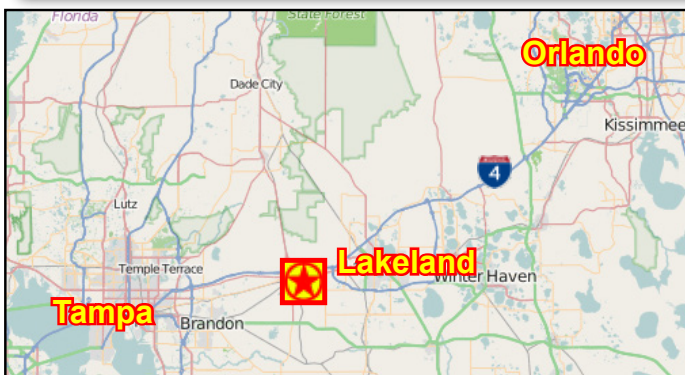
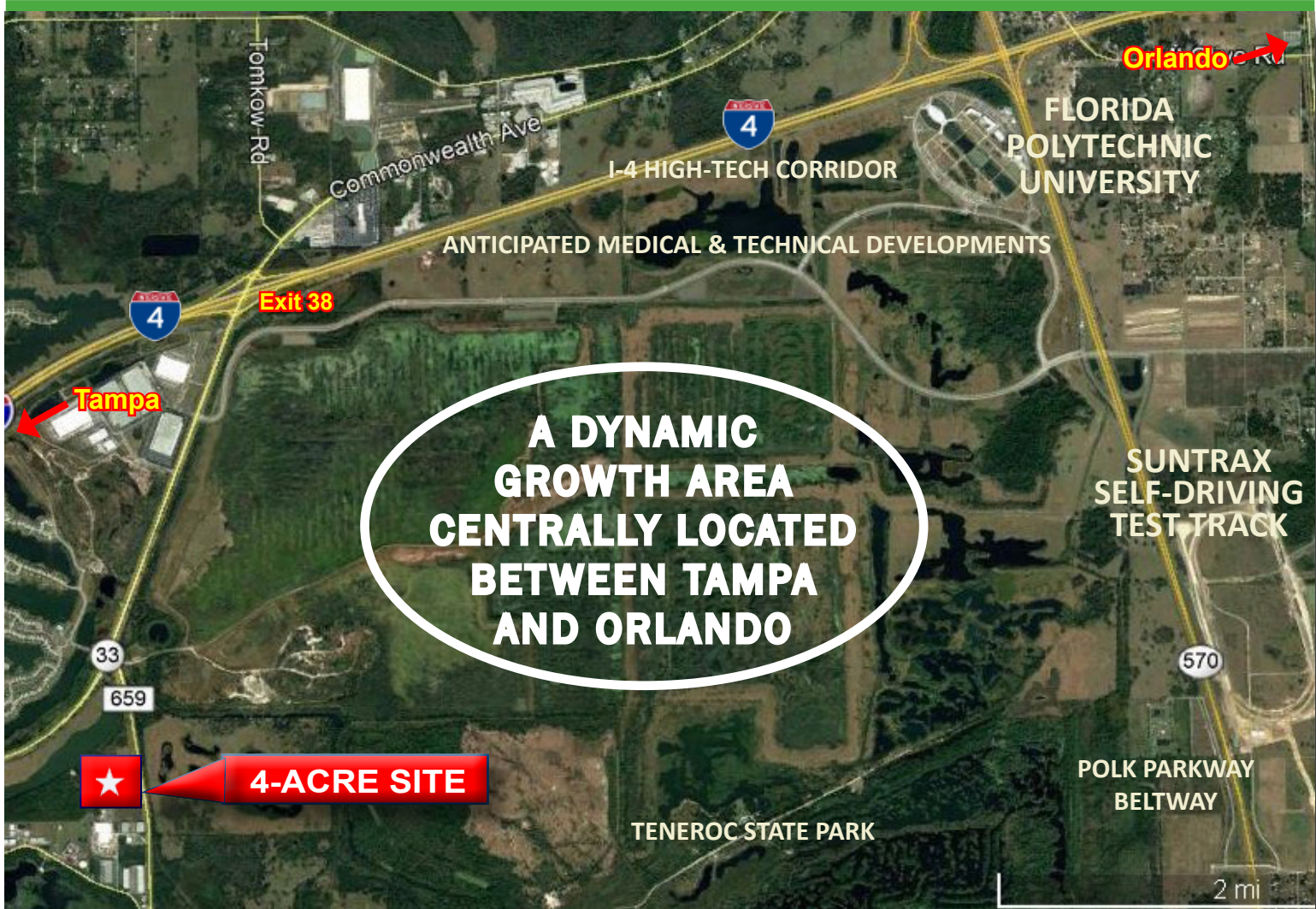


4 Acres: Business Park (I-2)



Central Florida Site Near I-4 High-Tech Corridor



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PROPERTY HIGHLIGHTS

- Zoned **I-2 Medium Industrial / Business Park** - City of Lakeland
- **Near I-4/Logistics, Higher Education, and High-Tech centers.** Approximately 2 miles to I-4
- On **Lakeland water and electricity**
Near Lakeland sewer line/TECO natural gas
- **All Uplands**

4 Acres: Business Park (I-2)

Central Florida Site

PROPERTY OVERVIEW

Identification:	4 Acres Medium Ind./Bus. Park
Tax ID:	24-27-28-000000-011060
Location:	North Combee Road/CR 33A 0.33 mile south of SR 33 2 miles to I-4, Exit 38 Lakeland, Florida 33805
Size:	4.0 Acres
Zoning:	I-2 Medium Industrial: broad range of Business Park, Industrial, and Wholesale uses City of Lakeland
Taxes:	\$3,424.24 (2020)
Access:	<ul style="list-style-type: none">■ 411' Frontage on North Combee Rd./CR 33A■ Approximately 2 miles south of I-4/Exit 38
Utilities:	<ul style="list-style-type: none">■ Water, City of Lakeland 30" line on west side of SR33 (verify connection pt.)■ Electricity, City of Lakeland■ City Sewer approximately 2,000' north (verify location and capacity)■ Natural gas high-pressure line approximately 1,200' south of property
Comments:	Site is ideally located for distribution and service operations serving the central Florida region. Access to I-4 is within 2 miles to the north, and within 3.5 miles to US 92/Memorial Boulevard to the south. Site is net usable acreage, with no wetland or flood zone .
Price:	\$475,000.00 (\$2.73 psf)



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863-682-6147

4 Acres: Business Park (I-2)

Central Florida Site Near I-4

EXECUTIVE SUMMARY

	20 miles	40 miles	55 miles
Population			
2000 Population	501,921	1,945,401	4,262,253
2010 Population	602,524	2,608,711	5,256,654
2020 Population	694,190	3,231,834	6,316,963
2025 Population	744,129	3,545,561	6,865,551
2000-2010 Annual Rate	1.84%	2.98%	2.12%
2010-2020 Annual Rate	1.39%	2.11%	1.81%
2020-2025 Annual Rate	1.40%	1.87%	1.67%
2020 Male Population	48.9%	48.9%	48.9%
2020 Female Population	51.1%	51.1%	51.1%
2020 Median Age	41.3	38.0	40.4

In the Identified area, the current year population is 6,316,963. In 2010, the Census count in the area was 5,256,654. The rate of change since 2010 was 1.81% annually. The five-year projection for the population in the area is 6,865,551 representing a change of 1.67% annually from 2020 to 2025. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 41.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	72.1%	67.7%	70.7%
2020 Black Alone	14.4%	16.3%	15.0%
2020 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2020 Asian Alone	1.9%	3.9%	3.7%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	8.0%	7.7%	6.4%
2020 Two or More Races	3.1%	3.9%	3.8%
2020 Hispanic Origin (Any Race)	24.5%	32.0%	27.0%

Persons of Hispanic origin represent 27.0% of the population in the Identified area compared to 18.5% 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 68.2 in the Identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	77	88	85
2000 Households	194,051	743,170	1,700,719
2010 Households	228,004	976,311	2,058,950
2020 Total Households	259,324	1,182,564	2,437,444
2025 Total Households	276,679	1,290,531	2,636,959
2000-2010 Annual Rate	1.63%	2.70%	1.93%
2010-2020 Annual Rate	1.28%	1.98%	1.68%
2020-2025 Annual Rate	1.30%	1.76%	1.58%
2020 Average Household Size	2.63	2.68	2.55

The household count in this area has changed from 2,058,950 in 2010 to 2,437,444 in the current year, a change of 1.88% annually. The five-year projection of households is 2,636,959, a change of 1.58% annually from the current year total. Average household size is currently 2.55, compared to 2.60 in the year 2010. The number of families in the current year is 1,582,377 in the specified area.



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4 Acres: Business Park (I-2)

Central Florida Site Near I-4

EXECUTIVE SUMMARY

	20 miles	40 miles	55 miles
Mortgage Income			
2020 Percent of Income for Mortgage	13.2%	15.7%	16.0%
Median Household Income			
2020 Median Household Income	\$52,616	\$57,350	\$56,033
2025 Median Household Income	\$55,650	\$61,689	\$60,203
2020-2025 Annual Rate	1.13%	1.47%	1.45%
Average Household Income			
2020 Average Household Income	\$70,561	\$80,902	\$76,945
2025 Average Household Income	\$77,858	\$89,850	\$87,474
2020-2025 Annual Rate	1.99%	2.12%	2.07%
Per Capita Income			
2020 Per Capita Income	\$26,401	\$29,735	\$30,573
2025 Per Capita Income	\$28,985	\$32,820	\$33,699
2020-2025 Annual Rate	1.89%	1.99%	1.97%
Households by Income			

Current median household income is \$56,033 in the area, compared to \$52,203 for all U.S. households. Median household income is projected to be \$60,203 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$76,945 in this area, compared to \$80,054 for all U.S. households. Average household income is projected to be \$87,474 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$30,573 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$33,699 in five years, compared to \$37,891 for all U.S. households

Housing			
2020 Housing Affordability Index	173	145	142
2000 Total Housing Units	228,599	843,662	1,914,292
2000 Owner Occupied Housing Units	142,377	504,743	1,178,227
2000 Renter Occupied Housing Units	51,674	238,427	522,462
2000 Vacant Housing Units	34,548	100,522	213,573
2010 Total Housing Units	274,768	1,164,738	2,433,222
2010 Owner Occupied Housing Units	160,777	628,005	1,361,422
2010 Renter Occupied Housing Units	67,227	342,308	687,528
2010 Vacant Housing Units	46,762	194,427	374,272
2020 Total Housing Units	312,070	1,393,760	2,834,166
2020 Owner Occupied Housing Units	177,022	743,146	1,546,707
2020 Renter Occupied Housing Units	62,361	439,417	890,737
2020 Vacant Housing Units	52,746	211,196	396,742
2025 Total Housing Units	331,363	1,518,812	3,054,911
2025 Owner Occupied Housing Units	189,561	810,478	1,671,045
2025 Renter Occupied Housing Units	67,118	460,054	964,914
2025 Vacant Housing Units	54,704	225,281	418,952

Currently, 54.6% of the 2,834,166 housing units in the area are owner occupied; 31.4%, renter occupied; and 14.0% are vacant. Currently, in the U.S., 58.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 2,433,222 housing units in the area - 58.0% owner occupied, 26.7% renter occupied, and 15.4% vacant. The annual rate of change in housing units since 2010 is 7.01%. Median home value in the area is \$215,082, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.76% annually to \$246,456.



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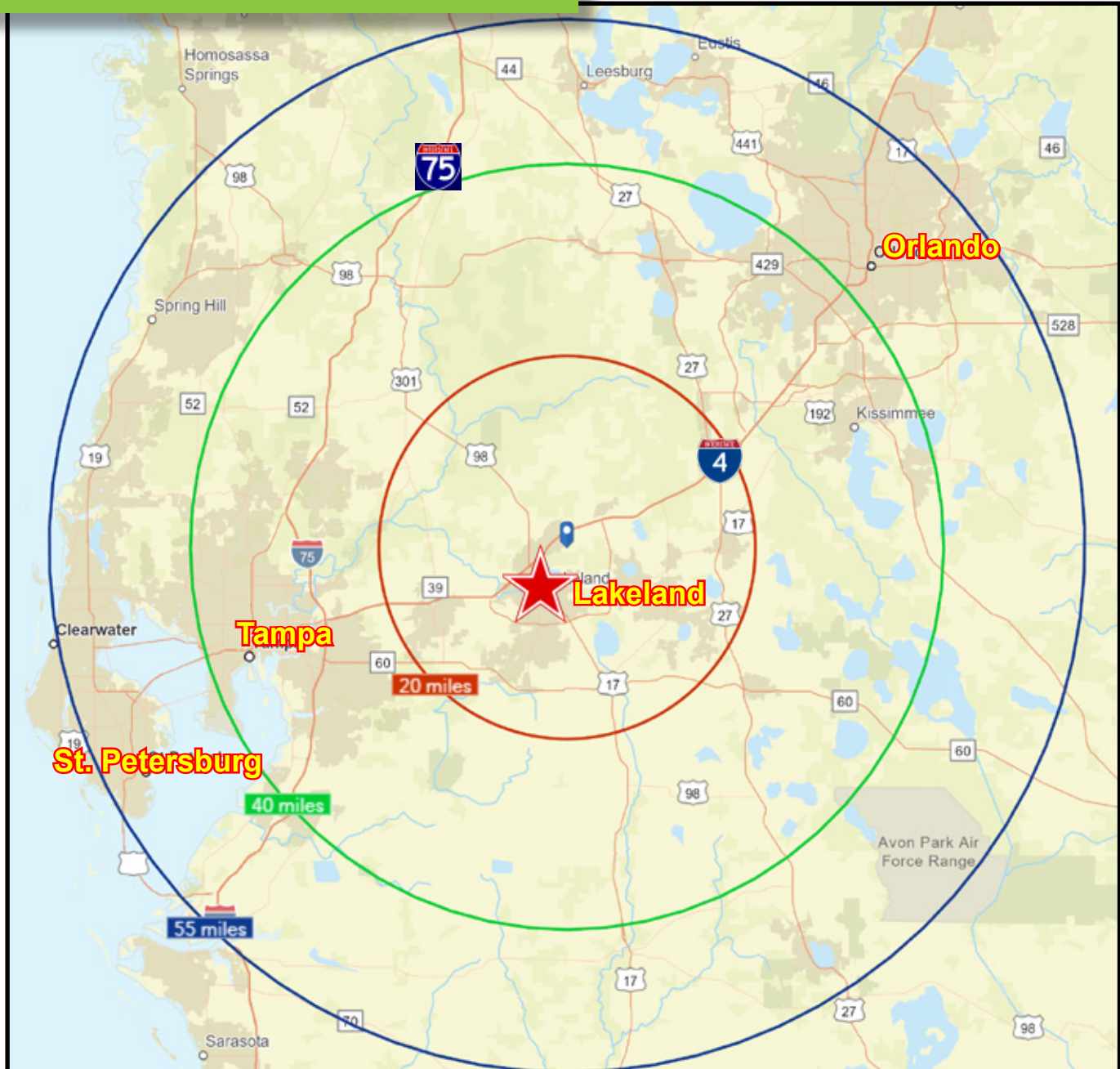
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4 Acres: Business Park (I-2)

Central Florida Site

SITE MAP



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