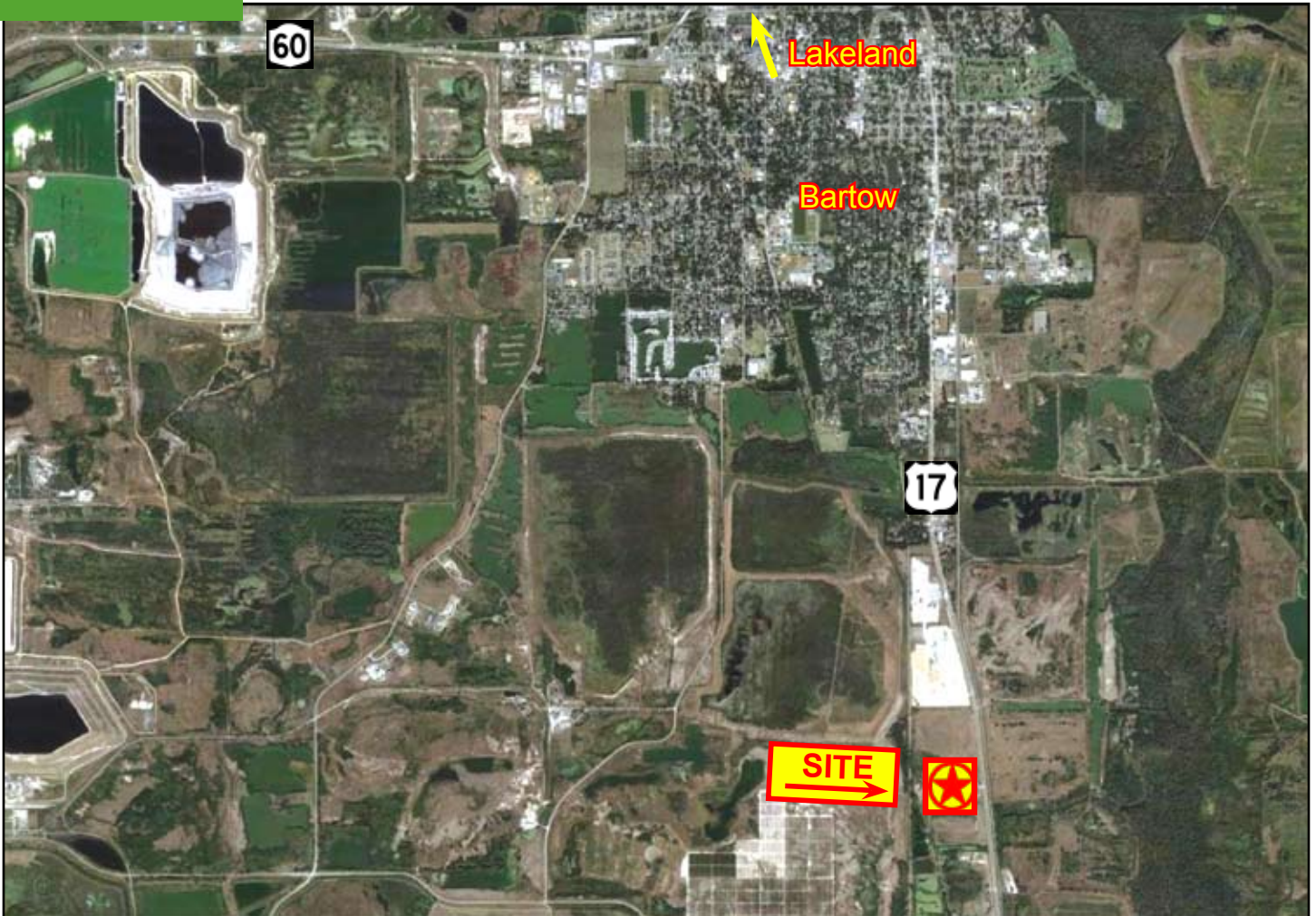




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# 4 Acres Industrial Land West of US Hwy 17 Bartow, Florida

**NEW PRICING**

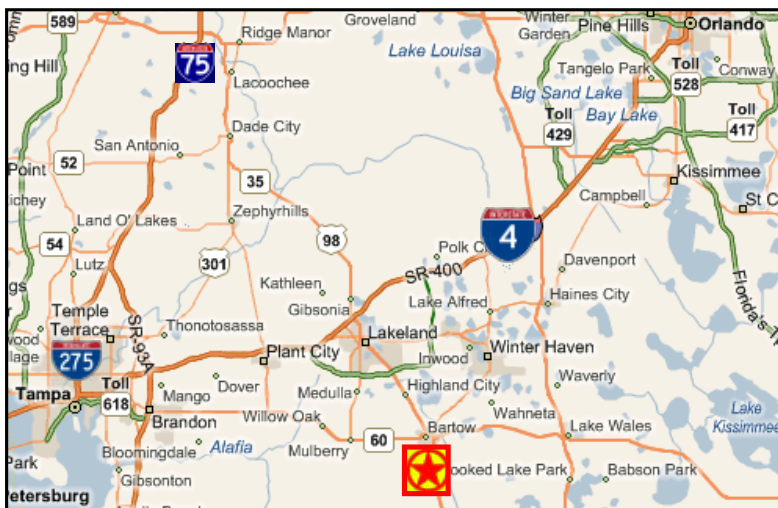


[www.Hauger-Bunch.com](http://www.Hauger-Bunch.com)

**100% Usable Industrial Land  
Central Location  
Potential for Expansion**

**David F. Bunch, SIOR  
David@hauger-bunch.com**

**863.682.6147**





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# 4 Acres Industrial Land

## Property Overview

**Identification:** DPA (Agner)

**Address:** US 17 South of Bartow (600' west on North side of Austin Philip Lane)

**PropertyType:** Vacant Land Zoned Industrial

**Land Sizes:** 4 Acres (174,240 SF)

**Dimensions:** 333' frontage x 526' deep

**Features:** High, all usable, 6' chain link fenced  
Single wide mobile home

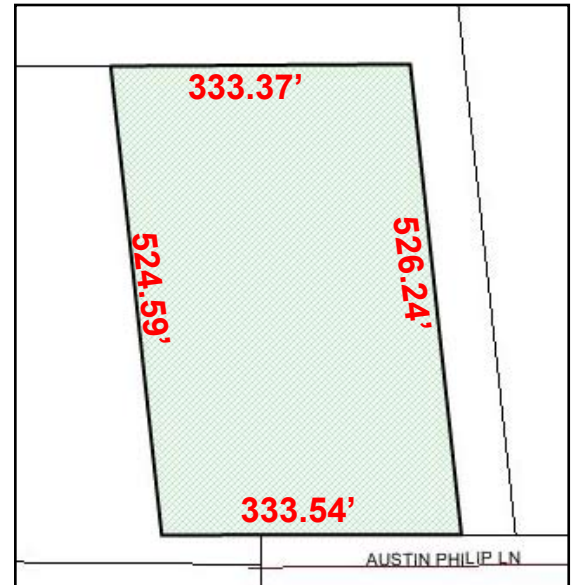
**Utilities:** 4" well (deep, per owner - verify)  
Bartow Electric Power  
Septic (No municipal water or sewer)  
Natural Gas ?

**Zoned:** South 60% Industrial (IND): North 40% Business Park 2 (BPC-2)  
Polk County Zoning. Potential for Industrial zoning to cover entire site.

**Comments:** Good, centrally located small industrial site. Potential for expansion. Currently half rented month to month for truck storage.

**Sale Price:** \$225,000    ~~\$56,250 per acre~~    ~~\$1.29 psf~~  
\$195,000    \$48,750 per acre    \$1.12 psf

**Contact:** David F. Bunch, SIOR  
Hauger-Bunch, Inc., 415 South Kentucky Ave., Lakeland, FL 33801  
Phone: 863.682.6147  
Email: David@Hauger-Bunch.com





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# 4 Acres Industrial Land

Close up Aerial



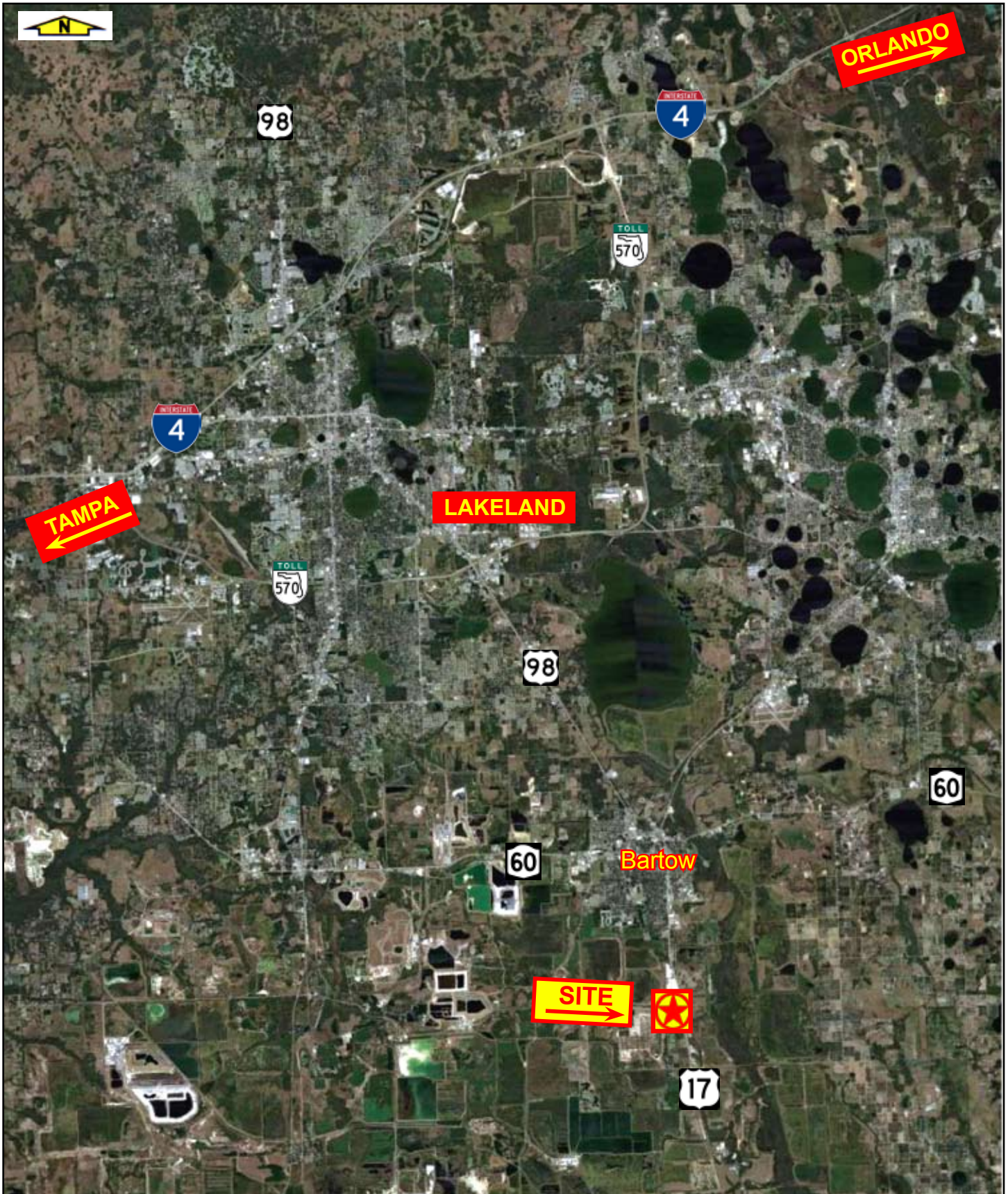
**Austin Philip Lane**



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# 4 Acres Industrial Land

Distance Aerial

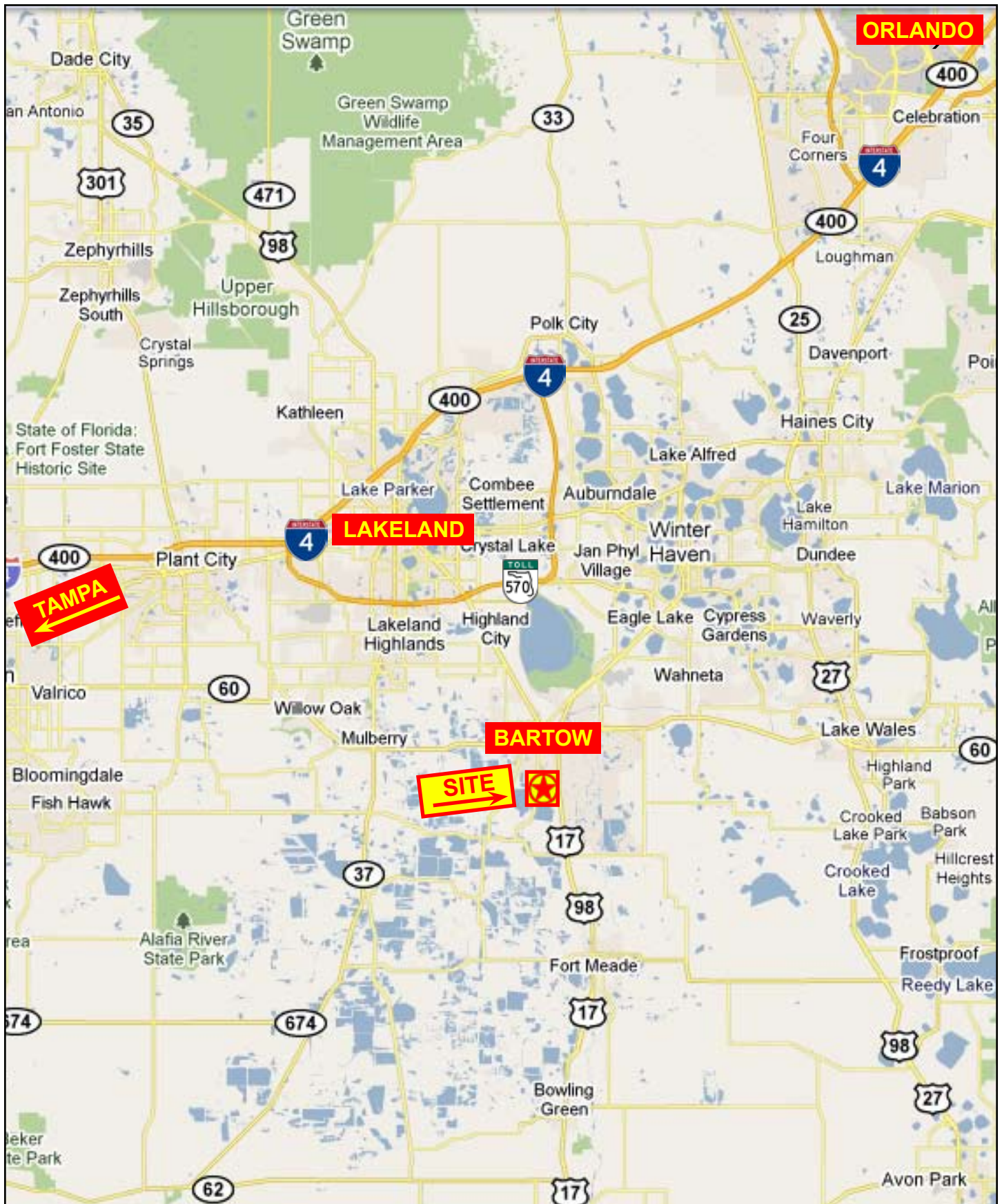




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# 4 Acres Industrial Land

## Greater Polk County Map





# 4 Acres Industrial Land

## Demographics - Executive Summary

	10 miles radius	20 miles radius	30 miles radius
<b>2010 Population</b>			
Total Population	58,657	441,891	897,466
Male Population	50.0%	48.8%	49.2%
Female Population	50.0%	51.2%	50.8%
Median Age	36.5	40.1	39.6
<b>2010 Income</b>			
Median HH Income	\$48,803	\$44,405	\$48,667
Per Capita Income	\$21,109	\$22,016	\$22,665
Average HH Income	\$58,722	\$55,968	\$59,641
<b>2010 Households</b>			
Total Households	20,304	171,071	336,704
Average Household Size	2.79	2.53	2.62
<b>2010 Housing</b>			
Owner Occupied Housing Units	62.5%	56.3%	60.6%
Renter Occupied Housing Units	22.2%	24.7%	21.5%
Vacant Housing Units	15.2%	19.0%	17.9%
<b>Population</b>			
1990 Population	46,178	347,666	603,672
2000 Population	51,207	392,772	732,849
2010 Population	58,657	441,891	897,466
2015 Population	60,979	458,991	950,132
1990-2000 Annual Rate	1.04%	1.23%	1.96%
2000-2010 Annual Rate	1.33%	1.16%	2%
2010-2015 Annual Rate	0.78%	0.76%	1.15%

In the identified market area, the current year population is 897,466. In 2000, the Census count in the market area was 732,849. The rate of change since 2000 was 2 percent annually. The five-year projection for the population in the market area is 950,132, representing a change of 1.15 percent annually from 2010 to 2015. Currently, the population is 49.2 percent male and 50.8 percent female.

<b>Households</b>			
1990 Households	15,924	134,422	225,776
2000 Households	17,781	151,749	274,809
2010 Households	20,304	171,071	336,704
2015 Households	21,112	177,834	357,094
1990-2000 Annual Rate	1.11%	1.22%	1.98%
2000-2010 Annual Rate	1.3%	1.18%	2%
2010-2015 Annual Rate	0.78%	0.78%	1.18%

The household count in this market area has changed from 274,809 in 2000 to 336,704 in the current year, a change of 2 percent annually. The five-year projection of households is 357,094, a change of 1.18 percent annually from the current year total. Average household size is currently 2.62, compared to 2.61 in the year 2000. The number of families in the current year is 241,166 in the market area.

### Housing

Currently, 60.6 percent of the 409,961 housing units in the market area are owner occupied; 21.5 percent, renter occupied; and 17.9 percent are vacant. In 2000, there were 321,555 housing units - 64.2 percent owner occupied, 21.3 percent renter occupied and 14.5 percent vacant. The rate of change in housing units since 2000 is 2.4 percent. Median home value in the market area is \$109,058, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.22 percent annually to \$127,779. From 2000 to the current year, median home value changed by 3.43 percent annually.



# 4 Acres Industrial Land

## Demographics - Executive Summary

	10 miles radius	20 miles radius	30 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$25,806	\$25,129	\$26,639
2000 Median HH Income	\$37,541	\$35,618	\$38,486
2010 Median HH Income	\$48,803	\$44,405	\$48,667
2015 Median HH Income	\$54,054	\$51,323	\$54,293
1990-2000 Annual Rate	3.82%	3.55%	3.75%
2000-2010 Annual Rate	2.59%	2.17%	2.32%
2010-2015 Annual Rate	2.06%	2.94%	2.21%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$10,837	\$12,498	\$12,695
2000 Per Capita Income	\$17,044	\$18,278	\$18,749
2010 Per Capita Income	\$21,109	\$22,016	\$22,665
2015 Per Capita Income	\$23,176	\$24,205	\$24,762
1990-2000 Annual Rate	4.63%	3.87%	3.98%
2000-2010 Annual Rate	2.11%	1.83%	1.87%
2010-2015 Annual Rate	1.89%	1.91%	1.79%
<b>Average Household Income</b>			
1990 Average Household Income	\$30,841	\$31,943	\$33,553
2000 Average Household Income	\$47,292	\$46,460	\$49,283
2010 Average HH Income	\$58,722	\$55,968	\$59,641
2015 Average HH Income	\$64,424	\$61,488	\$65,057
1990-2000 Annual Rate	4.37%	3.82%	3.92%
2000-2010 Annual Rate	2.13%	1.83%	1.88%
2010-2015 Annual Rate	1.87%	1.9%	1.75%

### Households by Income

Current median household income is \$48,667 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$54,293 in five years. In 2000, median household income was \$38,486, compared to \$26,639 in 1990.

Current average household income is \$59,641 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$65,057 in five years. In 2000, average household income was \$49,283, compared to \$33,553 in 1990.

Current per capita income is \$22,665 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$24,762 in five years. In 2000, the per capita income was \$18,749, compared to \$12,695 in 1990.

### Population by Employment

Total Businesses	1,903	16,131	26,863
Total Employees	27,600	187,568	279,870

Currently, 86.3 percent of the civilian labor force in the identified market area is employed and 13.7 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 89.2 percent of the civilian labor force, and unemployment will be 10.8 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, 60.1 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:

- 57.1 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.3 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 24.6 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 79.5 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 26.0 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:

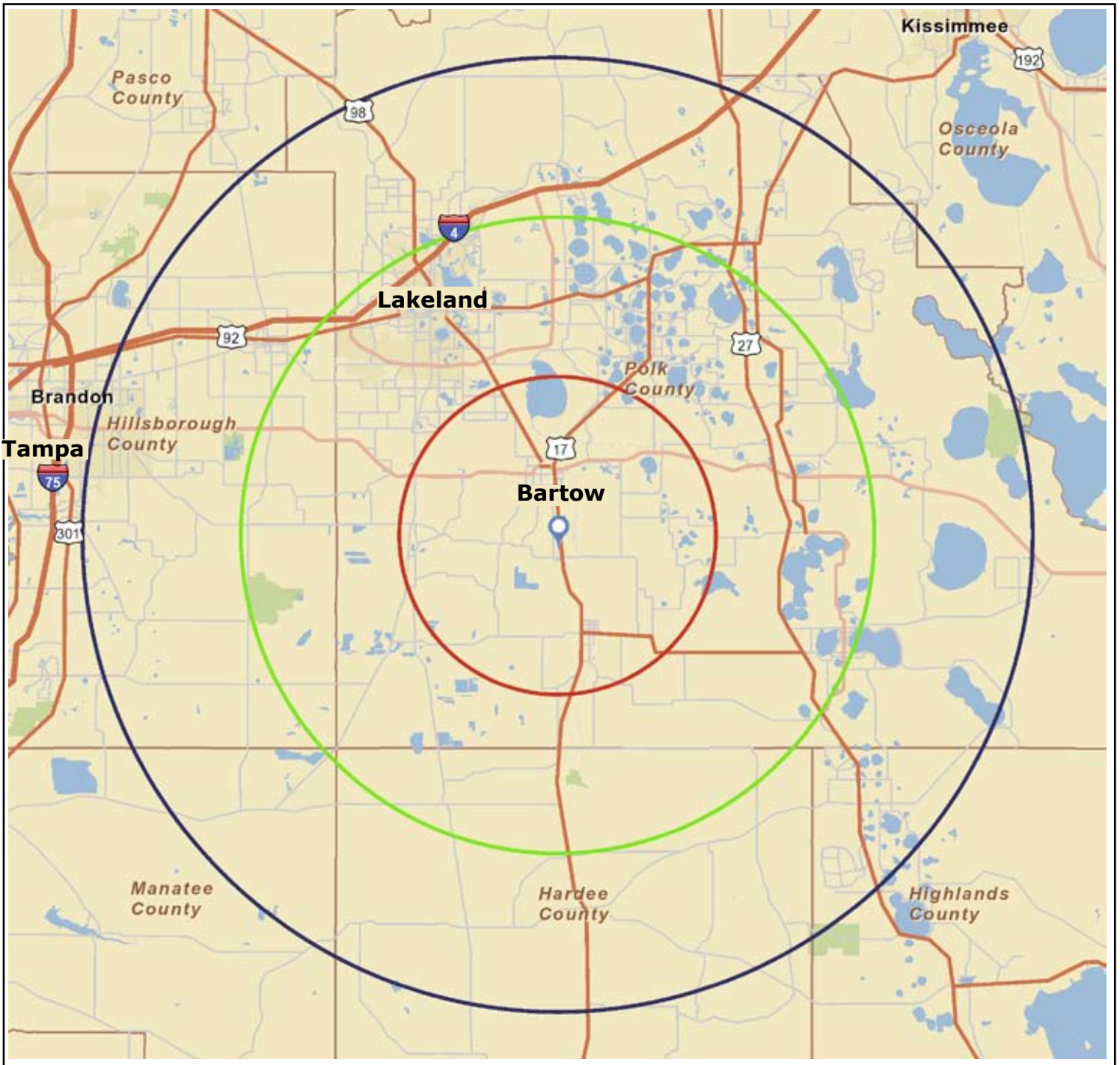
- 17.4 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 35.2 percent were high school graduates only (29.6 percent in the U.S.)
- 8.5 percent had completed an Associate degree (7.7 percent in the U.S.)
- 13.8 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 6.4 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



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# 4 Acres Industrial Land

## Demographics - Standard Site Map



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