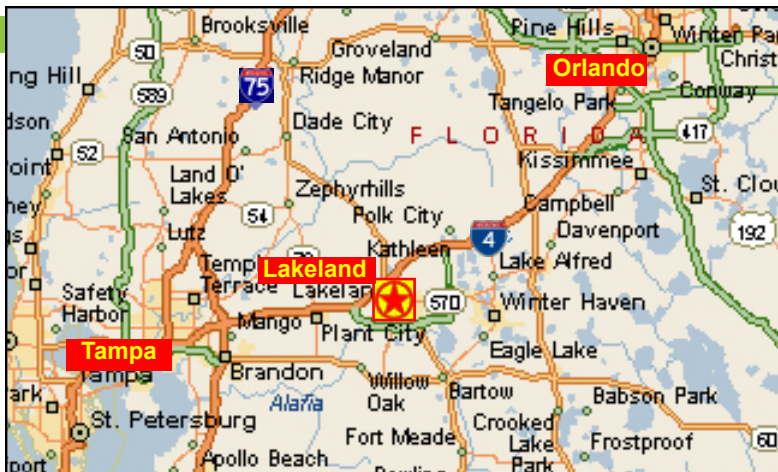




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REALTOR®

**Major Distribution Site
42.5 Acres w/Outparcel Potential
Lakeland, Florida**

NEW PRICING



www.Hauger-Bunch.com

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415 South Kentucky Avenue
Lakeland, FL 33801
Lisa@hauger-bunch.com

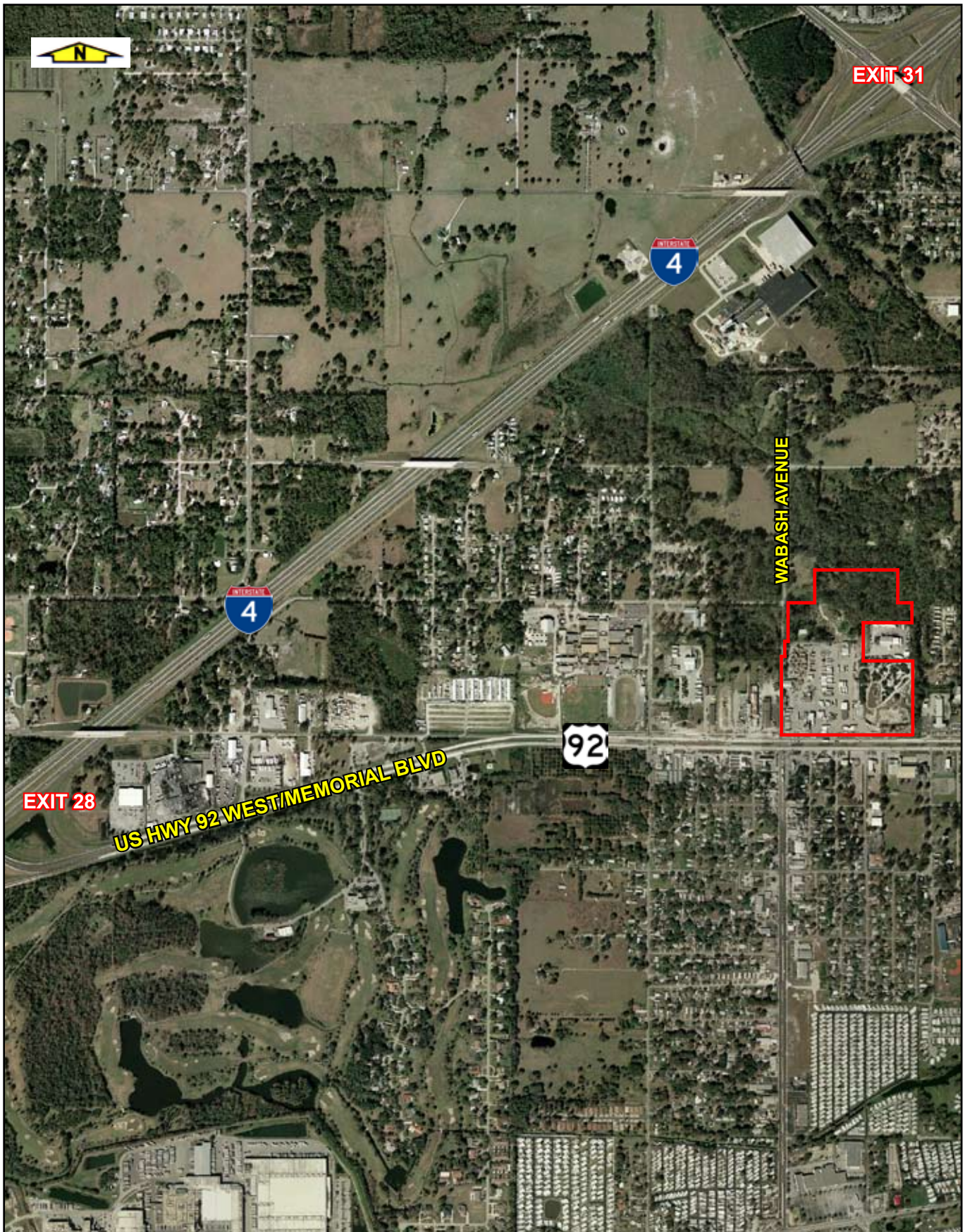
863.682.6147



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Major 42.5 Acre In-Town Site

I-4 & US 92 Aerial

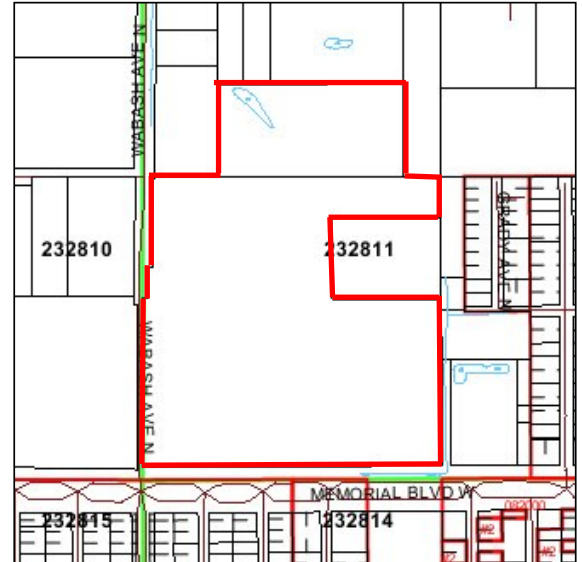




Major 42.5 Acre In-Town Site

Property Overview

- Identification:** US 92 West & Wabash Avenue
- Tax Id:** 23-28-11-000000-044010 and
23-28-11-000000-043050
- Location:** 2011 U.S. Highway 92 West
(Memorial Boulevard)
Lakeland, Polk County, Florida
- Access:** Signalized Intersection at **U.S. Hwy 92 West**
(Memorial Boulevard) and Wabash Avenue. **1.5 miles to Interstate 4**,
U.S. Highway 92/Memorial Boulevard is a major east-west
connector between Lakeland and Winter Haven.
- Size:** 42.5+ Acres
- Taxes:** \$37,189.57 (2010)
- Zoning:** Main Site (34+ Acres)
Truck/Transport Use - Grandfathered In (Polk County)
Business Park Center (BPC-1) - Polk County
Retail outparcels may be considered
BPC uses include warehouse distribution, office, light industrial
and support commercial.
- Northern Portion (8+ Acres; 1.5 Estimated Usable)
Residential Low (RL) - Polk County
Portion potential future retention area for main site
- Utilities:** Water, Sewer and Electric: City of Lakeland Service Area
(Buyer should verify)
- Comments:** **Strategic location for warehouse distribution, with outparcel potential, with access to I-4 via Exit 28. The property is located at a major intersection (U.S. Hwy 92 and Wabash Avenue). Current uses include trucking/transport support services. Approximately 1300' of frontage on U.S. Highway 92/ Memorial Blvd, and 1270' of frontage on Wabash Avenue. City of Lakeland proposes future expansion of Wabash Avenue northward to connect to Exit 31 at Kathleen Road. Property has extensive due diligence completed.**



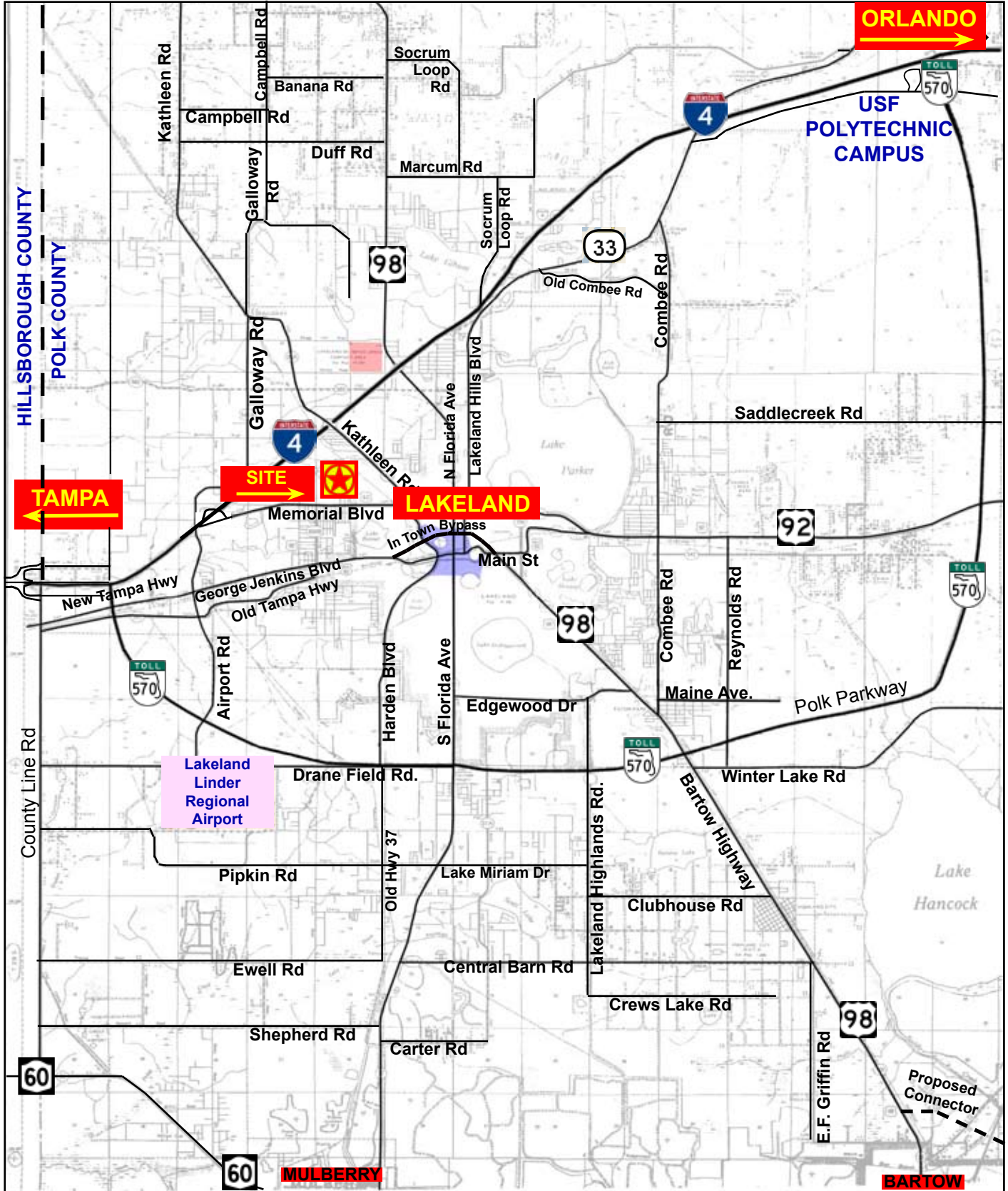
NEW
PRICE: \$4,000,000 (\$2.16 psf)



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Major 42.5 Acre In-Town Site

Greater Lakeland I-4 Corridor Map





Major 42.5 Acre In-Town Site

Demographics-Executive Summary

	10 miles radius	20 miles radius	30 miles radius
2010 Population			
Total Population	277,897	673,847	1,475,237
Male Population	48.5%	48.7%	49.0%
Female Population	51.5%	51.3%	51.0%
Median Age	39.3	40.5	37.8
2010 Income			
Median HH Income	\$46,807	\$47,536	\$48,736
Per Capita Income	\$22,840	\$22,801	\$23,364
Average HH Income	\$57,947	\$58,567	\$60,219
2010 Households			
Total Households	108,619	259,543	564,539
Average Household Size	2.51	2.56	2.56
2010 Housing			
Owner Occupied Housing Units	57.7%	61.3%	57.5%
Renter Occupied Housing Units	26.2%	22.5%	26.0%
Vacant Housing Units	16.0%	16.3%	16.5%
Population			
1990 Population	206,390	484,191	952,115
2000 Population	241,293	576,374	1,161,118
2010 Population	277,897	673,847	1,475,237
2015 Population	290,786	705,046	1,570,502
1990-2000 Annual Rate	1.57%	1.76%	2%
2000-2010 Annual Rate	1.39%	1.54%	2.36%
2010-2015 Annual Rate	0.91%	0.91%	1.26%

In the identified market area, the current year population is 1,475,237. In 2000, the Census count in the market area was 1,161,118. The rate of change since 2000 was 2.36 percent annually. The five-year projection for the population in the market area is 1,570,502, representing a change of 1.26 percent annually from 2010 to 2015. Currently, the population is 49.0 percent male and 51.0 percent female.

Households			
1990 Households	79,940	184,387	361,763
2000 Households	94,227	222,056	444,504
2010 Households	108,619	259,543	564,539
2015 Households	113,706	271,989	602,201
1990-2000 Annual Rate	1.66%	1.88%	2.08%
2000-2010 Annual Rate	1.4%	1.53%	2.36%
2010-2015 Annual Rate	0.92%	0.94%	1.3%

The household count in this market area has changed from 444,504 in 2000 to 564,539 in the current year, a change of 2.36 percent annually. The five-year projection of households is 602,201, a change of 1.3 percent annually from the current year total. Average household size is currently 2.56, compared to 2.55 in the year 2000. The number of families in the current year is 382,553 in the market area.

Housing

Currently, 57.5 percent of the 675,922 housing units in the market area are owner occupied; 26.0 percent, renter occupied; and 16.5 percent are vacant. In 2000, there were 510,074 housing units - 60.4 percent owner occupied, 26.7 percent renter occupied and 12.9 percent vacant. The rate of change in housing units since 2000 is 2.78 percent. Median home value in the market area is \$109,483, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.08 percent annually to \$127,439. From 2000 to the current year, median home value changed by 3.27 percent annually.



Major 42.5 Acre In-Town Site

Demographics-Executive Summary

	10 miles radius	20 miles radius	30 miles radius
Median Household Income			
1990 Median HH Income	\$26,257	\$26,446	\$25,494
2000 Median HH Income	\$37,732	\$38,178	\$37,413
2010 Median HH Income	\$46,807	\$47,536	\$48,736
2015 Median HH Income	\$52,844	\$53,323	\$54,700
1990-2000 Annual Rate	3.69%	3.74%	3.91%
2000-2010 Annual Rate	2.12%	2.16%	2.61%
2010-2015 Annual Rate	2.46%	2.32%	2.34%
Per Capita Income			
1990 Per Capita Income	\$12,684	\$12,650	\$12,345
2000 Per Capita Income	\$19,011	\$18,990	\$18,916
2010 Per Capita Income	\$22,840	\$22,801	\$23,364
2015 Per Capita Income	\$25,003	\$24,909	\$25,644
1990-2000 Annual Rate	4.13%	4.15%	4.36%
2000-2010 Annual Rate	1.81%	1.8%	2.08%
2010-2015 Annual Rate	1.83%	1.78%	1.88%
Average Household Income			
1990 Average Household Income	\$32,558	\$32,830	\$32,002
2000 Average Household Income	\$48,401	\$48,634	\$48,646
2010 Average HH Income	\$57,947	\$58,567	\$60,219
2015 Average HH Income	\$63,411	\$63,885	\$65,989
1990-2000 Annual Rate	4.04%	4.01%	4.28%
2000-2010 Annual Rate	1.77%	1.83%	2.1%
2010-2015 Annual Rate	1.82%	1.75%	1.85%

Households by Income

Current median household income is \$48,736 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$54,700 in five years. In 2000, median household income was \$37,413, compared to \$25,494 in 1990.

Current average household income is \$60,219 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$65,989 in five years. In 2000, average household income was \$48,646, compared to \$32,002 in 1990.

Current per capita income is \$23,364 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$25,644 in five years. In 2000, the per capita income was \$18,916, compared to \$12,345 in 1990.

Population by Employment

Total Businesses	9,975	21,394	49,139
Total Employees	114,782	232,788	575,248

Currently, 86.4 percent of the civilian labor force in the identified market area is employed and 13.6 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 89.3 percent of the civilian labor force, and unemployment will be 10.7 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, 61.9 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:

- 59.9 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 21.9 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 79.2 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 26.2 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:

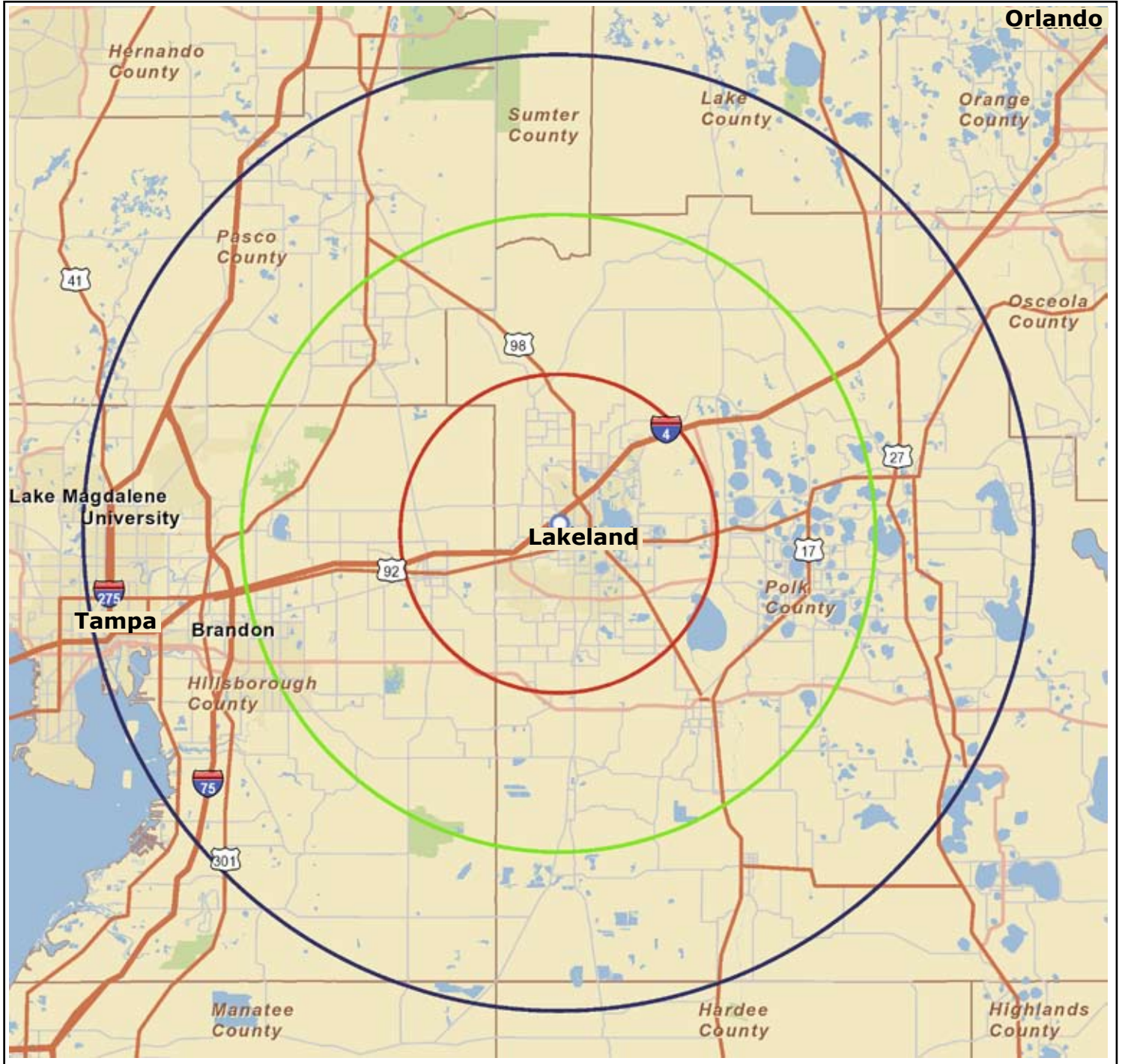
- 15.9 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 33.2 percent were high school graduates only (29.6 percent in the U.S.)
- 9.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 15.7 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 7.4 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



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Major 42.5 Acre In-Town Site

Demographics-Site Map



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