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PROPERTY SUMMARY	
LOCATION:	COZART ROAD - STATE ROAD 37 S MULBERRY FL 33860
SALES PRICE:	\$1,225,000
PRICE/ACRE:	\$49,000
PARCEL ID:	23301300000043030
LOT SIZE:	+/- 25 ACRES
LAND SQFT	+/- 1,089,000
FUTURE LAND USE/ZONING:	BPC-1
SUBMARKET MSA:	WINTER HAVEN- LAKELAND



**Prime Light Industrial Development Opportunity in Mulberry, Florida**

Introducing a premier investment opportunity in Mulberry, Florida - a substantial 25-acre light industrial parcel poised for significant development. This property, with its impressive size, is perfectly located in south Mulberry, at the strategic junction of Cozart Road and Highway 37 South, standing out as an ideal location for a state-of-the-art light industrial park.

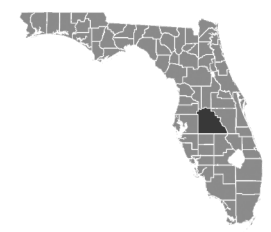
**Prominent Location:** Nestled just south of Mulberry, this property boasts maximum visibility and accessibility, benefiting from significant daily traffic along Highway 37 South and Cozart Road.

**Expansive Acreage:** Spanning a substantial 25 acres, this property offers ample space for large-scale industrial development, providing developers with a blank canvas to bring their vision to life.

**Description:** This vacant industrial parcel presents an unparalleled opportunity for developers to capitalize on the growing demand for light industrial spaces in the region. With its strategic positioning and generous acreage, the lot holds excellent promise for creating a modern business park tailored to meet the needs of today's industrial tenants.

**Location Advantages:** Strategically positioned in a rapidly growing Industrial district just south of Mulberry, this property benefits from its proximity to major highways and local amenities. The parcel close proximity to surrounding industrial properties makes it an attractive destination for businesses seeking prime industrial space in a thriving economic environment.

**Development Potential:** Given its substantial size and strategic location, the property offers developers the opportunity to construct a versatile industrial complex capable of accommodating multiple tenants. Whether for manufacturing, warehousing, distribution, or logistics, this property presents endless possibilities for innovative development projects that contribute to the region's economic growth and prosperity.



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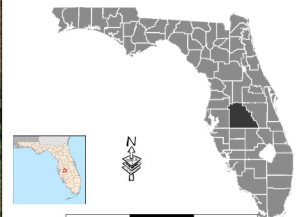
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COZART 25

- Labels Drawing
- Points Drawing
- Lines Drawing
- Polygons Drawing
- Selected Custom Parcels
- Power Lines
- Streets MapWise
- County Boundaries
- Parcel Outlines
- Estuarine
- Landprine
- Marine
- Palustrine
- Riverine



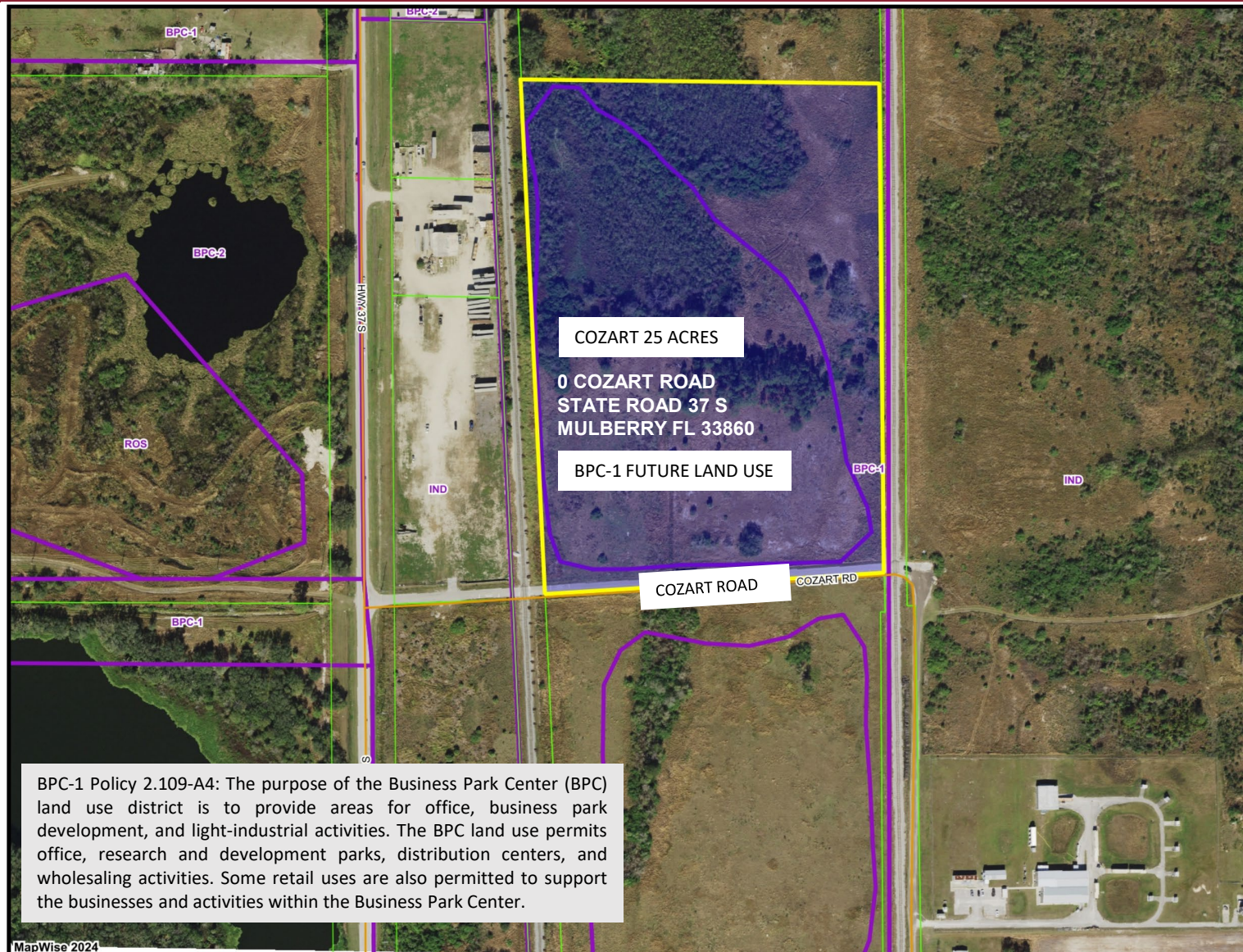
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**COZART 25 LAND USE**

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- County Boundaries
- Parcel Outlines
- Future Land Use Outlines
- Future Land Use Outlines



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0 COZART ROAD  
STATE ROAD 37 S  
MULBERRY FL 33860

COZART 25 ACRES

BPC-1 FUTURE LAND USE

COZART ROAD

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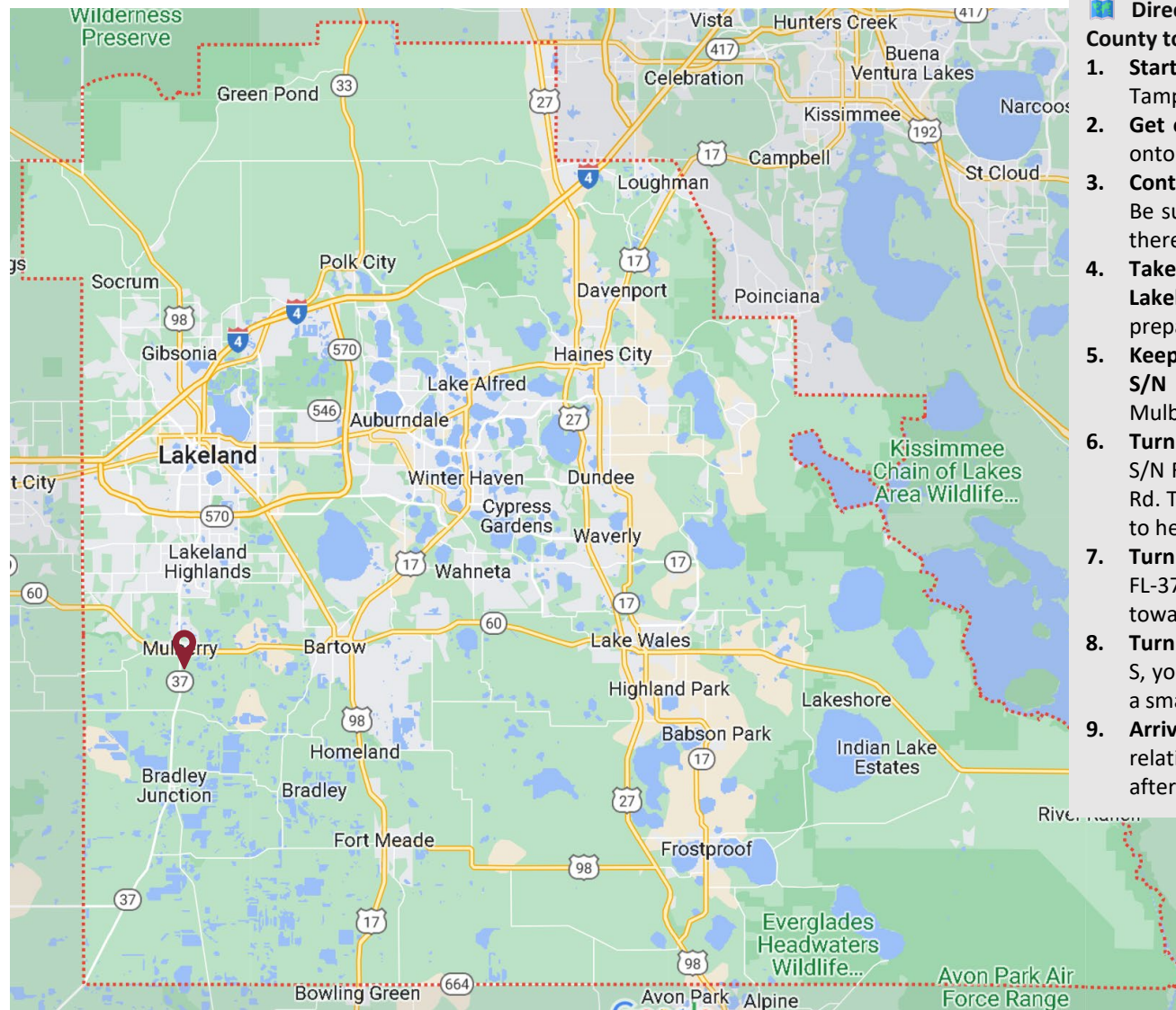


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**Directions from I-4 at County Line Polk/Hillsborough County to 0 Cozart Road, Mulberry, FL 33860**

- 1. Start in Tampa, FL:** Begin at your starting location in Tampa.
- 2. Get on I-4 East:** Head towards the interstate and merge onto I-4 East, following signs for Orlando.
- 3. Continue on I-4 East:** Stay on I-4 East for about 25 miles. Be sure to stay in the lane that keeps you on I-4 East, as there may be exits and merges along the way.
- 4. Take the exit for FL-570 E/Polk Pkwy toward Lakeland/Winter Haven:** This is a toll road, so be prepared for toll booths or have a SunPass ready.
- 5. Keep left, follow signs for FL-37 S and merge onto FL-37 S/N Florida Ave:** You will be heading south towards Mulberry.
- 6. Turn left onto Shepherd Rd:** After a few miles on FL-37 S/N Florida Ave, you will need to turn left onto Shepherd Rd. There might be signs for Mulberry or other landmarks to help identify the turn.
- 7. Turn right onto FL-37 S:** Shepherd Rd will intersect with FL-37 S again, where you'll need to turn right to continue towards Mulberry.
- 8. Turn left onto Cozart Rd:** After a short distance on FL-37 S, you will need to turn left onto Cozart Rd. This might be a smaller road, so keep an eye out for the street sign.
- 9. Arrive at 0 Cozart Rd, Mulberry, FL 33860:** Cozart Rd is relatively short, so you should find 0 Cozart Rd shortly after turning onto it.

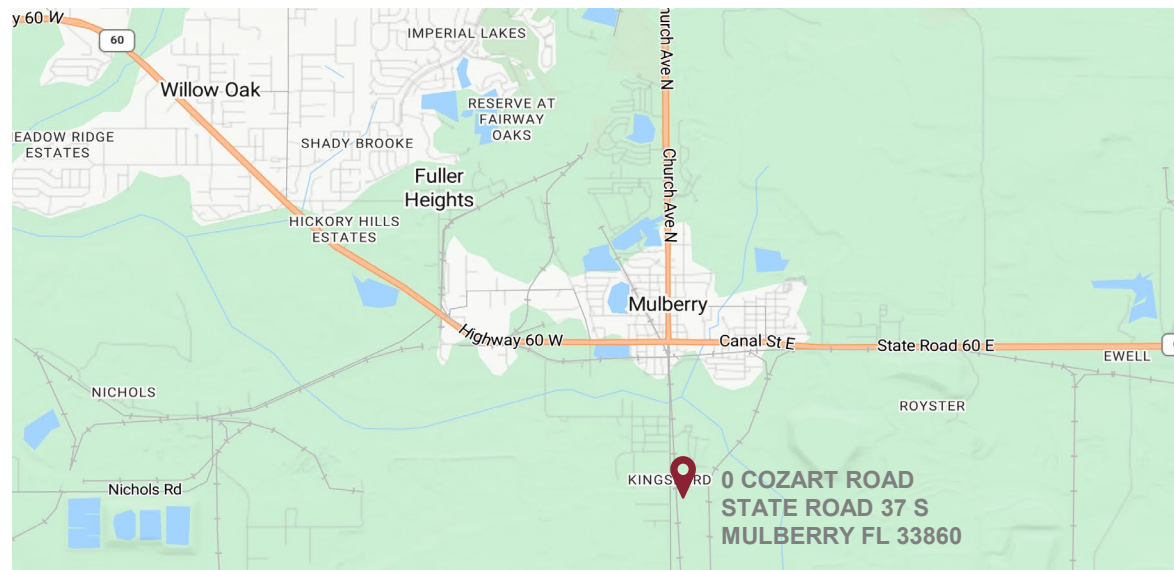


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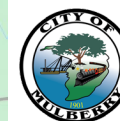
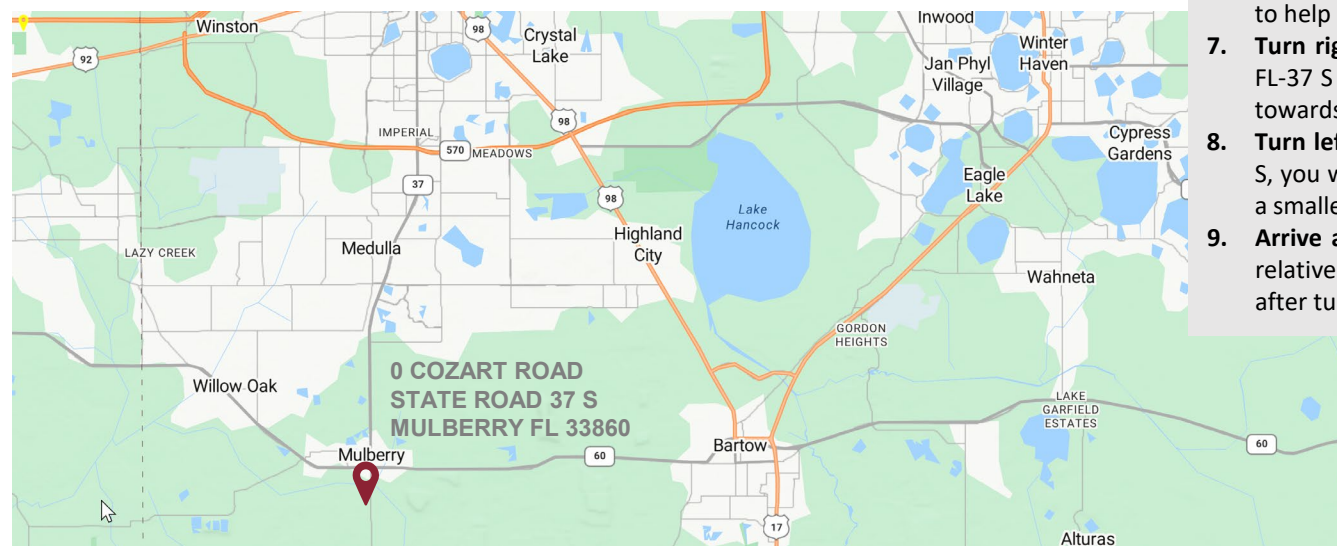
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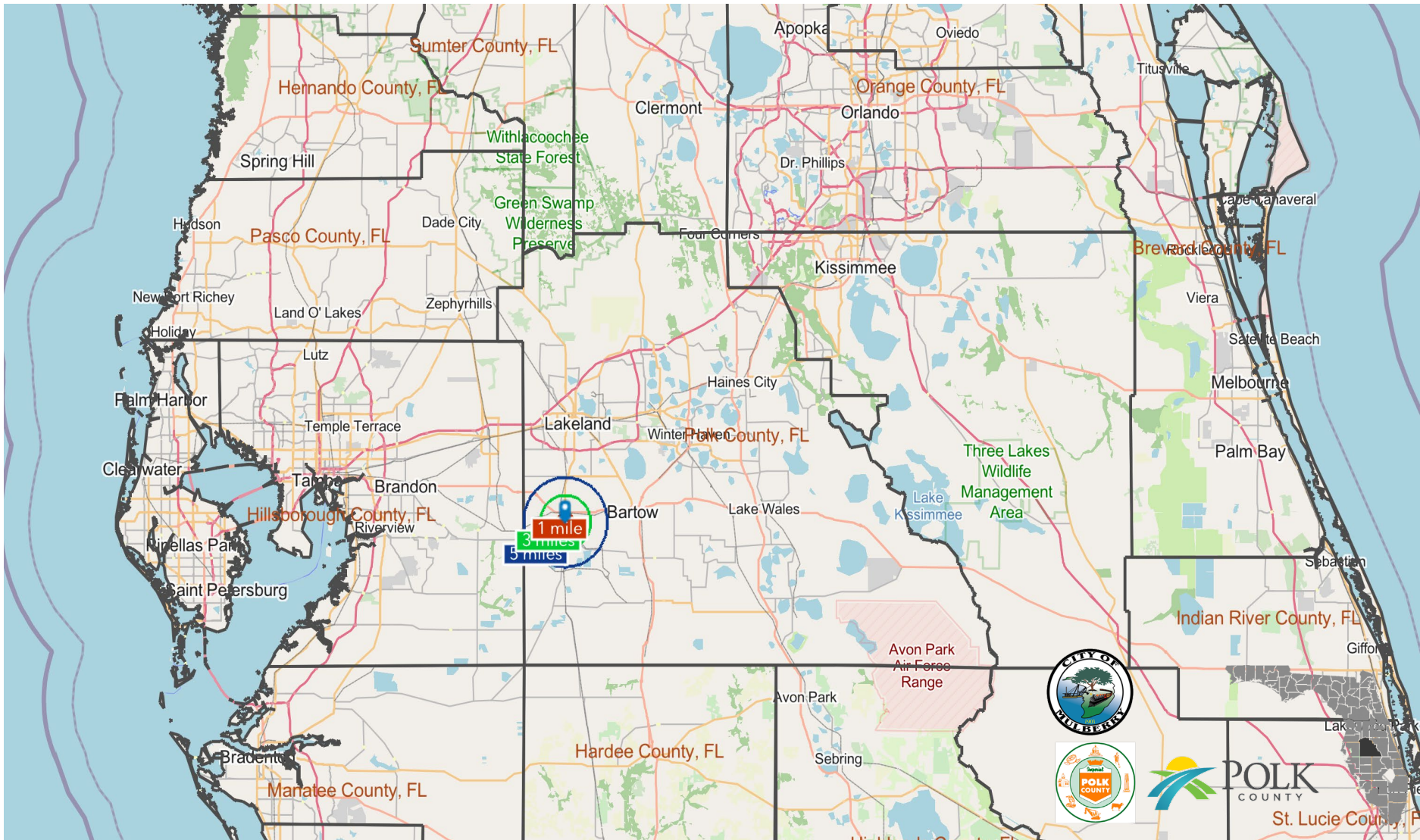


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### CITY Statistics

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

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.

### CITY Utilities

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

**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

0 COZART ROAD  
 STATE ROAD 37 S  
 MULBERRY FL 33860

Prepared by Esri  
 Latitude: 27.87878  
 Longitude: -81.97369

	1 mile	3 miles	5 miles
<b>Population</b>			
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**

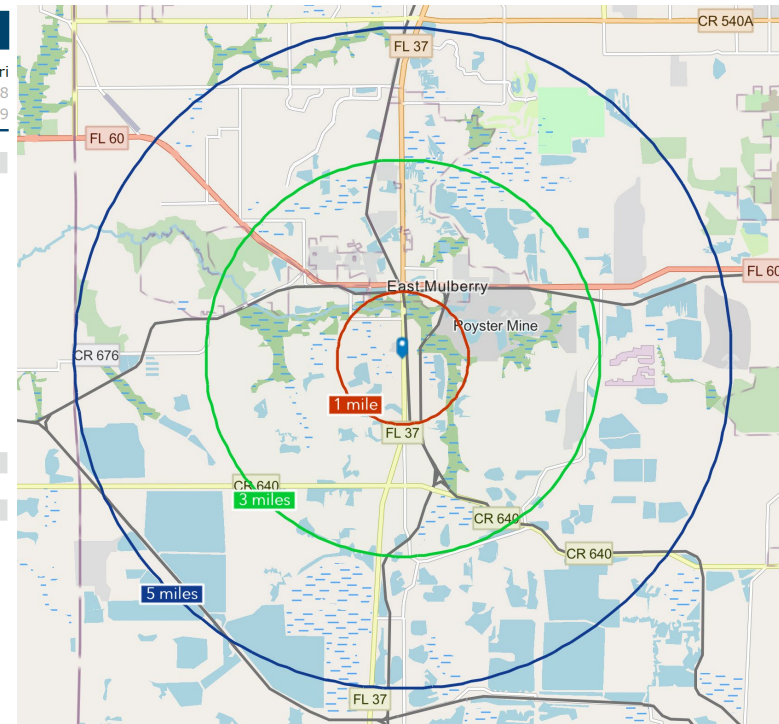
2023 White Alone	59.6%	67.0%	66.2%
2023 Black Alone	20.6%	12.5%	9.0%
2023 American Indian/Alaska Native Alone	0.4%	0.8%	0.8%
2023 Asian Alone	0.6%	1.0%	2.1%
2023 Pacific Islander Alone	0.6%	0.2%	0.1%
2023 Other Race	8.0%	6.9%	8.5%
2023 Two or More Races	10.4%	11.6%	13.5%
2023 Hispanic Origin (Any Race)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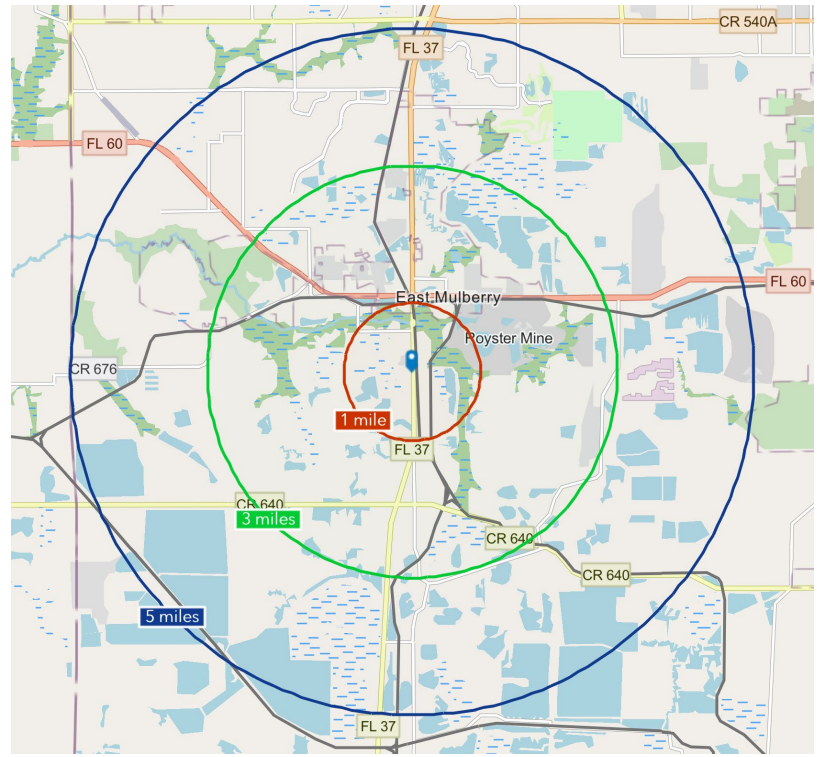
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**Jim Steinbauer, SIOR**

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 3 grandsons.



**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 \$555M 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.

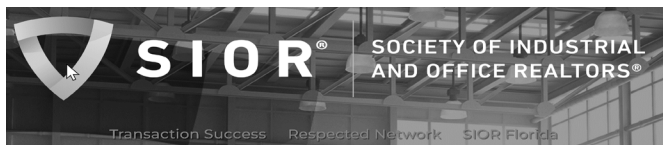
As a commercial Realtor, Kyle has been recognized for his accomplishments. In 2011, he was named National Emerging Broker Rookie of the Year for Coldwell Banker Commercial Real Estate. He has also received multiple awards for his outstanding sales performance, including Top Sales Producer Awards in 2011, 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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