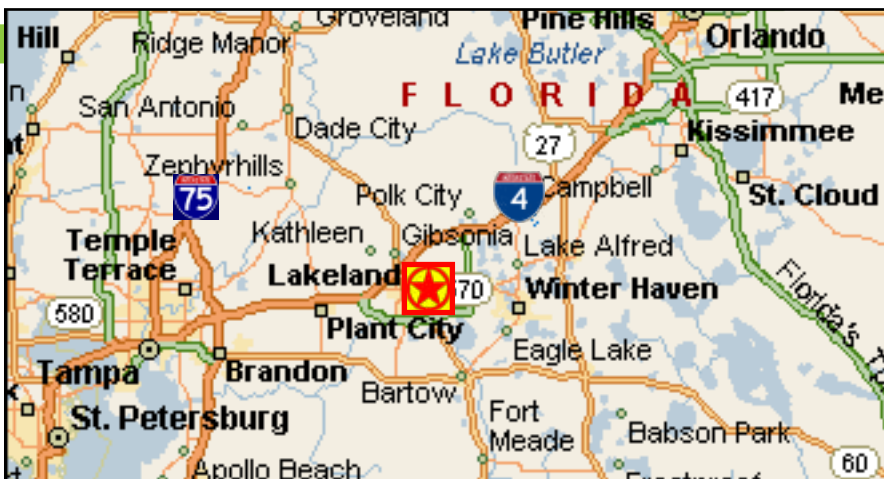




**hauger
bunch**
REALTOR®

**1+ Acres on New In-Town Bypass
Medical-Professional Office or
Neighborhood Retail
Lakeland, FL**



www.Hauger-Bunch.com

David F. Bunch, SIOR
415 South Kentucky Avenue
Lakeland, FL 33801
David@hauger-bunch.com

863.682.6147



1+ Acres on New In-Town Bypass

Property Overview

Identification: Khan 1+ Acres near Lake Wire

Tax Id: 23-28-13-061500-012020; 012030; 012010; 012040; 011020 and 20 ft alley and 40 ft Virginia Ave right of way

Location: Myrtle St West @ MLK Jr. Blvd
Also fronts on New In-Town Bypass

Lot Size: 1.10 Acres; approx, 411' x 379'

Taxes: \$1,139.66 (2009)

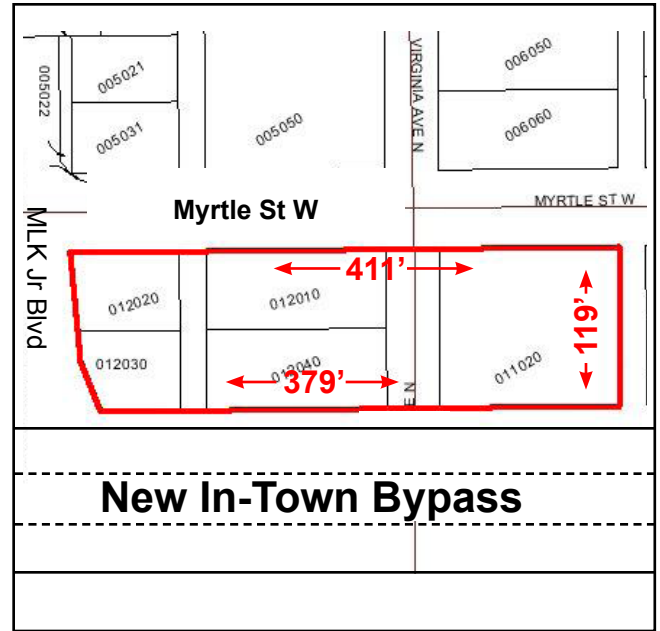
Zoning: MF-22
Neighborhood Convenience Center uses with Conditional Use Permit
Medical/Professional Office, Barber/Beauty Shop, Restaurant/Deli, Day Care, Nursing Home, Bakery, etc.

Utilities: City of Lakeland Water & Sewer
Lakeland Electric
Verizon Phone Service
Verizon/Bright House Internet

Access: Via Myrtle Street

Comments: Highly visible and accessible site. Well suited for medical, professional, or multi-family uses. Also suitable for uses fitting in with Neighborhood Convenience Centers found in original developments of "traditional neighborhoods," with integration of residential and small scale commercial land uses. Near the new Florida Methodist Conference Headquarters. Convenient to downtown and I-4. Adjoins proposed Lake Wire Redevelopment Project.

Price: \$549,000 (\$11.45 psf)

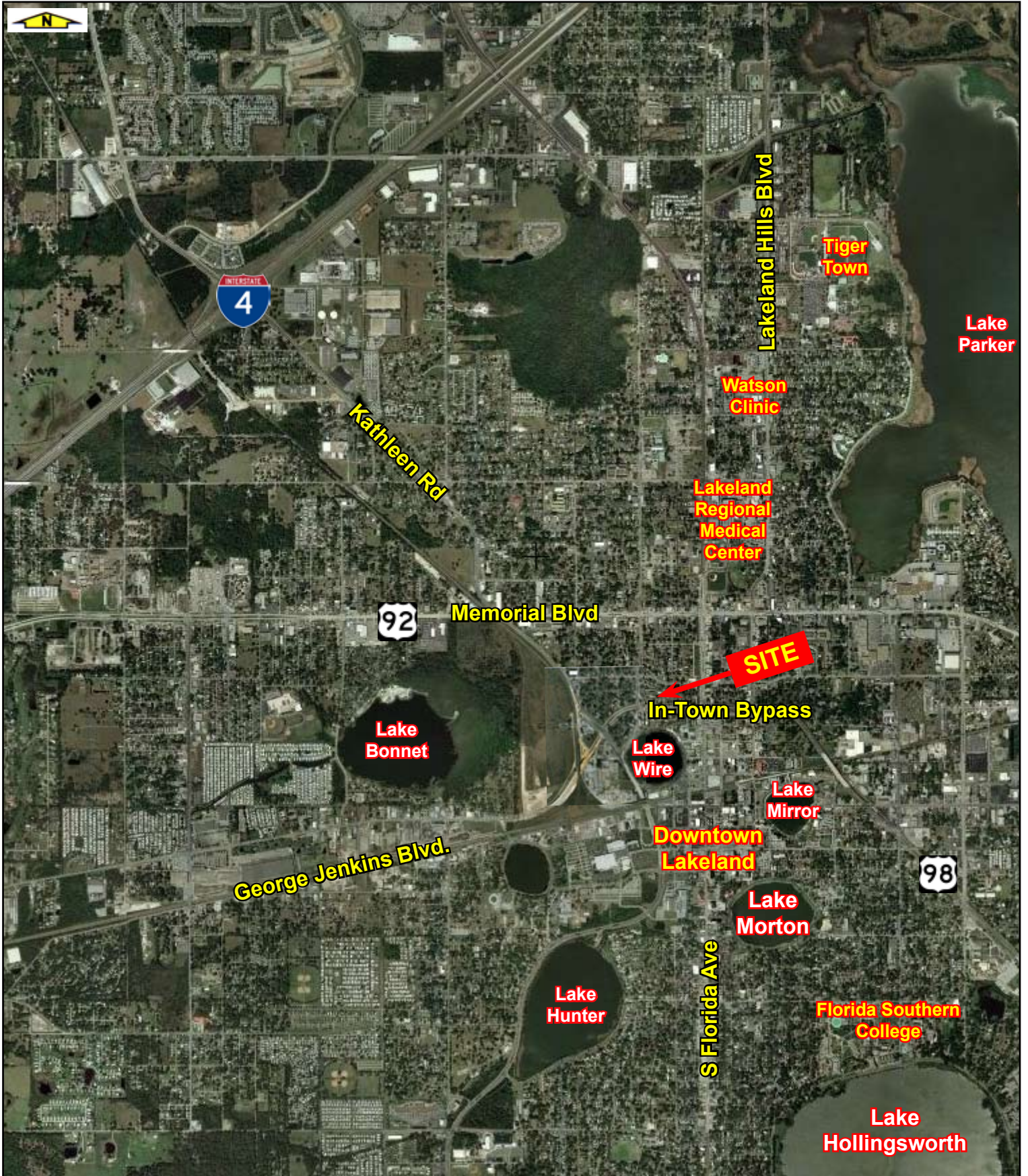




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1+ Acres on New In-Town Bypass

Aerial View

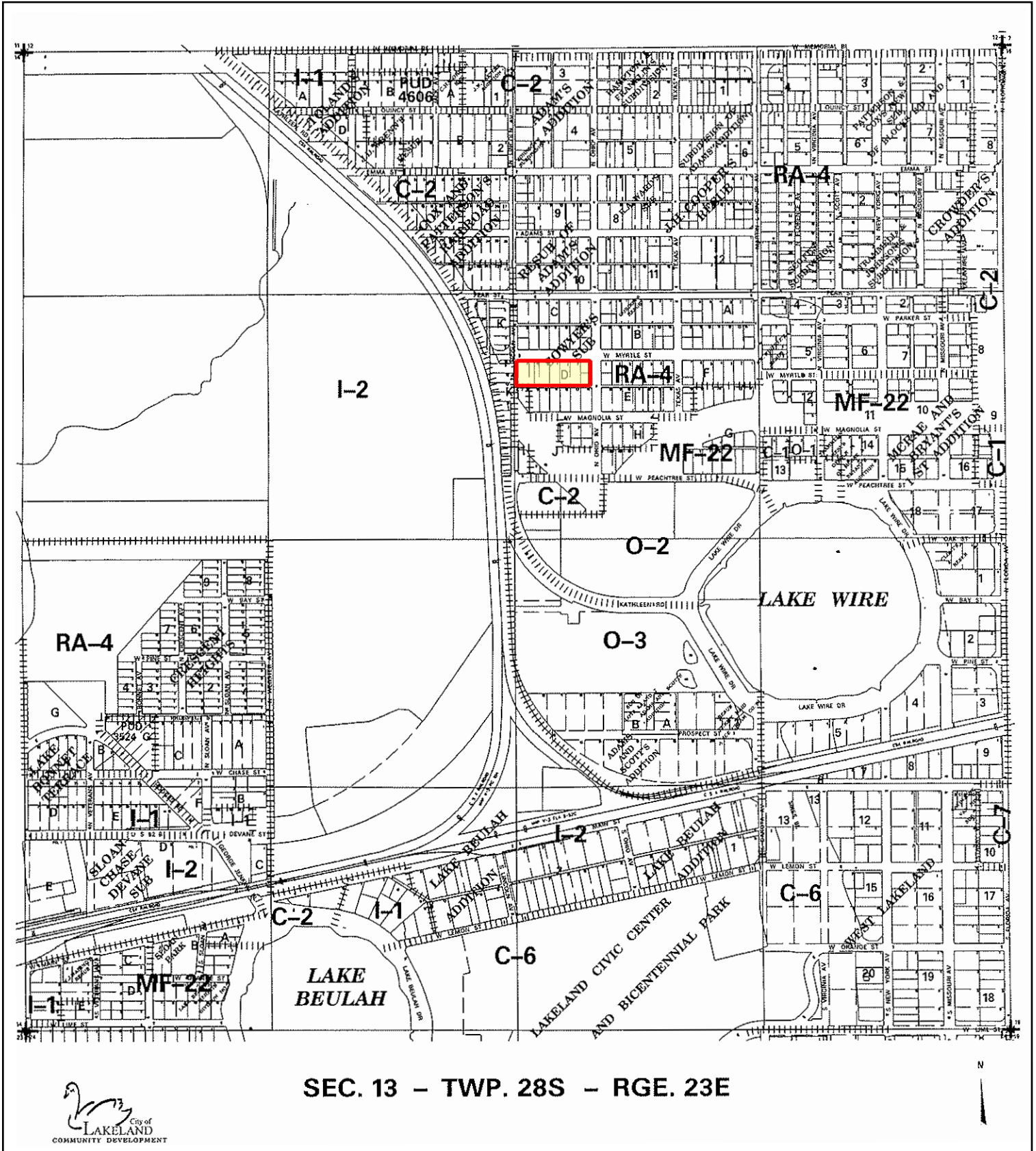




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1+ Acres on New In-Town Bypass

City of Lakeland Zoning Map



SEC. 13 - TWP. 28S - RGE. 23E

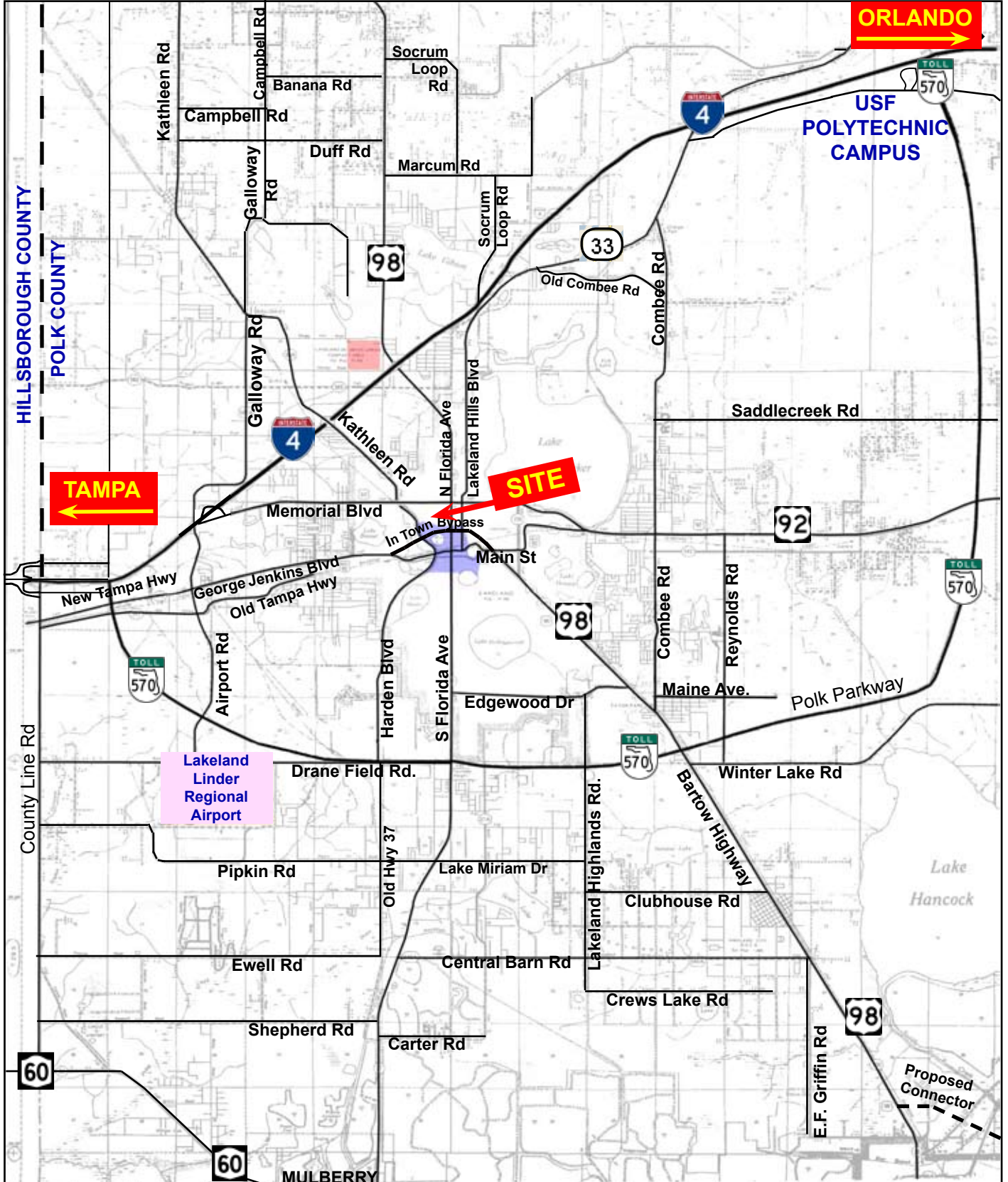




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1+ Acres on New In-Town Bypass

Greater Lakeland I-4 Corridor Map





1+ Acres on New In-Town Bypass

Executive Summary

| Site Type: Ring | Radius: 1 Miles | Radius: 5 Miles | Radius: 10 Miles |
|-------------------------------|-----------------|-----------------|------------------|
| 2009 Population | | | |
| Total Population | 8,909 | 129,995 | 291,327 |
| Male Population | 46.9% | 47.7% | 48.5% |
| Female Population | 53.1% | 52.3% | 51.5% |
| Median Age | 31.4 | 39.6 | 39.6 |
| 2009 Income | | | |
| Median HH Income | \$23,150 | \$41,477 | \$48,677 |
| Per Capita Income | \$14,000 | \$22,979 | \$24,499 |
| Average HH Income | \$33,842 | \$53,705 | \$61,244 |
| 2009 Households | | | |
| Total Households | 3,628 | 54,668 | 115,293 |
| Average Household Size | 2.36 | 2.31 | 2.49 |
| 2009 Housing | | | |
| Owner Occupied Housing Units | 25.2% | 51.2% | 60.7% |
| Renter Occupied Housing Units | 55.4% | 32.0% | 25.0% |
| Vacant Housing Units | 19.3% | 16.8% | 14.3% |
| Population | | | |
| 1990 Population | 9,770 | 110,395 | 207,085 |
| 2000 Population | 9,008 | 117,107 | 243,448 |
| 2009 Population | 8,909 | 129,995 | 291,327 |
| 2014 Population | 9,032 | 138,104 | 318,826 |
| 1990-2000 Annual Rate | -0.81% | 0.59% | 1.63% |
| 2000-2009 Annual Rate | -0.12% | 1.14% | 1.96% |
| 2009-2014 Annual Rate | 0.27% | 1.22% | 1.82% |

In the identified market area, the current year population is 291,327. In 2000, the Census count in the market area was 243,448. The rate of change since 2000 was 1.96 percent annually. The five-year projection for the population in the market area is 318,826, representing a change of 1.82 percent annually from 2009 to 2014. Currently, the population is 48.5 percent male and 51.5 percent female.

| Households | | | |
|-----------------------|--------|--------|---------|
| 1990 Households | 3,995 | 45,297 | 79,895 |
| 2000 Households | 3,649 | 48,257 | 95,126 |
| 2009 Households | 3,628 | 54,668 | 115,293 |
| 2014 Households | 3,691 | 58,515 | 126,616 |
| 1990-2000 Annual Rate | -0.9% | 0.64% | 1.76% |
| 2000-2009 Annual Rate | -0.06% | 1.36% | 2.1% |
| 2009-2014 Annual Rate | 0.34% | 1.37% | 1.89% |

The household count in this market area has changed from 95,126 in 2000 to 115,293 in the current year, a change of 2.1 percent annually. The five-year projection of households is 126,616, a change of 1.89 percent annually from the current year total. Average household size is currently 2.49, compared to 2.51 in the year 2000. The number of families in the current year is 79,279 in the market area.

Housing

Currently, 60.7 percent of the 134,520 housing units in the market area are owner occupied; 25.0 percent, renter occupied; and 14.3 percent are vacant. In 2000, there were 108,506 housing units—62.9 percent owner occupied, 24.8 percent renter occupied and 12.3 percent vacant. The rate of change in housing units since 2000 is 2.35 percent. Median home value in the market area is \$120,353, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 3.63 percent annually to \$143,861. From 2000 to the current year, median home value changed by 5.21 percent annually.



1+ Acres on New In-Town Bypass

Executive Summary

| Site Type: Ring | Radius: 1 Miles | Radius: 5 Miles | Radius: 10 Miles |
|---------------------------------|-----------------|-----------------|------------------|
| Median Household Income | | | |
| 1990 Median HH Income | \$13,054 | \$23,339 | \$26,353 |
| 2000 Median HH Income | \$19,123 | \$32,782 | \$38,096 |
| 2009 Median HH Income | \$23,150 | \$41,477 | \$48,677 |
| 2014 Median HH Income | \$23,762 | \$44,286 | \$50,834 |
| 1990-2000 Annual Rate | 3.89% | 3.46% | 3.75% |
| 2000-2009 Annual Rate | 2.09% | 2.58% | 2.69% |
| 2009-2014 Annual Rate | 0.52% | 1.32% | 0.87% |
| Per Capita Income | | | |
| 1990 Per Capita Income | \$7,400 | \$12,226 | \$12,753 |
| 2000 Per Capita Income | \$11,321 | \$18,160 | \$19,197 |
| 2009 Per Capita Income | \$14,000 | \$22,979 | \$24,499 |
| 2014 Per Capita Income | \$14,664 | \$24,059 | \$25,542 |
| 1990-2000 Annual Rate | 4.34% | 4.04% | 4.17% |
| 2000-2009 Annual Rate | 2.32% | 2.58% | 2.67% |
| 2009-2014 Annual Rate | 0.93% | 0.92% | 0.84% |
| Average Household Income | | | |
| 1990 Average Household Income | \$17,595 | \$29,362 | \$32,770 |
| 2000 Average Household Income | \$27,752 | \$43,257 | \$48,716 |
| 2009 Average HH Income | \$33,842 | \$53,705 | \$61,244 |
| 2014 Average HH Income | \$35,241 | \$55,835 | \$63,636 |
| 1990-2000 Annual Rate | 4.66% | 3.95% | 4.04% |
| 2000-2009 Annual Rate | 2.17% | 2.37% | 2.51% |
| 2009-2014 Annual Rate | 0.81% | 0.78% | 0.77% |

Households by Income

Current median household income is \$48,677 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$50,834 in five years. In 2000, median household income was \$38,096, compared to \$26,353 in 1990.

Current average household income is \$61,244 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$63,636 in five years. In 2000, average household income was \$48,716, compared to \$32,770 in 1990.

Current per capita income is \$24,499 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$25,542 in five years. In 2000, the per capita income was \$19,197, compared to \$12,753 in 1990.

Population by Employment

| | | | |
|------------------|--------|--------|---------|
| Total Businesses | 934 | 5,903 | 9,693 |
| Total Employees | 15,163 | 73,971 | 113,573 |

Currently, 88.6 percent of the civilian labor force in the identified market area is employed and 11.4 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 93.0 percent of the civilian labor force, and unemployment will be 7.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 61.0 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:

- 57.3 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 17.6 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 25.1 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 81.7 percent of the market area population drove alone to work, and 2.2 percent worked at home. The average travel time to work in 2000 was 24.2 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

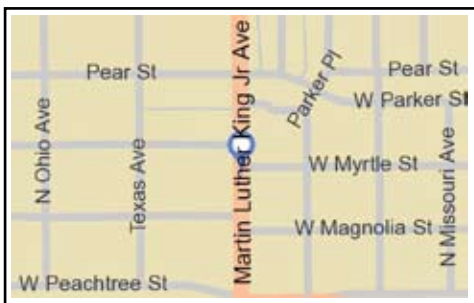
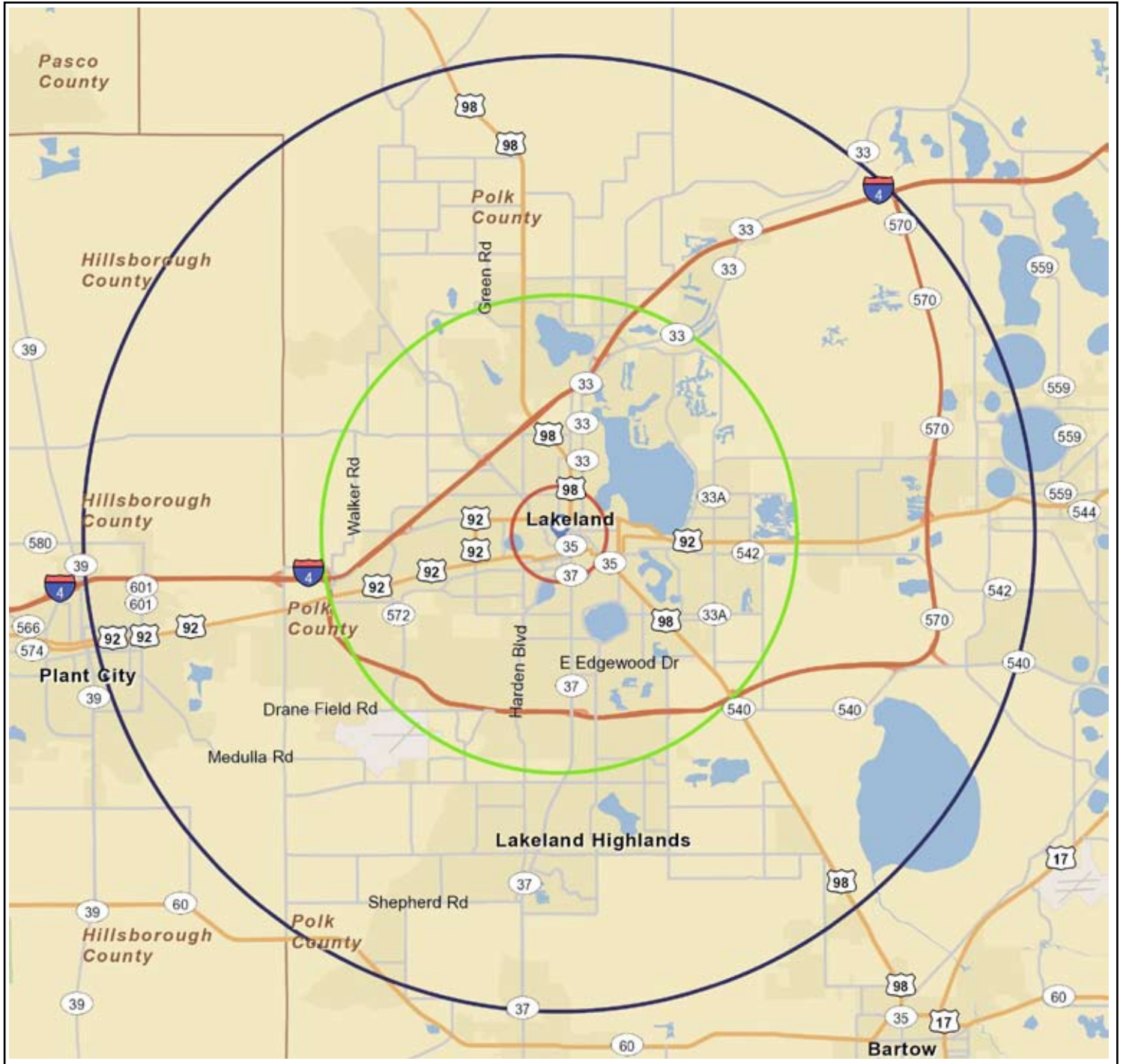
- 17.1 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 35.6 percent were high school graduates only (29.8 percent in the U.S.)
- 8.1 percent had completed an Associate degree (7.2 percent in the U.S.)
- 13.2 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 6.1 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)



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Standard Site Map



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