

2.8 ACRE / LT. IND. - WAREHOUSING SITE



Truck Parking/Warehouse Uses

1430 Atline Road, Lakeland, FL



PROPERTY HIGHLIGHTS

- Entitled Lt. Ind. on 2.16 Acres; 0.64 Acres Entitled RA3
- City of Lakeland Water, Sewer & Electric
- Level Site/Adjacent to CSX Rail
- Truck Ingress/Egress to be Routed from/to the West on 10th St.
- 35,000 SF of Paved Area

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PROPERTY OVERVIEW

Identification:	2.8 Ac. Lt. Ind. Warehousing Site
Tax ID:	Polk County Parcel #: 232811032500006050 232811032500006040 232811032500006010
Location:	1430 Atline Road, Lakeland, FL 33805 at 10th Street. Adjacent to CSX Rail
Size:	2.8 Acres / 121,968 Square Feet
Configuration:	Rectangular shape: Average depth 123' x Average length 987' Generally level site/stabilized
Zoning:	City of Lakeland: 2.16 Acres – PUD/Ordinance 5762: Allows warehousing & motor freight uses, Level II (refer to PUD for use limitations) 0.64 Acres – Residential RA-3
Traffic Count:	3,400 on 10th Street (2022) 24,000 on Kathleen Road (2022)
Access:	Truck traffic must enter the site from the west on 10th Street , and must exit the site west bound on 10th Street. 10th Street connects to Wabash/Fairbanks, to Kathleen Road , and north to I-4 . (Refer to PUD for access limitation; no access on Atline Road)

Property Overview continued on next page.

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PROPERTY OVERVIEW

Utility Service Providers:

- City of Lakeland Water and Sewer
- Lakeland Electric

Population: (2023)

- 503,452 within 15 miles
- 1,222,199 within 25 miles

Comments:

Suitable for truck parking, truck freight terminal (refer to PUD for permitted light industrial uses); Potential for mini-warehousing with rezoning. Site contains **35,000 square feet** of **paved area**.

Available Parcels Price:

\$495,000

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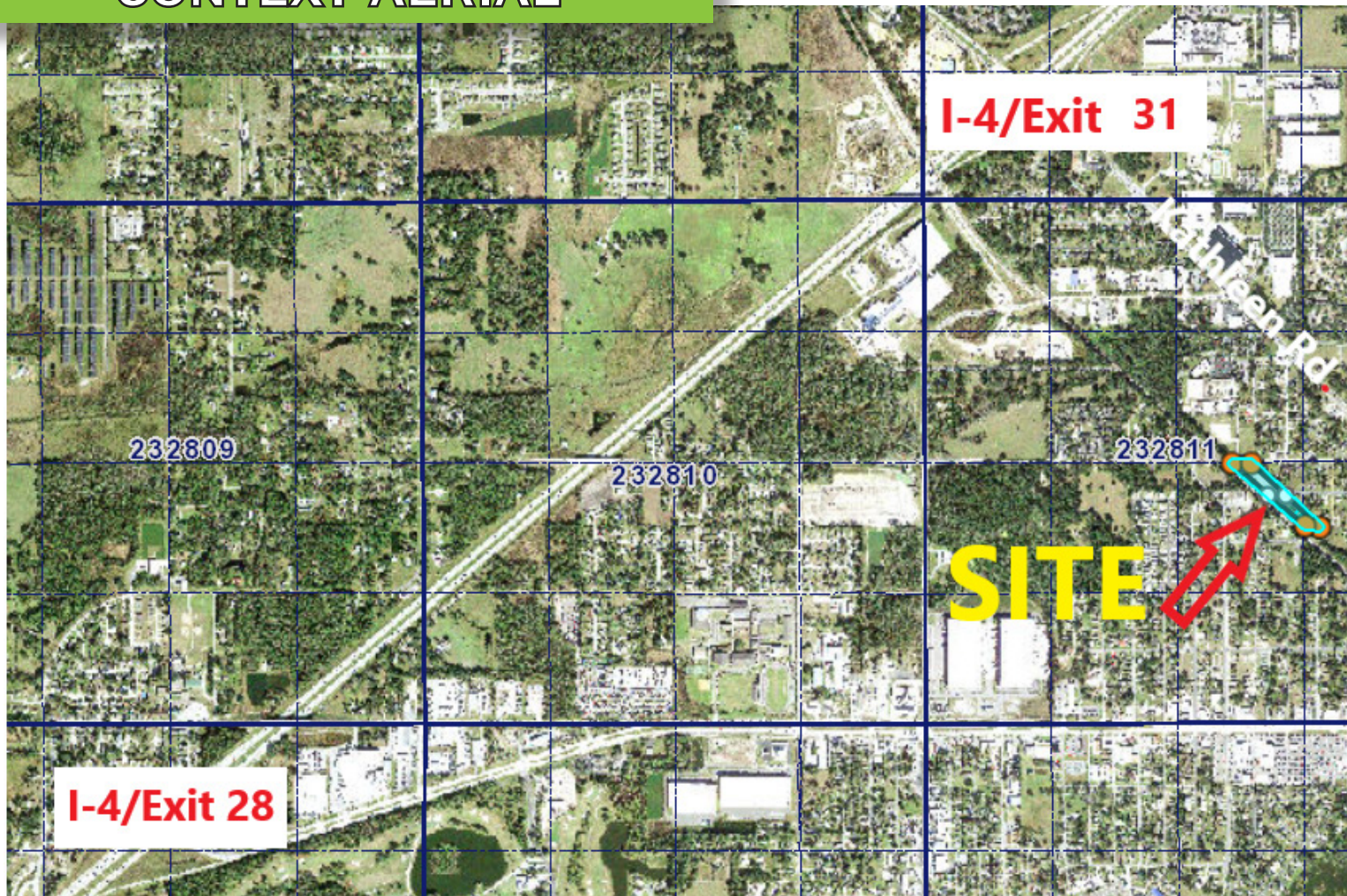
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CONTEXT AERIAL



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EXECUTIVE SUMMARY

	10 miles	15 miles	25 miles
Population			
2010 Population	284,610	437,126	988,791
2020 Population	319,330	488,864	1,157,500
2023 Population	328,225	503,452	1,222,199
2028 Population	337,549	517,272	1,269,355
2010-2020 Annual Rate	1.16%	1.12%	1.59%
2020-2023 Annual Rate	0.85%	0.91%	1.69%
2023-2028 Annual Rate	0.56%	0.54%	0.76%
2020 Male Population	48.1%	48.5%	48.5%
2020 Female Population	51.9%	51.5%	51.5%
2020 Median Age	39.9	39.5	39.9
2023 Male Population	48.8%	49.0%	49.0%
2023 Female Population	51.2%	51.0%	51.0%
2023 Median Age	40.7	40.3	40.5

In the identified area, the current year population is 1,222,199. In 2020, the Census count in the area was 1,157,500. The rate of change since 2020 was 1.69% annually. The five-year projection for the population in the area is 1,269,355 representing a change of 0.76% annually from 2023 to 2028. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 40.5, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	64.1%	63.2%	59.8%
2023 Black Alone	13.2%	13.5%	13.6%
2023 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2023 Asian Alone	2.2%	2.0%	3.7%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	7.7%	8.3%	8.6%
2023 Two or More Races	12.3%	12.4%	13.7%
2023 Hispanic Origin (Any Race)	21.8%	23.1%	24.8%

Persons of Hispanic origin represent 24.8% of the population in the identified area compared to 19.4% 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 race/ethnic groups, is 74.7 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	77	76	84
2010 Households	108,983	163,295	371,090
2020 Households	121,397	182,336	432,365
2023 Households	125,238	188,639	457,014
2028 Households	128,723	193,807	474,603
2010-2020 Annual Rate	1.08%	1.11%	1.54%
2020-2023 Annual Rate	0.96%	1.05%	1.72%
2023-2028 Annual Rate	0.55%	0.54%	0.76%
2023 Average Household Size	2.56	2.61	2.63



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Mortgage Income			
2023 Percent of Income for Mortgage	24.3%	25.0%	25.5%
Median Household Income			
2023 Median Household Income	\$59,860	\$59,330	\$63,780
2028 Median Household Income	\$68,753	\$68,719	\$74,669
2023-2028 Annual Rate	2.81%	2.98%	3.20%
Average Household Income			
2023 Average Household Income	\$85,109	\$84,554	\$91,272
2028 Average Household Income	\$98,337	\$98,119	\$105,727
2023-2028 Annual Rate	2.93%	3.02%	2.98%
Per Capita Income			
2023 Per Capita Income	\$32,550	\$31,754	\$34,181
2028 Per Capita Income	\$37,575	\$36,838	\$39,587
2023-2028 Annual Rate	2.91%	3.01%	2.98%
GINI Index			
2023 Gini Index	41.7	42.0	41.5

Households by Income

Current median household income is \$63,780 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$74,669 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$91,272 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$105,727 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$34,181 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$39,587 in five years, compared to \$47,525 for all U.S. households

Housing

2023 Housing Affordability Index	101	99	96
2010 Total Housing Units	125,108	187,275	433,378
2010 Owner Occupied Housing Units	74,846	112,544	260,550
2010 Renter Occupied Housing Units	34,134	50,751	110,554
2010 Vacant Housing Units	16,125	23,980	62,288
2020 Total Housing Units	133,293	200,464	483,231
2020 Owner Occupied Housing Units	80,782	122,336	294,872
2020 Renter Occupied Housing Units	40,615	60,000	137,493
2020 Vacant Housing Units	11,947	18,115	51,110
2023 Total Housing Units	135,956	205,044	505,987
2023 Owner Occupied Housing Units	85,168	129,456	318,394
2023 Renter Occupied Housing Units	40,070	59,183	138,620
2023 Vacant Housing Units	10,718	16,405	48,973
2028 Total Housing Units	140,016	210,640	523,026
2028 Owner Occupied Housing Units	89,463	136,051	336,808
2028 Renter Occupied Housing Units	39,261	57,756	137,795
2028 Vacant Housing Units	11,293	16,833	48,423



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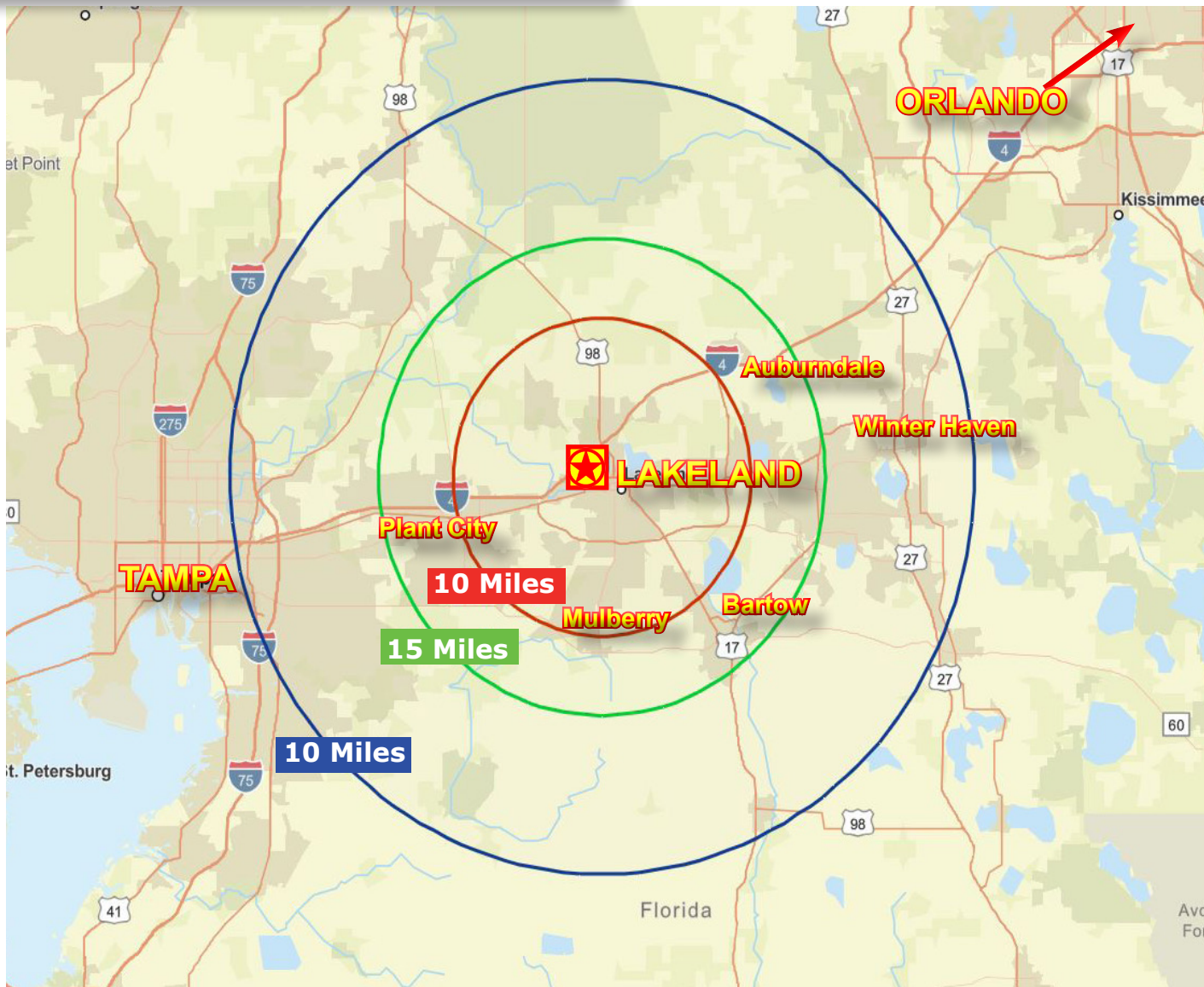
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SITE MAP



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