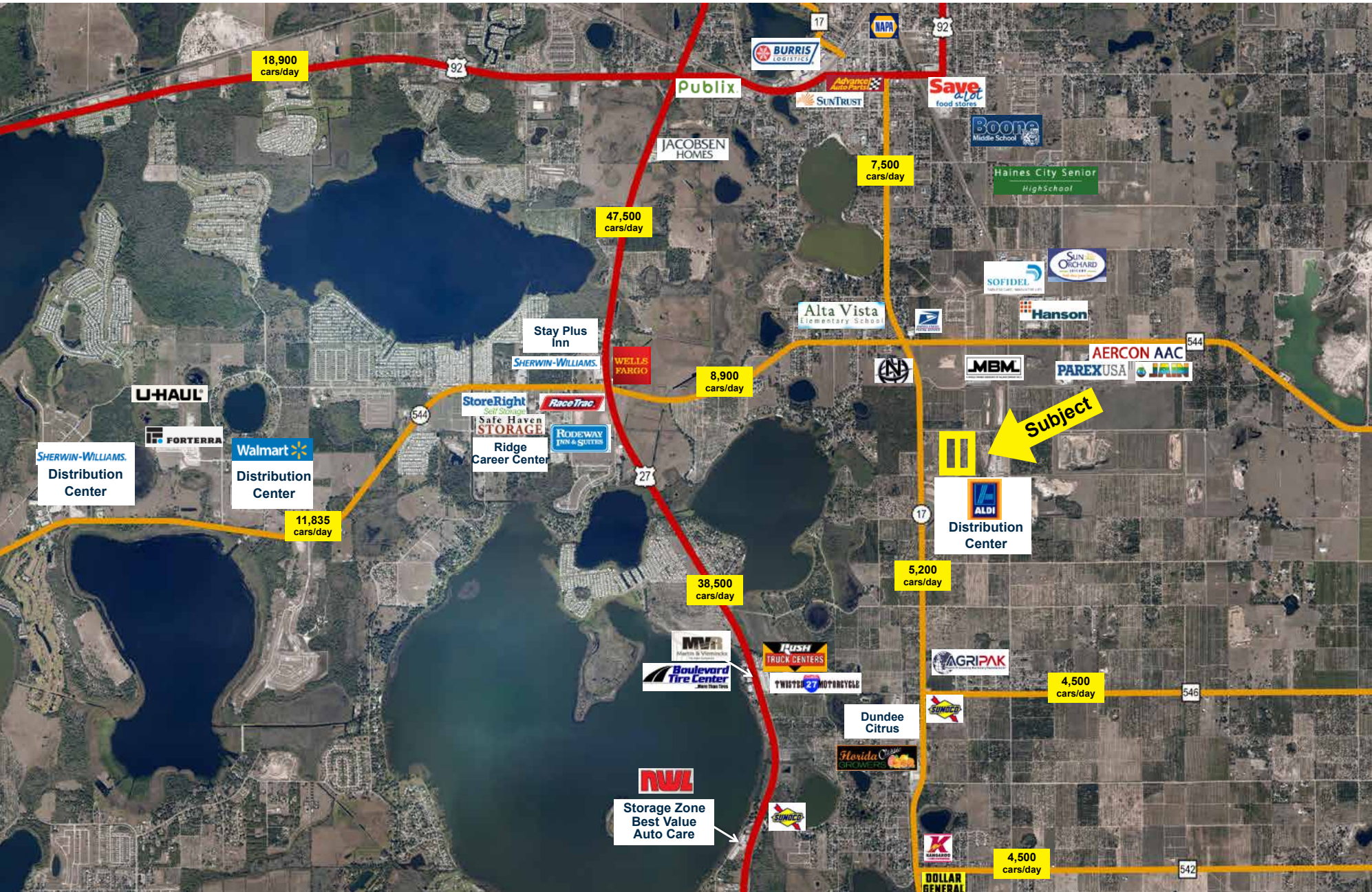


19.76 Acres Industrial
Bannon Island Road Industrial
\$800,000



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AGENT INFORMATION



Contact Information:

DavidH@SREland.com

863.272.7155

David Hitchcock, ALC, CCIM

Associate Broker

David Hitchcock, ALC, CCIM, is an associate broker specializing in central and south Florida agricultural properties, agriculture transitional properties (transition-to-next-use), and residential development properties.

A forty-year veteran of the Florida Agribusiness industry, he has an excellent background in citrus and agricultural businesses. David's previous management positions include Bob Paul Citrus, Alcoma Packing, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship, and obtained a bachelor of science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and co-captain of the 1973 Gator Football Team.

Current interests include bicycling, both road and mountain biking. He is married, a father of two daughters, and a grandfather of five.

Disciplines:

- Central and South Florida agricultural properties
- Agriculture transitional properties
- Residential development properties

Awards:

- "Florida Land Realtor of the Year"
- CBC Circle of Distinction - Bronze
- CBC Circle of Distinction - Silver
- RLI "Peer to Peer" Award



AGENT INFORMATION



Kyle Vreeland

Sales Associate

Kyle is the industrial real estate specialist at SVN Saunders Ralston Dantzler Realty.

He is a recognized subject matter expert on industrial/office properties in Polk County. He also leads the company's consulting practice in the areas of building analysis and space planning, as well as development feasibility including architecture and construction.

From 2003 to early 2010 Kyle was a partner of Smithland Development and Chiefland Properties in Lakeland. As the managing partner, he led the acquisition and development programs, including design and permitting. Kyle was also responsible for supervision of construction, leasing and property management.

He has over twenty years of experience in design and construction in Polk County, including tenure with Furr&Wegman Architects, Rodda Construction, and Straughn Trout Architects.

Kyle is an honors graduate of the Florida A&M School of Architecture, and has participated in master's post-graduate studies at the University of South Florida.

Disciplines:

- Industrial Properties
- Building Analysis
- Space Planning
- Development Feasibility

Awards:

- 2011 - CBC EBT Rookie of the Year
- 2016 – Realtor of the Year

Positions:

- President Elect and Treasurer of the Lakeland Association of Realtors (2015-2017)
- Member of the Lakeland Rotary Club
- Former member of Historic Preservation Board of Lakeland
- Active member of All Saints' Episcopal Church
- Member of the Asian Real Estate Association of America (AREAA)
- Polk Theatre Trustee and Chairman of the Board

Contact Information:

kyle@srdcommercial.com

863.877.2838



EXECUTIVE SUMMARY

Site Address:	Bannon Island Road Haines City, FL 33844
County:	Polk
PIN (Property Identification Number):	272804000000023010 and 272804000000023020
Land Size:	19.76 +/- Acres
Property Use:	Vacant Industrial
Utilities:	<ul style="list-style-type: none">• Water is adjacent to the property along Bannon Island Road• Sewer is 1,400+/- ft. to the east along Detour
Future Land Use:	CP - Commerce Park (Haines City)
Taxes:	\$743.46 (2016)
Traffic Count:	5,200 cars/day on Scenic Hwy S.
Price:	\$800,000

PROPERTY HIGHLIGHTS

Location

- **Subject property located between Haines City and Lake Hamilton on Bannon Island Road**
- **Great demographics for distribution...almost 5.5 million people within 90 minutes...
median household income is 11% higher than Polk County**
- **Close proximity to Walmart, Aldi's, and Sherwin Williams distribution centers**

Site

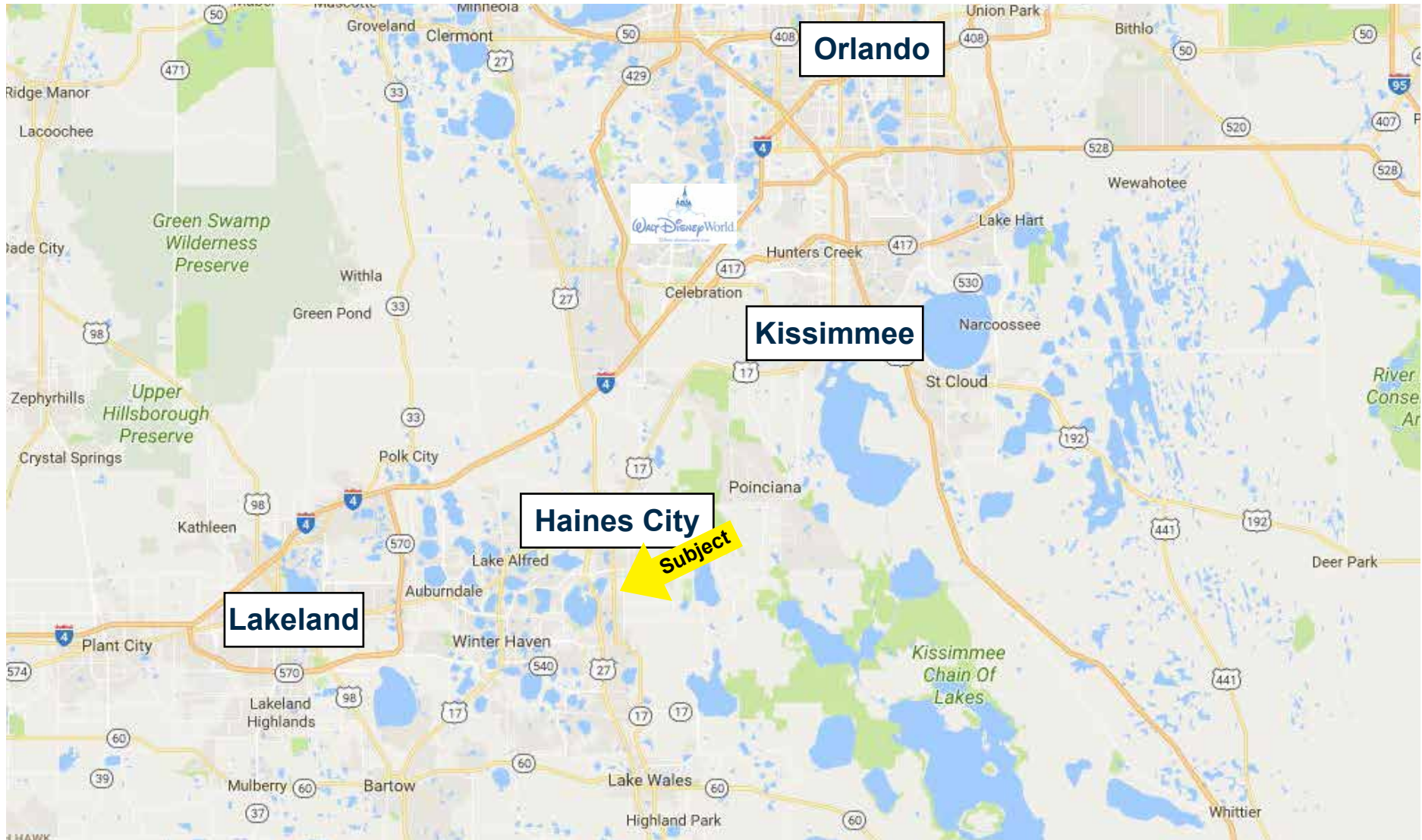
- **Citrus grove with current agricultural tax exemption**
- **Maximum Floor Area Ratio of 0.70**
- **Gross Floor Area between 200,000 to 1,000,000 SF**
- **5 acres or more of usable site area**

Political/Legal

- **Commerce Park future land use allows light and medium industrial to accommodate
development of commercial trade**



REGIONAL LOCATION MAP



Lakeland-Winter Haven MSA

13 +/- miles from I-4, and 12 +/- miles from Hwy 60



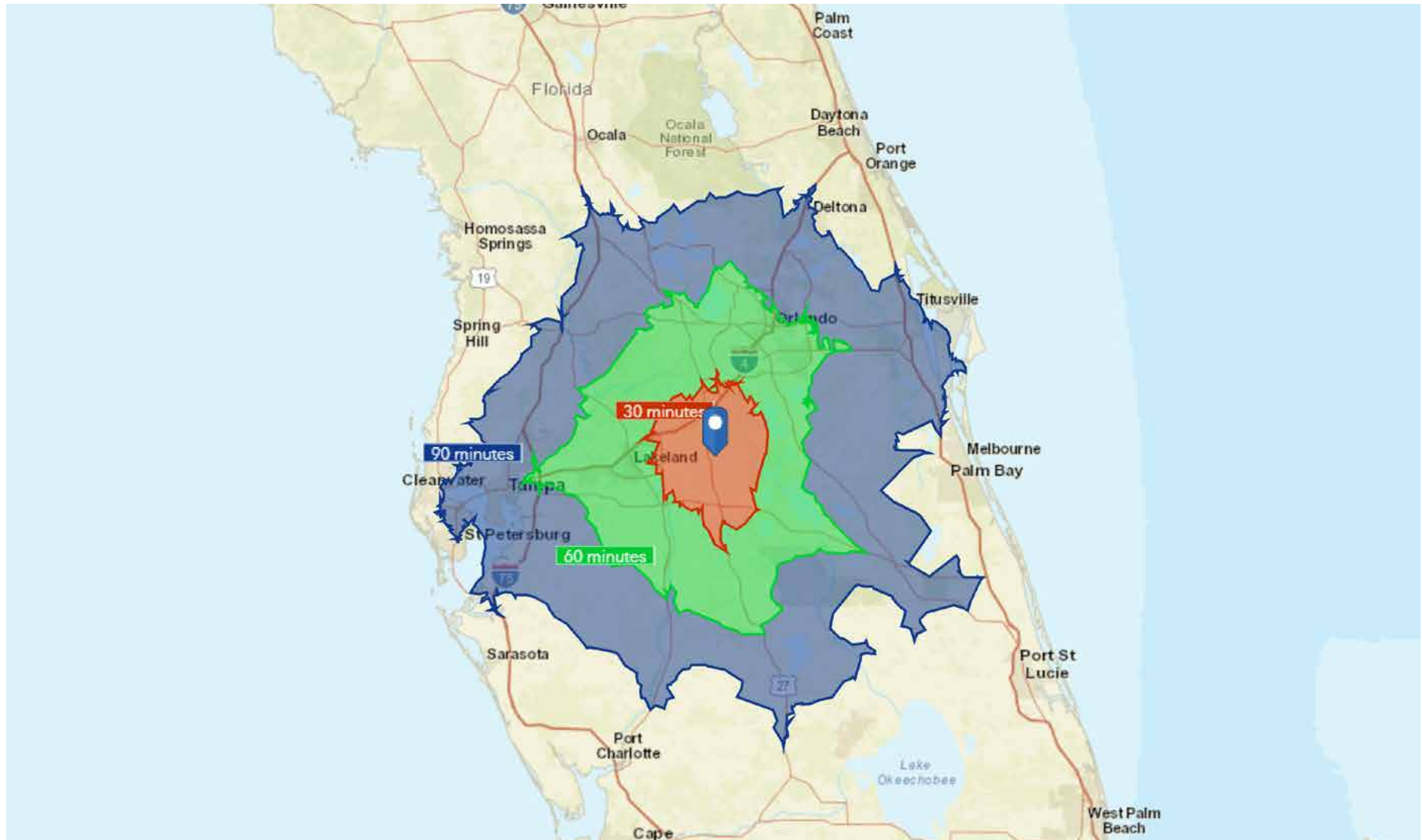
LOCATION MAP



Located between Haines City and Lake Hamilton with quick access to US 27



DEMOGRAPHICS MAP



30, 60, 90 minute drive

Benchmark Demographics

	30 minutes	60 minutes	90 minutes	Polk	FL	US
Population	388,296	2,337,579	5,428,215	662,431	20,619,313	327,514,334
Households	140,120	846,390	2,049,542	247,585	8,064,657	123,158,887
Families	101,185	583,144	1,355,741	172,355	5,223,357	81,106,685
Average Household Size	2.74	2.72	3	2.62	2.50	2.59
Owner Occupied Housing Units	94,658	504,305	1,246,534	163,764	5,071,790	77,207,043
Renter Occupied Housing Units	45,462	342,085	803,008	83,821	2,992,867	45,951,844
Median Age	40.8	37.6	39	41.3	42.2	38.2

Strong
Population
Density

Trends: 2015 - 2020 Annual Rate

Population	1.80%	1.92%	1.71%	1.28%	1.36%	0.83%
Households	1.65%	1.81%	1.62%	1.19%	1.30%	0.79%
Families	1.63%	1.76%	1.56%	1.13%	1.25%	0.71%
Owner HHs	1.53%	1.65%	1.49%	1.09%	1.19%	0.72%
Median Household Income	2.50%	2.13%	2.05%	2.46%	2.13%	2.12%

Households by Income

<\$15,000	12.50%	11.30%	11.20%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	12.90%	12.30%	11.50%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	12.60%	12.00%	11.30%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	16.40%	15.60%	14.80%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	20.20%	19.70%	19.40%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	12.00%	11.80%	12.00%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	8.80%	10.50%	11.50%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	2.10%	3.40%	4.10%	2.70%	4.30%	5.70%
\$200,000+	2.50%	3.30%	4.00%	2.50%	4.60%	6.10%

Median Household Income
Average Household Income
Per Capita Income

Strong
Income
Levels

Population by Age

0 - 4	6.10%	6.30%	5.80%	6.00%	5.30%	6.10%
5 - 9	6.20%	6.30%	5.90%	6.10%	5.50%	6.30%
10 - 14	6.40%	6.30%	6.00%	6.10%	5.60%	6.30%
15 - 19	6.10%	6.10%	6.10%	5.90%	5.70%	6.40%
20 - 24	6.00%	6.90%	7.10%	6.00%	6.40%	7.00%
25 - 34	12.60%	14.80%	14.30%	12.60%	13.10%	13.80%
35 - 44	11.60%	12.70%	12.50%	11.40%	11.80%	12.50%
45 - 54	12.10%	12.80%	13.00%	12.00%	13.00%	13.00%
55 - 64	12.90%	12.10%	12.60%	13.10%	13.50%	12.90%
65 - 74	12.00%	9.30%	9.70%	12.00%	11.30%	9.20%
75 - 84	6.20%	4.60%	4.90%	6.40%	6.20%	4.40%
85+	2.10%	1.70%	2.00%	2.40%	2.70%	2.00%

MARKET AREA

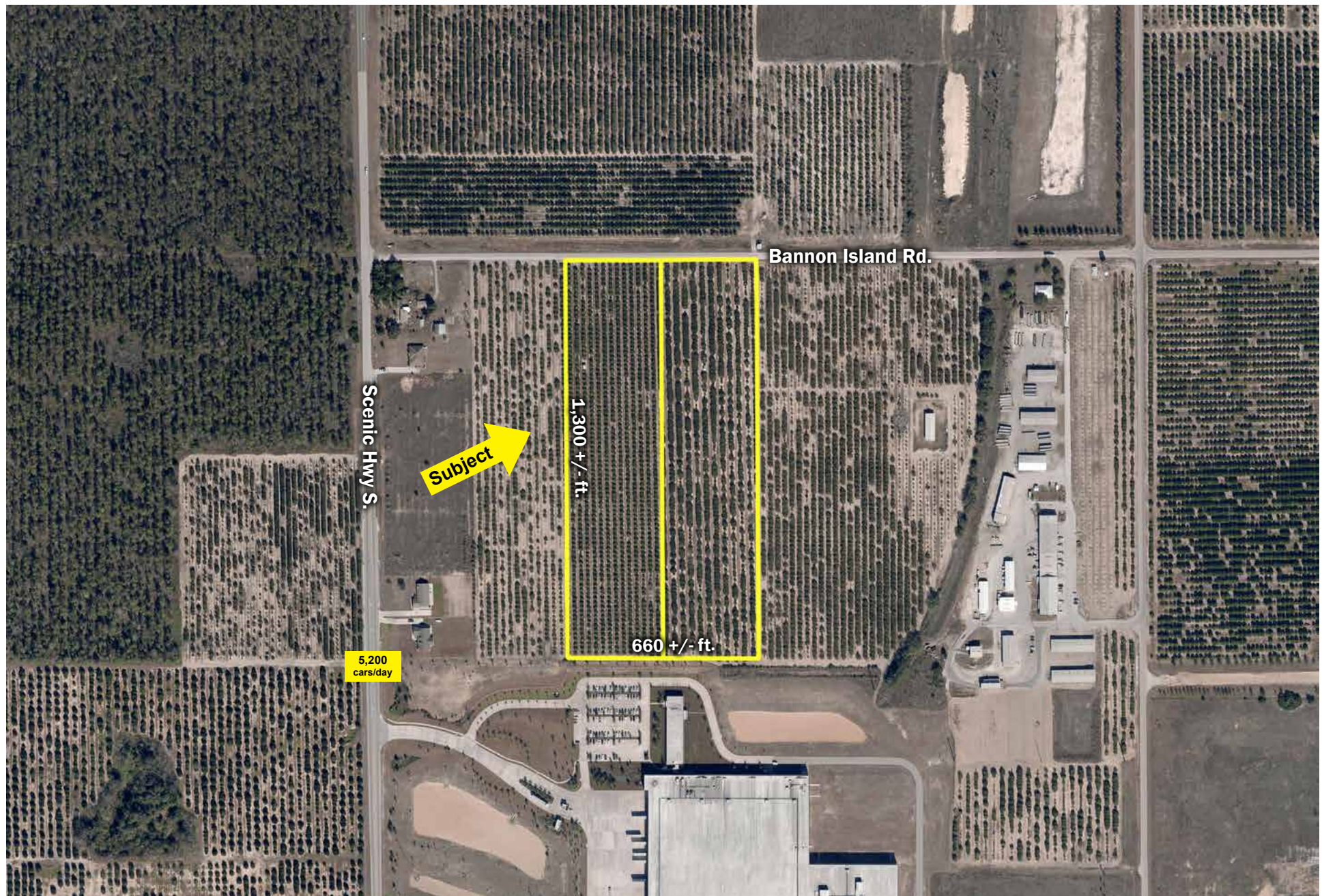


TRADE AREA



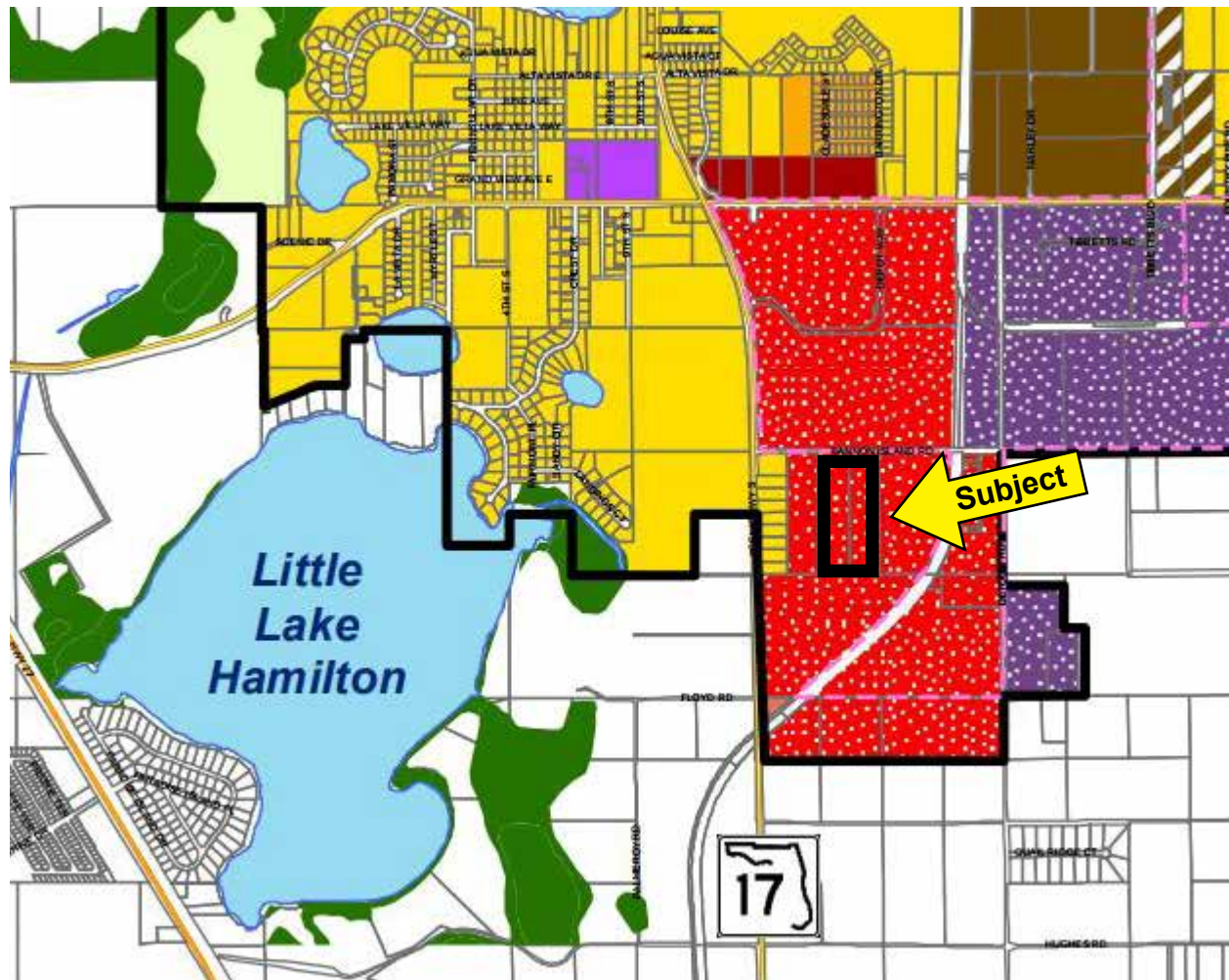
NEIGHBORHOOD AERIAL







FUTURE LAND USE



Future Land Use Legend Planning Horizon 2030

- 30th St. / CR 544 SAP
- North Ridge SAP
- City Limits - Jan 2015
- Parcels

Future Land Use

- CON - Conservation/Wetlands
- PR - Parks & Recreation
- AG - Agriculture
- LDR - Low Density Res
- MDR - Medium Density Res
- BP - Business Park
- BPM - Business Park Modified
- CE - Commercial Enclave
- CC - Commercial Corridor
- CAC - Community Activity Center
- CVC - Convenience Center
- CPU - City/Public Use
- INS - Institutional
- SCH - School
- NAC - Neighborhood Activity Center
- R/O - Residential/Office
- IN - Industrial
- CP - Commerce Park
- IP - Industrial Park
- LDR-NR - Low Density Res-North Ridge
- NAC-NR - Neighborhood Activity Center-North Ridge
- CAC-NR - Community Activity Center-North Ridge
- IND-NR - Industrial-North Ridge
- PIC-NR - Professional Institutional Center-North Ridge
- EO - Employment Office
- NMU - Neighborhood Mixed Use

Commerce Park (CP)

The intent of commerce park district is to establish a regulatory framework that accommodates development of commercial trades; light and medium industrial and manufacturing activities that have limited objectionable external effects and are located on appropriate sites within the district, and effectively setback, buffered, and landscaped from the gateway corridors as well as less intensive uses; and warehousing and wholesale activities.

CONFIDENTIALITY & DISCLAIMER

About SVN Saunders Ralston Dantzler Realty

SVN | Saunders Ralston Dantzler Real Estate is located at the center of Florida's I-4 corridor. With intimate knowledge of local markets, offers proven leadership and collaborative expertise. Founded by three highly-recognized CCIM-designated Florida brokers, the company brings together experts in all aspects of real estate. We provide services to land and commercial clients through both SRD and our land brokerage, Saunders Real Estate.

For more information, please visit SRDcommercial.com.



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