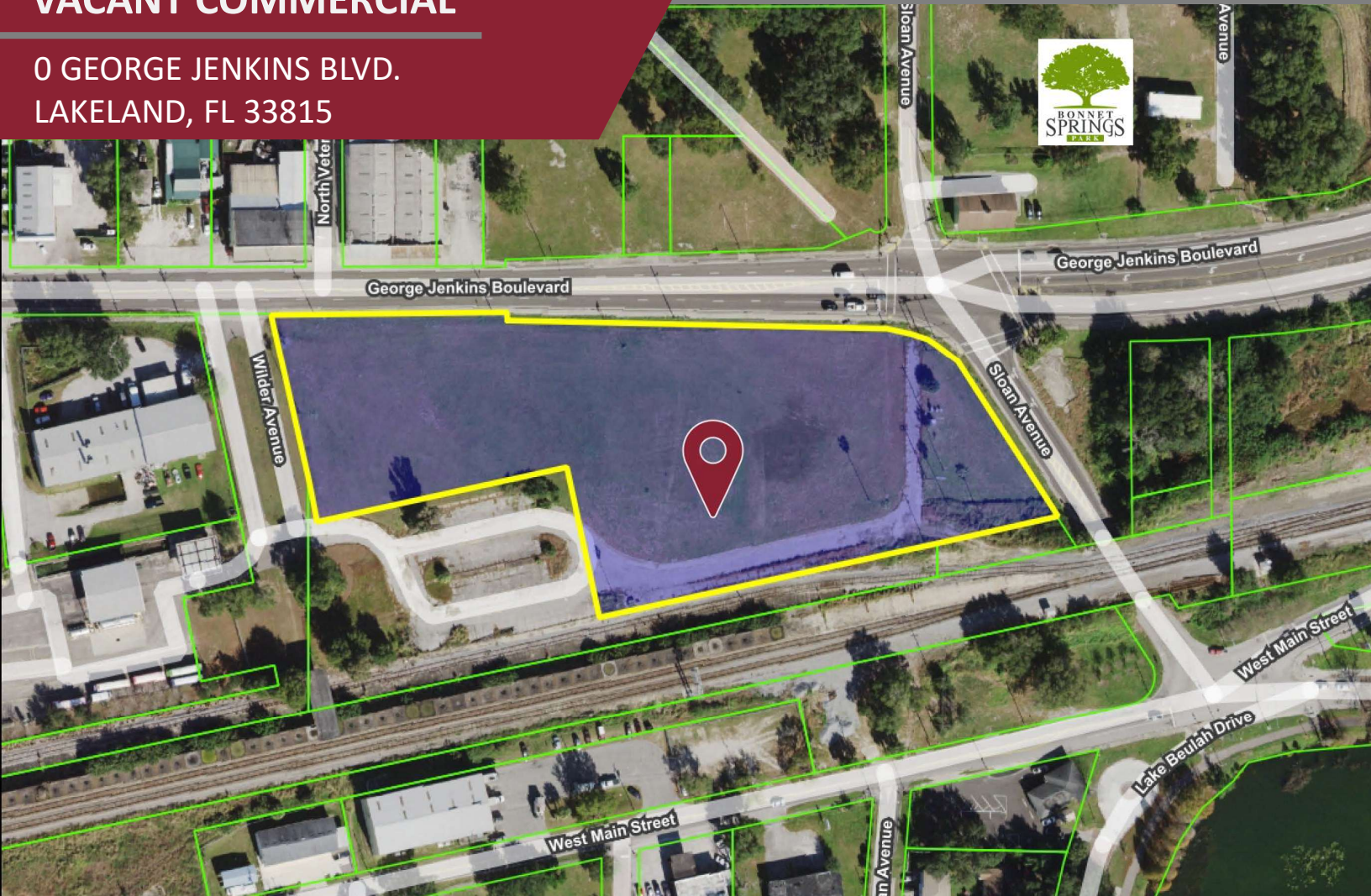


BONNET SPRINGS VACANT COMMERCIAL

4 AC DEVELOPMENT SITE

0 GEORGE JENKINS BLVD.
LAKELAND, FL 33815



OFFERING SUMMARY

SALES PRICE:	CALL FOR PRICE
LOCATION:	0 GEORGE JENKINS BLVD. LAKELAND FL 33811
PARCEL ID:	232813057500003023
LOT SIZE:	4.02 ACRES
TAXES:	\$1,609.50 (2022)
LAND USE/ZONING:	I-2 (INDUSTRIAL)
FRONTAGE:	700'
MARKET:	TAMPA / ST. PETERSBURG
SUBMARKET:	WINTER HAVEN- LAKELAND MSA



NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER, WE ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS, PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE. BUYER INDEPENDENT OF BROKER OR OWNER SHALL VERIFY ALL PERTINENT DATA.

For more information:

Jim Steinbauer, SIOR
863-670-2561
jim@steinbauer.com

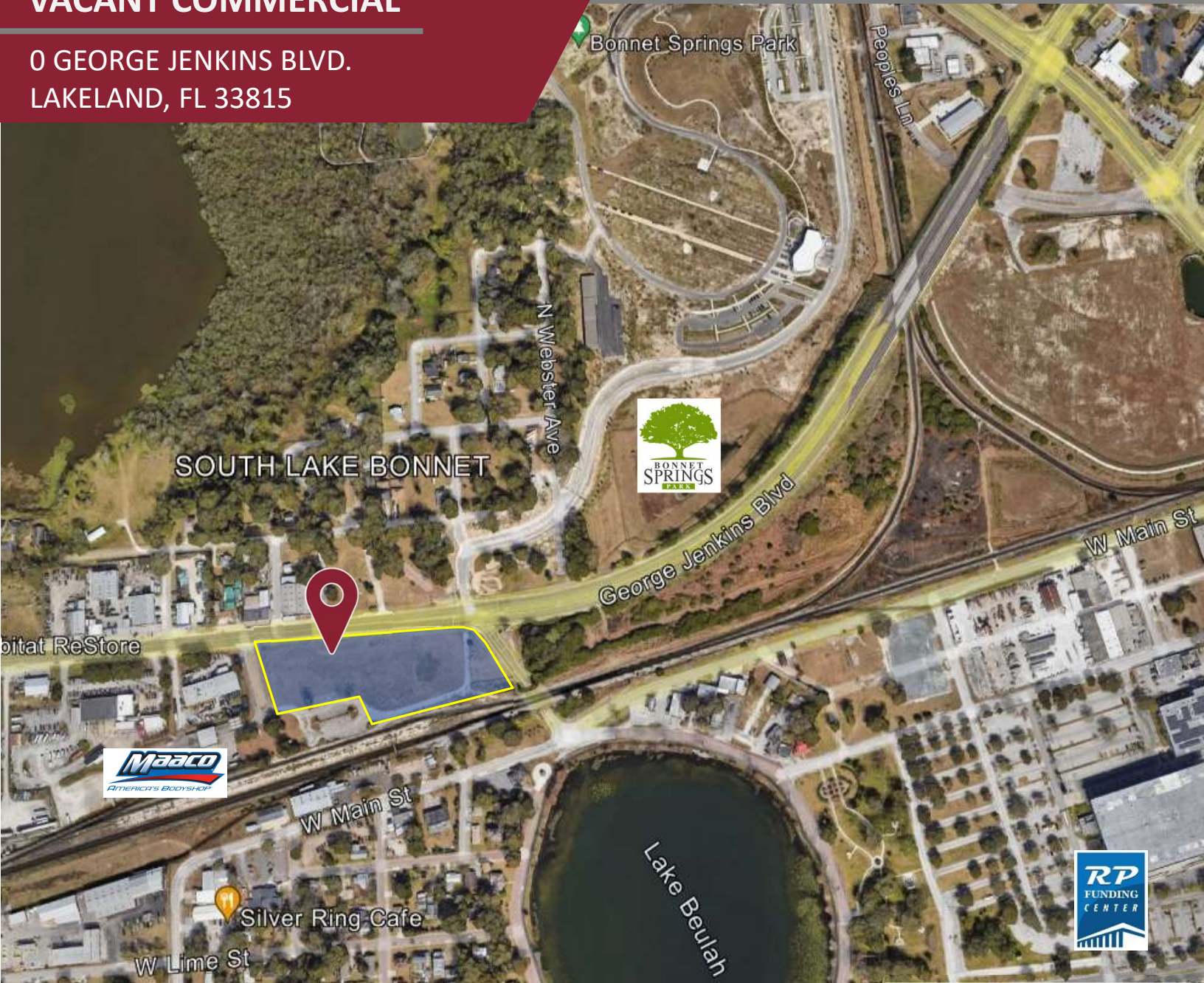
J. Kyle Vreeland
863-608-1231
jkvreeland@gmail.com



BONNET SPRINGS VACANT COMMERCIAL

4 AC DEVELOPMENT SITE

0 GEORGE JENKINS BLVD.
LAKELAND, FL 33815



BONNET SPRINGS PARK IS LOCATED IMMEDIATELY ACROSS FROM THE SITE.

Bonnet Springs Park which opened in October 2022 is a blended urban/natural 168-acre Park centrally located in Lakeland, Florida. The park features a 2.5 mile, 20' wide walking and biking path that connects each of the park's six areas: Nature Playground, Nature Center, Event Center, Event Great Lawn, Amphitheater and Exploration V Children's Museum.



For more information:

Jim Steinbauer, SIOR
863-670-2561
jim@steinbauer.com

J. Kyle Vreeland
863-608-1231
jkvreeland@gmail.com



BONNET SPRINGS VACANT COMMERCIAL

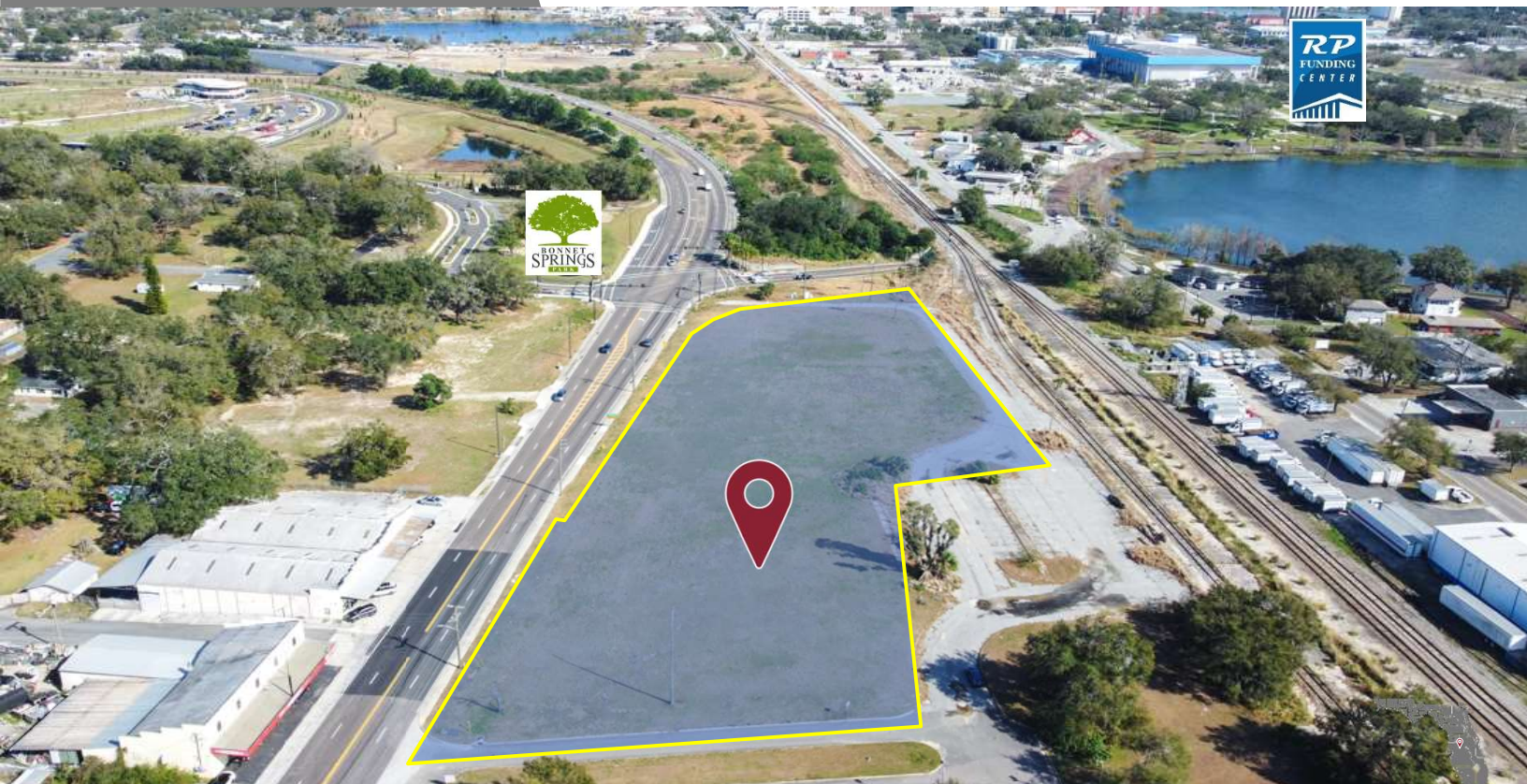
4 AC DEVELOPMENT SITE

0 GEORGE JENKINS BLVD.
LAKELAND, FL 33815



EAST AERIAL

NORTH-EAST AERIAL



NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER WE ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS, PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE. BUYER INDEPENDENT OF BROKER OR OWNER SHALL VERIFY ALL PERTINENT DATA.

For more information:

Jim Steinbauer, SIOR
863-670-2561
jim@steinbauer.com

J. Kyle Vreeland
863-608-1231
jkvreeland@gmail.com



BONNET SPRINGS VACANT COMMERCIAL

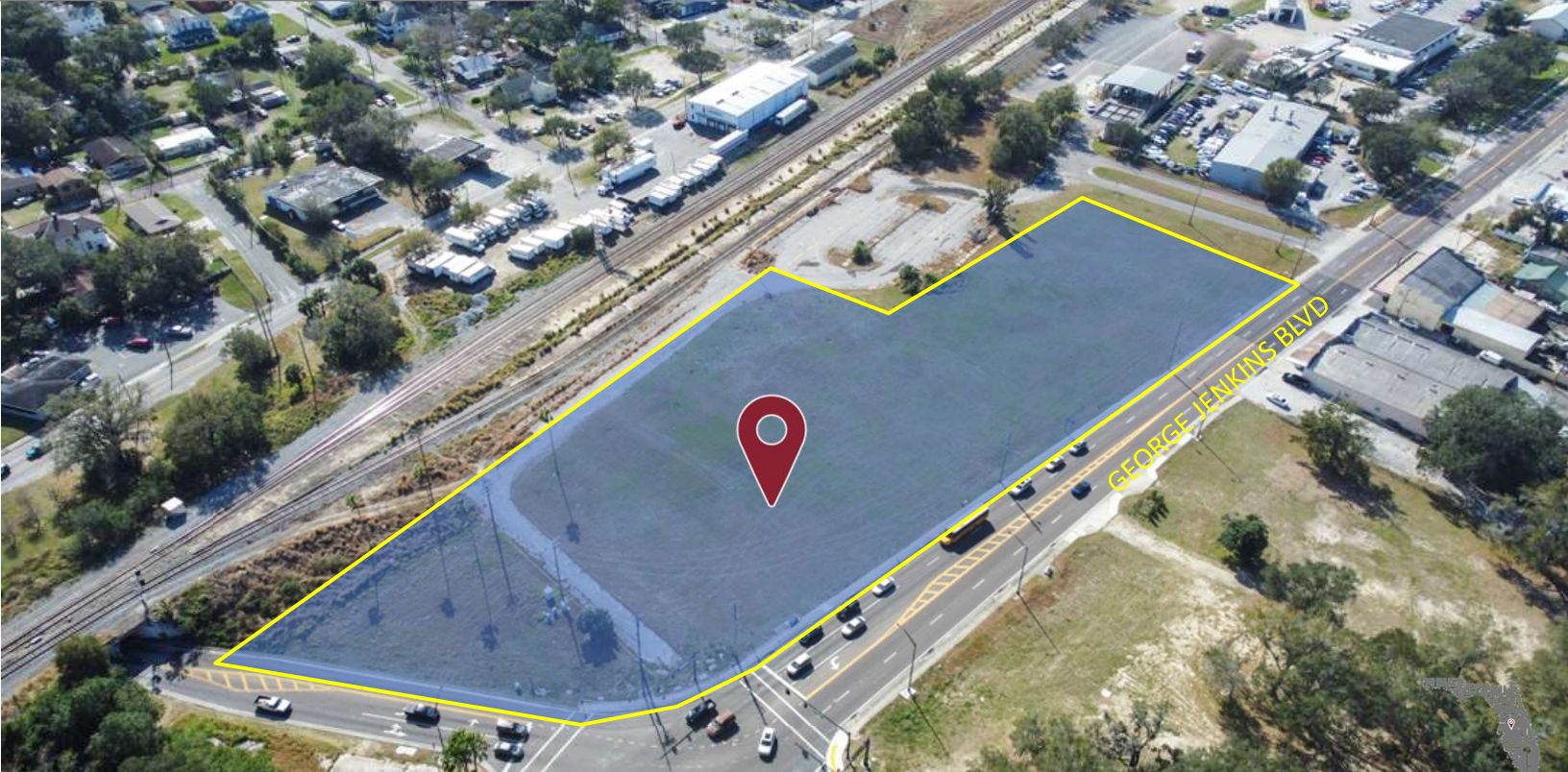
4 AC DEVELOPMENT SITE

0 GEORGE JENKINS BLVD.
LAKELAND, FL 33815



SOUTH-WEST AERIAL

WEST AERIAL



NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER WE ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS, PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE. BUYER INDEPENDENT OF BROKER OR OWNER SHALL VERIFY ALL PERTINENT DATA.

For more information:

Jim Steinbauer, SIOR
863-670-2561
jim@steinbauer.com

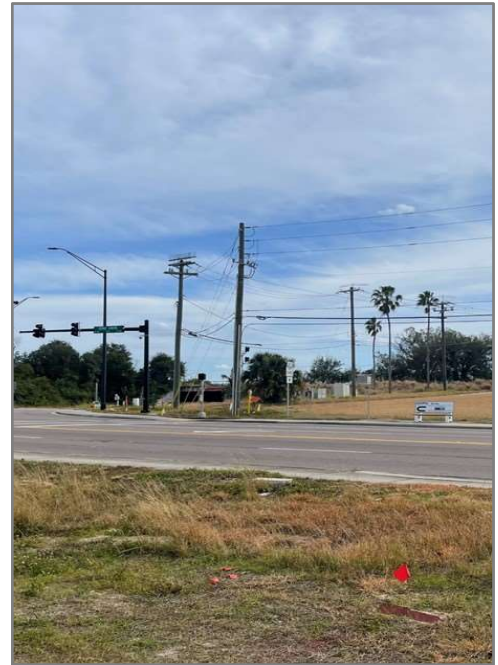
J. Kyle Vreeland
863-608-1231
jkvreeland@gmail.com

**STEINBAUER
ASSOCIATES, INC.**
REALTOR
WWW.STEINBAUER.COM
863-647-1661

BONNET SPRINGS VACANT COMMERCIAL

4 AC DEVELOPMENT SITE

0 GEORGE JENKINS BLVD.
LAKELAND, FL 33815



For more information:

Jim Steinbauer, SIOR
863-670-2561
jim@steinbauer.com

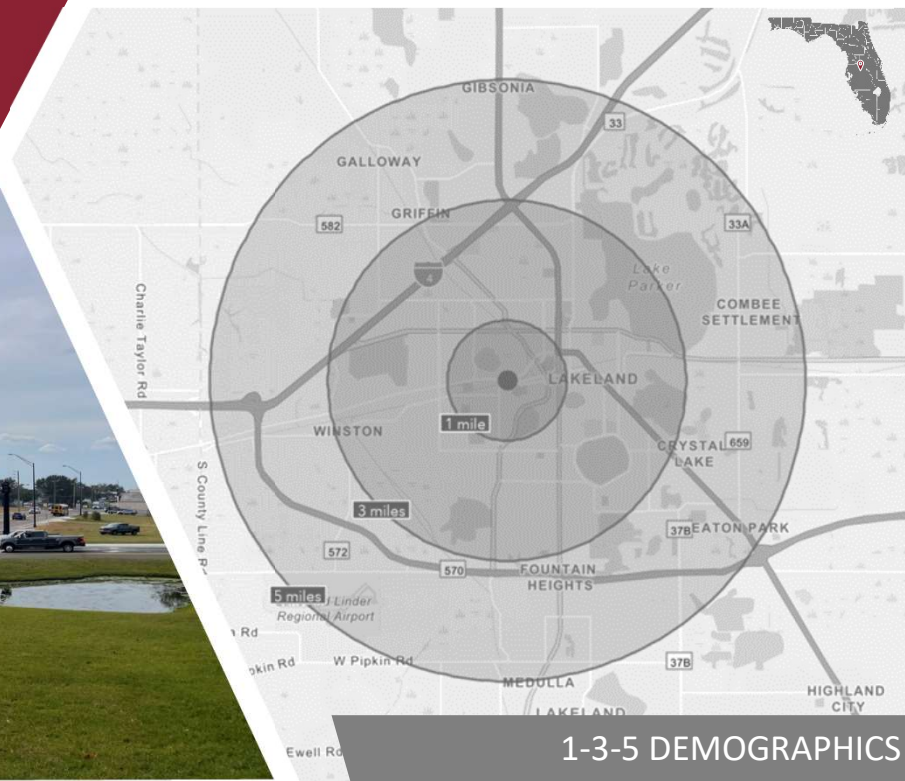
J. Kyle Vreeland
863-608-1231
jkvreeland@gmail.com



BONNET SPRINGS VACANT COMMERCIAL

0 GEORGE JENKINS BLVD.
LAKELAND, FL 33815

4 AC DEVELOPMENT SITE



1-3-5 DEMOGRAPHICS

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	7,354	60,644	126,554
Households	3,003	24,505	50,811
Families	1,677	14,282	31,446
Average Household Size	2.38	2.38	2.41
Owner Occupied Housing Units	1,396	13,166	28,920
Renter Occupied Housing Units	1,603	11,337	21,890
Median Age	38.8	38.5	37.9
Census 2020 Summary			
Population	7,943	66,879	140,642
Households	3,285	26,340	55,494
Average Household Size	2.35	2.36	2.41
2022 Summary			
Population	7,811	67,664	141,733
Households	3,290	26,752	56,183
Families	1,797	15,181	33,937
Average Household Size	2.30	2.35	2.40
Owner Occupied Housing Units	1,518	14,353	31,685
Renter Occupied Housing Units	1,773	12,399	24,497
Median Age	38.7	38.3	38.9
Median Household Income	\$35,468	\$42,044	\$50,901
Average Household Income	\$48,600	\$64,521	\$70,651

NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER WE ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS, PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE. BUYER INDEPENDENT OF BROKER OR OWNER SHALL VERIFY ALL PERTINENT DATA.

For more information:

Jim Steinbauer, SIOR
863-670-2561
jim@steinbauer.com

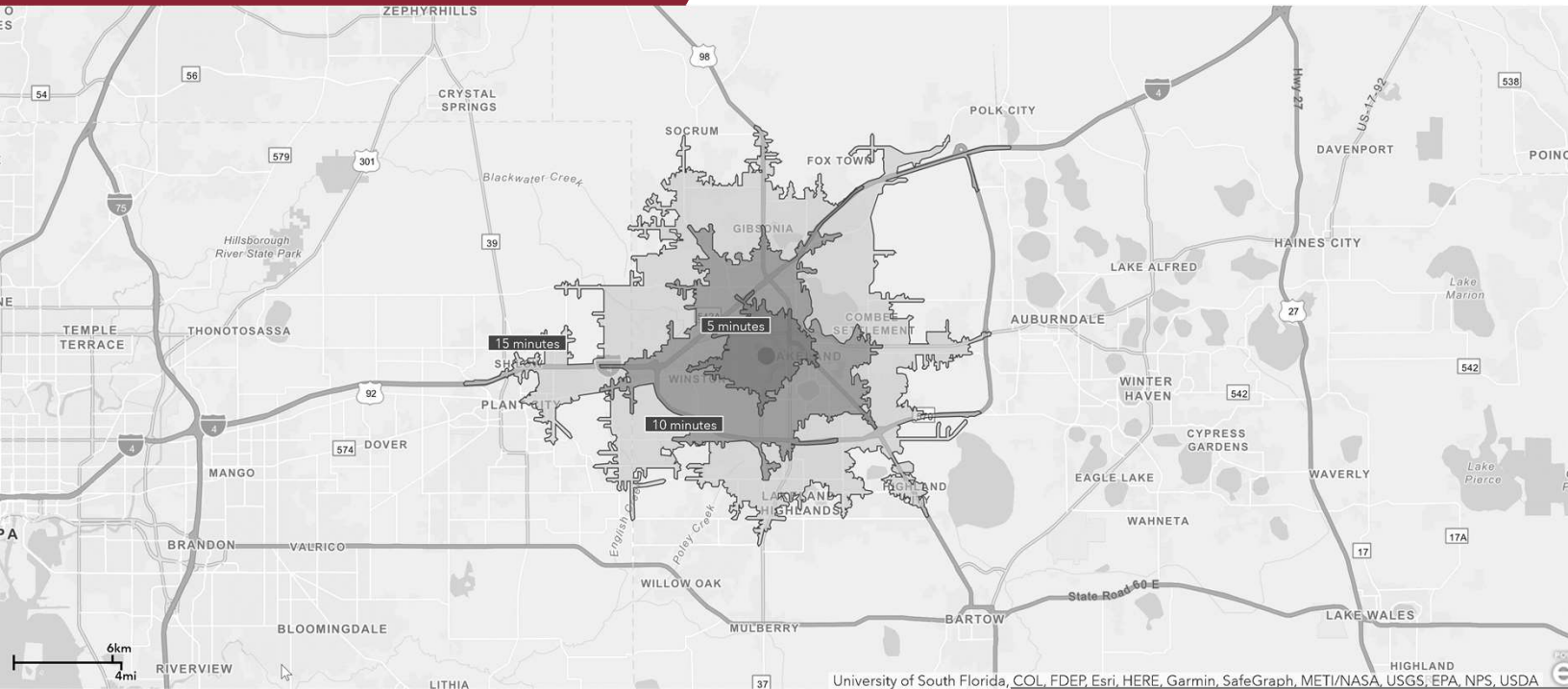
J. Kyle Vreeland
863-608-1231
jkvreeland@gmail.com



BONNET SPRINGS VACANT COMMERCIAL

4 AC DEVELOPMENT SITE

0 GEORGE JENKINS BLVD.
LAKELAND, FL 33815



University of South Florida, COL, FDEP, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA

5-10-15 DRIVE TIME



REGIONAL MAP

NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER WE ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS, PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE. BUYER INDEPENDENT OF BROKER OR OWNER SHALL VERIFY ALL PERTINENT DATA.

For more information:

Jim Steinbauer, SIOR
863-670-2561
jim@steinbauer.com

J. Kyle Vreeland
863-608-1231
jkvreeland@gmail.com