

PROPERTY FOR SALE

WEST LAKE LAND INDUSTRIAL ACREAGE

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801

TABLE OF CONTENTS

- 3 EXECUTIVE SUMMARY
- 4 MAPS
- 6 DEMOGRAPHICS
- 9 AERIAL VIEWS
- 14 FUTURE LAND USE

Augie Schmidt

Associate Advisor

ASchmidt@SRDcommercial.com

863.409.2400



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EXECUTIVE SUMMARY

WEST LAKELAND INDUSTRIAL ACREAGE

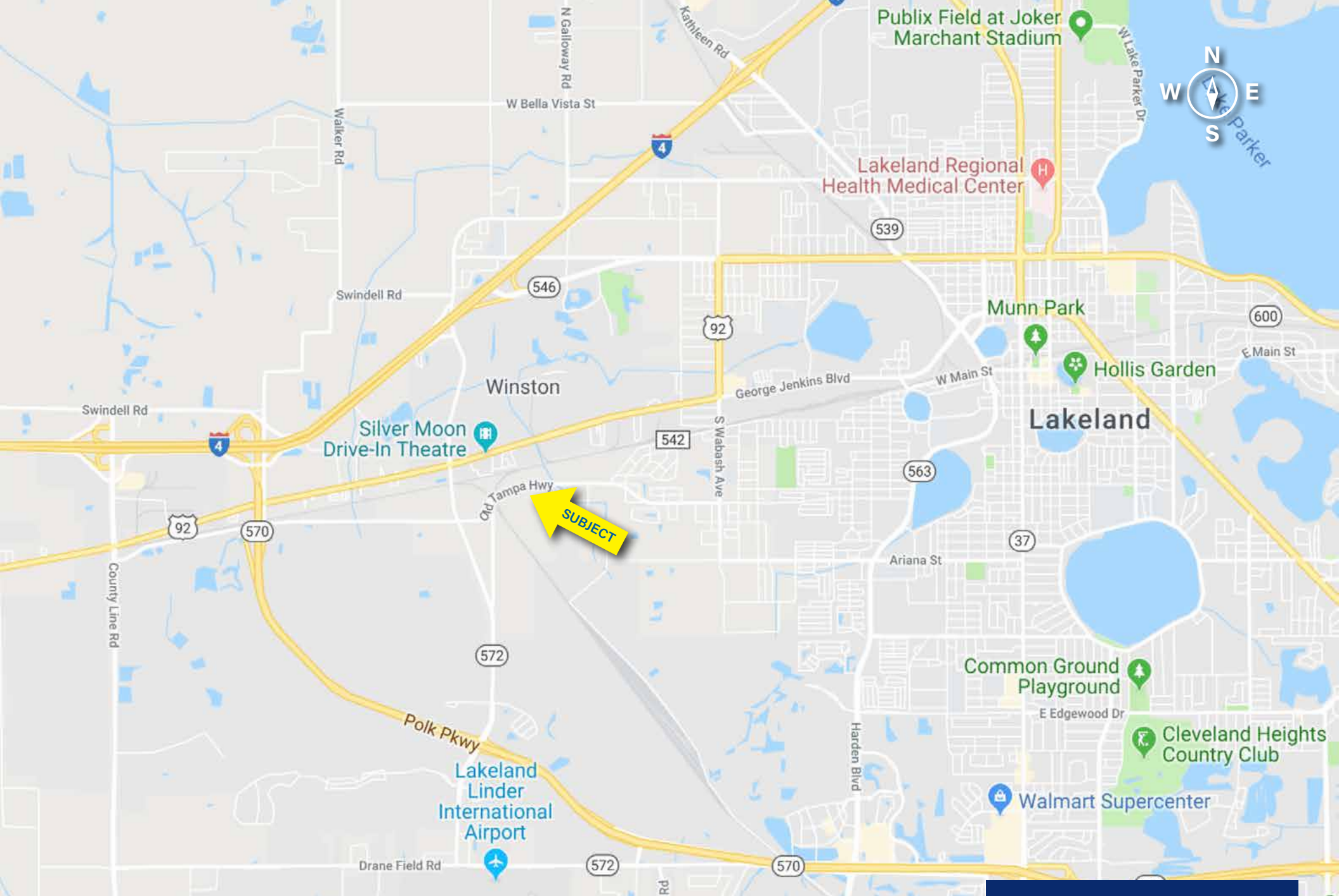
The subject property is 22.50 +/- upland acres of vacant land located in one of Florida's fastest growing industrial districts. The property is located within an industrial neighborhood less than 10 minutes away Interstate 4 (about 3.5 miles). With such easy access to Interstate 4 and other major highway systems, there are more than 20,000,000 people within a 5 hour drive-time and more than 8,000,000 households.

Site Address:	Old Tampa Highway, Lakeland, FL 33803
County:	Polk
PIN (Property Identification Number):	232821000000021070, 232821000000021030
Land Size:	22.50 +/- upland acres
Proposed Use:	Vacant Industrial Land
Utilities:	12" PVC WN 16" PCV SFM (Both Polk County)
Future Land Use:	Business Park (BP)
Taxes:	\$0.00 (2018)
Traffic Count:	3,200 cars/day via Old Tampa Hwy 17,900 cars/day via New Tampa Hwy
Asking Price:	\$1,250,000



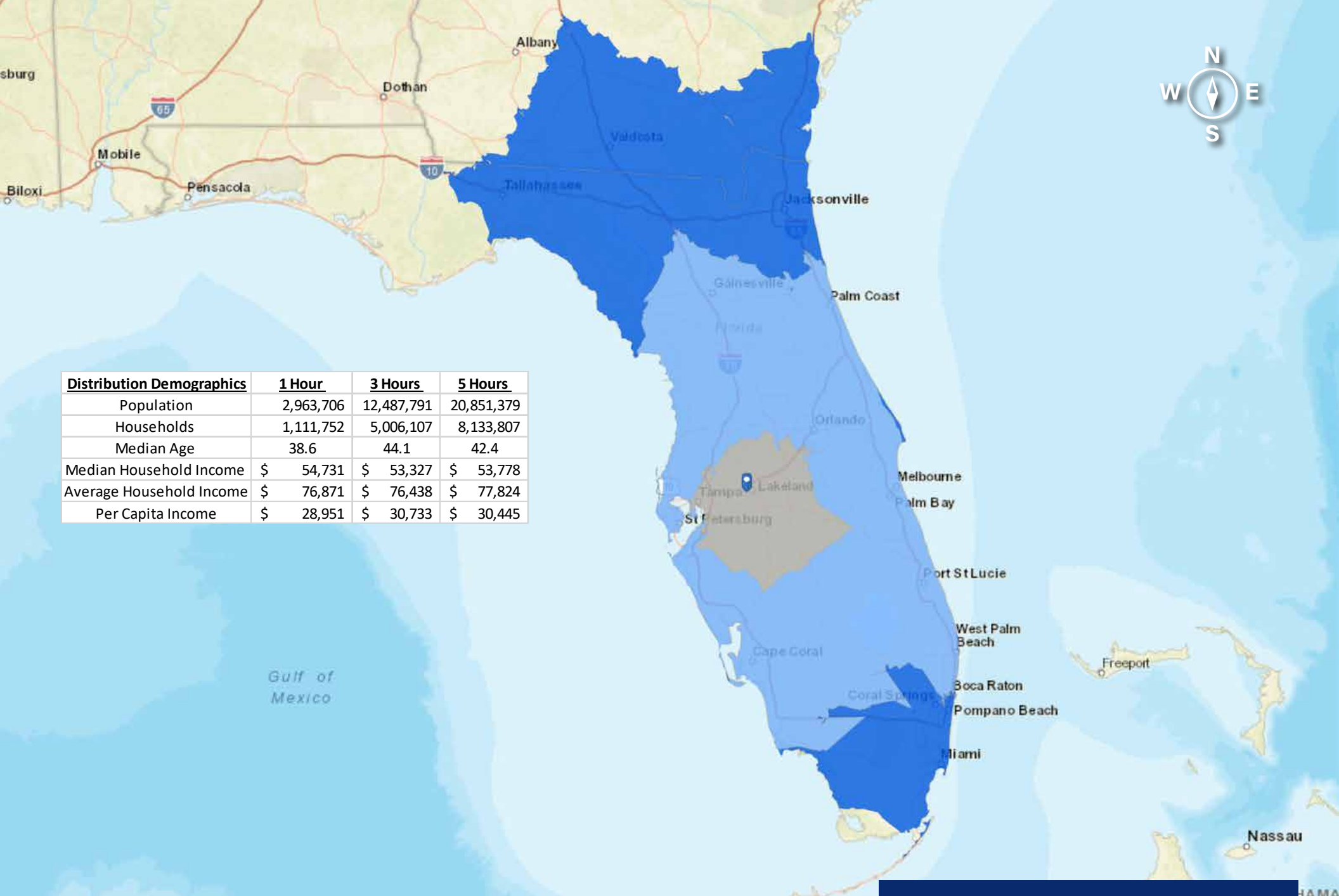
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION



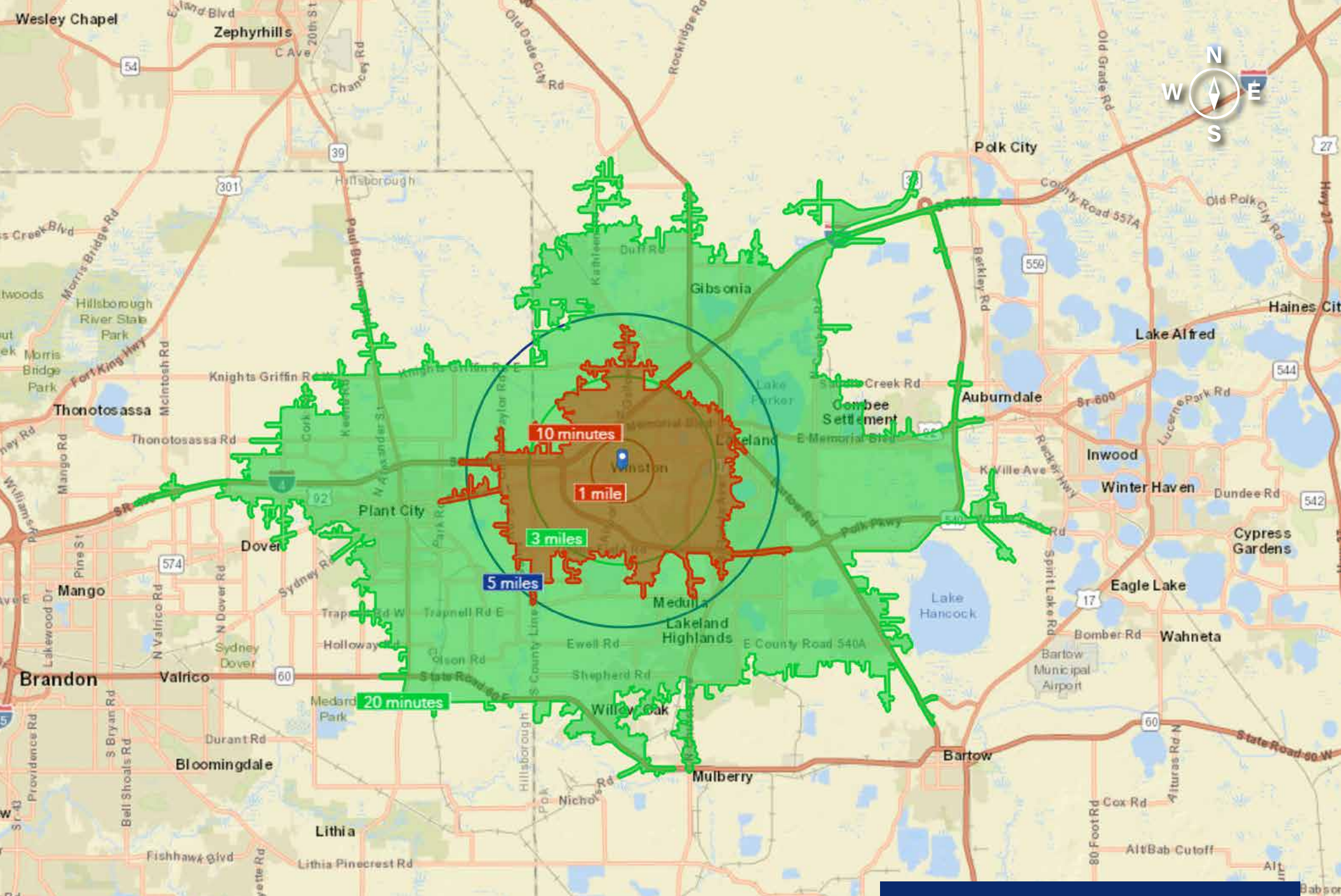
The subject is located on Old Tampa Highway. Between Downtown Lakeland and Plant City, just South of I-4.

LOCATION MAP



1,3,5 hour drive-time for distribution

DEMOGRAPHICS MAP



1, 3, 5 mile radius
10, 20 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Mins	20 Mins	Polk	FL	US
Population	3,479	34,325	103,723	52,356	305,286	683,954	21,239,528	332,417,793
Households	1,503	14,101	40,612	21,456	113,812	255,025	8,299,404	125,168,557
Families	883	8,589	25,147	12,614	77,052	177,233	5,366,533	82,295,074
Average Household Size	2.31	2.42	2.48	2.40	2.64	2.63	2.51	2.59
Owner Occupied Housing Units	1,013	8,137	22,763	11,450	71,672	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	491	5,964	17,849	10,005	42,140	80,217	2,924,369	45,709,279
Median Age	46.3	42.9	39.8	42.0	39.1	41.6	42.5	38.5
<i>Income</i>								
Median Household Income	\$36,996	\$38,962	\$44,075	\$40,194	\$50,977	\$50,006	\$54,238	\$60,548
Average Household Income	\$47,249	\$55,546	\$63,142	\$58,951	\$70,189	\$67,890	\$78,335	\$87,398
Per Capita Income	\$19,801	\$22,878	\$24,837	\$24,272	\$26,240	\$25,412	\$30,703	\$33,028
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	1.46%	1.15%	1.27%	1.08%	1.33%	1.46%	1.37%	0.77%
Households	1.31%	1.06%	1.18%	1.00%	1.23%	1.37%	1.31%	0.75%
Families	1.26%	0.96%	1.11%	0.88%	1.18%	1.31%	1.26%	0.68%
Owner HHs	1.99%	1.49%	1.70%	1.43%	1.59%	1.72%	1.60%	0.92%
Median Household Income	1.31%	1.92%	2.57%	2.04%	2.01%	1.95%	2.37%	2.70%

With more than 300,000 people within a 20 minute drive-time, the area provides a vast potential workforce.

The subject benefits from the proximity to I-4 which connects the property to several major linkages, international airports and shipping ports.

BENCHMARK DEMOGRAPHICS

1 Mile 3 Miles 5 Miles 10 Mins 20 Mins Polk FL US

Households by Income

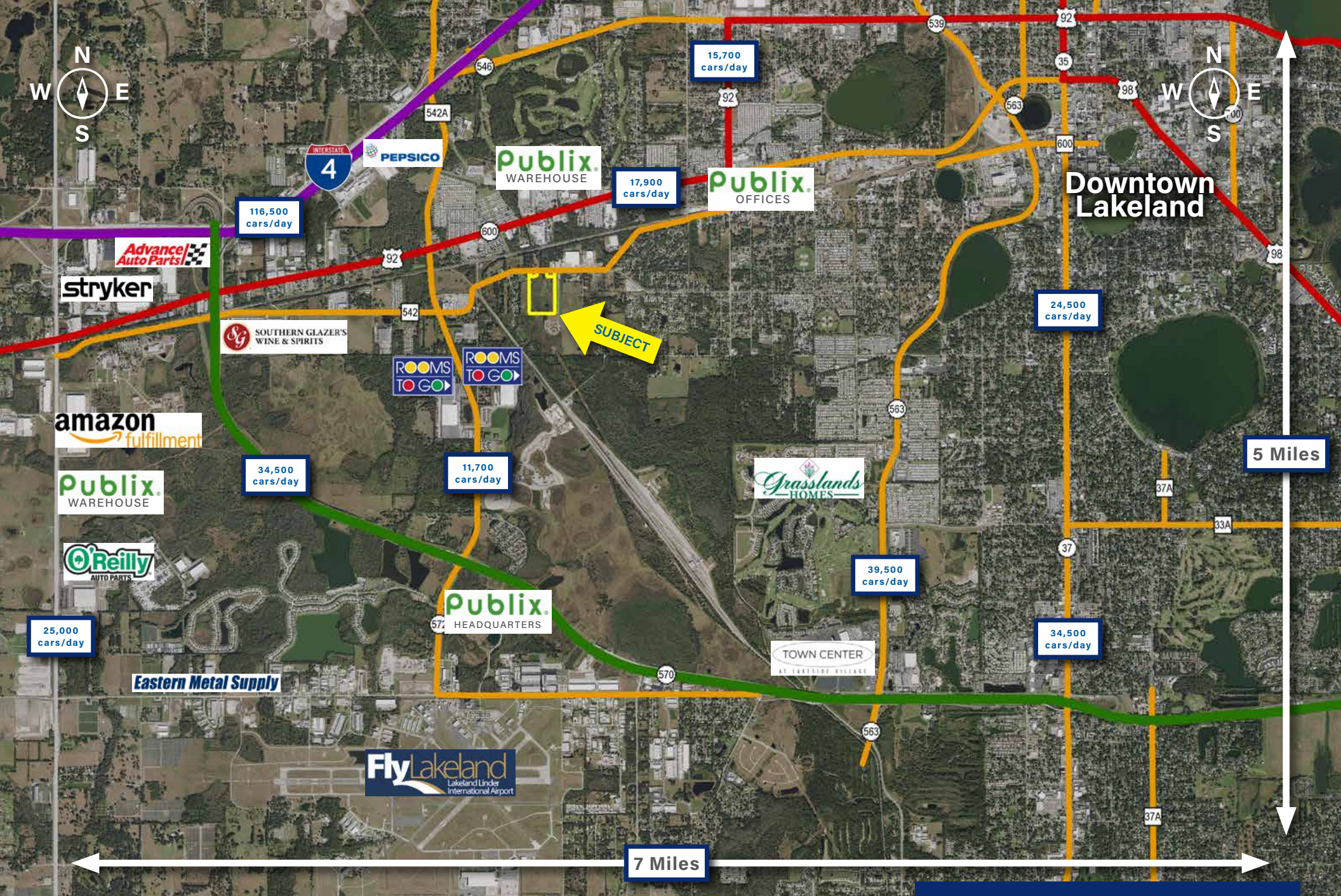
<\$15,000	21.30%	18.10%	15.30%	17.60%	11.80%	12.10%	11.10%	10.70%
\$15,000 - \$24,999	12.20%	13.60%	12.60%	13.80%	10.50%	10.60%	10.10%	9.00%
\$25,000 - \$34,999	12.30%	12.40%	10.90%	11.50%	10.30%	10.70%	10.10%	8.90%
\$35,000 - \$49,999	21.80%	17.50%	16.40%	16.60%	16.30%	16.50%	14.40%	12.40%
\$50,000 - \$74,999	14.00%	17.30%	17.90%	16.90%	18.90%	19.00%	18.50%	17.50%
\$75,000 - \$99,999	10.80%	8.80%	10.70%	9.40%	12.20%	12.70%	12.30%	12.60%
\$100,000 - \$149,999	5.30%	7.80%	9.90%	8.40%	11.90%	11.20%	12.80%	15.10%
\$150,000 - \$199,999	1.40%	2.30%	2.90%	2.80%	4.10%	3.50%	5.00%	6.50%
\$200,000+	0.80%	2.40%	3.50%	3.00%	3.90%	3.60%	5.70%	7.30%

Population by Age

0 - 4	6.10%	6.50%	6.30%	6.40%	6.30%	5.90%	5.20%	6.00%
5 - 9	6.10%	6.30%	6.10%	6.10%	6.30%	6.00%	5.40%	6.10%
10 - 14	5.60%	6.00%	5.90%	5.90%	6.30%	6.00%	5.60%	6.30%
15 - 19	4.20%	5.20%	6.10%	5.30%	6.30%	5.90%	5.60%	6.30%
20 - 24	4.20%	5.20%	6.40%	5.50%	6.40%	5.70%	6.10%	6.70%
25 - 34	11.80%	12.50%	13.40%	13.00%	13.60%	12.90%	13.30%	14.00%
35 - 44	10.70%	10.30%	11.30%	10.70%	11.80%	11.40%	11.70%	12.60%
45 - 54	10.80%	10.20%	11.20%	10.90%	11.80%	11.70%	12.50%	12.50%
55 - 64	13.40%	12.50%	12.40%	12.60%	12.60%	13.10%	13.70%	13.10%
65 - 74	14.00%	13.60%	11.10%	12.40%	10.60%	12.20%	11.70%	9.70%
75 - 84	10.10%	8.30%	6.60%	7.60%	5.80%	6.80%	6.50%	4.70%
85+	3.10%	3.40%	3.10%	3.50%	2.40%	2.50%	2.80%	2.00%

Race and Ethnicity

White Alone	76.10%	63.10%	66.00%	63.70%	71.90%	71.50%	72.70%	69.60%
Black Alone	7.20%	23.60%	22.20%	24.00%	14.90%	15.60%	16.50%	12.90%
American Indian Alone	1.10%	0.60%	0.40%	0.50%	0.50%	0.50%	0.40%	1.00%
Asian Alone	0.70%	1.00%	1.70%	1.10%	2.10%	1.80%	2.90%	5.80%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	12.60%	8.40%	6.20%	7.30%	7.50%	7.40%	4.50%	7.00%
Two or More Races	2.30%	3.20%	3.30%	3.20%	3.10%	3.10%	3.10%	3.50%
Hispanic Origin (Any Race)	33.00%	24.40%	20.40%	22.00%	23.00%	24.00%	26.60%	18.60%



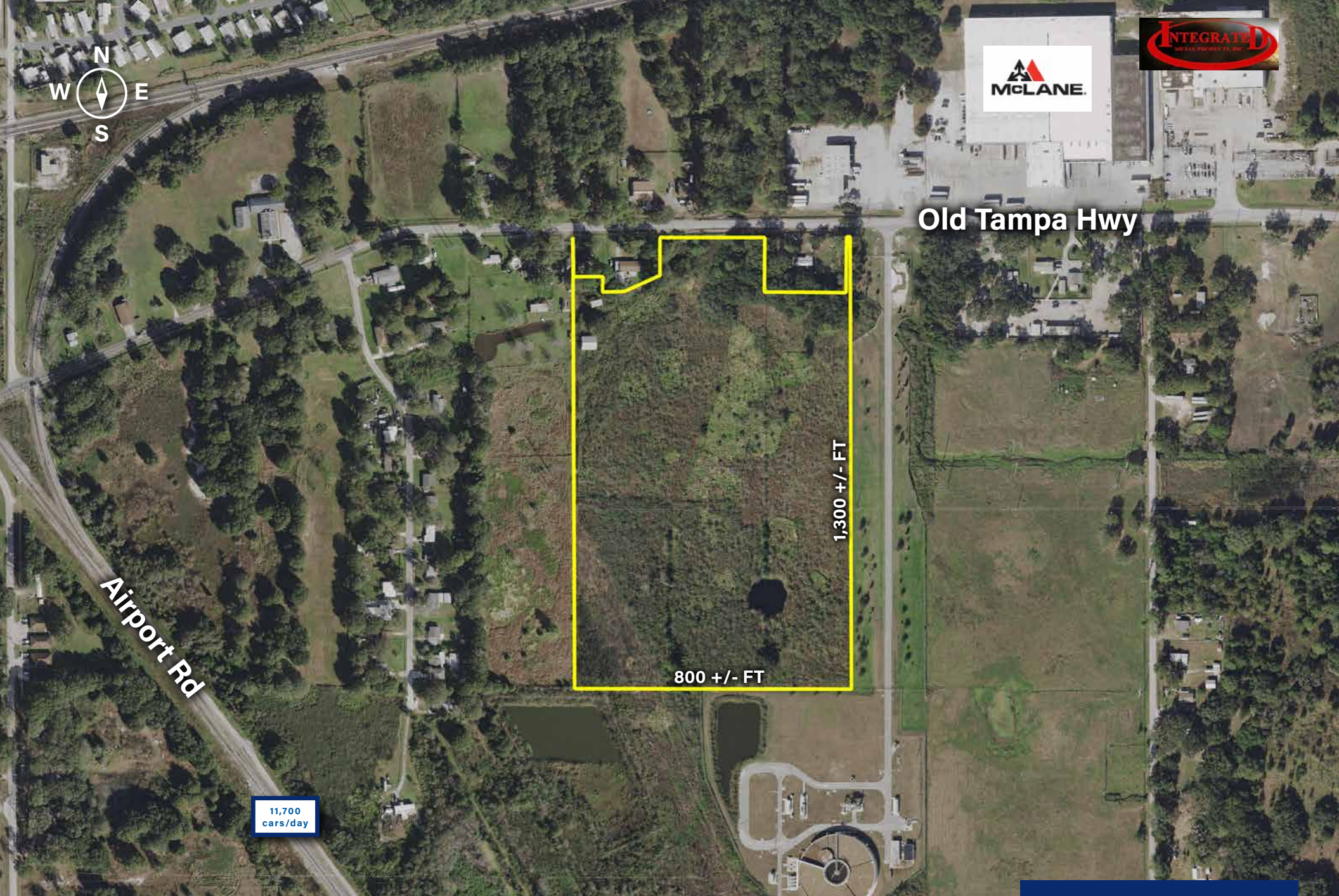
MARKET AREA MAP

The Southwest Lakeland market area is dominated by manufacturing, warehousing, and some of Lakeland's largest employers.



The neighborhood is made up several major distribution centers including Rooms to Go, Publix, Pepsi, and Southern Glazer's Wines and Spirits.

NEIGHBORHOOD AERIAL



The subject has full access via Old Tampa Hwy.

SITE AERIAL



Aerial Facing South



Aerial Facing East

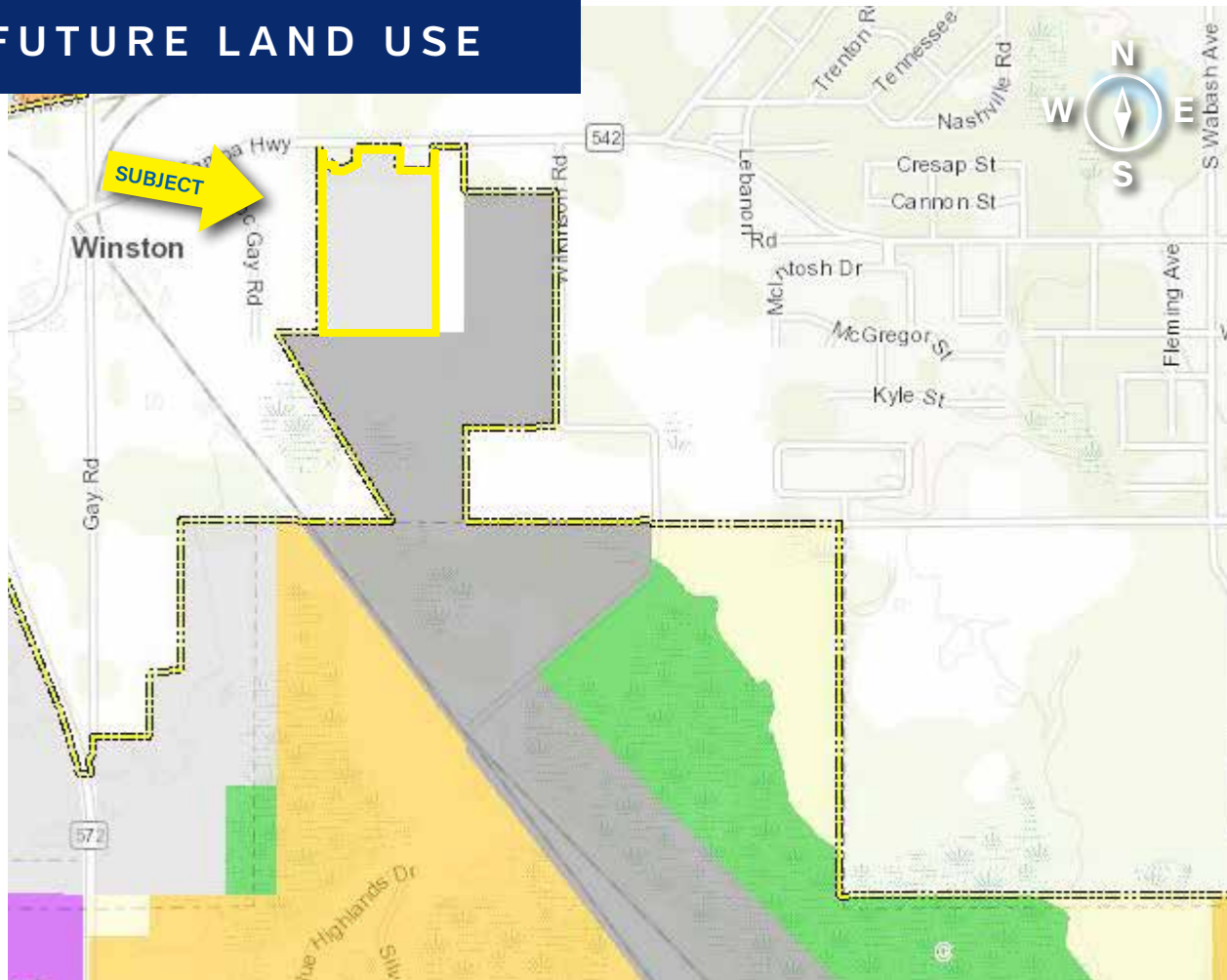


Aerial Facing Northeast



Aerial Facing East

FUTURE LAND USE



Business Park Center (BP)

The Business Park category, to a great degree, replaces the broad industrial category and is a reflection of the changing types of businesses in the local economy which are neither heavy industrial nor solely retail. The Business Park category is not intended for general retail uses or commercial offices but for major employment centers. Limited retail uses will be allowed in the category where it is typically related to or supportive of the primary employers and businesses already located or under development within the Business Park Center land use; the retail shall generally be limited to those allowed in the City's O-3 zoning district plus gas station and convenience store uses.



BP



INDUSTRIAL



CONSERVATION



RESI MED



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