

2+ Acres Industrial Land Parkway Corporate Center

NEW PRICING

SOUTH PIPKIN ROAD, LAKELAND, FLORIDA



**hauger
bunch**
REALTOR®



LOCATION MAP



PROPERTY INFORMATION

- Ideal location for business or office
- Easy Access to I-4 via the Polk Parkway
- Near Lakeland Linder Regional Airport

FOR MORE INFORMATION
PLEASE CONTACT

Lisa Parks Abberger, SIOR, AICP
863.682.6147
Lisa@hauger-bunch.com

Hauger-Bunch Realtors, Inc.
415 South Kentucky Avenue
Lakeland, FL 33801



**hauger
bunch**
REALTOR®

2+ Acres Industrial Land in Class “A” Corporate Park

Property Overview

Identification: 2.01 Acres: Parkway Corporate Center

Location: South Pipkin Road
Lakeland, Florida

Parcel ID: 23-29-03-139563-000092

Zoning: City of Lakeland: PUD
Light Industrial

Type: Vacant site in **Parkway Corporate Center**

Taxes: \$6,901.86 (2016)

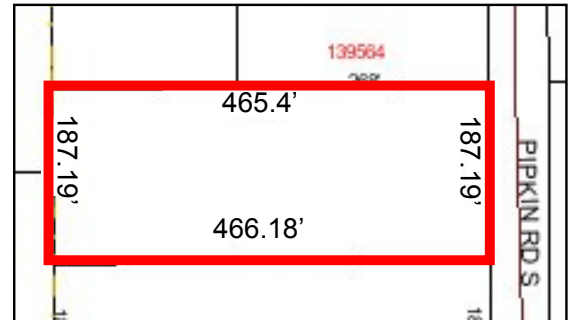
Access: Park entrances at Drane Field, Waring, and South Pipkin Roads.
Direct access to **Polk Parkway** with connection to **I-4**, approx. 6 miles

Utilities:

- Water: City of Lakeland (Park has City water allocation)
- Sewer: City of Lakeland (Park has City sewer allocation)
- Electric: City of Lakeland
- Gas: Natural Gas - 125 psi line on Drane Field Road
at Park entrance (buyer should verify)
- Fiberoptics (buyer should verify all)

Comments: Ideal location for business or office serving Lakeland and markets east and west with easy access to **I-4 via the Polk Parkway**. The Park is near **Lakeland Linder Regional Airport**, and Lakeside Village retail center, restaurants and services. In this **deed-restricted Park**, **off-site retention** is provided. Site is excellent for **flex space, office** or **warehouse/light industrial uses**.

PRICES: ~~\$500,000 (5.71 psf)~~ **\$359,000 (\$4.10 psf)**





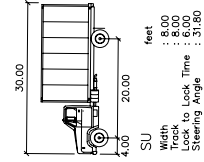
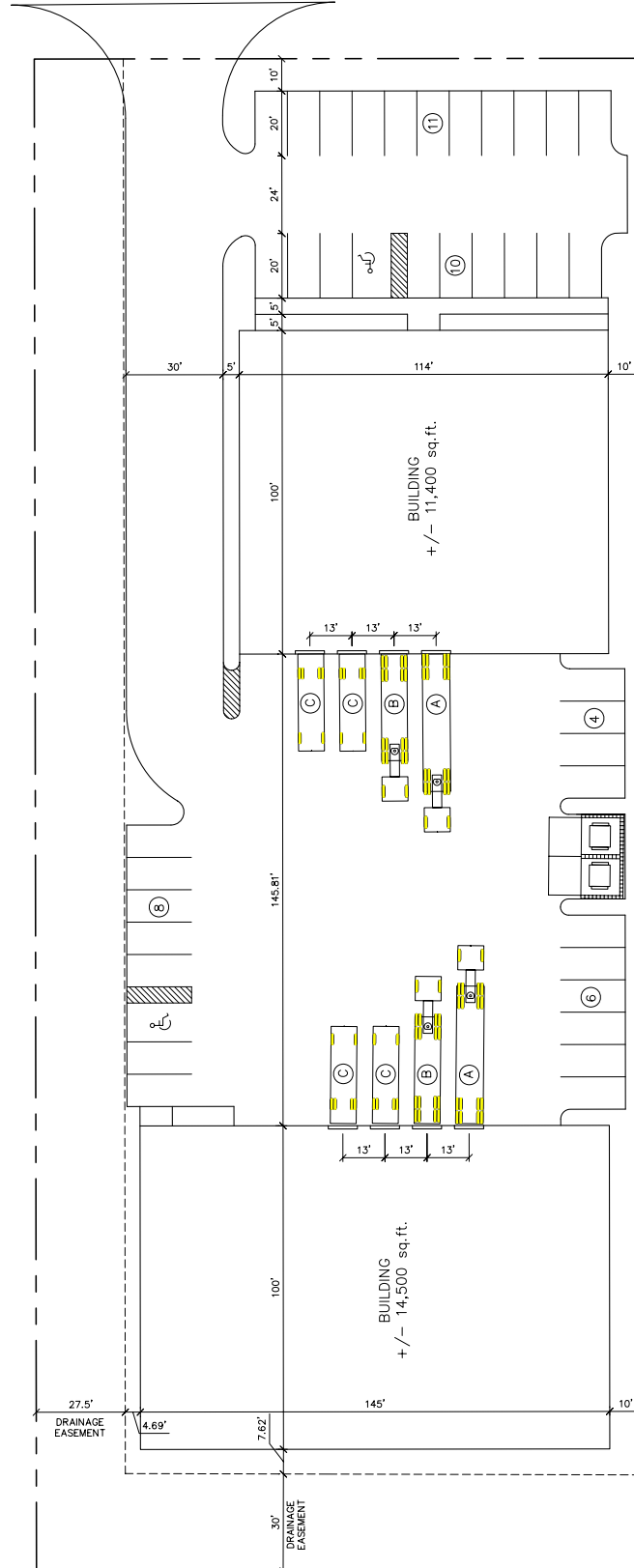
hauger
bunch
REALTOR ®

2+ Acres Industrial Land in Class “A” Corporate Park Concept Site Plan

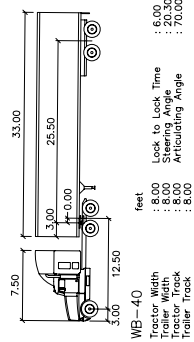


SITE STATISTICS

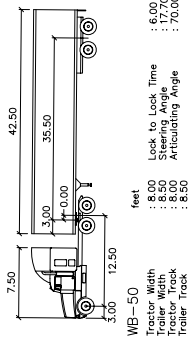
TOTAL SITE AREA: 2.0 AC.
TOTAL BUILDING AREA: 25,900 sq. ft.
TOTAL PARKING PROVIDED: 39 SPACES



TRUCK C



TRUCK B

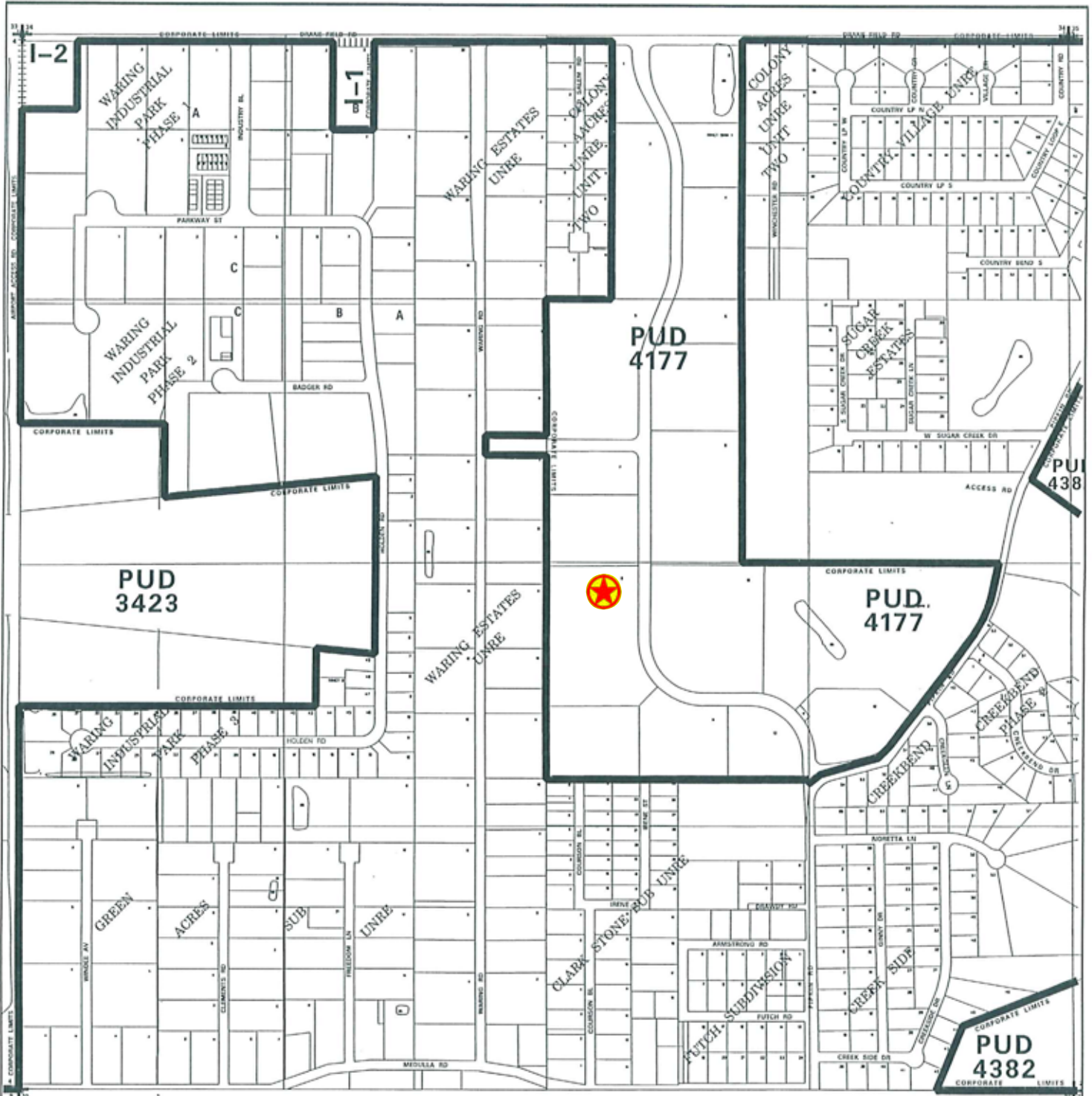


TRUCK A



hauger
bunch
REALTOR®

2+ Acres Industrial Land in Class "A" Corporate Park City Zoning Map





hauger
bunch
REALTOR®

2+ Acres Industrial Land in Class “A” Corporate Park

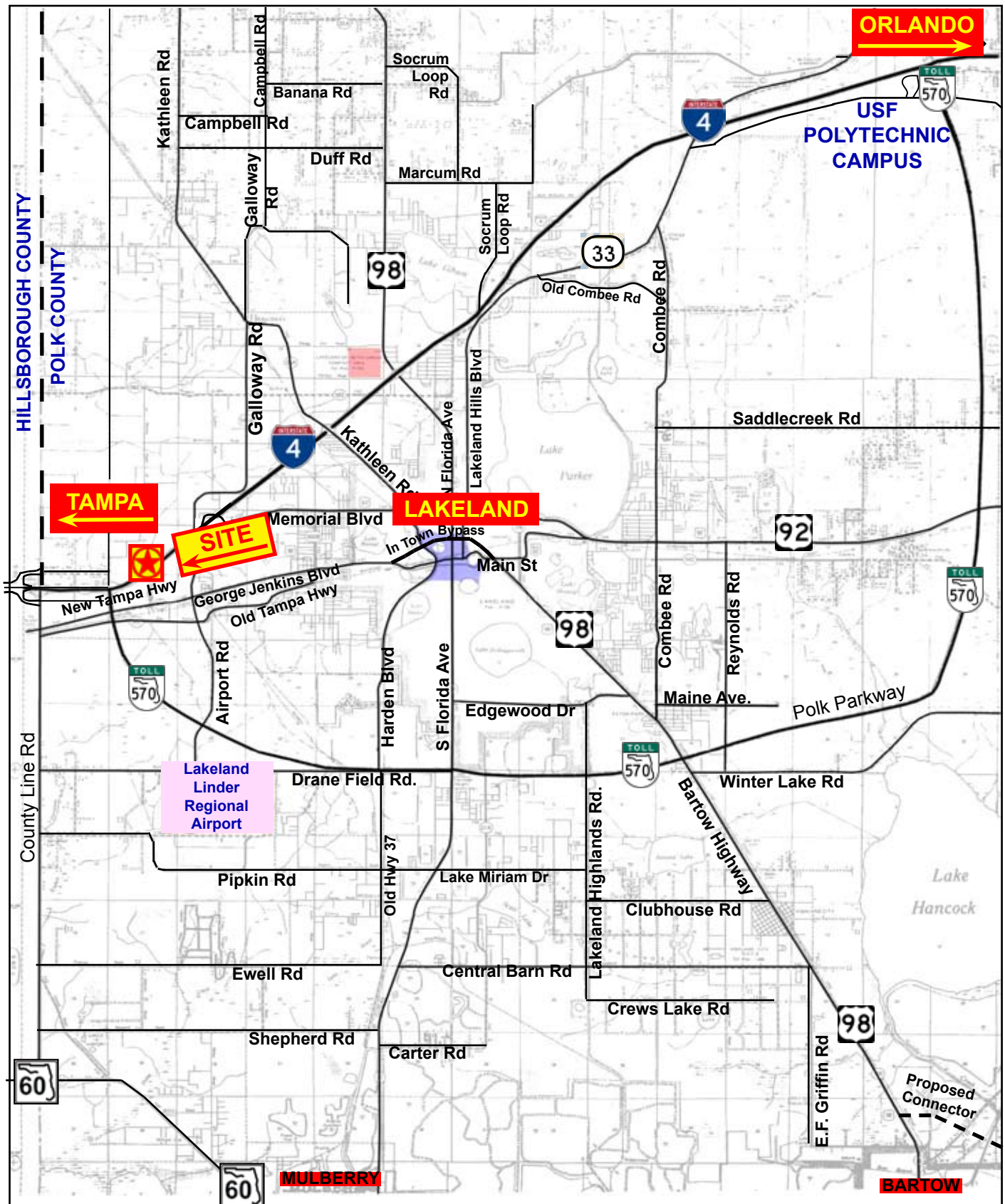
Distance Map





hauger
bunch
REALTOR ®

2+ Acres Industrial Land in Class “A” Corporate Park Greater Lakeland I-4 Corridor Map





**hauger
bunch**
REALTOR®

2+ Acres Industrial Land in Class “A” Corporate Park

Demographics ■ Executive Summary

	5 miles	15 miles	30 miles
Population			
2000 Population	102,301	371,107	1,188,733
2010 Population	114,793	441,277	1,519,736
2015 Population	119,509	456,912	1,606,772
2020 Population	125,336	477,283	1,704,997
2000-2010 Annual Rate	1.16%	1.75%	2.49%
2010-2015 Annual Rate	0.77%	0.67%	1.07%
2015-2020 Annual Rate	0.96%	0.88%	1.19%
2015 Male Population	48.5%	48.8%	48.9%
2015 Female Population	51.5%	51.2%	51.1%
2015 Median Age	40.3	38.8	37.8

In the identified area, the current year population is 1,606,772. In 2010, the Census count in the area was 1,519,736. The rate of change since 2010 was 1.07% annually. The five-year projection for the population in the area is 1,704,997 representing a change of 1.19% annually from 2015 to 2020. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 40.3, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	76.3%	75.0%	69.7%
2015 Black Alone	14.1%	13.6%	17.9%
2015 American Indian/Alaska Native Alone	0.4%	0.5%	0.4%
2015 Asian Alone	1.7%	1.9%	3.0%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	4.8%	6.2%	5.7%
2015 Two or More Races	2.8%	2.8%	3.2%
2015 Hispanic Origin (Any Race)	16.7%	19.5%	21.9%

Persons of Hispanic origin represent 21.9% 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 65.9 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	41,147	140,459	456,995
2010 Households	45,462	163,000	573,131
2015 Total Households	47,067	167,571	601,791
2020 Total Households	49,275	174,671	637,627
2000-2010 Annual Rate	1.00%	1.50%	2.29%
2010-2015 Annual Rate	0.66%	0.53%	0.93%
2015-2020 Annual Rate	0.92%	0.83%	1.16%
2015 Average Household Size	2.50	2.68	2.61

The household count in this area has changed from 573,131 in 2010 to 601,791 in the current year, a change of 0.93% annually. The five-year projection of households is 637,627, a change of 1.16% annually from the current year total. Average household size is currently 2.61, compared to 2.59 in the year 2010. The number of families in the current year is 401,908 in the specified area.



**hauger
bunch**
REALTOR®

2+ Acres Industrial Land in Class “A” Corporate Park

Demographics ■ Executive Summary

	5 miles	15 miles	30 miles
Median Household Income			
2015 Median Household Income	\$46,247	\$46,461	\$46,476
2020 Median Household Income	\$53,513	\$53,638	\$53,513
2015-2020 Annual Rate	2.96%	2.91%	2.86%
Average Household Income			
2015 Average Household Income	\$64,801	\$60,710	\$62,170
2020 Average Household Income	\$73,599	\$68,866	\$70,514
2015-2020 Annual Rate	2.58%	2.55%	2.55%
Per Capita Income			
2015 Per Capita Income	\$25,646	\$22,429	\$23,509
2020 Per Capita Income	\$29,051	\$25,371	\$26,583
2015-2020 Annual Rate	2.52%	2.50%	2.49%

Households by Income

Current median household income is \$46,476 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$53,513 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$62,170 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$70,514 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$23,509 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$26,583 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	47,272	158,364	521,425
2000 Owner Occupied Housing Units	27,738	101,778	314,332
2000 Renter Occupied Housing Units	13,409	38,682	142,663
2000 Vacant Housing Units	6,125	17,904	64,430
2010 Total Housing Units	52,412	186,094	672,919
2010 Owner Occupied Housing Units	29,924	113,483	375,250
2010 Renter Occupied Housing Units	15,538	49,517	197,880
2010 Vacant Housing Units	6,950	23,094	99,788
2015 Total Housing Units	54,785	192,437	706,332
2015 Owner Occupied Housing Units	28,981	109,598	368,960
2015 Renter Occupied Housing Units	18,086	57,972	232,831
2015 Vacant Housing Units	7,718	24,866	104,541
2020 Total Housing Units	57,381	200,756	744,696
2020 Owner Occupied Housing Units	30,146	113,384	388,362
2020 Renter Occupied Housing Units	19,130	61,287	249,265
2020 Vacant Housing Units	8,106	26,085	107,069

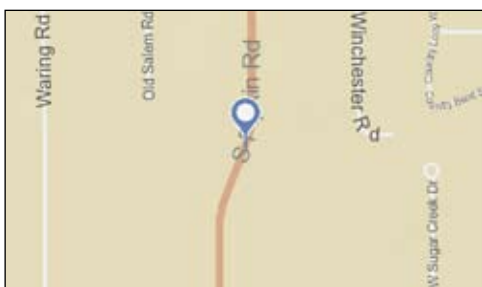
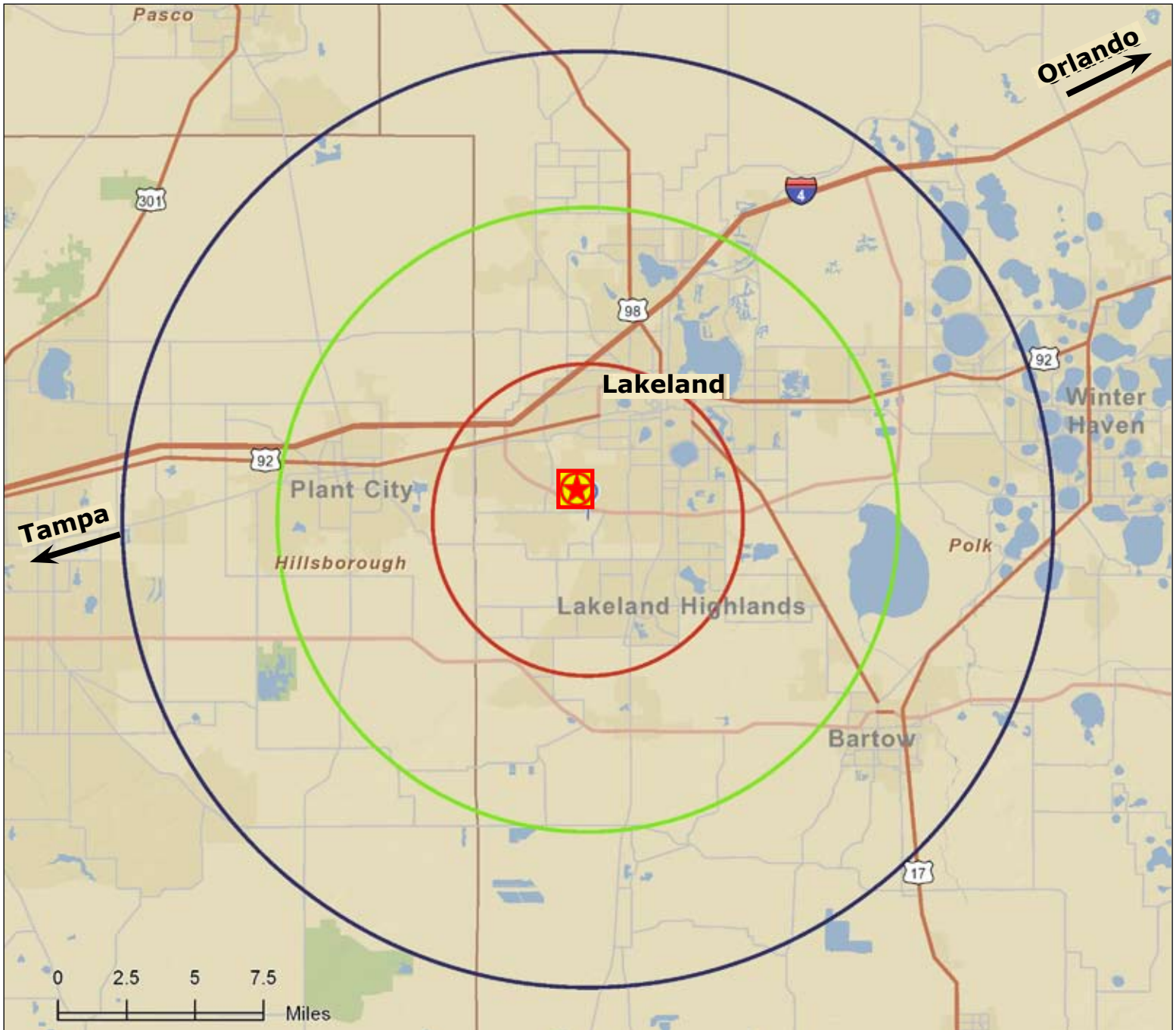
Currently, 52.2% of the 706,332 housing units in the area are owner occupied; 33.0%, renter occupied; and 14.8% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 672,919 housing units in the area - 55.8% owner occupied, 29.4% renter occupied, and 14.8% vacant. The annual rate of change in housing units since 2010 is 2.18%. Median home value in the area is \$156,340, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.85% annually to \$198,118.



hauger
bunch
REALTOR®

2+ Acres Industrial Land in Class “A” Corporate Park

Demographics ■ Site Map



hauger
bunch
REALTOR®

