

PROPERTY FOR SALE

PIPKIN AND YATES ROAD COMMERCIAL

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

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Richard Dempsey, ALC

Senior Advisor
r.dempsey@svn.com
863.774.3548



Kyle Vreeland

Senior Advisor
kyle.vreeland@svn.com
863.877.2838



Greg Smith

Senior Advisor
greg.smith@svn.com
863.774.3542



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EXECUTIVE SUMMARY

PIPKIN AND YATES ROAD COMMERCIAL, LAKELAND, FL

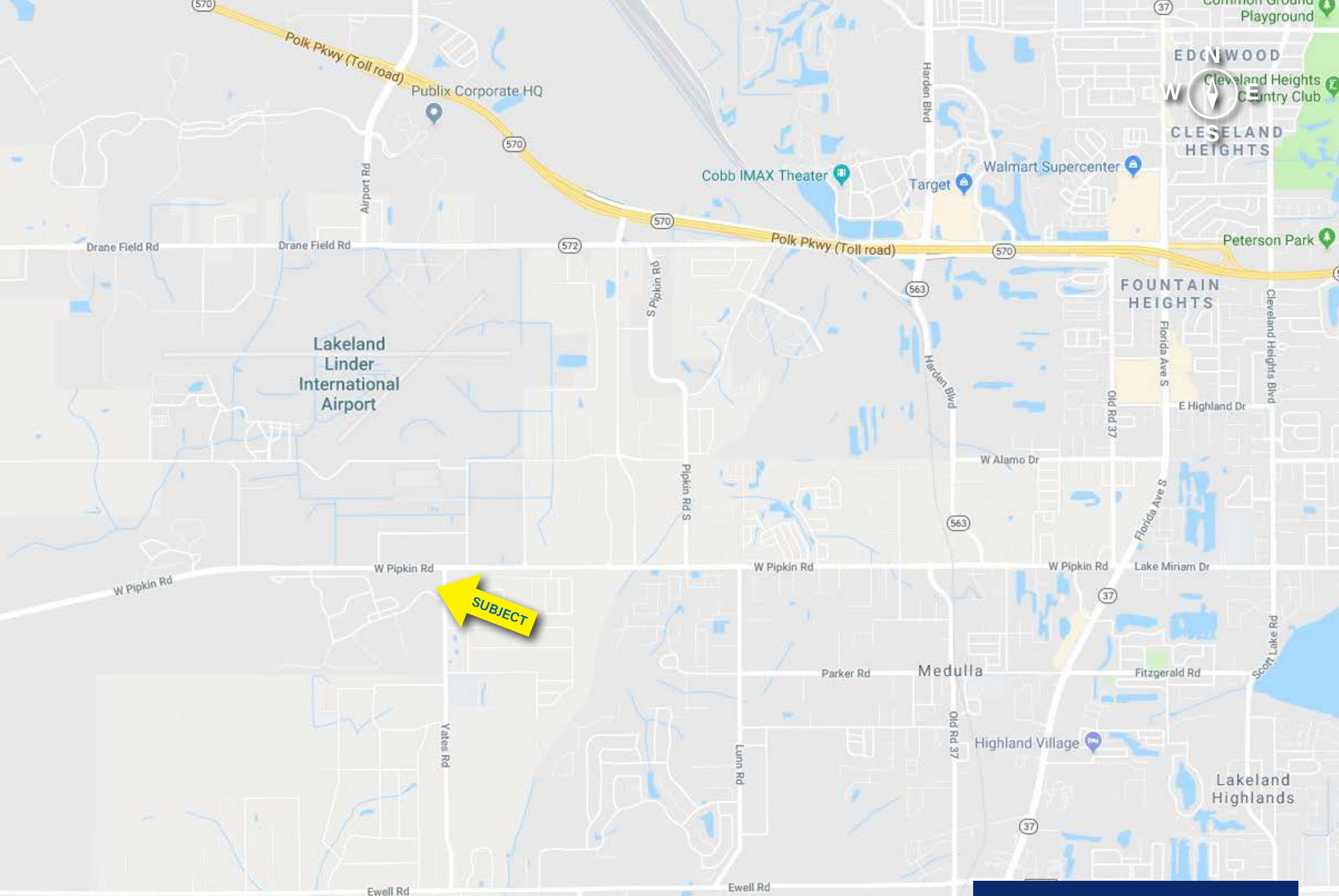
The subject properties are located in southwest Lakeland, with high visibility at the signalized intersection of Pipkin Rd. and Yates Rd. Consisting of 49.5 +/- acres, these properties can be sold together or separately.

The surrounding area is growing rapidly with 3,300 new housing units planned and/or permitted. Nearby major employers include Geico, Draken, and the Lakeland Linder Regional Airport. This property has great potential for condo or townhome development. Potential zoning change could facilitate more intense use by way of a development "bonus policy".

Site Address:	0 W Pipkin Rd.	0 Yates Rd.
County:	Polk	
PIN (Property Identification Number):	232909000000023040	232909000000023110
Land Size:	17.86 +/- Upland acres 19.16 +/- acres	17.07 +/- Upland acres 30.34 +/- Total acres
Property Use:	Vacant Land	
Utilities:	On Site	
Future Land Use:	NAC	PUD 4471
Taxes:	1,233.53 (2017)	1,064.54 (2017)
Traffic Count:	6,800 cars/day	6,800 cars/day
Asking Price:	\$2,850,000	

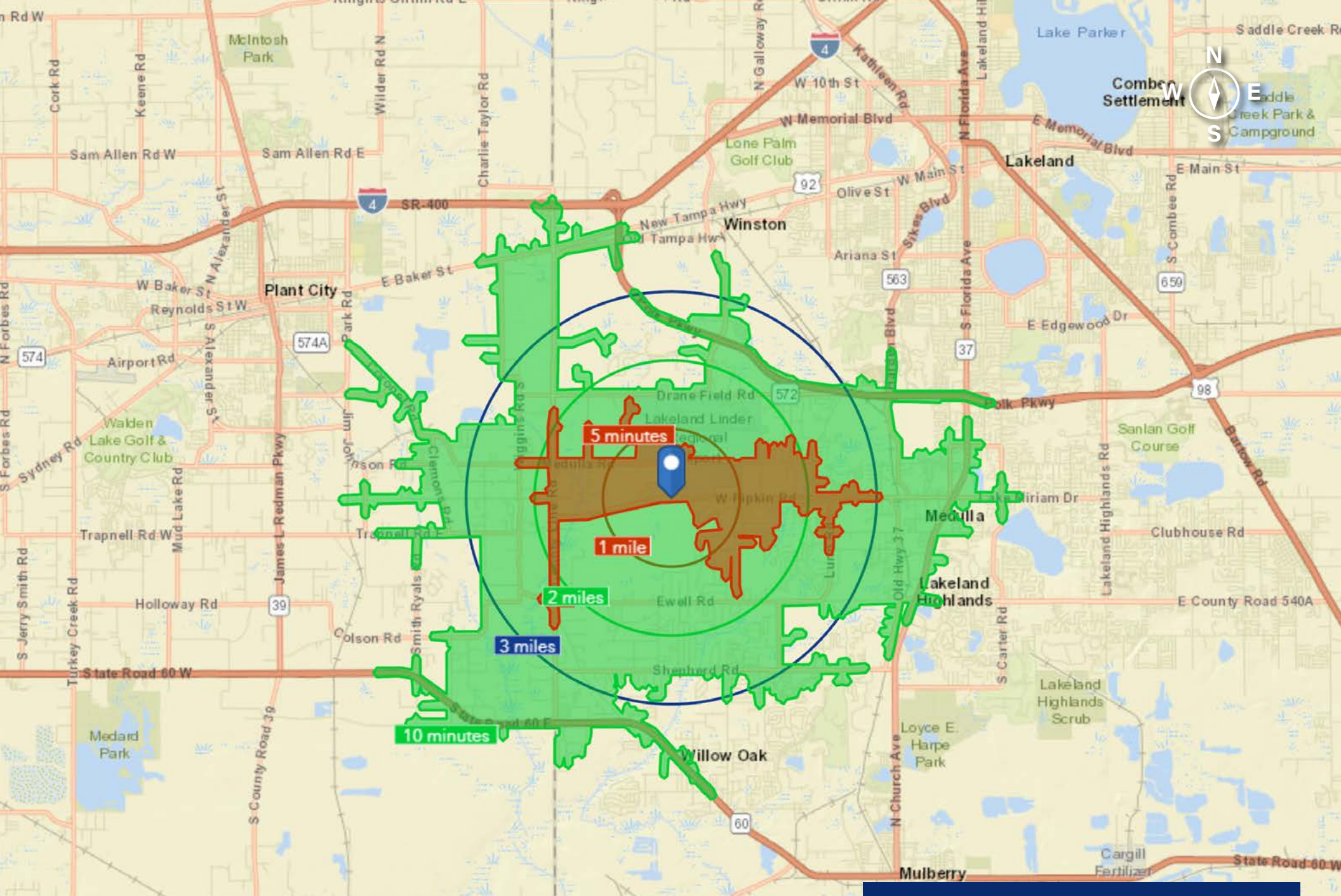


Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.



Located South of I-4, near the Lakeland Airport.
There are several new residential subdivisions
planned in the immediate area.

LOCATION MAP



1, 2, 3 mile radius

5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	966	6,793	22,741	2,365	30,934	662,431	20,619,313	327,514,334
Households	324	2,357	8,283	865	11,003	247,585	8,064,657	123,158,887
Families	270	1,914	6,128	699	8,090	172,355	5,223,357	81,106,685
Average Household Size	2.98	2.88	2.74	2.73	2.80	2.62	2.50	2.59
Owner Occupied Housing Units	279	1,982	5,762	742	7,190	163,764	5,071,790	77,207,043
Renter Occupied Housing Units	45	375	2,521	123	3,814	83,821	2,992,867	45,951,844
Median Age	39.0	40.4	38.4	41.0	36.5	41.3	42.2	38.2
Income								
Median Household Income	\$58,533	\$61,690	\$55,763	\$59,819	\$52,928	\$45,704	\$50,606	\$56,124
Average Household Income	\$81,577	\$81,722	\$71,764	\$79,358	\$67,555	\$61,763	\$72,632	\$80,675
Per Capita Income	\$28,097	\$28,470	\$26,034	\$28,430	\$24,202	\$23,623	\$28,921	\$30,820
Trends: 2015 - 2020 Annual Growth Rate								
Population	2.29%	1.59%	1.19%	1.79%	1.39%	1.28%	1.36%	0.83%
Households	2.24%	1.51%	1.07%	1.70%	1.29%	1.19%	1.30%	0.79%
Families	2.13%	1.48%	1.04%	1.66%	1.24%	1.13%	1.25%	0.71%
Owner HHs	2.13%	1.46%	1.06%	1.59%	1.28%	1.09%	1.19%	0.72%
Median Household Income	3.12%	2.61%	2.18%	2.44%	1.83%	2.46%	2.13%	2.12%

The Median Household Income within a 2 mile radius is \$61,690 compared to Polk County with a MHI of \$45,704.

The immediate area (1 mile radius) is growing almost twice as fast as the rest of Polk County.

BENCHMARK DEMOGRAPHICS

Households of income \$100,000+ within a 2 mile radius is 25.7% compared to Polk County at 14.4%.

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Polk FL US

Households by Income

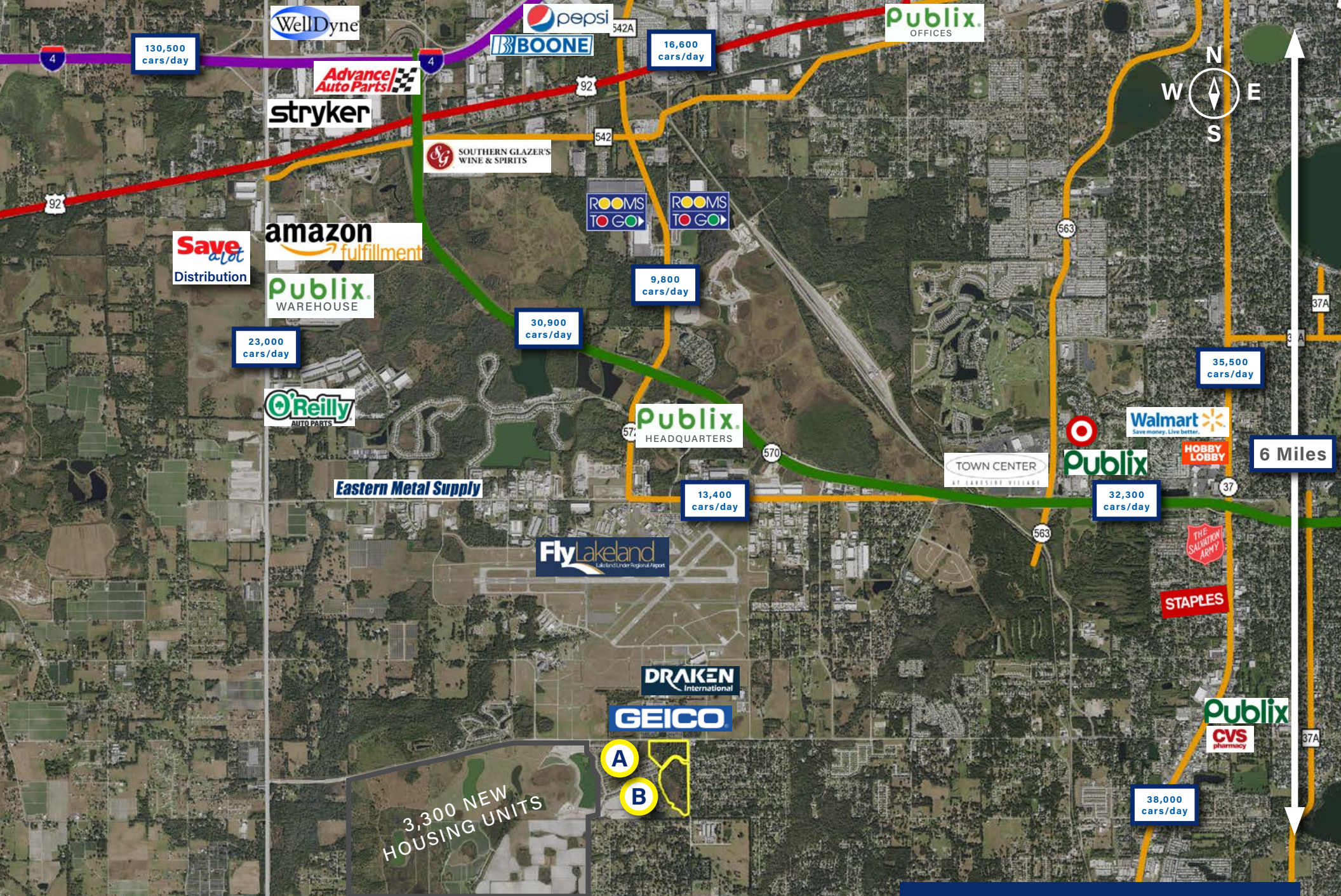
<\$15,000	2.80%	4.50%	5.90%	3.10%	7.60%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	6.80%	6.00%	8.70%	7.20%	9.00%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	12.30%	9.90%	11.10%	10.60%	11.20%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	18.80%	14.80%	16.50%	16.10%	17.90%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	21.00%	25.50%	24.20%	25.50%	24.10%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	9.90%	13.50%	14.00%	13.80%	12.70%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	19.40%	16.60%	12.90%	16.20%	11.80%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	4.00%	4.90%	4.20%	3.20%	3.50%	2.70%	4.30%	5.70%
\$200,000+	4.90%	4.20%	2.60%	4.20%	2.10%	2.50%	4.60%	6.10%

Population by Age

0 - 4	5.60%	5.70%	6.50%	5.30%	6.80%	6.00%	5.30%	6.10%
5 - 9	5.80%	6.20%	6.70%	5.70%	6.90%	6.10%	5.50%	6.30%
10 - 14	6.90%	6.70%	6.50%	6.50%	6.90%	6.10%	5.60%	6.30%
15 - 19	6.50%	6.30%	6.00%	6.30%	6.40%	5.90%	5.70%	6.40%
20 - 24	5.90%	5.60%	5.90%	5.60%	6.50%	6.00%	6.40%	7.00%
25 - 34	13.70%	12.40%	13.90%	12.60%	14.30%	12.60%	13.10%	13.80%
35 - 44	13.70%	13.20%	13.10%	13.40%	13.50%	11.40%	11.80%	12.50%
45 - 54	14.10%	14.50%	13.30%	14.50%	13.00%	12.00%	13.00%	13.00%
55 - 64	13.70%	14.20%	13.00%	14.30%	12.10%	13.10%	13.50%	12.90%
65 - 74	9.40%	10.20%	9.50%	10.20%	8.60%	12.00%	11.30%	9.20%
75 - 84	3.60%	4.00%	4.20%	4.30%	3.70%	6.40%	6.20%	4.40%
85+	0.90%	1.00%	1.30%	1.40%	1.30%	2.40%	2.70%	2.00%

Race and Ethnicity

White Alone	87.40%	86.20%	81.50%	87.40%	78.10%	72.60%	73.10%	70.20%
Black Alone	4.90%	4.80%	7.30%	5.10%	10.70%	15.30%	16.40%	12.80%
American Indian Alone	0.20%	0.40%	0.50%	0.30%	0.50%	0.50%	0.40%	1.00%
Asian Alone	1.90%	1.90%	1.50%	1.70%	1.70%	1.90%	2.80%	5.60%
Pacific Islander Alone	0.20%	0.10%	0.00%	0.10%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	3.80%	4.30%	6.80%	3.60%	6.20%	6.80%	4.20%	6.80%
Two or More Races	1.70%	2.30%	2.40%	1.80%	2.90%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	16.10%	16.10%	20.80%	14.50%	21.90%	22.00%	25.50%	18.10%



MARKET AREA MAP

The Southwest Lakeland market area is dominated by manufacturing, warehousing, and some of Lakeland's largest employers. 3,300 new residential units are permitted nearby.



Subject property is located south of the Lakeland Airport, with easy access to I-4 and the Polk Parkway.

TRADE AREA MAP



All properties are in close proximity to Geico, Draken International, and the Lakeland Airport.

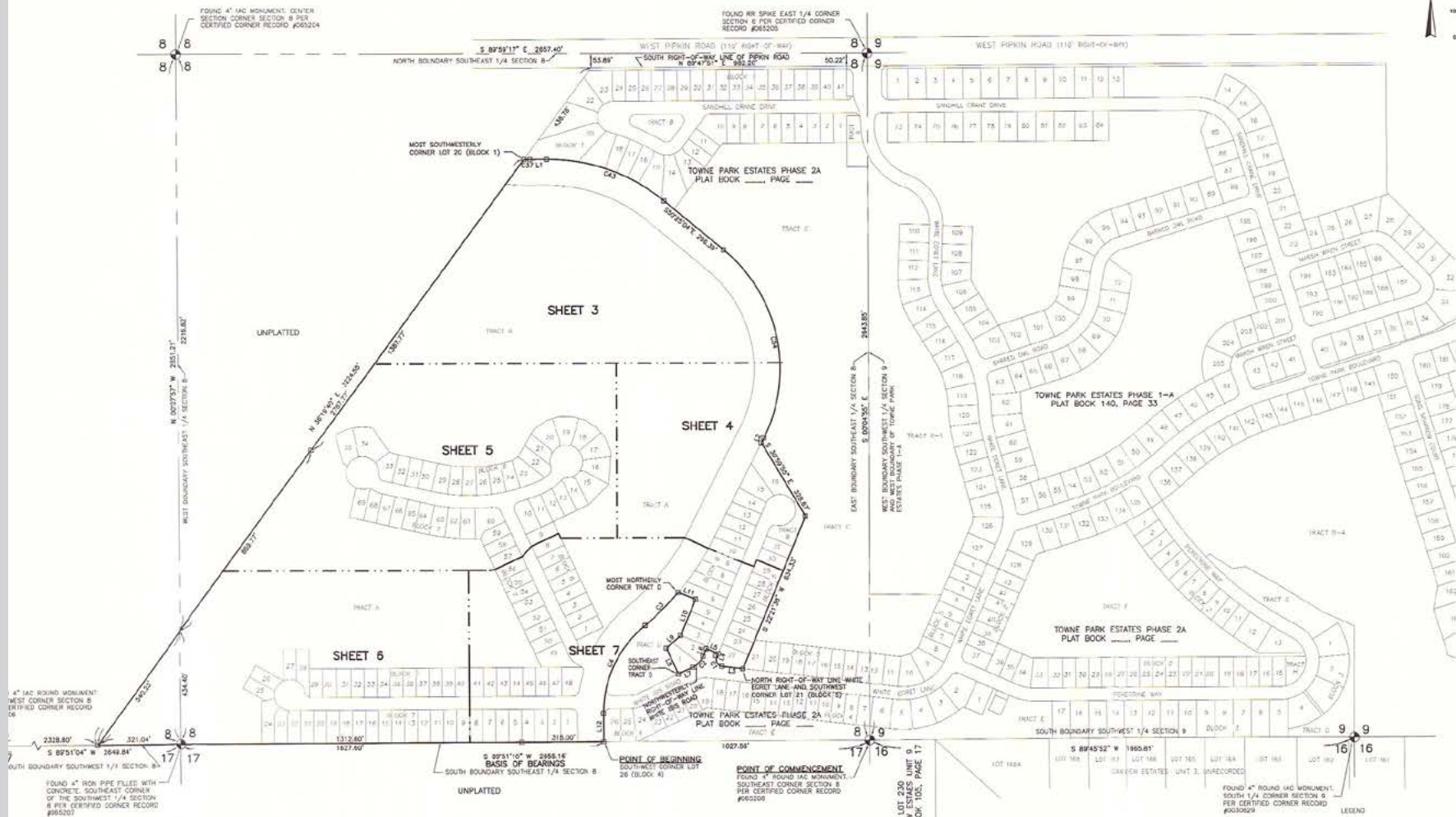
NEIGHBORHOOD AERIAL

Residential development site plan located directly west of the subject

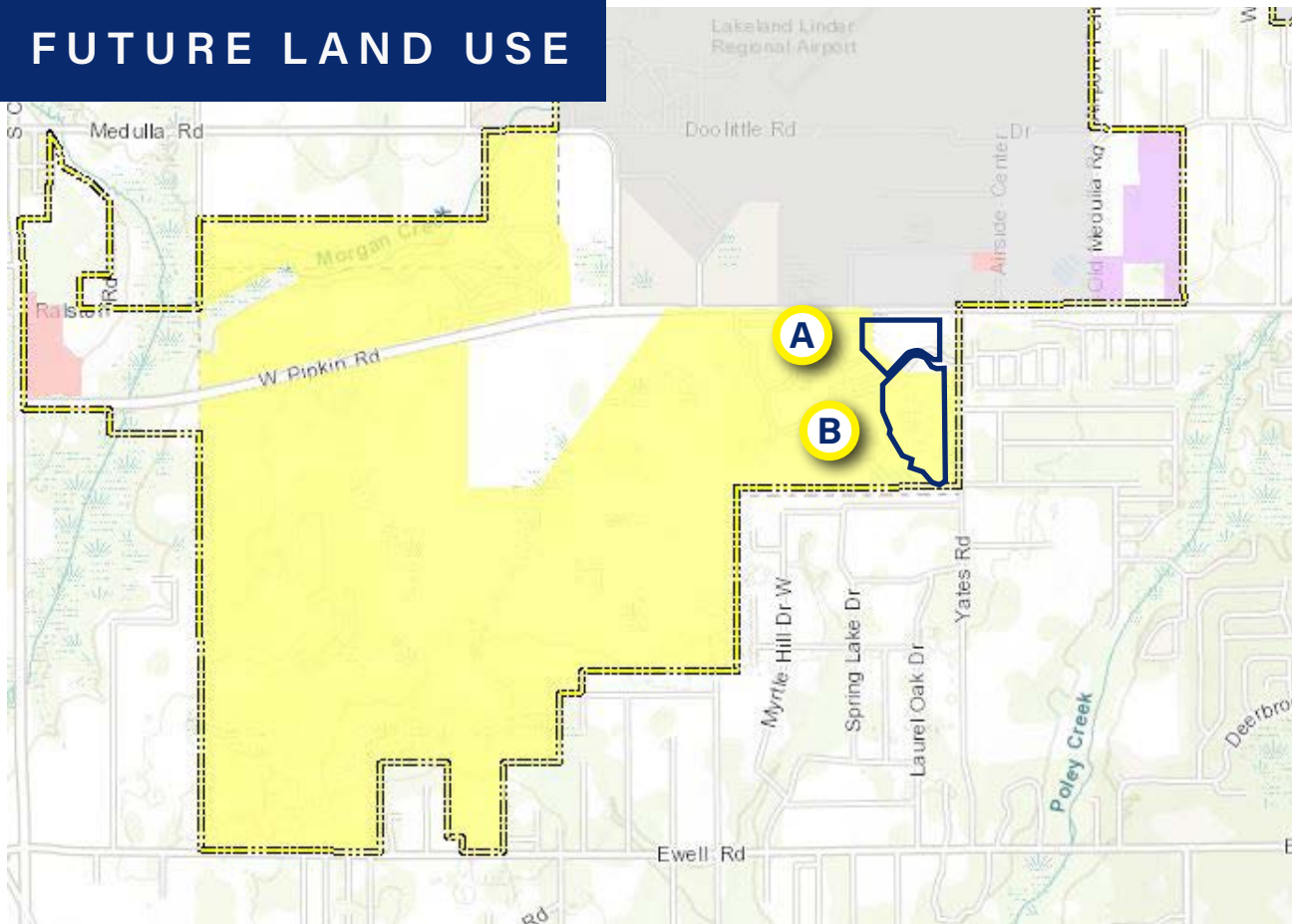
A SUBDIVISION LYING WITHIN SECTION 8, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKE LAND, POLK COUNTY, FLORIDA,

PLAT BOOK _____ PAGE _____

BOUNDARY AND KEY SHEET



FUTURE LAND USE



Neighborhood Activity Center (NAC) - Polk County

The purpose of the NAC district is to provide for the daily shopping needs of residents within neighborhoods surrounding the center. The NAC district non-residential uses such as offices, grocery stores, drug stores banks and community facilities.

PUD 4471

<http://records.lakelandgov.net/publicaccess/>

Parcel B is currently set aside for Institutional use.





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