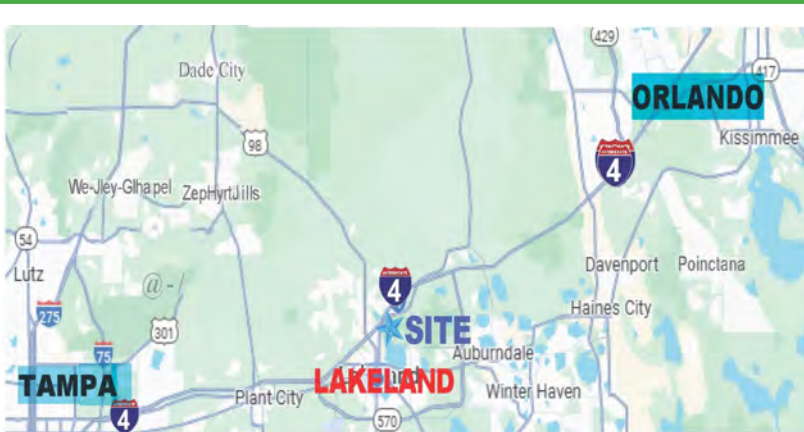


8+ Gross Ac. COMMERCIAL & MF/SF



Commercial and Residential Opportunities

Near 1-4 / North Lakeland Growth Market



PROPERTY HIGHLIGHTS

- Signalized Intersection
- Near I-4 (1/2 Mile)
- 1 Mile from Plantation Square
 - Publix, CVS, McDonalds
- City of Lakeland Utility Provider
- 99,000 Population Within 5 Miles
- Midway between FL Polytech and Lakeland Regional Med. Ctr.

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8+ Gross Ac. COMMERCIAL & MF/SF

Commercial and Residential Opportunities

PROPERTY OVERVIEW

Tax ID:	Polk County, FL Parcel: 24-27-29-000000-014080
Location:	Southeast quadrant of SR 33 and Old Combee Road, Lakeland, FL
Size:	8.15 Gross Acres
Access/Frontage:	• 1,155 Linear Feet on SR 33; 1,065 Linear Feet on Old Combee Road • SR 33 improvements in process including extension of four-lanes from Old Combee Road north to I-4 Exit 38
Zoning:	City of Lakeland: PUD/Ordinance 5474 Uses allowed include office, medical offices, day care, banks, neighborhood convenience store, Multi-Family and Single Family (Refer to PUD for development requirements)
Utility Service Providers:	City of Lakeland Electric, Water, Sewer • Water Connection along SR 33 (16" WM at SR 33: 12"WM at Old Combee Rd.) • Sewer 4" Force Main within 1500 feet (at intersection of SR 33 & Melody Lane)
Population: (2025)	• 99,223 within 5 miles • 274,636 within 10 miles
Comments:	The property is located at the signalized intersection of SR33 and Old Combee Rd., within one-half mile of 1-4/Exit 33 , and within one mile of Plantation Square with Publix, CVS, McDonald's and other retailers/restaurants. Site is in the growth market of northeast Lakeland and within the City Limits.
Price:	\$899,000

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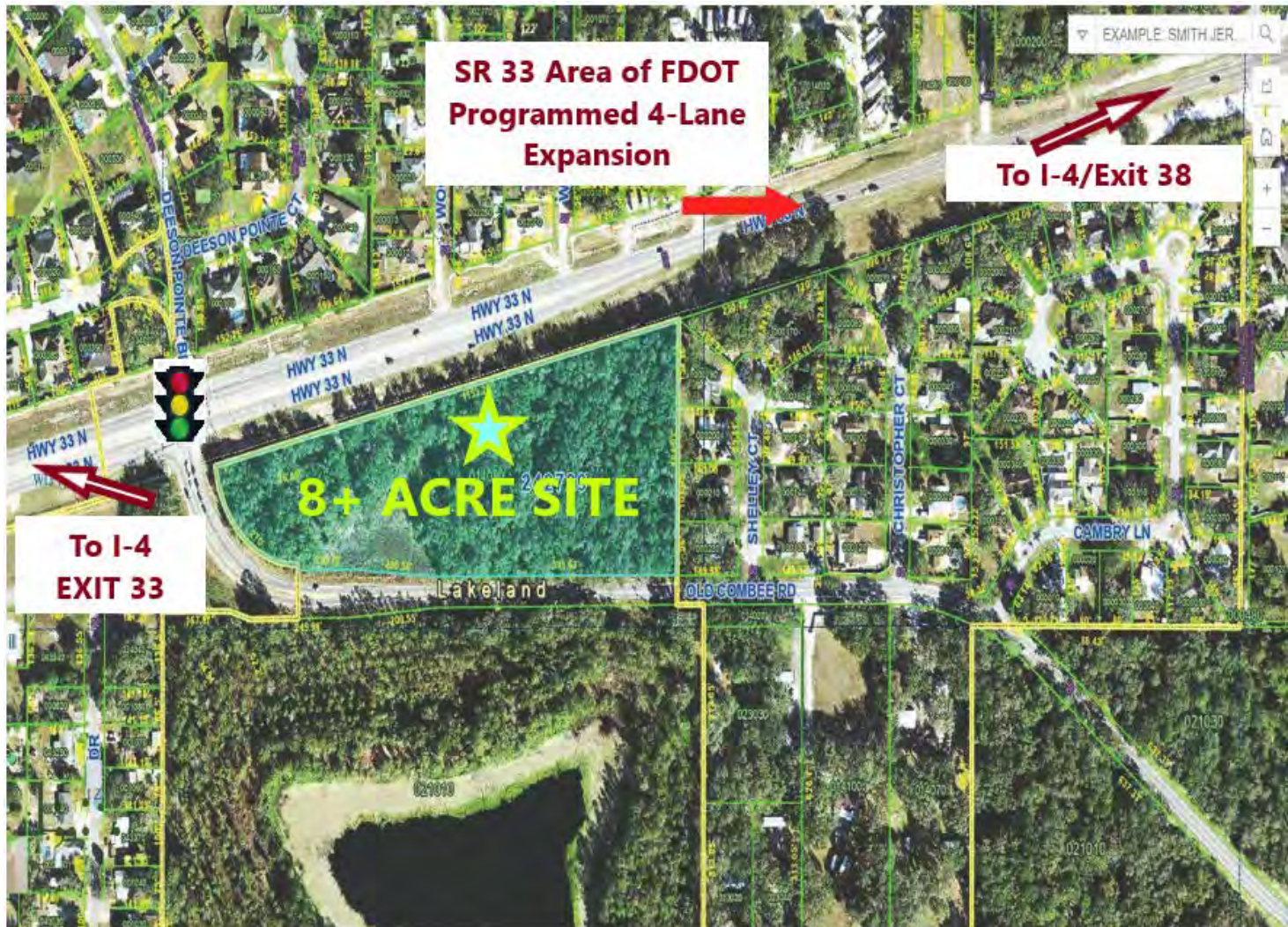
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8+ Gross Ac. COMMERCIAL & MF/SF

Commercial and Residential Opportunities

CONTEXT AERIAL



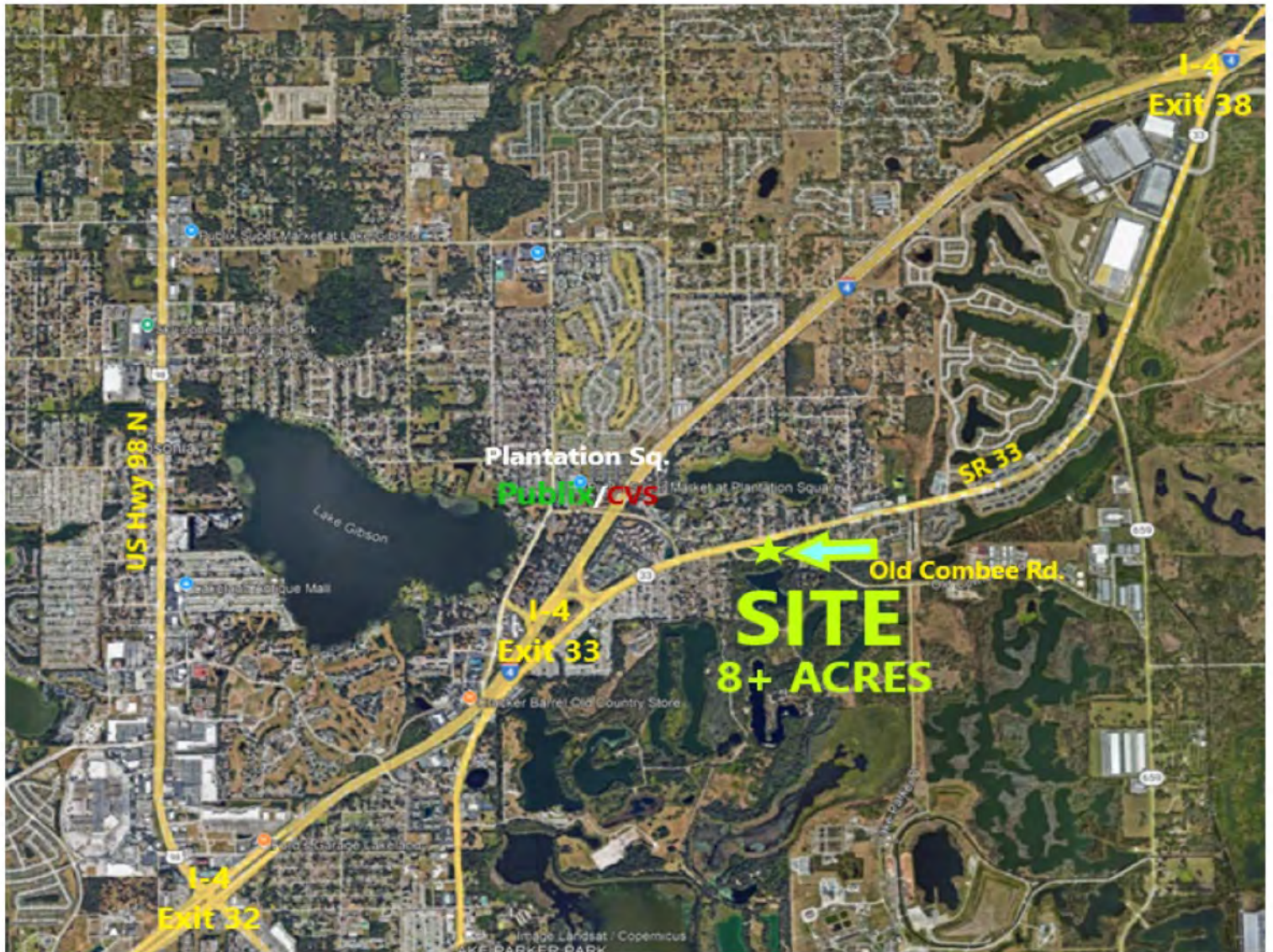
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DISTANCE AERIAL



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Commercial and Residential Opportunities

DEMOGRAPHICS

	3 mile	5 mile	10 mile
Population			
2010 Population	31,918	81,493	233,387
2020 Population	37,378	93,549	261,385
2025 Population	39,381	99,223	274,636
2030 Population	43,508	110,180	303,456
2010-2020 Annual Rate	1.59%	1.39%	1.14%
2020-2025 Annual Rate	1.00%	1.13%	0.95%
2025-2030 Annual Rate	2.01%	2.12%	2.02%
2020 Male Population	47.5%	47.7%	48.0%
2020 Female Population	52.5%	52.3%	52.0%
2020 Median Age	43.5	40.0	40.5
2025 Male Population	47.9%	48.2%	48.6%
2025 Female Population	52.1%	51.8%	51.4%
2025 Median Age	44.4	41.0	41.1

In the identified area, the current year population is 274,636. In 2020, the Census count in the area was 261,385. The rate of change since 2020 was 0.95% annually. The five-year projection for the population in the area is 303,456 representing a change of 2.02% annually from 2025 to 2030. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 41.1, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	62.0%	53.7%	61.1%
2025 Black Alone	14.4%	21.2%	14.7%
2025 American Indian/Alaska Native Alone	0.4%	0.5%	0.6%
2025 Asian Alone	2.1%	2.5%	2.0%
2025 Pacific Islander Alone	0.1%	0.0%	0.1%
2025 Other Race	7.5%	8.4%	8.2%
2025 Two or More Races	13.5%	13.6%	13.3%
2025 Hispanic Origin (Any Race)	23.9%	25.0%	24.0%

Persons of Hispanic origin represent 24.0% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.4 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	72	63	75
2010 Households	12,962	31,625	90,965
2020 Households	15,177	36,274	100,778
2025 Households	16,254	39,412	108,151
2030 Households	18,159	44,260	120,874
2010-2020 Annual Rate	1.59%	1.38%	1.03%
2020-2025 Annual Rate	1.31%	1.59%	1.35%
2025-2030 Annual Rate	2.24%	2.35%	2.25%
2025 Average Household Size	2.36	2.46	2.46

The household count in this area has changed from 100,778 in 2020 to 108,151 in the current year, a change of 1.35% annually. The five-year projection of households is 120,874, a change of 2.25% annually from the current year total. Average household size is currently 2.46, compared to 2.52 in the year 2020. The number of families in the current year is 71,270 in the specified area.



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DEMOGRAPHICS

	3 mile	5 mile	10 mile
Mortgage Income			
2025 Percent of Income for Mortgage	27.6%	29.6%	27.7%
Median Household Income			
2025 Median Household Income	\$69,783	\$64,164	\$68,619
2030 Median Household Income	\$77,304	\$70,848	\$77,218
2025-2030 Annual Rate	2.07%	2.00%	2.39%
Average Household Income			
2025 Average Household Income	\$90,666	\$82,770	\$90,522
2030 Average Household Income	\$99,535	\$91,391	\$100,198
2025-2030 Annual Rate	1.88%	2.00%	2.05%
Per Capita Income			
2025 Per Capita Income	\$37,609	\$32,880	\$35,704
2030 Per Capita Income	\$41,736	\$36,699	\$39,955
2025-2030 Annual Rate	2.10%	2.22%	2.28%
GINI Index			
2025 Gini Index	39.0	41.5	42.7
Households by Income			
Current median household income is \$68,619 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$77,218 in five years, compared to \$92,476 all U.S. households.			
Current average household income is \$90,522 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$100,198 in five years, compared to \$128,612 for all U.S. households.			
Current per capita income is \$35,704 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$39,955 in five years, compared to \$50,744 for all U.S. households.			
Housing			
2025 Housing Affordability Index	82	77	81
2010 Total Housing Units	14,963	36,769	105,670
2010 Owner Occupied Housing Units	8,390	19,279	61,183
2010 Renter Occupied Housing Units	4,572	12,345	29,782
2010 Vacant Housing Units	2,001	5,144	14,705
2020 Total Housing Units	16,578	39,711	112,001
2020 Owner Occupied Housing Units	9,217	21,039	65,573
2020 Renter Occupied Housing Units	5,960	15,235	35,205
2020 Vacant Housing Units	1,396	3,367	11,223
2025 Total Housing Units	17,519	42,705	118,966
2025 Owner Occupied Housing Units	9,931	23,283	72,395
2025 Renter Occupied Housing Units	6,323	16,129	35,756
2025 Vacant Housing Units	1,265	3,293	10,815
2030 Total Housing Units	19,522	47,743	132,677
2030 Owner Occupied Housing Units	11,568	27,208	83,699
2030 Renter Occupied Housing Units	6,591	17,053	37,175
2030 Vacant Housing Units	1,363	3,483	11,803
Socioeconomic Status Index			
2025 Socioeconomic Status Index	49.7	45.0	46.0



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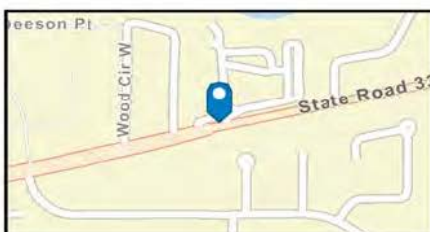
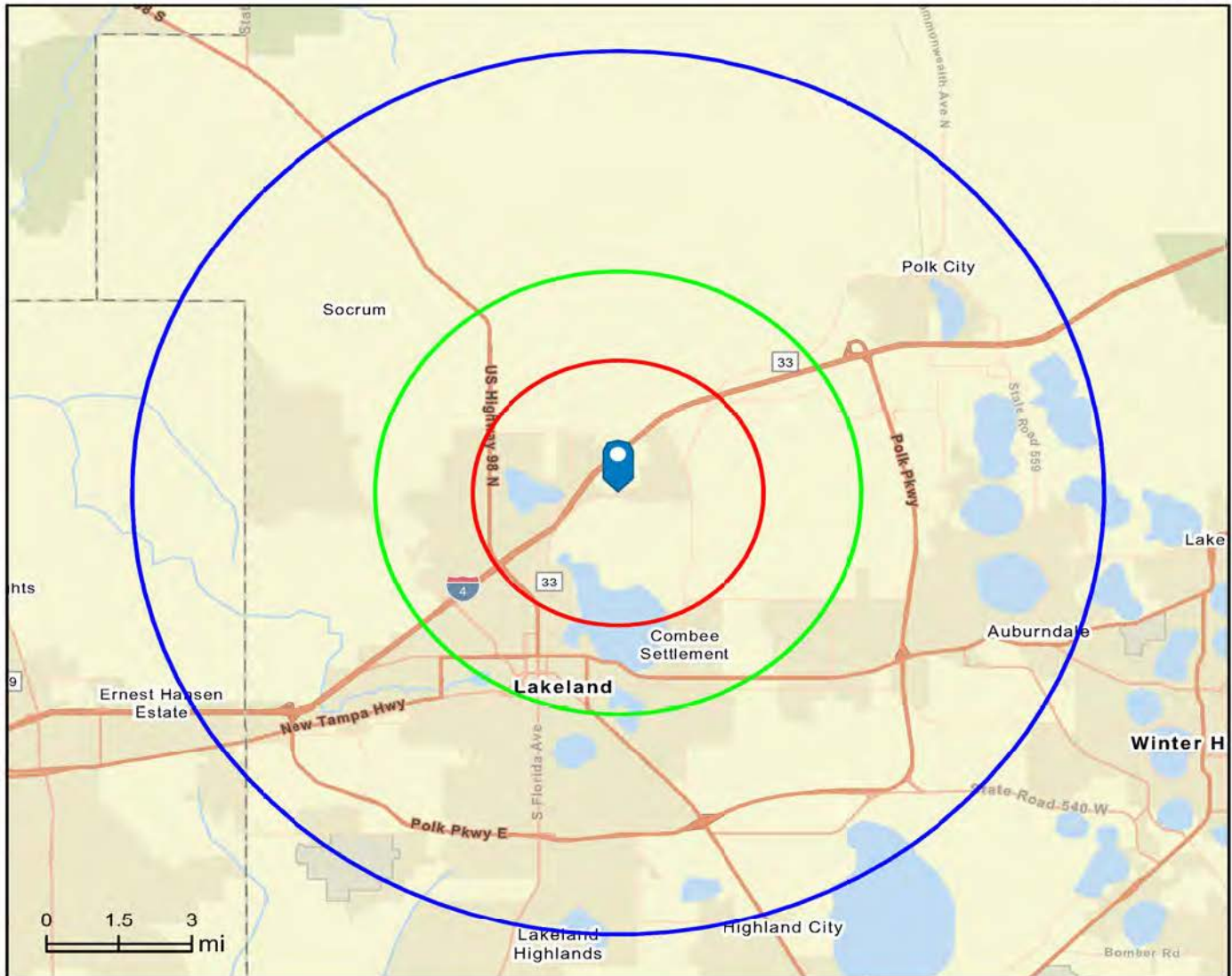
SITE MAP



Site Map

5240 Lakeland Hills Blvd, Lakeland, FL, 33805, USA
Ring: 3 mile radius

Latitude: 28.1086
Longitude: -81.9303



August 12, 2025