PROPOSAL

Development Site - Restaurant or Retail US Highway 27

1.1 ACRE LOT NORTH OF HAMPTON INN & SUITES - 22900 US HIGHWAY 27

Lake Wales, FL 33859

PRESENTED BY:

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FL #BK 3473551

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christopher.glynn@svn.com

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DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

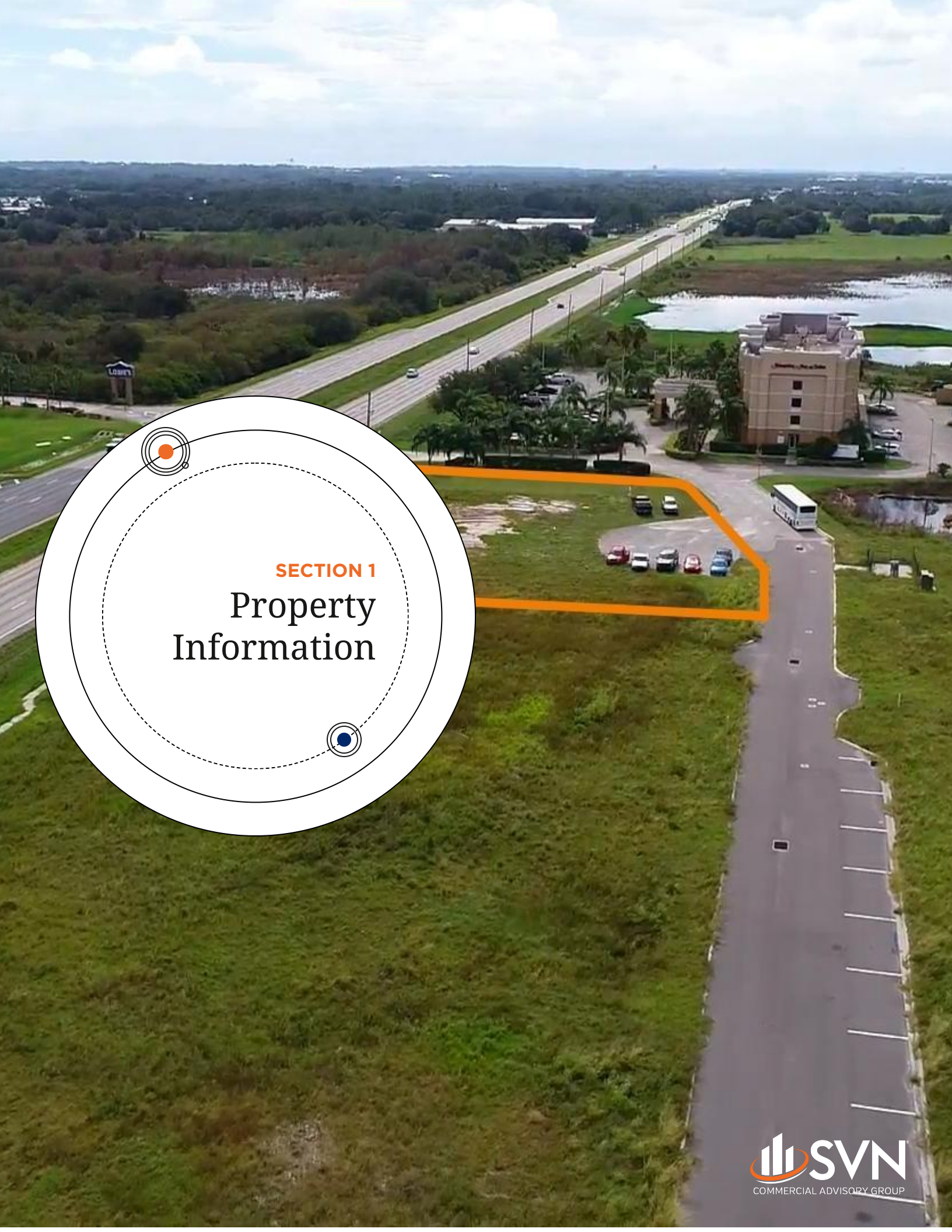
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

Property Information

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PROPERTY SUMMARY

OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	TBD
LOT SIZE:	
APN:	272921000000014010
VIDEO:	View Here

PROPERTY OVERVIEW

DEVELOPMENT SITE - Lot adjacent and North of Hampton Inn Suites, Highway 27, Lake Wales
1.1 Acre Lot for Restaurant or Retail.
FOR SALE land will be considered for a national tenant developer or corporate QSR. or Franchisee.

PROPERTY HIGHLIGHTS

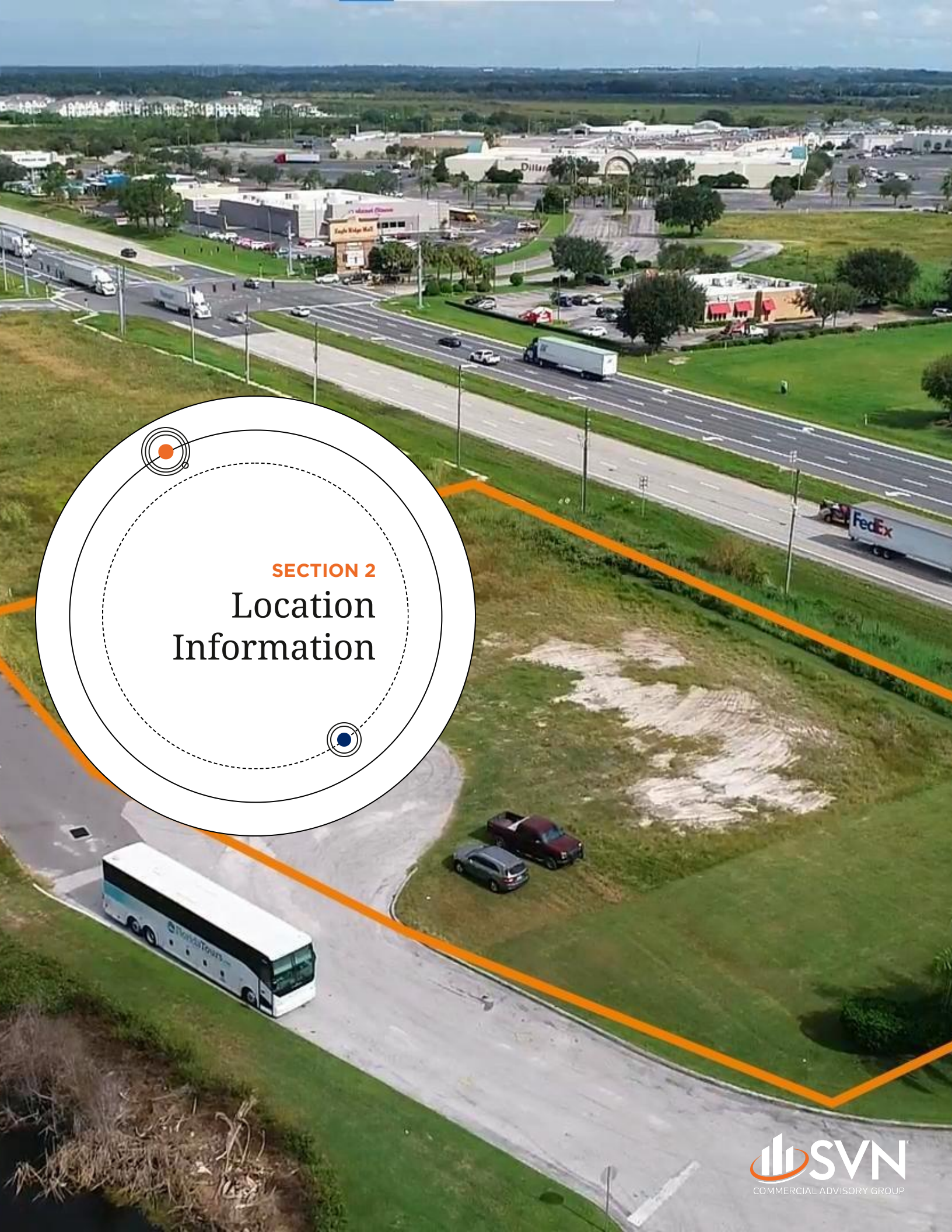
PROPERTY DESCRIPTION

DEVELOPMENT SITE - Lot adjacent and North of Hampton Inn Suites, Highway 27, Lake Wales
1.1 Acre Lot for Restaurant or Retail.
FOR SALE land will be considered for a national tenant developer or corporate QSR. or Franchisee.

LOCATION DESCRIPTION

Development Lot adjacent and north of the Hampton Inn & Suites on Route 27 in Lake Wales.

ADDITIONAL PHOTOS



SECTION 2

Location Information

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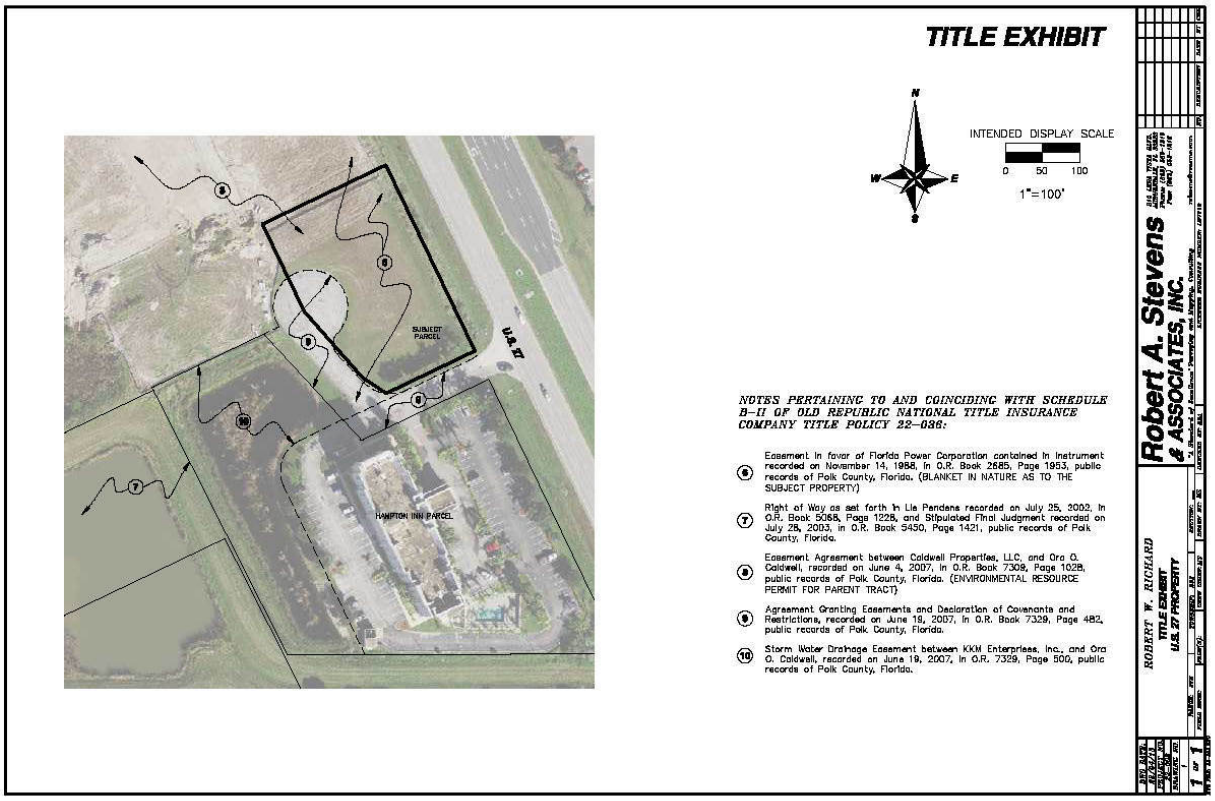
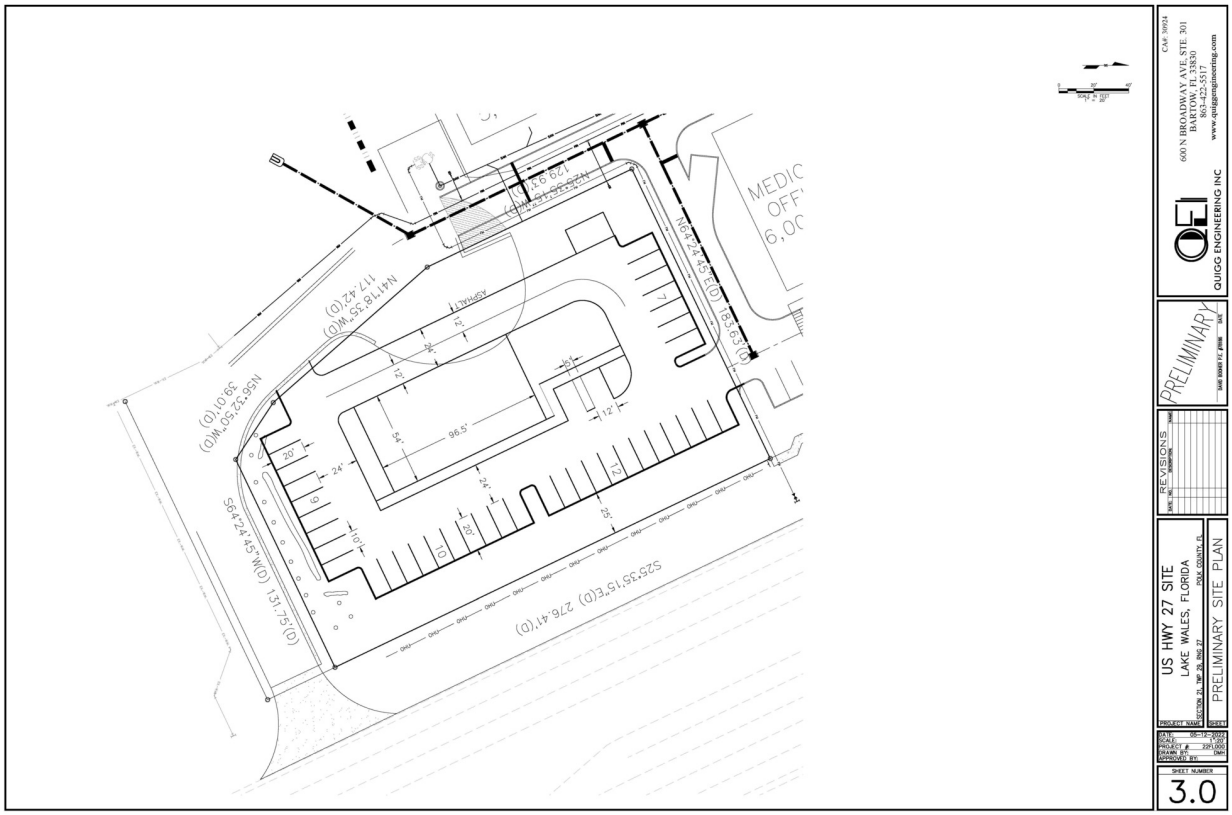
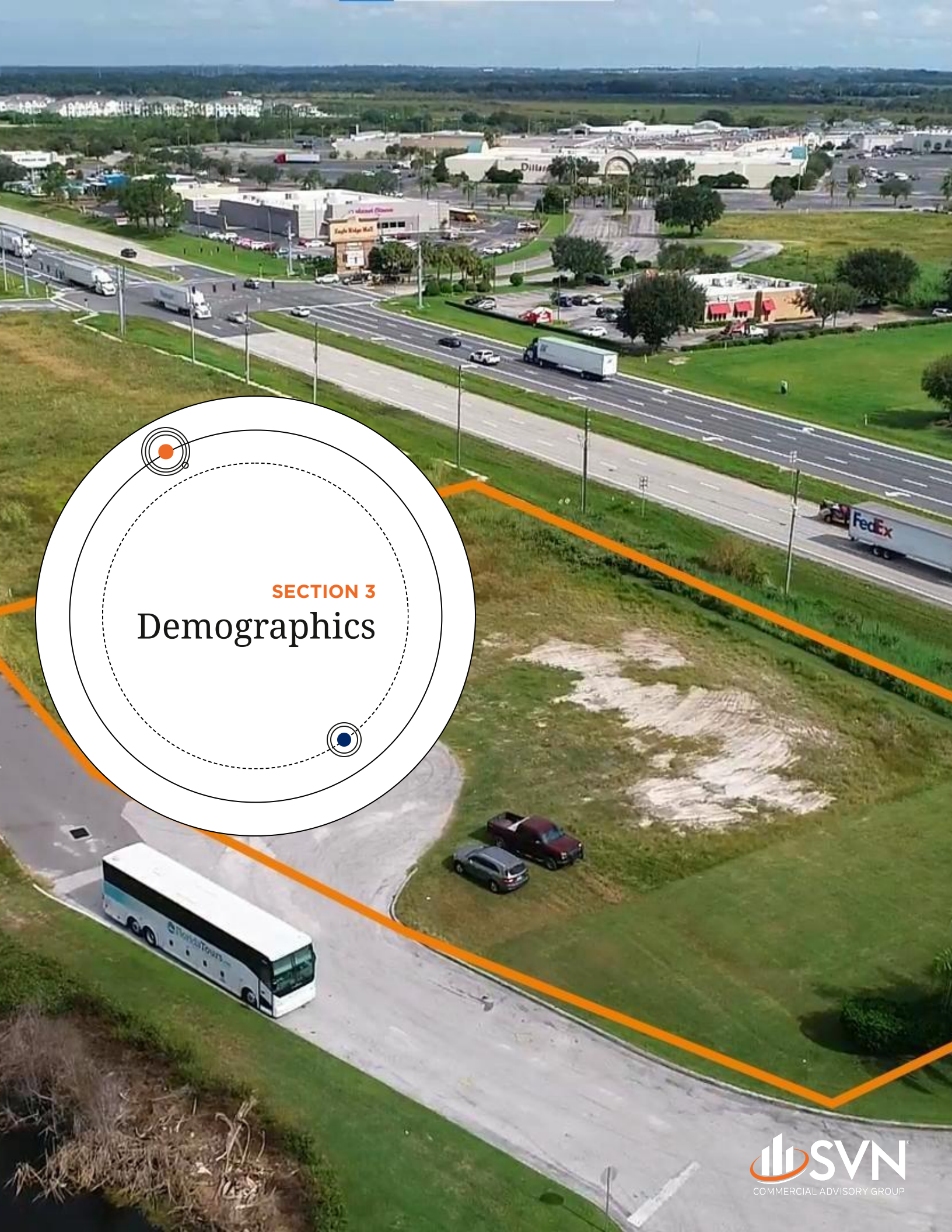

TITLE EXHIBIT
N
W
E
S
INTENDED DISPLAY SCALE
0 50 100
1"=100'
SUBJECT PARCEL
U.S. 27
HAMPTON INN PARCEL
NOTES PERTAINING TO AND COINCIDING WITH SCHEDULE B-II OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE POLICY 22-036:
Easement in favor of Florida Power Corporation contained in Instrument recorded on November 14, 1958, in O.R. Book 2685, Page 1953, public records of Polk County, Florida. (BLANKET IN NATURE AS TO THE SUBJECT PROPERTY)
Right of Way as set forth in Lis Pendens recorded on July 25, 2002, in O.R. Book 5068, Page 1228, and Stipulated Final Judgment recorded on July 28, 2003, in O.R. Book 5450, Page 1421, public records of Polk County, Florida.
Easement Agreement between Caldwell Properties, LLC, and Ora O. Caldwell, recorded on June 4, 2007, in O.R. Book 7309, Page 1028, public records of Polk County, Florida. (ENVIRONMENTAL RESOURCE PERMIT FOR PARENT TRACT)
Agreement Granting Easements and Declaration of Covenants and Restrictions, recorded on June 19, 2007, in O.R. Book 7329, Page 482, public records of Polk County, Florida.
Storm Water Drainage Easement between KKM Enterprises, Inc., and Ora O. Caldwell, recorded on June 19, 2007, in O.R. 7329, Page 500, public records of Polk County, Florida.
Robert A. Stevens & ASSOCIATES, INC.
ROBERT W. RICHARD
TITLE EXHIBIT
U.S. 27 PROPERTY
1 OF 1


MEDIC
OFF
6,0
N64°24'45"E(D) 183.67'(D)
N41°18'35"W(D)
117.42'(D)
N56°32'50"W(D)
39.01'(D)
S64°24'45"W(D) 131.75'(D)
S25°35'15"E(D) 276.47'(D)
96.5'
54'
43'
12'
24'
25'
10'
19'
20'
12'
25'
QUIGG ENGINEERING INC
600 N BROADWAY AVE, STE. 301
BARTOW, FL 33830
863-425-5517
www.quiggengineering.com
CA# 30934
PRELIMINARY
REVISIONS
US HWY 27 SITE
LAKE WALES, FLORIDA
PRELIMINARY SITE PLAN
SHEET NUMBER
3.0



SECTION 3

Demographics

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SID BHATT, SIOR

POLK COUNTY

ECONOMIC DEVELOPMENT

LATEST REPORT
ON POLK COUNTY, FLORIDA'S
JOB MARKET

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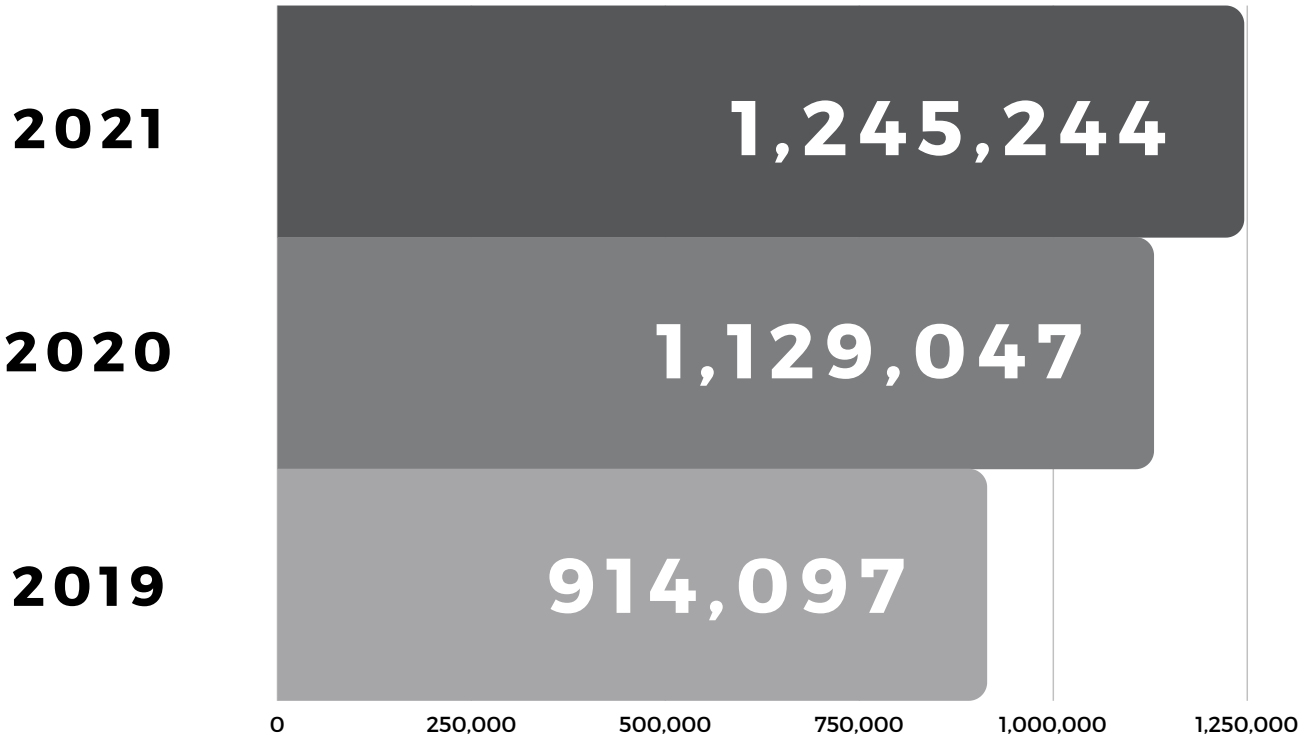
POPULATION (30M RADIUS)



BENEFITS OF DEVELOPING IN POLK COUNTY

- Polk county Ad Valorem Tax Exemption (AVTE)
- Polk County Impact Fee Mitigation Program
- Duke Energy Economic Development Rider Program
- TECO Energy Economic Development Rider Program
- Foreign Trade Zone (FTZ 79)

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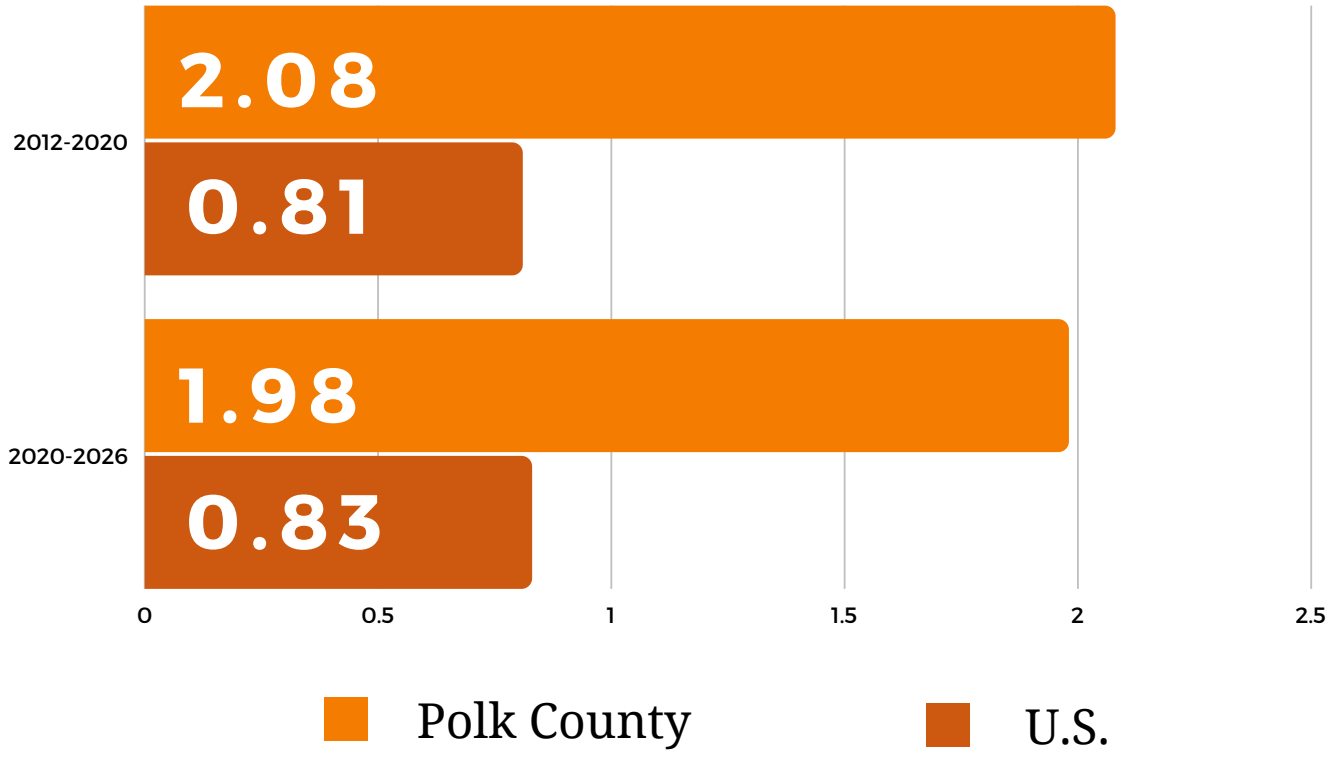
% ANNUAL POPULATION GROWTH

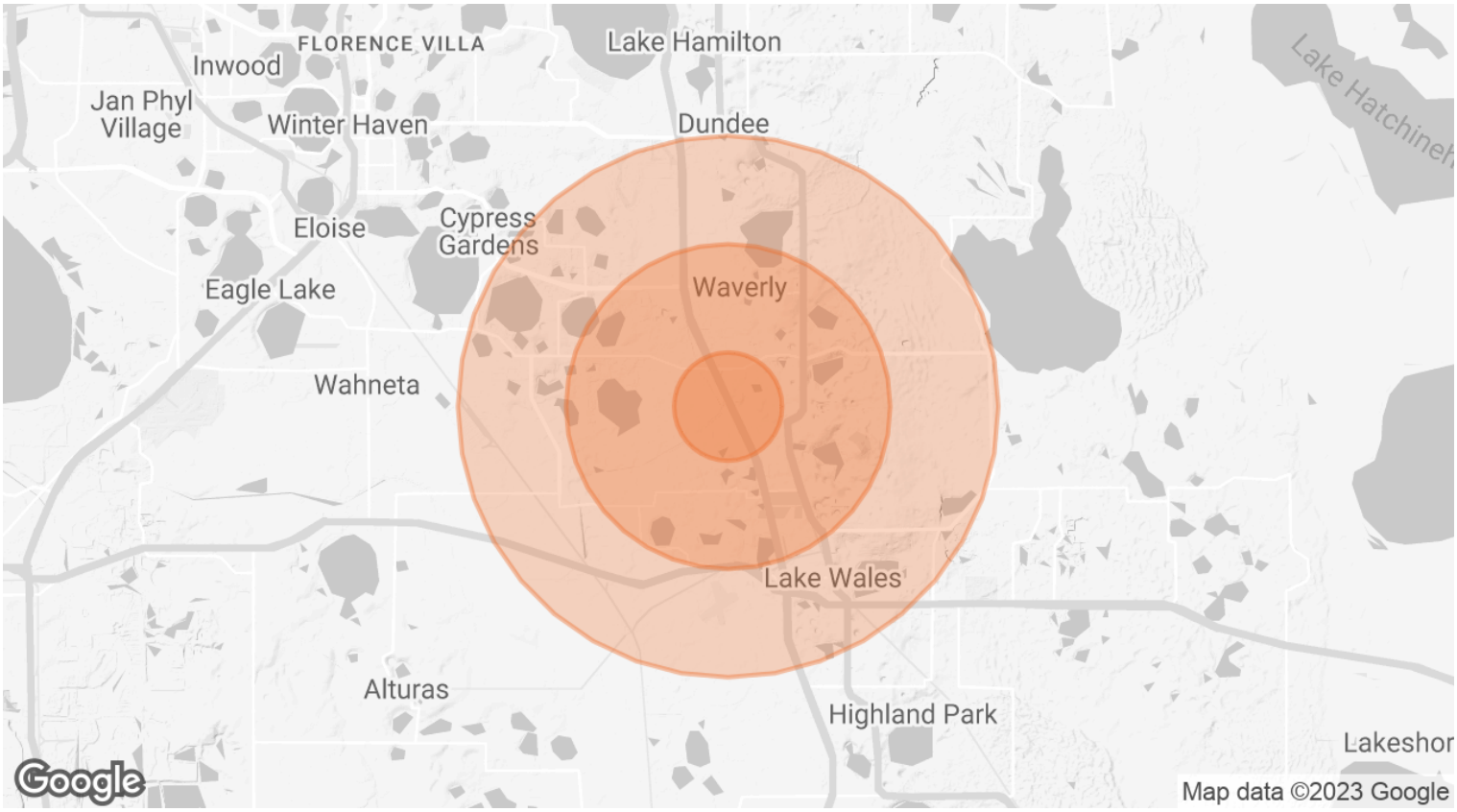


413,224
EMPLOYEES

39,179
BUSINESSES

8.9%
UNEMPLOYMENT RATE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,654	13,111	45,005
AVERAGE AGE	44.6	47.5	43.7
AVERAGE AGE (MALE)	62.4	52.1	43.3
AVERAGE AGE (FEMALE)	39.5	47.0	45.0

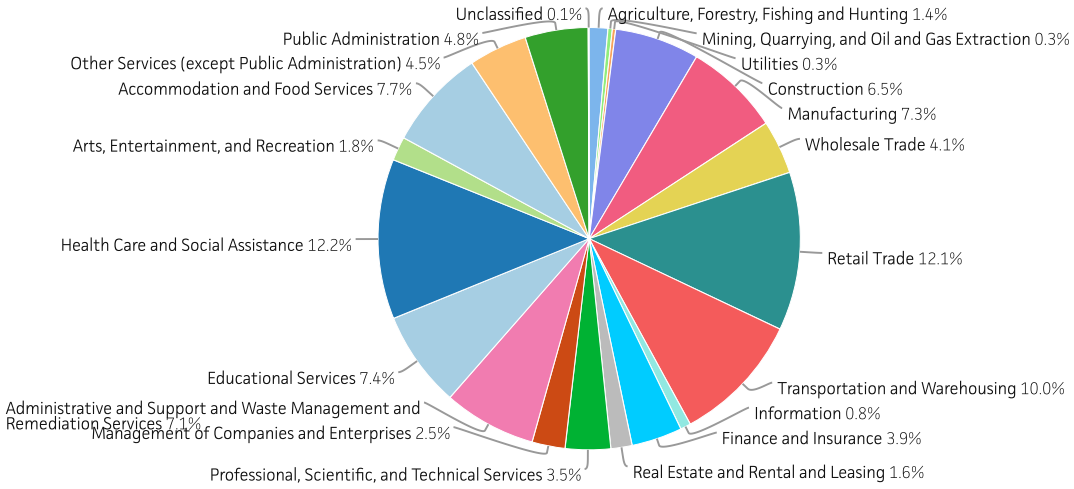
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	974	6,920	20,696
# OF PERSONS PER HH	1.7	1.9	2.2
AVERAGE HH INCOME	$35,677	$49,609	$54,817
AVERAGE HOUSE VALUE	$143,306	$181,040	$175,626

** Demographic data derived from 2020 ACS - US Census*

Industry Snapshot

The largest sector in Polk County, Florida is Health Care and Social Assistance, employing 29,957 workers. The next-largest sectors in the region are Retail Trade (29,673 workers) and Transportation and Warehousing (24,506). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Transportation and Warehousing (LQ = 2.13), Management of Companies and Enterprises (1.64), and Retail Trade (1.19).

Total Workers for Polk County, Florida by Industry



Source: JobsEQ®,Data as of 2020Q2

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2019Q4 with preliminary estimates updated to 2020Q2.

Sectors in Polk County, Florida with the highest average wages per worker are Utilities ($95,571), Mining, Quarrying, and Oil and Gas Extraction ($81,826), and Management of Companies and Enterprises ($77,772). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Transportation and Warehousing (+9,345 jobs), Construction (+2,681), and Health Care and Social Assistance (+2,028).

Over the next 10 years, employment in Polk County, Florida is projected to expand by 35,197 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +2.0% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+6,723 jobs), Transportation and Warehousing (+4,491), and Accommodation and Food Services (+3,670).

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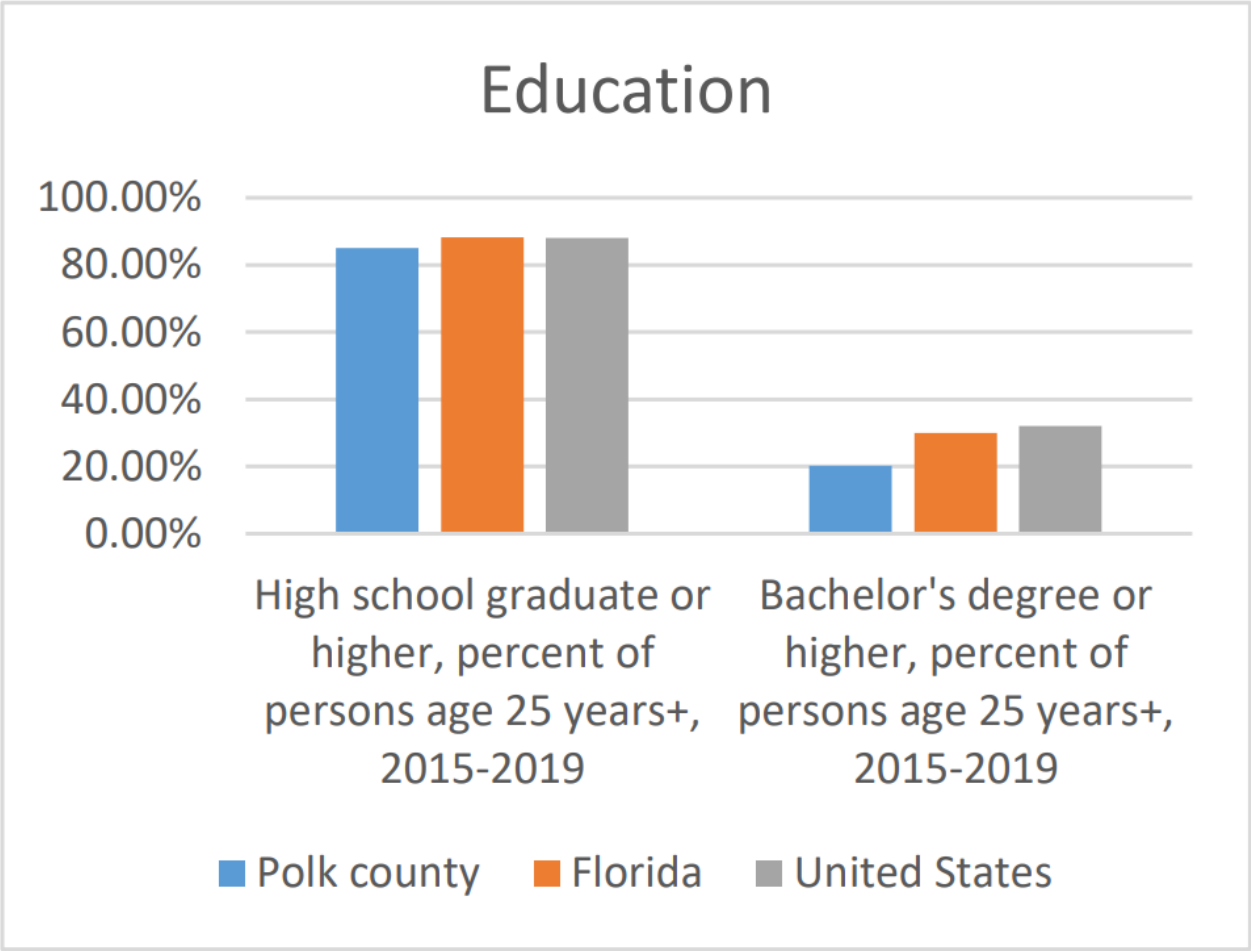
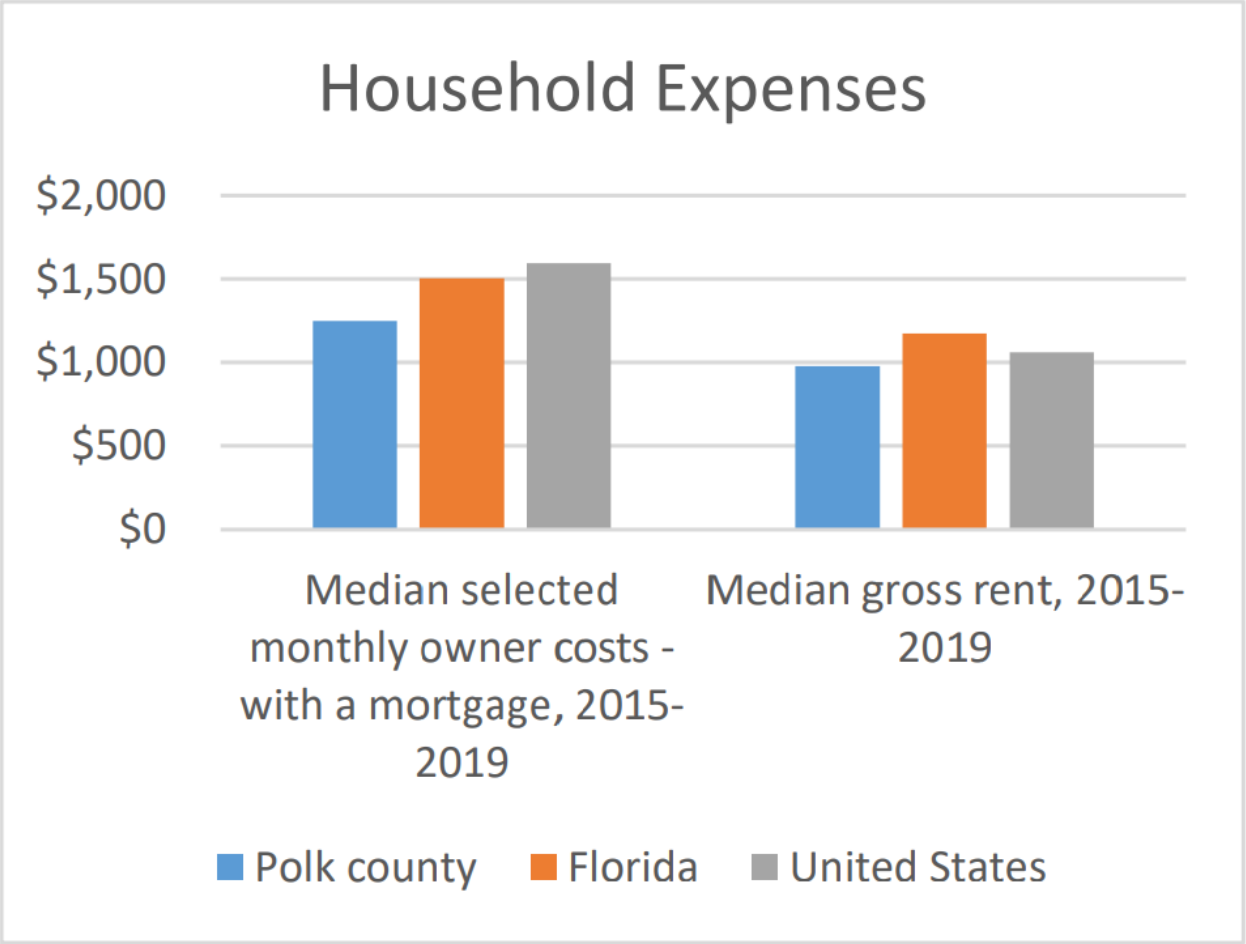
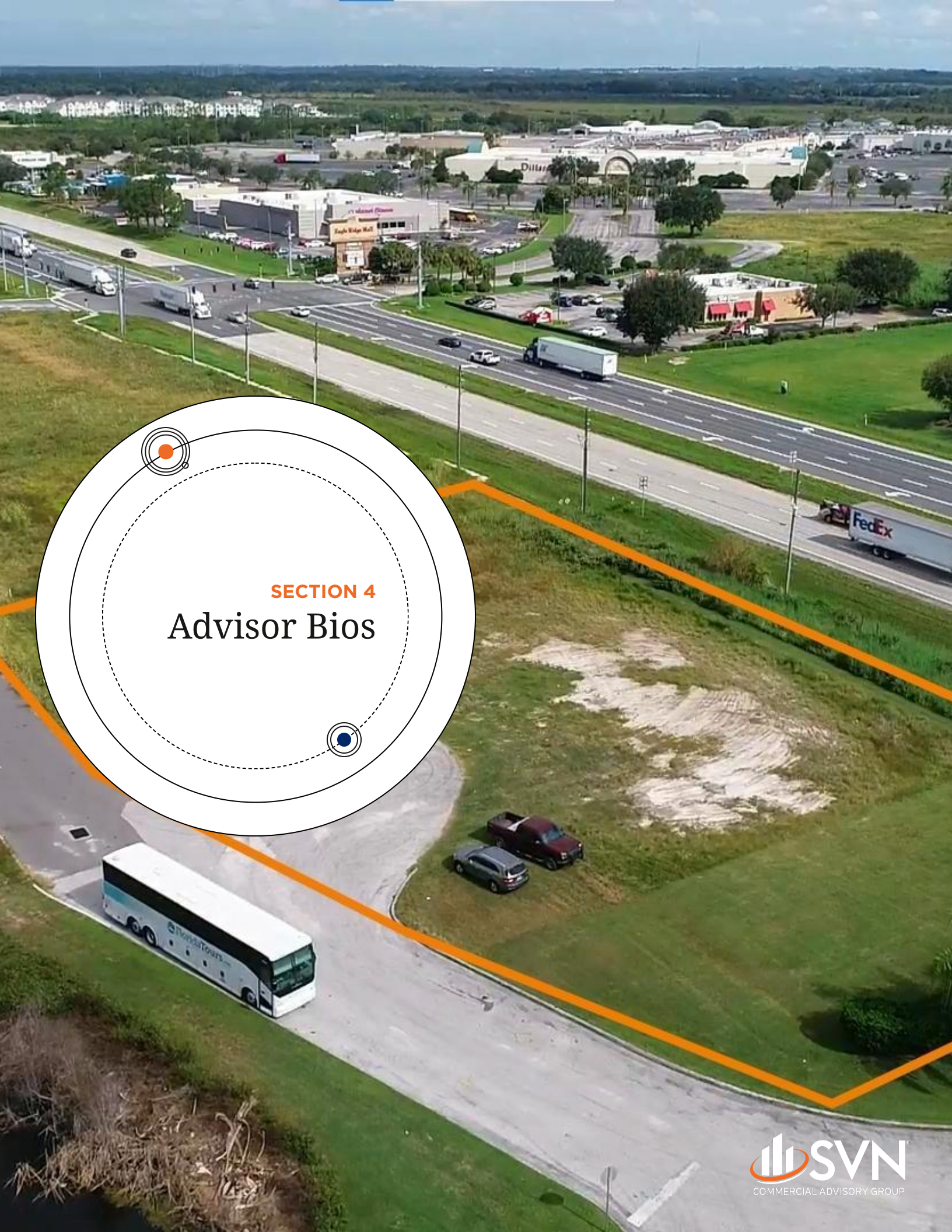

Education
100.00%
80.00%
60.00%
40.00%
20.00%
0.00%
High school graduate or higher, percent of persons age 25 years+, 2015-2019
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019
Polk county
Florida
United States


Household Expenses
$2,000
$1,500
$1,000
$500
$0
Median selected monthly owner costs - with a mortgage, 2015-2019
Median gross rent, 2015-2019
Polk county
Florida
United States



SECTION 4

Advisor Bios

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SID BHATT, CCIM, SIOR

Senior Advisor

sid.bhatt@svn.com
Direct: *813.809.9142* | **Cell:** *704.930.8179*

PROFESSIONAL BACKGROUND

Mr. Bhatt is Senior Advisor with SVN International Inc | Commercial Advisory Group, managing investment sales, leasing and property management in multiple counties in the Tampa Bay area. Mr. Bhatt specializes in critical Industrial assets with a focus on 3rd party logistics, cold storage, life science and sale-leasebacks With 14 years of commercial real estate experience, Mr. Bhatt has achieved a career sales volume close to $100 million, fostering client relationship with Lightstone, EB5 United, L & M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

Mr. Bhatt is an effective deal manager who will strategize and penetrate key markets in single & multi-tenant assets with his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bond. In 2008, Mr. Bhatt began his commercial brokerage career in the Carolinas with Coldwell Banker and subsequently with NNNet Advisors and Marcus Millichap in Net Lease sales.

Prior to becoming a commercial broker, Mr. Bhatt worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada

Mr. Bhatt holds an MBA from Fordham University, NY, and Certificate of Professional Development from the University of Pennsylvania – The Wharton School. Mr. Bhatt was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010.

EDUCATION

Mr. Bhatt holds an MBA from Fordham University, NY, and Certificate of Professional Development from the University of Pennsylvania – The Wharton School

MEMBERSHIPS

Mr. Bhatt was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors in 2022. He is involved in following charities : DNS Relief Fund, Samaritan's Purse and Gideon's International.

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Tampa, FL 33610
941.487.3788

ADVISOR BIO

CHRISTOPHER GLYNN

Associate Advisor

christopher.glynn@svn.com
Direct: *857.413.7669*

PROFESSIONAL BACKGROUND

Chris joined SVN Commercial Advisory in June 2023 as an Associate Advisor after five years working at BrightSpire Capital (formerly Colony Capital). At BrightSpire, focusing on real estate debt, Chris worked as part of the Portfolio Management team, working closely with senior asset managers primarily in Texas and the East Coast. Working on various asset classes, daily responsibilities included managing borrower business plans and relationships, and running various financial performance analyses. Chris has experience with several quarterly reporting duties including board presentations and earnings call materials. Prior to BrightSpire, Chris worked as a Compliance Analyst at WS Development, and a Tenant Coordinator at CBRE New England, and as a Board Operator and Producer at Entercom Boston.
designation in 2010.

EDUCATION

University of Massachusetts Amherst
Communications

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