

FORT MEADE HIGHWAY COMMERCIAL

999 HIGHWAY 17
FORT MEADE, FL 33841

Daniel Lanier

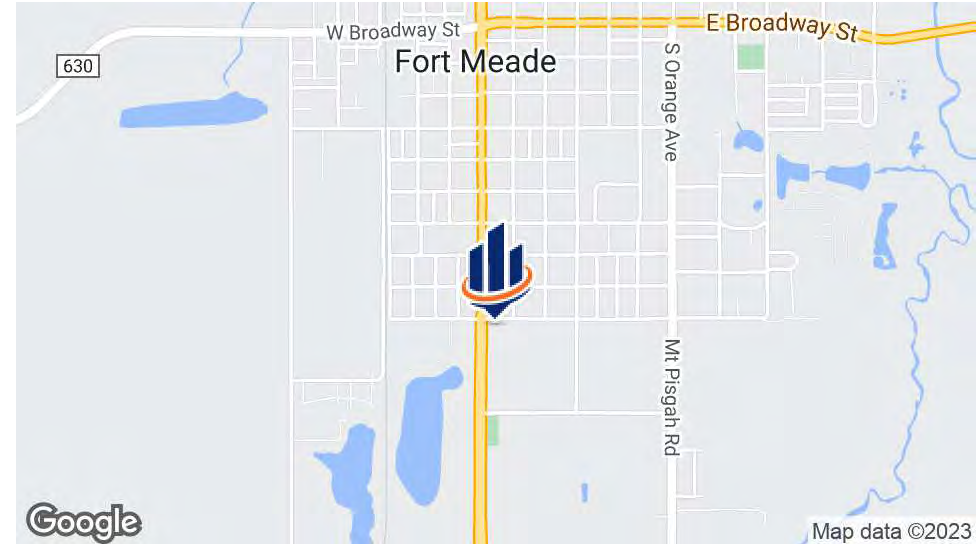
O: 877.518.5263 x377 | C: 863.698.2971

daniel.lanier@svn.com





Property Summary



OFFERING SUMMARY

Sale Price:	\$100,000
Lot Size:	2.36 Acres
Price / Acre:	\$42,373
Traffic Count:	15,600 Cars/Day
Road Frontage:	250 ± FT
Property Taxes:	\$350.72 (2023)

PROPERTY OVERVIEW

This 2.36 acre tract is located on the corner of Southeast 9th Street and US 17 in downtown Fort Meade. With its commercial zoning and corner location on 2 paved road, it is ideal for many business and commercial activities.

Location Description



LOCATION DESCRIPTION

East side of US 17 on the South side of 9th Street Southeast. The property is about 15 ± minutes south of Bartow and 40 ± minutes south of Lakeland.

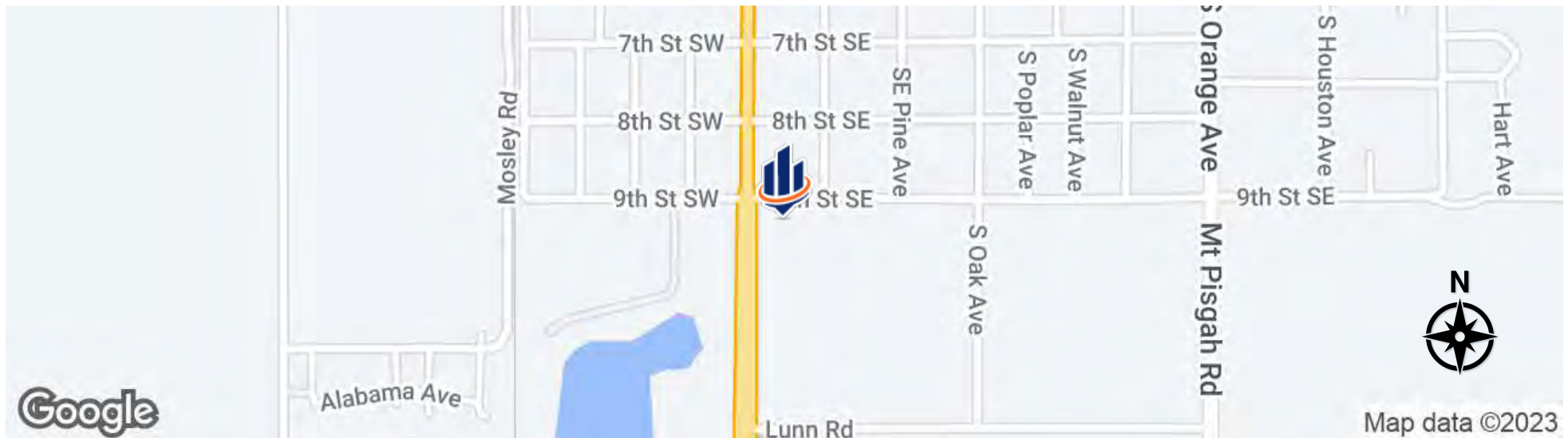
Aerial Map



Wetlands Map



Regional Map



Demographics Map & Report

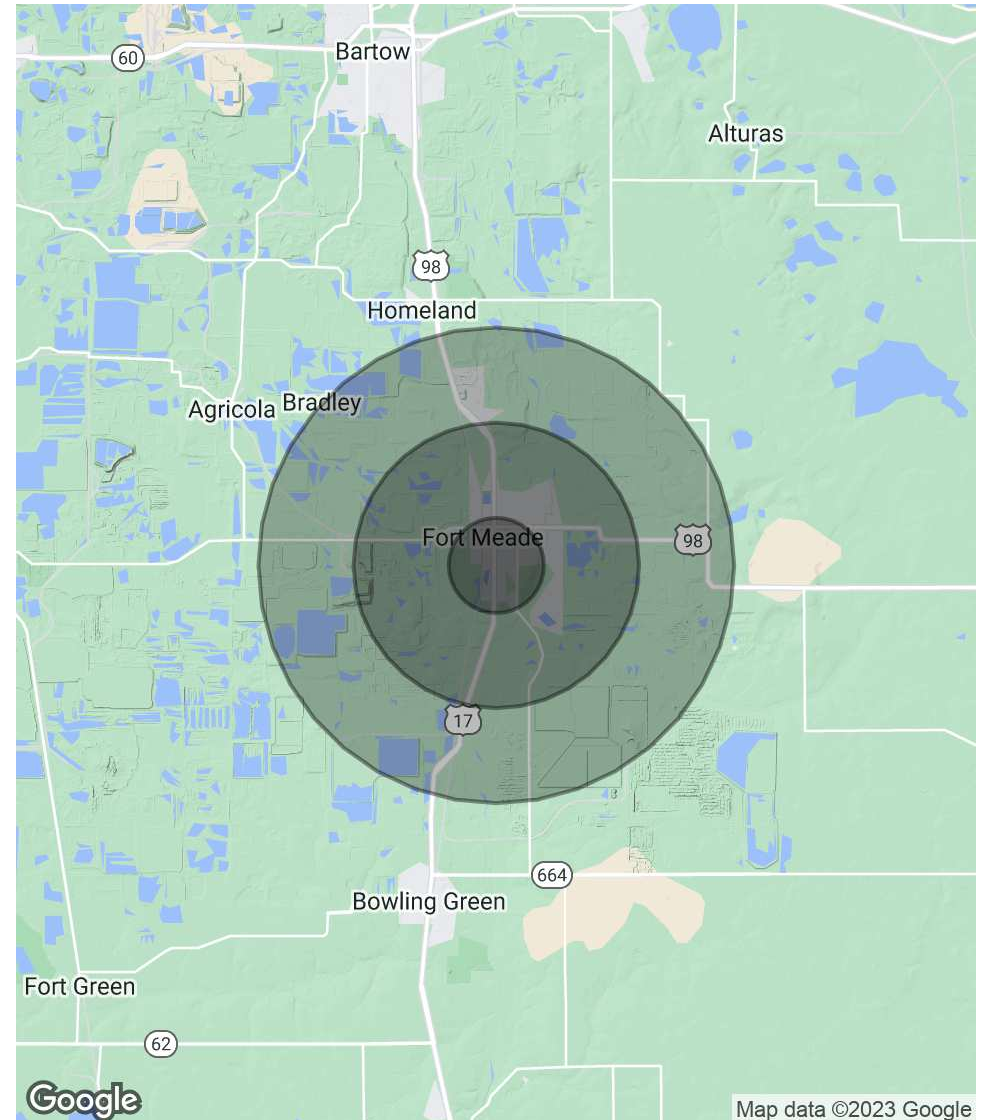
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,978	6,233	7,658
Average Age	38.3	41.5	40.5
Average Age (Male)	33.0	38.8	37.6
Average Age (Female)	42.5	43.7	42.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	840	2,926	3,375
# of Persons per HH	2.4	2.1	2.3
Average HH Income	\$44,063	\$44,979	\$46,384
Average House Value	\$72,853	\$97,343	\$100,892

* Demographic data derived from 2020 ACS - US Census



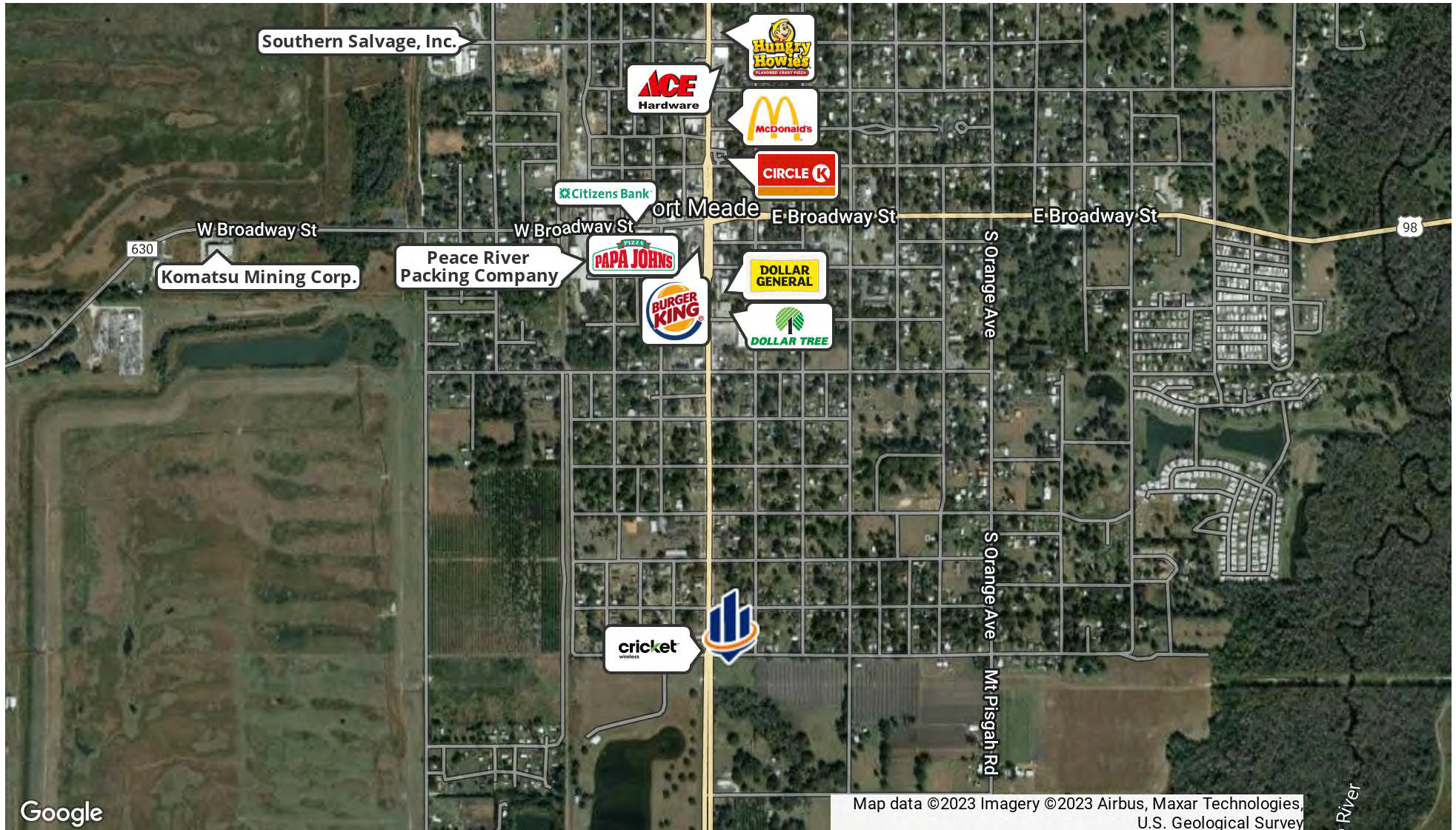


POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	787,404 [2022]
Area	1,875 sq. mi.	Website	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.

Retailer Map







DANIEL LANIER

Senior Advisor

daniel.lanier@svn.com

Direct: 877.518.5263 x377 | Cell: 863.698.2971

PROFESSIONAL BACKGROUND

Daniel Lanier is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Daniel was a founder and managing partner of a citrus nursery for six years. He has knowledge and experience in commercial beef cattle, citrus, nursery, and row crop farming.

Beginning his career in crop insurance in 2011, Daniel is a crop insurance agent and serves growers and producers all over the southeast.

Daniel is a graduate of Fort Meade High School and South Florida State College. He and his wife, Randi, have two kids.

Daniel specializes in:

- Agricultural Land
- Farmland
- Beef Cattle Ranchland
- Citrus Farmland
- Nurseries

MEMBERSHIPS

- The Florida Farm Bureau State Young Farmers and Ranchers Leadership Group (2016-2018)
- Current Chair of the Polk County Farm Bureau Young Farmers and Ranchers Committee
- Current member of the Polk County Farm Bureau board
- Elected to the Polk County Soil and Water Conservation District
- Florida Cattlemen's Association and National Cattlemen's Beef Association

Disclaimer



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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.



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

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