

# I-4 Frontage Site

## 104± Acres

### Near New Florida Polytechnic University

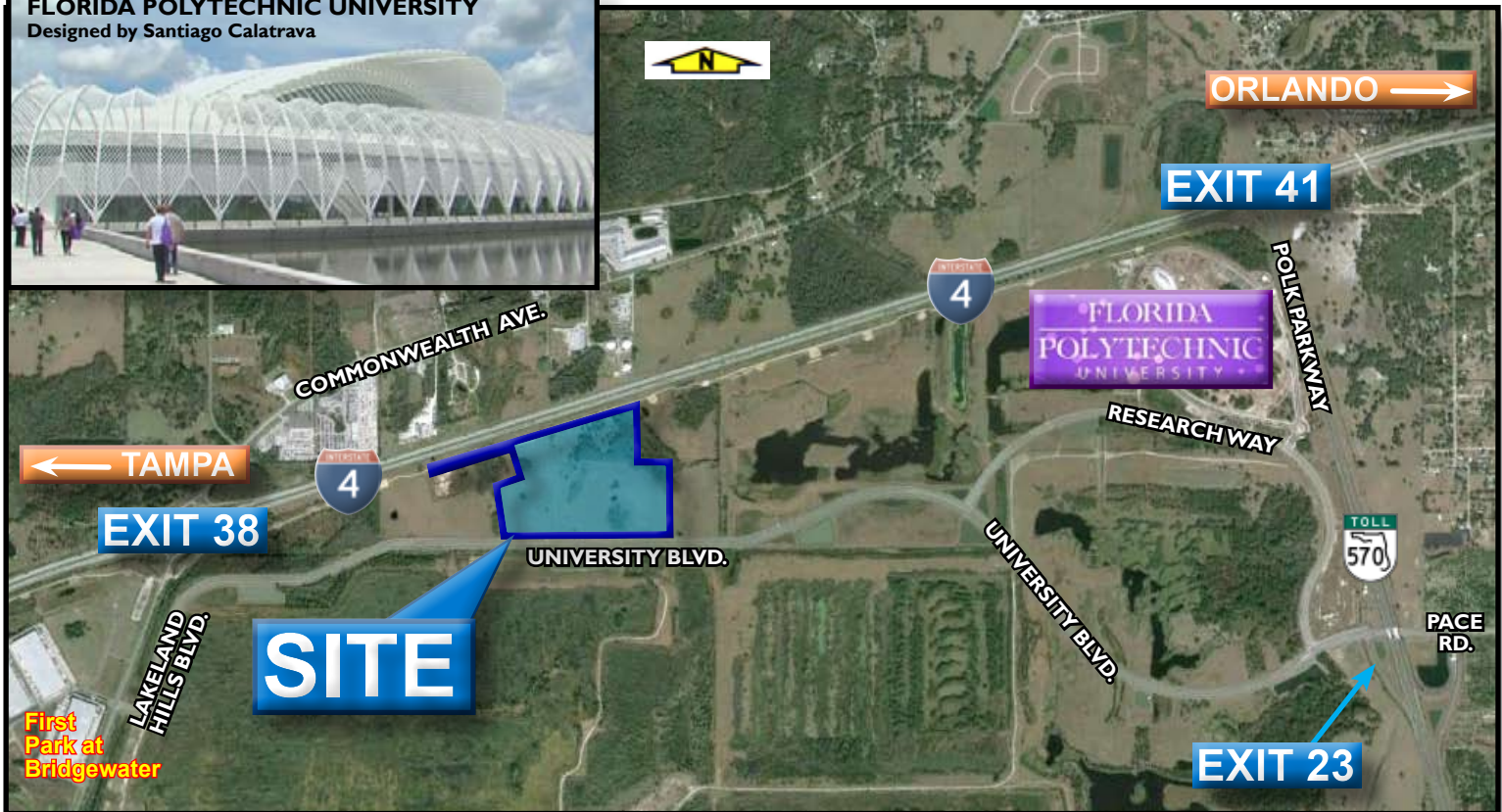


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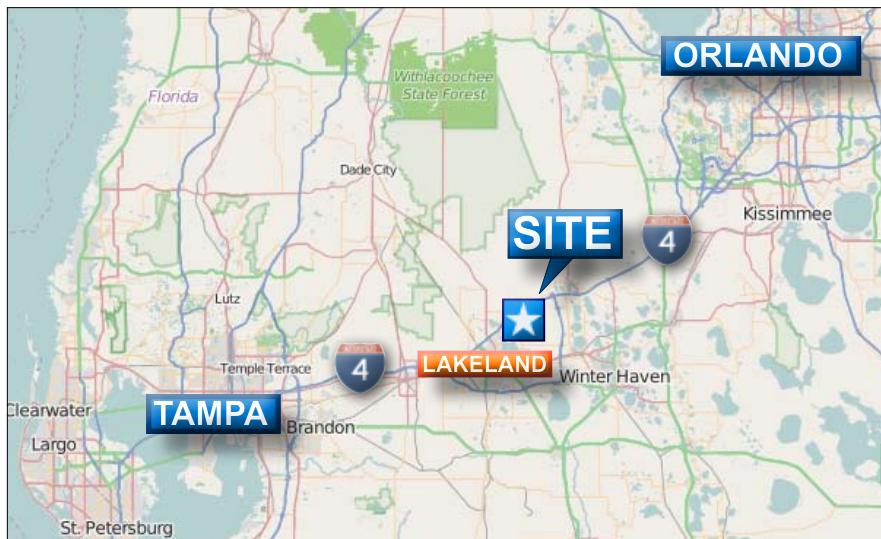
LOGISTICS-DISTRIBUTION - OFFICE PARK - SUPPORT COMMERCIAL



FLORIDA POLYTECHNIC UNIVERSITY  
Designed by Santiago Calatrava



## LOCATION MAP



## PROPERTY INFORMATION

**LOCATION:** I-4 at Exit 38 on University Blvd., Lakeland, Florida

**USE:** Logistics/Distribution, Medical, Office, Research, Support Commercial

**SITE SIZE:** 104± Acres / 80+ Upland Acres

**TRAFFIC:** 135,000 Daily Traffic on I-4

**SAME-DAY DELIVERY:** +6 million people within 60 miles; +8.8 million within 100 miles

FOR MORE INFORMATION  
PLEASE CONTACT

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# **I-4 Frontage Site: 104± Acres / 80+ Upland Acres**

## **Property Overview**

<b>Identification:</b>	104± Acres I-4 Frontage
<b>Tax ID:</b>	24-27-11-000000-042010, 24-27-14-000000-011010, 24-27-11-000000-024030
<b>Location:</b>	I-4 at Exit 38, on University Boulevard, Lakeland, FL
<b>Size:</b>	104± Acres, Approximately <b>80.5 Upland Acres</b>
<b>Frontage:</b>	<ul style="list-style-type: none"><li>◆ <b>2,050' (est.) on I-4</b><ul style="list-style-type: none"><li>● (Additional <b>1,340' of I-4 visibility</b> within utility easement)</li></ul></li><li>◆ <b>2,600'+ on University Boulevard</b></li></ul>
<b>Future Land Use/ Zoning:</b>	Business Park Center / Planned Unit Development City of Lakeland
<b>Traffic Count:</b>	135,000 Daily Traffic on I-4
<b>Access:</b>	Fronting on University Boulevard, approx. <b>1.5 miles</b> east of <b>SR 33</b> , connecting to <b>I-4</b> , at <b>Exit 38</b> and approx. 2.5 miles to <b>Polk Parkway, Exit 23</b>
<b>Utilities:</b>	City of Lakeland water and sewer <ul style="list-style-type: none"><li>◆ Water and sewer within ½ mile of site</li><li>◆ Lakeland Electric</li></ul>
<b>Comments:</b>	<p>Strategically located with frontage on <b>I-4</b>, just east of <b>Exit 38</b>, the property is directly on the new four-lane <b>University Boulevard</b>, and approximately 1.5 miles to <b>Florida Polytechnic University (FPU)</b>. Centrally situated between the markets of <b>Tampa</b> and <b>Orlando</b>, the property is positioned to service all of central Florida. Site is well suited and entitled for <b>logistics/distribution</b> operations with <b>same-day delivery within the state</b>; <b>medical uses</b>, including <b>hospitals</b>; <b>office</b>; <b>research</b> and <b>business park uses</b>; and hotels and support <b>commercial</b>. Proximity to FPU provides unique opportunities for collaboration with and support of the activities of the University. Site is approved for <b>1,100,000 square feet</b> of development.</p> <p><b>Note:</b> <b>Florida Polytechnic University</b>, the State's newest university, focusing on science, technology, engineering and math (STEM), is positioned to promote technology-related development. The initial 160,000 square foot Innovation Science and Technology Building, designed by the internationally renowned Spanish architect, Santiago Calatrava, opened with the inaugural class in August 2014.</p>
<b>Price:</b>	Call for Pricing

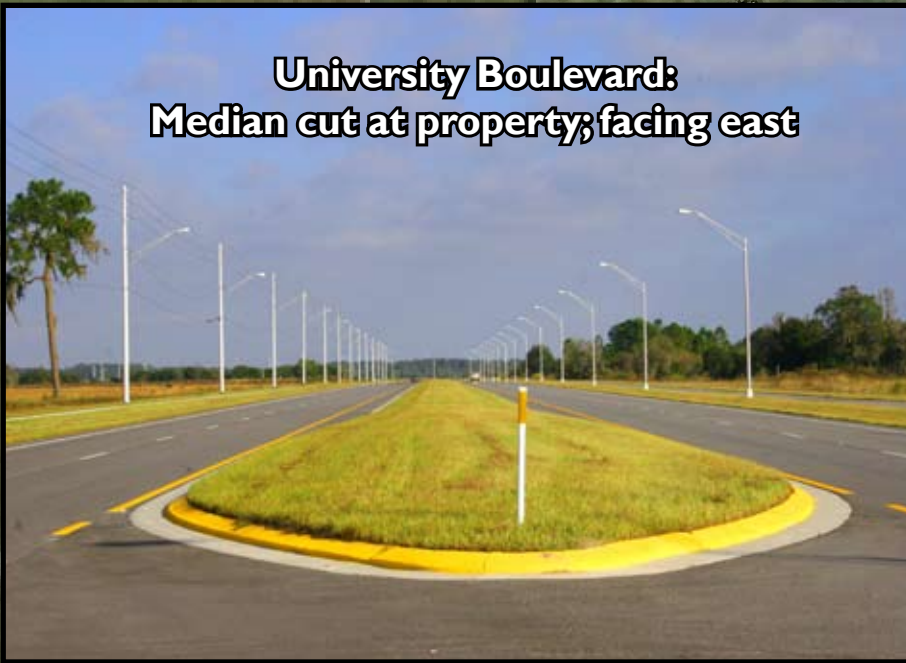




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# I-4 Frontage Site: 104± Acres / 80+ Upland Acres Aerial

**University Boulevard:  
Median cut at property; facing east**

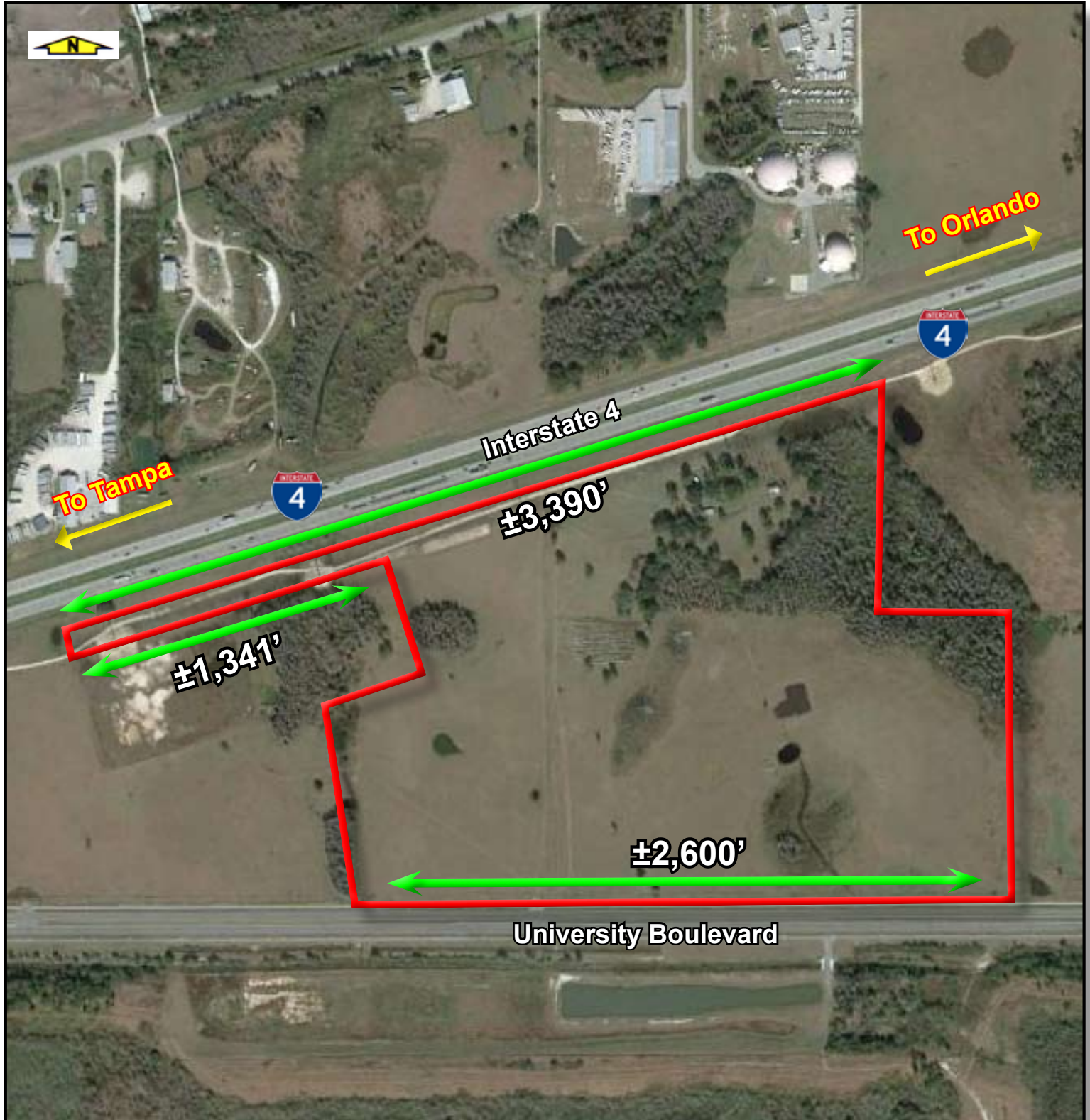






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# I-4 Frontage Site: 104± Acres / 80+ Upland Acres Close Aerial



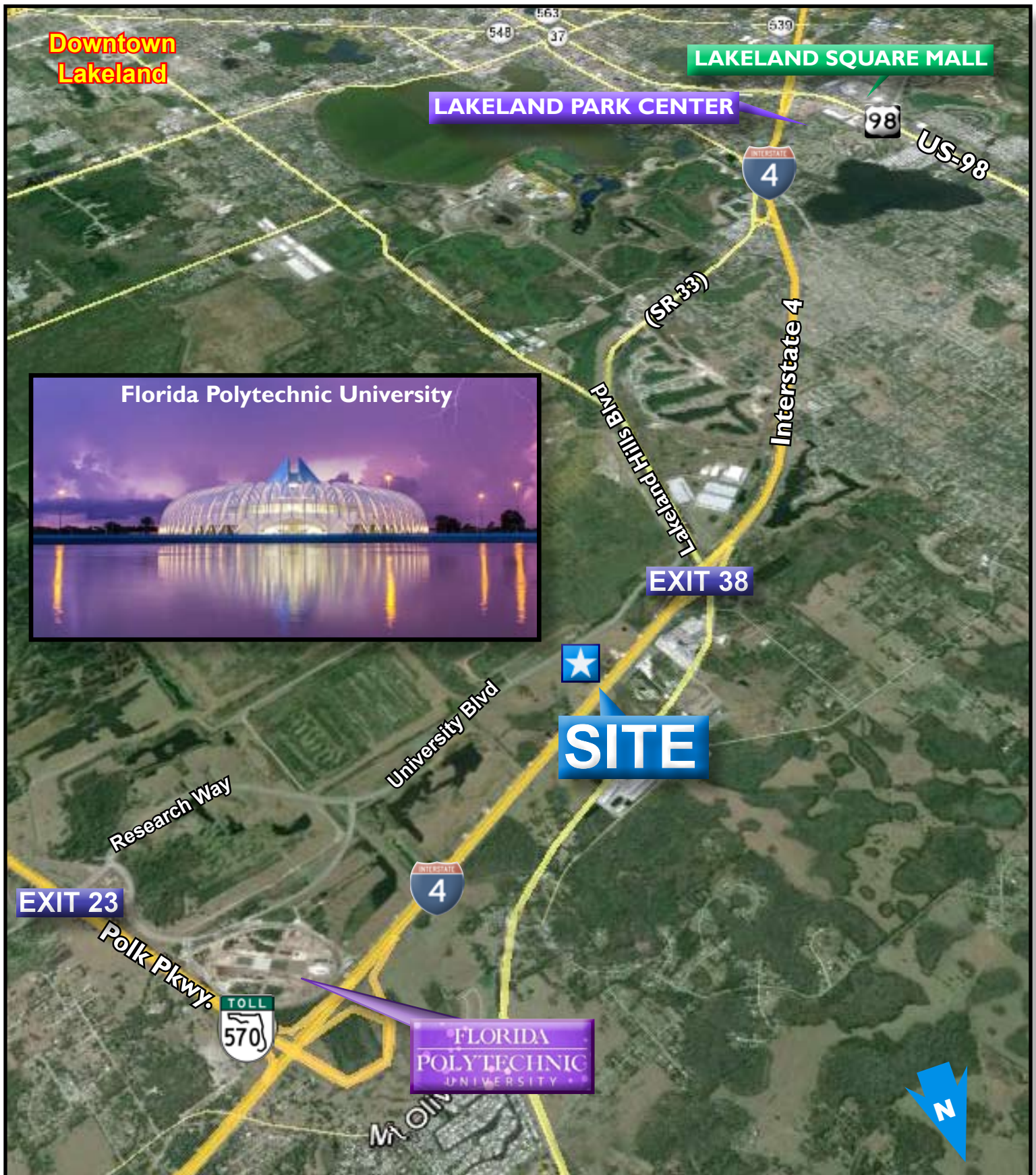




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# I-4 Frontage Site: 104± Acres / 80+ Upland Acres

Distance Aerial



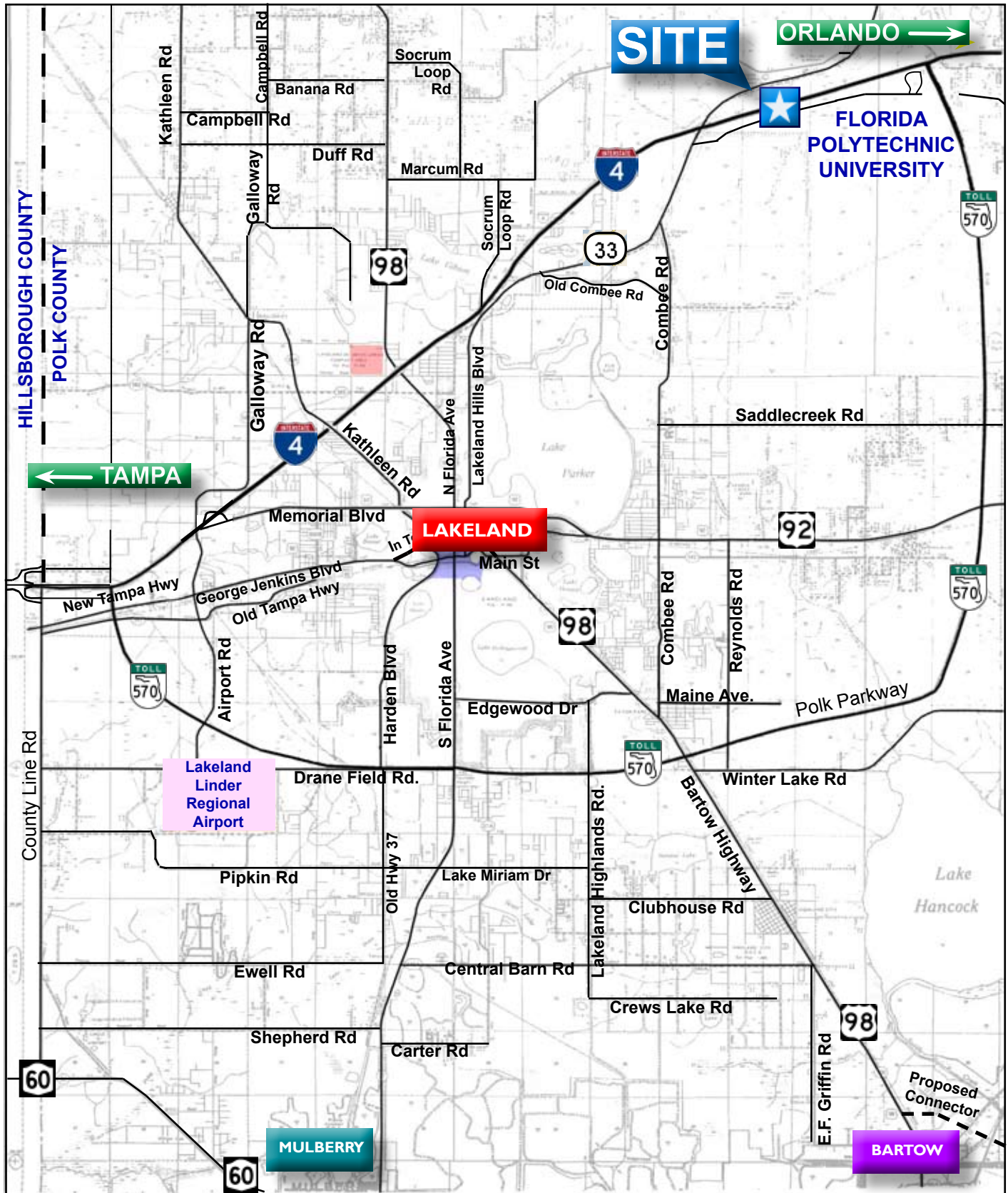




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# I-4 Frontage Site: 104± Acres / 80+ Upland Acres

## Location Map





# I-4 Frontage Site:

## 104± Acres / 80+ Upland Acres

### Demographics - Executive Summary

	30 miles	60 miles	100 miles
<b>Population</b>			
2000 Population	874,226	4,731,156	7,024,367
2010 Population	1,219,813	5,837,474	8,476,429
2015 Population	1,304,338	6,163,907	8,870,122
2020 Population	1,398,245	6,565,003	9,363,918
2000-2010 Annual Rate	3.39%	2.12%	1.90%
2010-2015 Annual Rate	1.28%	1.04%	0.87%
2015-2020 Annual Rate	1.40%	1.27%	1.09%
2015 Male Population	48.7%	48.8%	48.8%
2015 Female Population	51.3%	51.2%	51.2%
2015 Median Age	39.1	40.7	43.3

In the identified area, the current year population is 8,870,122. In 2010, the Census count in the area was 8,476,429. The rate of change since 2010 was 0.87% annually. The five-year projection for the population in the area is 9,363,918 representing a change of 1.09% annually from 2015 to 2020. Currently, the population is 48.8% male and 51.2% female.

#### Median Age

The median age in this area is 39.1, compared to U.S. median age of 37.9.

#### Race and Ethnicity

2015 White Alone	73.3%	73.6%	76.5%
2015 Black Alone	13.2%	14.1%	12.6%
2015 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2015 Asian Alone	3.2%	3.4%	2.9%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	6.6%	5.3%	4.7%
2015 Two or More Races	3.2%	3.1%	2.9%
2015 Hispanic Origin (Any Race)	23.8%	22.2%	19.0%

Persons of Hispanic origin represent 19.0% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.4 in the identified area, compared to 63.0 for the U.S. as a whole.

#### Households

2000 Households	332,793	1,900,125	2,879,877
2010 Households	448,320	2,306,267	3,440,680
2015 Total Households	474,370	2,422,135	3,587,078
2020 Total Households	506,852	2,575,418	3,781,958
2000-2010 Annual Rate	3.02%	1.96%	1.80%
2010-2015 Annual Rate	1.08%	0.94%	0.80%
2015-2020 Annual Rate	1.33%	1.23%	1.06%
2015 Average Household Size	2.70	2.49	2.42

The household count in this area has changed from 3,440,680 in 2010 to 3,587,078 in the current year, a change of 0.80% annually. The five-year projection of households is 3,781,958, a change of 1.06% annually from the current year total. Average household size is currently 2.42, compared to 2.41 in the year 2010. The number of families in the current year is 2,304,930 in the specified area.



# I-4 Frontage Site:

## 104± Acres / 80+ Upland Acres

### Demographics - Executive Summary

	30 miles	60 miles	100 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$49,141	\$46,747	\$45,933
2020 Median Household Income	\$55,590	\$54,030	\$53,394
2015-2020 Annual Rate	2.50%	2.94%	3.06%
<b>Average Household Income</b>			
2015 Average Household Income	\$64,238	\$64,273	\$63,430
2020 Average Household Income	\$72,960	\$73,031	\$72,084
2015-2020 Annual Rate	2.58%	2.59%	2.59%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$23,488	\$25,465	\$25,852
2020 Per Capita Income	\$26,561	\$28,850	\$29,307
2015-2020 Annual Rate	2.49%	2.53%	2.54%

#### Households by Income

Current median household income is \$45,933 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$53,394 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$63,430 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$72,084 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$25,852 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$29,307 in five years, compared to \$32,501 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	392,304	2,145,882	3,307,901
2000 Owner Occupied Housing Units	247,838	1,333,204	2,090,214
2000 Renter Occupied Housing Units	84,955	566,921	789,663
2000 Vacant Housing Units	59,511	245,757	428,024
2010 Total Housing Units	559,510	2,731,194	4,154,784
2010 Owner Occupied Housing Units	316,866	1,546,703	2,390,174
2010 Renter Occupied Housing Units	131,454	759,564	1,050,506
2010 Vacant Housing Units	111,190	424,927	714,104
2015 Total Housing Units	592,265	2,877,828	4,347,998
2015 Owner Occupied Housing Units	315,967	1,526,789	2,348,747
2015 Renter Occupied Housing Units	158,402	895,346	1,238,331
2015 Vacant Housing Units	117,895	455,693	760,920
2020 Total Housing Units	629,893	3,045,184	4,566,219
2020 Owner Occupied Housing Units	335,889	1,613,606	2,460,155
2020 Renter Occupied Housing Units	170,963	961,812	1,321,803
2020 Vacant Housing Units	123,041	469,766	784,261

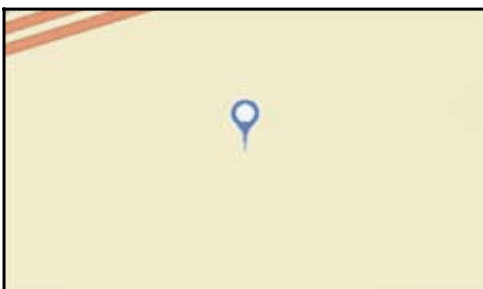
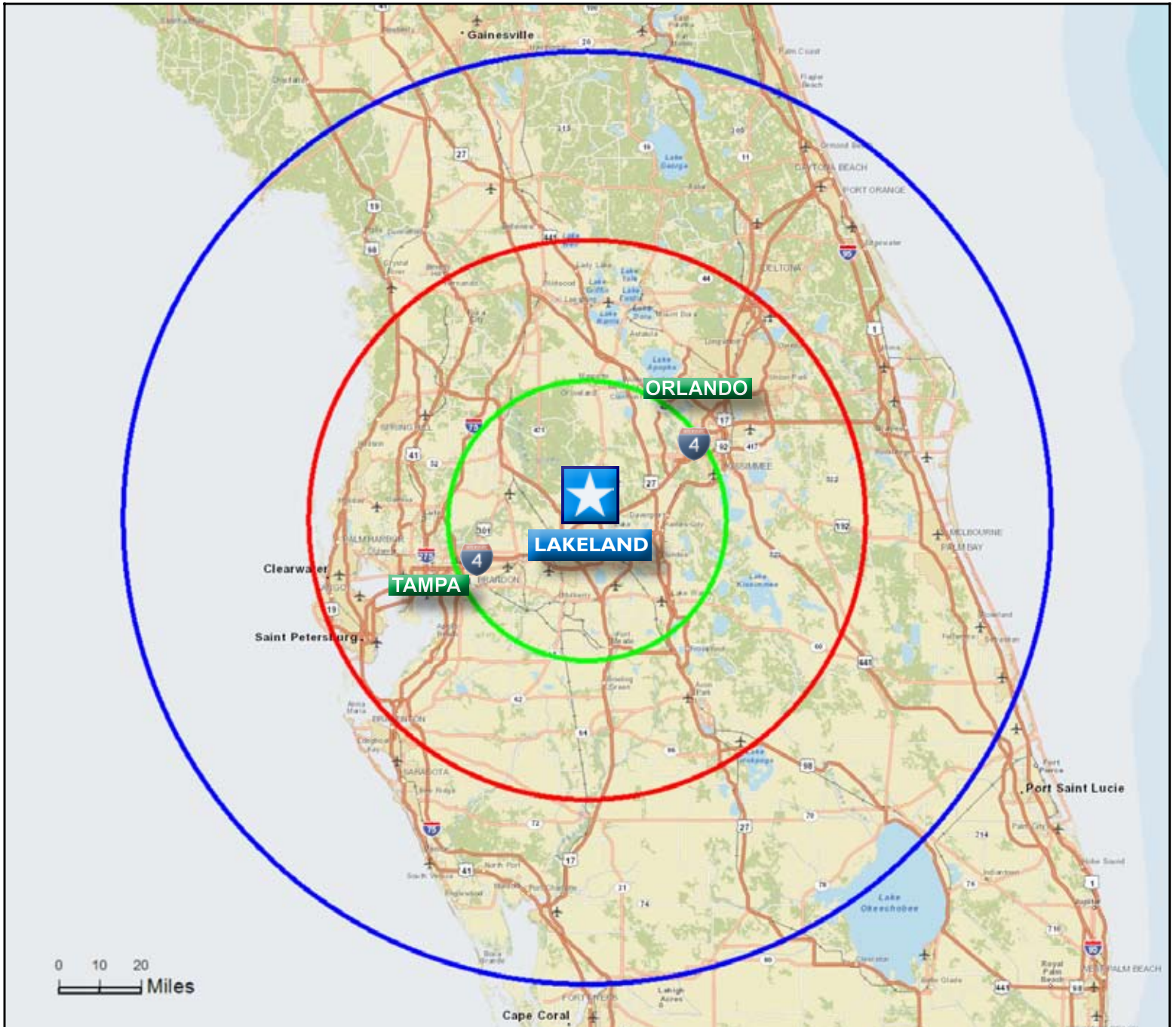
Currently, 54.0% of the 4,347,998 housing units in the area are owner occupied; 28.5%, renter occupied; and 17.5% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 4,154,784 housing units in the area - 57.5% owner occupied, 25.3% renter occupied, and 17.2% vacant. The annual rate of change in housing units since 2010 is 2.04%. Median home value in the area is \$161,668, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.56% annually to \$202,071.





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# ***I-4 Frontage Site:*** ***104± Acres / 80+ Upland Acres*** **Demographics - Standard Site Map**



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