



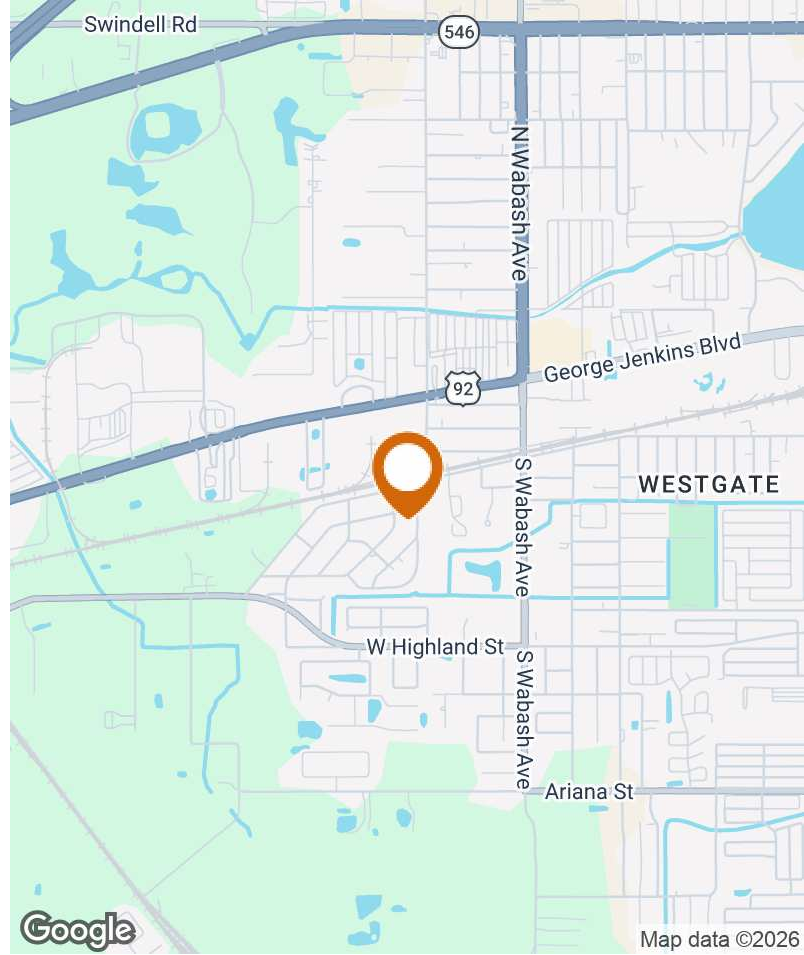
# Income Producer 3 Home Multifamily Opportunity

711 & 713 Nashville Road, Lakeland, Florida 33815

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## PROPERTY SUMMARY



## Offering Summary

<b>Sale Price:</b>	\$325,000
<b>Addresses Include:</b>	711 & 713 Nashville Road
<b>Building Sizes:</b>	1,129 SF, 672 SF, & 672 SF
<b># of Units:</b>	3
<b>Total Square Feet</b>	2,473 SF
<b>Parcel ID's</b>	23-28-22-093500-007230 23-28-22-093500-007240
<b>Lot Size:</b>	0.36 Acres
<b>Zoning</b>	RL-4, Unincorporated Polk County
<b>Utilities:</b>	Lakeland Electric & Septic Tank
<b>Property Taxes:</b>	\$4,459.60
<b>Zoning:</b>	RL-4

## Property Overview

This multifamily investment opportunity is ideally located on Lakeland's southwest side. The property includes a newly renovated 3-bedroom, 1-bath single-family home, along with two 2-bedroom, 1-bath mobile homes.

The primary residence has been thoughtfully updated with new roof, new A/C, laminate flooring, modern plumbing fixtures, and a full suite of new appliances, offering a turnkey rental opportunity. Both mobile homes are currently occupied, providing immediate income, while the renovated home is rent-ready. Each home has a laundry hook up.

Professional property management is already in place, with services available to continue for a seamless transition to new ownership.

The property is serviced by two septic systems, with electric and water provided by the City of Lakeland. Conveniently located near Memorial Boulevard and New Tampa Highway, the site offers excellent connectivity to the greater Lakeland area.

The single family home is currently vacant, but market rate is estimated at \$1,600 per month. It has a new HVAC system, and roof.

Current expenses include property tax, insurance, lawn maintenance, and repairs and maintenance, listed below. There is one water meter for all 3 properties, however this can be split, if needed.

Leases are available to review as is a survey.

## RENT ROLL

Suite	Bedrooms	Bathrooms	Size SF	Rent	Market Rent	Security Deposit	Lease Start	Lease End
711 Nashville # 1	2	1	672 SF	\$1,000	\$1,200	\$1,000	2/1/2026	1/31/2027
711 Nashville # 2	2	1	672 SF	\$1,000	\$1,200	\$1,000	11/1/2025	10/31/2026
713 Nashville	3	1	1,129 SF	-	\$1,600	-	-	-
<b>Totals</b>			<b>2,473 SF</b>	<b>\$2,000</b>	<b>\$4,000</b>	<b>\$2,000</b>		

# RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

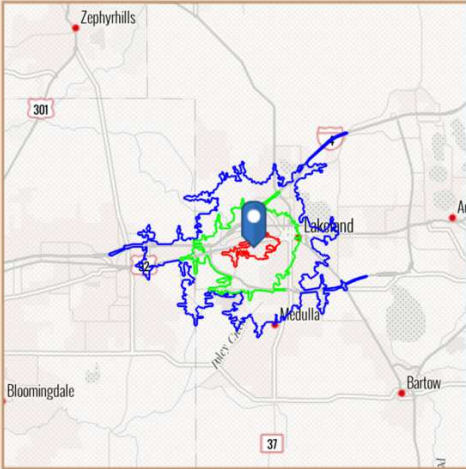


# BENCHMARK DEMOGRAPHICS

## BENCHMARK DEMOGRAPHICS

713 Nashville Rd, Lakeland, Florida, 33815

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	6.80%	5.76%	5.58%	5.30%	5.30%	4.69%	5.39%
5 - 9	6.72%	5.86%	5.62%	5.61%	5.61%	5.03%	5.75%
10 - 14	7.08%	5.88%	5.88%	6.00%	6.00%	5.34%	5.98%
15 - 19	7.18%	5.91%	6.31%	6.26%	6.26%	5.84%	6.47%
20 - 34	17.57%	18.46%	21.58%	18.85%	18.85%	18.43%	20.33%
35 - 54	22.17%	22.22%	22.95%	24.12%	24.12%	24.41%	25.20%
55 - 74	23.80%	24.58%	22.34%	23.96%	23.96%	25.55%	22.82%
75+	8.69%	11.29%	9.73%	9.91%	9.91%	10.74%	8.05%
<b>HOUSEHOLD INCOME</b>							
<\$15,000	12.4%	13.2%	10.2%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	12.0%	9.5%	7.4%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	13.5%	9.9%	8.2%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	14.2%	13.3%	12.1%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	17.9%	18.2%	20.5%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	11.7%	11.3%	13.0%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	12.9%	15.8%	17.1%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	2.3%	4.7%	6.0%	8.1%	8.1%	8.7%	9.8%
\$200,000+	2.9%	4.1%	5.4%	6.6%	6.6%	12.1%	14.0%
<b>KEY FACTS</b>							
Population	8,383	42,215	118,518	822,142	822,142	23,027,836	339,887,819
Daytime Population	7,278	53,090	149,707	782,956	782,956	22,846,618	338,218,372
Employees	2,943	15,727	48,139	334,740	334,740	10,832,721	167,630,539
Households	3,159	18,058	47,287	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.65	2.29	2.39	2.57	2.57	2.43	2.50
Median Age	38.8	41.7	38.9	41.3	41.3	43.6	39.6
<b>HOUSING FACTS</b>							
Median Home Value	76,250	191,044	281,626	319,676	319,676	416,969	370,578
Owner Occupied %	63.6%	54.6%	57.4%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	36.4%	45.4%	42.6%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	3,723	20,823	52,217	361,112	361,112	10,635,372	146,800,552
<b>INCOME FACTS</b>							
Median HH Income	\$46,789	\$55,293	\$63,977	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$25,966	\$32,310	\$33,882	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$104,190	\$94,243	\$123,216	\$224,923	\$224,923	\$253,219	\$228,144



## Lakeland

### POLK COUNTY

<b>Founded</b>	1885
<b>Population</b>	117,606 (2023)
<b>Area</b>	74.4 sq mi
<b>Website</b>	<a href="http://lakelandgov.net">lakelandgov.net</a>

<b>Major Employers</b>	Publix Supermarkets Saddle Creek Logistics Geico Insurance Amazon Rooms to Go Welldyne Advance Auto Parts
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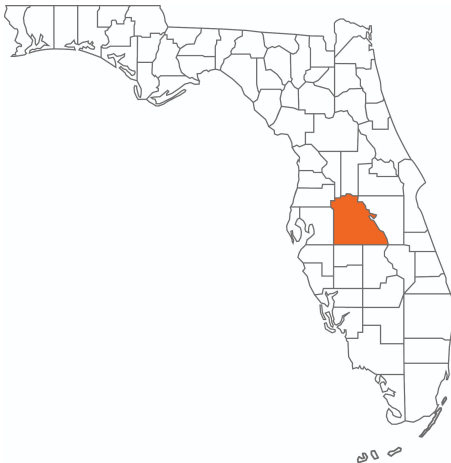
Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that 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.



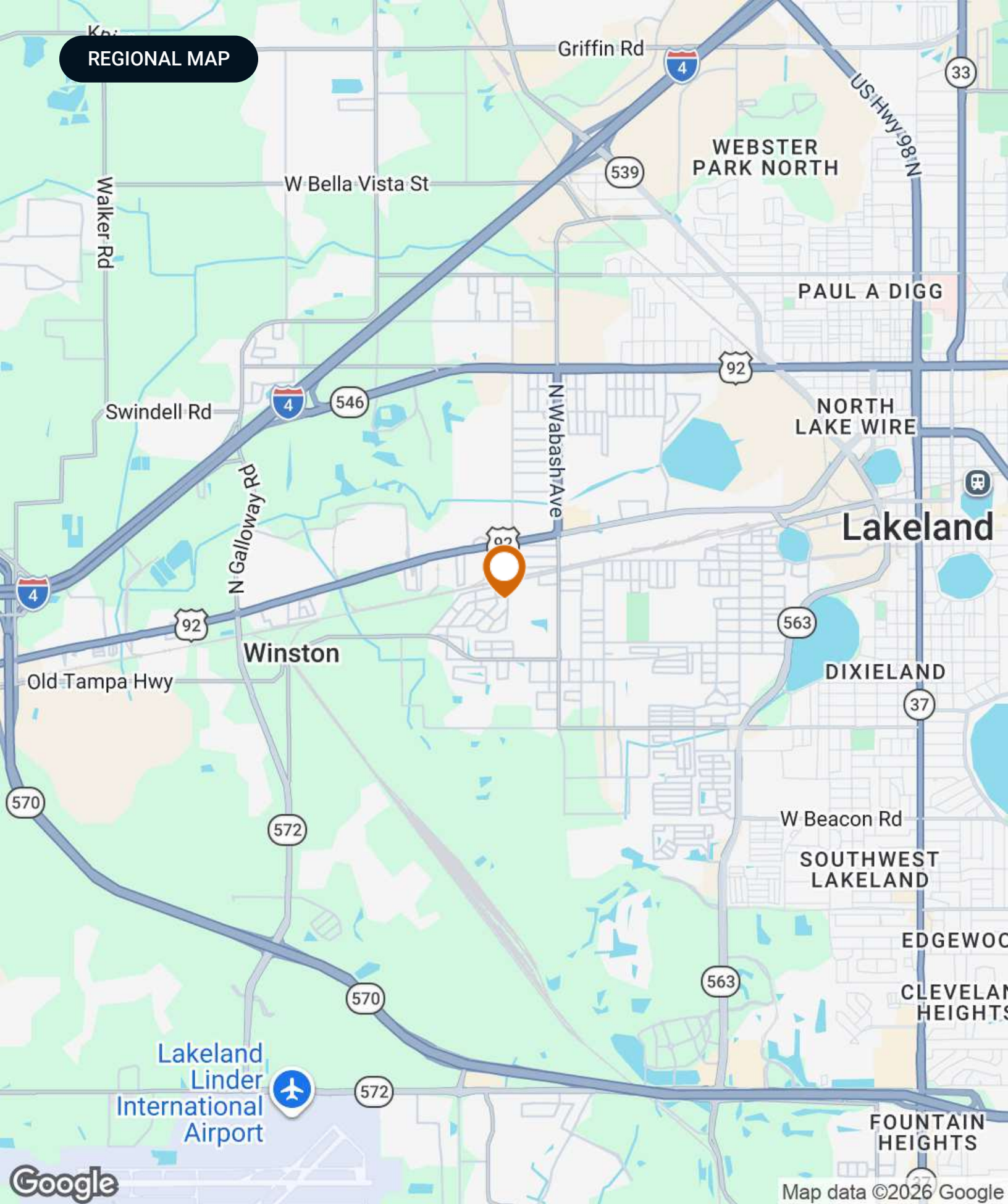
## Polk County FLORIDA



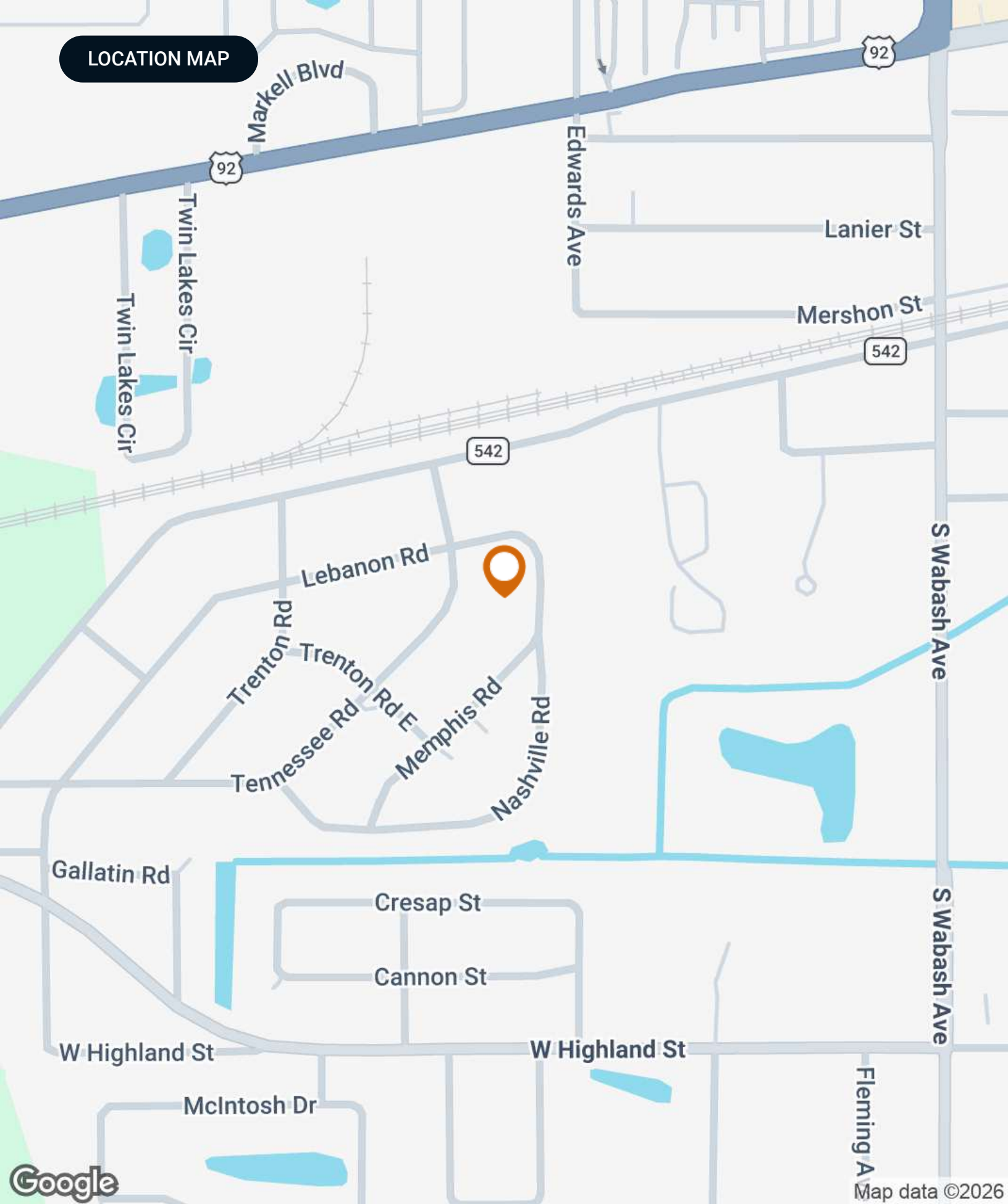
<b>Founded</b>	1861	<b>Density</b>	386.5 (2019)
<b>County Seat</b>	Bartow	<b>Population</b>	775,084 (2023)
<b>Area</b>	1,875 sq. mi.	<b>Website</b>	polk-county.net

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.

REGIONAL MAP



LOCATION MAP



Map data ©2026

## ADVISOR BIOGRAPHY



### Craig Morby

Senior Advisor

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## Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 17 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig has been very involved in the Lakeland community over the years, serving on the Board of Directors for the Lakeland Chamber of Commerce, the Lakeland Association of Realtors and the Parent Advisory Board for Harrison School for the Arts. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express, Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.



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