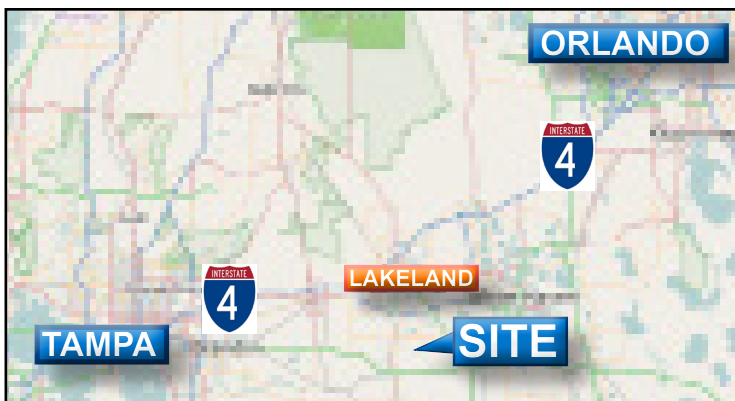


# HEAVY INDUSTRIAL LAND



**26 ± Estimated Upland Ac.**

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



## PROPERTY HIGHLIGHTS

- 26± Est. Upland - 68 Gross Acres
- Heavy Industrial Zoning
- Rail Potential
- Municipal Water, Sewer, & Gas in Area
- 8.6 Million Population within 80 Miles
- Expansion Opportunity West of Prairie Mine Road
- North of SR 60; Major East/West Intra-state Highway

**LISA PARKS ABERGER, SIOR, AICP**  
863-682-6147 • Lisa@hauger-bunch.com

**DAVID F. BUNCH, SIOR**  
863-682-6147 • David@hauger-bunch.com

# HEAVY INDUSTRIAL LAND

## 26 ± Estimated Upland Ac.

### PROPERTY OVERVIEW

<b>Identification:</b>	68 Acres Industrial Land, Mulberry
<b>Tax ID:</b>	<u>Parcels:</u> 23-30-02-000000-013010, 23-30-02-000000-031030, 23-30-02-000000-032090, 23-30-02-000000-032100, 23-30-02-000000-032040, 23-30-02-000000-032050, and 23-30-02-000000-032060
<b>Location:</b>	Prairie Mine Road, Mulberry, Florida 33860 Centered in the <b>Tampa-Orlando Central Florida Corridor</b>
<b>Lot Size:</b>	Approximately 68 Acres
<b>Taxes:</b>	\$4,300.35 (2020)
<b>Zoning:</b>	<b>Industrial</b> - Polk County 3 Acres in East 68 Acre Tract Zoned I-H - City of Mulberry
<b>Rail:</b>	<b>CSX Railroad</b> maintains active tracks on the east side of the east parcel, which had previously contained a rail turnout. Verify availability.
<b>Utilities:</b>	<ul style="list-style-type: none"><li>■ Water: City of Mulberry; At the Street</li><li>■ Sewer: <i>City of Mulberry; within 630 ± feet (South)</i></li><li>■ Electric - Tampa Electric      ■ Gas - Florida Public Utilities</li></ul> <p><i>*Requires annexation into city of Mulberry to receive.</i></p>
<b>Comments:</b>	The property is 68 acres, estimated 26± upland acres on the east side of Prairie Mine Road. The properties consist of uplands, flood zone areas, wetlands, and lakes. The property is inside Mulberry city limits. Potential uses include: <b>heavy manufacturing, repair or processing, warehousing.</b> <b>Population of 6,637,783</b> within 60 miles.
<b>PRICE:</b>	<b>\$1,690,000</b>



Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

# HEAVY INDUSTRIAL LAND

**26 ± Estimated Upland Ac.**

## CLOSE UP AERIAL



**LISA PARKS ABBERGER, SIOR, AICP**  
863-682-6147 • Lisa@hauger-bunch.com

**DAVID F. BUNCH, SIOR**  
863-682-6147 • David@hauger-bunch.com

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

# HEAVY INDUSTRIAL LAND

## 26 ± Estimated Upland Ac.

### 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



**LISA PARKS ABBERGER, SIOR, AICP**  
863-682-6147 • Lisa@hauger-bunch.com

**DAVID F. BUNCH, SIOR**  
863-682-6147 • David@hauger-bunch.com

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.



# HEAVY INDUSTRIAL LAND

**26 ± Estimated Upland Ac.**

## DISTANCE AERIAL



Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

# HEAVY INDUSTRIAL LAND

## 26 ± Estimated Upland Ac.

### EXECUTIVE SUMMARY

	20 miles	50 miles	80 miles
<b>Population</b>			
2010 Population	655,998	3,965,216	6,907,536
2020 Population	735,807	4,754,098	8,194,905
2023 Population	759,686	5,022,562	8,615,513
2028 Population	777,348	5,230,906	8,976,566
2010-2020 Annual Rate	1.15%	1.83%	1.72%
2020-2023 Annual Rate	0.99%	1.70%	1.55%
2023-2028 Annual Rate	0.46%	0.82%	0.82%
2020 Male Population	48.5%	48.4%	48.4%
2020 Female Population	51.5%	51.6%	51.6%
2020 Median Age	39.8	41.4	43.2
2023 Male Population	49.0%	48.9%	49.0%
2023 Female Population	51.0%	51.1%	51.0%
2023 Median Age	40.3	41.7	43.3

In the identified area, the current year population is 8,615,513. In 2020, the Census count in the area was 8,194,905. The rate of change since 2020 was 1.55% annually. The five-year projection for the population in the area is 8,976,566 representing a change of 0.82% 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 43.3, compared to U.S. median age of 39.1.

#### Race and Ethnicity

2023 White Alone	62.4%	59.4%	61.3%
2023 Black Alone	12.9%	12.2%	12.2%
2023 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2023 Asian Alone	2.7%	3.9%	3.7%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	8.1%	9.0%	8.2%
2023 Two or More Races	13.2%	15.0%	14.1%
2023 Hispanic Origin (Any Race)	23.8%	26.4%	24.2%

Persons of Hispanic origin represent 24.2% 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 73.5 in the identified area, compared to 72.1 for the U.S. as a whole.

#### Households

2023 Wealth Index	88	91	92
2010 Households	239,886	1,570,431	2,782,084
2020 Households	269,284	1,874,688	3,284,875
2023 Households	278,947	1,982,921	3,463,515
2028 Households	285,703	2,069,953	3,623,936
2010-2020 Annual Rate	1.16%	1.79%	1.68%
2020-2023 Annual Rate	1.09%	1.74%	1.64%
2023-2028 Annual Rate	0.48%	0.86%	0.91%
2023 Average Household Size	2.68	2.49	2.44



**LISA PARKS ABERGER, SIOR, AICP**  
863-682-6147 • Lisa@hauger-bunch.com

**DAVID F. BUNCH, SIOR**  
863-682-6147 • David@hauger-bunch.com

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

# HEAVY INDUSTRIAL LAND

## 26 ± Estimated Upland Ac.

### EXECUTIVE SUMMARY

Longitude: -81.98269

	20 miles	50 miles	80 miles
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	25.5%	28.4%	29.3%
<b>Median Household Income</b>			
2023 Median Household Income	\$64,763	\$65,889	\$65,068
2028 Median Household Income	\$75,873	\$77,308	\$76,454
2023-2028 Annual Rate	3.22%	3.25%	3.28%
<b>Average Household Income</b>			
2023 Average Household Income	\$92,737	\$96,516	\$95,723
2028 Average Household Income	\$107,351	\$111,685	\$110,765
2023-2028 Annual Rate	2.97%	2.96%	2.96%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$34,143	\$38,176	\$38,557
2028 Per Capita Income	\$39,560	\$44,263	\$44,789
2023-2028 Annual Rate	2.99%	3.00%	3.04%
<b>GINI Index</b>			
2023 Gini Index	41.7	41.8	41.9
<b>Households by Income</b>			
Current median household income is \$65,068 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$76,454 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$95,723 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$110,765 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$38,557 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$44,789 in five years, compared to \$47,525 for all U.S. households			
<b>Housing</b>			
2023 Housing Affordability Index	96	86	84
2010 Total Housing Units	270,986	1,885,118	3,352,808
2010 Owner Occupied Housing Units	171,115	1,054,462	1,905,448
2010 Renter Occupied Housing Units	68,771	515,974	876,635
2010 Vacant Housing Units	31,100	314,687	570,724
2020 Total Housing Units	293,324	2,122,836	3,751,621
2020 Owner Occupied Housing Units	187,314	1,217,668	2,183,162
2020 Renter Occupied Housing Units	81,970	657,020	1,101,713
2020 Vacant Housing Units	24,216	248,315	466,740
2023 Total Housing Units	300,649	2,230,560	3,926,460
2023 Owner Occupied Housing Units	200,229	1,333,446	2,372,643
2023 Renter Occupied Housing Units	78,718	649,475	1,090,872
2023 Vacant Housing Units	21,702	247,639	462,945
2028 Total Housing Units	307,981	2,319,250	4,094,092
2028 Owner Occupied Housing Units	209,030	1,407,862	2,510,725
2028 Renter Occupied Housing Units	76,672	662,090	1,113,211
2028 Vacant Housing Units	22,278	249,297	470,156
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	47.0	48.7	49.1



**LISA PARKS ABERGER, SIOR, AICP**  
863-682-6147 • Lisa@hauger-bunch.com

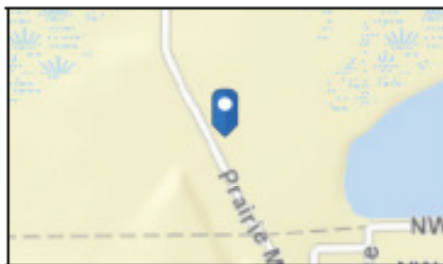
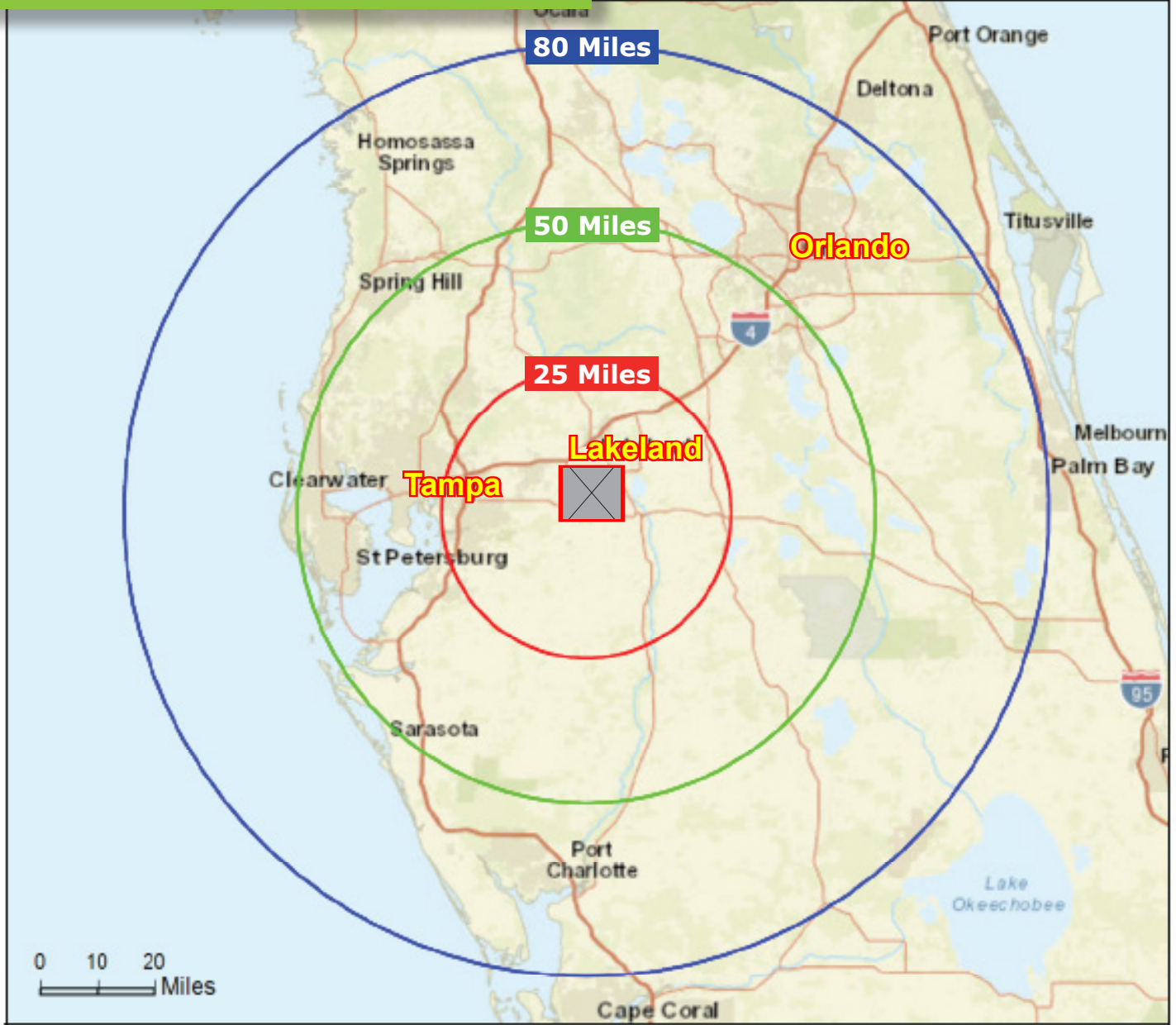
**DAVID F. BUNCH, SIOR**  
863-682-6147 • David@hauger-bunch.com

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

# HEAVY INDUSTRIAL LAND

26 ± Estimated Upland Ac.

## SITE MAP



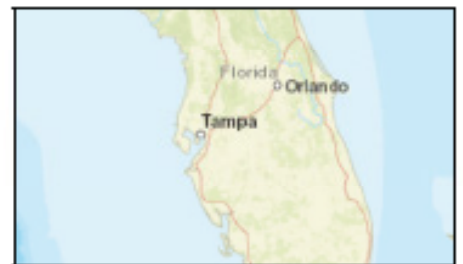
863-682-6147

LISA PARKS ABBERGER, SIOR, AICP

Lisa@hauger-bunch.com

DAVID F. BUNCH, SIOR

David@hauger-bunch.com



Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.