

W Pipkin Rd

# 2.48 AC Vacant Commercial - SW Lakeland

Pipkin Rd and Waring Rd, Lakeland, Florida 33811

Waring Rd

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11,700 ±  
Cars/Day

8,000 ±  
Cars/Day

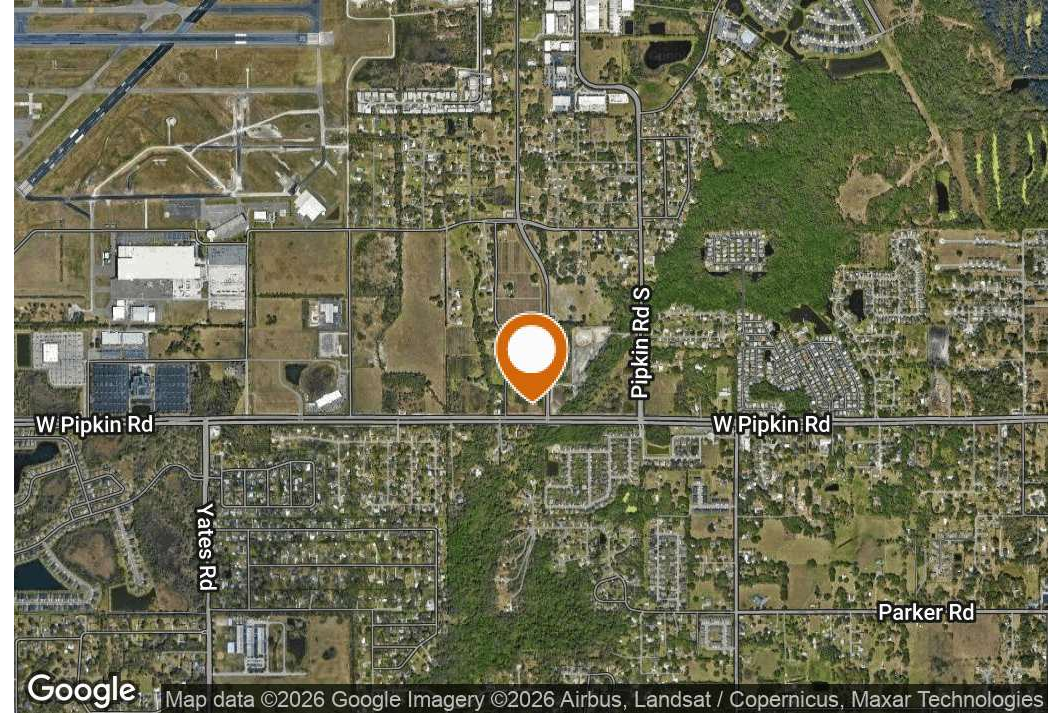
W Pipkin Rd

Waring Rd

SECTION 1

# Property Information

## PROPERTY SUMMARY



## Offering Summary

Sale Price:	\$800,000
Lot Size:	2.48 Acres
Price / Acre:	\$322,581
Future Land Use:	Commercial (CC)
Utilites:	N/A
Flood Zone:	"X" (Low Risk)
PIN:	232910000000032070
Jurisdiction:	Unincorporated Polk
Property Type:	Development Land

## Property Overview

This 2.48 acre parcel is perfectly located on the NW corner of W Pipkin Rd and Waring Rd, just south of Lakeland Linder International Airport. It enjoys quick access to the Polk Parkway, which sits approximately 5 ± minutes north of the property. This site has Commercial (CC) Future Land Use, is a signalized hard corner, and best suited for retail use.

Call Vinh or Gary for additional information.

## Property Highlights

- Close proximity to Lakeland Linder International Airport
- Quick Polk Parkway access to Interstate-4 (Tampa/Orlando)
- Signalized Hard Corner

Polk Parkway   
(5 ± Minutes)



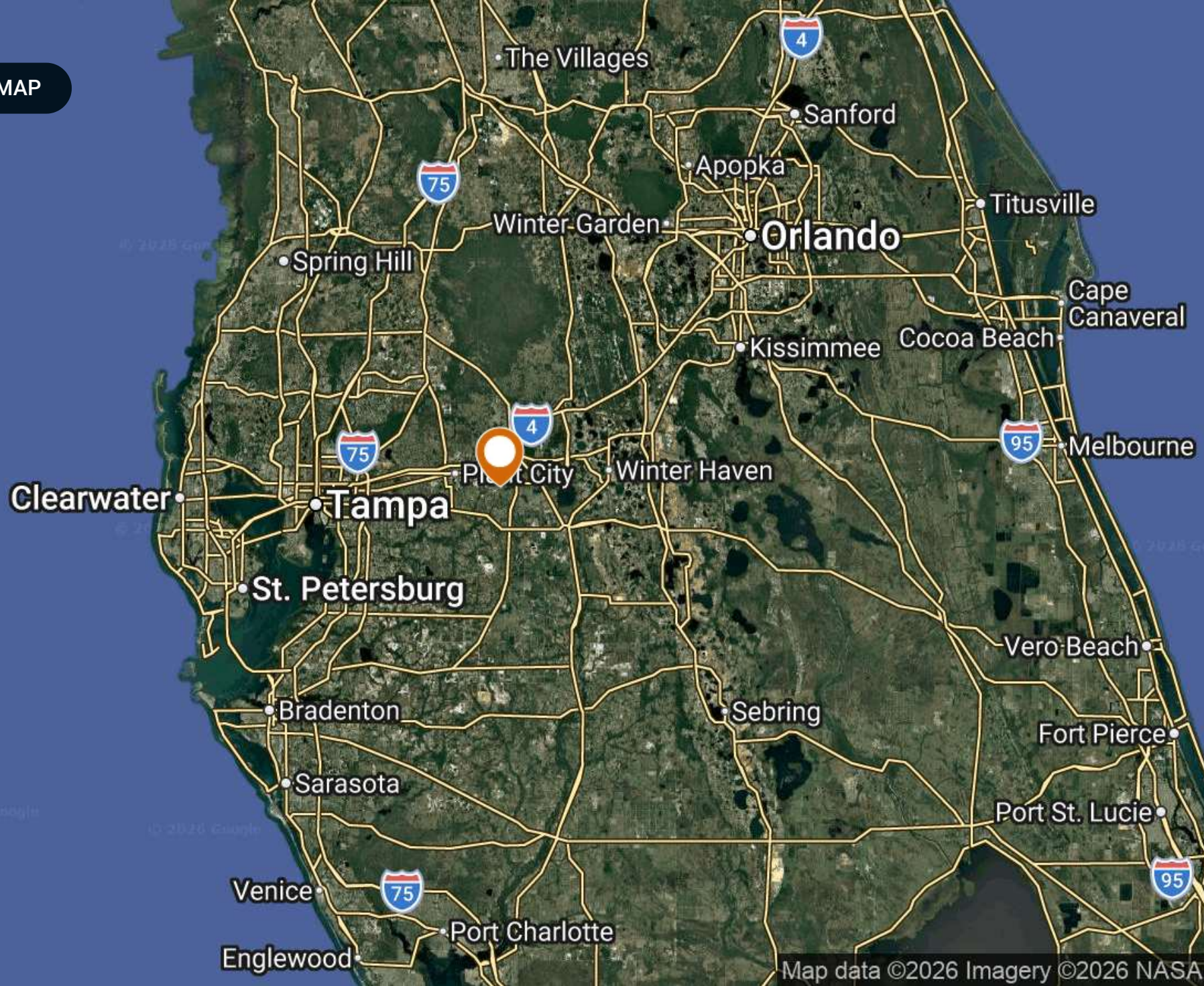
Waring Rd

W Pipkin Rd

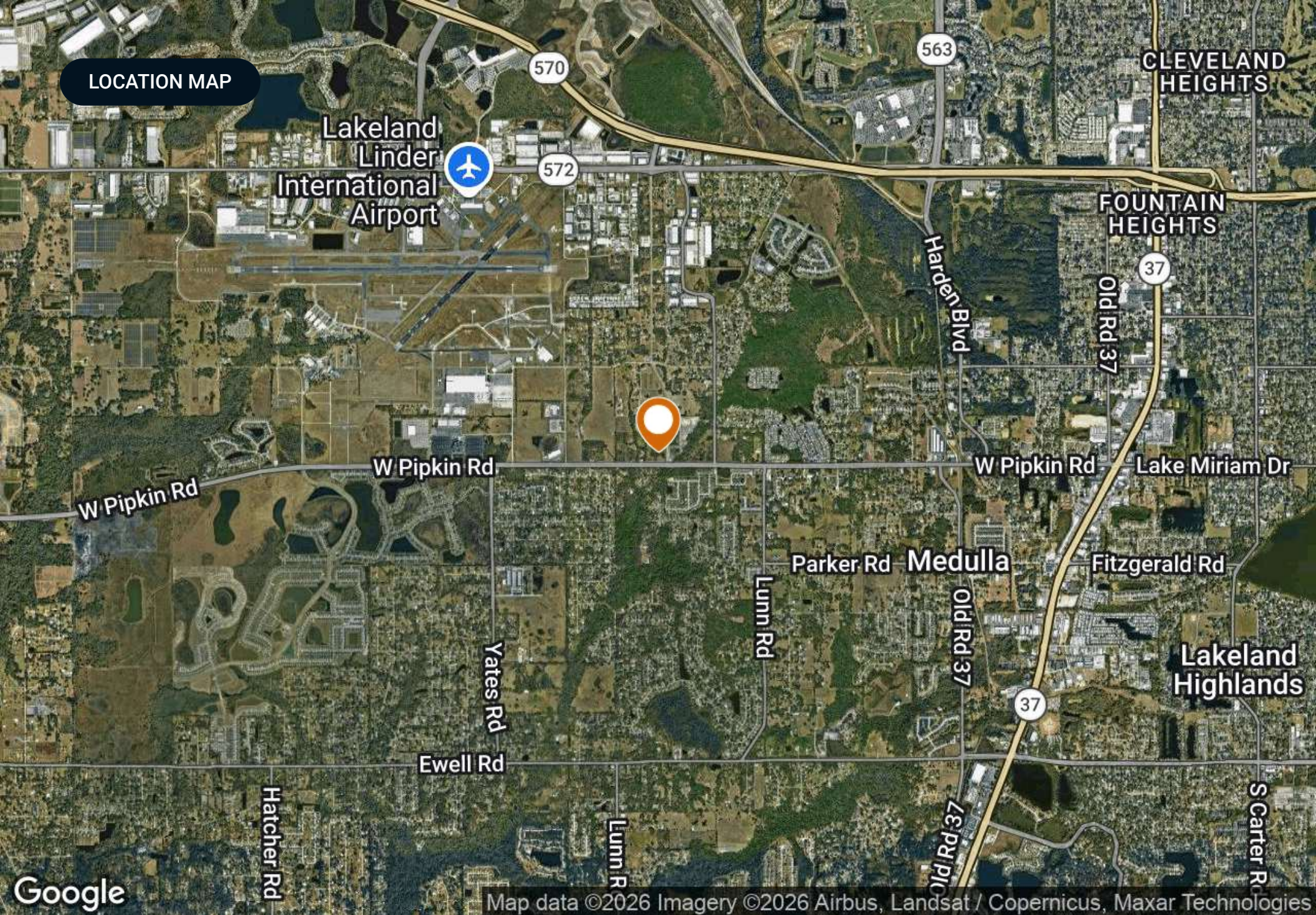
SECTION 2

# Location Information

REGIONAL MAP



LOCATION MAP

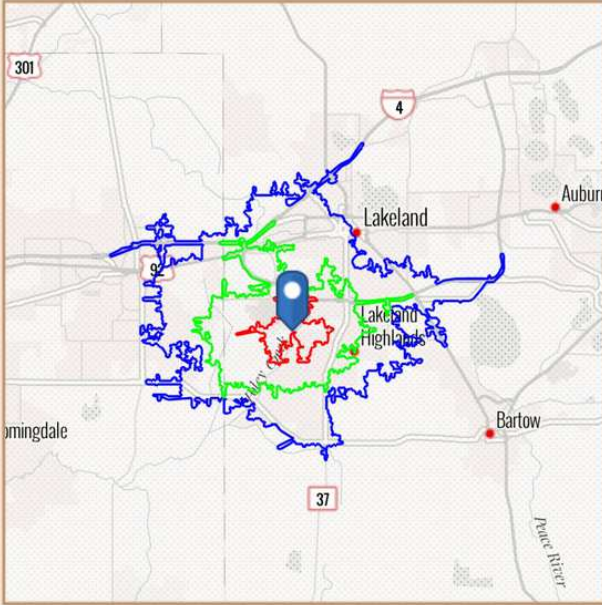


Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

# BENCHMARK DEMOGRAPHICS

W Pipkin Rd, Lakeland, Florida, 33811

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



## DRIVE TIME

5 mins 10 mins 15 mins

## GEOGRAPHY

Counties Polk County  
 CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area  
 States Florida USA

### AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
0 - 4	5.30%	5.49%	5.55%	5.30%	5.30%	4.69%	5.39%
5 - 9	5.48%	5.79%	5.83%	5.61%	5.61%	5.03%	5.75%
10 - 14	5.88%	6.28%	6.25%	6.00%	6.00%	5.34%	5.98%
15 - 19	5.62%	6.29%	6.33%	6.26%	6.26%	5.84%	6.47%
20 - 34	17.58%	18.86%	18.65%	18.85%	18.85%	18.43%	20.33%
35 - 54	25.71%	25.67%	24.63%	24.12%	24.12%	24.41%	25.20%
55 - 74	24.59%	22.92%	23.34%	23.96%	23.96%	25.55%	22.82%
75+	9.89%	8.71%	9.41%	9.91%	9.91%	10.74%	8.05%

### HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
<\$15,000	4.2%	5.0%	7.7%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	4.2%	5.0%	5.6%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	5.0%	5.0%	6.4%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	7.4%	9.9%	10.9%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	18.5%	20.0%	18.4%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	16.2%	14.6%	13.9%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	23.8%	22.7%	20.1%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	12.4%	9.9%	8.7%	8.1%	8.1%	8.7%	9.8%
\$200,000+	8.2%	7.9%	8.3%	6.6%	6.6%	12.1%	14.0%

### KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
Population	8,055	47,033	148,172	822,142	822,142	23,027,836	339,887,819
Daytime Population	9,825	52,193	157,297	782,956	782,956	22,846,618	338,218,372
Employees	3,708	21,914	65,709	334,740	334,740	10,832,721	167,630,539
Households	3,196	18,596	58,502	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.52	2.52	2.51	2.57	2.57	2.43	2.50
Median Age	42.6	40.4	40.6	41.3	41.3	43.6	39.6

### HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
Median Home Value	390,875	364,705	336,609	319,676	319,676	416,969	370,578
Owner Occupied %	85.4%	73.7%	69.7%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	14.6%	26.3%	30.3%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	3,270	19,684	63,755	361,112	361,112	10,635,372	146,800,552

### INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
Median HH Income	\$89,520	\$82,182	\$76,373	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$42,555	\$40,409	\$40,027	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$385,199	\$284,688	\$237,354	\$224,923	\$224,923	\$253,219	\$228,144



SECTION 3

# Retail Map & Aerials

# MARKET AREA MAP

Downtown Lakeland



W Pipkin Rd



PROXIMITY TO LAKELAND LINDER INTERNATIONAL AIRPORT

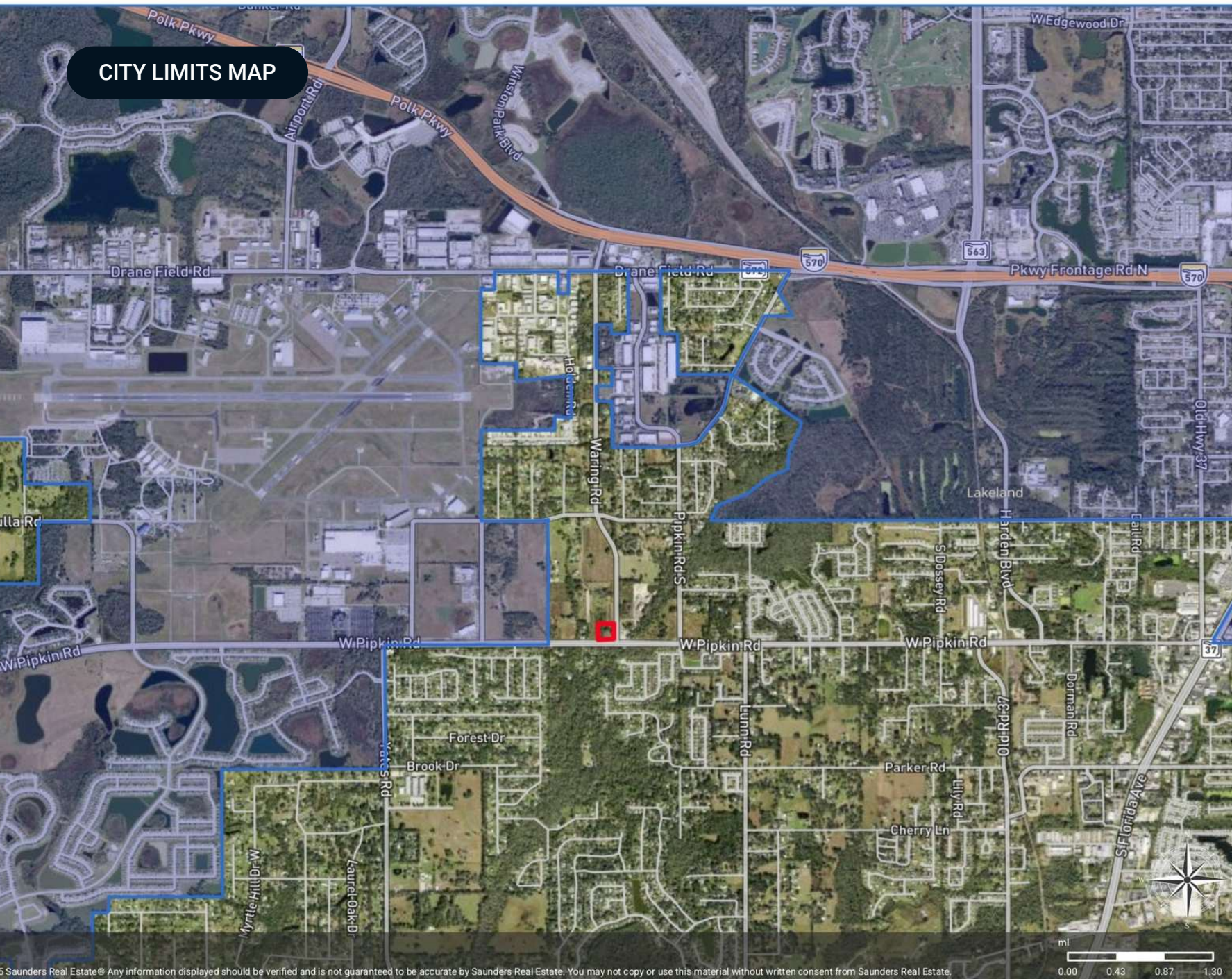


Map data © 2025 Imagery © 2025 Airbus, Maxar Technologies

# CITY LIMITS MAP

## City Limits

- City
- Polygon



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**ADDITIONAL PHOTOS**





SECTION 4

# Agent And Company Info

## ADVISOR BIOGRAPHY



### Vinh Dawkins

Advisor

vinh@saundersrealestate.com

Direct: **877-518-5263 x342** | Cell: **863-315-4595**

FL #SL3611309

## Professional Background

Vinh Dawkins is an Advisor at Saunders Real Estate.

Vinh has closed over \$30 million in sales volume since entering brokerage, including more than \$18 million in his first full year (2025). He specializes in industrial and retail properties, working with owners, investors, and users across Central Florida.

He began his career at Saunders Real Estate as a Research Analyst Intern, building a strong foundation in market analysis and valuation that continues to inform his advisory approach.

Vinh holds a Bachelor of Science in Business Administration from Florida Southern College and competed as a collegiate lacrosse athlete at Florida Southern and St. John's University (NY).

He is a CCIM Candidate, a 2026 CCIM Florida Chapter – West Coast District Board Member, and serves on the United Way of Central Florida Young Leaders Society Committee.

Specialties:

- Industrial
- Retail

## Memberships

CCIM Candidate

United Way Young Leaders Society

## ADVISOR BIOGRAPHY



### Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS

Senior Advisor

[gary.ralston@saundersrealestate.com](mailto:gary.ralston@saundersrealestate.com)

Direct: **877-518-5263 x400** | Cell: **863-738-2246**

## Professional Background

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Senior Advisor at Saunders Real Estate.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. (NYSE:NNN) - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member (CCIM), Society of Industrial and Office Realtors (SIOR), Specialist in Real Estate Securities (SRS), Certified Property Manager (CPM), Counselor of Real Estate (CRE), Certified Leasing Specialist (CLS), Certified Development, Design, and Construction Professional (CDP), Certified Retail Property Executive (CRX), Certified Retail Real Estate Professional (CRRP) and Fellow of the Royal Institute of Chartered Surveyors (FRICS). He is also a Florida-licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute (ULI), the International Council of Shopping Centers (ICSC), and the Commercial Real Estate Development Association (NAIOP).

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow (<http://hoytgroup.org/hoyt-fellows/>) in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.

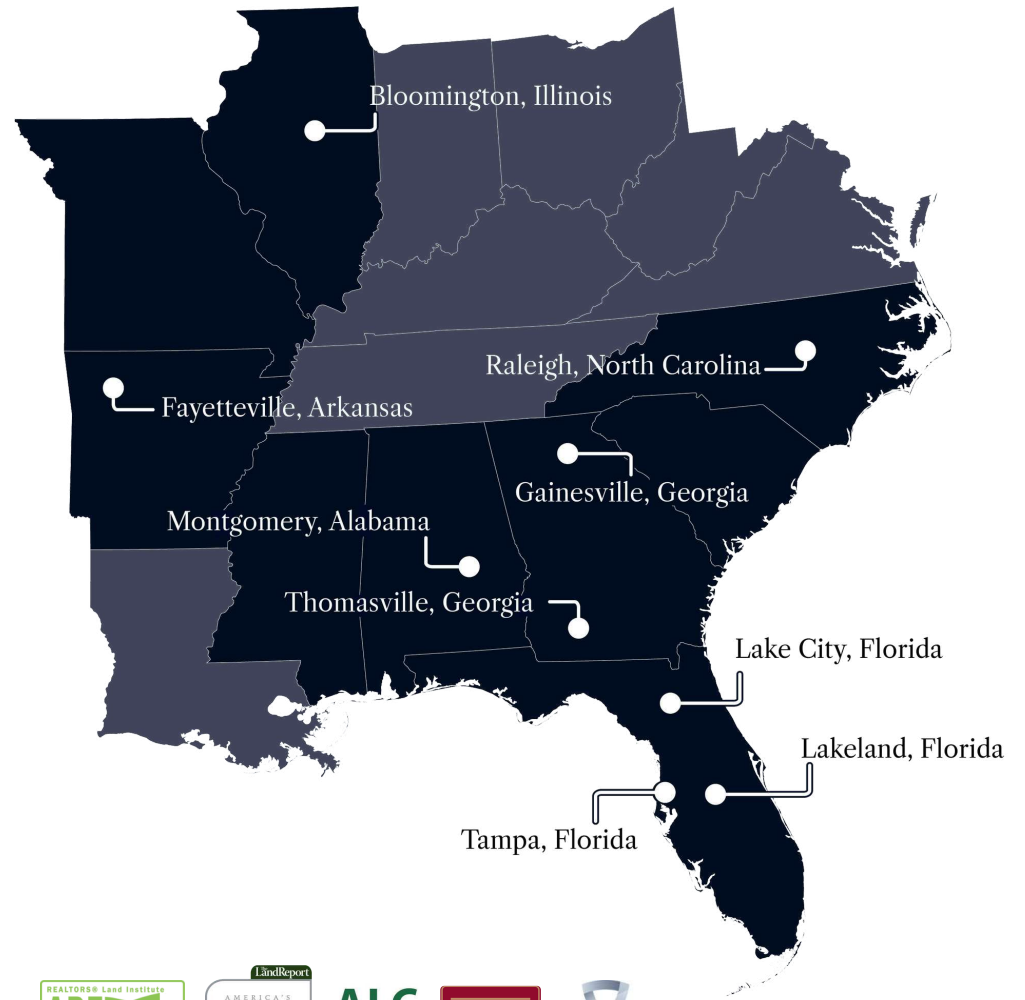
Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

Gary specializes in:

- Commercial Real Estate
- Leasing and Tenant Representation
- Certified Building Contractor
- Development
- Group Investment Programs
- Instructor, Adjunct Faculty



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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