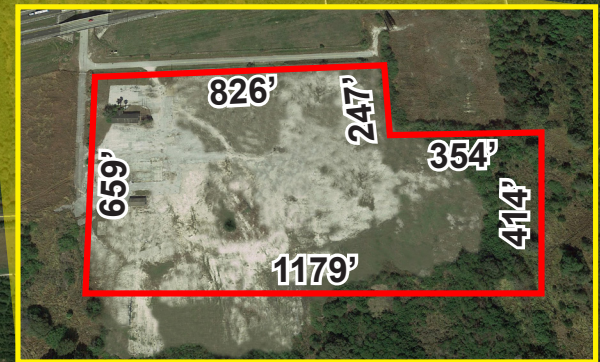
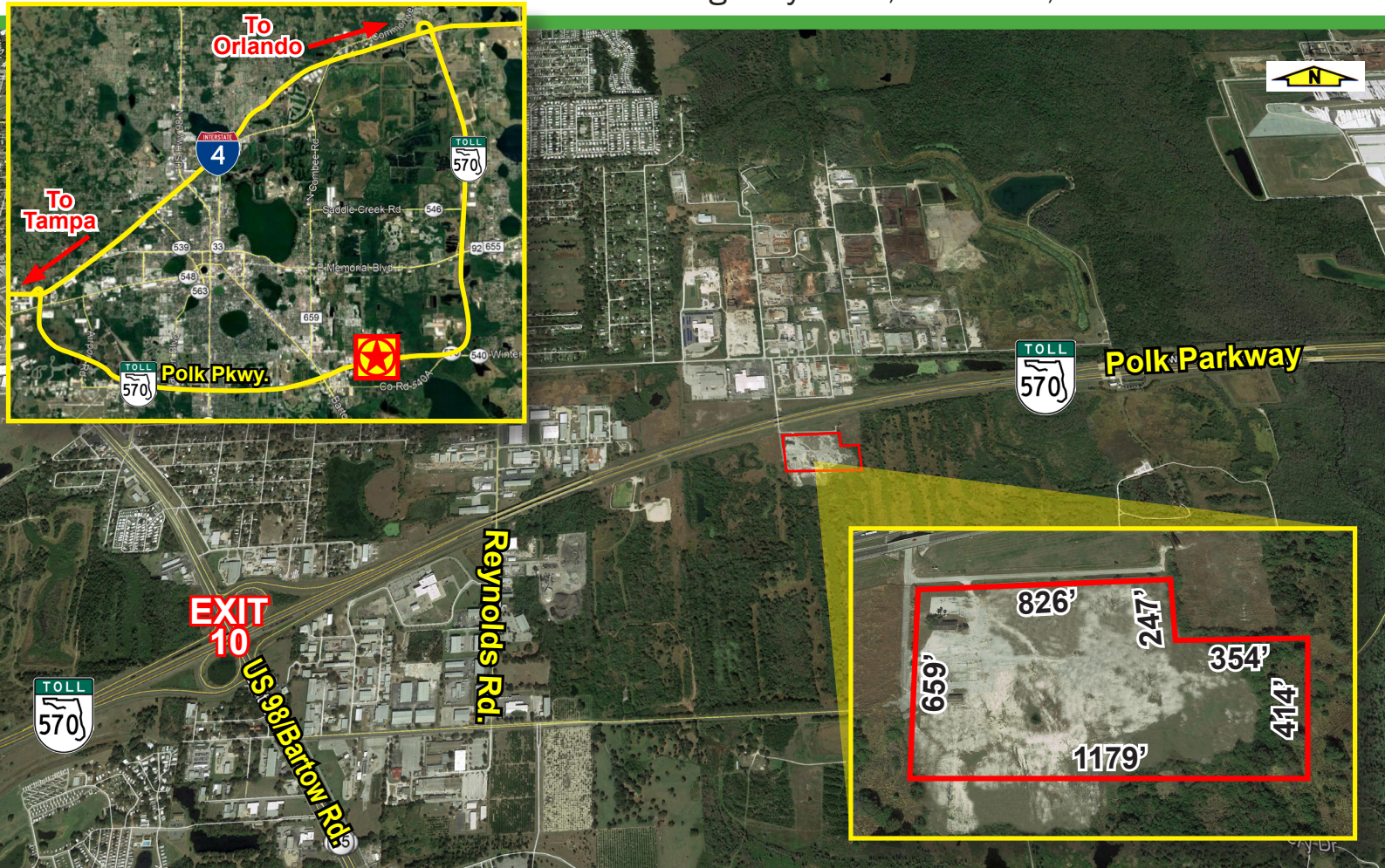


HEAVY INDUSTRIAL LAND



15.8 Acres Heavy Industrial On Polk Parkway

Central Florida Market
4201 Ridgeway Lane, Lakeland, Florida



PROPERTY HIGHLIGHTS

- Heavy Industrial Zoning
- Level, Stabilized and Fenced
- Polk Parkway Frontage
 - Connections to I-4, US 98, US 27, SR 60 and US 92
- 3-Phase Power at the Site

LISA PARKS ABERGER, SIOR, AICP
863-682-6147 • Lisa@hauger-bunch.com

DAVID F. BUNCH, SIOR
863-682-6147 • David@hauger-bunch.com

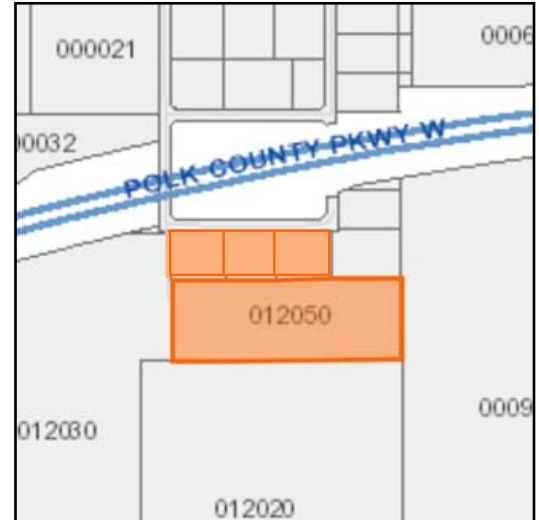
HEAVY INDUSTRIAL LAND

15.8 Acres Heavy Industrial

Central Florida Market

PROPERTY OVERVIEW

Identification:	15.8 Acres Industrial		
Tax ID:	24-28-35-000000-012040, 24-28-35-270501-000140, 24-28-35-270501-000150 & 24-28-35-000000-012050		
Location:	4201 Ridgeway Lane Lakeland, Florida 33803		
Access:	<ul style="list-style-type: none">■ 2 Lane Connector to US 98 and SR 570 (Polk Parkway) 2.7 miles■ 826' Direct Frontage on SR 570 (Polk Parkway) (No Direct Access)		
Taxes:	\$4,944,94 (2020)		
Zoning:	Industrial (I) Polk County		
Land Use:	Industrial		
Utilities:	<ul style="list-style-type: none">■ Private Water (Water fed from City of Lakeland) & Septic (Sewer potential via 3rd party vendor)■ Lakeland Electric: 3-Phase Power at Property		
Comments:	Heavy industrial zoned site, <u>stabilized and level</u> , with frontage along the Polk Parkway (SR 570) . Site is centrally located with easy access to I-4 via Polk Parkway and US 98 S , as well as easy access southward to SR 60 . Modular office of 1,960sf on premises (needs repair), a 800sf shop/warehouse, and yard dock.		
PRICE:	\$1,250,000	\$79,114 per acre	(\$1.82 psf)



LISA PARKS ABBERGER, SIOR, AICP | Lisa@hauger-bunch.com

DAVID F. BUNCH, SIOR | David@hauger-bunch.com

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.



REALTOR®

863-682-6147

HEAVY INDUSTRIAL LAND

15.8 Acres Heavy Industrial

Central Florida Market

ROUTE MAP



LISA PARKS ABBERGER, SIOR, AICP
863-682-6147 • Lisa@hauger-bunch.com

DAVID F. BUNCH, SIOR
863-682-6147 • David@hauger-bunch.com

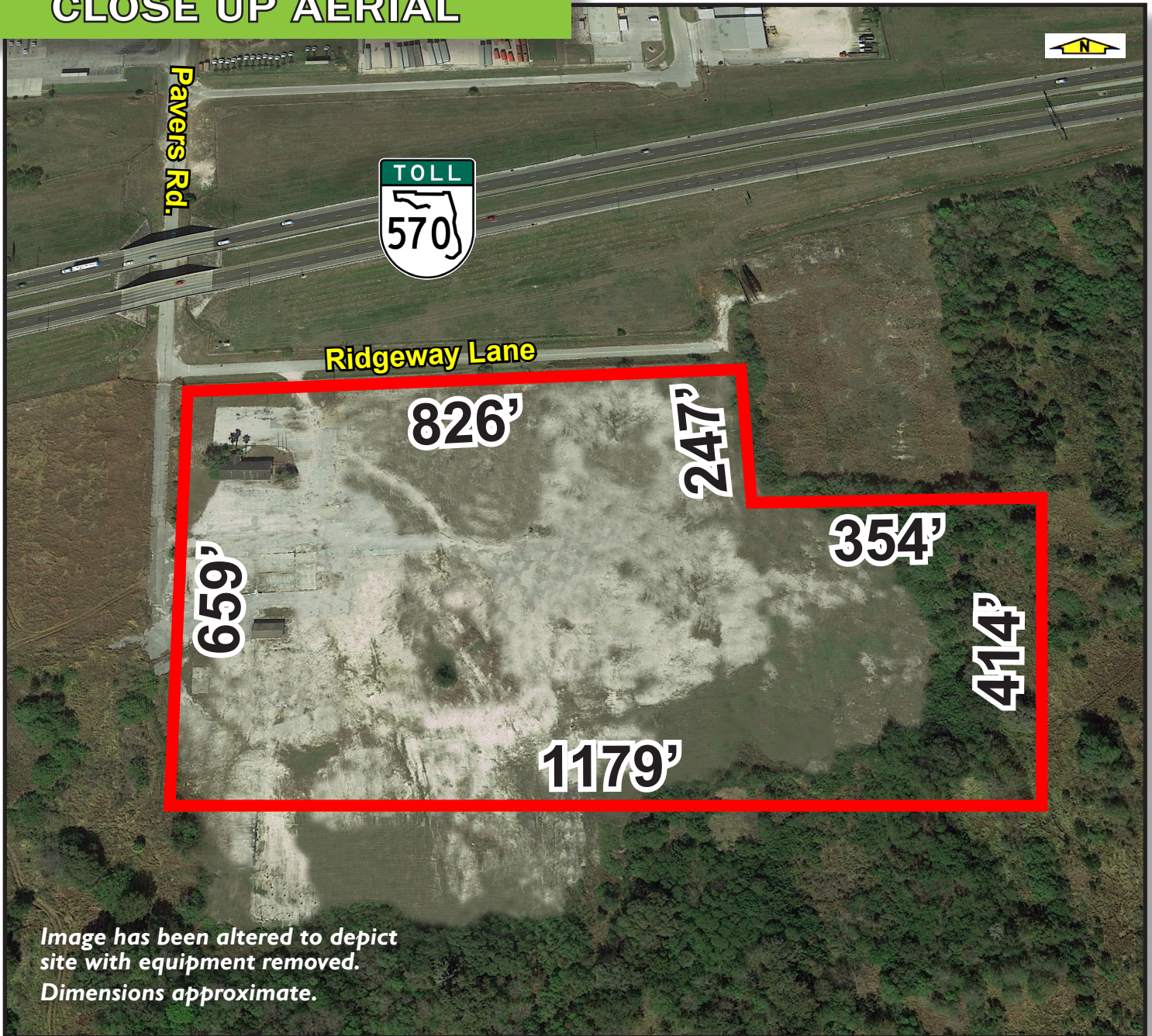
Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

HEAVY INDUSTRIAL LAND

15.8 Acres Heavy Industrial

Central Florida Market

CLOSE UP AERIAL



LISA PARKS ABBERGER, SIOR, AICP
863-682-6147 • Lisa@hauger-bunch.com

DAVID F. BUNCH, SIOR
863-682-6147 • David@hauger-bunch.com

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

HEAVY INDUSTRIAL LAND

15.8 Acres Heavy Industrial

Central Florida Market

DISTANCE AERIAL



LISA PARKS ABBERGER, SIOR, AICP
863-682-6147 • Lisa@hauger-bunch.com

DAVID F. BUNCH, SIOR
863-682-6147 • David@hauger-bunch.com

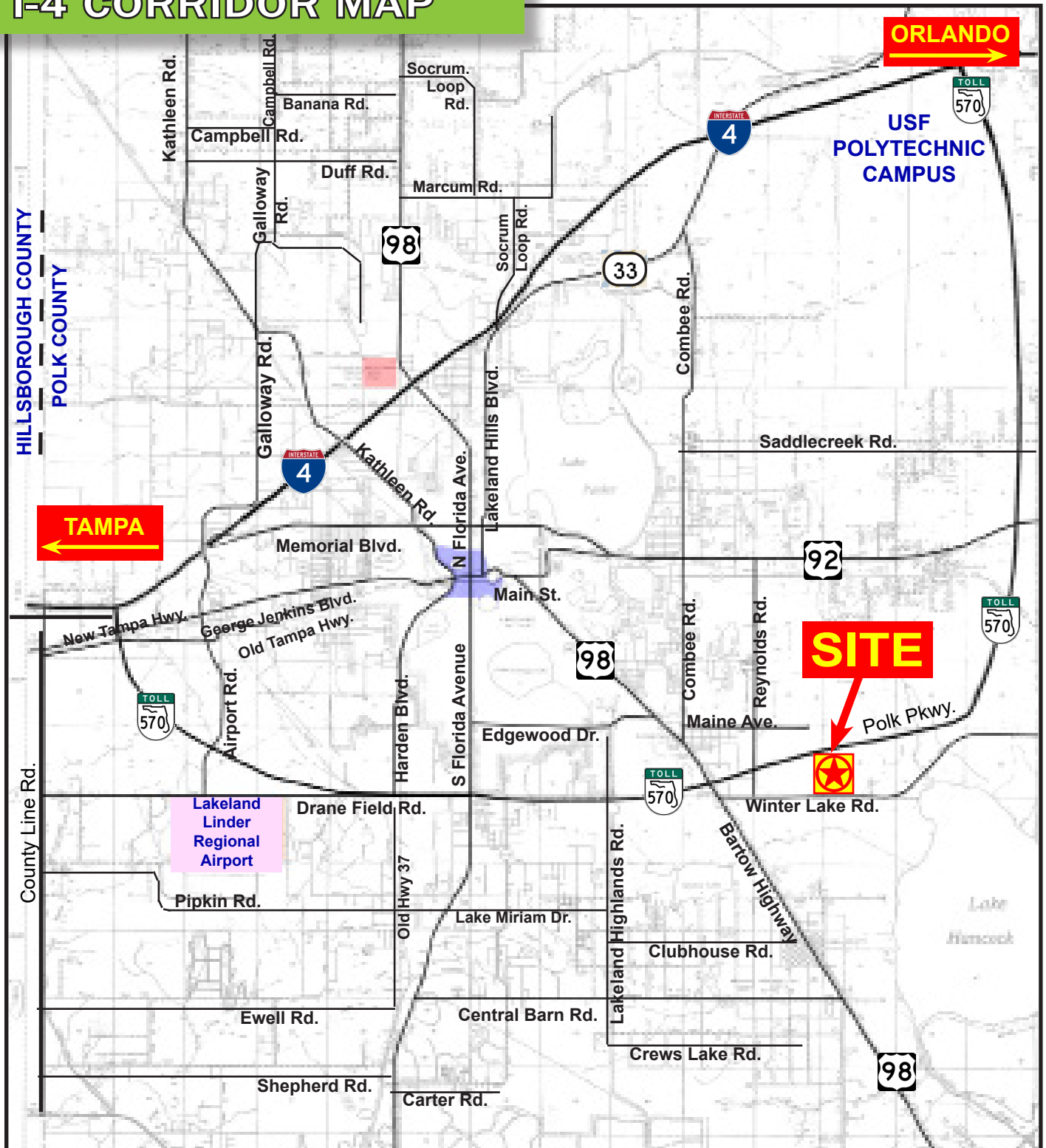
Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

HEAVY INDUSTRIAL LAND

15.8 Acres Heavy Industrial

Central Florida Market

I-4 CORRIDOR MAP



Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

HEAVY INDUSTRIAL LAND

15.8 Acres Heavy Industrial

Central Florida Market

EXECUTIVE SUMMARY

	10 miles	25 miles	60 miles
Population			
2000 Population	272,343	631,723	4,826,351
2010 Population	308,224	784,260	5,851,566
2020 Population	347,823	912,991	6,977,759
2025 Population	371,575	982,892	7,562,602
2000-2010 Annual Rate	1.25%	2.19%	1.94%
2010-2020 Annual Rate	1.19%	1.49%	1.73%
2020-2025 Annual Rate	1.33%	1.49%	1.62%
2020 Male Population	48.3%	48.9%	48.8%
2020 Female Population	51.7%	51.1%	51.2%
2020 Median Age	40.2	40.8	41.0

In the identified area, the current year population is 6,977,759. In 2010, the Census count in the area was 5,851,566. The rate of change since 2010 was 1.73% annually. The five-year projection for the population in the area is 7,562,602 representing a change of 1.62% annually from 2020 to 2025. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 40.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	70.6%	72.7%	71.6%
2020 Black Alone	17.1%	13.7%	14.4%
2020 American Indian/Alaska Native Alone	0.4%	0.5%	0.4%
2020 Asian Alone	2.0%	2.2%	3.6%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	6.5%	7.7%	6.4%
2020 Two or More Races	3.3%	3.2%	3.5%
2020 Hispanic Origin (Any Race)	20.9%	25.2%	26.1%

Persons of Hispanic origin represent 26.1% of the population in the identified area compared to 18.8% 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 67.1 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	77	84	87
2000 Households	107,307	240,371	1,948,321
2010 Households	118,842	291,242	2,316,124
2020 Total Households	132,363	334,276	2,718,084
2025 Total Households	140,812	358,049	2,931,482
2000-2010 Annual Rate	1.03%	1.94%	1.74%
2010-2020 Annual Rate	1.06%	1.35%	1.57%
2020-2025 Annual Rate	1.25%	1.38%	1.52%
2020 Average Household Size	2.58	2.69	2.52

The household count in this area has changed from 2,316,124 in 2010 to 2,718,084 in the current year, a change of 1.57% annually. The five-year projection of households is 2,931,482, a change of 1.52% annually from the current year total. Average household size is currently 2.52, compared to 2.47 in the year 2010. The number of families in the current year is 1,746,836 in the specified area.



LISA PARKS ABBERGER, SIOR, AICP
863-682-6147 • Lisa@hauger-bunch.com

DAVID F. BUNCH, SIOR
863-682-6147 • David@hauger-bunch.com

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

HEAVY INDUSTRIAL LAND

15.8 Acres Heavy Industrial Central Florida Market

EXECUTIVE SUMMARY

	10 miles	25 miles	60 miles
Mortgage Income			
2020 Percent of Income for Mortgage	13.0%	13.7%	16.2%
Median Household Income			
2020 Median Household Income	\$52,163	\$54,912	\$55,979
2025 Median Household Income	\$55,097	\$58,524	\$60,183
2020-2025 Annual Rate	1.10%	1.28%	1.46%
Average Household Income			
2020 Average Household Income	\$70,978	\$75,107	\$79,219
2025 Average Household Income	\$78,978	\$83,348	\$87,827
2020-2025 Annual Rate	2.16%	2.10%	2.08%
Per Capita Income			
2020 Per Capita Income	\$27,089	\$27,516	\$30,962
2025 Per Capita Income	\$30,001	\$30,368	\$34,140
2020-2025 Annual Rate	2.06%	1.99%	1.97%

Households by Income

Current median household income is \$55,979 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$60,183 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$79,219 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$87,827 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$30,962 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,140 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	177	166	141
2000 Total Housing Units	122,459	281,805	2,212,118
2000 Owner Occupied Housing Units	73,542	180,771	1,360,864
2000 Renter Occupied Housing Units	33,765	59,600	587,458
2000 Vacant Housing Units	15,152	41,434	263,796
2010 Total Housing Units	137,220	350,227	2,757,407
2010 Owner Occupied Housing Units	78,155	209,948	1,539,808
2010 Renter Occupied Housing Units	40,687	81,294	776,316
2010 Vacant Housing Units	18,378	58,985	441,283
2020 Total Housing Units	152,087	400,095	3,181,977
2020 Owner Occupied Housing Units	83,186	234,076	1,735,695
2020 Renter Occupied Housing Units	49,178	100,200	982,389
2020 Vacant Housing Units	19,724	65,819	463,893
2025 Total Housing Units	161,261	426,240	3,418,467
2025 Owner Occupied Housing Units	89,125	251,314	1,868,119
2025 Renter Occupied Housing Units	51,687	106,735	1,063,363
2025 Vacant Housing Units	20,449	68,191	486,985

Currently, 54.5% of the 3,181,977 housing units in the area are owner occupied; 30.9%, renter occupied; and 14.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 2,757,407 housing units in the area - 55.8% owner occupied, 28.2% renter occupied, and 16.0% vacant. The annual rate of change in housing units since 2010 is 6.57%. Median home value in the area is \$217,651, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.74% annually to \$249,189.



LISA PARKS ABBERGER, SIOR, AICP
863-682-6147 • Lisa@hauger-bunch.com

DAVID F. BUNCH, SIOR
863-682-6147 • David@hauger-bunch.com

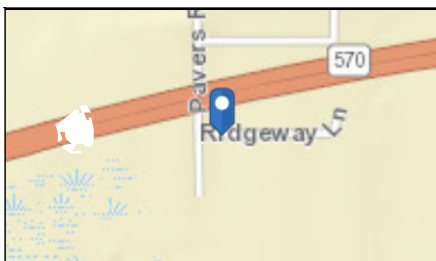
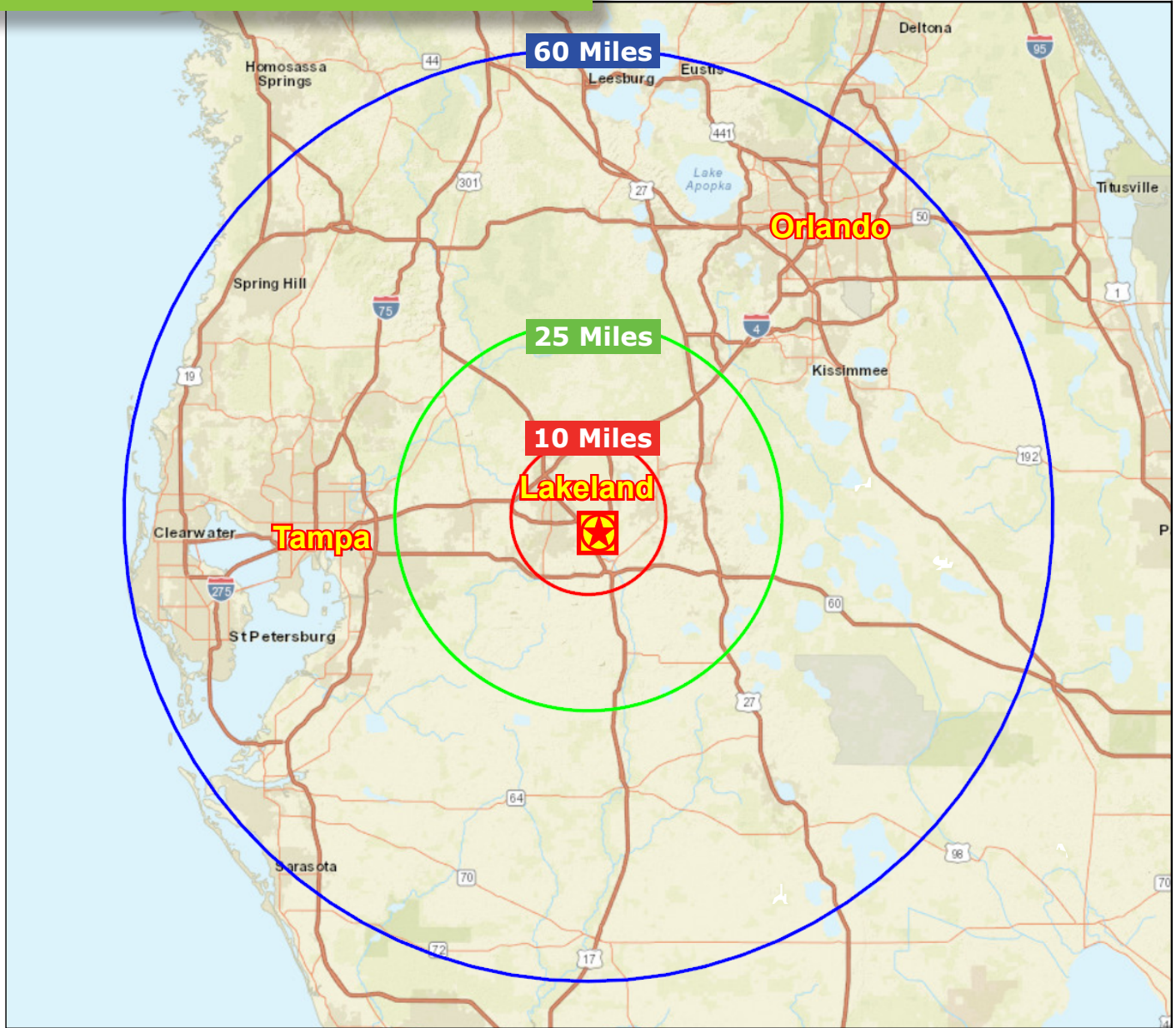
Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof.
It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

HEAVY INDUSTRIAL LAND

15.8 Acres Heavy Industrial

Central Florida Market

SITE MAP



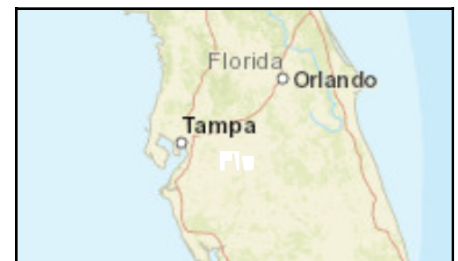
863-682-6147

LISA PARKS ABBERGER, SIOR, AICP

Lisa@hauger-bunch.com

DAVID F. BUNCH, SIOR

David@hauger-bunch.com



Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.