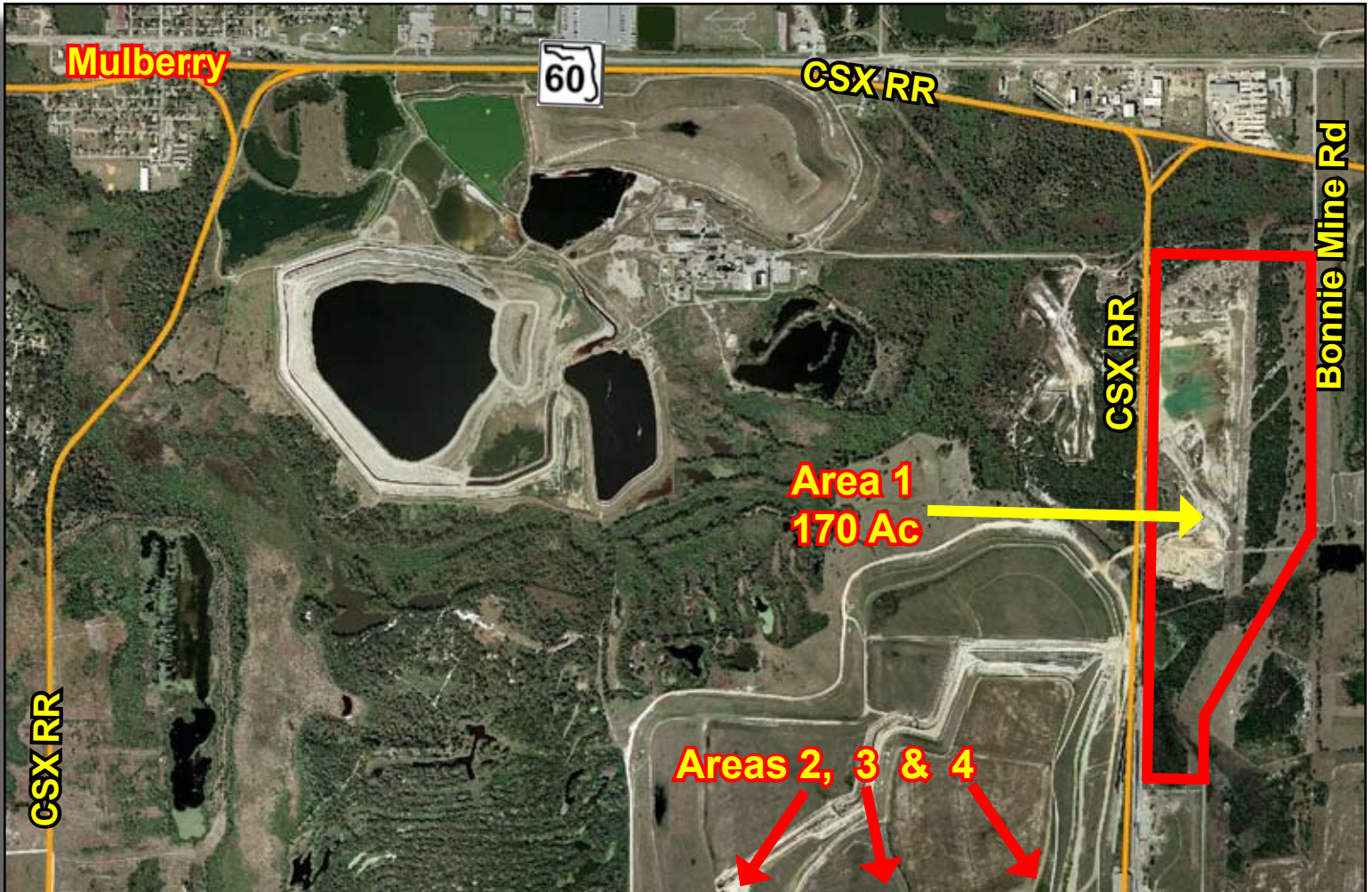
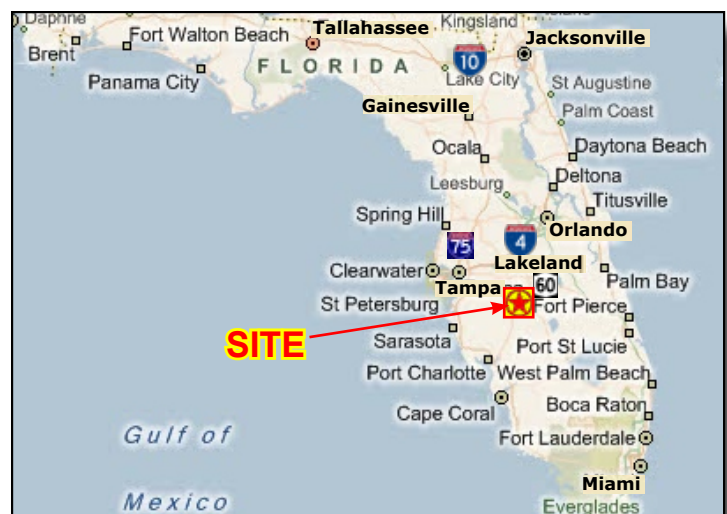


Heavy Industrial Zoning 3 to 170 Acre Tracts Rail Availability Mulberry, Central Florida



- ◆ *Central in 18 million Florida population*
- ◆ *Cross State Highway 60 Access*
- ◆ *Heavy Industrial with Rail*
- ◆ *Heavy Electric - Natural Gas*



David F. Bunch, SIOR
863.682.6147
415 S Kentucky Ave, Lakeland, FL 33801



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3 to 170 Acre Heavy Industrial Tracts

Property Overview

- Identification:** CF Industries Surplus Lands
- Location:** Bonnie Mine Road, south of SR 60 & North of CR 640, Mulberry, FL
- Tax Id:** 24-30-08-000000-013080 (Entirety); 24-30-17-000000-011020 (Part);
24-30-20-000000-012010 (Part); 24-30-20-000000-023020 (Entirety);
23-30-24-000000-011010 (Part); 23-30-25-000000-011020 (Entirety);
24-30-30-000000-011010 (Part); 24-30-29-000000-033020 (Entirety);
24-30-08-000000-013080 (Entirety)
- Land Area:** 383.12 Acres in 4 areas. Can be sold **All** or **Part**, or consolidated if adjacent. Sites from 3 to 170 acres.
- Improvements:** (a) 8,000 SF one story masonry corporate offices in very good condition
(b) 14,500 SF masonry warehouse dock high. Sprinklered. 15' height.
(c) 5,000 SF masonry office
(d) NOTE: Can be sold separately
- Zoning:** Currently PM Phosphate Mining (Polk Co). IND Industrial applied for-anticipate December 2011 final action
- Utilities:** TECO Electric; Central Florida Gas System (Now Florida Public Utility Corp.); Mulberry Water and Sewer approximately 1 mile; Anhydrous Amonia Supply
- Rail:** All sites adjacent to rail lead track served by CSX (verify condition & availability)
- Taxes:** Polk County Tax Rate: \$16.39 per \$1,000 of Assessed Value
- Access:** Sites begin 2000 feet south of 4 laned cross state SR 60. Crossed and served by 2 lane connectors.
- Soils:** Various, incl. upland virgin, reclaimed mined lands, wetlands, lakes. Majority usable.
- Neighborhood:** Industrial. Remote from residential uses, yet near access, services & Labor.
- Comments:** Ideal location for heavier industrial, including power generation, and distribution. Ample industrial infrastructure [rail, gas, elec. (water & sewer 1 mile)]
- Contact:** **David F. Bunch, SIOR**
Hauger-Bunch, Inc.
863.682.6147 phone
Email David@Hauger-Bunch.com

CF Office Building #1 (South)

2501 Bonnie Mine Rd., Mulberry, FL



- Location:** Bonnie Mine Road, south of SR 60 & North of CR 640, Mulberry, FL
- Building Type:** One Story Masonry Corporate Office
- Size:** 8,000 SF divided to offices, conference room, work area, restrooms & storage
- Condition:** Very Good
- Age:** 1976; 2,000 SF expansion recent
- Land Size:** 2-5 acres
- Add'l Property:** 14,500 SF masonry warehouse adjacent and available, and up to 14 acres.



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CF Warehouse

2501 Bonnie Mine Rd., Mulberry, FL



Location: 2501 Bonnie Mine Rd, Mulberry, FL

Building Type: One Story masonry warehouse. Dock high floor and drive in. 15' ceilings. Sprinklered. Pre-cast concrete roof system.

Size: 14,500 SF expandable

Electric: 480 volt, 3 phase

Condition: Very Good

Age: 1960

Land Size: 2-8 acres

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

CF Office Buildings #2 (North)

2501 Bonnie Mine Rd., Mulberry, FL



Location: 2501 Bonnie Mine Rd, Mulberry, FL

Building Type: 2 one story masonry office buildings.
(a) 9,450 SF (1960)
(b) 3,849 SF (1960)
(c) Owner plans demolition of portion. Anticipate 5,000 SF to remain.

Condition: Fair to Good

Land Size: 2.5 to 10 acres

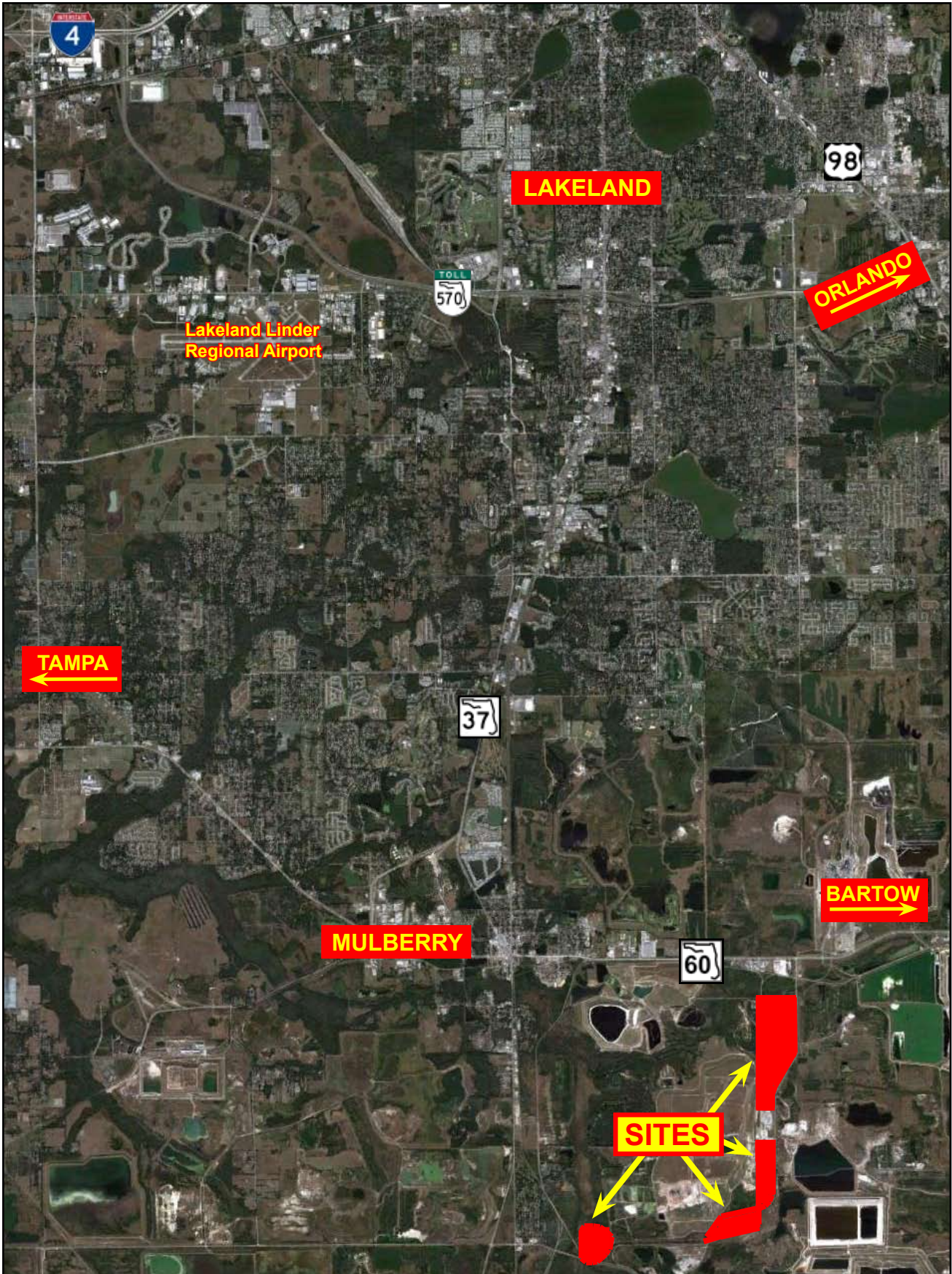
Add'l Property: 14 acres plus 8,000 SF office and 14,500 SF warehouse adjacent south.



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3 to 170 Acre Heavy Industrial Tracts

Distance Aerial





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3 to 170 Acre Heavy Industrial Tracts

Lakeland/Mulberry/Bartow Area Map





3 to 170 Acre Heavy Industrial Tracts

Demographics - Executive Summary

	15 miles radius	30 miles radius	60 miles radius
2010 Population			
Total Population	332,560	1,126,207	5,390,507
Male Population	48.8%	49.2%	48.7%
Female Population	51.2%	50.8%	51.3%
Median Age	38.3	39.4	41.4
2010 Income			
Median HH Income	\$44,982	\$48,858	\$48,885
Per Capita Income	\$21,920	\$22,937	\$25,338
Average HH Income	\$56,296	\$59,517	\$62,331
2010 Households			
Total Households	127,553	427,661	2,164,063
Average Household Size	2.55	2.58	2.44
2010 Housing			
Owner Occupied Housing Units	56.4%	59.7%	57.6%
Renter Occupied Housing Units	27.4%	22.5%	25.2%
Vacant Housing Units	16.2%	17.7%	17.2%
Population			
1990 Population	271,925	722,964	3,673,233
2000 Population	301,594	891,328	4,443,146
2010 Population	332,560	1,126,207	5,390,507
2015 Population	343,114	1,202,916	5,657,289
1990-2000 Annual Rate	1.04%	2.12%	1.92%
2000-2010 Annual Rate	0.96%	2.31%	1.9%
2010-2015 Annual Rate	0.63%	1.33%	0.97%

In the identified market area, the current year population is 5,390,507. In 2000, the Census count in the market area was 4,443,146. The rate of change since 2000 was 1.9 percent annually. The five-year projection for the population in the market area is 5,657,289, representing a change of 0.97 percent annually from 2010 to 2015. Currently, the population is 48.7 percent male and 51.3 percent female.

Households			
1990 Households	103,752	271,354	1,499,438
2000 Households	115,550	336,938	1,810,775
2010 Households	127,553	427,661	2,164,063
2015 Households	131,661	457,698	2,266,077
1990-2000 Annual Rate	1.08%	2.19%	1.9%
2000-2010 Annual Rate	0.97%	2.35%	1.75%
2010-2015 Annual Rate	0.64%	1.37%	0.93%

The household count in this market area has changed from 1,810,775 in 2000 to 2,164,063 in the current year, a change of 1.75 percent annually. The five-year projection of households is 2,266,077, a change of 0.93 percent annually from the current year total. Average household size is currently 2.44, compared to 2.40 in the year 2000. The number of families in the current year is 1,395,308 in the market area.

Housing

Currently, 57.6 percent of the 2,613,135 housing units in the market area are owner occupied; 25.2 percent, renter occupied; and 17.2 percent are vacant. In 2000, there were 2,082,733 housing units - 61.0 percent owner occupied, 26.0 percent renter occupied and 13.1 percent vacant. The rate of change in housing units since 2000 is 2.24 percent. Median home value in the market area is \$119,715, 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 \$140,293. From 2000 to the current year, median home value changed by 3.16 percent annually.



3 to 170 Acre Heavy Industrial Tracts

Demographics - Executive Summary

	15 miles radius	30 miles radius	60 miles radius
Median Household Income			
1990 Median HH Income	\$25,508	\$26,623	\$26,492
2000 Median HH Income	\$36,234	\$38,493	\$38,002
2010 Median HH Income	\$44,982	\$48,858	\$48,885
2015 Median HH Income	\$51,651	\$54,508	\$55,048
1990-2000 Annual Rate	3.57%	3.76%	3.67%
2000-2010 Annual Rate	2.13%	2.35%	2.49%
2010-2015 Annual Rate	2.8%	2.21%	2.4%
Per Capita Income			
1990 Per Capita Income	\$12,283	\$12,636	\$14,201
2000 Per Capita Income	\$18,201	\$18,851	\$21,219
2010 Per Capita Income	\$21,920	\$22,937	\$25,338
2015 Per Capita Income	\$24,017	\$25,048	\$27,754
1990-2000 Annual Rate	4.01%	4.08%	4.1%
2000-2010 Annual Rate	1.83%	1.93%	1.75%
2010-2015 Annual Rate	1.84%	1.78%	1.84%
Average Household Income			
1990 Average Household Income	\$31,791	\$33,262	\$34,225
2000 Average Household Income	\$46,830	\$48,963	\$51,255
2010 Average HH Income	\$56,296	\$59,517	\$62,331
2015 Average HH Income	\$61,647	\$64,892	\$68,436
1990-2000 Annual Rate	3.95%	3.94%	4.12%
2000-2010 Annual Rate	1.81%	1.92%	1.93%
2010-2015 Annual Rate	1.83%	1.74%	1.89%

Households by Income

Current median household income is \$48,885 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$55,048 in five years. In 2000, median household income was \$38,002, compared to \$26,492 in 1990.

Current average household income is \$62,331 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$68,436 in five years. In 2000, average household income was \$51,255, compared to \$34,225 in 1990.

Current per capita income is \$25,338 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$27,754 in five years. In 2000, the per capita income was \$21,219, compared to \$14,201 in 1990.

Population by Employment

Total Businesses	13,017	34,627	211,829
Total Employees	155,595	380,997	2,328,103

Currently, 87.3 percent of the civilian labor force in the identified market area is employed and 12.7 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 90.0 percent of the civilian labor force, and unemployment will be 10.0 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, 59.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

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

- 60.9 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 19.6 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 19.5 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 79.3 percent of the market area population drove alone to work, and 2.9 percent worked at home. The average travel time to work in 2000 was 25.5 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:

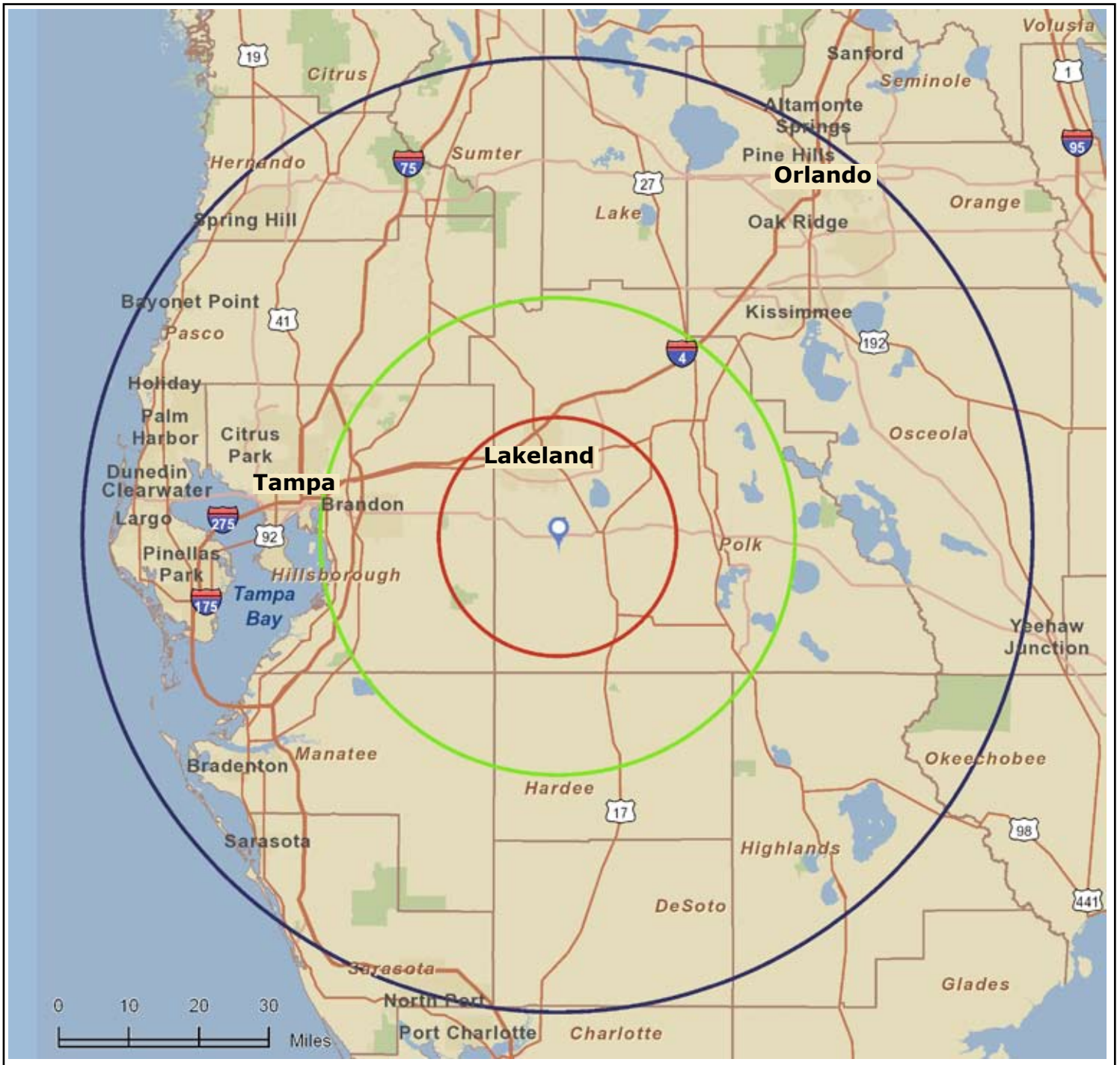
- 14.1 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 31.9 percent were high school graduates only (29.6 percent in the U.S.)
- 9.0 percent had completed an Associate degree (7.7 percent in the U.S.)
- 16.9 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.2 percent 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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