



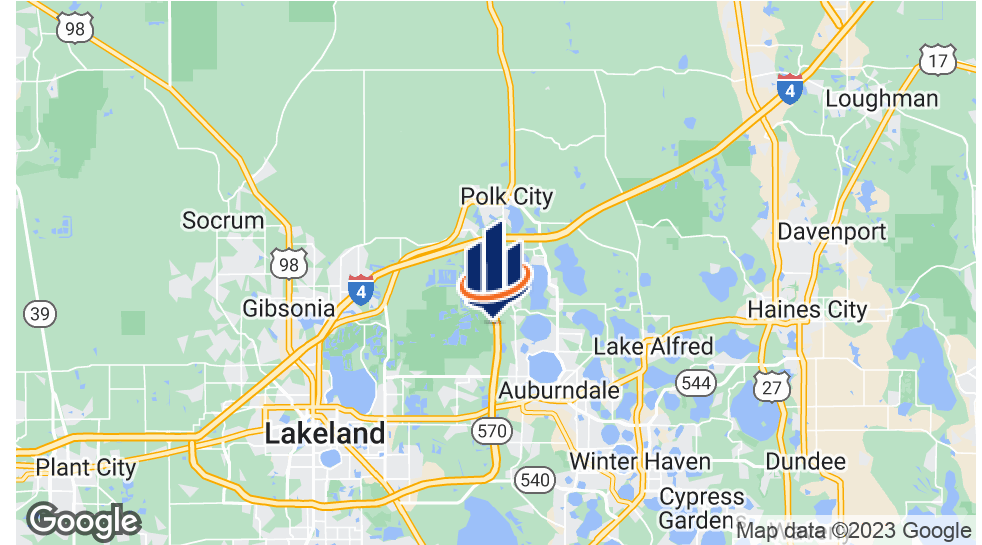
# 55 ACRE ± POLK PARKWAY DEVELOPMENT SITE

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# Property Summary



## OFFERING SUMMARY

<b>Price:</b>	<b>Unpriced</b>
Total Acres:	54.73 Acres
Upland Acres:	33.91 Acres
Wetland Acres:	20.82 Acres
Future Land Use:	Mixed-Use (Polk County)
APN:	252729000000042000, 252729000000044010, 252729000000044020
Due Diligence Documents:	Survey, Wetland Delineation, Geotech, Ecological, Phase 1, & Concept Plans available upon request

## PROPERTY OVERVIEW

This property is located at the newly constructed Polk Parkway/Braddock Road interchange, just 3.5 miles south of I-4. The property consists of 33.91 acres of uplands with land use of Mixed-Use through Polk County. The site borders Tenoroc State Park to the west, and has roughly 1,350 ft of frontage on the Polk Parkway, which is currently being widened to four lanes. Additionally, a full new interchange is almost completed at Braddock Road, allowing north and southbound access to the Polk Parkway. Braddock Road is also under construction to be widened to four lanes to Berkley Road to the East.

The site is close to large industrial users such as Hyundai, Amazon, Medline, and Saddle Creek Logistics. Surrounding developments include Margaritaville RV Resort, SunTrax Test facility, Florida Polytechnic University, and Lake Myrtle Sports Complex.

# Aerial Views





Tenoroc Public Use Area

9,100 Cars/Day

Direct Exit/Entrance to FL-570 Under Construction

# Key Distances *(Drive Times)*



Interstate 4  
US Highway 92  
FL Turnpike

4 ± Minutes  
9 ± Minutes  
35 ± Minutes



Downtown Tampa  
Downtown Orlando  
Downtown St. Pete

40 ± Minutes  
40 ± Minutes  
55 ± Minutes



Lakeland Linder Int'l Airport  
Tampa Int'l Airport  
Orlando Int'l Airport

18 ± Minutes  
45 ± Minutes  
40 ± Minutes



Disney World  
Busch Gardens  
LEGOLAND Florida Resort

22 ± Minutes  
50 ± Minutes  
28 ± Minutes

# Regional & Location Map



# Neighborhood Aerial



# Retailer Map

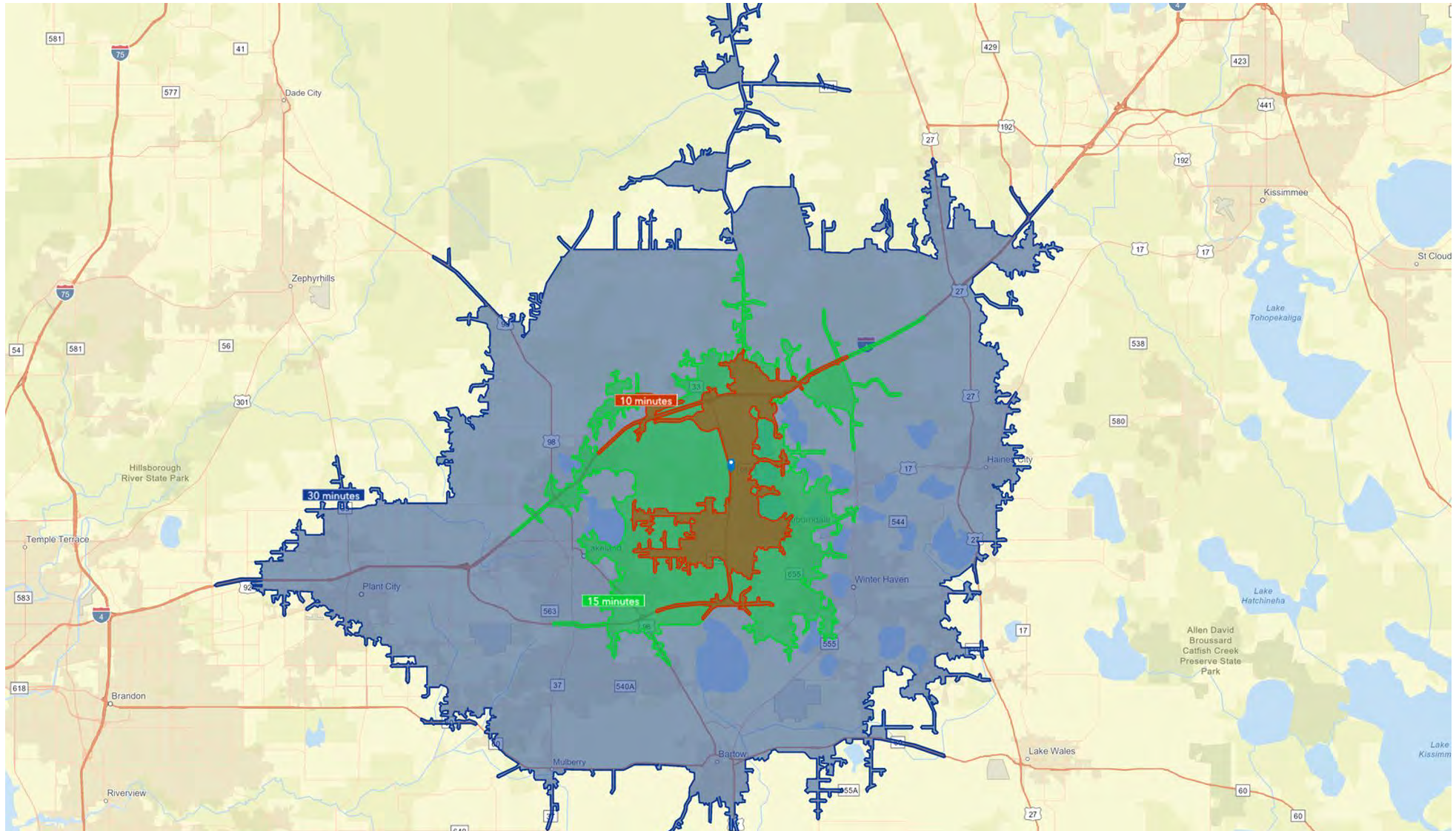


# Points Of Interest





# Demographics Map



# Benchmark Demographics



	3 Miles	5 Miles	10 Miles	10 Mins	15 Mins	30 Mins	Polk County	FL	US
Population	15,915	48,236	272,597	25,242	120,283	620,207	775,084	22,381,338	337,470,185
Households	5,999	18,332	105,082	9,660	45,696	233,941	290,783	8,909,543	129,917,449
Families	4,450	13,178	68,405	6,807	31,168	159,819	201,187	5,732,103	83,890,180
Average Household Size	2.63	2.60	2.51	2.59	2.58	2.60	3	2	3
Owner Occupied Housing Units	4,872	13,968	67,679	7,220	30,869	162,238	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	1,127	4,364	37,403	2,440	14,827	71,703	85,323	2,991,741	45,630,951
Median Age	46.0	44.3	41.6	45.3	41.1	41.40	42	43	39
<b>Income</b>									
Median Household Income	\$68,158	\$58,635	\$53,672	\$58,179	\$53,392	\$58,478	\$57,572	\$65,081	\$72,603
Average Household Income	\$94,015	\$84,170	\$76,477	\$84,352	\$75,659	\$83,512	\$81,989	\$97,191	\$107,008
Per Capita Income	\$35,658	\$31,914	\$29,541	\$32,424	\$28,816	\$31,552	\$30,811	\$38,778	\$41,310
<b>Trends: 2023 - 2028 Annual Growth Rate</b>									
Population	0.61%	0.88%	0.50%	0.41%	0.37%	0.90%	0.85%	0.63%	0.30%
Households	0.61%	0.91%	0.50%	0.42%	0.37%	0.88%	0.81%	0.77%	0.49%
Families	0.55%	0.87%	0.44%	0.35%	0.32%	0.82%	0.76%	0.74%	0.44%
Owner HHs	0.84%	1.34%	0.91%	0.72%	0.82%	1.19%	1.02%	0.93%	0.66%
Median Household Income	4.12%	3.62%	2.54%	3.77%	2.87%	2.87%	2.77%	3.34%	2.57%

**O**ver 272,000 people with a median age of 41.6 within a 10-mile radius from the property.

**M**edian household income of over \$68,000 within a 3-mile radius from the property.

# Benchmark Demographics



	3 Miles	5 Miles	10 Miles	10 Mins	15 Mins	30 Mins	Polk County	FL	US
<b>Households by Income</b>									
<\$15,000	10.40%	11.10%	13.00%	11.80%	13.30%	10.60%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	6.70%	8.80%	9.80%	7.90%	9.50%	8.60%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	7.30%	9.30%	10.30%	9.30%	10.70%	9.40%	9.70%	8.40%	7.40%
\$35,000 - \$49,999	12.70%	12.50%	12.80%	13.10%	12.90%	12.80%	13.20%	11.80%	10.80%
\$50,000 - \$74,999	16.30%	18.90%	19.50%	19.00%	19.10%	19.80%	19.60%	17.80%	16.50%
\$75,000 - \$99,999	12.60%	12.50%	12.10%	12.20%	12.00%	13.00%	13.20%	13.10%	12.80%
\$100,000 - \$149,999	19.30%	15.40%	13.40%	14.80%	13.50%	15.10%	14.70%	15.90%	16.90%
\$150,000 - \$199,999	8.10%	6.00%	4.70%	6.60%	5.00%	5.40%	5.20%	7.00%	8.60%
\$200,000+	6.60%	5.40%	4.30%	5.40%	4.00%	5.40%	5.00%	8.40%	10.60%
<b>Population by Age</b>									
0 - 4	4.70%	5.10%	5.40%	5.00%	5.60%	5.70%	5.60%	5.00%	5.70%
5 - 9	5.20%	5.50%	5.60%	5.50%	5.90%	6.00%	5.90%	5.30%	6.10%
10 - 14	5.50%	5.50%	5.60%	5.50%	5.90%	6.00%	5.90%	5.50%	6.30%
15 - 19	5.60%	5.80%	6.50%	5.40%	6.00%	6.10%	6.00%	5.60%	6.30%
20 - 24	4.80%	5.30%	6.40%	5.00%	5.90%	5.70%	5.60%	5.90%	6.40%
25 - 34	11.90%	12.30%	12.90%	12.30%	13.40%	12.70%	12.60%	13.10%	13.70%
35 - 44	11.20%	11.00%	11.30%	10.90%	11.80%	12.00%	11.90%	12.10%	13.10%
45 - 54	12.10%	11.40%	10.80%	11.30%	11.20%	11.20%	11.10%	11.70%	11.90%
55 - 64	15.10%	13.90%	12.60%	14.40%	13.00%	12.70%	12.70%	13.30%	12.70%
65 - 74	13.70%	14.00%	12.50%	14.00%	12.30%	12.30%	12.90%	12.60%	10.60%
75 - 84	8.20%	8.00%	7.70%	8.60%	7.10%	7.20%	7.40%	7.30%	5.30%
85+	2.10%	1.90%	2.80%	2.10%	2.00%	2.40%	2.30%	2.70%	1.90%
<b>Race and Ethnicity</b>									
White Alone	75.80%	71.40%	60.50%	74.30%	64.40%	60.70%	59.60%	57.10%	60.60%
Black Alone	7.10%	8.60%	17.90%	6.60%	14.10%	14.50%	14.60%	15.00%	12.50%
American Indian Alone	0.60%	0.70%	0.50%	0.70%	0.60%	0.50%	0.60%	0.50%	1.10%
Asian Alone	1.40%	1.30%	1.80%	1.00%	1.50%	2.10%	2.00%	3.10%	6.20%
Pacific Islander Alone	0.00%	0.00%	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	5.20%	7.20%	7.90%	6.80%	7.80%	9.10%	9.90%	7.60%	8.70%
Two or More Races	9.80%	10.80%	11.30%	10.50%	11.60%	13.00%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	15.70%	19.80%	21.30%	18.50%	21.50%	25.10%	26.80%	27.00%	19.40%

# Elite Cable Park



## ELITE CABLE PARK

There's no need to rent a boat, buy fuel and buy gear if you want to wakeboard while you are in town. At cable parks, riders are pulled by an electric cable track rather than a boat. Riders become attached to the cable system by a tow rope. Elite Cable Park in Auburndale has eight cables running at the same time, allowing riders to fluidly enter and exit the system.

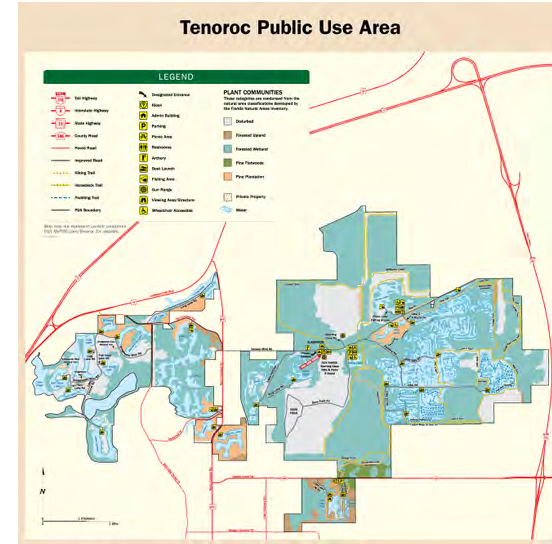
### First Timers

Elite Cable Park offers a Get Up Guarantee Package that's perfect for those who have never tried wakeboarding, waterskiing, wakeskating or kneeboarding. The Get Up Guarantee is the best way to learn how to ride and includes the following for just \$59.00:

- 15-minute one-on-one coaching session
- 4-hour cable pass
- All the equipment you'll need to ride
- Watch Elite Cable Park's walk-through video below.
- The Pro Shop
- The Pro Shop at Elite Cable Park is where you'll buy your pass, buy or rent equipment/gear, and buy cool hats, t-shirts, koozies and more.

<https://visitcentralflorida.org/featured/elite-cable-park/>

# Tenoroc Public Use Area



## TENOROC PUBLIC USE AREA

Tenoroc Public Use Area is known for its largemouth bass and other excellent fishing opportunities.

- **Fishing:** Tenoroc is nationally noted for largemouth bass and provides excellent fishing for bluegill, redear sunfish, black crappie and several varieties of catfish. With 29 lakes ranging in size from five to 242 acres, Tenoroc provides quality public fishing. Special opportunities are available for children and physically-challenged anglers. Bank fishing access as well as fishing piers, platforms and boardwalks are provided on many lakes.
- **Hunting:** The Tenoroc Public Small Game Hunting Area offers dove hunting and hog management hunts. Check the regulations brochure before you visit.
- **Shooting:** The shooting sports center at Tenoroc includes 100- and 50-yard rifle ranges, 25- and 7-yard pistol ranges, 5-stand sporting clays, trap, and a 15-station sporting clays course. The archery range has ground level, elevated and 3-D courses.

For more information, visit <https://myfwc.com/recreation/lead/tenoroc/>

# Lake Myrtle Sports Park



## LAKE MYRTLE SPORTS PARK

[approx. 4.5 miles N on Berkley Rd from Hwy 92 in Auburndale] The Lake Myrtle Sports Complex features nine [9] colligate size baseball diamonds, 10 soccer fields, and one [1] championship soccer stadium. Concessions, restrooms, and drinking fountains are available. The Complex is also home to Polk County Tourism and Sports Marketing, Florida Youth Soccer Association, and Polk County Sports Hall of Fame. Grills, pets, and alcoholic beverages are prohibited.

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.

The park is adjacent to the Auburndale Youth Baseball Complex, where two fields were dedicated to Chicago Cubs pitcher and Auburndale High grad Kyle Ryan and former city commissioner and youth baseball president Jim Spivey.



## FLORIDA POLYTECHNIC UNIVERSITY

Florida Poly offers a dynamic, research-based, and hands-on science, technology, engineering, and math education delivered with the small-campus, one-on-one attention most often found at selective private colleges.

Florida Poly was established on April 20, 2012 to advance the state's economy. We've established a name for ourselves as a university with a rigorous curriculum, advanced research equipment, and a focus on solving industry problems with creative solutions.

- The university has recently received a \$175,000 grant from National Science Foundation (NSF) to help develop error-resilient and highly energy-efficient computing platforms for ultra-low power applications.
- Researchers at Florida Polytechnic University are working to help close the gaps in broadband connectivity in Polk County through a \$250,000 feasibility study recently approved by the Polk County Board of County Commissioners.
- The university has seen immense growth with a significant climb in the number of freshman and out-of-state applicants for the fall 2022 semester. Freshman applications are up 30% while out-of-state applications have grown by 61%.

# SUNTRAX Test Facility



## AMERICA'S NEW CENTER FOR TRANSPORTATION INNOVATION IN FLORIDA.

Located off I-4 between Orlando and Tampa, SunTrax is a large-scale, cutting-edge facility being developed by the Florida Department of Transportation and Florida's Turnpike Enterprise, dedicated to the research, development and testing of emerging transportation technologies in safe and controlled environments.

### Suite of Services:

Users can customize the solutions they need from SunTrax's service offerings, including:

- Lease individual or combined test sectors
- Develop test scenarios with engineering experts
- Access specialized test equipment
- Oversee full-service testing performance

In addition to the main facility, SUNTRAX is proposed to also house a 149-acre mixed-use development. This development will have a high-tech focus to complement the facility and is expected to include restaurants, hotels, high-tech car dealership, and more.\*\*

**\*\* The entrance to this development is located less than 2,500 FT from the subject property**



# Camp Margaritaville RV Resort In Auburndale



For everyone's safety, please abide by the posted 5 mph speed limit within the resort.  
To reach Camp Margaritaville security, please call (863) 289-0016. For emergencies, call 911.

Check-in Time: 2pm for RV sites / 3pm for Cabins  
Check-out Time: 11am for RV sites / 10am for Cabins  
Quiet Hours: 10pm-8am

🏠 GUARD HOUSE	🚢 DOCK AREA
🛒 CAMP STORE & CHECK-IN	🏀 BASKETBALL COURT
🚿 BATHHOUSE & LAUNDRY	🪓 CORN HOLE
🚿 BATHHOUSE (COMING FALL 2022)	🔥 FIRE PIT
🚿 BATHHOUSE, FITNESS, FINS CITY ARCADE & LAUNDRY	🌿 THE GREEN ACTIVITIES FIELD*
🚗 RENTAL GOLF CART STORAGE	🎮 PARAKEETS KIDS PARK
🗑️ DUMPSTER	🏌️ PARROT ISLAND MINI GOLF
🧊 ICE MACHINE	🎤 TIKI BAR & STAGE
🦅 BALD EAGLE HABITAT	🏠 RETREAT*
🐕 BARK-ARITAVILLE DOG RUN	🍹 LICENSE TO CHILL POOL & BAR*
🐕 BARK-ARITAVILLE DOG PARK & DOG SPA**	🍕 FEEDING FRENZY & FRANK AND LOLA'S PIZZERIA
🛖 COVERED RECREATION (PARK 3)**	🏊 POOL & POOL PAVILION
🚰 WATER TOWER*	🛹 WATERSLIDE
	🌊 SPLASH PAD

\*Don't miss these great photo locations and share the fun! #CampMargaritavilleAuburndale



## ESCAPE TO A LUXURY RV RESORT WITH A LICENSE TO CHILL

Located an hour southwest of Orlando and just outside of Lakeland, Florida, Camp Margaritaville RV Resort Auburndale is a family-friendly RV and cabin oasis located in Central Florida. Situated on 66-acres located off the Polk Parkway next to Lake Myrtle in Auburndale, our resort is your all-access pass to everything Florida. From our two resort swimming pools, complete with a 147 ft. water slide, to our 9-hole putting course and tiki bar, we offer amenities to excite the whole family. Even your furry friends are welcome! Explore the major theme parks and sparkling beaches or stay central for a sports event or festival without sacrificing any of the amenities.

Camp Margaritaville RV Resort Auburndale, Central Florida offers over 320 RV sites, including 11 Super Premium RV Sites along with 75 Cabana Cabins for those seeking the outdoor resort experience without an RV.



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