

4210 County Line Road | Lakeland, Florida 33811

Lakeland Self Storage Development Opportunity

5.0± Acre Self Storage Development Opportunity in Lakeland's Expanding Logistics Corridor



CONTACT BROKER FOR PRICING
SELLER WILL CONSIDER A JOINT VENTURE



Larry Kush

Office: (480) 482.1944

Mobile: (480) 290-2909

larry.kush@orionprop.com

Larry Kush
Landman

ORION
INVESTMENT REAL ESTATE

PROPERTY OVERVIEW

PARCEL #: 23-29-06-000000-043010

4210 County Line Road presents a rare opportunity to acquire approximately 5 acres of commercially zoned land in one of Lakeland's **fastest-growing industrial and logistics corridors**. Positioned along County Line Road with approximately 212 feet of frontage and traffic counts exceeding 26,000 vehicles per day, the property offers exceptional visibility and accessibility.

The site is zoned BPC-2 (Business Park Center), allowing a broad range of commercial and industrial uses, including self-storage, warehousing, commercial vehicle parking, light manufacturing, office, retail, and vehicle-related businesses. The existing zoning significantly reduces entitlement risk and development timelines.

Located just minutes from Lakeland Linder International Airport and surrounded by major industrial development, the property benefits from substantial regional growth driven by Amazon, Publix, Home Depot, Ace Hardware, and numerous logistics operators. Recent nearby projects include a new 156,000-square-foot warehouse, multiple warehouse developments along Hamilton Road, and additional commercial construction throughout the County Line Road corridor.

A permitted man-made pond currently serves as a valuable drainage and retention feature, creating potential development efficiencies. The site also benefits from available public water infrastructure, including a 12-inch water main along County Line Road. An additional contiguous 3-acre parcel may be available for future expansion, offering investors and developers added flexibility.

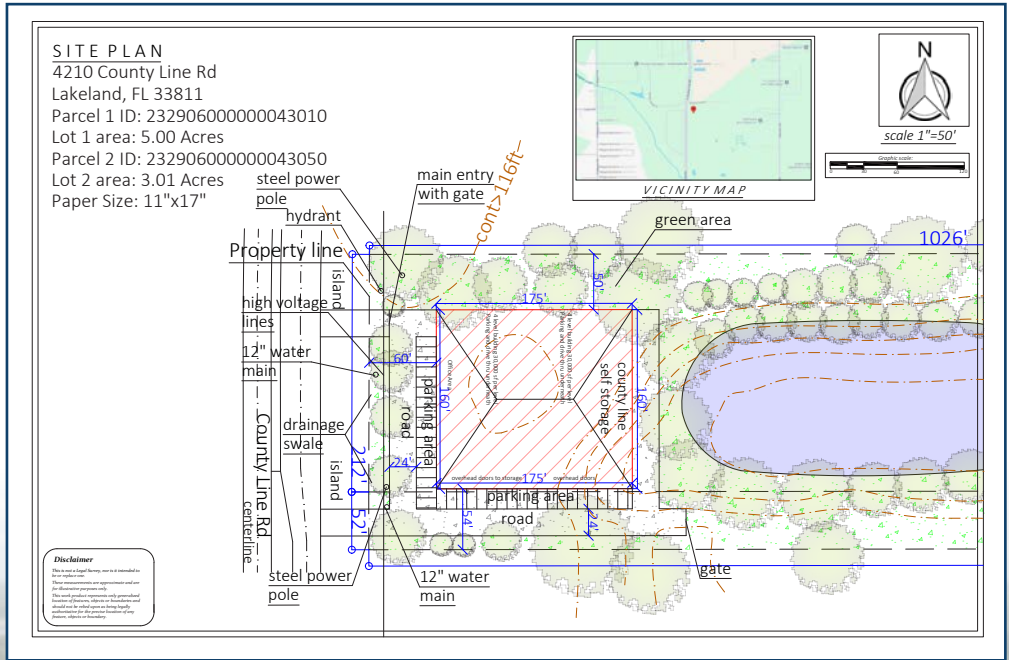
This offering represents a **strategic opportunity to secure a highly visible commercial development site** within one of Central Florida's most active growth markets.



PROPERTY HIGHLIGHTS

5.00 ACRES

- ±5 Acres Commercial Land
- BPC-2 Zoning in Place
- ±212 FT Frontage on County Line Road
- 26,000+ Vehicles Per Day
- Permitted Retention Pond
- Public Water Available (12" Main)
- Minutes to Lakeland Linder International Airport
- Surrounded by New Industrial Development
- Additional 3 Acres Available for Expansion
- Self-Storage Conceptual Plan Available
- Located in High-Growth Lakeland / Polk County Market



AERIAL MAP








LAKELAND

FLORIDA

Strategically positioned between Tampa and Orlando along the I-4 Corridor, Lakeland is one of Central Florida's fastest-growing markets. The city benefits from a strong and diversified economy supported by logistics, manufacturing, healthcare, retail, and aviation industries. Continued population growth, major infrastructure investment, and expanding employment opportunities have established Lakeland as a premier destination for businesses, residents, and investors. With convenient access to regional transportation networks and a rapidly expanding commercial base, Lakeland continues to be a highly desirable market for future development.

	1 mi	3 mi	5 mi
 Population			
2031 Projection	1,596	16,351	73,376
2026 Estimate	1,384	16,351	73,376
 Households			
2026 Estimate	454	5,655	26,916
2031 Projection	527	6,915	29,103
Average Household Income	\$130,057	\$131,984	\$108,776
Occupied Housing Units	91%	90%	90%
Owner-Occupied	79%	76%	68%
Renter-Occupied	21%	22%	32%
 Self Storage Market Data (Yardi Matrix)			
Total Rentable SF		87,665	489,502
SF per Capita		6.23	6.80

All materials and information received or derived from ORION Investment Real Estate its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or all other matters.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ORION Investment Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ORION Investment Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. ORION Investment Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

Contact Agent for More Information:

Larry Kush

Direct: (480) 482.1944 | Mobile: (480) 290-2909

larry.kush@orionprop.com

