



I-4 VACANT INDUSTRIAL LAND

1910 WEST BELLA VISTA STREET
LAKELAND, FL 33805

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Wabash Ave N

Bella Vista St W

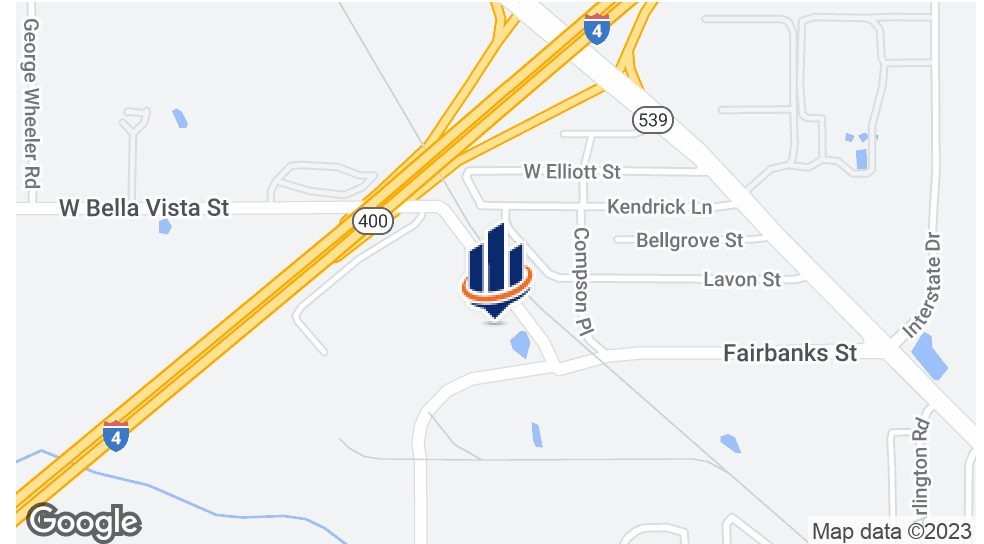


Bella Vista St W

Wabash Ave N



Property Summary



OFFERING SUMMARY

Sale Price:	\$531,000
Lot Size:	5.31 Acres
Price / Acre:	\$100,000
Zoning:	I-3 Heavy Industrial
APN:	232811026500000901
Road Frontage:	750 ± FT [Bella Vista St W] 445 ± FT [Wabash Ave N]

PROPERTY OVERVIEW

This 5.31 acre vacant industrial land, ideally located near Interstate 4, offers unlimited potential for commercial and industrial endeavors. With convenient access to major cities, a flexible zoning designation, existing infrastructure, and room for expansion, this property is perfect for entrepreneurs and investors. Lakeland's thriving business environment, supported by strong economic growth and nearby amenities, make this site a highly attractive proposition.

Location Description

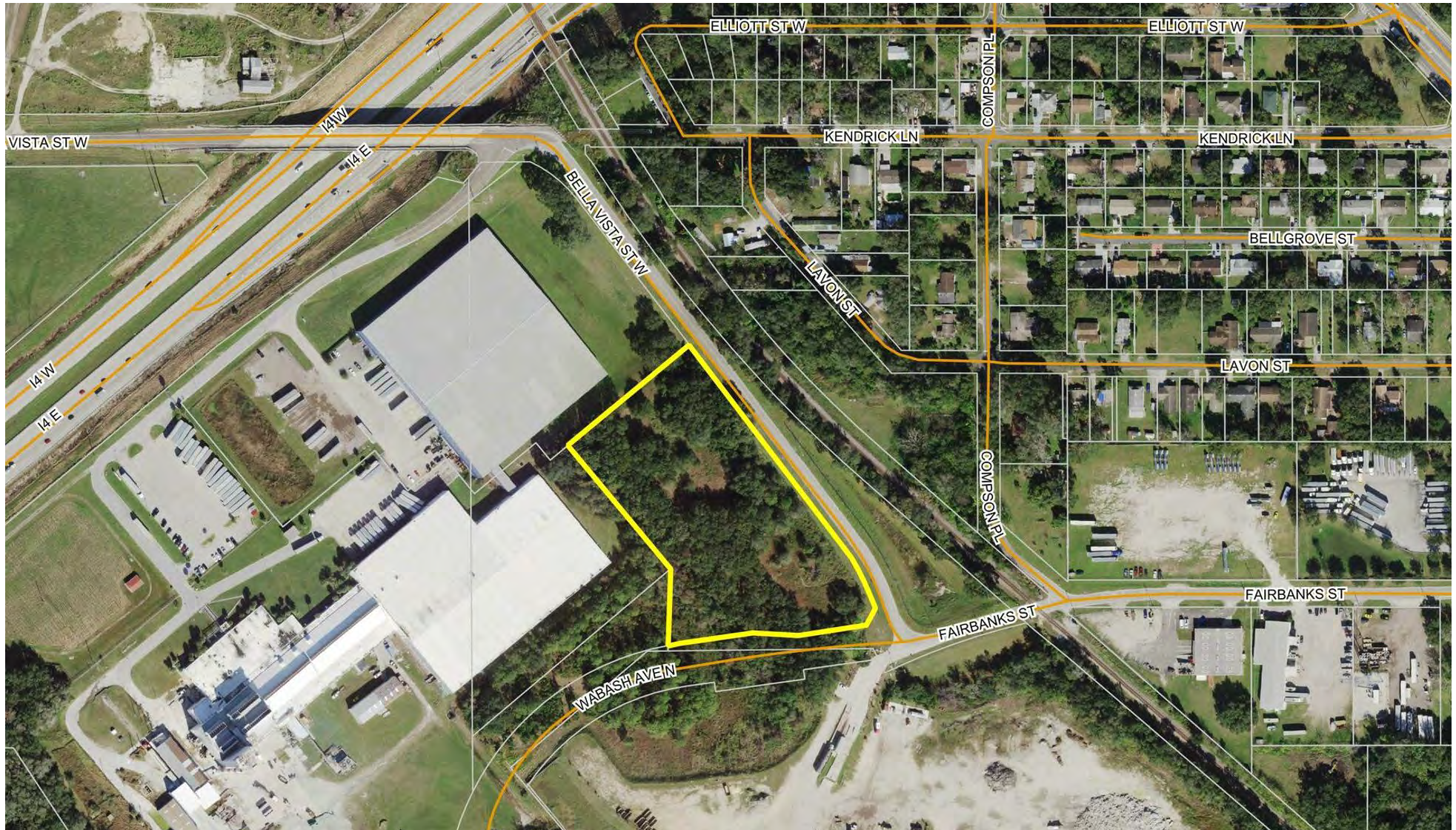


LOCATION DESCRIPTION

This site offers great access to I-4 east and west Via Kathleen Rd and Memorial Blvd. Adjacent to the property are warehouses and other industrial uses. I-4 is a major transportation artery that connects Lakeland to major cities such as Tampa and Orlando. This advantageous positioning ensures effortless access to regional markets, airports, and seaports, facilitating seamless transportation of goods and services.

Other major thoroughfares in the area include US Hwy 98, US 92, and State Rd 33. Overall, this site is situated in a prime and desirable location.

Aerial Photo



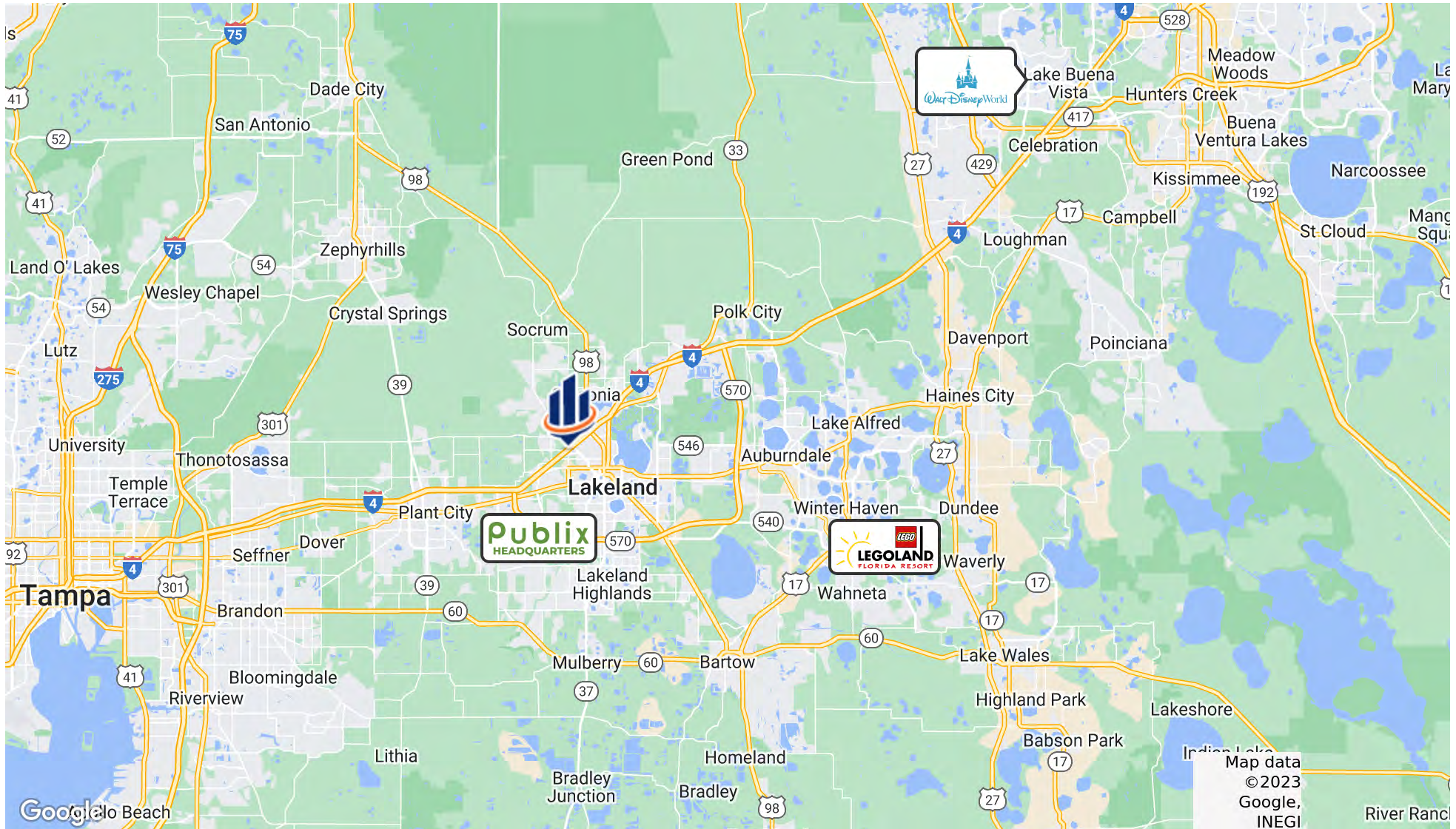
Soils Map



Elevations Map



Regional Map



Neighborhood Area Map



Demographics Map & Report

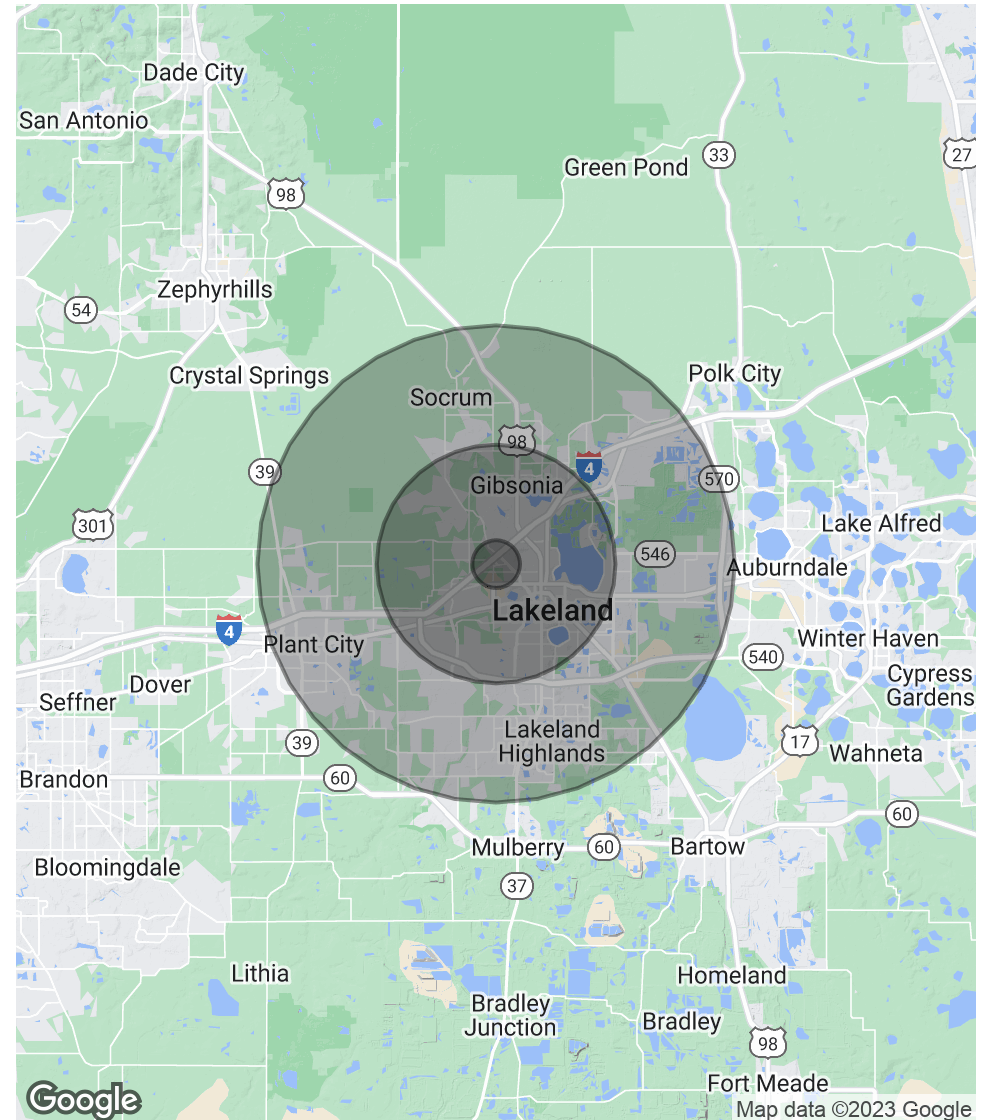
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,899	126,186	300,920
Average Age	29.5	40.1	40.0
Average Age (Male)	27.7	38.5	38.6
Average Age (Female)	31.9	41.4	41.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,213	55,559	123,991
# of Persons per HH	2.7	2.3	2.4
Average HH Income	\$40,811	\$52,732	\$61,289
Average House Value	\$111,456	\$138,768	\$158,111

* Demographic data derived from 2020 ACS - US Census





POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	384.7 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	721,312 [2021]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both 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 and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.



LAKELAND
POLK COUNTY

Founded	1885
Population	110,516 [2018]
Area	74.4 sq mi
Website	lakelandgov.net
Major Employers	Publix Supermarkets
	Saddle Creek Logistics
	Geico Insurance
	Amazon
	Rooms to Go
	Welldyne
	Advance Auto Parts

Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando. With a population of just over 100,000, the city limits cover 74.4 square miles. Lakeland has many lakes that are community focal points, providing scenic areas for recreation. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found in the community.

Downtown Lakeland is a vital and enjoyable place for residents and visitors. It has been dubbed "Lakeland's living room" and truly embodies the community spirit of Lakeland. There are quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around historic brick buildings surrounding the historic Munn Park town square.

The City embraces its past, and that is evident strolling the tree-lined brick streets in the historic neighborhoods found throughout Lakeland. The area is home to Southeastern University, Florida Polytechnic University, Polk State College's Lakeland campus, and Florida Southern College, which hosts Frank Lloyd Wright architecture's most extensive on-site collection.



GLENN FOLSOM

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PROFESSIONAL BACKGROUND

Glenn Folsom is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Glenn is a licensed real estate associate, who specializes in improved commercial and industrial properties, investment properties, and buyer representation.

As President of Folsom Construction, Glenn was responsible for the management of corporate marketing and new business development. He was involved in determining the financial viability of the business, appropriate selection of new work, and interaction between design disciplines and owners.

Glenn has more than 36 years' experience in the construction industry, providing design and construction services, site selection, site acquisition, and project financing.

A graduate from the University of Florida, Glenn obtained a Bachelor of Science degree in Business Administration, majoring in Real Estate and Urban Development. He is also a member of The Rotary Club of Lakeland South.

Glenn is a Lakeland, Florida native where he currently resides with his wife, children, and grandchildren.

Glenn specializes in:

- Improved Commercial and Industrial Properties
- Investment Properties
- Buyer Representation

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Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

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