



# NNN Watersports Park, Polk County

330 Denton Avenue,  
Auburndale, FL

# Content

Executive Summary	5
Site Survey	8
Property Location	10
Area Overview	13
Area Demographics	15

## CONTACTS:

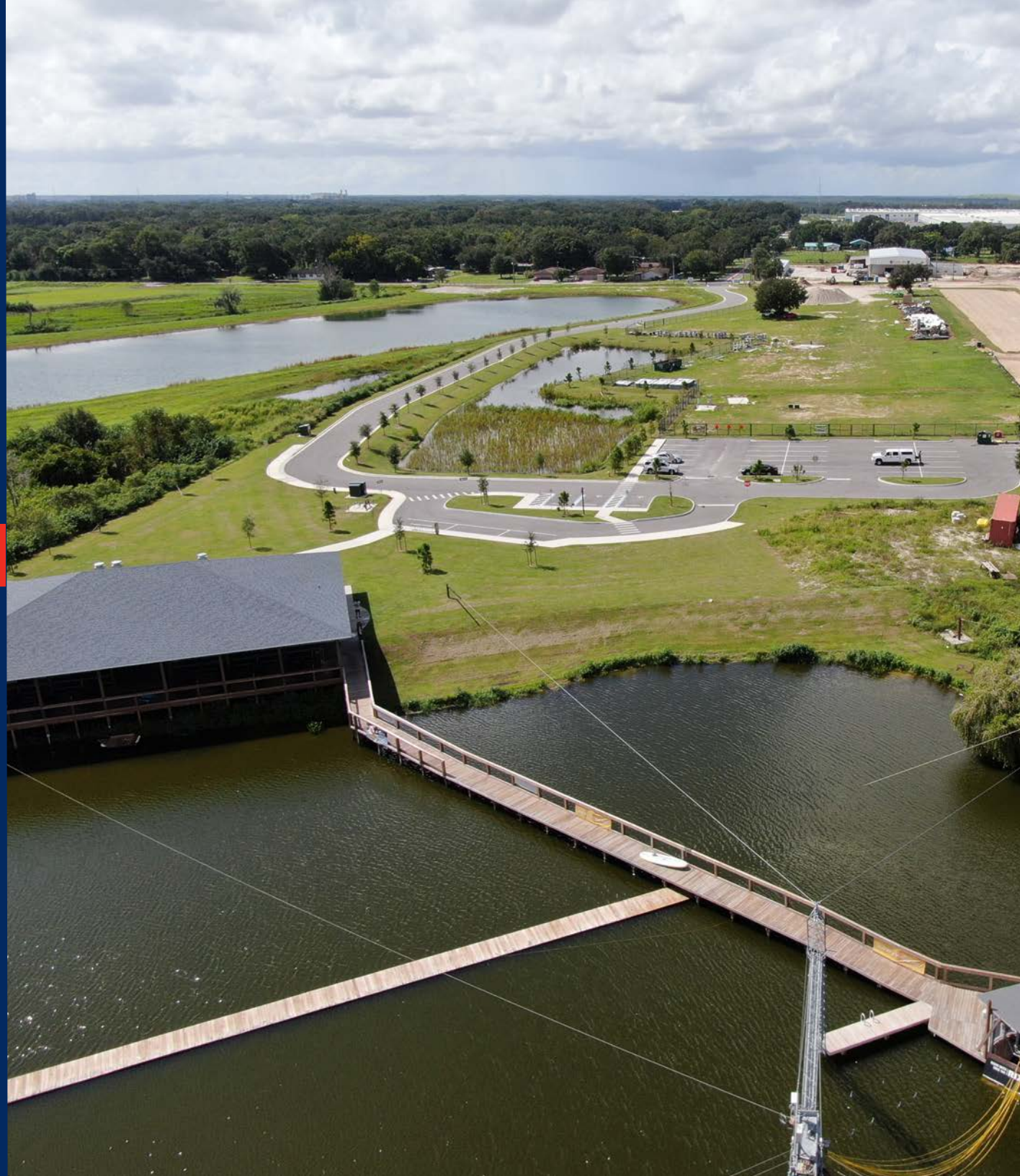
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## Offer Solicitation Process

Offers should be presented in the form of a non-binding Letter of Intent delineating the significant terms and conditions of the Purchaser's offer including, but not limited to:

1. Purchase price
2. Due diligence and closing time frame
3. Earnest money deposit
4. Qualifications to close



Lake Myrtle Sports Complex

## Executive Summary



## Executive Summary

The site located west of the Auburndale city core is easily accessible with it's close proximity to Polk Parkway and US 92, as well as 5 mile distance from Interstate-4. This 4.26± acre parcel of land has frontage on Lake Myrtle and includes a unique water ski/cable park and system owned and operated by Correct Craft. Also included is a brand new. 3,742± SF building with a full kitchen and a lakefront deck area. This location is in an up-and-coming innovative corridor call the Central Florida Innovation District that will bring several companies, jobs, and residents to the area.

## Property Stats

<b>Address</b>	330 Denton Avenue, Auburndale, FL 33823
<b>Parcel ID</b>	25-27-32-000000-022040
<b>Submarket</b>	Polk County
<b>Lot size (ac)</b>	4.26±
<b>Land Use</b>	Commercial
<b>Zoning</b>	Commercial Highway - CH
<b>Building</b>	3,742± SF
<b>Building Lease</b>	Rent - \$8,333.33/month Term - 20 years

## Market Area Highlights

- Accessibility to Polk Parkway and short distance from Interstate-4.
- Upcoming Central Polk Parkway addition and Southwest Central Florida Connector to add more accessibility.
- In between Orlando and Tampa
- North on I-4 Central Florida Innovation district to bring more attention to corridor.

## Sale Price

Call for details



## Elite Cable Park

Elite Cable Park (ECP) is a watersports cable park located on Lake Myrtle that offers its guests a variety of watersports activities. Recently built in 2019, this cable park spans 2± acres of Lake Myrtle, offering the ability for multiple guests to enjoy.



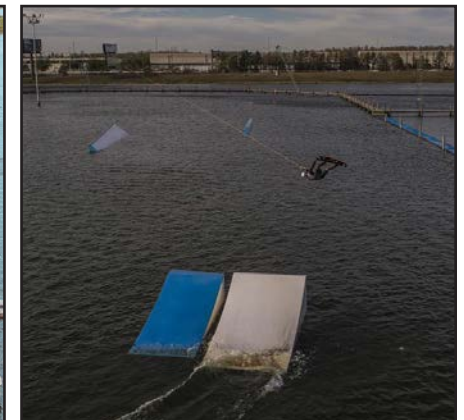
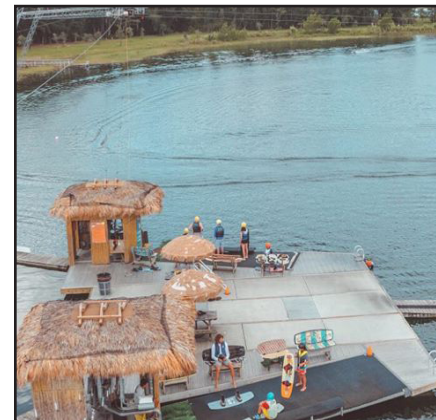
## Pro Shop/Cafe/Locker Rooms

This 3,742± sf building built in 2019 contains Elite Cable Park's Pro Shop, Locker Rooms, and their waterfront Cafe, Tantrums Lakeside Grill.



## Correct Craft - Aktion Parks

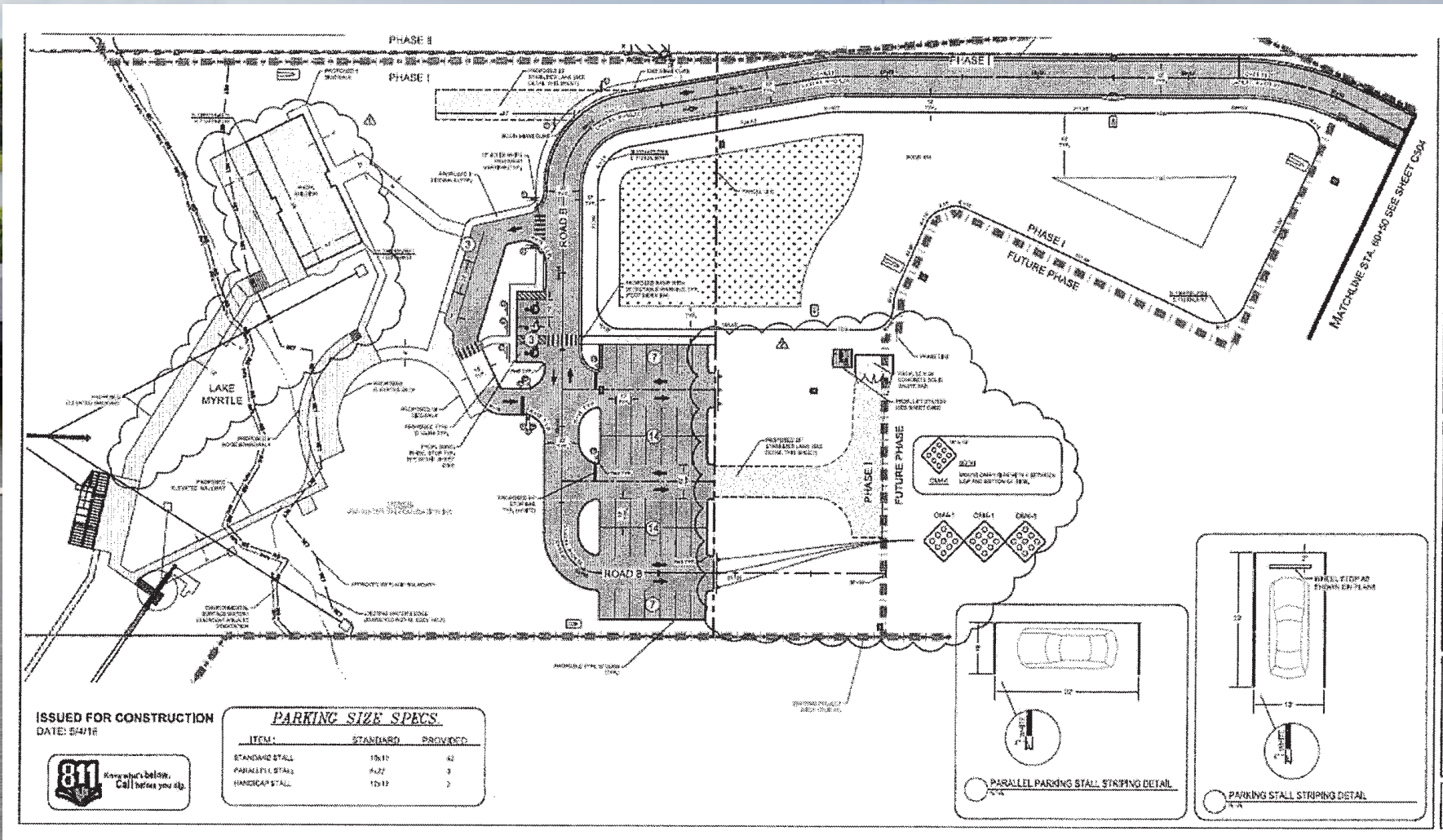
Founded by Correct Craft in 2012, Aktion Parks is a boat and cable park operation that owns and operates the Miami Watersports Complex, Orlando Watersports Complex, and Elite Cable Park three of the largest cable wakeboard parks in the U.S.



## Building Photos



# Site Survey



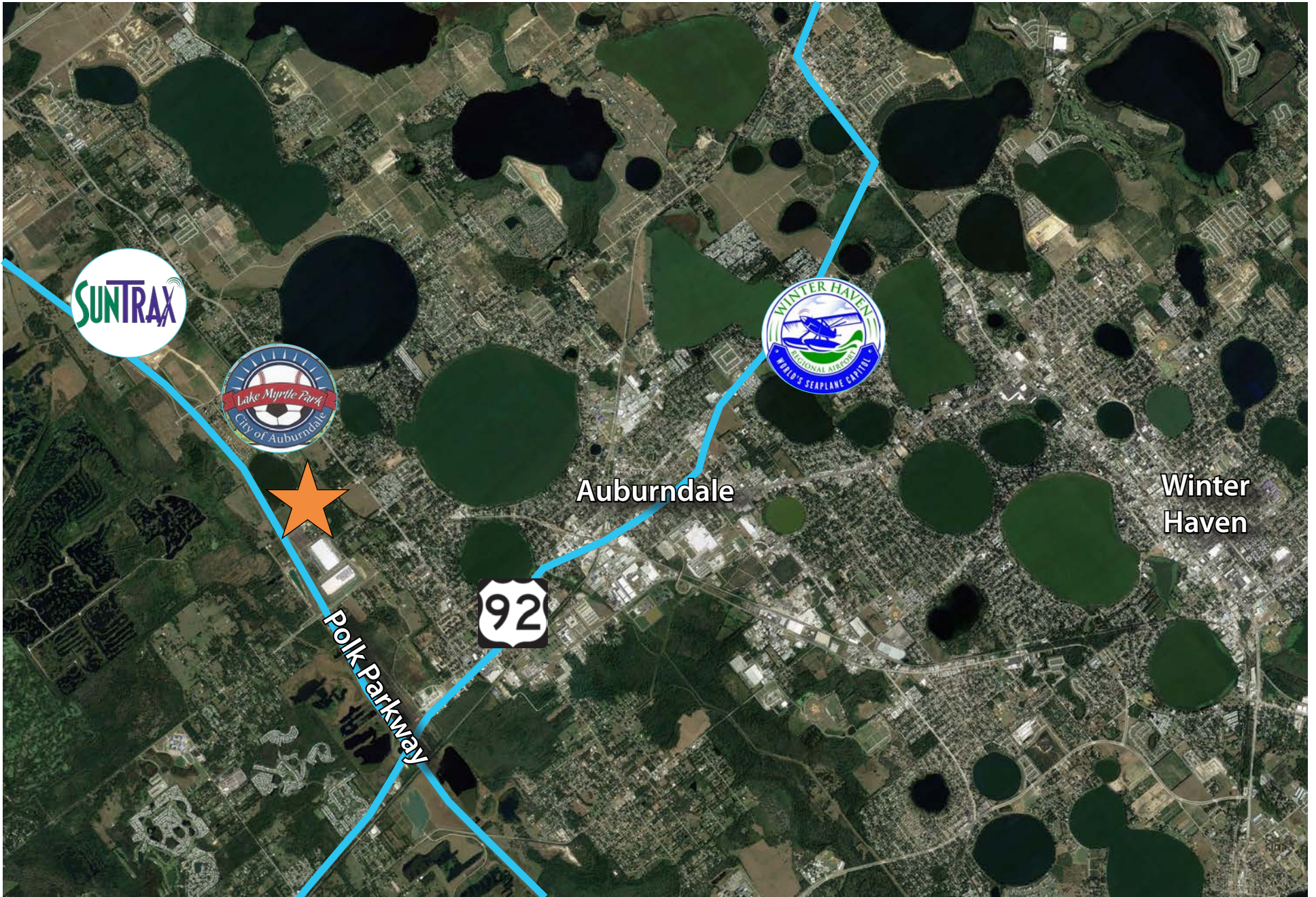


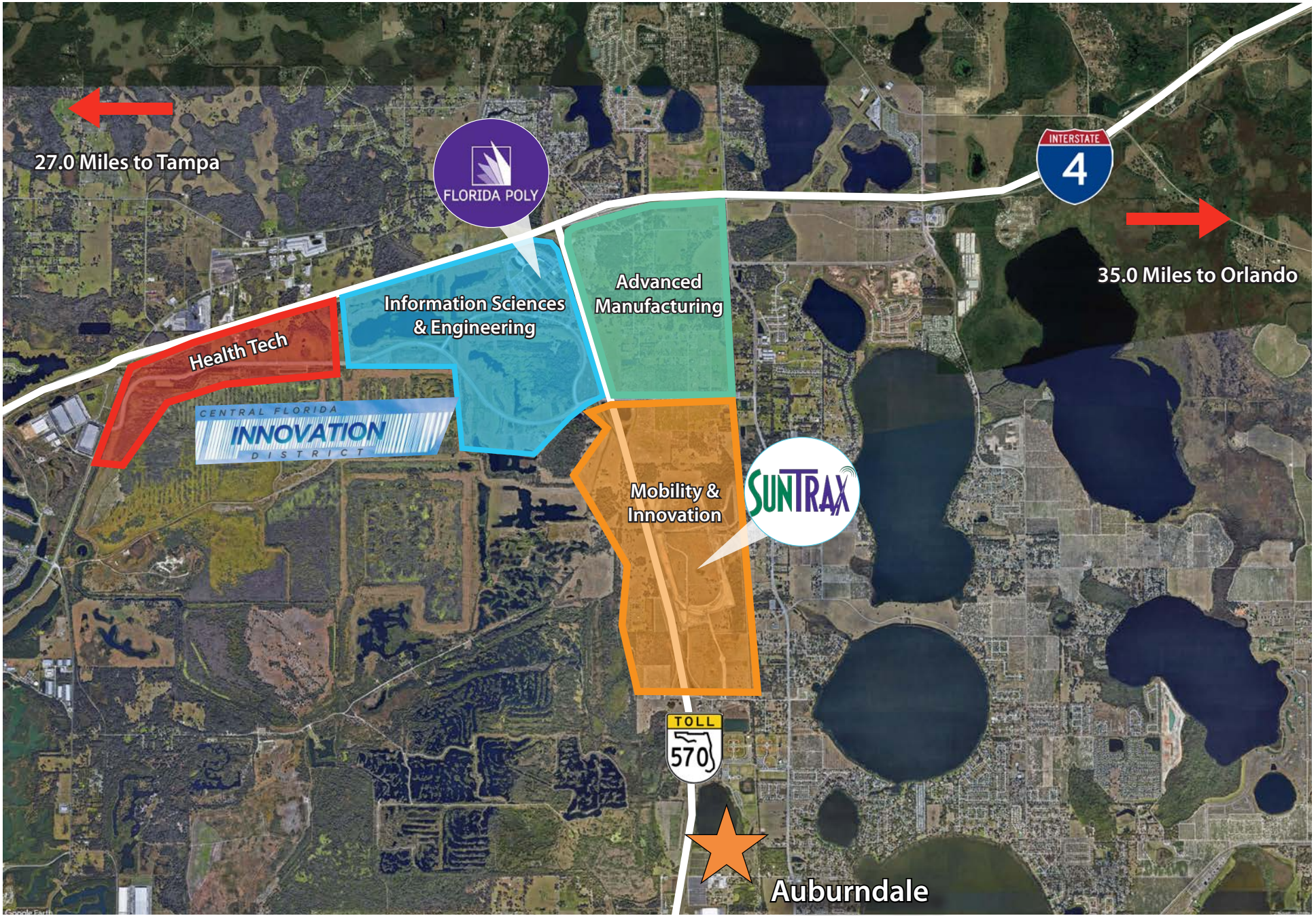
# Site Survey



**Subject Property**

**Owned by County**







Area Overview



SunTrax Development

## Polk County

Polk County, Florida is situated along the I-4 corridor in Central Florida between Tampa and Orlando, providing an excellent spot for continual growth. The 232,000 households account for \$12.8 billion in annual income and \$18.7 billion in total economic activity. The workforce talent and affordable real estate markets make Polk County an attractive home for businesses and residents alike.

Polk County is as ethnically diverse as Florida and the US and will benefit from population growth that is expected to outpace the nation over the next 15 years.

## Coming Soon to the Area

Company	Industry	Location	Total Jobs	Cap-X
Amazon Air	Aviation and Aerospace	Lakeland	925	\$100 mil
Florida Can Manufacturing	Manufacturing	Winter Haven	160	\$123.5 mil
Carvana	Logistics/Distribution	Haines City	350	\$40 mil
Amazon.com	Logistics/Distribution	Auburndale	500	\$70 mil
Nucor Steel Florida, Inc.	Manufacturing	Frostproof	250	\$240 mil
Publix Super Markets, Inc.	Headquarter Expansion	Lakeland	700	\$50 mil
Peace River Citrus Products	Manufacturing	Bartow	175	\$96.4 mil
		<b>Total</b>	<b>3,060</b>	<b>\$719.9 mil</b>

## Upcoming Highlights

**Florida Can Manufacturing** is building an 400,000 sf advanced manufacturing facility in Winter Haven, FL. The \$123 million capital investment will create 160 new jobs. The company will ship across the southeast US and export to the Caribbean including to Puerto Rico.

**Summit** is a Lakeland company, is building its new 150,000 sf corporate headquarters on the iconic Lake Mirror in downtown Lakeland. The project represents the retention of 500 jobs with a \$50-million capital investment.

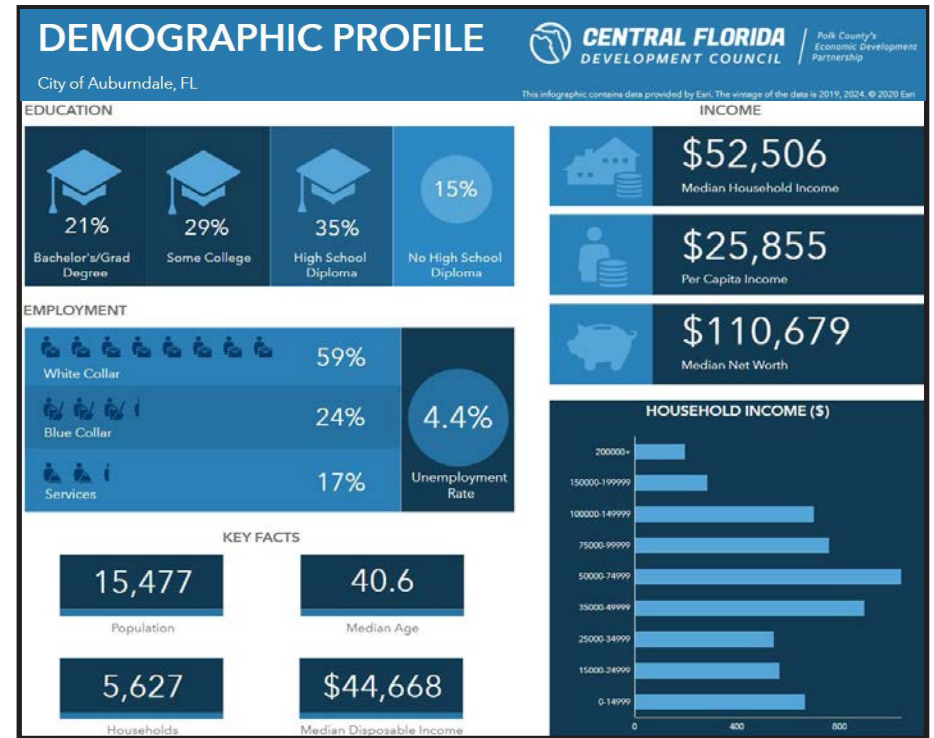
## Auburndale

Auburndale is situated in a strategic location right off of I-4 and is a proud partner with the City of Lakeland and Polk County on the development of the Central Florida Innovation District in the area of SunTrax and Florida Polytechnic University. Auburndale is an ideal location for supply chain, distribution and logistics. At around 16,000 residents, the housing and recreation are booming. The strong housing market attracts new residents and, to keep up with demand, the city started a visioning process for what it calls The Lakes District, the area surrounding the SR 559 corridor.

Auburndale offers a wide range of recreational facilities for everyone, from competitive players to the casual user.



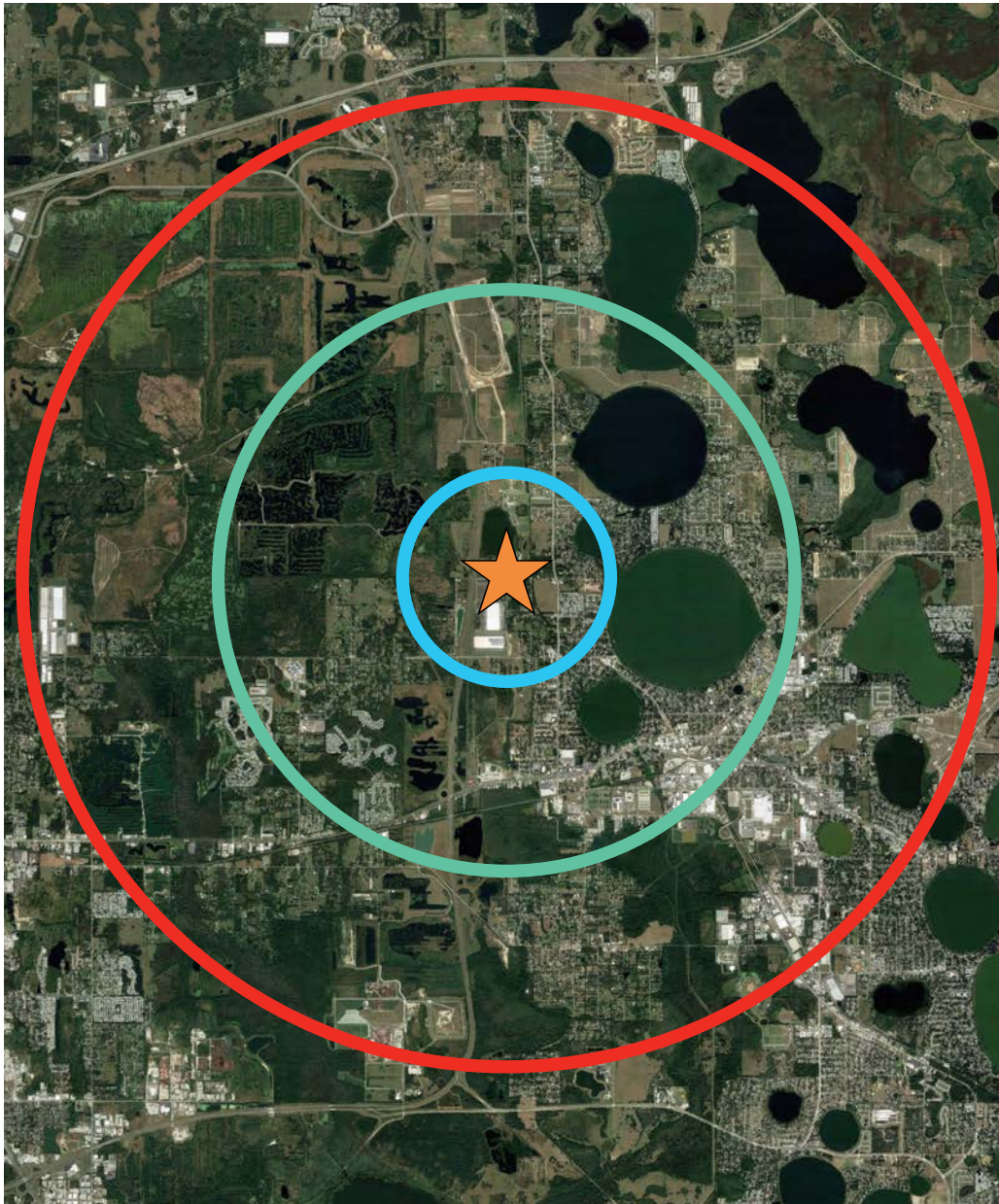
+ Data provided by Central Florida Development Council



## Lake Myrtle Sports Complex

Across Lake Myrtle, less than a mile from the subject property is the Lake Myrtle Sports Complex. This multi-purpose sports complex consists of nine collegiate-size baseball fields and 11 lighted soccer fields. There are currently plans to connect Elite Cable Park to the Sports Complex internally.

Events hosted at Lake Myrtle have varied from the National Dog Agility Championships, to regional rugby championships as well as lacrosse, flag football, and the Russ Matt Central Florida Baseball Invitational, the largest collegiate baseball tournament in the nation.



	3-Mile Radius	5-Mile Radius	10-Mile Radius
Population	26,678	52,934	275,647
Households	9,986	20,182	105,871
Avg HH Income	\$79,403	\$74,789	\$74,563
Median Home Value	\$218,693	\$204,488	\$204,120
Median Age	42.3	43.4	41.7
Total Businesses	776	1,608	10,152
Total Employees	7,566	15,907	144,678



**Population:** Over 275,647 people within a 10 mile radius.



**Density:** Over 105,871 households within a 10 mile radius.



**Income:** Average household income of \$74,563 within a 10 mile radius.



**Employment:** Total employment population of 144,678 employees within a 10 mile radius.

## DEMOGRAPHICS (POLK COUNTY) :



**POPULATION**  
683,954



**POPULATION AVERAGE ANNUAL GROWTH**  
13,633



**MEDIAN NET WORTH**  
\$103,053



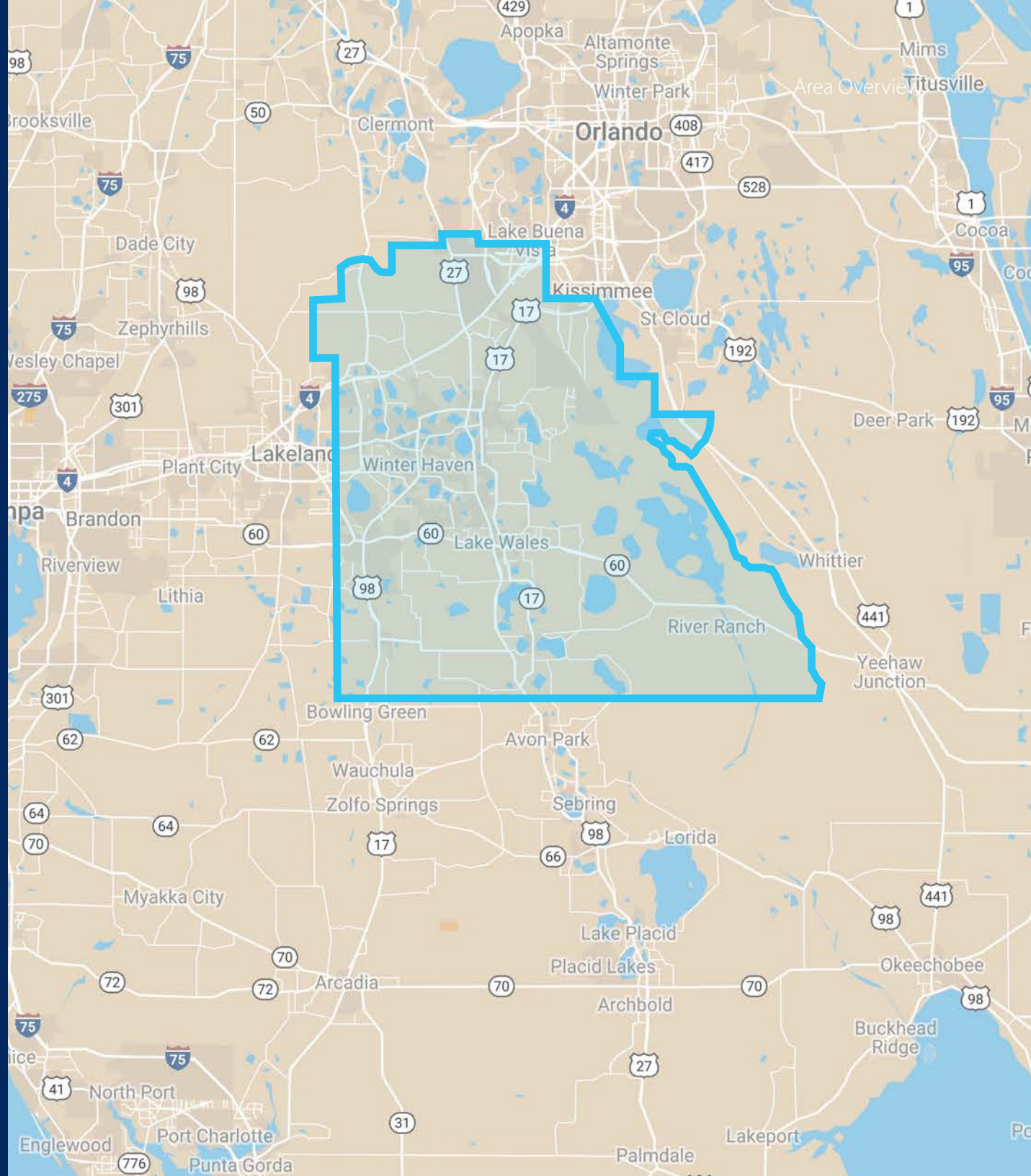
**LABOR FORCE**  
288,600



**MEDIAN AGE**  
41.6



**TOTAL HOUSEHOLDS**  
255,025







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