

FOR SALE

POLK TRAINING CENTER, INC

111 AND 185 CREEK ROAD
Lake Alfred, FL 33850

PRESENTED BY:

R. TODD DANTZLER, CCIM
Managing Director/ Senior Advisor
O: 863.648.1528 | C: 863.287.3586
todd.dantzler@svn.com

JONATHAN FLEMING
Advisor
O: 863.648.1528 | C: 863.287.6891
jonathan.fleming@svn.com





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SECTION 1

PROPERTY INFORMATION





OFFERING SUMMARY

SALE PRICE:	\$999,999
BUILDING SIZE:	12,180 SF
LOT SIZE:	9.77 Acres
PRICE / AC:	\$102,354
ZONING:	Agriculture/Residential-Rural
TRAFFIC COUNT:	12,900 cars per day
APN:	26-27-29-000000-013010 & 26-27-29-000000-013070

PROPERTY OVERVIEW

Located on 10 ± acres that are highly developable as you exit north Lake Alfred on SR 557. This property is well situated for multi-family development or perhaps townhouses. The City of Lake Alfred is annexing the subject property into the city limits with increased density. Lake Alfred serves the property with an existing water line and is in the process of installing sanitary sewer along Creek Road to create a loop in their system.



LOCATION DESCRIPTION

This is the Polk Training Center located on SR 557 on the northern end of Lake Alfred. Road expansion is planned for the west side of SR 557 and is the top priority project for road widening that is slated to be completed in 2022.

SITE DESCRIPTION

There are two metal buildings that currently house the retail, office and nursery operation, several greenhouse growing structures, and a pole barn that are spread across the 4.88 acre west parcel. Currently on the property is a six-foot security fence around the improvements and a barbed wired fence around the balance of the property.

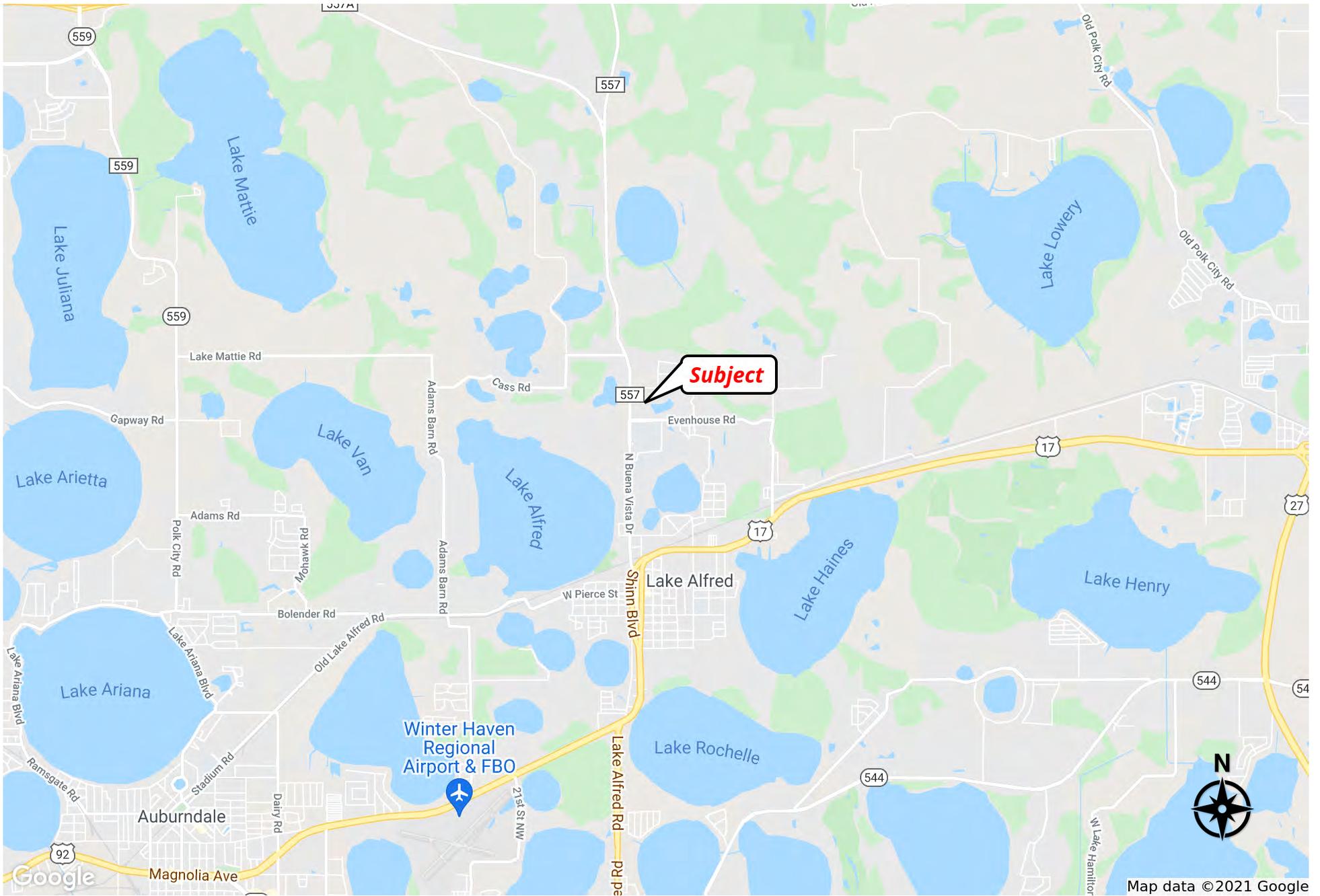
The subject also has a double wide mobile home that generates rental income or can also serve as a manager's residence that sits on the 4.89 acre east parcel. A well provides water service to the mobile home. Also, the land is fairly level along SR 557 and slopes to the southeast the further away from the highway you travel.



SECTION 2

LOCATION
INFORMATION





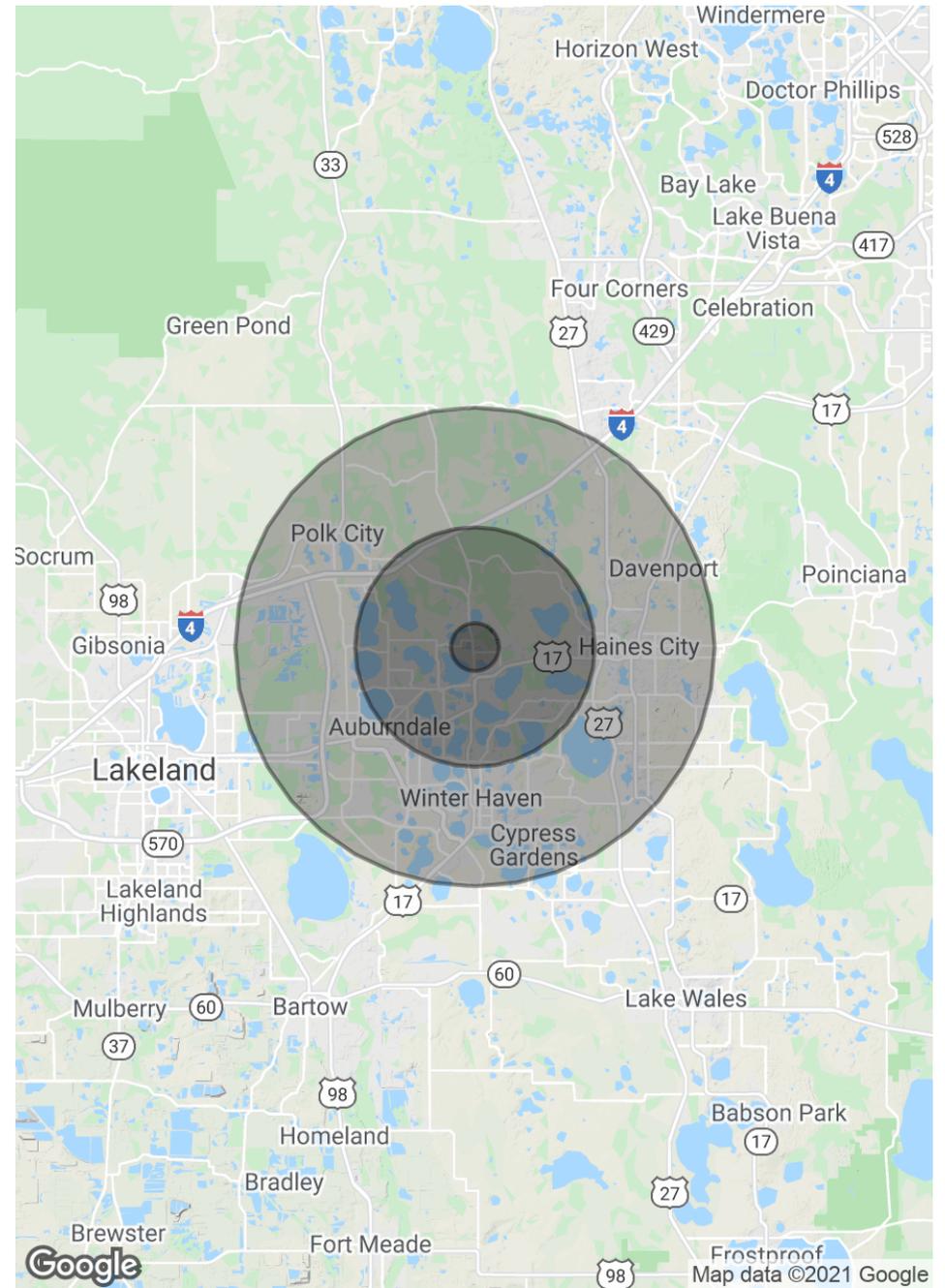
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,316	40,348	174,293
AVERAGE AGE	36.2	43.5	41.0
AVERAGE AGE (MALE)	35.4	43.3	40.3
AVERAGE AGE (FEMALE)	37.4	44.1	41.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	490	16,521	67,339
# OF PERSONS PER HH	2.7	2.4	2.6
AVERAGE HH INCOME	\$51,638	\$47,738	\$52,201
AVERAGE HOUSE VALUE	\$156,891	\$177,755	\$167,809

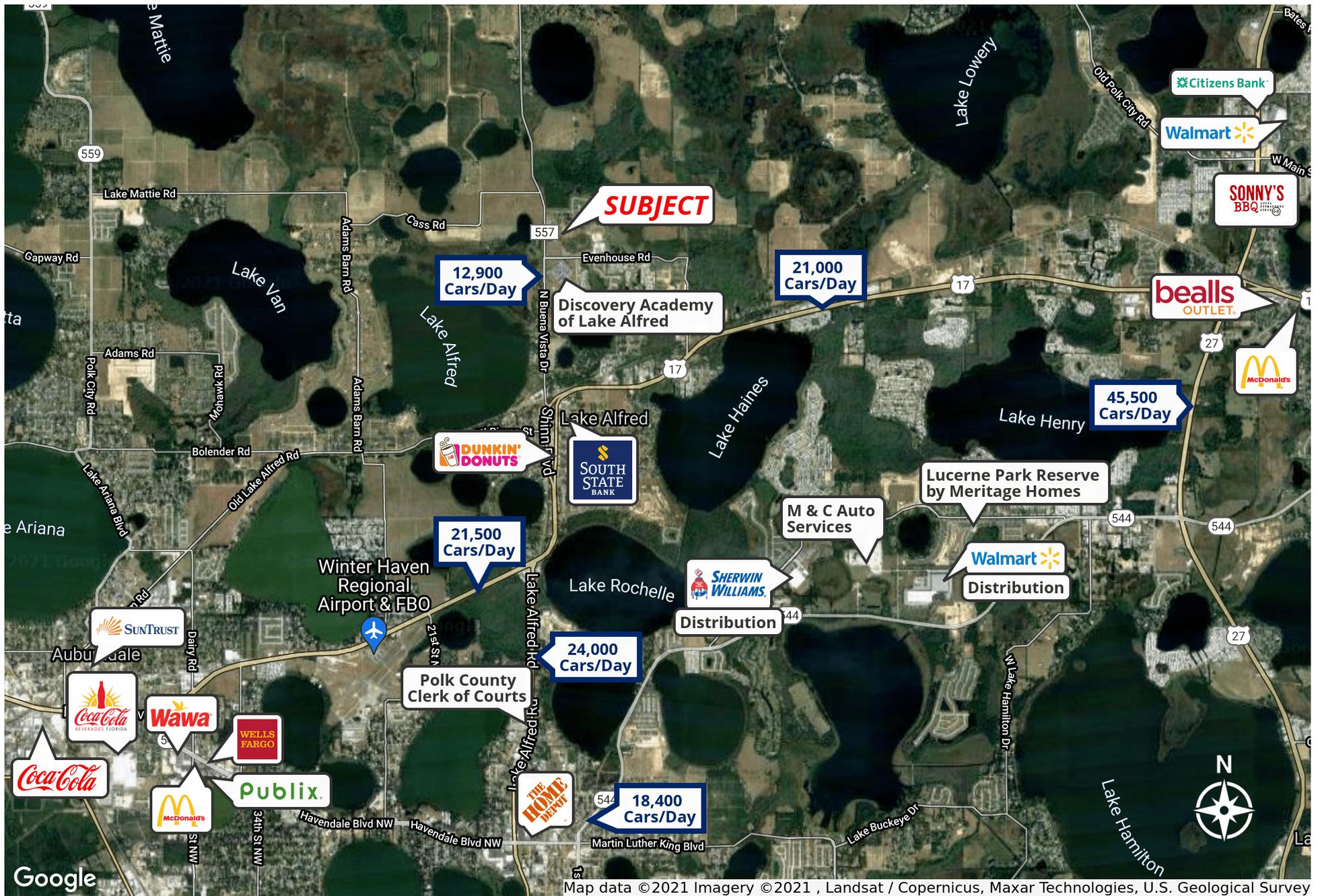
* Demographic data derived from 2010 US Census



SECTION 3

MAPS AND
PHOTOS











SECTION 4

AGENT AND
COMPANY





R. TODD DANTZLER, CCIM

Managing Director/ Senior Advisor

todd.dantzler@svn.com

Direct: 863.648.1528 | Cell: 863.287.3586

PROFESSIONAL BACKGROUND

R. Todd Dantzler, CCIM, is a Managing Director & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. Todd specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing, and land development.

Todd has been active in Polk County real estate for over 40 years and is a second-generation real estate leader -- his father having served as a member and Chairman of the Florida Real Estate Commission (FREC) in the early '80s.

Todd was recognized as the 2012 Florida Realtor® of the Year, and in 2000, he was elected president of the Florida Realtors® as the youngest president in the history of Florida Realtors®. He is a current member of the board of directors, past treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, the Polk Transportation Planning Organization and was the Commission liaison to the Central Florida Development Council (CFDC), the economic development arm of the county, and is a past chairman of the CFDC.

In addition, Todd is currently the Chairman of the Winter Haven Hospital/Baycare Board of Trustees. The Winter Haven Hospital is a 529-bed major medical center serving East Polk and Highlands counties and is the largest private employer in East Polk County.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He also was the president of his fraternity, Alpha Tau Omega, where he won the Morton Wolfson Award for the Best Fraternity President at UF in 1981 and the Harry L. Bird Award for best Public Relations Officer.

In addition to real estate, Todd serves as a Senior Consultant with Two Blue Aces, an executive leadership and management development company led by six retired United States Air Force (USAF) General Officers. Todd advises on political and real estate land use issues.



JONATHAN FLEMING

Advisor

jonathan.fleming@svn.com

Direct: 863.648.1528 | Cell: 863.287.6891

PROFESSIONAL BACKGROUND

Jonathan Fleming is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Jonathan earned his real estate license in 2008 and started his career with Choice-Dantzler Properties. He joined Coldwell Banker Commercial Saunders Ralston Dantzler in 2012.

Jonathan then attended the University of Central Florida and graduated with honors with a major in Political Science and a minor in Business Administration. Upon graduation, Jonathan gained extensive experience in the logistics industry which informs his current work in commercial real estate with SVN | Saunders Ralston Dantzler.

He worked at Phoenix Logistics & Cold Storage, owned by Colorado Boxed Beef Company (CBBC), until March of 2020. Jonathan's roles included three years as transportation manager and four years as operations manager. He worked with and helped acquired national accounts like Daisy Brand Sour Cream & Cottage Cheese, Coca-Cola North America, McDonald's, and more. He helped CBBC with acquisitions as it from a \$1.2 billion company to over \$2 billion, and he managed facility moves. Jonathan was one of two leads responsible for the remodel of a dry warehouse to build a 50,000 square foot freezer and cooler. He also worked on an implementation team for new hardware and software for warehouse management and transportation management systems.

Disciplines:

- Industrial Real Estate
- Logistics and Warehousing
- Commercial Real Estate



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

www.SVNSaunders.com

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