

40 Reynolds Road

LAKELAND, FL



OFFERING MEMORANDUM

KW COMMERCIAL
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Tampa, FL 33624

PRESENTED BY:

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LAKELAND, FL

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40 REYNOLDS ROAD

PROPERTY INFORMATION

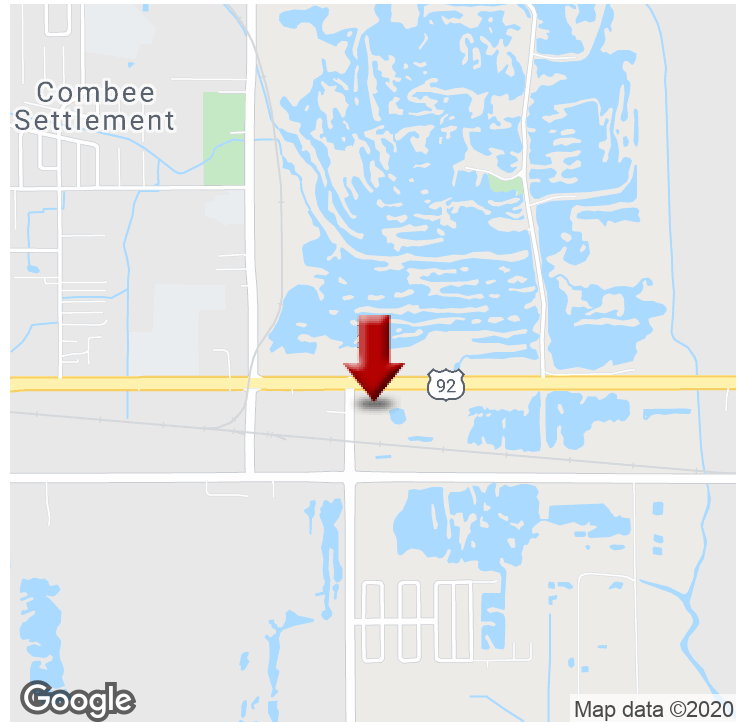
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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$2,480,000
DISPOSITION TYPE:	Clean Vacant Land (Developable)
LOT SIZE:	9.67 Acres
ZONING:	C-3 / Regional Commercial
RAIL SERVICE:	CSX Rail Service
FRONTAGE:	633' CSX
FRONTAGE:	593' US Highway 92
INGRESS/EGRESS:	LI-LO Reynolds Road

PROPERTY OVERVIEW

KW Commercial is pleased to present this clean and vacant parcel primed for development in the fast growing area of Lakeland, FL.

This is the perfect opportunity to purchase roughly 10 acres of developable land in one of the highest growing Commercial and Industrial markets in the entire country. This clean 10 acre parcel is the perfect candidate for manufacturing, industrial, and other uses related to C-3 Zoning.

The property abuts two major roadways, namely Reynolds Road and US Highway 92 with 29,500 AADT, according to FDOT.

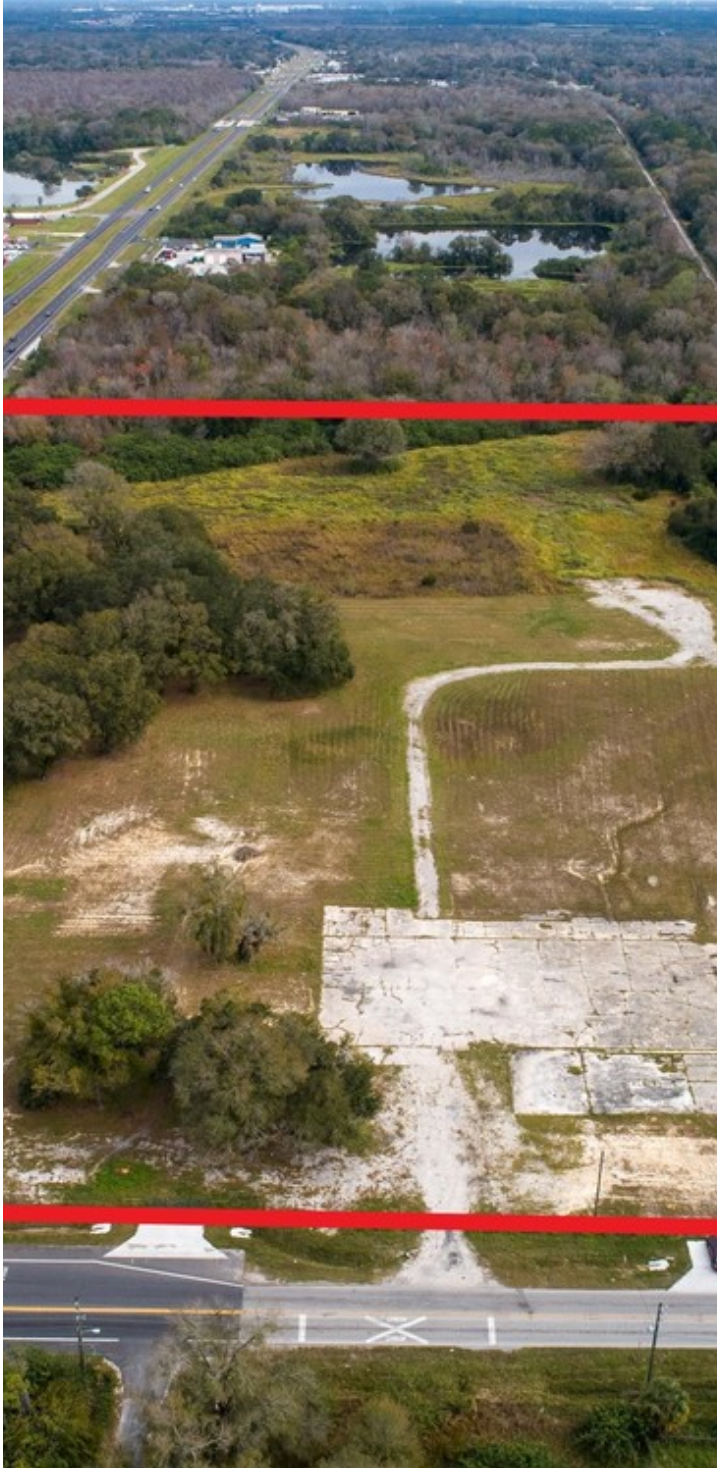
According to County records the property totals 9.67 acres MOL with 593'+/- of frontage on US Highway 92 and 633' on CSX Railroad to the south.

The seller has provided all information above and deems this to be accurate.

PROPERTY HIGHLIGHTS

- Second largest population center in Polk County.
- Within major truck shipping area, minutes to I-4.
- 633' of frontage on CSX RAIL SERVICE.
- 9.67 acre rectangular parcel.
- 593' of frontage on US Highway 92.

Property Description



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LOCATION OVERVIEW

This property consists of 9.67 acres and is zoned C-3 The property is adjacent to two major roadways (Reynolds Road and US Hwy. 92). The property is within a few miles of a major truck shipping facility, close to I-4 with easy corridor access and is centered in the second largest population center in the Polk County.

Property Details

SALE PRICE

\$2,480,000

LOCATION INFORMATION

Building Name	40 Reynolds Road
Street Address	40 Reynolds Road
City, State, Zip	Lakeland, FL 33801-9458
County/Township	Polk/28
Market	Lakeland
Submarket	Lakeland
Cross Streets	US 92 and Reynolds Road
Range	24
Section	14
Side Of Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Rural
Nearest Highway	US Highway 92

LAND

Number Of Lots	1
Best Use	Industrial, Manufacturing
Water	Yes
Sewer	Yes

PROPERTY DETAILS

Property Type	Land
Property Subtype	Industrial
Zoning	C-3 / Regional Commercial
Lot Size	9.67 Acres
APN#	24-28-14-000000-043010
Corner Property	Yes
Traffic Count Street	Reynolds Road and US Highway 92

UTILITIES & AMENITIES

Amenities	Lot frontage 639 Ft. (US Highway 92), Lot Frontage 672 (Reynolds Road). Traffic counts for Reynolds Road is 10,000. The East side of Hwy 92 is 31,816 and the West side of Hwy 92 is 32,276. The property is adjacent to two major roadways (Reynolds Road and Hwy 92). The property is within a few miles of a major truck shipping facility, close to I-4 with easy corridor access and is centered in the second largest population center in the Polk County.
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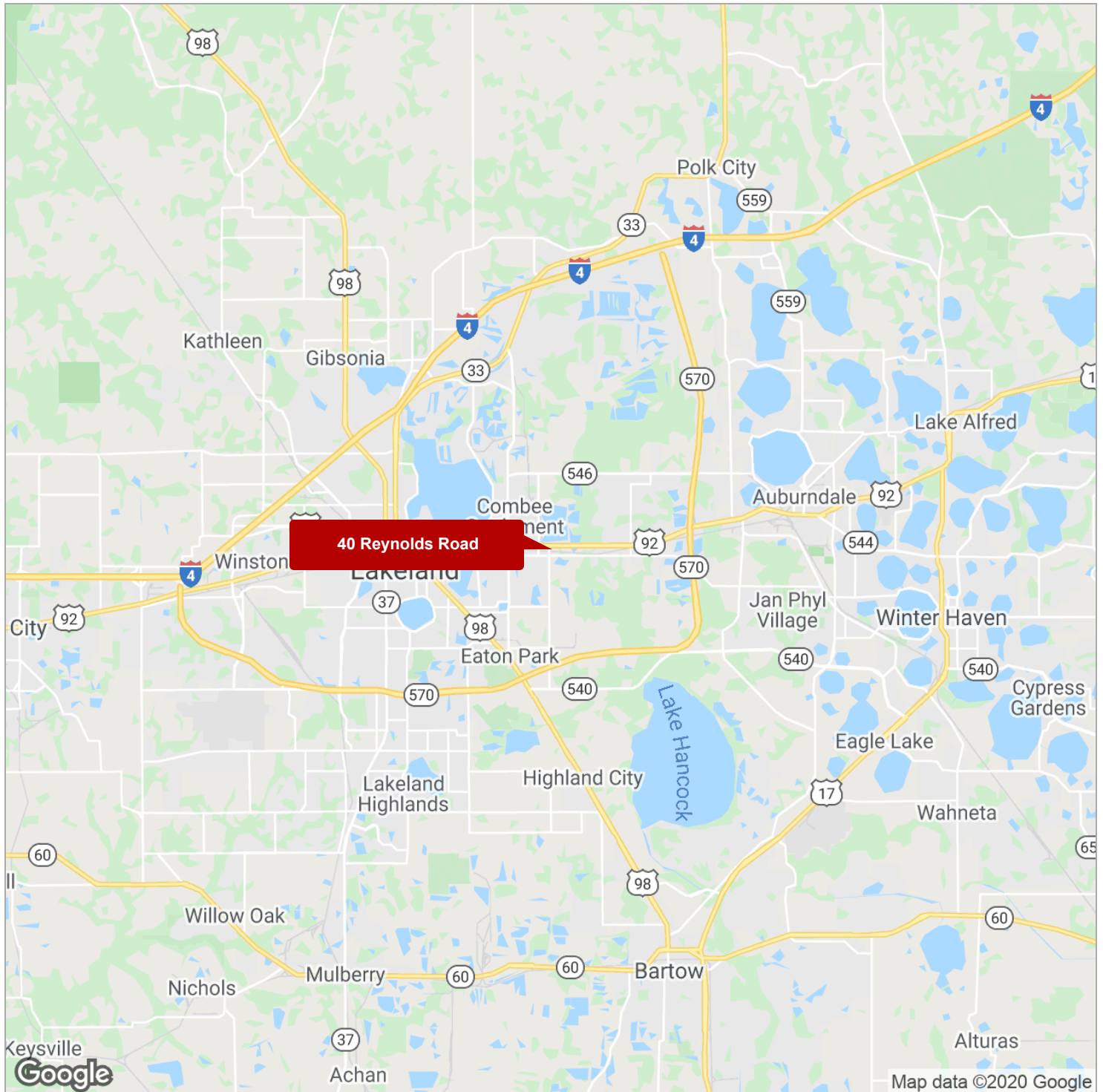
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REGIONAL MAP

LOCATION MAPS

AERIAL MAP

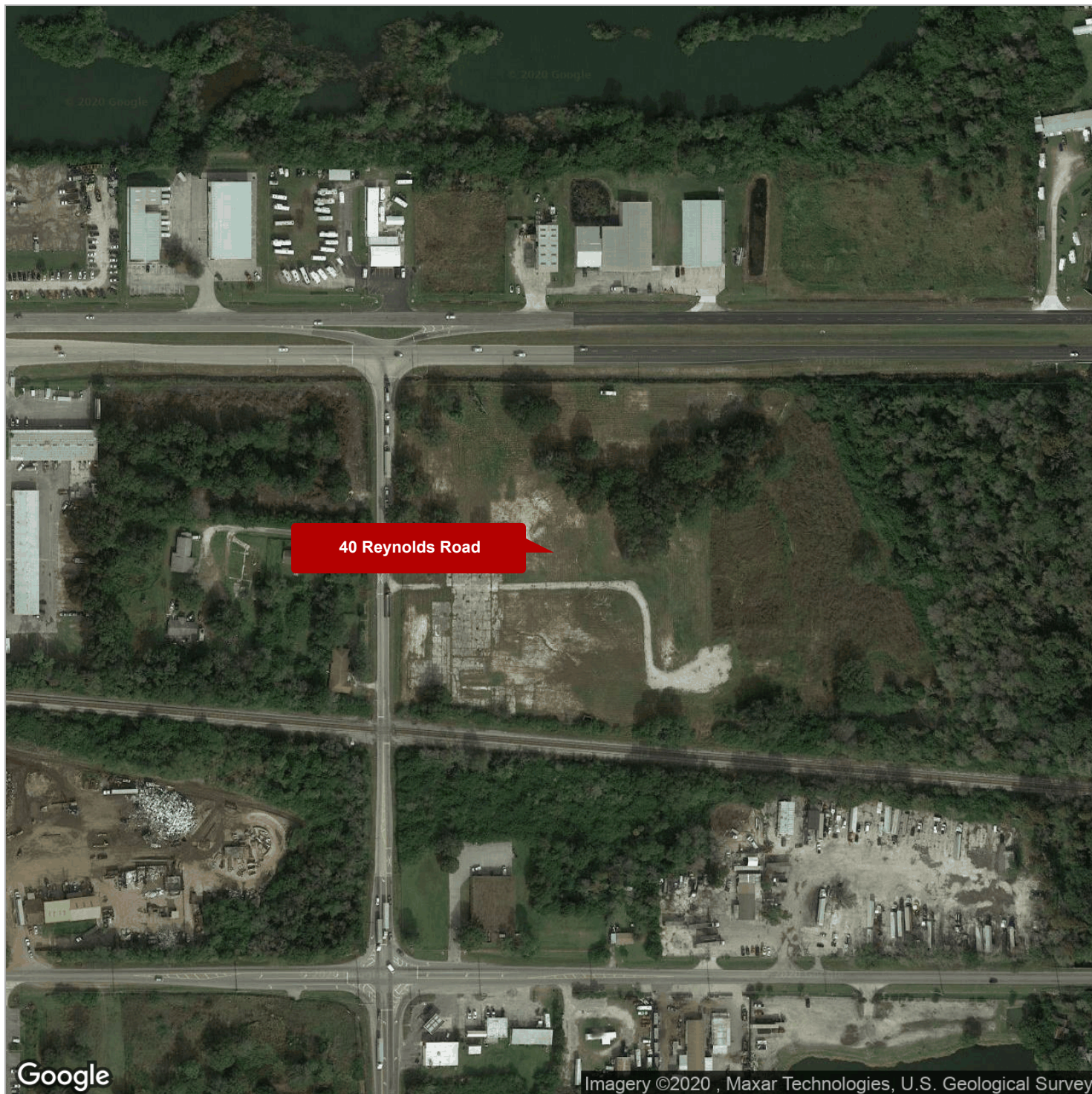
Regional Map



Location Maps



Aerial Map



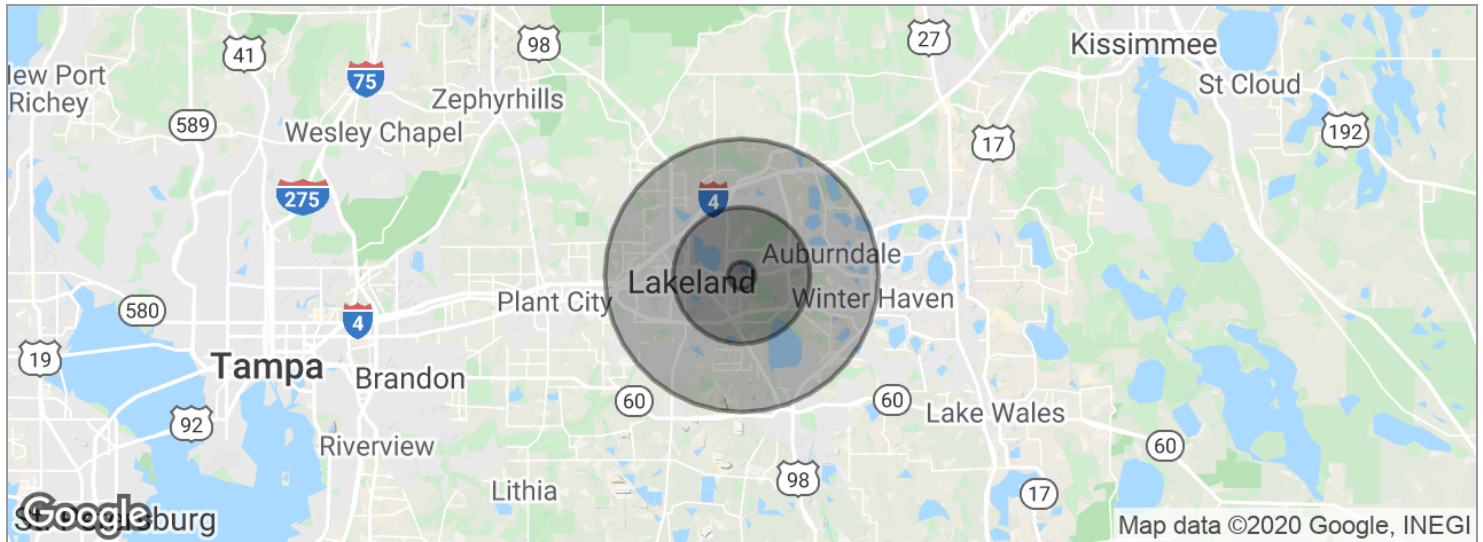
40 REYNOLDS ROAD

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,695	77,177	297,520
Median age	33.9	36.7	39.6
Median age (male)	32.2	35.3	37.8
Median age (Female)	35.4	37.2	41.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	970	29,899	114,722
# of persons per HH	2.8	2.6	2.6
Average HH income	\$42,823	\$55,279	\$59,357
Average house value	\$71,914	\$180,109	\$181,524

* Demographic data derived from 2010 US Census

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ADDITIONAL INFORMATION

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