

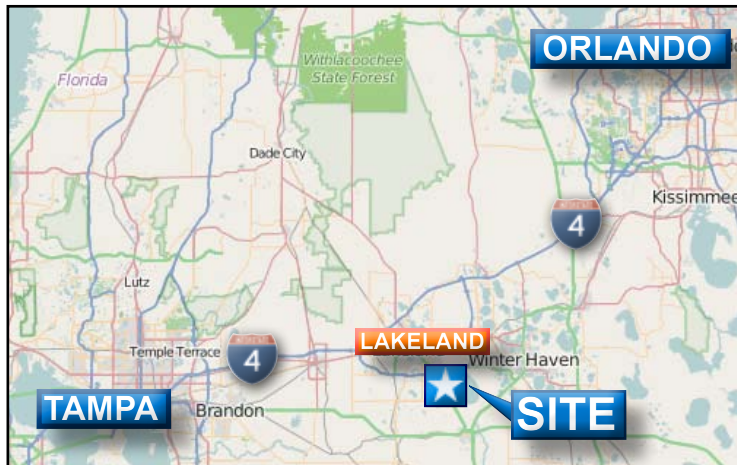
OUTPARCELS | MULTI-FAMILY | OFFICE



44+ Gross Acres

Outparcels | Office | Multi-Family | Assisted Living

US Highway 98 South, Lakeland, Florida



PROPERTY HIGHLIGHTS

- Strategic Location
 - US 98 Frontage +1000'
 - Less than 1 Mile to Polk Parkway
 - Across from Polk State College
- Signalized Intersection
- Entitled: Outparcels, Multi-Family, Office, Assisted Living, Medical
- Water & Sewer
- Adjacent to Wildlife Sanctuary/Water Views
- 895,000+ Population Within 25 Miles
- 4,128,000+ Population Within 50 Miles

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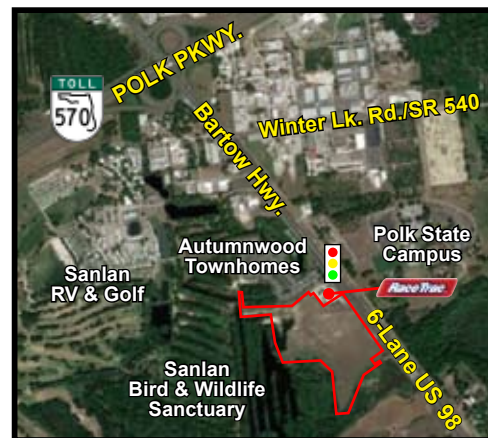
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PROPERTY OVERVIEW

Identification:	44+ Gross Acres Mixed-Use Site
Tax ID:	23-29-03-273003-000030
Location:	US Highway 98 South, Lakeland, Florida
Frontage:	<ul style="list-style-type: none">■ 1000'+ of US Hwy. 98 Frontage■ 1 Mile north to Polk Parkway (SR 570) & Winter Lake Rd. (SR 540)■ Access on US Highway 98 and Autumnwood Grove Blvd. US 98 is a major north-south route, connecting to SR 60 to the south and to I-4 via the Polk Pkwy. to the north■ 1 Mile south to Highland City Town Center, a Publix-anchored retail center
Traffic:	45,000 Daily on Highway 98 South (2018)
Size:	44.7 Gross Acres
Zoning:	<u>Employment Center</u> within the <u>US Highway 98 Selected Area Plan</u> of Polk County
Utilities:	Water, Sewer and Electric: City of Lakeland Service Area
Comments:	<p>Strategic location on US 98 S. (6 lanes), the Lakeland/Bartow corridor, and less than a mile south of the Polk Parkway, connecting to I-4, and 6.5 miles to SR 60, a Cross-State Highway. Site is at a signalized intersection and across from the Polk State College Lakeland Campus. Vacant land tract zoned for offices/research park, multi-family, assisted living, medical, warehousing and support retail services, including hotels and restaurants. Property has water views at the west side, and is adjacent to Sanlan Bird and Wildlife Sanctuary.</p> <p>Prime Outparcel Location</p>
Price:	Bulk Price \$5,500,000



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DISTANCE AERIAL



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MIXED USE CONCEPT

This conceptual site plan is for illustrative purposes only, and should not be relied upon for specific site planning.



VIEW TO NATURAL WATER



BIRD WATCHING TRAILS



VIEW TO US 98



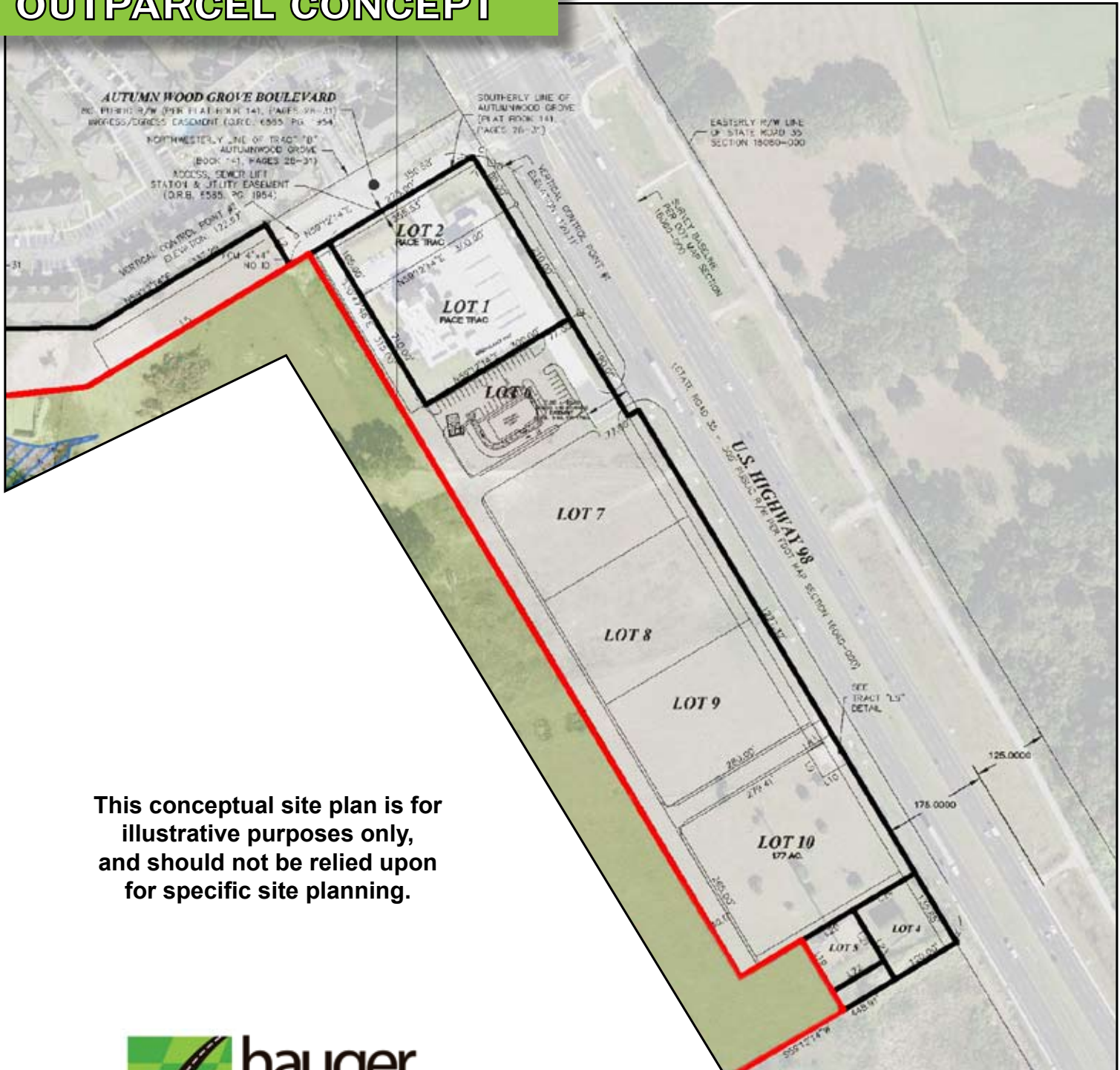
SHADED WALKING TRAILS

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OUTPARCEL CONCEPT



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PHOTOGRAPHS



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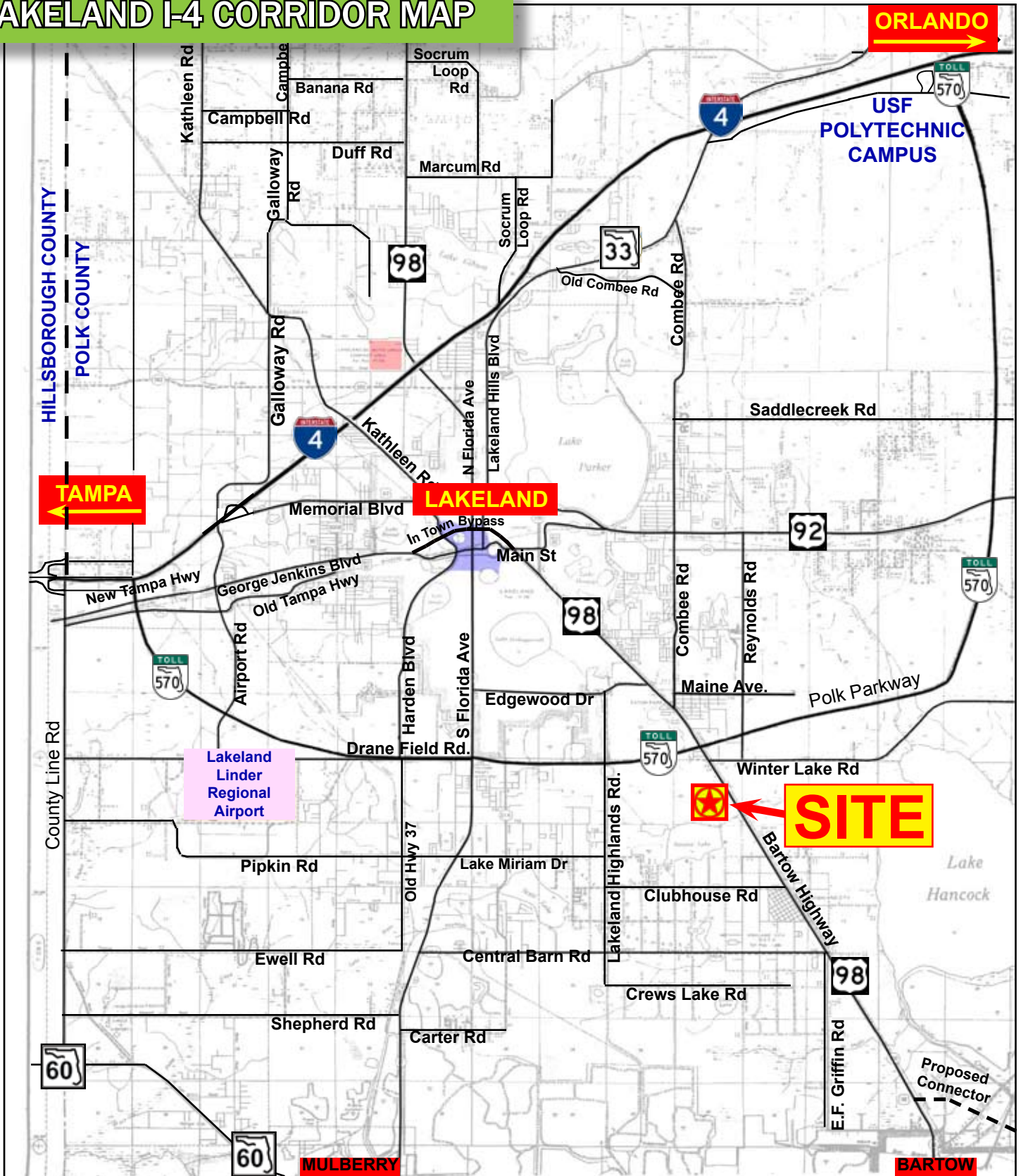
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LAKELAND I-4 CORRIDOR MAP



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EXECUTIVE SUMMARY

	5 miles	25 miles	50 miles
Population			
2000 Population	80,021	660,706	2,722,294
2010 Population	91,921	805,921	3,535,914
2018 Population	99,936	895,725	4,128,906
2023 Population	106,664	965,126	4,542,099
2000-2010 Annual Rate	1.40%	2.01%	2.65%
2010-2018 Annual Rate	1.02%	1.29%	1.90%
2018-2023 Annual Rate	1.31%	1.50%	1.93%
2018 Male Population	48.2%	48.9%	49.0%
2018 Female Population	51.8%	51.1%	51.0%
2018 Median Age	39.4	40.4	38.8

In the identified area, the current year population is 4,128,906. In 2010, the Census count in the area was 3,535,914. The rate of change since 2010 was 1.90% annually. The five-year projection for the population in the area is 4,542,099 representing a change of 1.93% annually from 2018 to 2023. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 39.4, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	79.0%	74.1%	69.3%
2018 Black Alone	10.2%	13.4%	16.5%
2018 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2018 Asian Alone	3.2%	2.2%	3.7%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	4.0%	6.7%	6.5%
2018 Two or More Races	3.2%	3.0%	3.6%
2018 Hispanic Origin (Any Race)	16.0%	22.3%	27.3%

Persons of Hispanic origin represent 27.3% of the population in the identified area compared to 18.3% 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 69.3 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	31,404	250,037	1,058,518
2010 Households	34,806	298,041	1,343,616
2018 Total Households	37,419	326,274	1,545,561
2023 Total Households	39,804	349,711	1,691,285
2000-2010 Annual Rate	1.03%	1.77%	2.41%
2010-2018 Annual Rate	0.88%	1.10%	1.71%
2018-2023 Annual Rate	1.24%	1.40%	1.82%
2018 Average Household Size	2.60	2.70	2.62

The household count in this area has changed from 1,343,616 in 2010 to 1,545,561 in the current year, a change of 1.71% annually. The five-year projection of households is 1,691,285, a change of 1.82% annually from the current year total. Average household size is currently 2.62, compared to 2.58 in the year 2010. The number of families in the current year is 1,028,510 in the specified area.



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Median Household Income			
2018 Median Household Income	\$56,392	\$51,300	\$52,671
2023 Median Household Income	\$63,965	\$57,690	\$59,689
2018-2023 Annual Rate	2.55%	2.38%	2.53%
Average Household Income			
2018 Average Household Income	\$80,089	\$69,830	\$73,990
2023 Average Household Income	\$94,280	\$82,703	\$87,522
2018-2023 Annual Rate	3.32%	3.44%	3.42%
Per Capita Income			
2018 Per Capita Income	\$30,640	\$25,906	\$28,228
2023 Per Capita Income	\$35,856	\$30,412	\$33,081
2018-2023 Annual Rate	3.19%	3.26%	3.22%

Households by Income

Current median household income is \$52,671 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$59,689 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$73,990 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$87,522 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$28,228 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$33,081 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	34,489	289,918	1,202,690
2000 Owner Occupied Housing Units	22,425	187,572	718,255
2000 Renter Occupied Housing Units	8,979	62,464	340,263
2000 Vacant Housing Units	3,085	39,882	144,172
2010 Total Housing Units	38,963	350,860	1,602,407
2010 Owner Occupied Housing Units	24,067	214,950	875,261
2010 Renter Occupied Housing Units	10,739	83,091	468,355
2010 Vacant Housing Units	4,157	52,819	258,791
2018 Total Housing Units	42,126	383,863	1,821,814
2018 Owner Occupied Housing Units	24,524	225,823	960,787
2018 Renter Occupied Housing Units	12,895	100,452	584,774
2018 Vacant Housing Units	4,707	57,589	276,253
2023 Total Housing Units	44,712	409,886	1,982,168
2023 Owner Occupied Housing Units	26,916	249,213	1,082,228
2023 Renter Occupied Housing Units	12,888	100,498	609,057
2023 Vacant Housing Units	4,908	60,175	290,883

Currently, 52.7% of the 1,821,814 housing units in the area are owner occupied; 32.1%, renter occupied; and 15.2% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 1,602,407 housing units in the area - 54.6% owner occupied, 29.2% renter occupied, and 16.2% vacant. The annual rate of change in housing units since 2010 is 5.87%. Median home value in the area is \$196,576, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.39% annually to \$232,211.



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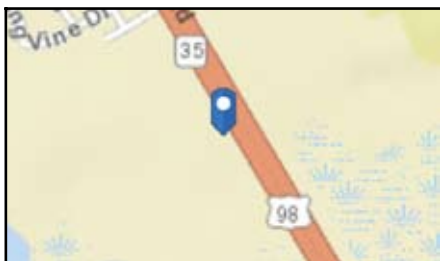
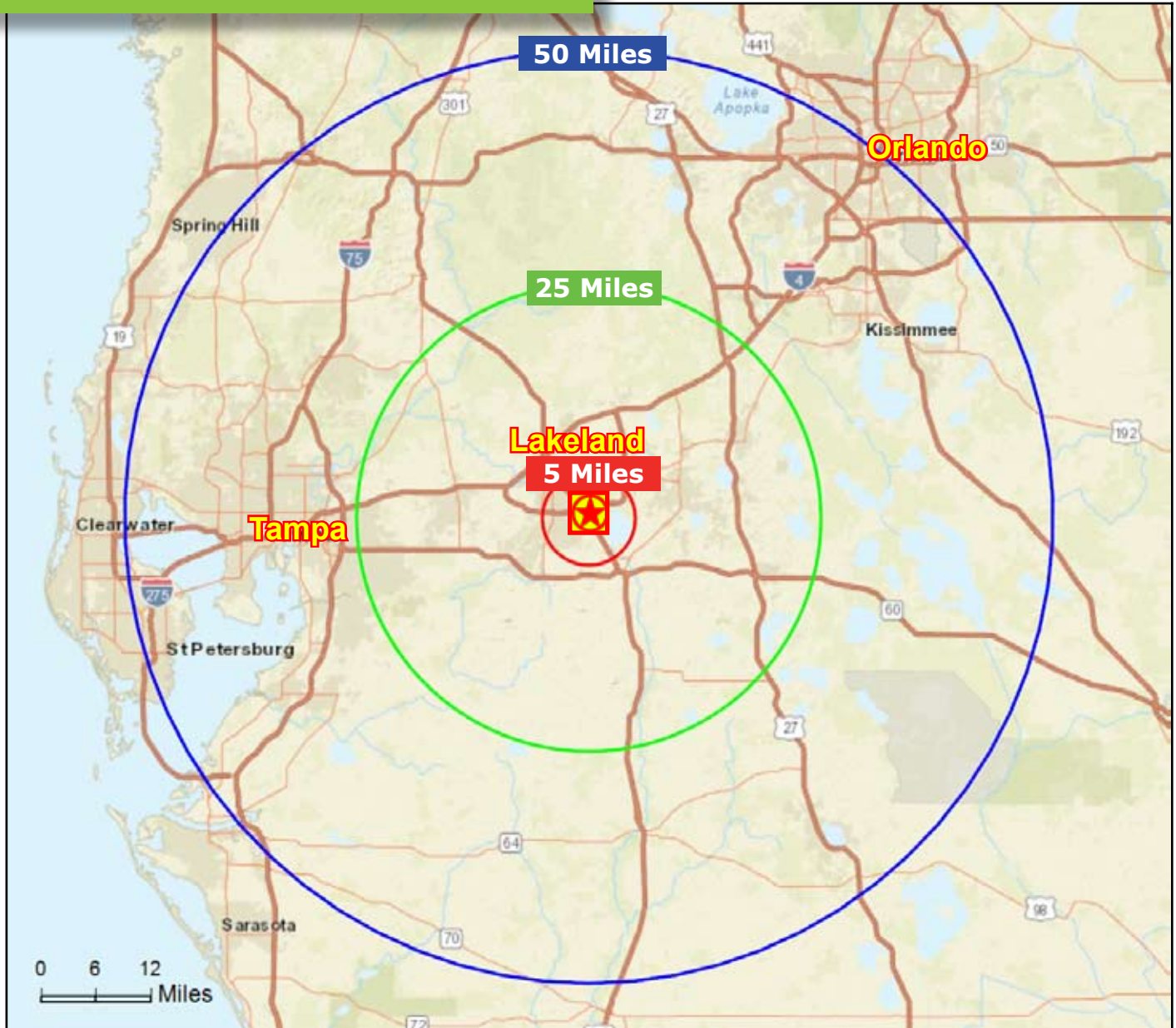
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SITE MAP



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