

LIGHT INDUSTRIAL PARK – DEVELOPMENT LAND



Jim Steinbauer
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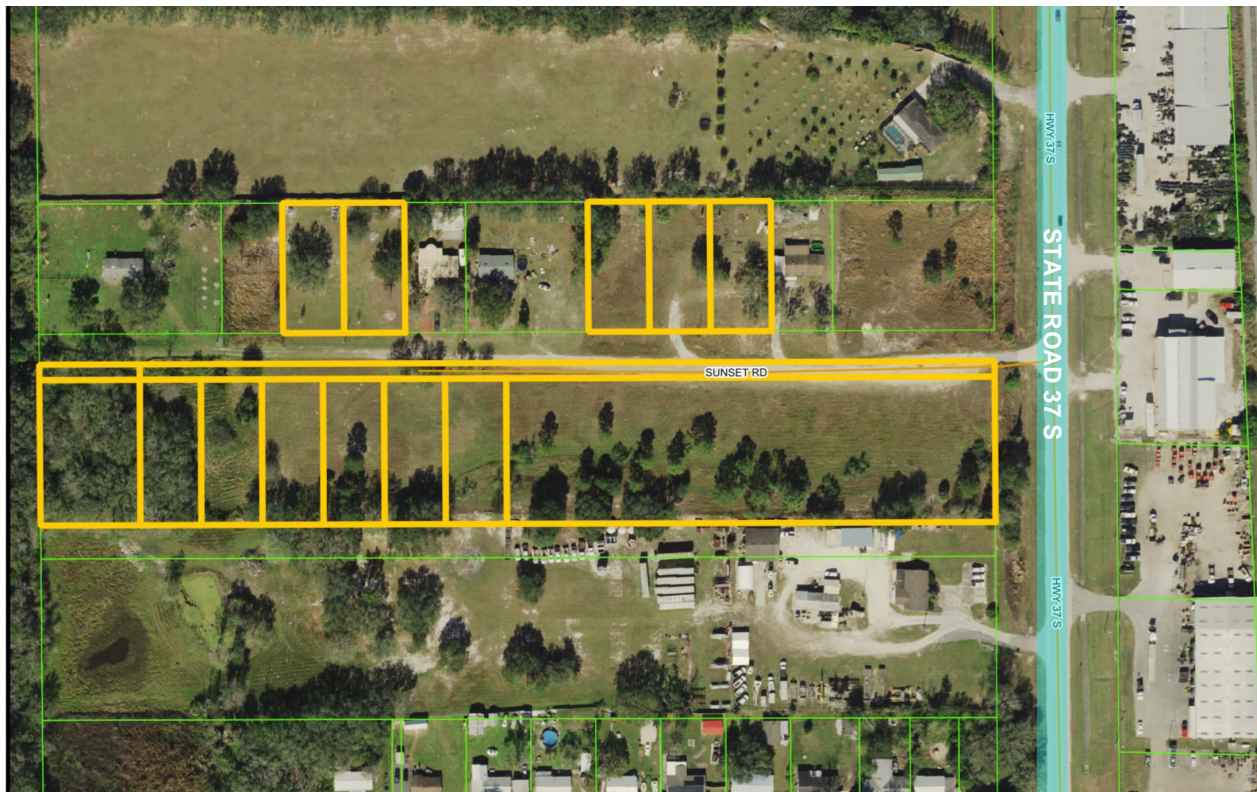
J. Kyle Vreeland
863-608-1231
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STEINBAUER ASSOCIATES, INC.
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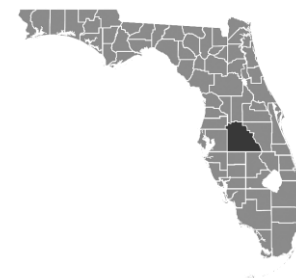
7.56 ACRES VACANT LAND – SUNSET ROAD – SR 37 S MULBERRY FL 33860

PROPERTY SUMMARY	
LOCATION:	STATE ROAD 37 S MULBERRY FL 33860
SALES PRICE:	\$756,000
PRICE/ACRE:	\$100,000
PARCEL ID:	233014000000011510 233014000000011500 233014000000011490 233014000000011480 233014000000011470 233014000000011460 233014000000011450 233014000000011440 233014000000011430 233014000000011420 233014000000011410 233014000000011400 233014000000011390 233014000000011150 233014000000011520
LOT SIZE:	7.56 ACRES
LAND SQFT	SF 329,314
FUTURE LAND USE/ZONING:	BPC-2, BPC-1
SUBMARKET MSA:	WINTER HAVEN- LAKELAND



Description:

Introducing a investment opportunity in Mulberry, Florida - a substantial 7.56-acre vacant light Industrial parcel poised for significant development. This property, with its impressive size, is perfectly located at the strategic junction of Sunset Road and Highway 37 South, standing out as an ideal location for a state-of-the-art business park.



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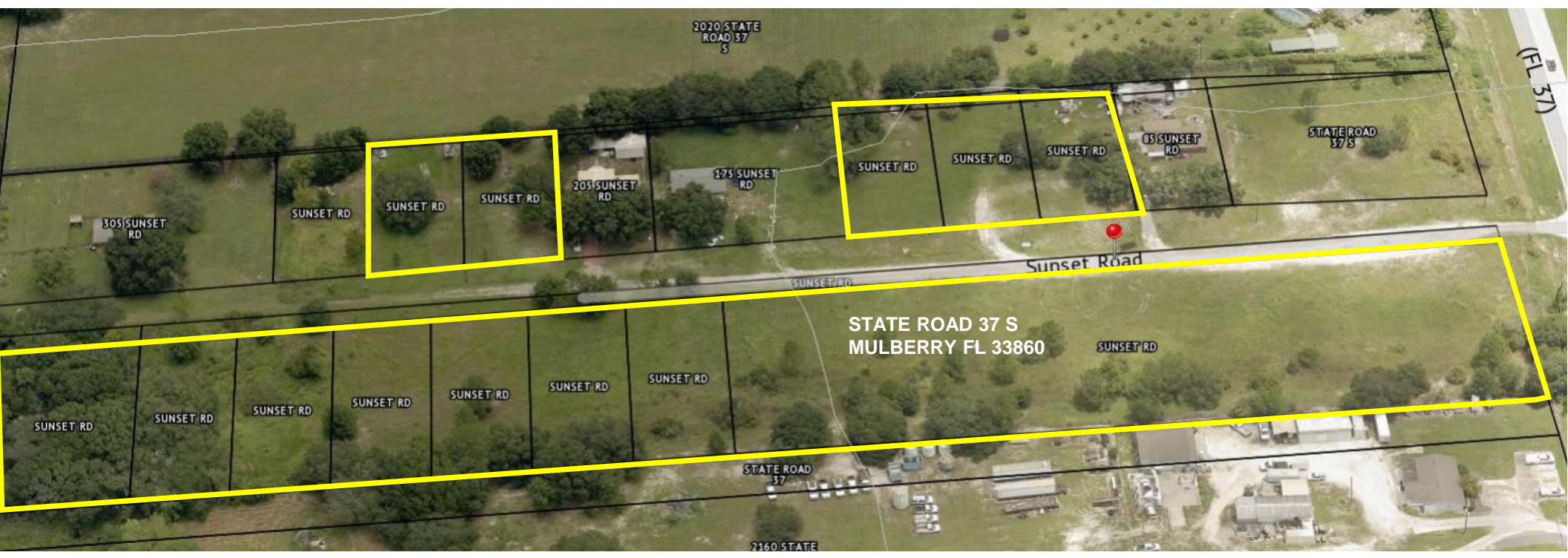
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AERIAL - NORTH



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AERIAL - SOUTH



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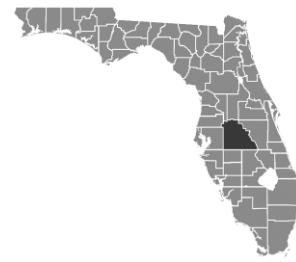
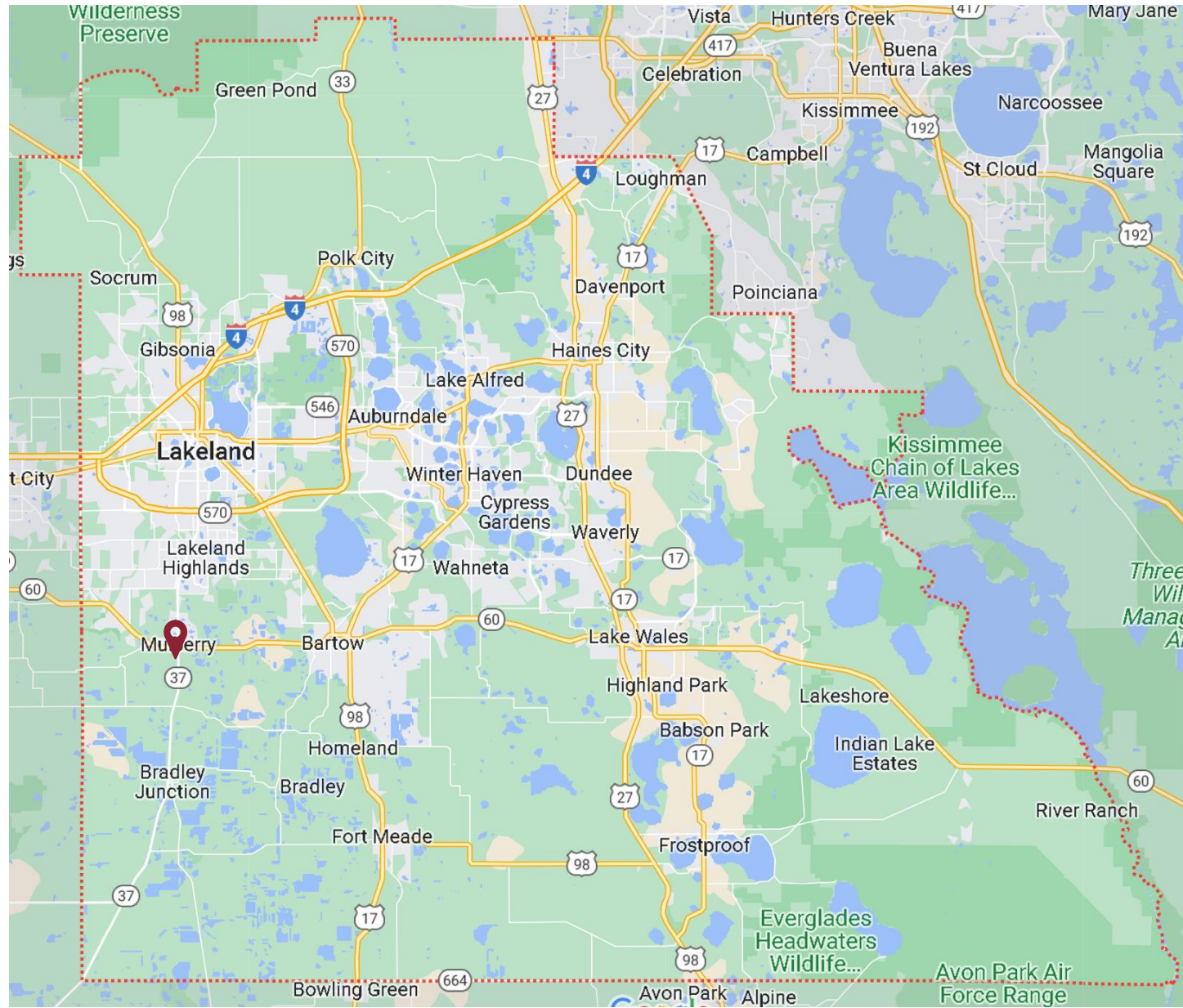
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PROPERTY LOCATION POLK COUNTY



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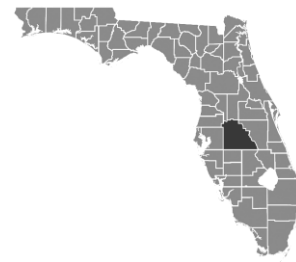
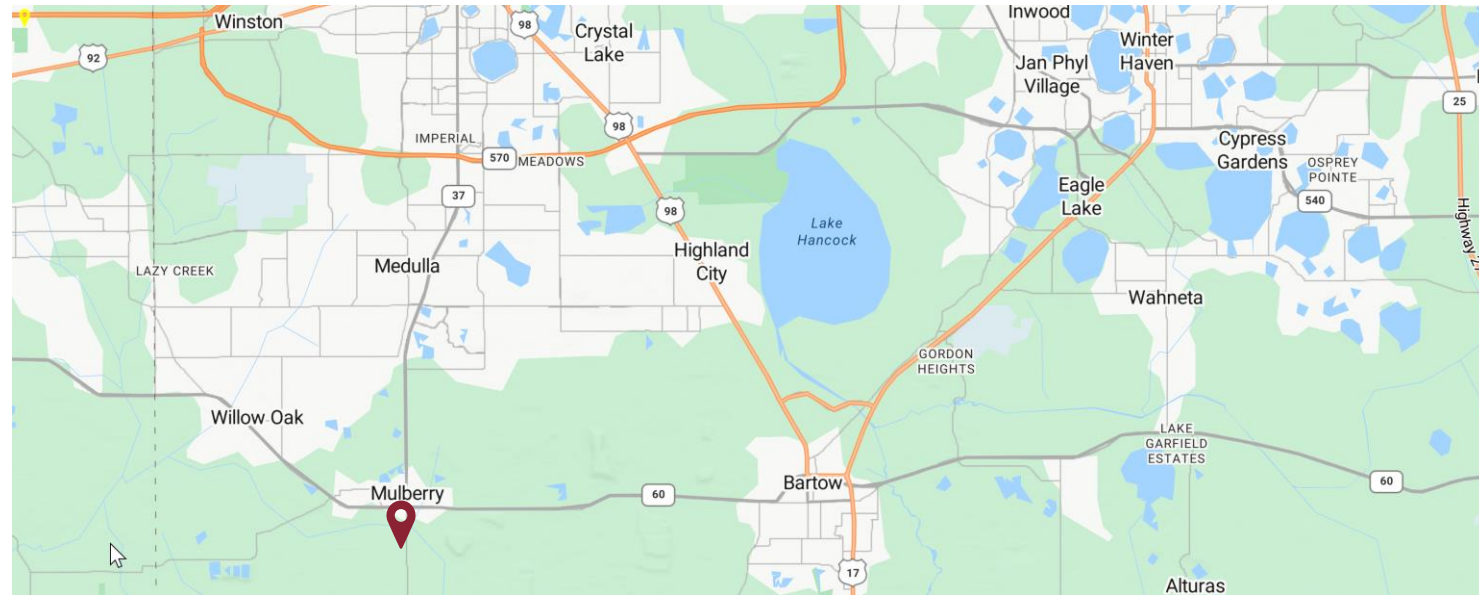
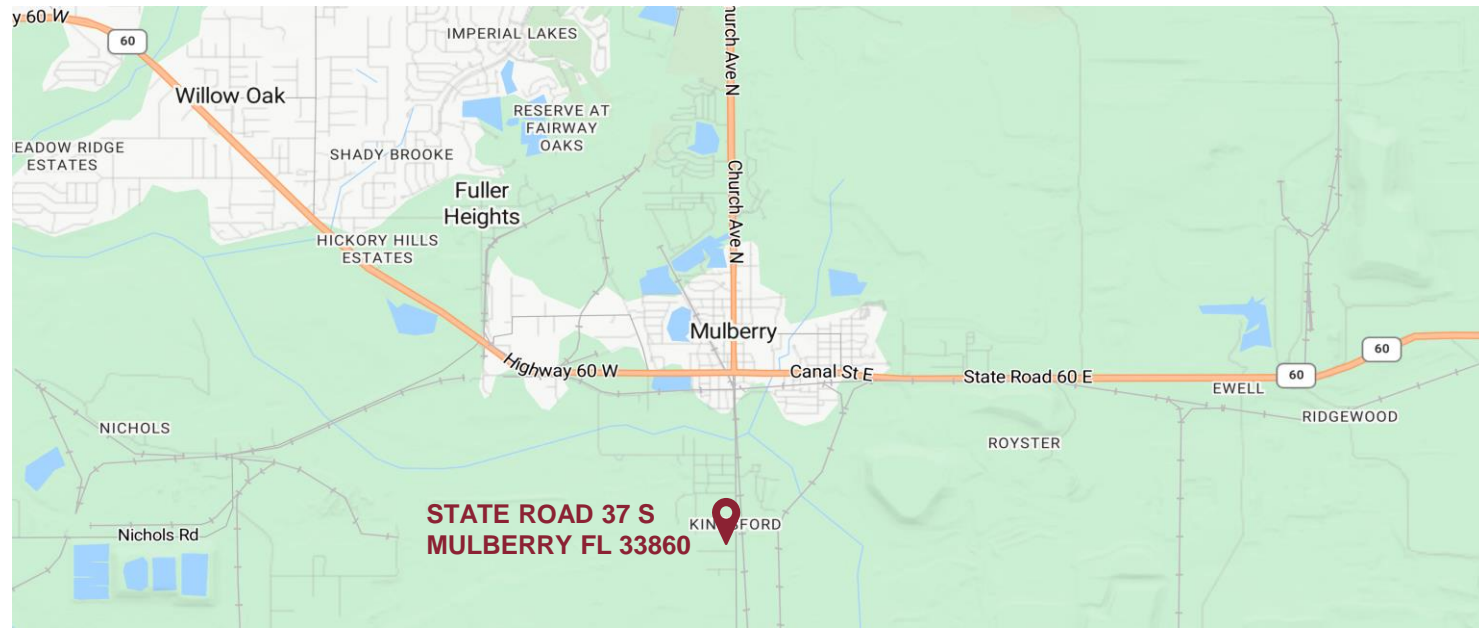
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PROPERTY LOCATION CITY



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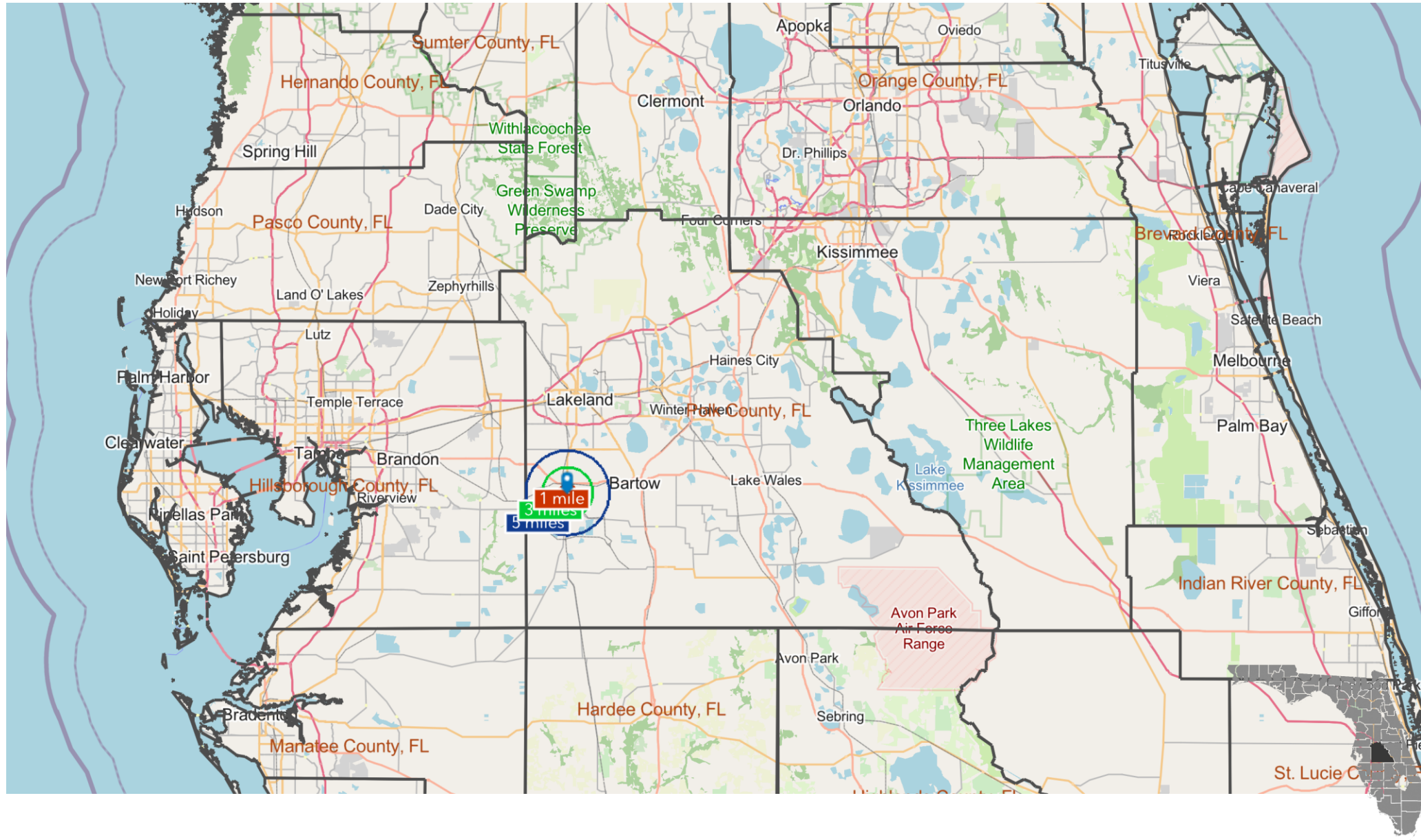
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PROPERTY LOCATION REGIONAL MAP



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CITY Statistics

INCORPORATED 1901	POPULATION 3,327	AREA POPULATION 50,000
LAND AREA 5.5 Sq. Miles	ALTITUDE 125 FT. Above Sea Level	ASSESSED VALUE \$79,986,587

CITY Utilities

TELEPHONE Verizon of Florida	TELEVISION Time Warner	NEWSPAPER Polk Co. Press, Lakeland Ledger & Tampa Tribune	RADIO WSIR, WONN, WPCV, WWBF, WEZY, & WRBQ
ELECTRIC Tampa Electric Co.	WATER/SEWER City of Mulberry	NATURAL GAS Central Florida Gas Co.	INTERNET Frontier Cable

Welcome to Mulberry, Florida: The Hidden Gem of the Sunshine State

Discover Mulberry:

Nestled in the heart of Central Florida, Mulberry serves as a charming blend of picturesque landscapes and dynamic growth. Known for its welcoming community and tranquil ambiance, this hidden gem offers more than meets the eye, making it a prime location for businesses, investors, and families alike.

Unrivaled Location:

Strategically located near some of Florida's key urban centers, Mulberry is just a short drive from bustling cities like Tampa and Orlando. This proximity offers the perfect balance, allowing residents and businesses to enjoy the serenity of small-town living without sacrificing the conveniences of city amenities. Moreover, its accessibility to major highways puts you directly on the map for logistics, commerce, and leisure.

Economic Potential:

Mulberry is a city on the rise, presenting boundless opportunities for commercial endeavors. Its industrial corridor is a powerhouse of potential, offering attractive prospects for a range of business types, from manufacturing and distribution centers to research facilities and corporate offices. The city's business-friendly environment, coupled with an available skilled workforce, makes it a compelling choice for new and relocating businesses.

Vibrant Community Life:

Beyond economic appeal, Mulberry prides itself on a rich tapestry of community life. From the annual Mulberry Phosphate Museum's events, which celebrate the city's unique history, to the array of parks, recreational facilities, and community events, there's always something to engage residents and visitors of all ages. The city's commitment to community development is evident in its well-maintained public spaces, ongoing cultural initiatives, and strong support for local businesses.

Natural Beauty:

In Mulberry, the beauty of Florida's natural scenery is always on display. The area is replete with stunning parks, natural reserves, and water bodies, offering a welcome respite from the hustle and bustle of everyday life. Whether you're passionate about hiking, fishing, or simply enjoying a sunset, Mulberry's natural environment offers an invigorating backdrop to work, live, and play.

Quality Education:

For families, Mulberry's commitment to education is a significant draw. The city offers access to several highly-rated schools that promise a nurturing, quality education for your young ones. Various community programs and libraries further supplement learning, ensuring that education is a community-wide priority.

Invest in Mulberry:

Now is the perfect time to consider Mulberry, Florida, as your next business location, investment opportunity, or home. Be a part of a community that values economic growth, environmental beauty, and a high standard of living. Come to Mulberry, where every day promises new opportunities and a chance to be part of something truly special.



Purcell Elementary



Mulberry Middle School



Mulberry High School



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Executive Summary

1-399 Sunset Rd
1-399 Sunset Rd, Mulberry, Florida, 33860
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 27.87878
Longitude: -81.97369

	1 mile	3 miles	5 miles
Population			
2010 Population	500	6,276	26,595
2020 Population	538	6,997	30,609
2023 Population	540	7,264	30,716
2028 Population	525	8,014	31,283
2010-2020 Annual Rate	0.74%	1.09%	1.42%
2020-2023 Annual Rate	0.11%	1.16%	0.11%
2023-2028 Annual Rate	-0.56%	1.98%	0.37%
2023 Male Population	49.3%	49.1%	49.3%
2023 Female Population	50.7%	50.9%	50.7%
2023 Median Age	34.5	41.0	38.2

In the identified area, the current year population is 30,716. In 2020, the Census count in the area was 30,609. The rate of change since 2020 was 0.11% annually. The five-year projection for the population in the area is 31,283 representing a change of 0.37% annually from 2023 to 2028. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 38.2, compared to U.S. median age of 39.1.

Race and Ethnicity

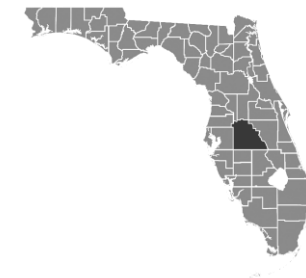
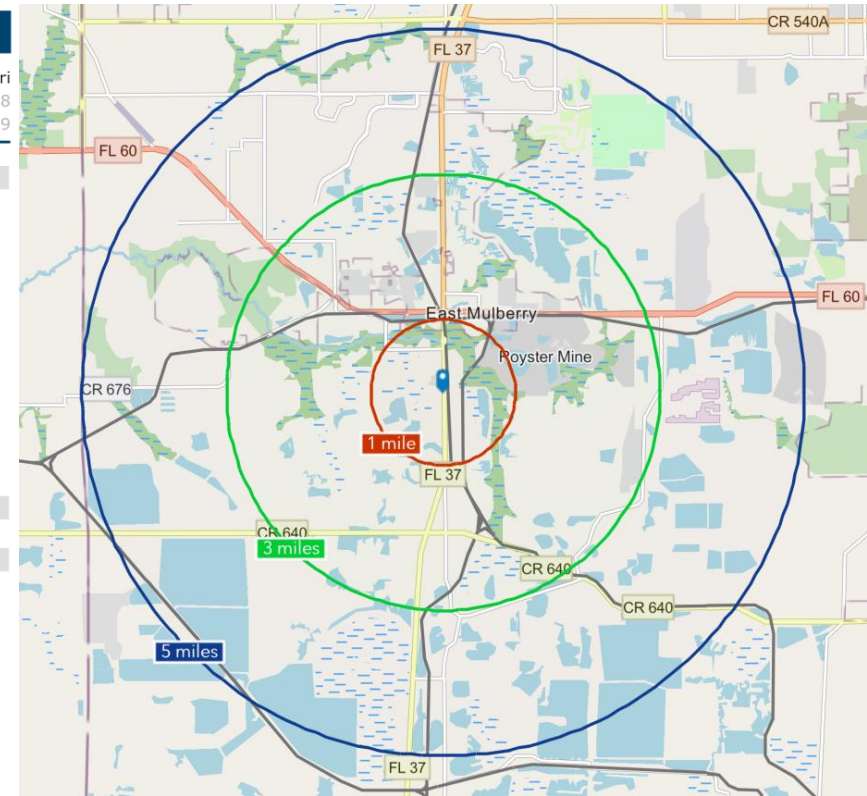
2023 White Alone	59.6%	67.0%	66.2%
2023 Black Alone	20.6%	12.5%	9.0%
2023 American Indian/Alaska Native Alone	0.4%	0.8%	0.8%
2023 Asian Alone	0.6%	1.0%	2.1%
2023 Pacific Islander Alone	0.6%	0.2%	0.1%
2023 Other Race	8.0%	6.9%	8.5%
2023 Two or More Races	10.4%	11.6%	13.5%
2023 Hispanic Origin (Any Race)	25.7%	21.4%	25.4%

Persons of Hispanic origin represent 25.4% 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 70.7 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	44	53	88
2010 Households	157	2,495	9,526
2020 Households	172	2,777	11,219
2023 Households	181	2,827	11,274
2028 Households	176	3,076	11,430
2010-2020 Annual Rate	0.92%	1.08%	1.65%
2020-2023 Annual Rate	1.58%	0.55%	0.15%
2023-2028 Annual Rate	-0.56%	1.70%	0.28%
2023 Average Household Size	2.98	2.57	2.72

The household count in this area has changed from 11,219 in 2020 to 11,274 in the current year, a change of 0.15% annually. The five-year projection of households is 11,430, a change of 0.28% annually from the current year total. Average household size is currently 2.72, compared to 2.73 in the year 2020. The number of families in the current year is 8,286 in the specified area.



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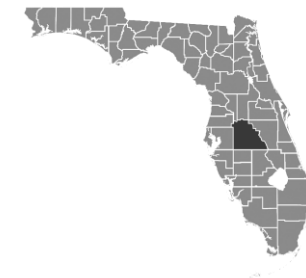
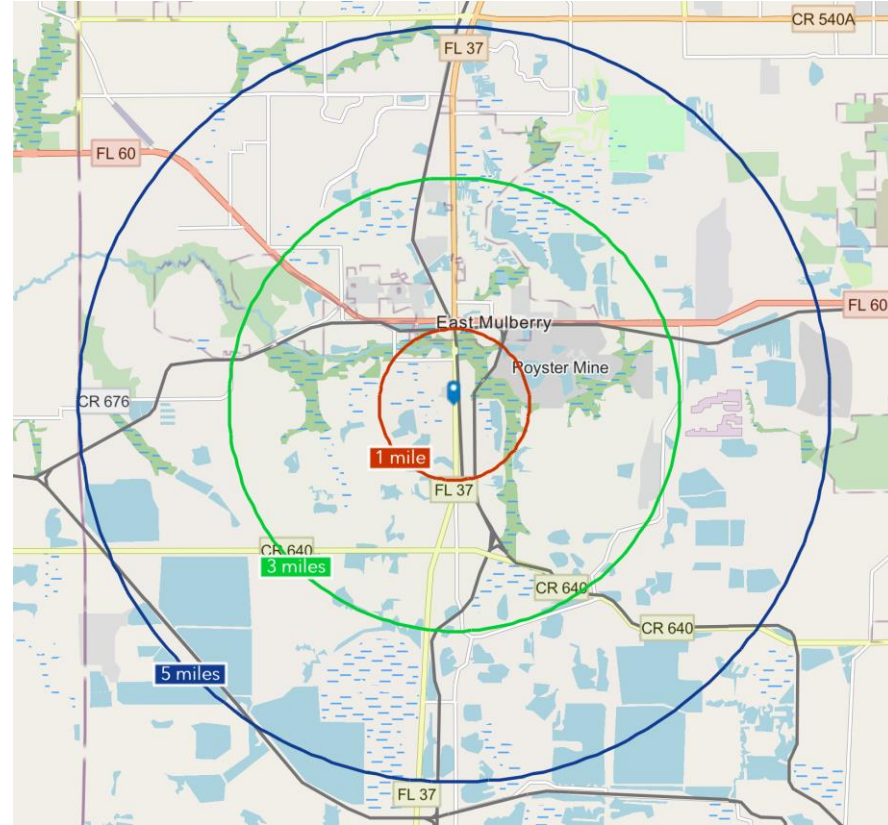
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Jim Steinbauer, SIOR
Vice President - Broker

Jim Steinbauer, SIOR has been engaged full time in Commercial, Industrial & Development Land Real Estate Brokerage Business since 1984. Jim is a member of the Society of Industrial & Office Realtors (SIOR) where he holds the prestigious designation of Specialist, Industrial and Office Real Estate. Out of the millions of real estate sales people worldwide only about 3,400 have qualified for this designation. For over 37 years, Jim has been one of the top producing commercial real estate salespeople in Florida. His expertise includes the areas of Asset Sales and Acquisitions, Lease Negotiations, Investment Sales, Site Selection, Asset Property Management, Buyer/Tenant Representation, Consultation and Expert Witness services.

Jim is a member of the Society of Industrial & Office Realtors where he served as the Florida Chapter President in 2012 and on the Board of Directors from 2009-2013. He is a Realtor member of the Lakeland Realtors and served as President in 2016 and on their BOD from 2011 to 2017. Jim was also instrumental in assisting and coordinating the sale of the associations former Headquarters and the purchase and development of their new headquarters across from Hollis Gardens in Downtown Lakeland. He has been a member of the National Association of Realtors and the Florida Realtors since 1984. He is a member of the Rotary Club of Lakeland South, Florida Farm Bureau and Historic Lake Morton Neighborhood Association where he served as President in 2009, 2010 and 2011.

Jim earned a BBA in Marketing from Florida International University in Miami. He played NCAA Division 1 baseball at Jacksonville University, Jacksonville Florida.

Jim and his wife, Jill reside in the Historic Lake Morton area of Downtown Lakeland. They have three adult children, Joe, Jay, and Jamie and a grandson.



J. Kyle Vreeland
Associate - Broker

J. Kyle Vreeland is a highly skilled and successful real estate professional, with a diverse background and expertise in all facets of commercial property acquisition and development. He is a licensed commercial Realtor, developer consultant, grad. architect/designer, general contracting manager, and licensed commercial insurance agent. Kyle's focus is on commercial development, construction, and sales. His experience spans over \$500 M in transaction, design, and management.

In 1994-1996, Kyle received his Bachelor of Science in Architecture from Florida Agricultural & Mechanical University, followed by post-graduate studies in Masters in Architect at the University of South Florida from 2000-2002. He also holds an AA in Architecture from Hillsborough Community College and attended Georgia Southern University in 1990-1992.

As a commercial Realtor, Kyle has been recognized for his accomplishments. In 2011, he was named National Emerging Broker Rookie of the Year for Coldwell Banker Commercial Real Estate. He has also received multiple awards for his outstanding sales performance, including Top Sales Producer Awards in 2011, 2013, 2016, and 2018. In 2014, Kyle was honored with the Lakeland Realtors Presidential Distinction Award, and the following year, he was named Lakeland Realtors Realtor of the Year.

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The SOCIETY OF INDUSTRIAL AND OFFICE REALTORS® is the leading global professional office and industrial real estate association. With 3,700 members in 45 countries and 722 cities, SIOR represents today's most knowledgeable, experienced, and successful commercial real estate brokerage specialists.

What the SIOR Professional Can Do For You

As members of The Society of Industrial and Office Realtors James J. Steinbauer, John R. Steinbauer and J.R. Steinbauer, Jr. hold the designation of Specialist in Industrial and Office Real Estate (SIOR). This is an organization which specializes in handling and coordinating all phases of Industrial and Commercial real estate activity. With more than 3,000 members in virtually every State, Canada, Puerto Rico, Europe, Asia and South Africa, members of the Society have the unique capability of providing local, national, and international cooperative transactions.

SIOR members work effectively with over 1,000 cooperating offices in more than 580 cities worldwide. What does this mean to you? It means that the SIOR member with whom you work in your local area can locate a facility or site to meet your precise specifications in your home area or anywhere in North America and abroad. While you attend to other responsibilities at home, your SIOR contact assembles a list of properties meeting your requirements.

- Hello and welcome to Steinbauer CRE, your go-to source for commercial real estate in Florida!
- We are excited to help you find, sell or lease commercial property for your business needs, whether you're looking for an office space, a retail location, or an industrial property.
- Our team of experienced and knowledgeable real estate professionals is here to guide you through every step of the process, from searching for the right property to negotiating the best deal.
- Marketing your property for sale brings forward our extensive network, through out the state and nation, lead by our state of art marketing team.
- Florida is a thriving business hub, with a diverse economy and a growing population. Our state offers endless opportunities for businesses of all sizes, and we're proud to help our clients find the perfect property in the Sunshine State.
- At Steinbauer CRE, we believe in providing personalized service to each and every one of our clients. We understand that each business is unique, and we work hard to understand your specific needs and goals. Our goal is to help you find the perfect property that meets your business needs and fits within your budget.
- We invite you to explore our website and learn more about our available properties and services. You can also contact us directly to speak with one of our experienced real estate professionals. We look forward to working with you and helping you achieve your business goals in Florida.
- Thank you for choosing Steinbauer CRE as your commercial real estate partner. We look forward to serving you!

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