

**Founded** 1885

**Population** 117,606 (2023)

**Area** 74.4 sq mi

**Website** [lakelandgov.net](http://lakelandgov.net)

**Major Employers**

- Publix Supermarkets
- Saddle Creek Logistics
- Geico Insurance
- Amazon
- Rooms to Go
- Welldyne
- Advance Auto Parts

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just under 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland's living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.



Airport Rd

SECTION 3

# Maps And Photos

MARKET AREA MAP

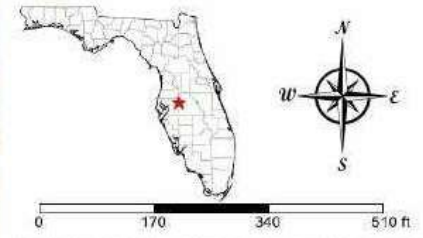


**WETLANDS MAP**



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
PFO1/4C	Freshwater Forested/Shrub Wetland	3.1
PFO2F	Freshwater Forested/Shrub Wetland	1.8
<b>TOTAL WETLANDS</b>		<b>4.9</b>
<b>TOTAL UPLANDS</b>		<b>5.0</b>
<b>TOTAL ACRES</b>		<b>9.9</b>



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ADDITIONAL PHOTOS





SECTION 4

# Agent And Company Info

## ADVISOR BIOGRAPHY



### Maricruz Gutierrez Mejia

Associate Advisor

maricruz@saundersrealestate.com

Direct: **877-518-5263 x431** | Cell: **863-978-3751**

## Professional Background

Maricruz is an Advisor at Saunders Real Estate.

As a Lake Wales native, Maricruz possesses a unique understanding of Florida's commercial real estate market. Since joining Saunders Real Estate in 2022, she has grown through several roles, beginning as an intern, advancing to Research Advisor, and now serving on the brokerage side as an advisor.

Maricruz specializes in the sale and lease of medical office properties, representing both investors and healthcare professionals seeking space tailored to their operations. Her expertise also extends to land sales and site selection across a range of commercial property types.

A graduate of the University of Central Florida with a Bachelor of Science in Real Estate, Maricruz was an active member of the UCF Real Estate Society and recipient of the 2022 CREW Orlando Scholarship. She previously served as a member of CREW Orlando and the UCREW Committee, where she helped introduce college students to careers in commercial real estate.

Maricruz is currently a CCIM Candidate, working toward her designation with an expected completion by the end of 2026. The Certified Commercial Investment Member (CCIM) designation is a globally recognized credential signifying expertise in commercial investment real estate and financial analysis. She is also a graduate of the LEDC Summer Leadership Program and a current member of Leadership Lake Wales Class 29, where she continues to build upon her leadership and community involvement.

Maricruz specializes in:

- Medical (Sales & Leasing)
- Tenant & Buyer Representation (Medical Users)
- Citrus
- Commercial Development
- Residential Development

## ADVISOR BIOGRAPHY



### Linda Schultz

Advisor

[linda@saundersrealestate.com](mailto:linda@saundersrealestate.com)

Direct: **877-518-5263 x417** | Cell: **386-479-8420**

## Professional Background

Linda Schultz is an Advisor at Saunders Real Estate.

Linda's educational background includes studying Business Law at Charles University in Prague, Czech Republic, earning a Juris Doctor from Nova Southeastern University, and a Bachelor of Arts in Criminology from the University of Florida.

In addition to Linda's impressive educational background, she is also a Florida Bar Attorney. Her legal training and professional experience provide her with a deep understanding of the legal aspects of the real estate industry, enabling her to better serve her clients.

As the leasing specialist at Saunders Real Estate Linda played a critical role in filling Christina Commons, achieving a 100% occupancy rate. By doing so, she was able to increase the cap rate and marketability of the property, positioning it for a successful sale.

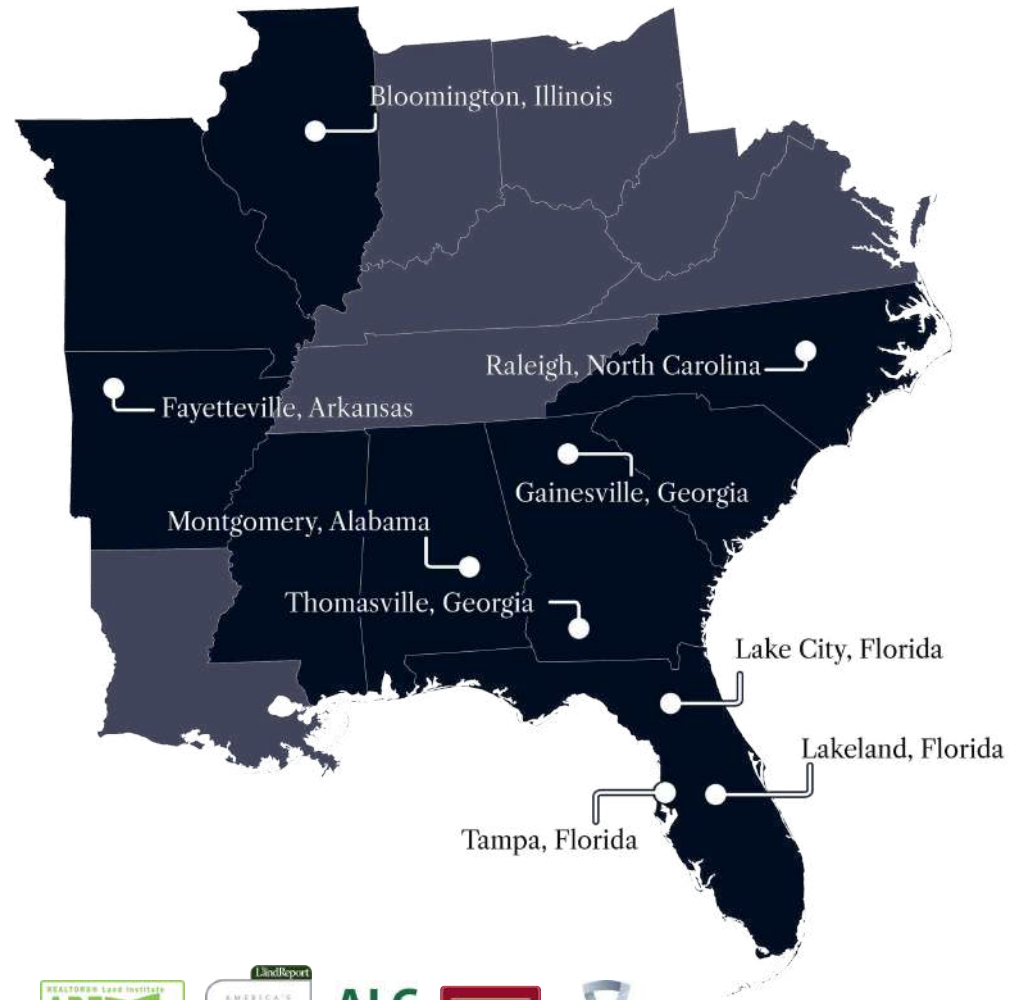
Today, Linda is focused on representing sellers and buyers of all commercial properties. Her attention to detail, exceptional negotiation skills, and her ability to understand her clients' needs make her an invaluable asset to her clients. Outside of her professional career, Linda is an active member of Variety, the Children's Charity of Florida, and resides in Lakeland, Florida.

Linda specializes in:

- Office
- Industrial
- Retail



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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