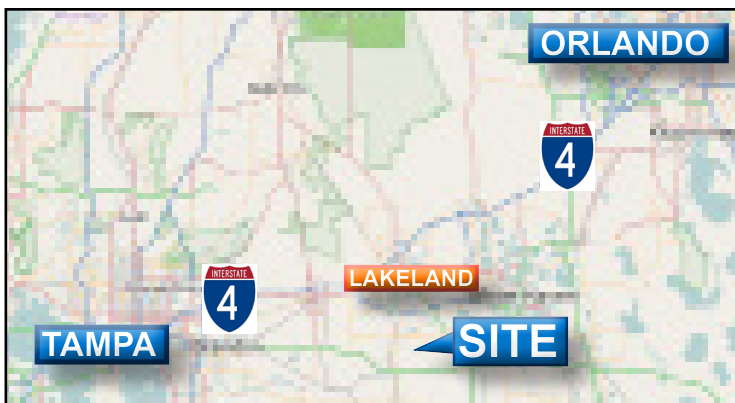


# VACANT LAND



## 26 ± Estimated Upland Ac.

Mulberry, FL North of SR 60  
68 Gross Ac. | Rail Potential | Gas Line at Site



### PROPERTY HIGHLIGHTS

- 26± Est. Upland - 68 Gross Acres
- Rail Potential
- Municipal Water, Sewer, & Gas in Area
- 8.4 + Million Population within 80 Miles
- North of SR 60; Major East/West
- Intra-state Highway
- Site Investigation Reports Available

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

# VACANT LAND

## 26 ± Estimated Upland Ac.

### PROPERTY OVERVIEW

**Identification:** 68 Acres Industrial Land, Mulberry

**Tax ID:** Parcels: 23-30-02-000000-013010, 23-30-02-000000-031030, 23-30-02-000000-032090, 23-30-02-000000-032100, 23-30-02-000000-032040, 23-30-02-000000-032050, and 23-30-02-000000-032060

**Location:** Prairie Mine Road, Mulberry, Florida 33860  
Centered in the **Tampa-Orlando Central Florida Corridor**

**Lot Size:** Approximately 68 Acres

**Taxes:** \$5,693 (2024)

**Rail:** **CSX Railroad** maintains active tracks on the east side of the parcel, which had previously contained a rail turnout. Verify availability.

**Utilities:**

- Water: City of Mulberry; At the Street
- Sewer: *City of Mulberry; within 630 ± feet (South)*
- Electric - Tampa Electric     ■ Gas - Florida Public Utilities

**Site Reports:** **Site studies include surveys, including topographic, wetlands mitigation report, environmental, and conceptual rail sidetrack and cost estimates.**

**Comments:** The property is 68 acres, estimated 26± upland acres on the east side of Prairie Mine Road. The properties consist of uplands, flood zone areas, wetlands, and lakes. The property is inside Mulberry city limits. Population of + 6.5 million within 60 miles.

**PRICE:** **\$ 1,690,000**



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.

# VACANT LAND

## 26 ± Estimated Upland Ac.

### CLOSE UP AERIAL



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

# VACANT LAND

## 26 ± Estimated Upland Ac.

### FLOOD ZONES AND WETLANDS



- = Flood Zone AE: Area Inundated by 100-yr Flooding
- = Flood Zone X5: 0.2 PCT Annual Chance Flood Hazard
- = Wetlands

Source: Polk County GIS Map Viewer



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

# VACANT LAND

26 ± Estimated Upland Ac.

## DISTANCE AERIAL



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.

# VACANT LAND

## 26 ± Estimated Upland Ac.

### EXECUTIVE SUMMARY

	20 miles	50 miles	80 miles
<b>Population</b>			
2010 Population	656,512	3,967,652	6,907,121
2020 Population	736,957	4,756,476	8,194,489
2024 Population	782,505	5,167,258	8,836,475
2029 Population	838,228	5,523,929	9,416,124
2010-2020 Annual Rate	1.16%	1.83%	1.72%
2020-2024 Annual Rate	1.42%	1.97%	1.79%
2024-2029 Annual Rate	1.39%	1.34%	1.28%
2020 Male Population	48.5%	48.4%	48.4%
2020 Female Population	51.5%	51.6%	51.6%
2020 Median Age	39.7	41.4	43.1
2024 Male Population	49.2%	49.1%	49.1%
2024 Female Population	50.8%	50.9%	50.9%
2024 Median Age	40.3	41.8	43.5

In the identified area, the current year population is 8,836,475. In 2020, the Census count in the area was 8,194,489. The rate of change since 2020 was 1.79% annually. The five-year projection for the population in the area is 9,416,124 representing a change of 1.28% annually from 2024 to 2029. Currently, the population is 49.1% male and 50.9% female.

#### Median Age

The median age in this area is 43.5, compared to U.S. median age of 39.3.

#### Race and Ethnicity

2024 White Alone	60.4%	58.2%	60.3%
2024 Black Alone	13.4%	12.4%	12.3%
2024 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2024 Asian Alone	2.7%	4.1%	3.8%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	8.5%	9.1%	8.3%
2024 Two or More Races	14.3%	15.7%	14.7%
2024 Hispanic Origin (Any Race)	25.7%	27.3%	25.0%

Persons of Hispanic origin represent 25.0% of the population in the identified area compared to 19.6% 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 74.4 in the identified area, compared to 72.5 for the U.S. as a whole.

#### Households

2024 Wealth Index	85	93	97
2010 Households	240,088	1,571,118	2,781,842
2020 Households	269,713	1,875,425	3,284,531
2024 Households	286,922	2,036,557	3,547,069
2029 Households	307,817	2,180,983	3,793,206
2010-2020 Annual Rate	1.17%	1.79%	1.67%
2020-2024 Annual Rate	1.47%	1.96%	1.83%
2024-2029 Annual Rate	1.42%	1.38%	1.35%
2024 Average Household Size	2.68	2.48	2.44



**LISA PARKS ABBERGER, SIOR, AICP**  
863-682-6147 • [Lisa@hauger-bunch.com](mailto:Lisa@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.

# VACANT LAND

## 26 ± Estimated Upland Ac.

### EXECUTIVE SUMMARY

Rings: 20, 50, 80 mile radii

Longitude: -81.98269

	20 miles	50 miles	80 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	28.7%	31.5%	32.1%
<b>Median Household Income</b>			
2024 Median Household Income	\$73,549	\$74,482	\$73,737
2029 Median Household Income	\$86,667	\$88,234	\$86,451
2024-2029 Annual Rate	3.34%	3.45%	3.23%
<b>Average Household Income</b>			
2024 Average Household Income	\$97,052	\$104,177	\$103,795
2029 Average Household Income	\$114,169	\$122,310	\$121,689
2024-2029 Annual Rate	3.30%	3.26%	3.23%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$35,676	\$41,124	\$41,735
2029 Per Capita Income	\$42,028	\$48,351	\$49,087
2024-2029 Annual Rate	3.33%	3.29%	3.30%
<b>GINI Index</b>			
2024 Gini Index	40.3	40.8	40.6
<b>Households by Income</b>			

Current median household income is \$73,737 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$86,451 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$103,795 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$121,689 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$41,735 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$49,087 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	86	79	77
2010 Total Housing Units	271,236	1,886,037	3,352,334
2010 Owner Occupied Housing Units	171,161	1,054,729	1,905,171
2010 Renter Occupied Housing Units	68,927	516,389	876,672
2010 Vacant Housing Units	31,148	314,919	570,492
2020 Total Housing Units	293,718	2,123,770	3,750,977
2020 Owner Occupied Housing Units	187,467	1,218,019	2,182,815
2020 Renter Occupied Housing Units	82,246	657,406	1,101,716
2020 Vacant Housing Units	24,134	248,507	466,457
2024 Total Housing Units	309,240	2,292,788	4,022,564
2024 Owner Occupied Housing Units	204,907	1,353,053	2,411,384
2024 Renter Occupied Housing Units	82,015	683,505	1,135,685
2024 Vacant Housing Units	22,318	256,231	475,495
2029 Total Housing Units	331,493	2,445,798	4,288,624
2029 Owner Occupied Housing Units	228,122	1,488,442	2,650,991
2029 Renter Occupied Housing Units	79,695	692,541	1,142,215
2029 Vacant Housing Units	23,676	264,815	495,418



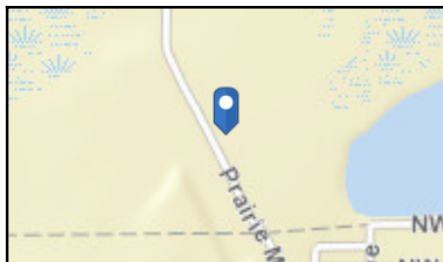
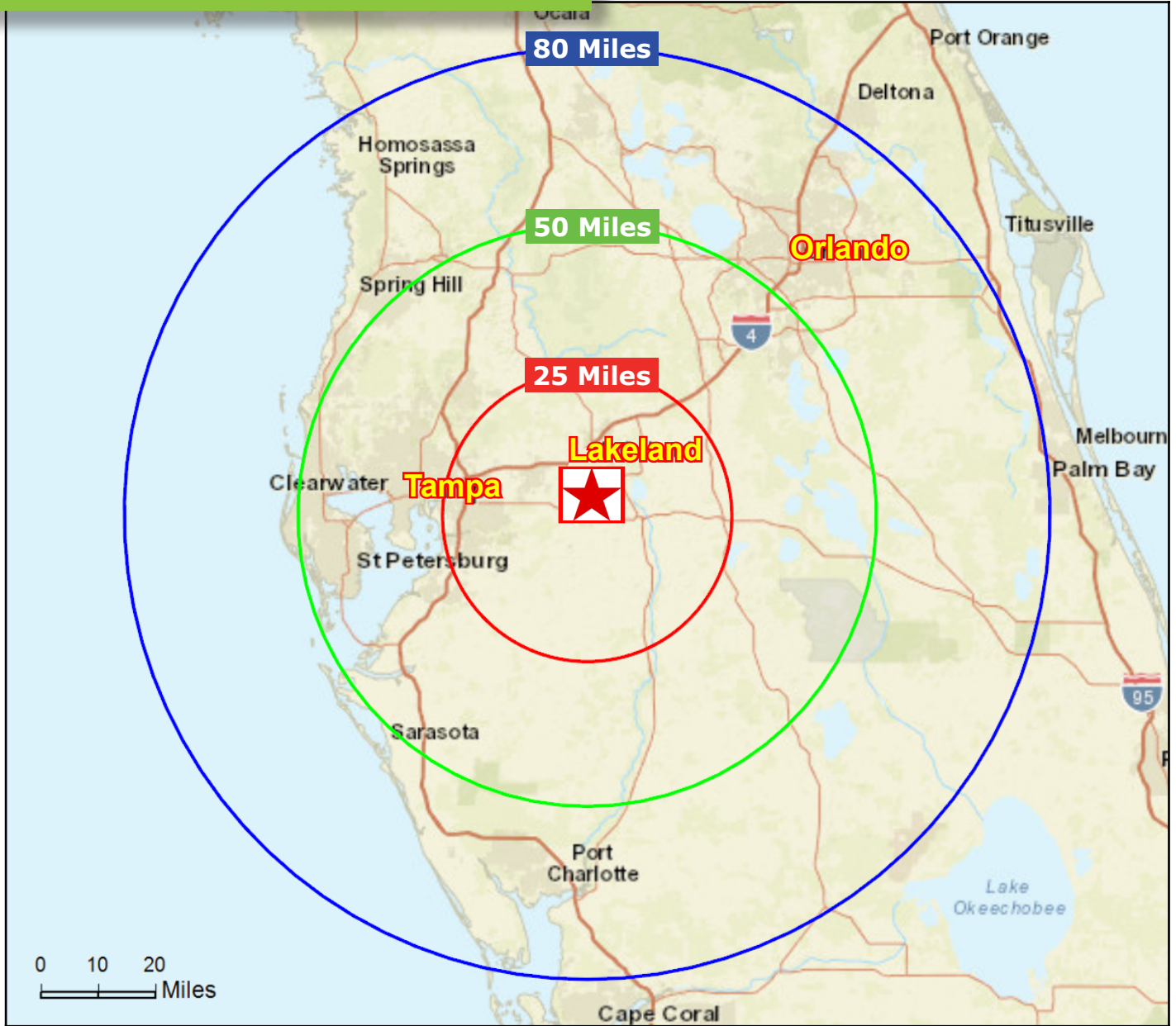
**LISA PARKS ABBERGER, SIOR, AICP**  
863-682-6147 • [Lisa@hauger-bunch.com](mailto:Lisa@hauger-bunch.com)

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.

# VACANT LAND

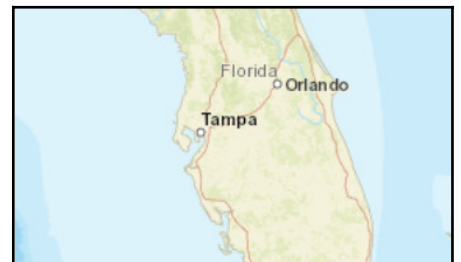
**26 ± Estimated Upland Ac.**

## SITE MAP



863-682-6147

LISA PARKS ABBERGER, SIOR, AICP  
Lisa@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.