

CR 540A FRONTAGE / NEAR US 98 S



2+ Ac. in Lakeland Highlands/CR 540A

Entitled: Day Care/Churches/Schools/MF & More

4520 East County Road 540A, Lakeland, Florida



PROPERTY HIGHLIGHTS

- Zoned RM-X – Allows: Churches, Schools, Child Care/Day Care Facilities, Nursing Homes, Multi-family, and other uses.
- In Growth Market of Lakeland Highlands and US 98 Corridor
- Near Major Arteries of US 98 (six-lane highway) and CR 540A
- Area Schools Include:
 - George Jenkins High
 - Valleyview Elementary
 - Spessard L. Holland Elementary
 - Highland City Elementary

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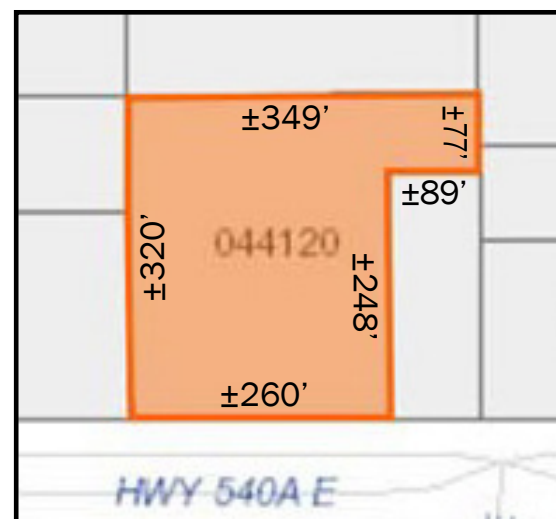
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PROPERTY OVERVIEW

Identification:	2+ Acres CR540A
Tax ID:	24-29-13-000000-044120
Location:	4520 E. County Road 540A Highland City, Florida 33846
Access:	<div><div></div> CR 540A<ul style="list-style-type: none">260+ Feet of Frontage on CR 540A</div>
Taxes:	\$1,346.61 (2019)
Future Land Use/Zoning:	Polk County RMX
Utilities:	<div><div></div> City of Lakeland: Water & Electric</div>
Comments:	<p>Property is located in the growing market of the Lakeland Highlands and US 98S Lakeland/Bartow corridor. Property fronts on CR 540A, just west of US 98 S (750'+). Uses in the area include Park Hill Square (small retail center) and 7/11 Convenience Store. The property is in unincorporated Polk County and has a Future Land Use/Zoning of Residential Medium, within the County's US 98 Selected Area Plan. Uses allowed include child care/day care, churches, schools, multi-family (duplexes; SF attached), nursing homes, recreation/vehicle oriented, among other uses.</p> <p>Located with 260'+ of frontage on CR540A, the property is within 2.5 miles of George Jenkins High School, and 0.4 miles of Spessard L. Holland Elementary School.</p>
PRICE:	\$360,000



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DISTANCE AERIAL



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CLOSE UP AERIAL



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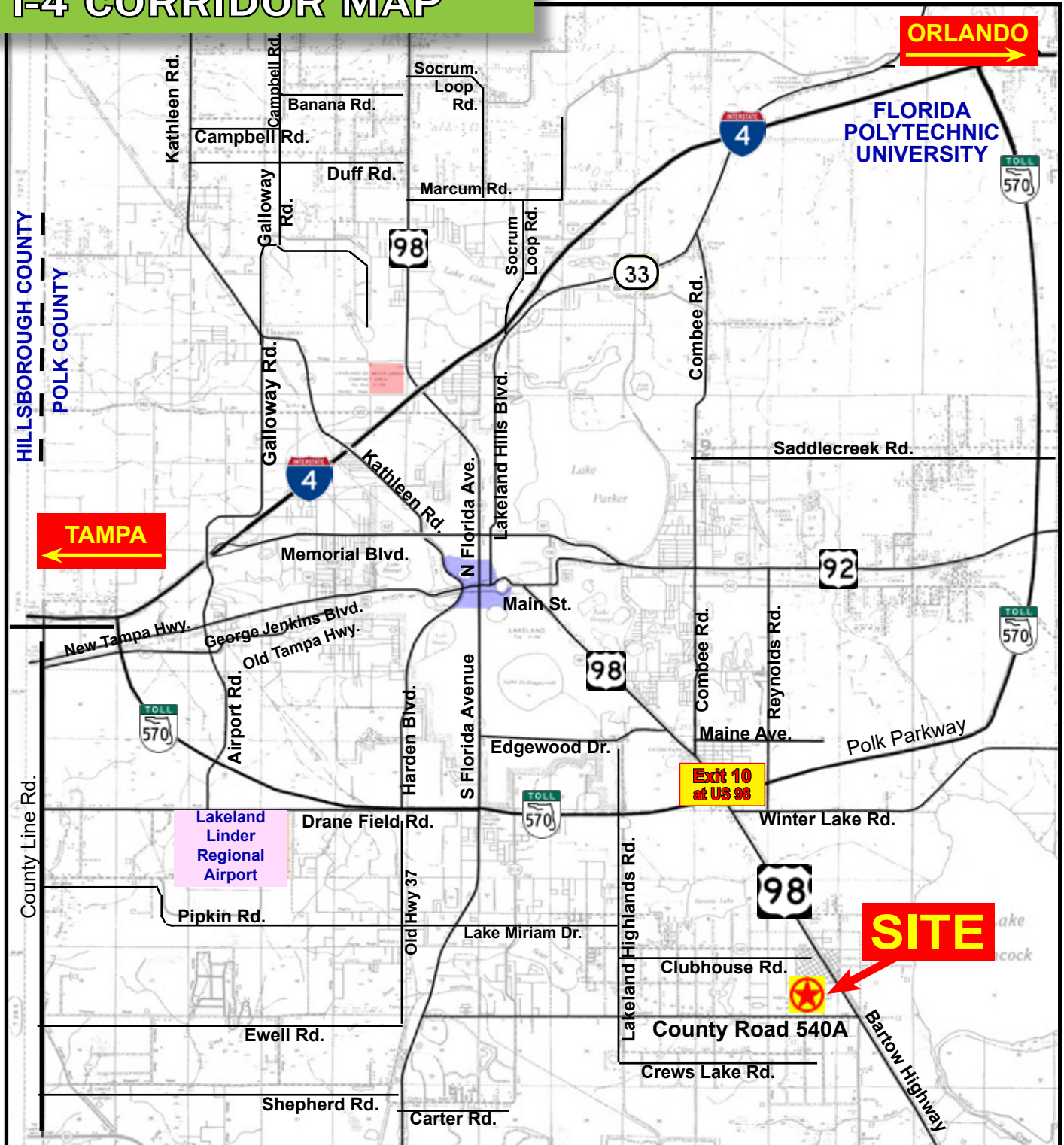
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I-4 CORRIDOR MAP



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EXECUTIVE SUMMARY

	2 miles	5 miles	10 miles
Population			
2000 Population	6,922	39,571	224,249
2010 Population	10,970	51,293	250,290
2019 Population	12,432	58,152	274,952
2024 Population	13,518	62,778	292,734
2000-2010 Annual Rate	4.71%	2.63%	1.10%
2010-2019 Annual Rate	1.36%	1.37%	1.02%
2019-2024 Annual Rate	1.69%	1.54%	1.26%
2019 Male Population	48.6%	48.8%	48.5%
2019 Female Population	51.4%	51.2%	51.5%
2019 Median Age	38.0	40.1	39.0

In the identified area, the current year population is 274,952. In 2010, the Census count in the area was 250,290. The rate of change since 2010 was 1.02% annually. The five-year projection for the population in the area is 292,734 representing a change of 1.26% annually from 2019 to 2024. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 38.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	77.0%	75.8%	71.5%
2019 Black Alone	10.2%	12.7%	15.6%
2019 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2019 Asian Alone	5.8%	4.0%	1.9%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	3.8%	4.3%	7.3%
2019 Two or More Races	2.7%	2.8%	3.2%
2019 Hispanic Origin (Any Race)	18.0%	16.8%	21.9%

Persons of Hispanic origin represent 21.9% of the population in the identified area compared to 18.6% 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 64.8 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	122	124	79
2000 Households	2,443	14,235	86,889
2010 Households	3,814	18,696	94,082
2019 Total Households	4,325	21,030	101,970
2024 Total Households	4,691	22,627	108,044
2000-2010 Annual Rate	4.56%	2.76%	0.80%
2010-2019 Annual Rate	1.37%	1.28%	0.87%
2019-2024 Annual Rate	1.64%	1.47%	1.16%
2019 Average Household Size	2.87	2.76	2.64

The household count in this area has changed from 94,082 in 2010 to 101,970 in the current year, a change of 0.87% annually. The five-year projection of households is 108,044, a change of 1.16% annually from the current year total. Average household size is currently 2.64, compared to 2.61 in the year 2010. The number of families in the current year is 68,798 in the specified area.



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EXECUTIVE SUMMARY

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Mortgage Income			
2019 Percent of Income for Mortgage	13.1%	14.5%	15.2%
Median Household Income			
2019 Median Household Income	\$77,332	\$71,320	\$49,832
2024 Median Household Income	\$82,975	\$78,024	\$55,062
2019-2024 Annual Rate	1.42%	1.81%	2.02%
Average Household Income			
2019 Average Household Income	\$96,782	\$93,599	\$69,758
2024 Average Household Income	\$110,566	\$105,555	\$79,885
2019-2024 Annual Rate	2.70%	2.43%	2.75%
Per Capita Income			
2019 Per Capita Income	\$33,123	\$33,891	\$26,001
2024 Per Capita Income	\$37,868	\$38,086	\$29,618
2019-2024 Annual Rate	2.71%	2.36%	2.64%

Households by Income

Current median household income is \$49,832 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$55,062 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$69,758 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$79,885 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$26,001 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$29,618 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	180	163	154
2000 Total Housing Units	2,544	15,535	98,660
2000 Owner Occupied Housing Units	2,041	11,419	59,701
2000 Renter Occupied Housing Units	402	2,816	27,188
2000 Vacant Housing Units	101	1,300	11,771
2010 Total Housing Units	4,130	20,694	108,299
2010 Owner Occupied Housing Units	3,048	14,218	62,816
2010 Renter Occupied Housing Units	766	4,478	31,266
2010 Vacant Housing Units	316	1,998	14,217
2019 Total Housing Units	4,603	23,192	117,285
2019 Owner Occupied Housing Units	3,406	15,556	64,689
2019 Renter Occupied Housing Units	919	5,474	37,281
2019 Vacant Housing Units	278	2,162	15,315
2024 Total Housing Units	4,955	24,832	123,726
2024 Owner Occupied Housing Units	3,763	16,970	69,824
2024 Renter Occupied Housing Units	928	5,657	38,220
2024 Vacant Housing Units	264	2,205	15,682

Currently, 55.2% of the 117,285 housing units in the area are owner occupied; 31.8%, renter occupied; and 13.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 108,299 housing units in the area - 58.0% owner occupied, 28.9% renter occupied, and 13.1% vacant. The annual rate of change in housing units since 2010 is 3.61%. Median home value in the area is \$154,694, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 4.40% annually to \$191,824.



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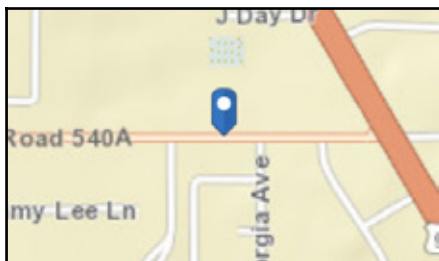
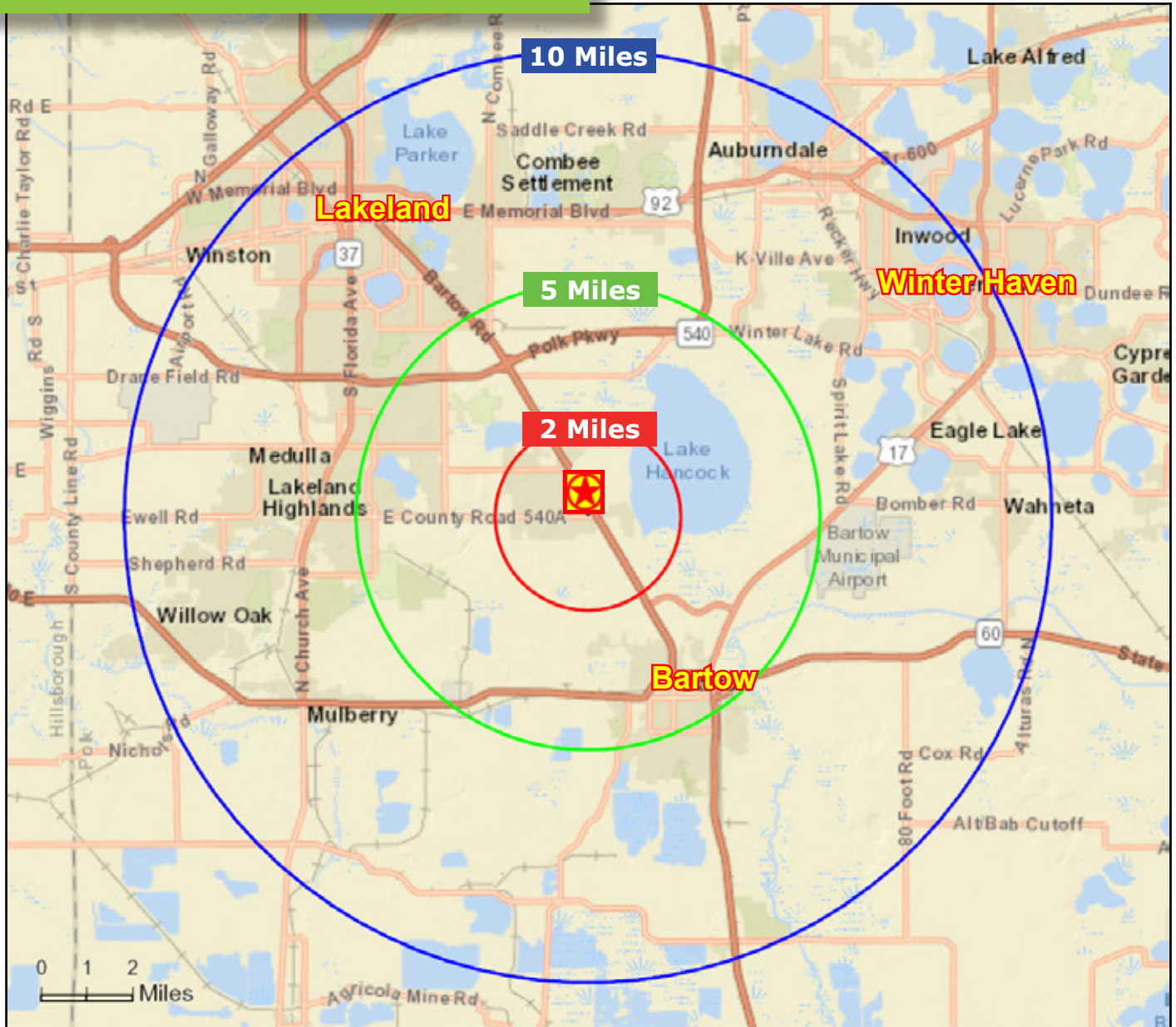
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SITE MAP



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