

2.2 ± AC. COMMERCIAL DEVELOPMENT SITE

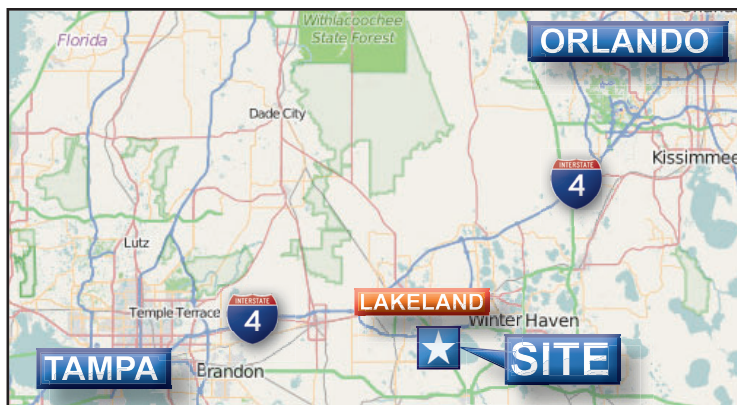


Outparcel: Retail/Hotel/Medical/Office

Growth Market: US 98 South & Clubhouse Rd.
Lakeland, Florida

44+ Acres Total Master Development | 2.2 ± Acre Outparcel Lot

**RETAIL, MEDICAL, HOTEL
& OFFICE OPPORTUNITIES**



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PROPERTY HIGHLIGHTS

- Fully Entitled:
Retail/Hotel/Office
- 2.2± Acre Lot
- Signalized Intersection
- Utilities/Master Retention
- Internal Service Road
- Population:
 - 306,025 within 10 miles

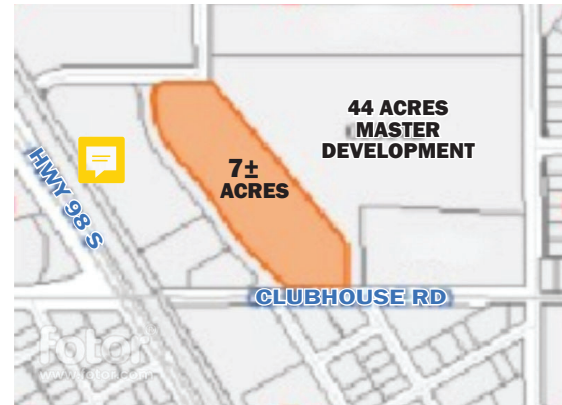
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PROPERTY OVERVIEW

Identification:	Mixed-Use Master Development (44+ Acres)
Tax ID:	Polk County Parcel #: 24-29-11-281016-000031
Location:	US Hwy. 98 South at Clubhouse Rd./CR 540 Greater Lakeland, Polk County, Florida
Size:	Mixed Use Master Development: 2.2± Acres (1.5 SOLD) Outparcel Lot at 2.2 Acres
Frontage: <i>Total Mixed Use Site</i>	■ US Highway 98 S: ±950 linear feet of frontage ■ Clubhouse Road/CR 540: ±1,560 linear feet of frontage ■ Wallace Road: ±2,400 linear feet of frontage ■ First Street: ±1,300 linear feet of frontage
Zoning:	Town Center (Mixed-Use): Polk County U.S. 98 Selected Area Plan / Not site plan specific Entitled for: ■ Retail, Hotel, Medical and Office Outparcels (verify for specific uses)
Traffic Count:	45,500 on US Highway 98 South (2022) 13,100 on Clubhouse Road (2022)
Access:	Property is accessible from: US Hwy 98 S at Clubhouse Road/CR 540 • 6 Lane Connector Road • Signalized Intersection/Full Movement US Hwy 98 S at Wallace Road • Left in; Right-in Right-Out



Property Overview continued on next page.

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Utility Service Providers:

- City of Lakeland Water and Sewer
- Central Florida Natural Gas
- Lakeland Electric

Infrastructure:

Off-Master Retention in place; Internal Service Road; **All Utilities**

Area Employers:

Within 5 Miles of the Site:

- **Polk State College** Campus (±1.5 miles)
- **Polk County School Board** (adjacent)
- **Lakeland Regional Health** (Future project on **100 acre** site) (±2 miles)
- Polk County Administration (County Seat) (±5 miles)

Population: (2023)

- 77,664 within 5 miles
- 306,025 within 10 miles

Comments:

Zoned “**Town Center**” within the growth market of the **Lakeland Highlands** and the **Lakeland/Bartow Corridor**, the site provides a unique opportunity for mixed-use development. The front and center acreage is planned for retail, hotel, medical and office development, with the eastern acreage recently completed for **multi-family development (Lakeland Grand Apartments)**. The site is across from a **Publix-anchored shopping center** and at the **signalized inter section** of US 98 (designated an Intra-State Highway segment) and Clubhouse Rd. (**CR 540**). The property is strategically between the south Lakeland and Bartow markets, accessible by the Winter Haven and Plant City markets, and within **2.5 miles of the Polk Parkway** (loop road connecting to I-4) to the north and less than **5 miles to SR 60** (major cross-state highway) to the south. **Lakeland Regional Health** (parent company to Lakeland Regional Medical Center) will be developing a **100 acre** campus within 2 miles of the site; **Polk State College** campus is within 1.5 miles; **Bartow Regional Medical Center** is within 4 miles; and the **County Seat/Administrative Offices** is within 5 miles. 5.2 ac of the 7 are under contract.

Available Parcels Price:

Call For Pricing

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AVAILABLE ACREAGE



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DISTANCE AERIAL



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I-4 CORRIDOR MAP



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EXECUTIVE SUMMARY



	3 miles	5 miles	10 miles
Population			
2010 Population	33,499	67,854	266,974
2020 Population	26,126	79,830	299,894
2023 Population	27,949	77,684	306,025
2028 Population	28,436	78,580	312,699
2010-2020 Annual Rate	1.51%	1.24%	1.03%
2020-2023 Annual Rate	2.10%	0.74%	1.03%
2023-2028 Annual Rate	0.25%	0.11%	0.40%
2020 Male Population	48.7%	48.4%	48.0%
2020 Female Population	51.3%	51.6%	52.0%
2020 Median Age	35.4	35.7	35.9
2023 Male Population	48.8%	48.9%	48.9%
2023 Female Population	51.2%	51.2%	51.1%
2023 Median Age	35.6	41.3	35.4

In the identified area, the current year population is 306,025. In 2020, the Census count in the area was 299,894. The rate of change since 2020 was 1.03% annually. The five-year projection for the population in the area is 312,699 representing a change of 0.40% annually from 2023 to 2028. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 35.4, compared to U.S. median age of 35.1.

Race and Ethnicity

2023 White Alone	68.6%	68.2%	62.1%
2023 Black Alone	8.8%	10.6%	15.4%
2023 American Indian/Alaska Native Alone	0.3%	0.4%	0.0%
2023 Asian Alone	6.0%	3.8%	2.0%
2023 Pacific Islander Alone	0.0%	0.1%	0.1%
2023 Other Race	4.6%	5.2%	8.1%
2023 Two or More Races	11.7%	11.9%	11.8%
2023 Hispanic Origin (Any Race)	16.3%	17.5%	22.2%

Persons of Hispanic origin represent 22.2% of the population in the identified area compared to 15.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different racial/ethnic groups, is 71.9 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	115	114	75
2010 Households	7,829	24,742	100,904
2020 Households	9,177	27,804	112,033
2023 Households	9,823	28,561	116,094
2028 Households	9,972	28,680	118,430
2010-2020 Annual Rate	1.60%	1.17%	1.09%
2020-2023 Annual Rate	1.12%	0.82%	1.10%
2023-2028 Annual Rate	0.20%	0.08%	0.40%
2023 Average Household Size	2.83	2.88	2.97



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Mortgage Income			
2023 Percent of Income for Mortgage	18.8%	22.0%	24.3%
Median Household Income			
2023 Median Household Income	\$96,894	\$76,219	\$96,399
2028 Median Household Income	\$103,387	\$83,643	\$64,837
2023-2028 Annual Rate	1.41%	2.36%	2.75%
Average Household Income			
2023 Average Household Income	\$115,094	\$103,998	\$82,464
2028 Average Household Income	\$131,839	\$121,819	\$95,271
2023-2028 Annual Rate	1.72%	2.82%	2.93%
Per Capita Income			
2023 Per Capita Income	\$40,045	\$29,212	\$21,379
2028 Per Capita Income	\$46,629	\$40,002	\$36,193
2023-2028 Annual Rate	2.68%	2.79%	2.60%
GINI Index			
2023 Gini Index	33.9	40.2	43.3
Households by Income			
Current median household income is \$96,399 in the area, compared to \$72,602 for all U.S. households. Median household income is projected to be \$64,837 in five years, compared to \$82,410 for all U.S. households.			
Current average household income is \$82,464 in this area, compared to \$107,000 for all U.S. households. Average household income is projected to be \$95,271 in five years, compared to \$122,040 for all U.S. households.			
Current per capita income is \$21,379 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$36,193 in five years, compared to \$47,825 for all U.S. households.			
Housing			
2023 Housing Affordability Index	132	112	101
2020 Total Housing Units	8,579	27,472	116,348
2020 Owner Occupied Housing Units	6,218	18,538	66,909
2020 Renter Occupied Housing Units	1,611	6,203	32,996
2020 Vacant Housing Units	750	2,730	15,444
2028 Total Housing Units	9,924	30,037	122,799
2028 Owner Occupied Housing Units	7,090	20,297	71,287
2028 Renter Occupied Housing Units	2,079	7,807	40,436
2028 Vacant Housing Units	753	2,237	11,076
2023 Total Housing Units	10,491	30,544	126,690
2023 Owner Occupied Housing Units	7,342	20,809	76,485
2023 Renter Occupied Housing Units	2,483	7,722	39,899
2023 Vacant Housing Units	666	1,993	10,306
2028 Total Housing Units	10,630	30,823	129,464
2028 Owner Occupied Housing Units	7,585	21,261	79,750
2028 Renter Occupied Housing Units	2,387	7,379	38,692
2028 Vacant Housing Units	658	2,142	11,014



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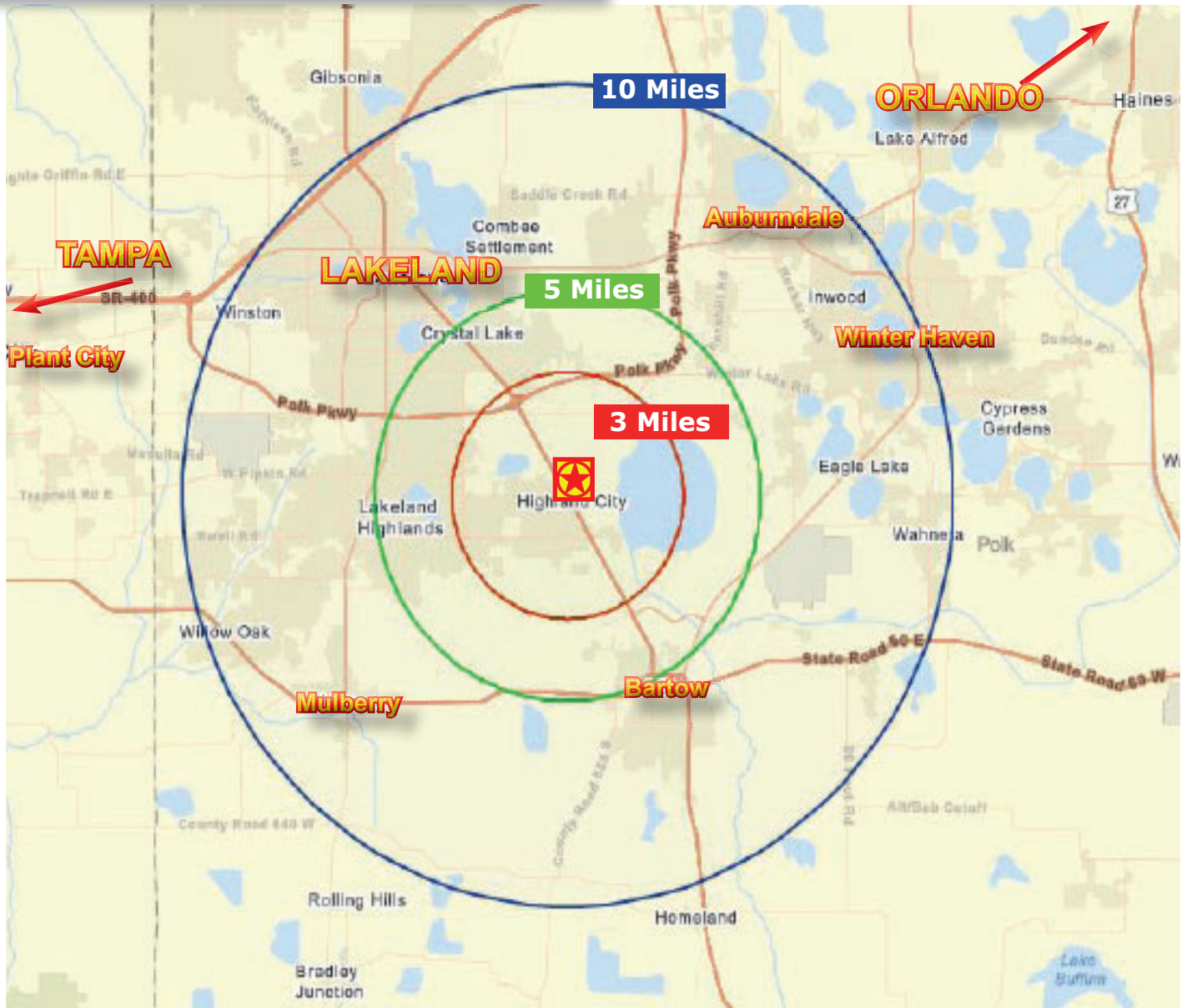
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SITE MAP



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