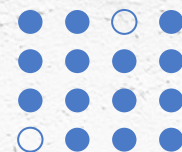


±2.26 ACRES OF LAND FOR SALE

3409 BETZ PL | LAKELAND, FL 33809

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:



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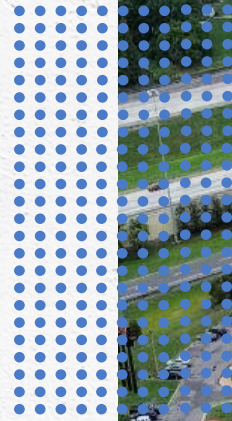
INVESTMENT OVERVIEW

05

PROPERTY SUMMARY

08

MARKET OVERVIEW



INVESTMENT OVERVIEW

- **±2.26 ACRES SHOVEL-READY SITE**

Ideally sized parcel with all entitlements in place, ready for immediate development of a hospitality project.

- **APPROVED 112-ROOM HOTEL SITE PLAN**

Fully permitted for a 112-room hotel, minimizing development risk and offering a clear path to vertical construction.

- **NATIONAL FLAG AGREEMENT IN PLACE**

Secure branding and operational support from a well-established national hotel chain, enhancing long-term investment stability and value.

- **HIGH TRAFFIC EXPOSURE**

Exceptional visibility and access with ±53,000 Vehicles Per Day (VPD) on US Hwy 98 N and ±103,000 VPD on Interstate 4, just a short distance from the site.

- **STRATEGIC LAKELAND LOCATION**

Situated in the high-growth North Lakeland submarket, with immediate proximity to major retailers, restaurants, and distribution hubs.

- **MIDWAY BETWEEN TAMPA & ORLANDO**

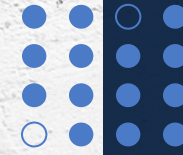
Located along the I-4 Corridor, offering convenient access to two of Florida's strongest tourism and business markets.

- **HOSPITALITY DEMAND DRIVERS**

Close to Lakeland Regional Health, Joker Marchant Stadium (Detroit Tigers Spring Training), and Florida Polytechnic University, supporting sustained hotel demand.



PROPERTY SUMMARY



PROPERTY SUMMARY

Address

3409 BETZ PLI
Lakeland, FL 33809

RBA

±98,445 SF

Lot Size

±2.26 AC

List Price

\$4,200,000

Financing Inquiries

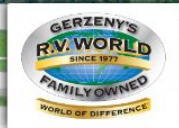
For financing options reach out to:

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± 103,000 VPD



US HIGHWAY 98 N ± 53,000 VPD



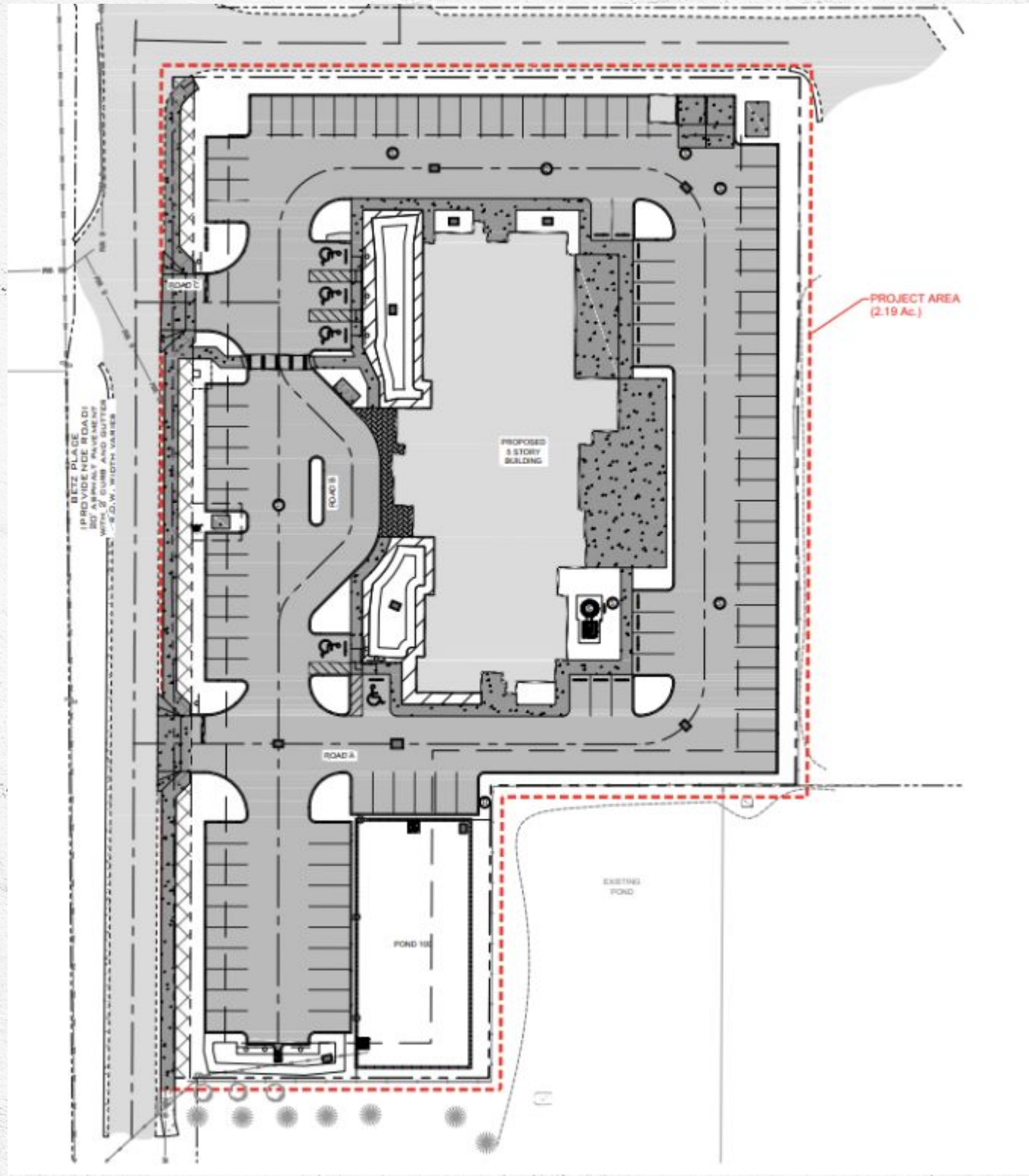
SUBJECT
PROPERTY



BETZ PL

ANTIQUE MALL

APPROVED SITE PLAN





LAKELAND SQUARE MALL



SUBJECT PROPERTY



±103,000 VPD

PROVIDENCE RESERVE APARTMENTS
220 UNITS



US HIGHWAY 98 N ±53,000 VPD



LAKELAND LANDING
APARTMENT COMPLEX



THE PARK AT PALAZZO APARTMENT HOMES
352 UNITS

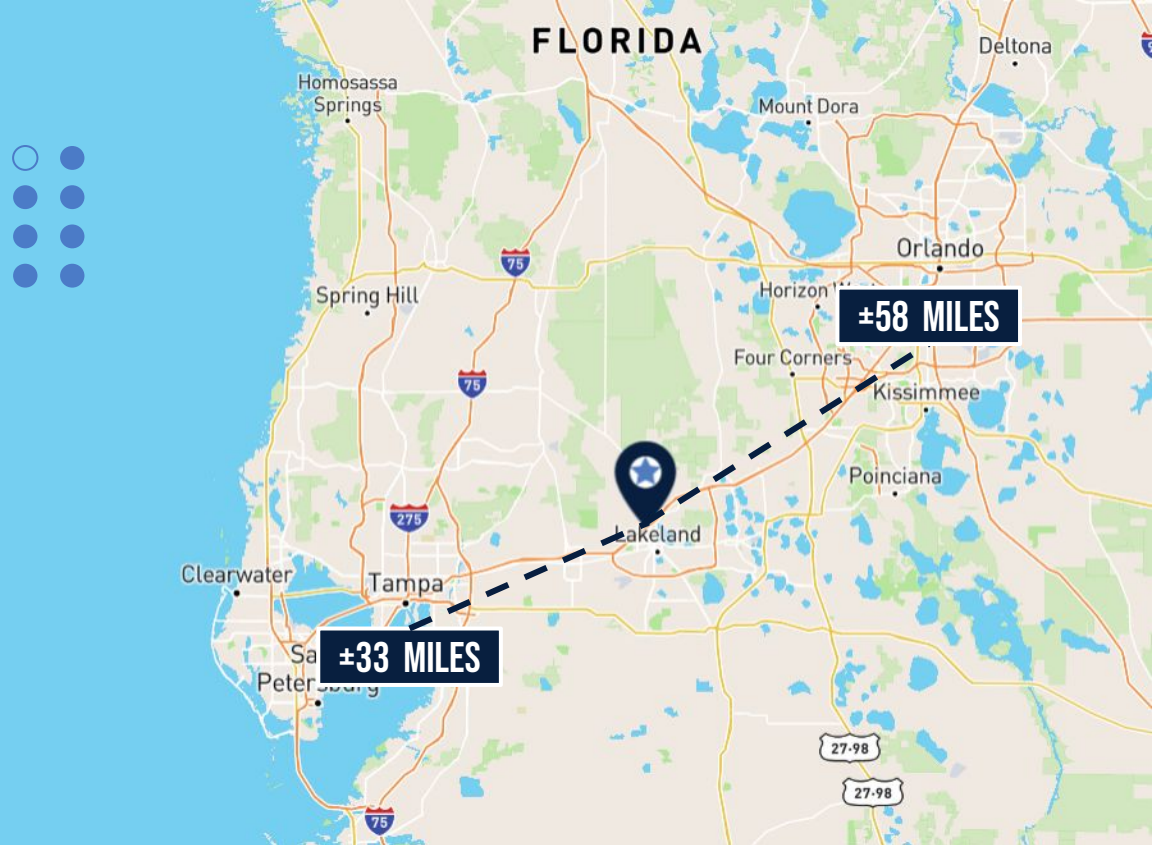
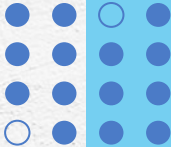


MARKET OVERVIEW

Lakeland, FL

Lakeland, Florida, strategically located along the I-4 corridor between Tampa and Orlando, has become a critical node for commercial real estate investment. The city's industrial market is particularly active, with over 23 million square feet of industrial space and more than 4 million square feet recently completed or under development. Its central location makes it a preferred site for logistics and distribution operations, with major employers like Publix Super Markets, Amazon, and FedEx anchoring the local economy. The presence of Lakeland Linder International Airport—home to Amazon Air's regional cargo hub and NOAA's Aircraft Operations Center—further enhances its connectivity and attractiveness to commercial users.

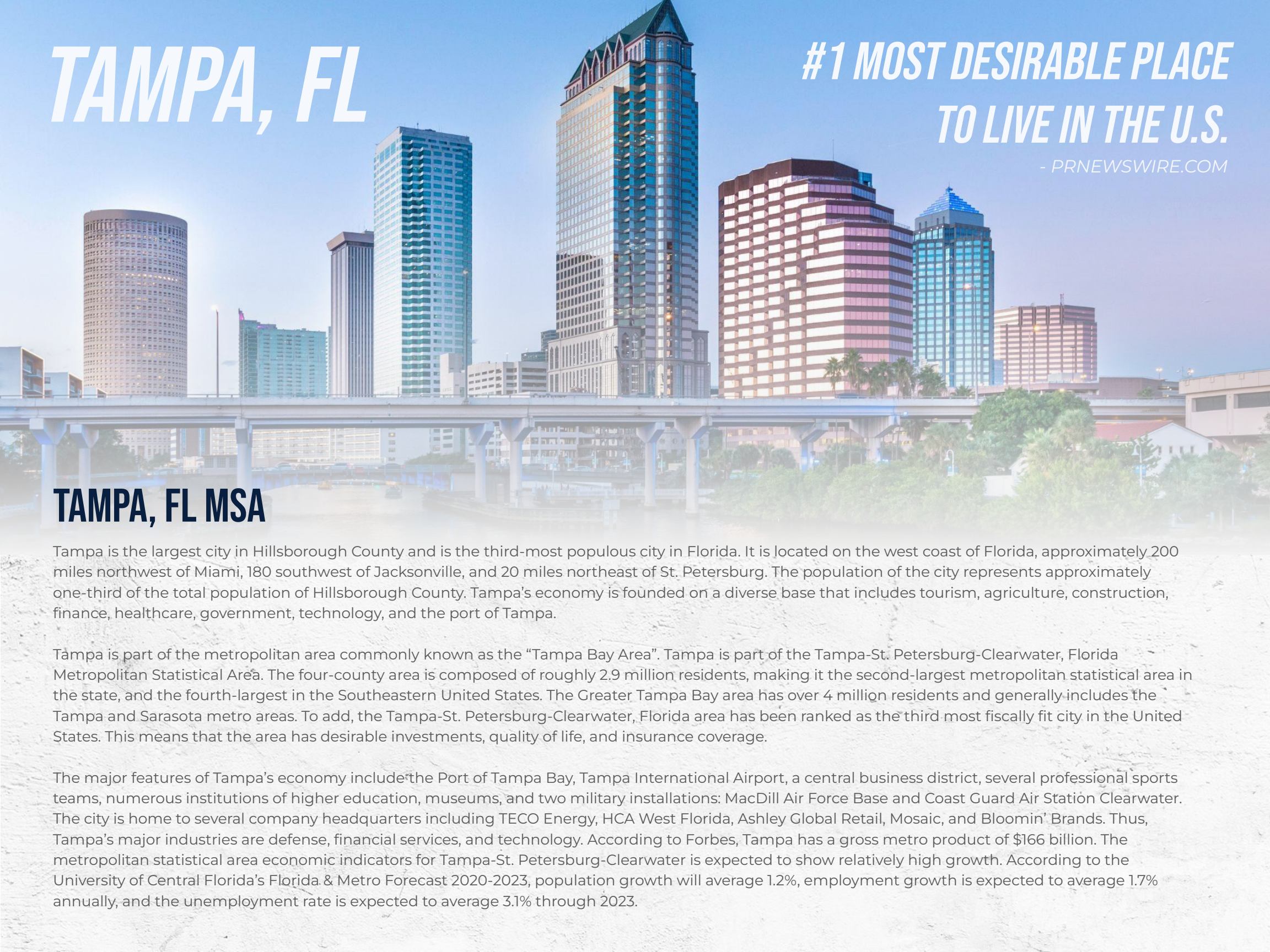
Complementing its economic strengths, Lakeland offers a diverse set of amenities and attractions that support a strong quality of life for workers and residents. The city includes extensive green spaces like Bonnet Springs Park and Hollis Garden, as well as cultural landmarks such as the historic Polk Theatre and Florida Southern College's collection of Frank Lloyd Wright architecture. Downtown Lakeland has experienced meaningful revitalization, featuring a range of dining, retail, and entertainment venues. These assets, along with its access to regional transportation networks and a business-friendly climate, make Lakeland a compelling market for land acquisition and commercial development.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	65,931	157,140	330,191
Current Year Estimate	61,663	147,272	306,422
2020 Census	57,133	137,960	284,068
Growth Current Year-Five-Year	6.92%	6.70%	7.76%
Growth 2020-Current Year	7.93%	6.75%	7.87%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	26,901	61,745	128,845
Current Year Estimate	24,784	57,030	118,152
2020 Census	22,688	52,974	108,916
Growth Current Year-Five-Year	8.54%	8.27%	9.05%
Growth 2020-Current Year	9.24%	7.66%	8.48%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$80,269	\$88,190	\$99,092



A photograph of the Tampa skyline at dusk. Several tall skyscrapers are visible, including the Sun Life Tower and the Bank of America Tower. The sky is a mix of blue and orange from the setting sun. In the foreground, there is a highway overpass with some traffic. The overall scene is a cityscape with a mix of modern and older architecture.

TAMPA, FL

*#1 MOST DESIRABLE PLACE
TO LIVE IN THE U.S.*

- PRNEWswire.COM

TAMPA, FL MSA

Tampa is the largest city in Hillsborough County and is the third-most populous city in Florida. It is located on the west coast of Florida, approximately 200 miles northwest of Miami, 180 southwest of Jacksonville, and 20 miles northeast of St. Petersburg. The population of the city represents approximately one-third of the total population of Hillsborough County. Tampa's economy is founded on a diverse base that includes tourism, agriculture, construction, finance, healthcare, government, technology, and the port of Tampa.

Tampa is part of the metropolitan area commonly known as the "Tampa Bay Area". Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 2.9 million residents, making it the second-largest metropolitan statistical area in the state, and the fourth-largest in the Southeastern United States. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas. To add, the Tampa-St. Petersburg-Clearwater, Florida area has been ranked as the third most fiscally fit city in the United States. This means that the area has desirable investments, quality of life, and insurance coverage.

The major features of Tampa's economy include the Port of Tampa Bay, Tampa International Airport, a central business district, several professional sports teams, numerous institutions of higher education, museums, and two military installations: MacDill Air Force Base and Coast Guard Air Station Clearwater. The city is home to several company headquarters including TECO Energy, HCA West Florida, Ashley Global Retail, Mosaic, and Bloomin' Brands. Thus, Tampa's major industries are defense, financial services, and technology. According to Forbes, Tampa has a gross metro product of \$166 billion. The metropolitan statistical area economic indicators for Tampa-St. Petersburg-Clearwater is expected to show relatively high growth. According to the University of Central Florida's Florida & Metro Forecast 2020-2023, population growth will average 1.2%, employment growth is expected to average 1.7% annually, and the unemployment rate is expected to average 3.1% through 2023.

ORLANDO, FL MSA

Orlando, located in central Florida, is a city renowned for its world-class entertainment and tourism attractions. Often referred to as "The Theme Park Capital of the World," Orlando is home to iconic destinations such as Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando. These attractions draw millions of visitors each year, offering a wide range of experiences from magical adventures and thrilling rides to immersive animal encounters.

Beyond its famous theme parks, Orlando has a lively cultural scene and diverse recreational opportunities. The city is known for its arts community, with venues like the Dr. Phillips Center for the Performing Arts hosting a variety of performances, including Broadway shows, concerts, and ballet. Additionally, Orlando's picturesque lakes, such as Lake Eola, provide residents and visitors with beautiful spots for outdoor activities, including jogging, paddle boating, and picnicking.

While Orlando's economy is known for its tourism sector, it also has a growing presence in technology and healthcare industries. The city's economy benefits from its proximity to major research institutions and its role as a hub for innovation.

±75 MILLION

ANNUAL VISITORS

\$75 BILLION

ANNUAL REVENUE



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3409 BETZ PLetz Pl, Lakeland, FL, 33809** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

LAND FOR SALE

3409 BETZ PL | LAKELAND, FL 33809

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