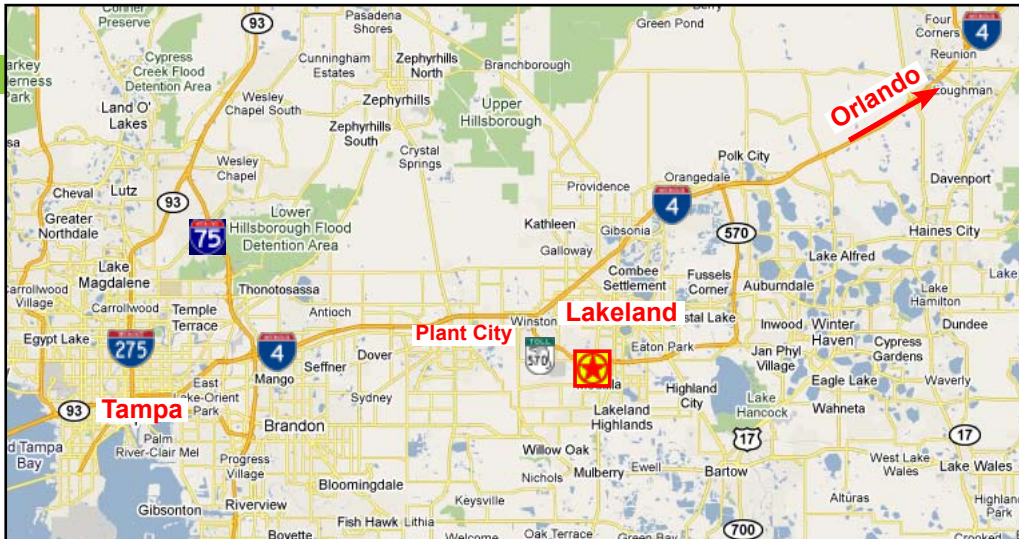




**hauger
bunch**
REALTOR®

**± 2 Ac Flex/Industrial Land
Parkway Corporate Center
Lakeland, Florida**

NEW PRICE



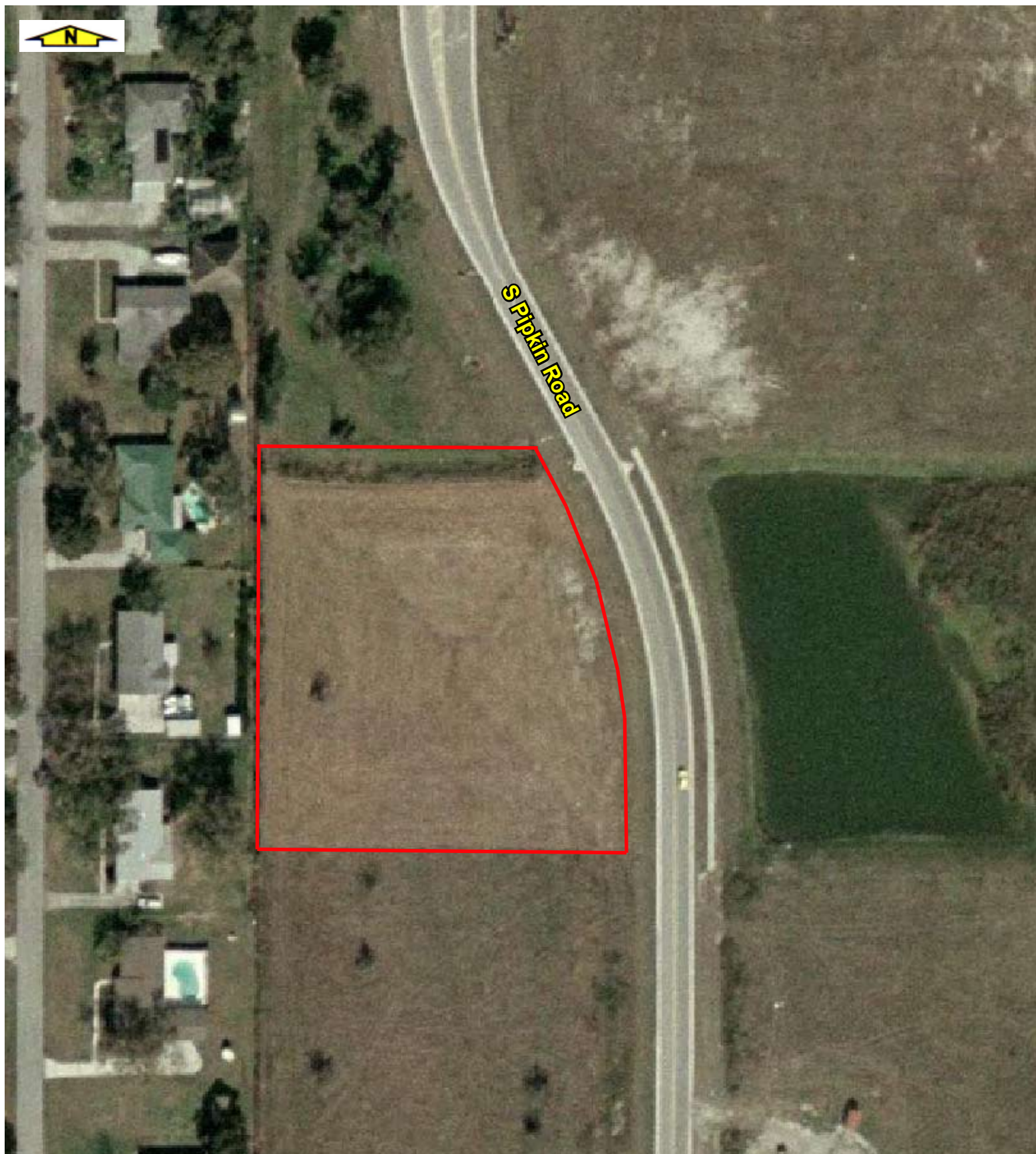
www.Hauger-Bunch.com

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

863.682.6147

±2 Acres Flex Space/Industrial Land

Close-up Aerial





± 2 Acres Flex Space/Industrial Land

Property Overview

Identification: ±2 Acres Industrial Land (Sound Waves)

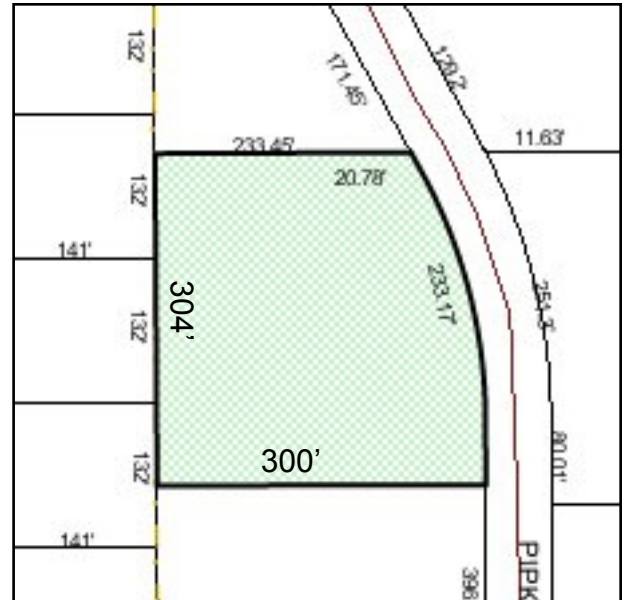
Location: South Pipkin Road
Lakeland, Florida 33803

Parcel ID: 23-29-03-139563-000031

Size: 1.98 Acres

Zoning: PUD 4177

Land Use: Business Park, City of Lakeland



Lot Dimensions

Taxes: \$8,834.85 (2009)

Access:

- ◆ Fronting South Pipkin Road
- ◆ Direct access from Drane Field to Polk Parkway
- ◆ I-4 within 6 miles

Utilities:

Water: City of Lakeland (Park has City water allocation)
 Sewer: City of Lakeland (Park has City sewer allocation)
 Electric: City of Lakeland
 Gas: Natural Gas - 125 psi line on Drane Field Road at Park entrance (buyer should verify)
 Fiberoptics (buyer should verify all)
Off-site retention provided.

Comments: Property is in deed-restricted corporate park with easy access to Interstate 4 via Polk Parkway. Near upscale retail center and regional airport. Lot is located near front of park - ideal for flex, office, and warehouse space.

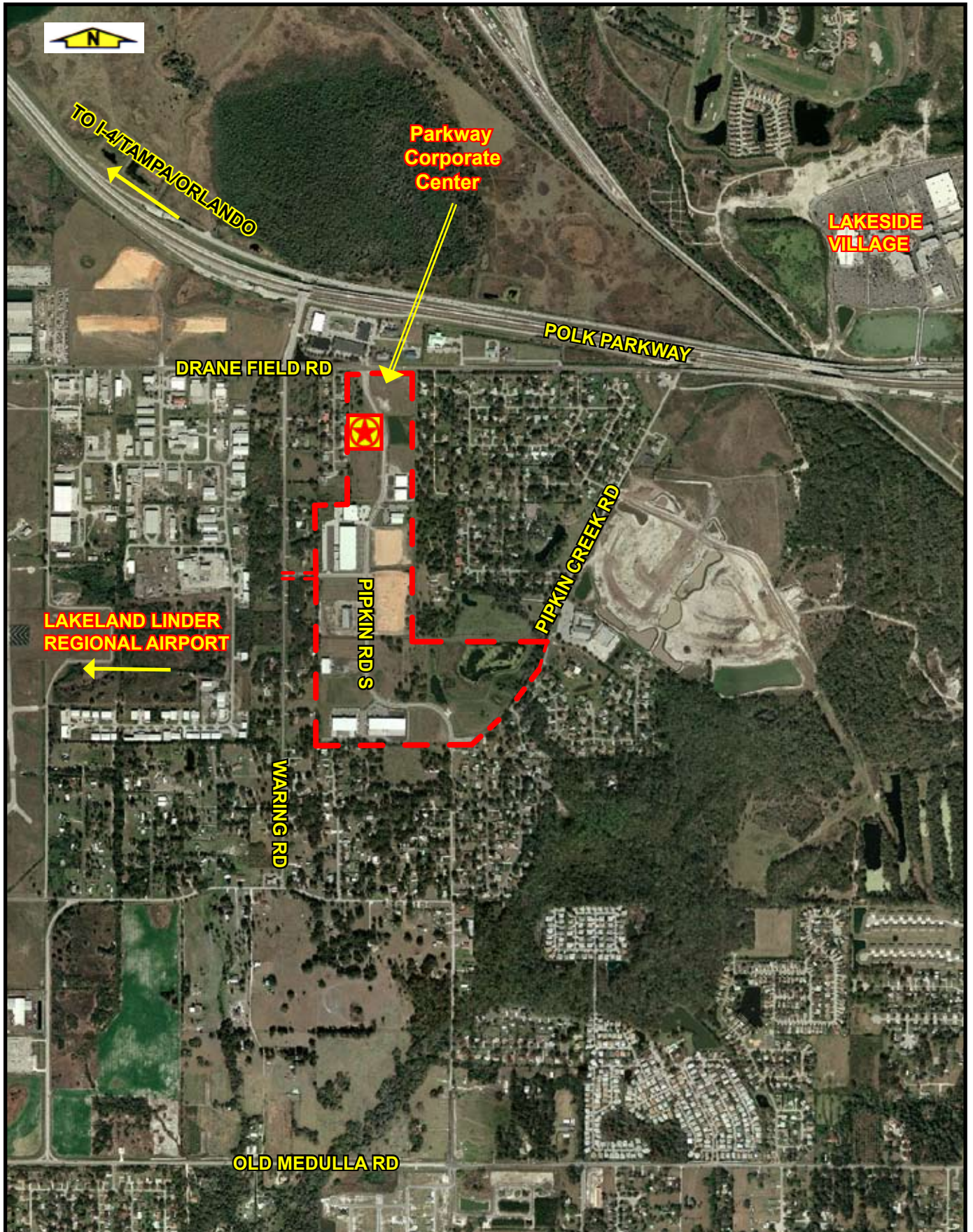
PRICE: \$475,000 (\$5.50 psf)



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Distance Aerial

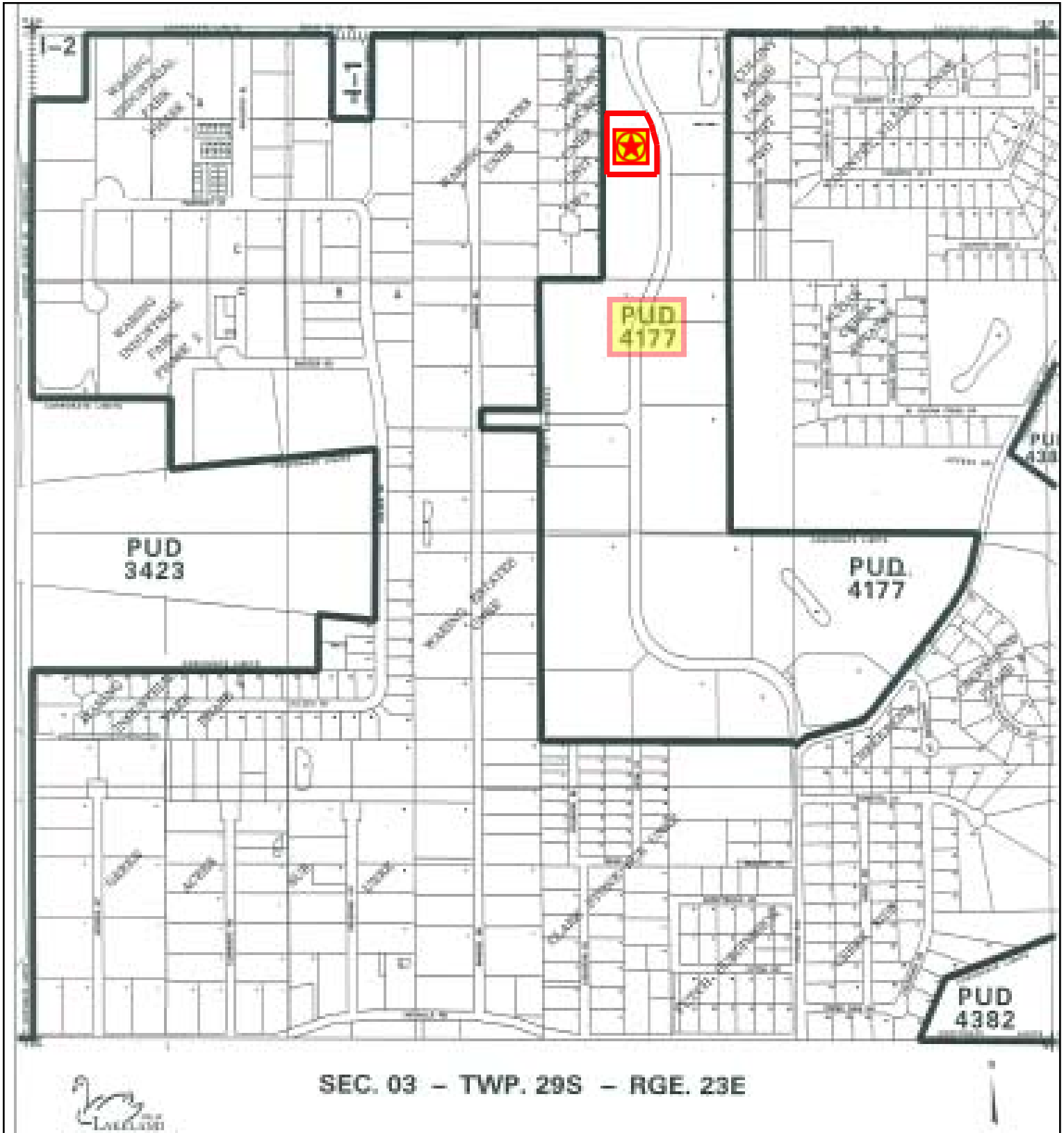




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City of Lakeland Zoning Map

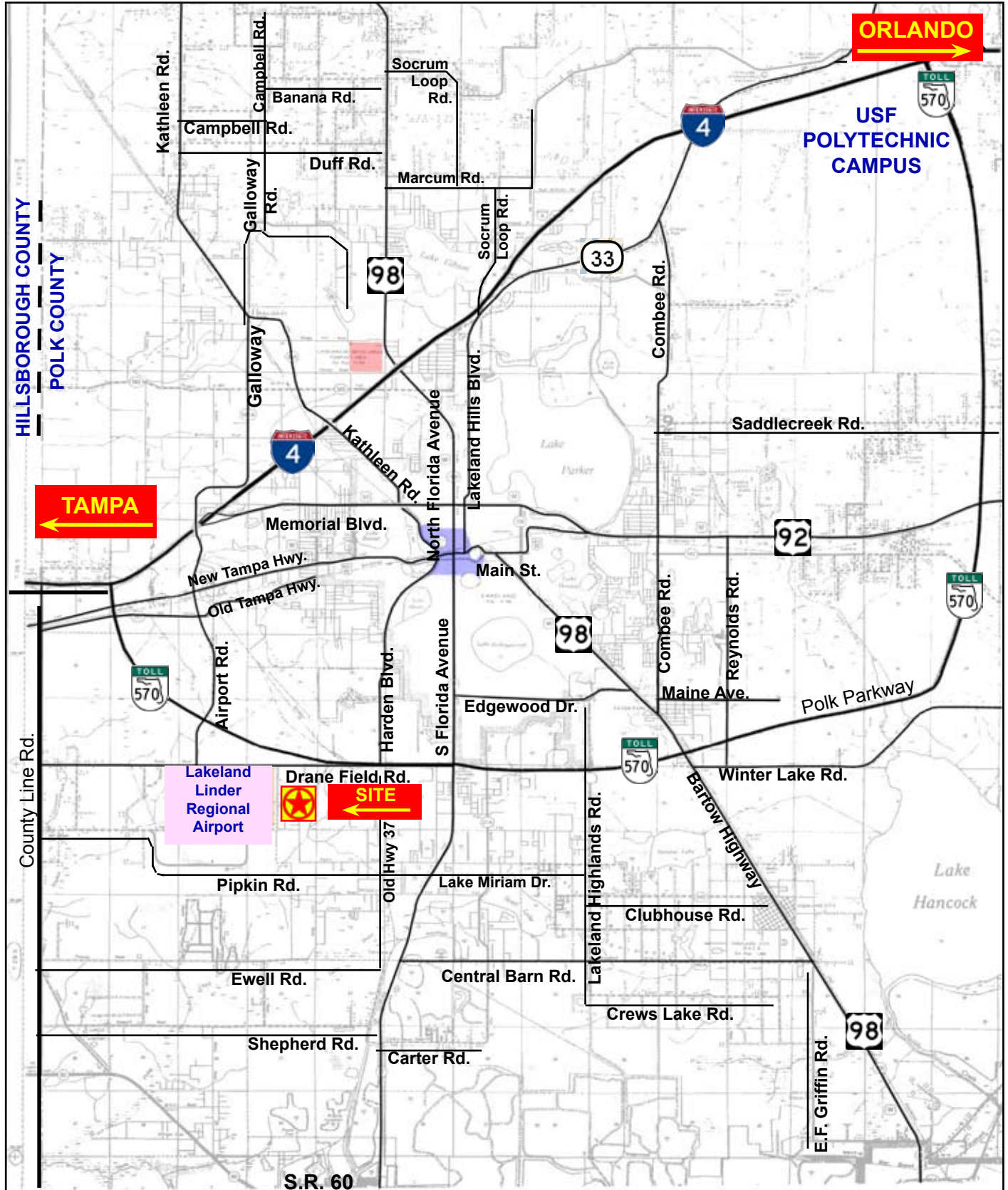




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Greater Lakeland I-4 Corridor Map





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± 2 Acres Flex Space/Industrial Land

Situational Map





± 2 Acres Flex Space/Industrial Land

Demographics-Executive Summary

Site Type: Ring	Radius: 1 Miles	Radius: 5 Miles	Radius: 10 Miles
2009 Population			
Total Population	1,231	114,658	275,974
Male Population	47.4%	48.4%	48.5%
Female Population	52.6%	51.6%	51.5%
Median Age	42.6	39.1	38.7
2009 Income			
Median HH Income	\$53,085	\$48,956	\$47,558
Per Capita Income	\$24,622	\$26,724	\$24,301
Average HH Income	\$59,556	\$65,113	\$61,105
2009 Households			
Total Households	439	46,673	108,418
Average Household Size	2.79	2.42	2.50
2009 Housing			
Owner Occupied Housing Units	79.6%	56.3%	59.0%
Renter Occupied Housing Units	16.9%	28.2%	26.9%
Vacant Housing Units	3.5%	15.5%	14.0%
Population			
1990 Population	946	90,385	204,266
2000 Population	1,176	101,592	237,421
2009 Population	1,231	114,658	275,974
2014 Population	1,276	122,476	298,147
1990-2000 Annual Rate	2.2%	1.18%	1.52%
2000-2009 Annual Rate	0.5%	1.32%	1.64%
2009-2014 Annual Rate	0.72%	1.33%	1.56%

In the identified market area, the current year population is 275,974. In 2000, the Census count in the market area was 237,421. The rate of change since 2000 was 1.64 percent annually. The five-year projection for the population in the market area is 298,147, representing a change of 1.56 percent annually from 2009 to 2014. Currently, the population is 48.5 percent male and 51.5 percent female.

Households			
1990 Households	298	36,220	78,808
2000 Households	410	40,837	92,097
2009 Households	439	46,673	108,418
2014 Households	457	50,049	117,629
1990-2000 Annual Rate	3.24%	1.21%	1.57%
2000-2009 Annual Rate	0.74%	1.45%	1.78%
2009-2014 Annual Rate	0.81%	1.41%	1.64%

The household count in this market area has changed from 92,097 in 2000 to 108,418 in the current year, a change of 1.78 percent annually. The five-year projection of households is 117,629, a change of 1.64 percent annually from the current year total. Average household size is currently 2.50, compared to 2.53 in the year 2000. The number of families in the current year is 73,558 in the market area.

Housing

Currently, 59.0 percent of the 126,092 housing units in the market area are owner occupied; 26.9 percent, renter occupied; and 14.0 percent are vacant. In 2000, there were 104,530 housing units—61.3 percent owner occupied, 26.9 percent renter occupied and 11.9 percent vacant. The rate of change in housing units since 2000 is 2.05 percent. Median home value in the market area is \$120,041, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 3.57 percent annually to \$143,026. From 2000 to the current year, median home value changed by 5.09 percent annually.



± 2 Acres Flex Space/Industrial Land

Demographics-Executive Summary

Site Type: Ring	Radius: 1 Miles	Radius: 5 Miles	Radius: 10 Miles
Median Household Income			
1990 Median HH Income	\$30,417	\$27,151	\$26,309
2000 Median HH Income	\$41,544	\$38,575	\$37,475
2009 Median HH Income	\$53,085	\$48,956	\$47,558
2014 Median HH Income	\$53,451	\$50,995	\$50,265
1990-2000 Annual Rate	3.17%	3.57%	3.6%
2000-2009 Annual Rate	2.69%	2.61%	2.61%
2009-2014 Annual Rate	0.14%	0.82%	1.11%
Per Capita Income			
1990 Per Capita Income	\$12,748	\$14,373	\$12,882
2000 Per Capita Income	\$18,712	\$20,876	\$19,210
2009 Per Capita Income	\$24,622	\$26,724	\$24,301
2014 Per Capita Income	\$25,106	\$27,961	\$25,408
1990-2000 Annual Rate	3.91%	3.8%	4.08%
2000-2009 Annual Rate	3.01%	2.71%	2.57%
2009-2014 Annual Rate	0.39%	0.91%	0.89%
Average Household Income			
1990 Average Household Income	\$34,426	\$35,468	\$32,971
2000 Average Household Income	\$46,525	\$51,664	\$48,910
2009 Average HH Income	\$59,556	\$65,113	\$61,105
2014 Average HH Income	\$60,598	\$67,875	\$63,614
1990-2000 Annual Rate	3.06%	3.83%	4.02%
2000-2009 Annual Rate	2.71%	2.53%	2.44%
2009-2014 Annual Rate	0.35%	0.83%	0.81%

Households by Income

Current median household income is \$47,558 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$50,265 in five years. In 2000, median household income was \$37,475, compared to \$26,309 in 1990.

Current average household income is \$61,105 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$63,614 in five years. In 2000, average household income was \$48,910, compared to \$32,971 in 1990.

Current per capita income is \$24,301 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$25,408 in five years. In 2000, the per capita income was \$19,210, compared to \$12,882 in 1990.

Population by Employment

Total Businesses	206	4,764	10,212
Total Employees	3,263	54,231	119,762

Currently, 88.4 percent of the civilian labor force in the identified market area is employed and 11.6 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 92.9 percent of the civilian labor force, and unemployment will be 7.1 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, 61.3 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:

- 56.9 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 17.7 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 25.4 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 80.9 percent of the market area population drove alone to work, and 2.3 percent worked at home. The average travel time to work in 2000 was 23.9 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:

- 18.0 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 34.9 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.)
- 6.4 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)

