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**Professional Office/Light Industrial
Two Water-View Finished Lots: 2.77 Ac
Parkway University Center
US 98 S, Lakeland, FL**

NEW PRICING



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Lisa L. Parks, SIOR, AICP
Broker Associate
415 South Kentucky Avenue
Lakeland, FL 33801
Lisa@hauger-bunch.com
863.682.6147



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Property Overview

Identification: 2.77 Acres Finished Lots (BMO of Lakeland)

Tax Id: 24-29-10-280562-000070 (A)
24-29-10-280562-000080 (B)

Location: Innovation Dr, Lakeland, FL 33801
Parkway University Center

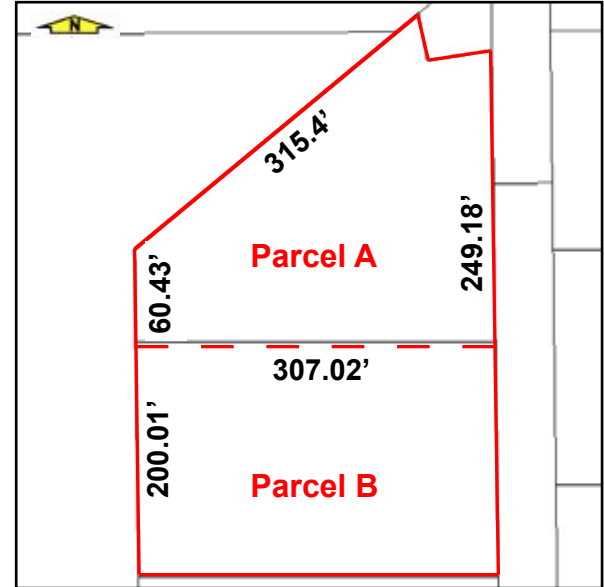
Zoning/Land Use: Employment Center (ECX: Polk County)

Lot Size: Parcel A 1.36 Acres
Parcel B 1.41 Acres

Taxes: Parcel A \$4,482.05 (2010)
Parcel B \$4,632.29 (2010)

Utilities: Water/Sewer/Electric: City of Lakeland
Gas: Available at US Hwy 98 S
Fiberoptics: Verizon (Buyer should verify)

Comments: Located in a **Class "A"** deed restricted business park, supporting professional office, including medical offices and light industrial users. Ideally located off **US Highway 98 S**, just south of the **Polk Parkway** (1.5 miles), and within one mile of Highland City Town Center with retail and support services. The Park is near **Polk State College** and **USF** satellite campus. These lots have open, unobstructed views of beautiful Banana Lake. Both lots are net-usable with **master retention** provided off-site.



Price:

Parcel A	\$340,800	\$298,000
Parcel B	\$352,800	<u>\$307,000</u>
Both A & B (2.77 ac total)		\$605,000



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Lake View Aerial





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Aerial View

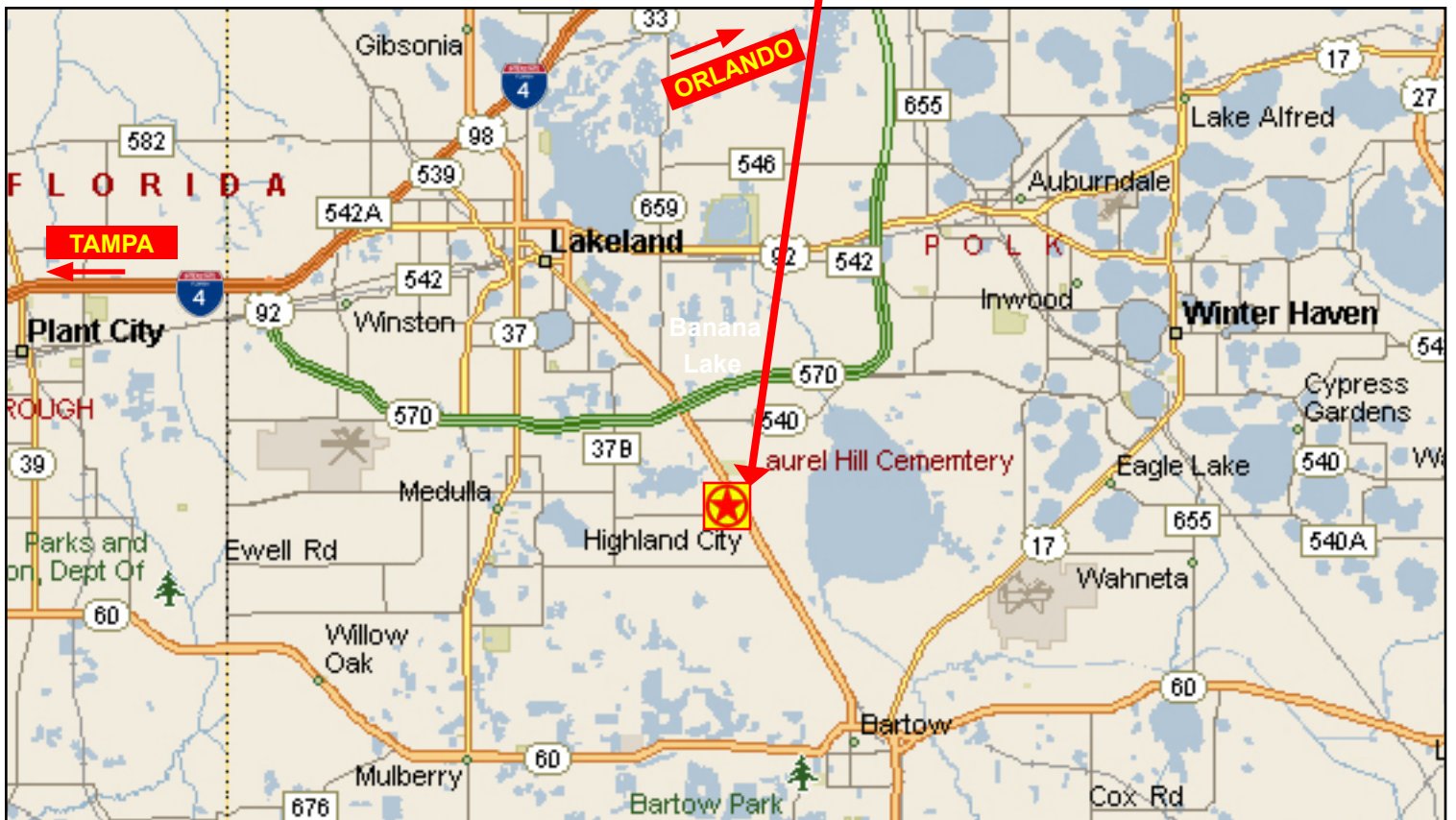




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Situational Map

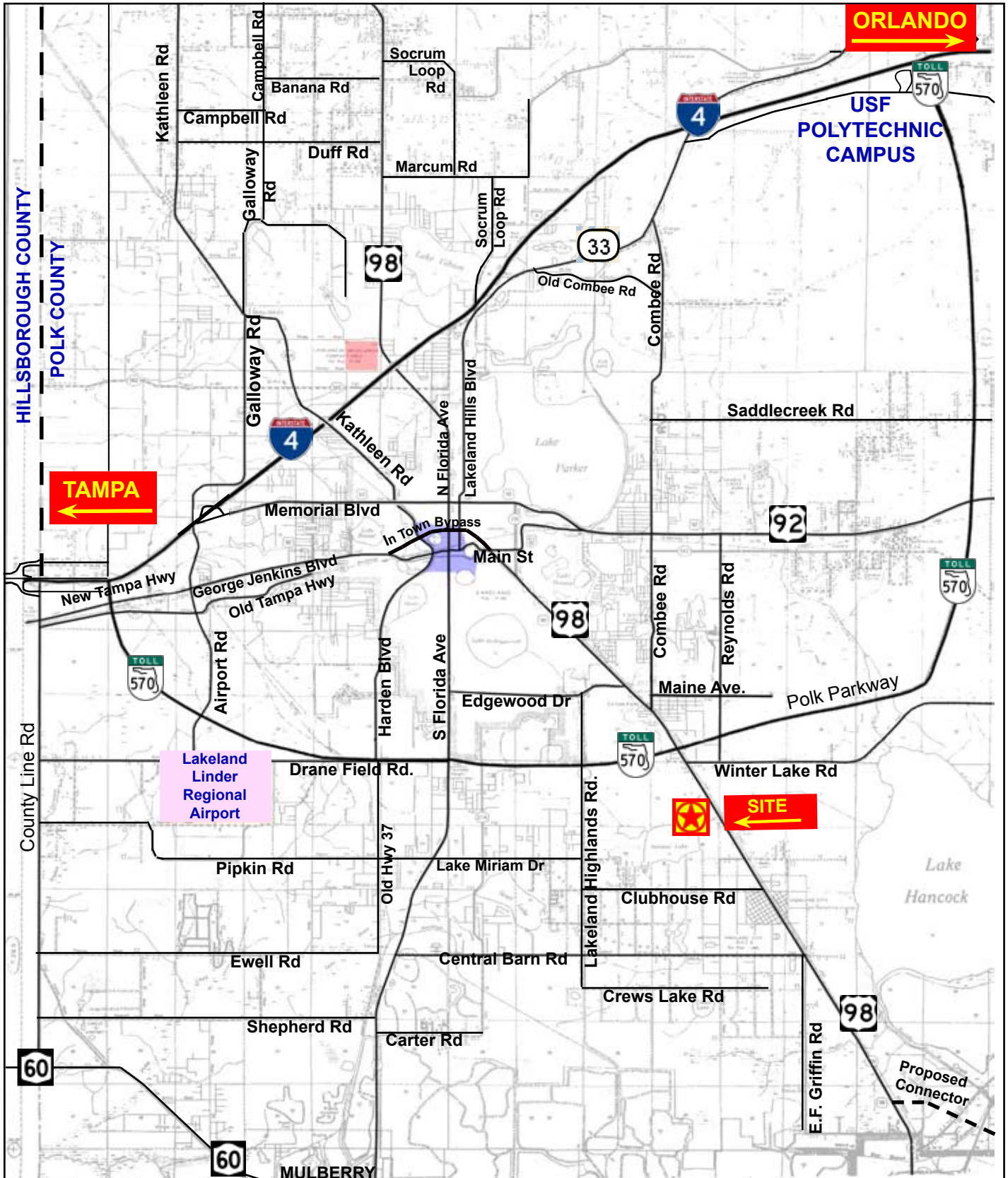




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Greater Lakeland I-4 Corridor Map





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Demographics - Executive Summary

	5 miles radius	10 miles radius	20 miles radius
2010 Population			
Total Population	79,526	270,737	559,535
Male Population	48.3%	48.6%	48.8%
Female Population	51.7%	51.4%	51.2%
Median Age	39.3	38.7	39.9
2010 Income			
Median HH Income	\$54,922	\$45,360	\$45,374
Per Capita Income	\$27,346	\$22,591	\$21,912
Average HH Income	\$70,189	\$57,146	\$56,291
2010 Households			
Total Households	30,331	105,621	215,169
Average Household Size	2.56	2.51	2.56
2010 Housing			
Owner Occupied Housing Units	64.0%	55.9%	58.3%
Renter Occupied Housing Units	23.9%	27.7%	24.2%
Vacant Housing Units	12.1%	16.4%	17.4%
Population			
1990 Population	62,681	221,057	418,902
2000 Population	71,467	245,986	486,199
2010 Population	79,526	270,737	559,535
2015 Population	82,532	279,290	584,559
1990-2000 Annual Rate	1.32%	1.07%	1.5%
2000-2010 Annual Rate	1.05%	0.94%	1.38%
2010-2015 Annual Rate	0.74%	0.62%	0.88%

In the identified market area, the current year population is 559,535. In 2000, the Census count in the market area was 486,199. The rate of change since 2000 was 1.38 percent annually. The five-year projection for the population in the market area is 584,559, representing a change of 0.88 percent annually from 2010 to 2015. Currently, the population is 48.8 percent male and 51.2 percent female.

Households			
1990 Households	24,224	85,730	159,624
2000 Households	27,453	96,003	186,407
2010 Households	30,331	105,621	215,169
2015 Households	31,372	108,964	225,108
1990-2000 Annual Rate	1.26%	1.14%	1.56%
2000-2010 Annual Rate	0.98%	0.94%	1.41%
2010-2015 Annual Rate	0.68%	0.63%	0.91%

The household count in this market area has changed from 186,407 in 2000 to 215,169 in the current year, a change of 1.41 percent annually. The five-year projection of households is 225,108, a change of 0.91 percent annually from the current year total. Average household size is currently 2.56, compared to 2.56 in the year 2000. The number of families in the current year is 149,601 in the market area.

Housing

Currently, 58.3 percent of the 260,628 housing units in the market area are owner occupied; 24.2 percent, renter occupied; and 17.4 percent are vacant. In 2000, there were 215,556 housing units - 62.6 percent owner occupied, 23.9 percent renter occupied and 13.5 percent vacant. The rate of change in housing units since 2000 is 1.87 percent. Median home value in the market area is \$97,970, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.44 percent annually to \$116,032. From 2000 to the current year, median home value changed by 3.18 percent annually.



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Demographics - Executive Summary

	5 miles radius	10 miles radius	20 miles radius
Median Household Income			
1990 Median HH Income	\$30,718	\$25,624	\$25,677
2000 Median HH Income	\$43,692	\$36,342	\$36,541
2010 Median HH Income	\$54,922	\$45,360	\$45,374
2015 Median HH Income	\$59,049	\$51,844	\$52,030
1990-2000 Annual Rate	3.59%	3.56%	3.59%
2000-2010 Annual Rate	2.26%	2.19%	2.13%
2010-2015 Annual Rate	1.46%	2.71%	2.78%
Per Capita Income			
1990 Per Capita Income	\$15,687	\$12,468	\$12,339
2000 Per Capita Income	\$22,440	\$18,553	\$18,298
2010 Per Capita Income	\$27,346	\$22,591	\$21,912
2015 Per Capita Income	\$29,721	\$24,760	\$24,041
1990-2000 Annual Rate	3.64%	4.05%	4.02%
2000-2010 Annual Rate	1.95%	1.94%	1.77%
2010-2015 Annual Rate	1.68%	1.85%	1.87%
Average Household Income			
1990 Average Household Income	\$40,064	\$31,807	\$32,045
2000 Average Household Income	\$57,459	\$47,014	\$47,065
2010 Average HH Income	\$70,189	\$57,146	\$56,291
2015 Average HH Income	\$76,530	\$62,637	\$61,681
1990-2000 Annual Rate	3.67%	3.98%	3.92%
2000-2010 Annual Rate	1.97%	1.92%	1.76%
2010-2015 Annual Rate	1.74%	1.85%	1.85%

Households by Income

Current median household income is \$45,374 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$52,030 in five years. In 2000, median household income was \$36,541, compared to \$25,677 in 1990.

Current average household income is \$56,291 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$61,681 in five years. In 2000, average household income was \$47,065, compared to \$32,045 in 1990.

Current per capita income is \$21,912 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$24,041 in five years. In 2000, the per capita income was \$18,298, compared to \$12,339 in 1990.

Population by Employment

Total Businesses	3,455	10,726	19,297
Total Employees	32,336	128,818	218,907

Currently, 85.2 percent of the civilian labor force in the identified market area is employed and 14.8 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 88.2 percent of the civilian labor force, and unemployment will be 11.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 59.4 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 54.6 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.6 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 26.8 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 79.7 percent of the market area population drove alone to work, and 2.1 percent worked at home. The average travel time to work in 2000 was 24.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

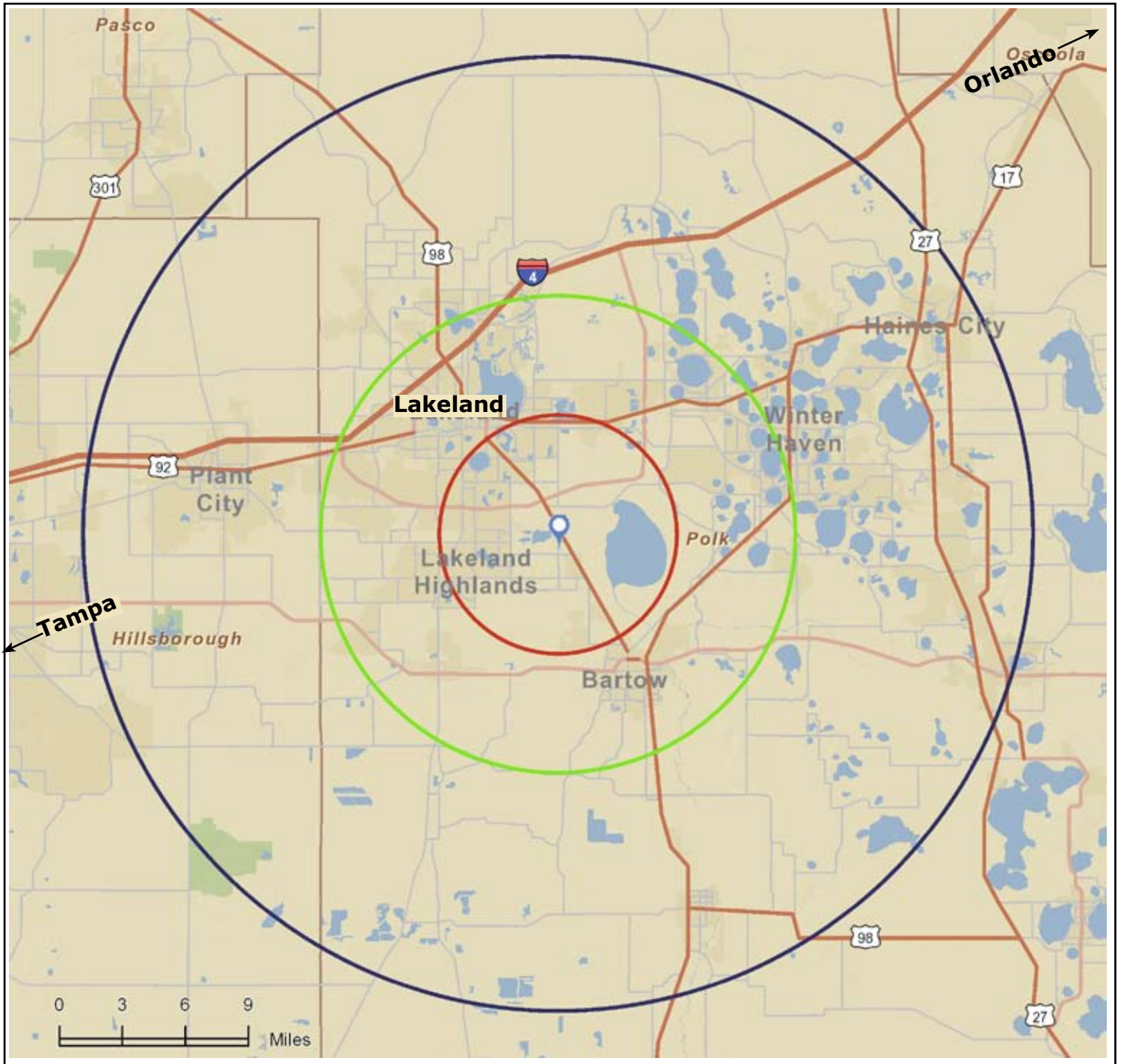
- 18.5 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 36.6 percent were high school graduates only (29.6 percent in the U.S.)
- 7.9 percent had completed an Associate degree (7.7 percent in the U.S.)
- 12.6 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 5.7 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



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Demographics - Standard Site Map



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