



3+ Acres Industrial Property

Open Manufacturing Bldg w/Paint Booth

Mulberry, Florida



- ◆ Easy access to Lakeland via SR 37
- ◆ Modular Office
- ◆ Facilities include +6,000 SF:

- ◆ Within Industrial Complex
- ◆ Facilities include +6,000 SF:
 - Open Manufacturing Building
 - Paint Booth



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3+ Acres Industrial Property

Property Overview

Identification: 3+ Acres Industrial Property

Tax ID: 23-29-35-000000-041040

Location: 3275 Mulford Road
Mulberry, FL 33860

Lot Size: 3.09 acres

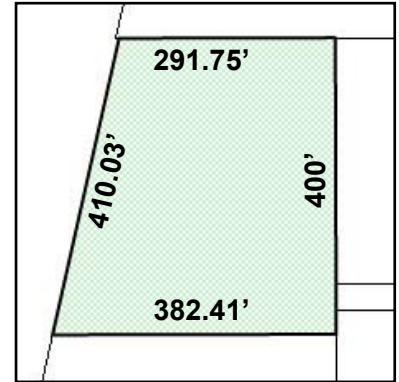
Zoning: Light Industrial, City of Mulberry

Utilities:

- ◆ TECO Electric
- ◆ City of Mulberry Water Service
- ◆ Septic

Specifications:

- ◆ Facilities include 6,000sf of open manufacturing building w/paint booth
 - 21' Center Height; 14' at Eave
 - Compressed Air
- ◆ Three phase power
- ◆ Mercury vapor lights
- ◆ Stabilized yard
- ◆ "A" frame hoist
- ◆ Security camera setup available
- ◆ Modular Office 20' x 40'



Comments: Located just east of SR 37 in Mulberry, this property is within 1.5 miles of south Lakeland, in a gated industrial complex. Ideal property for industrial user requiring outdoor storage, and open manufacturing facility. Facility includes a paint booth and a free-standing 960sf modular office. Security camera system in place.

Sale Price: **\$375,000**

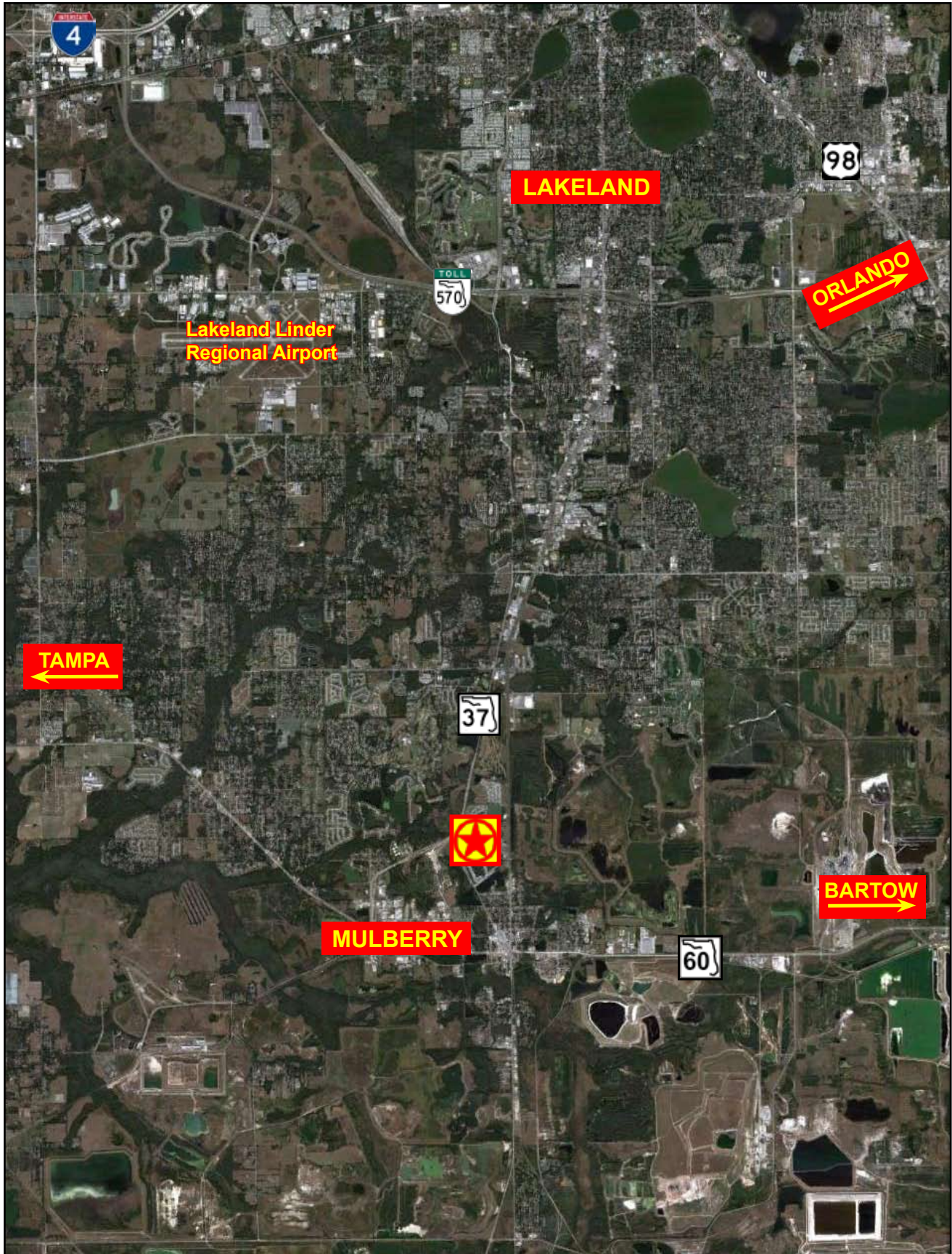




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Property Distance Aerial





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Lakeland/Mulberry/Bartow Area Map





3+ Acres Industrial Property

Demographics-Executive Summary

	10 miles radius	15 miles radius	25 miles radius
2010 Population			
Total Population	179,497	379,396	913,190
Male Population	48.9%	48.9%	49.2%
Female Population	51.1%	51.1%	50.8%
Median Age	38.0	37.8	38.2
2010 Income			
Median HH Income	\$49,184	\$47,565	\$50,341
Per Capita Income	\$23,982	\$22,799	\$23,093
Average HH Income	\$61,649	\$59,565	\$60,767
2010 Households			
Total Households	68,590	143,289	342,597
Average Household Size	2.55	2.60	2.62
2010 Housing			
Owner Occupied Housing Units	57.2%	59.3%	60.7%
Renter Occupied Housing Units	27.0%	25.5%	23.9%
Vacant Housing Units	15.8%	15.2%	15.3%
Population			
1990 Population	142,444	280,676	609,823
2000 Population	160,886	328,409	737,728
2010 Population	179,497	379,396	913,190
2015 Population	186,426	395,534	969,968
1990-2000 Annual Rate	1.22%	1.58%	1.92%
2000-2010 Annual Rate	1.07%	1.42%	2.1%
2010-2015 Annual Rate	0.76%	0.84%	1.21%

In the identified market area, the current year population is 913,190. In 2000, the Census count in the market area was 737,728. The rate of change since 2000 was 2.1 percent annually. The five-year projection for the population in the market area is 969,968, representing a change of 1.21 percent annually from 2010 to 2015. Currently, the population is 49.2 percent male and 50.8 percent female.

Households			
1990 Households	54,792	105,405	226,411
2000 Households	61,774	124,053	275,862
2010 Households	68,590	143,289	342,597
2015 Households	71,128	149,523	364,370
1990-2000 Annual Rate	1.21%	1.64%	2%
2000-2010 Annual Rate	1.03%	1.42%	2.14%
2010-2015 Annual Rate	0.73%	0.86%	1.24%

The household count in this market area has changed from 275,862 in 2000 to 342,597 in the current year, a change of 2.14 percent annually. The five-year projection of households is 364,370, a change of 1.24 percent annually from the current year total. Average household size is currently 2.62, compared to 2.62 in the year 2000. The number of families in the current year is 242,689 in the market area.

Housing

Currently, 60.7 percent of the 404,700 housing units in the market area are owner occupied; 23.9 percent, renter occupied; and 15.3 percent are vacant. In 2000, there were 313,939 housing units - 64.9 percent owner occupied, 23.0 percent renter occupied and 12.1 percent vacant. The rate of change in housing units since 2000 is 2.51 percent. Median home value in the market area is \$108,397, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.04 percent annually to \$125,925. From 2000 to the current year, median home value changed by 3.19 percent annually.



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Demographics-Executive Summary

	10 miles radius	15 miles radius	25 miles radius
Median Household Income			
1990 Median HH Income	\$27,082	\$26,168	\$27,206
2000 Median HH Income	\$39,339	\$37,900	\$39,555
2010 Median HH Income	\$49,184	\$47,565	\$50,341
2015 Median HH Income	\$54,245	\$53,618	\$55,699
1990-2000 Annual Rate	3.8%	3.77%	3.81%
2000-2010 Annual Rate	2.2%	2.24%	2.38%
2010-2015 Annual Rate	1.98%	2.42%	2.04%
Per Capita Income			
1990 Per Capita Income	\$13,456	\$12,354	\$12,636
2000 Per Capita Income	\$19,870	\$18,771	\$18,876
2010 Per Capita Income	\$23,982	\$22,799	\$23,093
2015 Per Capita Income	\$26,179	\$25,014	\$25,205
1990-2000 Annual Rate	3.97%	4.27%	4.1%
2000-2010 Annual Rate	1.85%	1.91%	1.99%
2010-2015 Annual Rate	1.77%	1.87%	1.77%
Average Household Income			
1990 Average Household Income	\$34,425	\$32,436	\$33,676
2000 Average Household Income	\$51,002	\$49,025	\$49,759
2010 Average HH Income	\$61,649	\$59,565	\$60,767
2015 Average HH Income	\$67,398	\$65,294	\$66,255
1990-2000 Annual Rate	4.01%	4.22%	3.98%
2000-2010 Annual Rate	1.87%	1.92%	1.97%
2010-2015 Annual Rate	1.8%	1.85%	1.74%

Households by Income

Current median household income is \$50,341 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$55,699 in five years. In 2000, median household income was \$39,555, compared to \$27,206 in 1990.

Current average household income is \$60,767 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$66,255 in five years. In 2000, average household income was \$49,759, compared to \$33,676 in 1990.

Current per capita income is \$23,093 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$25,205 in five years. In 2000, the per capita income was \$18,876, compared to \$12,636 in 1990.

Population by Employment

Total Businesses	7,465	13,131	29,262
Total Employees	90,029	156,401	330,910

Currently, 86.7 percent of the civilian labor force in the identified market area is employed and 13.3 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 89.5 percent of the civilian labor force, and unemployment will be 10.5 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, 61.7 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.3 percent were in the Armed Forces.

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

- 59.2 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 17.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 23.6 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 80.4 percent of the market area population drove alone to work, and 2.5 percent worked at home. The average travel time to work in 2000 was 25.8 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:

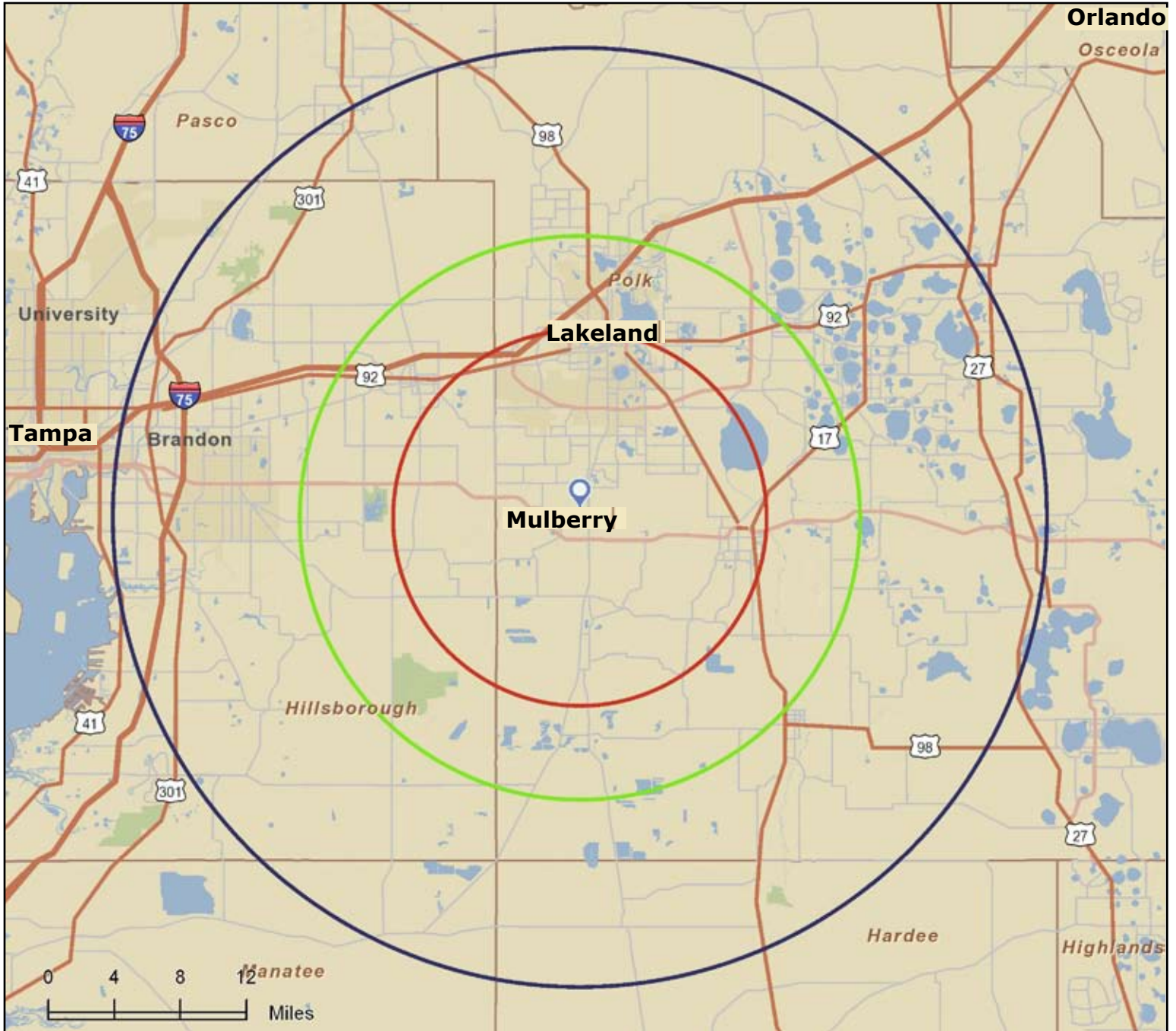
- 16.4 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 35.0 percent were high school graduates only (29.6 percent in the U.S.)
- 9.0 percent had completed an Associate degree (7.7 percent in the U.S.)
- 14.3 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 6.6 percent 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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