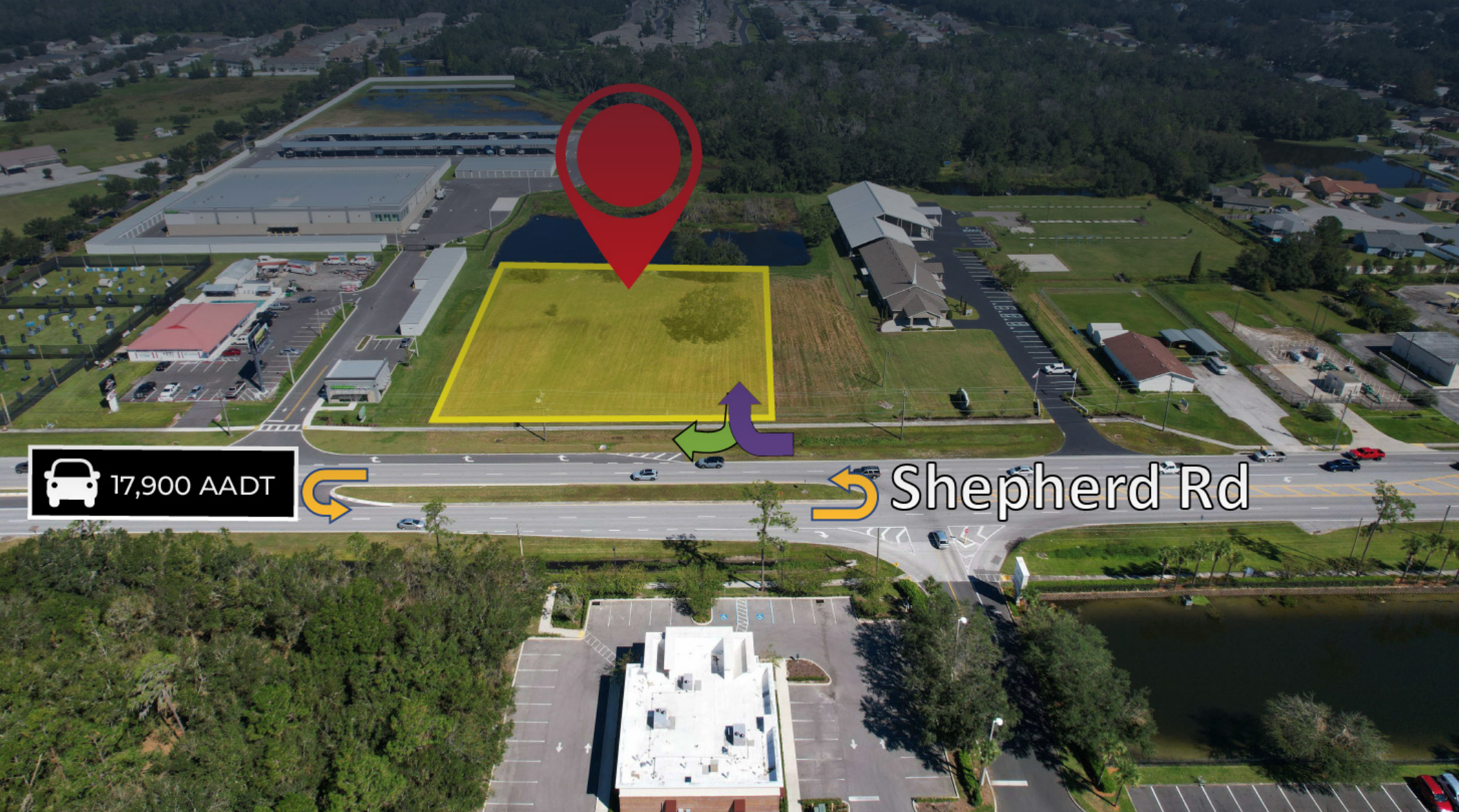


# DEVELOPMENT SITE OPPORTUNITY

LAND FOR SALE (1.59 ACRES)

LAKELAND, FL (LAKELAND-WINTER HEAVEN MSA)



 17,900 AADT

 Shepherd Rd

# DEVELOPMENT SITE OPPORTUNITY—LAND FOR SALE 1.59 AC

TBD Shepherd Rd, Lakeland, FL 33811

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Commercial Land For Sale

### PROPERTY HIGHLIGHTS

- This 1.59 acre parcel site is available for sale.
- Easily accessible and highly visible, this property is ideally located on Shepherd Road.
- Excellent location for early education center and many other users, surrounded by a variety of retail and professional businesses and dense residential communities.
- A sample site plan is available, and optional development services can be provided to help bring your vision to life.
- High Traffic Count: Shepherd Road has an Annual Average Daily Traffic (AADT) of 17,900 vehicles, providing a constant flow of potential customers.
- This property is located directly across the street from Publix, and near to McDonald's, Truist Bank, UPS, Domino's, Sunoco, and more, with convenient access to Florida Ave South (SR 37).
- Growth-Driven Area: Located near several high-impact development projects that are expected to significantly boost economic growth and population density, leading to an expanding customer base.

### OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	1.59 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,893	19,893	36,702
Total Population	7,805	52,779	97,190
Average HH Income	\$94,349	\$97,270	\$104,425

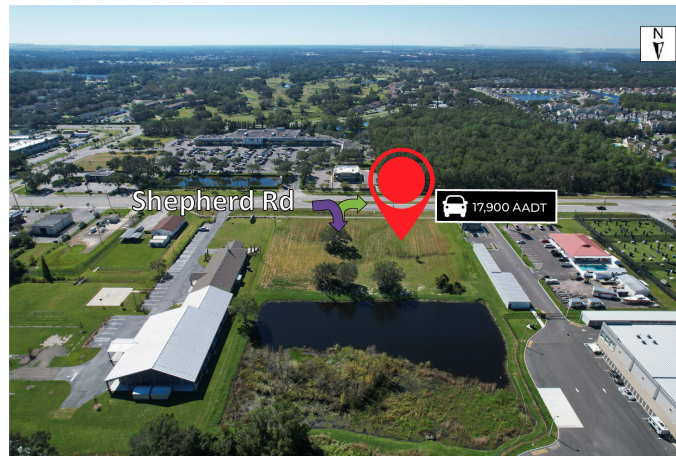
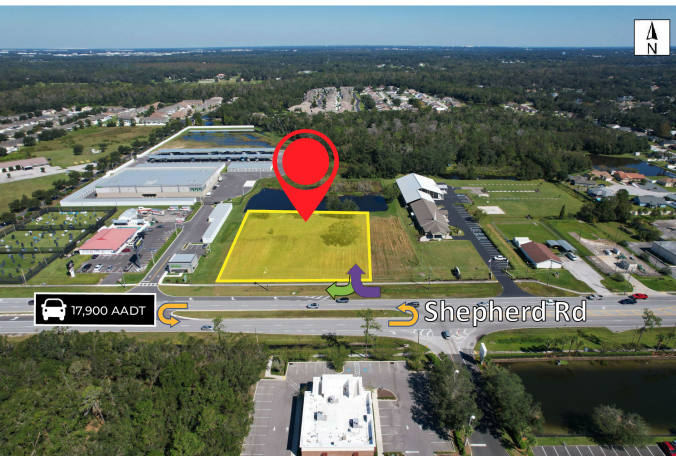
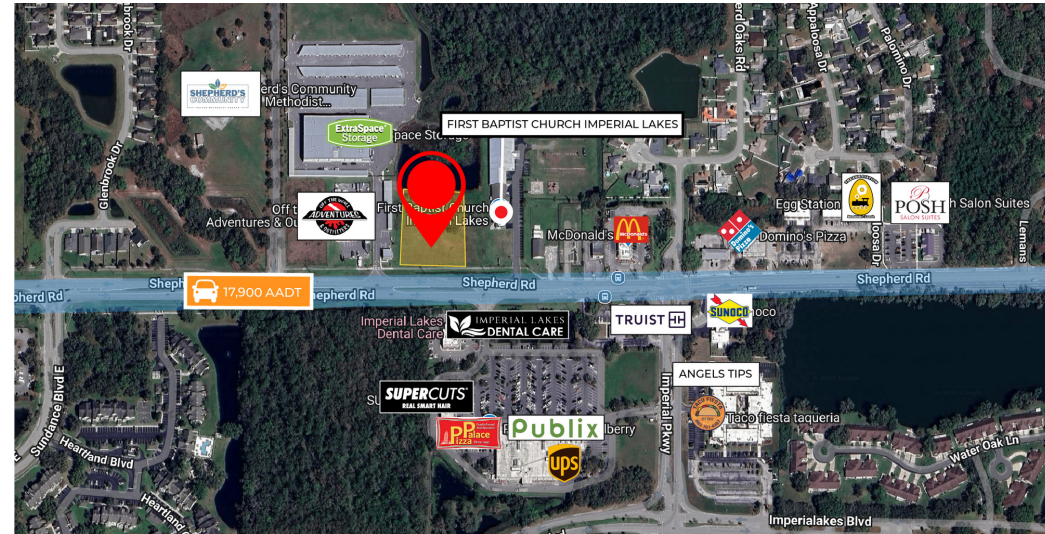
# DEVELOPMENT SITE OPPORTUNITY—LAND FOR SALE 1.59 AC

TBD Shepherd Rd, Lakeland, FL 33811

## THE SITE

### SITE SUMMARY

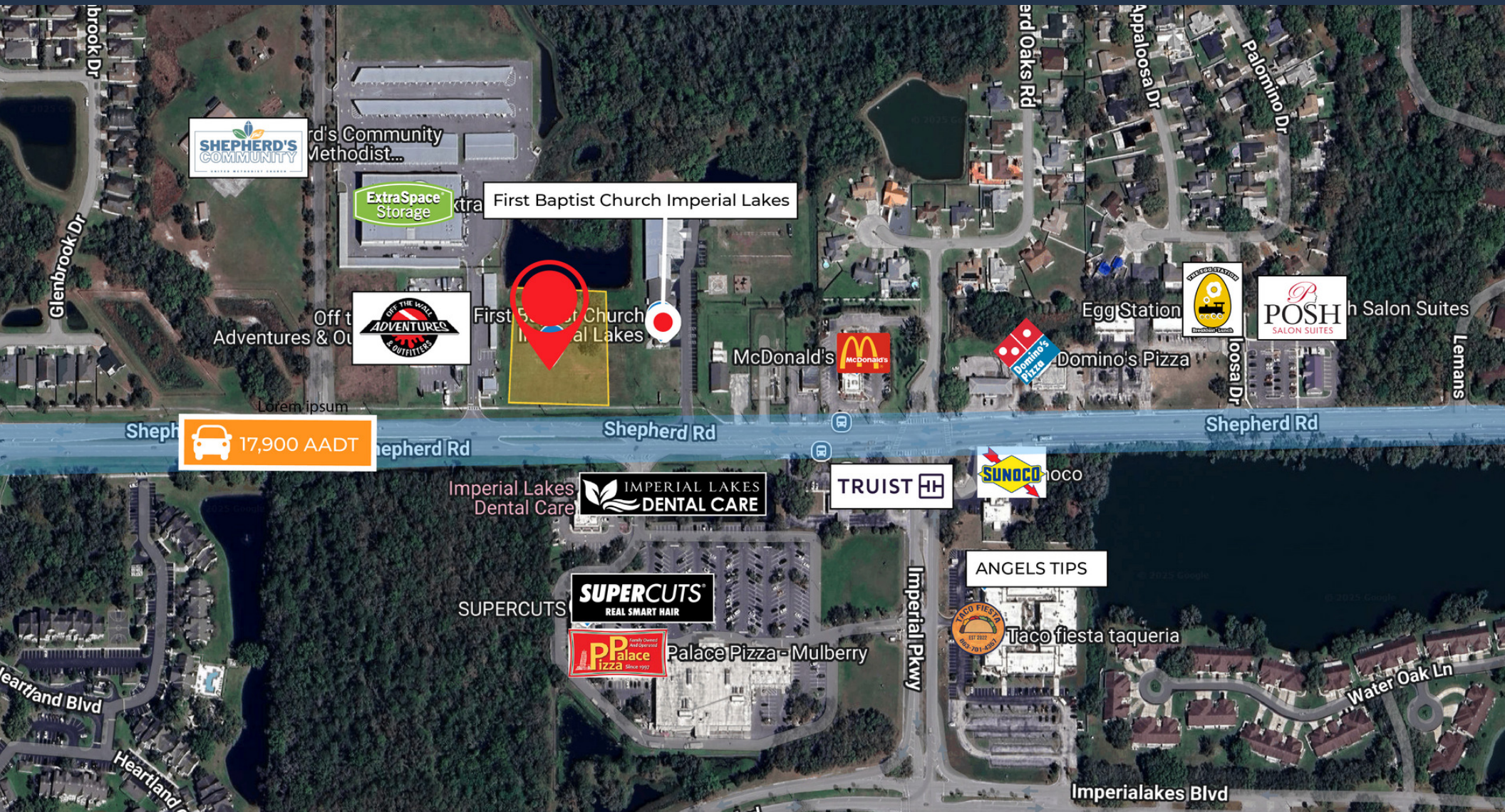
- According to the most recent FDOT data, an average of 17,900 vehicles travel each day through Shepherd Rd East to West.
- This site is just off Florida Avenue S, which generates an average of 39,000 vehicles each day, traveling North to South.
- The site is 1.59+ acres.
- Within a 3-mile radius, the average household income is \$97,270, there are 19,893 households and a total population of 52,779.



# DEVELOPMENT SITE OPPORTUNITY—LAND FOR SALE 1.59 AC

TBD Shepherd Rd, Lakeland, FL 33811

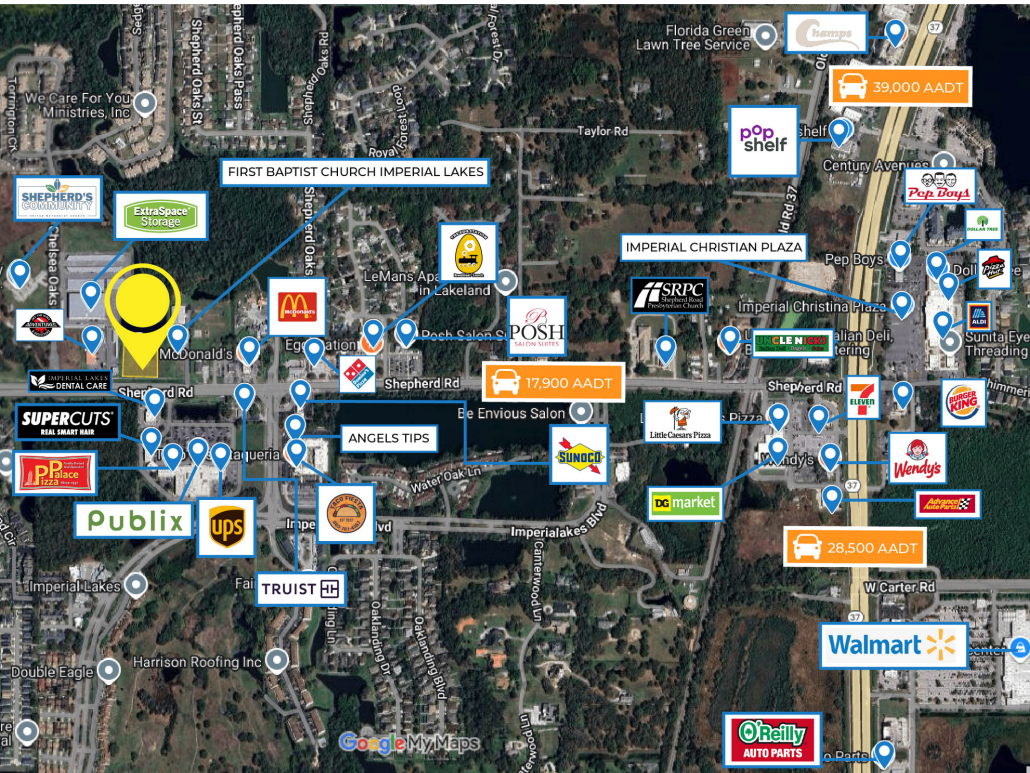
THE SITE



# DEVELOPMENT SITE OPPORTUNITY—LAND FOR SALE 1.59 AC

TBD Shepherd Rd, Lakeland, FL 33811

THE TRADE AREA



## PROPERTY DESCRIPTION

Commercial Land For Sale

## LOCATION DESCRIPTION

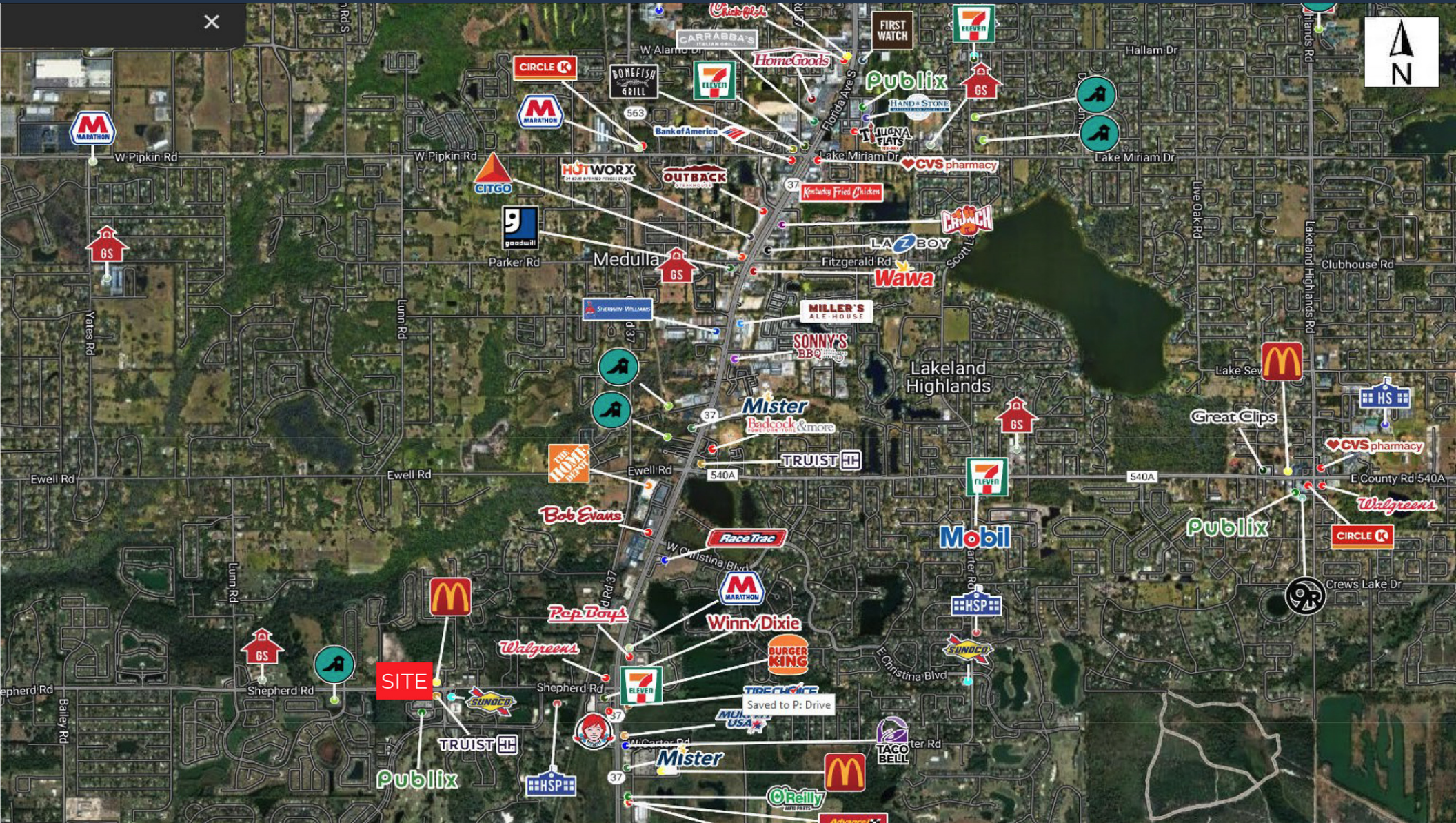
This strategically located site presents a unique opportunity for a quick-service restaurant, medical, or daily-needs retail. The site enjoys a prime location on Shepherd Road (AADT 17,900), which ensures maximum visibility and accessibility for potential customers. The property is located near multiple high-impact projects that are expected to drive growth in the area.

Beyond its immediate accessibility, the property benefits from its proximity to several high-impact development projects. These ongoing and planned initiatives are poised to significantly drive economic growth and increase the population density in the surrounding area, creating a robust and expanding customer base for businesses at this location.

# DEVELOPMENT SITE OPPORTUNITY—LAND FOR SALE 1.59 AC

TBD Shepherd Rd, Lakeland, FL 33811

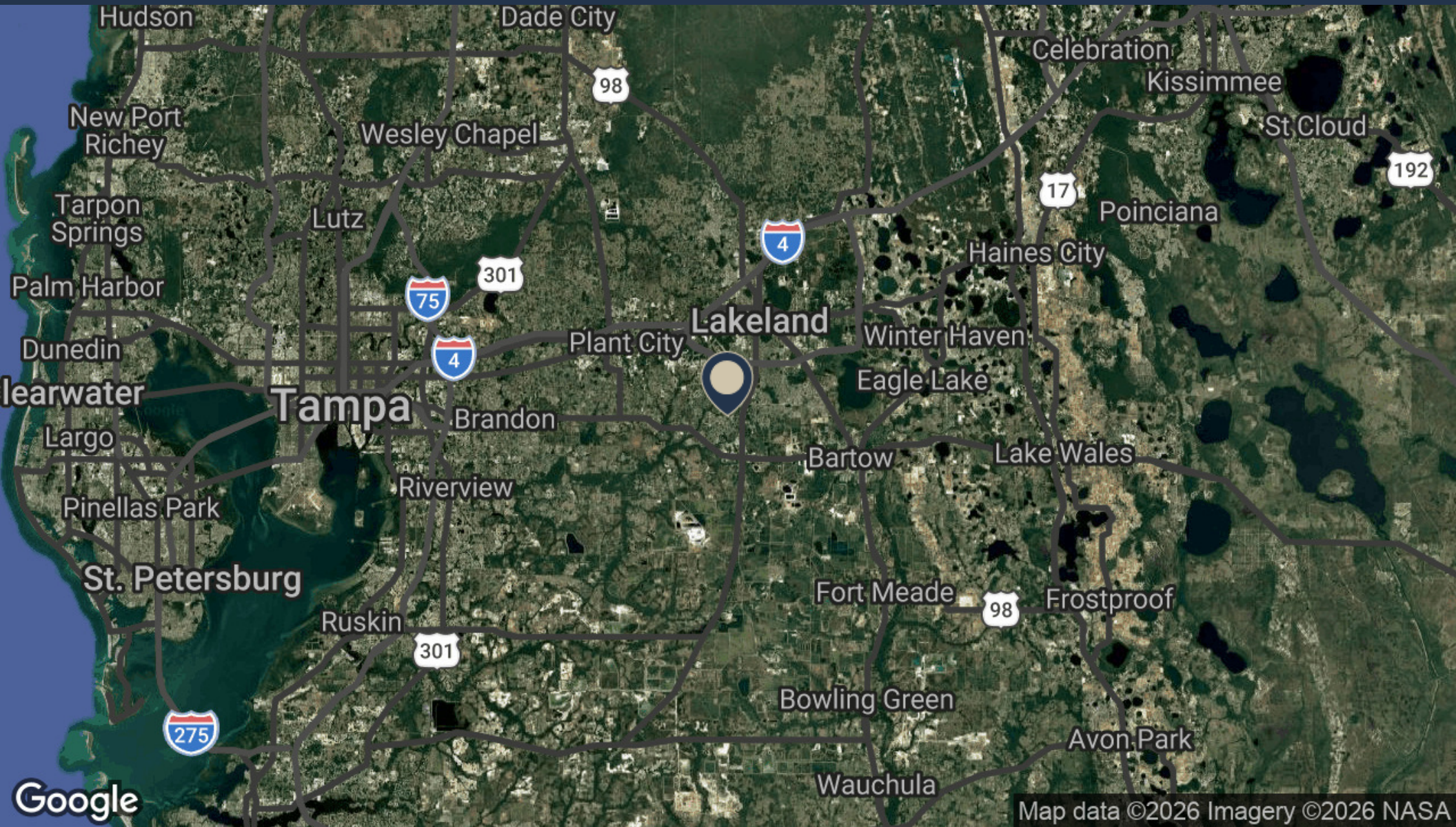
THE TRADE AREA



# DEVELOPMENT SITE OPPORTUNITY—LAND FOR SALE 1.59 AC

TBD Shepherd Rd, Lakeland, FL 33811

THE REGION



# DEVELOPMENT SITE OPPORTUNITY—LAND FOR SALE 1.59 AC

TBD Shepherd Rd, Lakeland, FL 33811

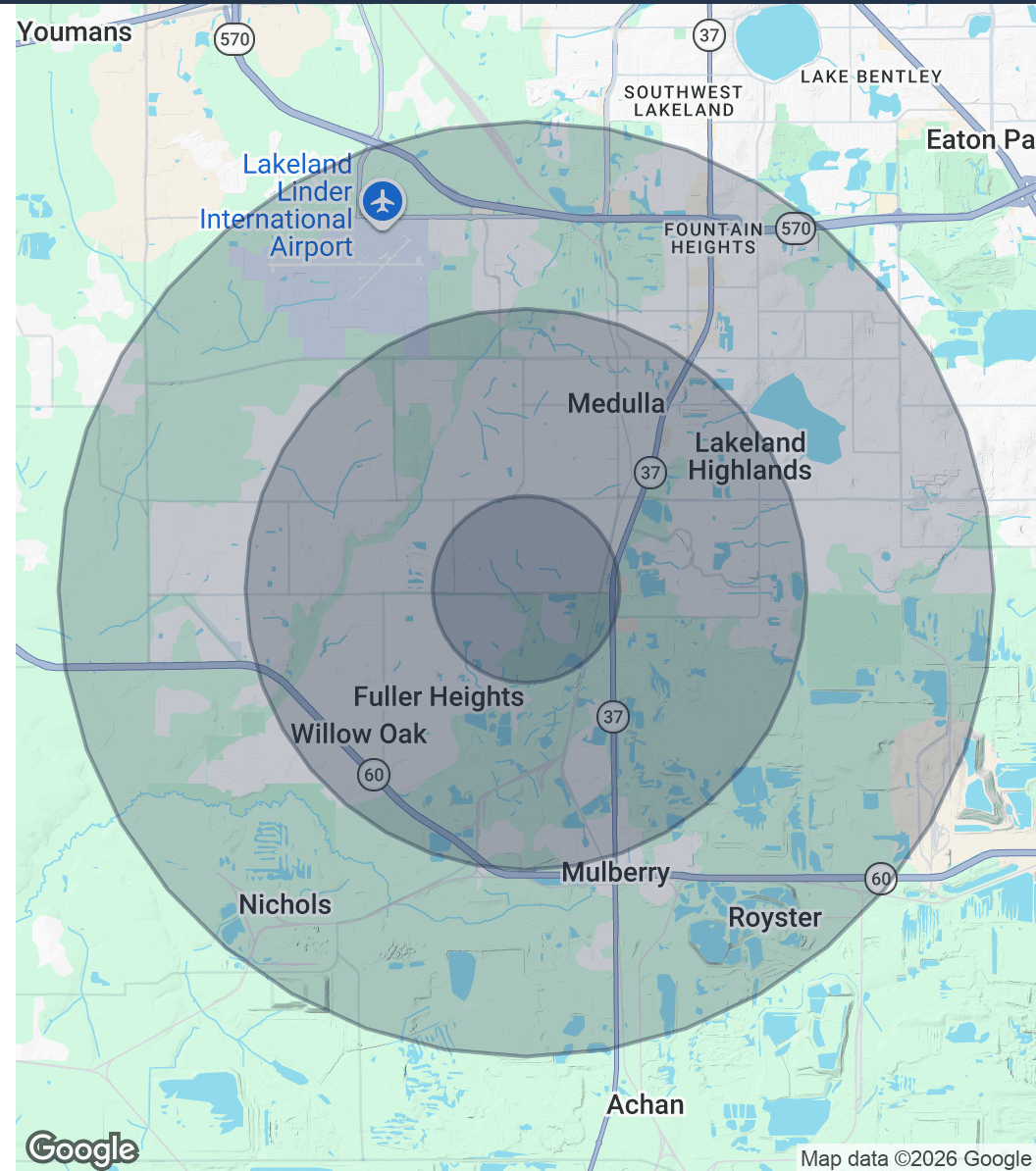
LAND FOR SALE

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,805	52,779	97,190
Average Age	38	41	41
Average Age (Male)	37	40	40
Average Age (Female)	39	41	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,893	19,893	36,702
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$94,349	\$97,270	\$104,425
Average House Value	\$304,119	\$325,756	\$340,262

Demographics data derived from AlphaMap



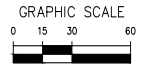
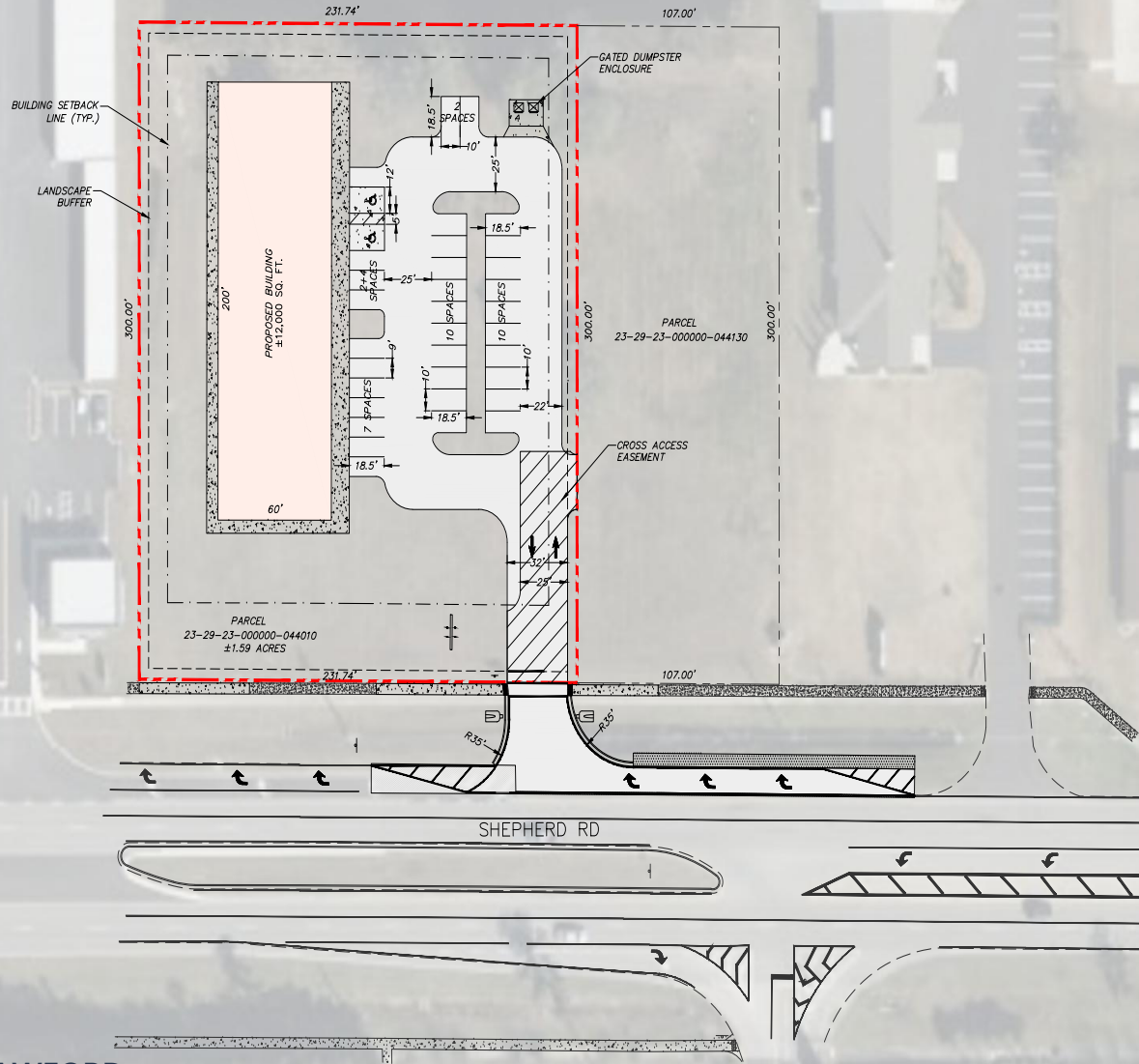




# DEVELOPMENT SITE OPPORTUNITY—LAND FOR SALE 1.59 AC

TBD Shepherd Rd, Lakeland, FL 33811

## SAMPLE SITE PLAN 2



### PARKING REQUIREMENTS:

- OFFICES: 1 SPACE PER 300 SF GFA
- PERSONAL SERVICE: 1 SPACE PER 200 SF GFA
- RESTAURANT, SIT-DOWN/TAKE-OUT: 4 SPACES PER ESTABLISHMENT PLUS 1 SPACE PER 75 SF GFA
- RETAIL, MORE THAN 5000 SF: 3 SPACE OR 1 SPACE PER 300 SF GFA, WHICHEVER IS GREATER

PARKING SHOWN ON THE SITE PLAN:  
35 PARKING SPACES

# DEVELOPMENT SITE OPPORTUNITY—LAND FOR SALE 1.59 AC

TBD Shepherd Rd, Lakeland, FL 33811

CONFIDENTIALITY & DISCLAIMER

## Confidentiality & Disclaimer:

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It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Concept urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and their contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present from previous activities at the Property. Various laws and regulations have been enacted at the Federal, State, and Local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Project, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

No representation or warranty is being made by Concept with respect to the Property's compliance with any applicable statutes, laws, ordinances, rules, regulations, requirements, and/or codes (collectively, the "Laws"). It is expressly understood that it is the responsibility of any prospective lender to investigate whether or not the Property is in compliance with the Laws and such prospective investor will be relying strictly and solely upon its own inspections and examinations and the advice and council of its own consultants, agents, legal counsel, and officers with respect to the condition of the Property and to its compliance with the Laws.