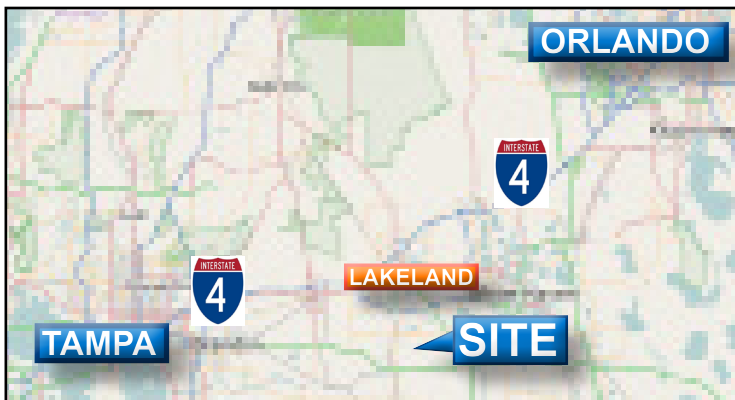


# HEAVY INDUSTRIAL LAND



## 20± Estimated Upland Ac.

Mulberry, FL North of SR 60  
47 Gross Ac. | Gas Line at Site



## PROPERTY HIGHLIGHTS

- 20± Est. Upland - 47 Gross Acres
- Heavy Industrial Zoning
- Municipal Water, Sewer, & Gas in Area
- 8.4 + Million Population within 80 Miles
- North of SR 60; Major East/West Intra-state Highway

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# HEAVY INDUSTRIAL LAND

## 20± Estimated Upland Acres

### PROPERTY OVERVIEW

**Identification:** 47 Gross Acres Industrial Land, Mulberry

**Tax ID:**

Parcels: 23-30-02-000000-032030,  
23-30-02-000000-032070,  
23-30-02-000000-034010,  
23-30-02-000000-033020,  
and 23-30-02-000000-033030

**Location:**

Prairie Mine Road, Mulberry, Florida 33860  
Centered in the **Tampa-Orlando Central Florida Corridor**

**Lot Size:**

Approximately 47 Acres

**Taxes:**

\$ 2,172.59 (2022)

**Zoning:**

**Industrial/Future Land Use:**  
City of Mulberry (± 28 Acres)  
Polk County (± 19 Acres)

**Utilities:**

- Water: City of Mulberry; =At the Street\*
- Sewer: City of Mulberry; within 630 ± feet (South)\*
- Electric - Tampa Electric      ■ Gas line in area - Florida Public Utilities

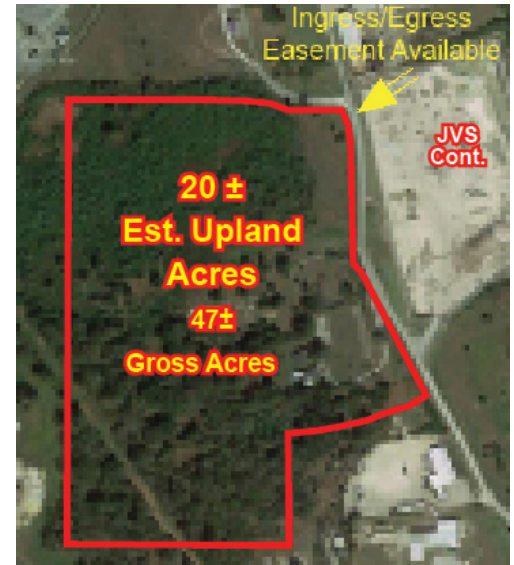
*\*Available to Property Within City of Mulberry*

**Comments:**

The property is 47 gross acres, estimated 20± upland acres on the west side of Prairie Mine Rd. The gross acreage consist of uplands, flood zone areas, and wetlands. Potential uses include: **heavy manufacturing, repair or processing, warehousing/distribution, and industrial park.**

**PRICE:**

**\$1,300,000**



# HEAVY INDUSTRIAL LAND

## 20± Estimated Upland Acres

### CLOSE UP AERIAL



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# HEAVY INDUSTRIAL LAND

## 20± Estimated Upland Acres

### FLOOD ZONES AND WETLANDS



- = Flood Zone AE: Area Inundated by 100-yr Flooding
- = Flood Zone X5: 0.2 PCT Annual Chance Flood Hazard
- = Wetlands

Source: Polk County GIS Map Viewer



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# HEAVY INDUSTRIAL LAND

## 20± Estimated Upland Acres

### DISTANCE AERIAL



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# HEAVY INDUSTRIAL LAND

## 20± Estimated Upland Acres

### EXECUTIVE SUMMARY

	20 miles	50 miles	80 miles
<b>Population</b>			
2010 Population	663,019	3,984,682	6,910,652
2020 Population	743,795	4,776,552	8,198,406
<b>2022 Population</b>	<b>758,517</b>	<b>4,961,083</b>	<b>8,485,840</b>
2027 Population	793,685	5,184,747	8,849,637
2010-2020 Annual Rate	1.16%	1.83%	1.72%
2020-2022 Annual Rate	0.87%	1.70%	1.54%
2022-2027 Annual Rate	0.91%	0.89%	0.84%
2022 Male Population	48.8%	48.7%	48.8%
2022 Female Population	51.2%	51.3%	51.2%
2022 Median Age	40.1	41.6	43.1

In the identified area, the current year population is 8,485,840. In 2020, the Census count in the area was 8,198,406. The rate of change since 2020 was 1.54% annually. The five-year projection for the population in the area is 8,849,637 representing a change of 0.84% annually from 2022 to 2027. Currently, the population is 48.8% male and 51.2% female.

#### Median Age

The median age in this area is 43.1, compared to U.S. median age of 38.9.

#### Race and Ethnicity

2022 White Alone	62.1%	59.5%	61.3%
2022 Black Alone	12.9%	12.1%	12.1%
2022 American Indian/Alaska Native Alone	0.6%	0.5%	0.4%
2022 Asian Alone	2.6%	3.8%	3.6%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	8.1%	8.7%	8.1%
2022 Two or More Races	13.7%	15.3%	14.4%
2022 Hispanic Origin (Any Race)	23.9%	26.0%	24.0%

Persons of Hispanic origin represent 24.0% of the population in the identified area compared to 19.0% 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 race/ethnic groups, is 73.4 in the identified area, compared to 71.6 for the U.S. as a whole.

#### Households

2022 Wealth Index	85	90	92
2010 Households	242,802	1,578,360	2,783,639
2020 Households	272,525	1,883,677	3,286,585
2022 Households	278,545	1,953,702	3,399,054
2027 Households	291,672	2,037,863	3,540,727
2010-2020 Annual Rate	1.16%	1.78%	1.67%
2020-2022 Annual Rate	0.98%	1.64%	1.51%
2022-2027 Annual Rate	0.93%	0.85%	0.82%
2022 Average Household Size	2.68	2.49	2.45



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# HEAVY INDUSTRIAL LAND

## 20± Estimated Upland Acres

### EXECUTIVE SUMMARY

	20 miles	50 miles	80 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	19.7%	21.4%	22.0%
<b>Median Household Income</b>			
2022 Median Household Income	\$63,556	\$64,989	\$64,714
2027 Median Household Income	\$75,737	\$77,874	\$77,512
2022-2027 Annual Rate	3.57%	3.68%	3.68%
<b>Average Household Income</b>			
2022 Average Household Income	\$89,400	\$93,837	\$93,601
2027 Average Household Income	\$105,690	\$110,442	\$110,275
2022-2027 Annual Rate	3.40%	3.31%	3.33%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$32,895	\$37,022	\$37,571
2027 Per Capita Income	\$38,908	\$43,473	\$44,195
2022-2027 Annual Rate	3.41%	3.26%	3.30%

#### Households by Income

Current median household income is \$64,714 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$77,512 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$93,601 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$110,275 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$37,571 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$44,195 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	123	112	109
2010 Total Housing Units	274,115	1,894,498	3,354,576
2010 Owner Occupied Housing Units	173,391	1,060,274	1,906,666
2010 Renter Occupied Housing Units	69,410	518,089	876,971
2010 Vacant Housing Units	31,313	316,138	570,937
2020 Total Housing Units	296,723	2,133,254	3,753,482
2020 Vacant Housing Units	24,198	249,577	466,897
2022 Total Housing Units	302,736	2,210,566	3,877,383
2022 Owner Occupied Housing Units	199,052	1,311,661	2,319,847
2022 Renter Occupied Housing Units	79,493	642,041	1,079,207
2022 Vacant Housing Units	24,191	256,864	478,329
2027 Total Housing Units	317,697	2,307,215	4,048,917
2027 Owner Occupied Housing Units	211,063	1,381,348	2,441,015
2027 Renter Occupied Housing Units	80,609	656,514	1,099,712
2027 Vacant Housing Units	26,025	269,352	508,190



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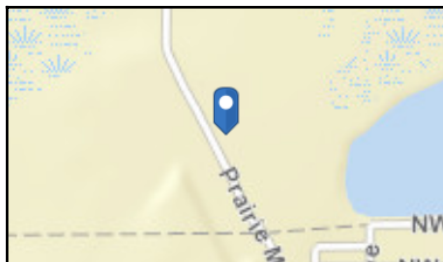
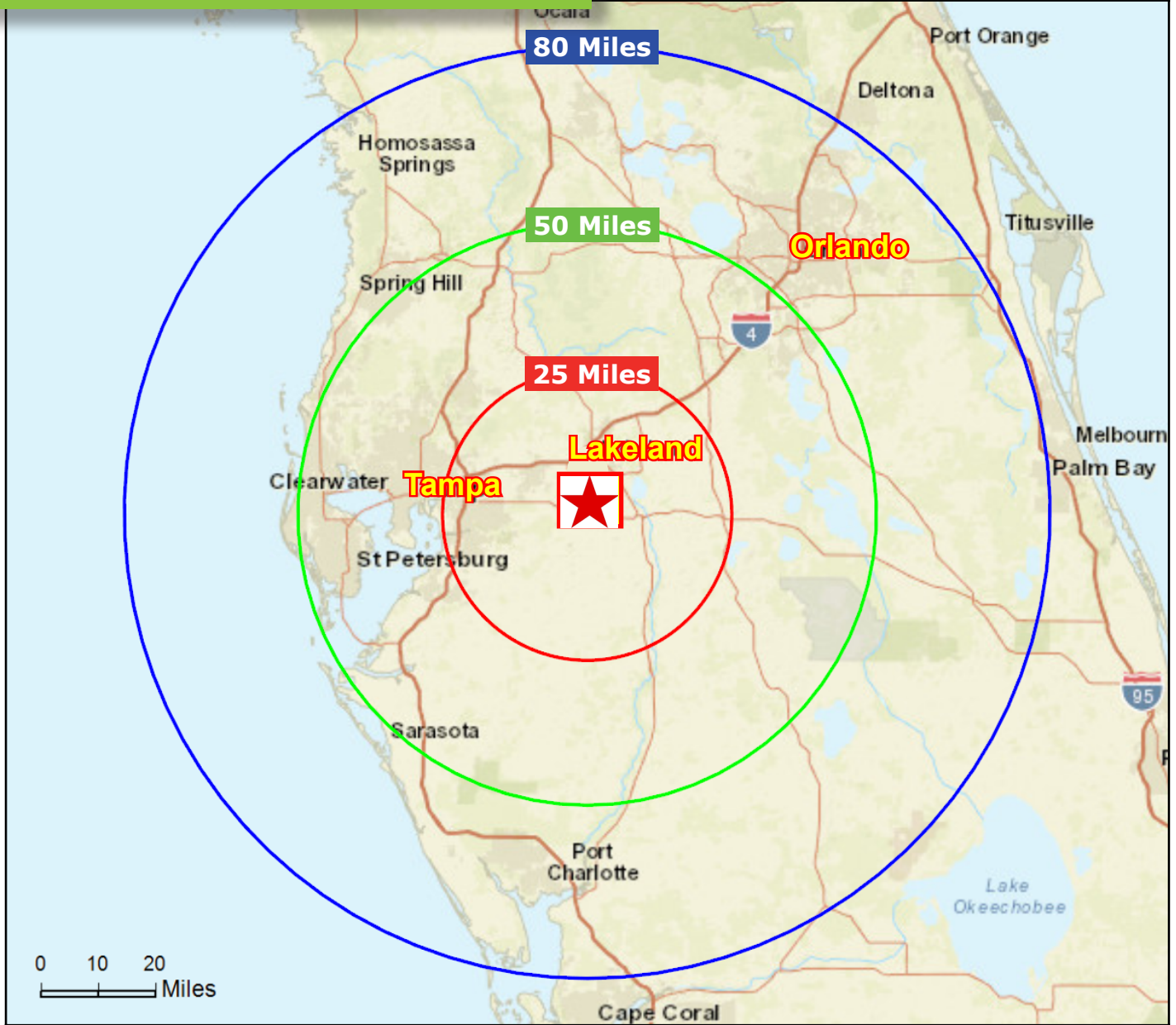
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# HEAVY INDUSTRIAL LAND

## 20± Estimated Upland Acres

### SITE MAP



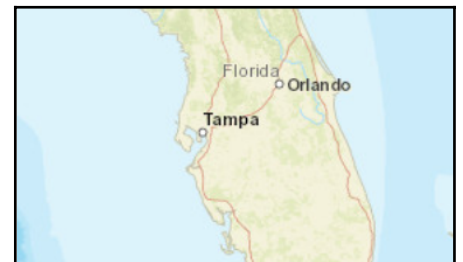
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