



FOR SALE LAND- HOSPITALITY \$2,000,000

2.4 ACRE COMMERCIAL DEVELOPMENT HOTEL/
RESTAURANT SITE JUST OFF I-4

1801 STATE RD 559, AUBURNDALE, FL 33868

I-4 Traffic Count - 101,500

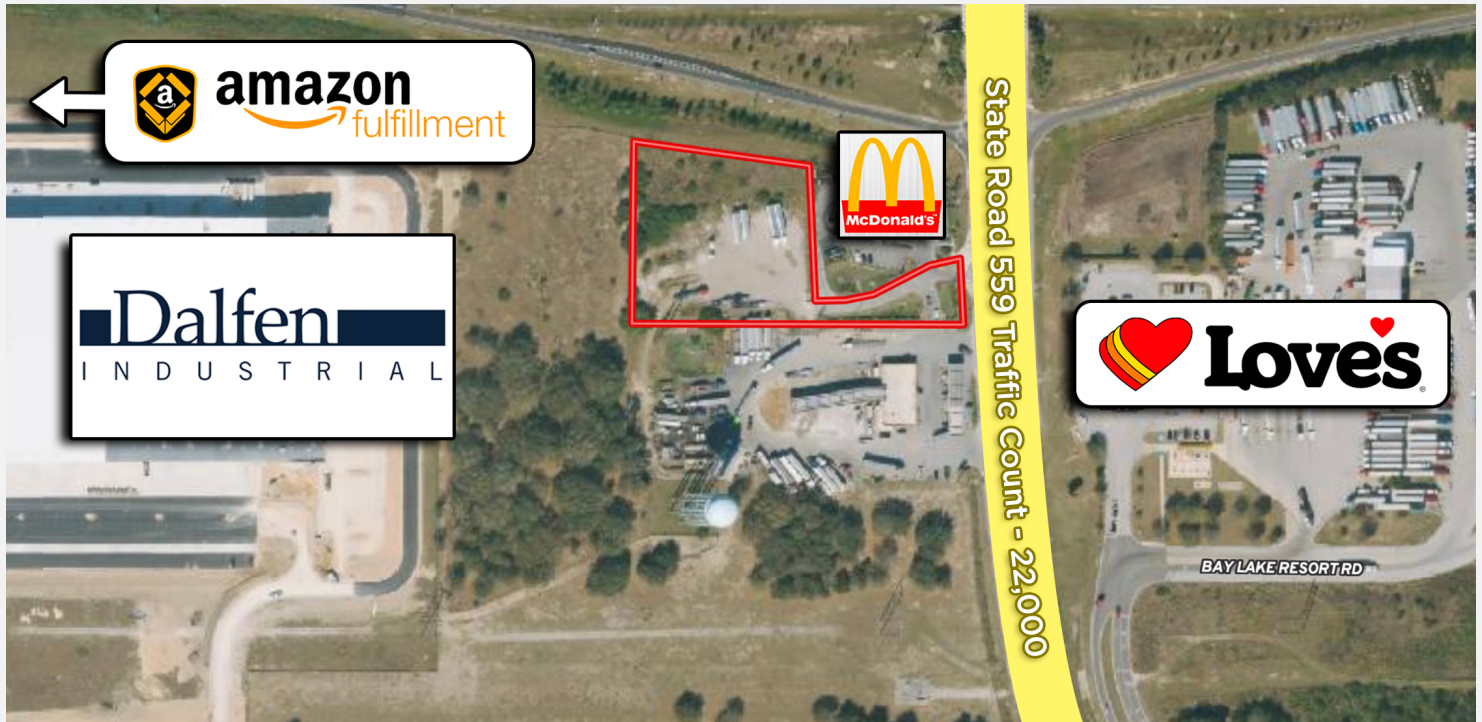


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CORPORATE OFFICE
141 5TH ST. NW SUITE 202
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SALE PRICE **\$2,000,000**

OFFERING SUMMARY

Acres	2.4 Acres
\$/Acre	\$833,333
County	Polk
Zoning	Commercial
Utilities	Auburndale water, sewer and gas available
Parcel IDs	25-27-10-000000-033050, 252710000000033070
Coordinates	28.1559671, -81.8024089
Real Estate Taxes	\$5,971.93

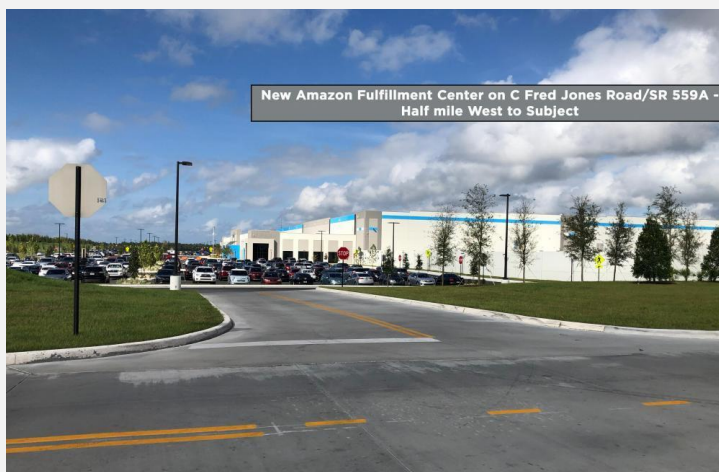
PROPERTY OVERVIEW

2.4 acres located at I-4 & SR 559 behind McDonalds in Auburndale, Florida. Site fronts on SR 559 and I-4. Sits high above Interstate for excellent visibility. Possible billboard site. Subject is half mile East of new Amazon Fulfillment Center on C Fred Jones Road/SR 559A. Name and directional sign available on SR559 site entrance. New Publix Shopping Center half mile south on SR 559. Possible Hotel, motel, service stations, restaurants, recreation and tourist-related commercial establishments. Interstate 4 Daily Traffic counts: 97,000 West bound, 100,600 East Bound.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	462	8,849	61,442
Total Population	1,125	22,693	143,114
Average HH Income	\$85,212	\$71,698	\$53,586

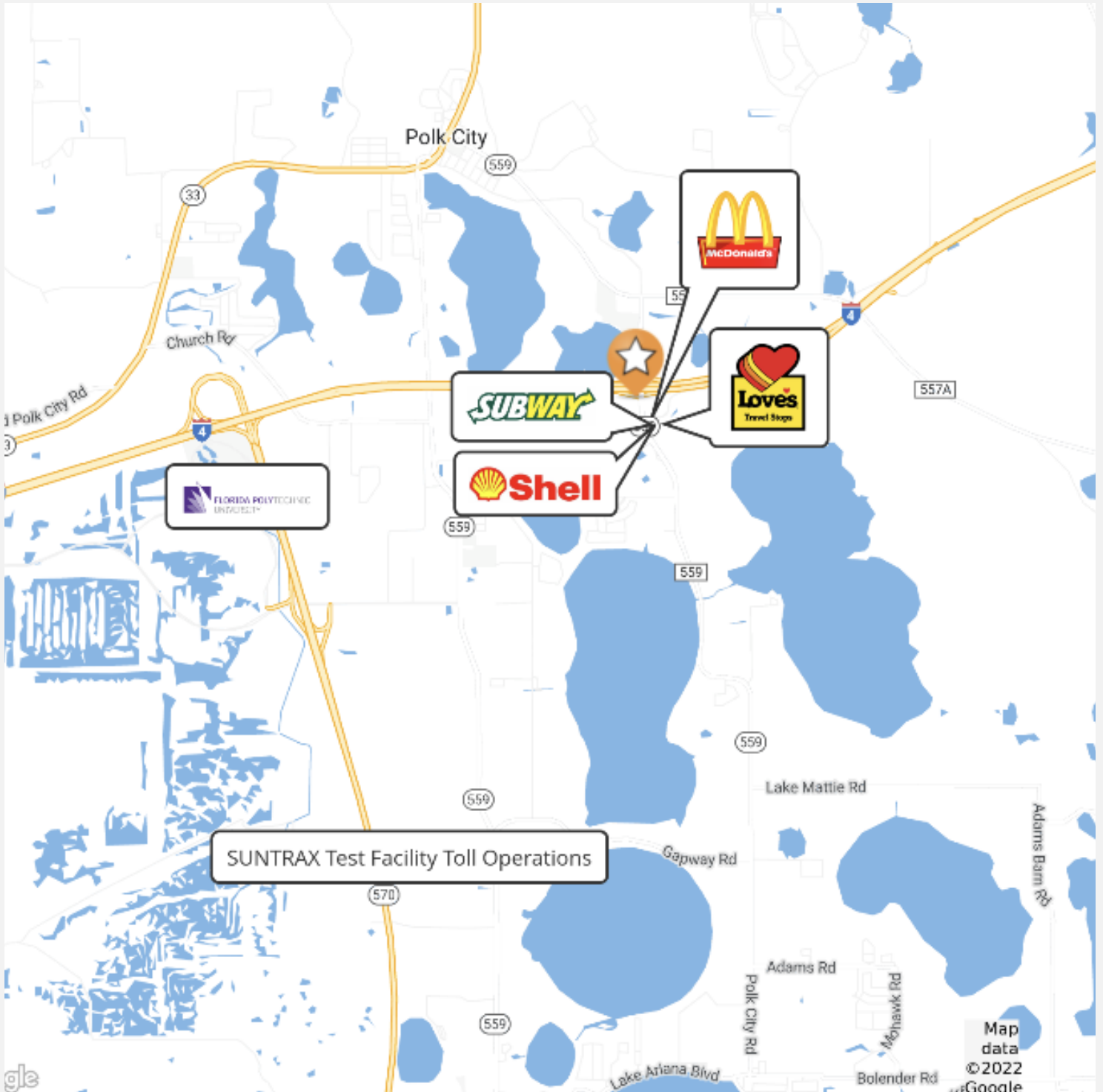
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PROPERTY HIGHLIGHTS

- Mid point location between Tampa and Orlando
- Interstate 4 Daily Traffic counts: 97,000 West bound, 100,600 East Bound
- 5 minutes to Lake Myrtle Sports Complex including; 9 Collegiate baseball fields, 5 youth baseball fields, 11 soccer fields, Elite water ski/wake board cable park, 3 youth football fields, 3,000 seat multi purpose stadium, 3 even-event ski lake and viewing pavilion, USA Water Ski Hall of Fame and Pan Am Lacrosse Assn HQ. FL Youth Soccer HQ. 150 days of scheduled events in 2020.
- One Exit from Florida Polytechnic University. Florida Poly's 170-acre campus includes the Innovation, Science and Technology (IST) Building, two residence halls, Student Development Center, Wellness Center, and Admissions Center. The University Trail, which connects the University to the Lakeland campus of Polk State College is one of many biking trails connected to the campus.
- 5 minutes to new Suntrax autonomous vehicle research facility and other Distribution centers.
- Half mile East of new Amazon Fulfillment Center on C Fred Jones Road/SR 559A.
- Drive Times: 4 Minutes to Florida Polytechnic University 6 Minutes to USA Water Ski Museum 4 Minutes to Auburndale Sports Complex 20 Minutes to Walt Disney Tourist Complex 40 Minutes to Downtown Tampa 50 Minutes to Downtown Orlando

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Where are we located?

Between Orlando and Tampa, Polk County is in the middle of the most visited tourist destinations and attraction clusters in the world.

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Within 4 miles...

- Lake Myrtle Sports Complex
- USA Water Ski & Wake Sports
- Florida Polytechnic University
- SunTrax Test Facility
- Saddle Creek Logistics
- Medline Logistics
- Coca-Cola Auburndale Plant
- I-4 Corridor



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DRIVING DISTANCE TO LAKE MYRTLE SPORTS COMPLEX

- Orlando International Airport = 45 miles
- Tampa International Airport = 54 miles
- Lakeland Linder International Airport = 18 miles



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Lake Myrtle Sports Park

Sports/Business Cluster

Present:

- 9 Collegiate Baseball Fields
- 11 International Soccer Fields
- FL Youth Soccer Headquarters
- Polk County Sports Hall of Fame
- Visit Central Florida/PCTSM HQ
- Elite Cable Park (WaterSki/Wakeboard)
- Pan-American Lacrosse Association

In Development:

- 5 Youth Baseball Fields
- USA Water Ski & Wake Sports Foundation HQ, Hall of Fame & Museum
- Three-event Ski Lake and Viewing Pavilion
- 3 Multi-purpose Youth Football Fields
- Multi-Purpose Stadium (3,000 seats)



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LAKEMYRTLESPOKSPARK.ORG | CENTRALFLORIDASPORTS.COM

FLORIDA YOUTH SOCCER ASSOCIATION



- 20+ Events Per Year
- Families with children ages 4 - 18
- Olympic Development Program
- Coaching Courses
- Outreach Programs
- Florida State Cup
- Region C Festival
- Commissioner's Cup
- President's Cup
- Target Unlimited Cup
- 114,000 Registered Players
- 21,000 Registered Coaches & Referees
- 260 Soccer Clubs
- 6,873 Soccer Teams
- 80,000 Families

Headquarters

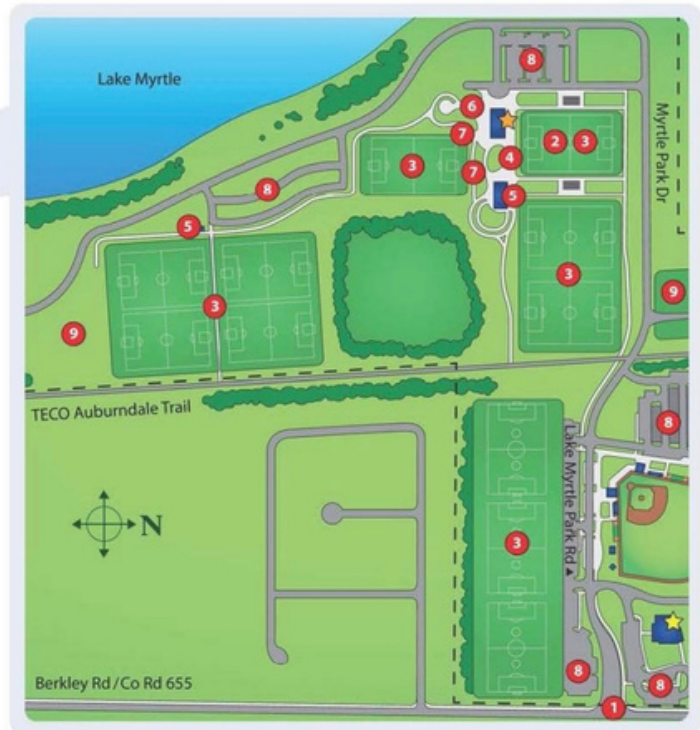
- 10,000 sq. ft. Two-Story Building
- Office Space, Meeting Rooms, Training Room, Restrooms



LAKE MYRTLE SPORTS PARK

Soccer Complex

- 1** Park Entry
 - Access Gate
 - Park Signage
- 2** Championship Soccer Field
 - 1,000-Seat Stadium
 - Restrooms & Storage
- 3** Soccer Complex
 - 11 International-Size Multipurpose/Soccer Fields in Total
- 4** Champions Plaza
- 5** Concession & Restroom Building
- 6** Event Plaza & Overlook
- 7** Grass Berms
- 8** Parking
- 9** Overflow Parking
- ★ Polk County Tourism & Sports Marketing Office Headquarters
- ★ Florida Youth Soccer Association Headquarters
- Park Boundary



RUSSMATT BASEBALL



RUSSMATT BASEBALL

- The largest operator of collegiate baseball spring training tournaments.
- NCAA Division I, II, III, NAIA and Jr. College
- More than 270 Collegiate Baseball Teams
- Contract secured through 2035
- \$25 million Annual Economic Impact
- Attendance by more than 35,000 Participants/Spectators



USA Water Ski & Wake Sports Complex



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Florida Polytechnic University

- Opened in 2014
- The state's only public STEM polytechnic university
- Employment & Student Body = 1,687
- \$315.3 million capital investment



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**FDOT & Florida Polytechnic partners to build the SunTrax Test Facility
- a designated U.S. DOT Automated Vehicle proving ground**



Polk County Tourism and Sports Marketing | VisitCentralFlorida.org

**New
Commercial
Businesses**

**Saddle Creek
Logistics
Distribution Center** ➤



◀ **Medline
Distribution Center**

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Doing Business in Auburndale, Florida

- Auburndale lies within the Lakeland-Winter Haven Metropolitan Statistical Area: 87th most populous MSA in the United States.
- The Lakeland/Winter Haven MSA is 57th out of 387 US Metropolitan Areas in employment growth and 122 in Gross Domestic Product.
- More than 9 million people live within a 100 mile radius.
- Polk County's Tourism annual growth rate has outpaced Orlando and Tampa. Five consecutive record years of tourism tax collections.

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Major businesses within 5 miles of Lake Myrtle Sports Complex



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Hotel Proximity to Lake Myrtle Sports Park – Auburndale, FL

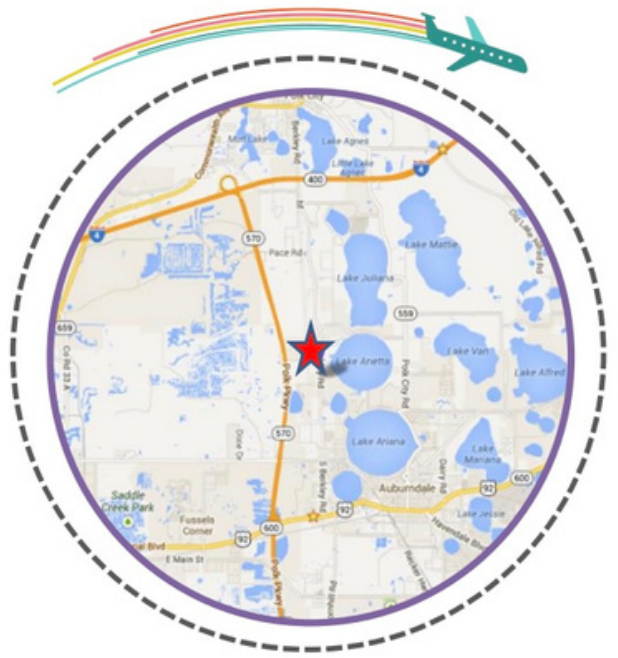
AVAILABLE ROOMS

Less than 1 mile - **0 Rooms**

1-3 miles - **55 Rooms**

3-11 miles - 0 Rooms

11-15 Miles - **1,543 Rooms**



THANK YOU





America's New Center for Transportation Innovation



Our Mission.

To accelerate the future of transportation



Our Vision.

A continuously-evolving center for the development of innovative technologies that improve transportation safety, efficiency, and accessibility

About.

SunTrax is a large-scale, state-of-the-art facility being developed by the Florida Department of Transportation (FDOT), Florida's Turnpike Enterprise (FTE), dedicated to the research, development and testing of emerging transportation technologies in safe and controlled environments.



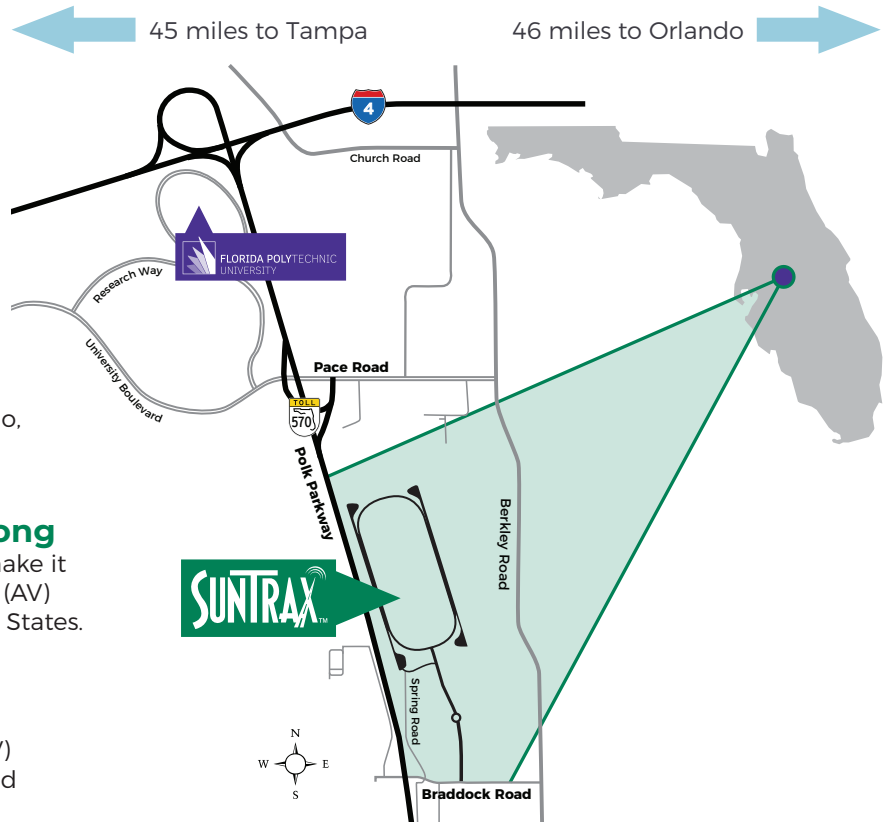
SunTrax is centrally located in Florida, **situated on 475-acres** off I-4 in Polk County, between Tampa and Orlando,



The site is composed of a **2.25-mile-long test track**. The multi-lane track will make it the only high-speed autonomous vehicle (AV) testing facility in the southeastern United States.



The **200-acre infield** will focus on connected and autonomous vehicle (CAV) testing and will feature multiple simulated transportation environments.



Project Timeline.

SunTrax is being developed in two phases. The construction of **Phase One** will allow FTE to continue testing all types of current and future toll technology. Construction began in July 2017, and is now complete.

Phase Two includes the infield of the track, which will focus on CAV testing features that have been designed based on extensive input from potential users and industry partners. Construction of the infield is expected to begin in fall 2019, and conclude in late 2021.



2017

June

Begin high-speed oval construction

November

Begin final infield design



2019

April

High-speed oval open for testing

July

Complete final infield design

October

Begin infield construction



2021

Winter

Infield open for testing

To learn more, visit
SunTraxFL.com

You can email us at
info@SunTraxFL.com



Explore SunTrax.



1 Main Entry Campus

- 20,000-sq. ft. Welcome Center
- Offices, classrooms, plus indoor and outdoor event spaces
- Smart building technologies

2 Workshops & Warehouses

- 27,000-sq. ft. warehouse building
- 56,000-sq. ft. air-conditioned workshop buildings with 2,800-sq. ft. bays
- Controlled access, resilient high-speed data connection

3 Roadway Geometry Track

- Undulating topography built into manufactured hill-scape
- Complex horizontal and vertical curves with irregular grade changes

4 Loop Tracks

- Incorporates entrance and exit ramps into a multi-lane continuous loop track
- Can be used for maintenance of traffic during road construction and collision avoidance

5 High-Speed Oval

- 2.25-mile oval track with 70 mph design speed
- 1-mile independently operable 5-lane straightaways
- 4 free-flow toll gantries

6 Urban / Suburban

- Reconfigurable facades simulating city-like buildings using shipping containers
- Simulates complex urban intersection configurations, signalization
- Varied pavement materials and markings

7 Pick-Up / Drop-Off

- Replicates multi-modal passenger transfers: airports, hotels, and transit centers
- Adjustable lane striping, signing, and curb-side pick-up and drop-off scenarios

8 Sensor Test Chamber (future construction phase)

- Enclosed structure for testing in precisely controlled and repeatable scenarios
- Test sensors under manufactured rain, lightning, smoke, fog, and dust conditions

9 Braking & Handling

- Noise, vibration and harshness surfaces for durability scenarios
- Low friction surfaces for braking, lane keeping scenarios

10 Technology Pad

- Accommodates vehicle-in-the-loop testing
- 28-acre paved open space
- Replicate real-world geometric configurations

Lake Myrtle Sports Park

LAKEMYRTLESPORTSPARK.ORG | CENTRALFLORIDASPORTS.CO



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- 114,000 Registered Players
- 21,000 Registered Coaches & Referees
- 260 Soccer Clubs
- 6,873 Soccer Teams
- 80,000 Families



Headquarters

- 10,000 sq. ft. Two-Story Building
- Office Space, Meeting Rooms, Training Room, Restrooms



About the Park:

A shared effort between Polk County and the City of Auburndale, this multi-purpose sports complex consists of nine collegiate-size baseball fields, sodded with type 419 Bermuda grass on all playing surfaces, and 11 lighted soccer fields.

Events hosted at Lake Myrtle have varied from the National Dog Agility Championships, to regional rugby championships as well as lacrosse, flag football, and the Russ Matt Central Florida Baseball Invitational, the largest collegiate baseball tournament in the nation and 20+ Soccer Association Events.

Park includes:

- 9 Collegiate Baseball Fields
- 11 International Soccer Fields
- FL Youth Soccer Headquarters
- Polk County Sports Hall of Fame
- Visit Central Florida/PCTSM HQ
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USA Water Ski & Wake Sports Complex



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For more information about the area, please visit www.centralfloridasports.com/facility/lake-myrtle-sports-park/



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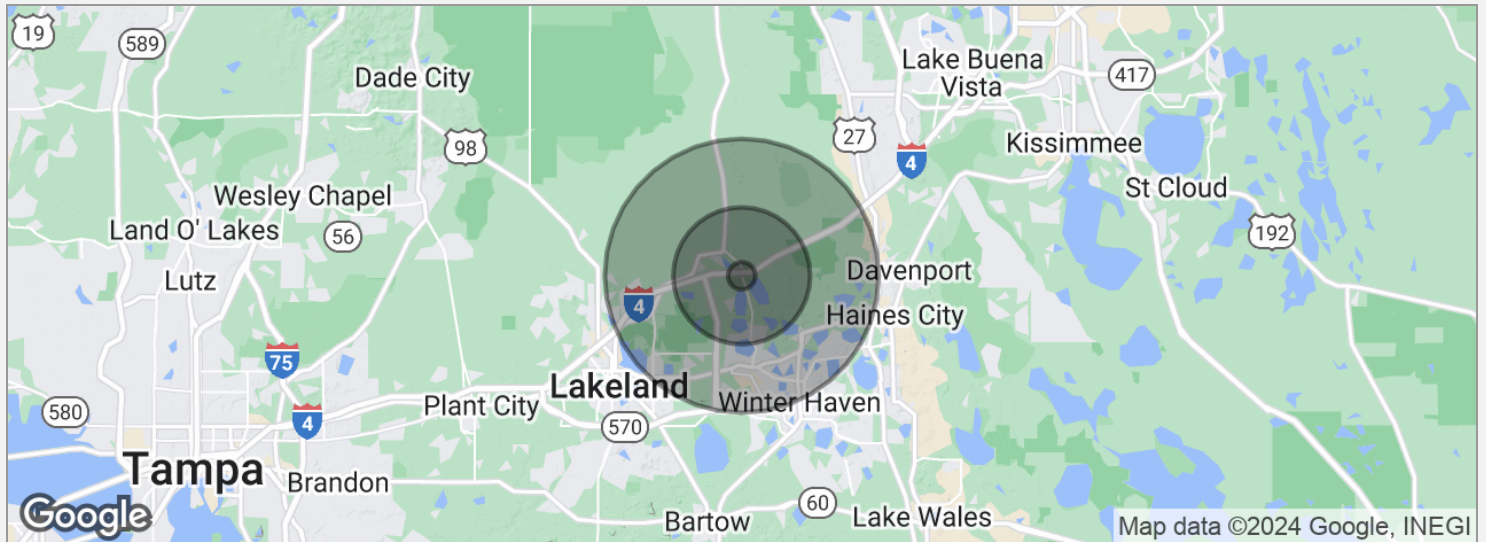


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Winter Haven, FL 33881

Demographics Map

17



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,125	22,693	143,114
Median age	42.7	44.2	42.7
Median age (male)	44.5	45.6	41.9
Median age (Female)	41.5	42.9	43.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	462	8,849	61,442
# of persons per HH	2.4	2.6	2.3
Average HH income	\$85,212	\$71,698	\$53,586
Average house value	\$239,019	\$207,704	\$140,919

* Demographic data derived from 2020 ACS - US Census

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