

Hard Corner 9.56 Acres Zoned / NAC

FOR SALE



1125 Wilder Road, Lakeland , Florida 33809
Property Highlights



- **ADDT 42,000**
- **Site Level & Dry**
- **Adjacent to Hard Corner**
- **NAC Land Use**
- **4.97 Acres**
- **86,163 Population within 5 miles**

1125 Wilder Road, Lakeland , Florida 33809



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Property: This 4.97 acre site adjacent to hard corner, with NAC (Neighborhood Activity Center) land use. Permitted uses include, general and medical office, convenience stores, banks, gas stations, restaurants and retail. Level and with electric and sewer to perimeter of site. Water and sewer both along US 98, with additional water along wilder road. Sewer is existing force main that will require a lift station to be installed. Entire site is high and dry (flood zone X). Excellent site for development.

Sale Price: \$2,485,000

Parcel Details: 23-27-12-000899-000020



Jack Strollo, CCIM, CPM Vice President, Broker 863-683-3425 jstrollo@resbroadway.com
100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801

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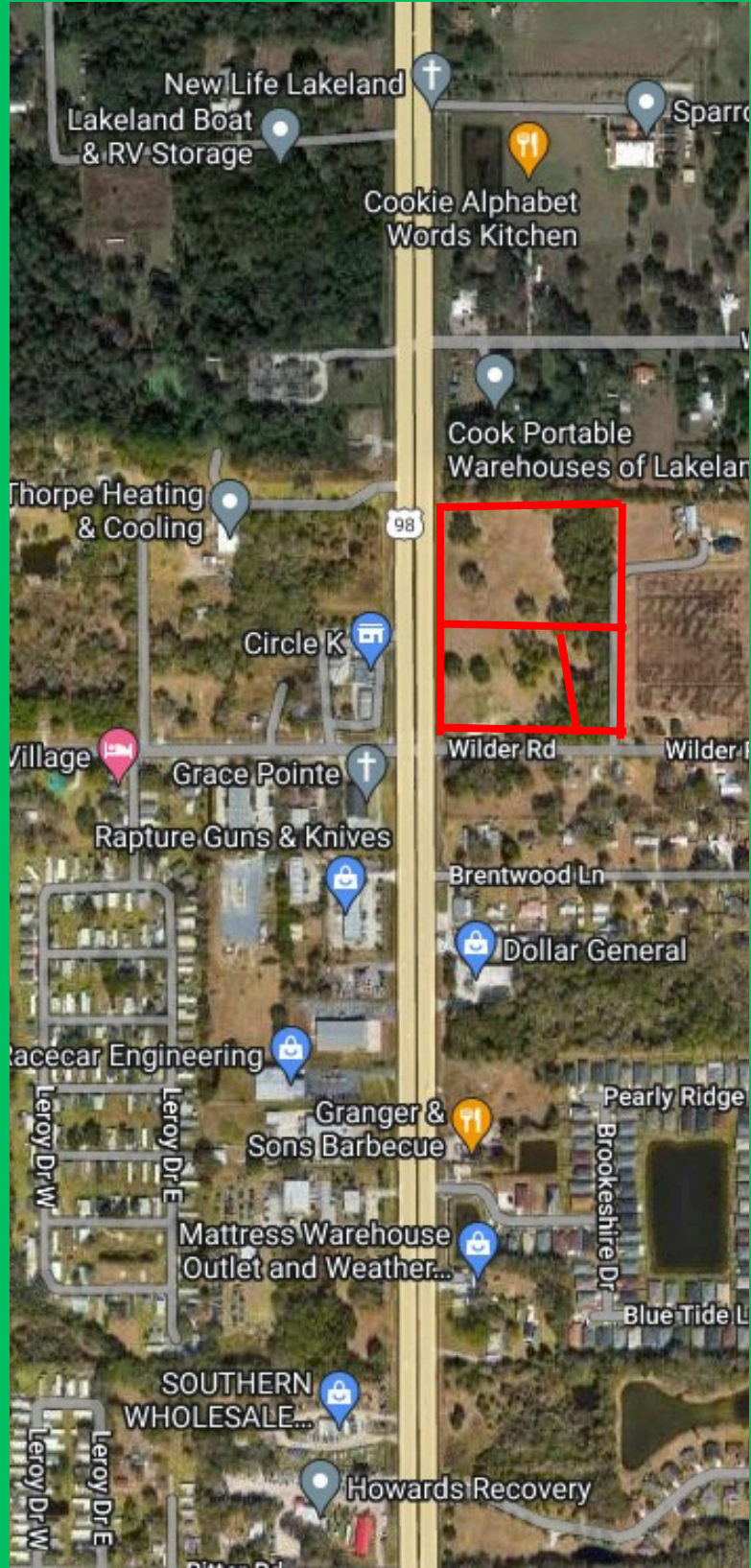
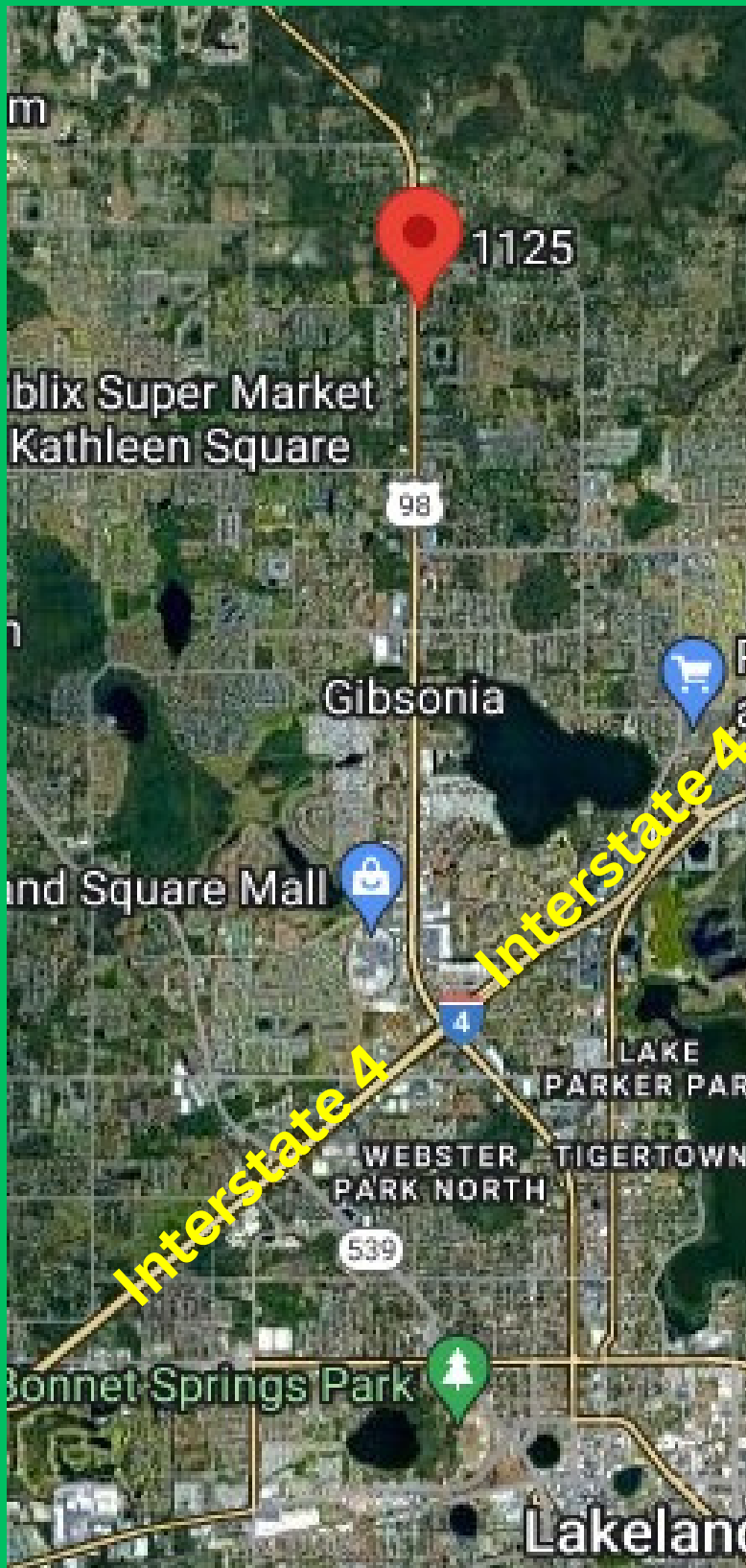
Location: The site is located just five miles north of I-4 in a heavily populated residential area, with 46,000 people within a 10-minute drive time of the site. Site is located at the hard corner of Wilder/Duff Road and US 98 North. US 98 has 42,000 VPD on this main retail corridor.

Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I-4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area.



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LOCATION MAP



1125 Wilder Road, Lakeland , Florida 33809
Area MAP



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US 98 (SR 35) from West Daughtery Road to North of West Socrum Loop Road 436672-1

Project Details	
Work Type	Widening
Phase	PD&E
Limits	from West Daughtery Road to North of West Socrum Loop Road
Length	3.4 miles
City	Lakeland
County	Polk
Road	SR 35 US 98



About

The Florida Department of Transportation (FDOT), District One, began a Project Development and Environment (PD&E) study in March 2020 to identify and evaluate the possibility of operational and safety improvements to US 98 (State Road (SR) 35). The project begins at West Daughtery Road and ends just north of West Socrum Loop Road.

Contact Information

PD&E Project Manager
 David C. Turley, P.E.
 863-519-2255

US 98 (SR 35) PD&E Study
 from North of West Socrum Loop Road to South of CR 54
 Polk County, Florida



Financial Project Number: 436673-1-22-01

Project Schedule

Project Phase	2021	2022	2023	2024	2025	2026
PD&E Study & Initial Design	18 months					
Right-of-Way Mapping & Acquisition	39 months					
Final Design & Construction			45 months			

1125 Wilder Road, Lakeland , Florida 33809
Water Lines



County Map
Polk County IT/GIS



Water Lines

Printed: Aug 09, 2016

1125 Wilder Road, Lakeland , Florida 33809
Sewer Lines

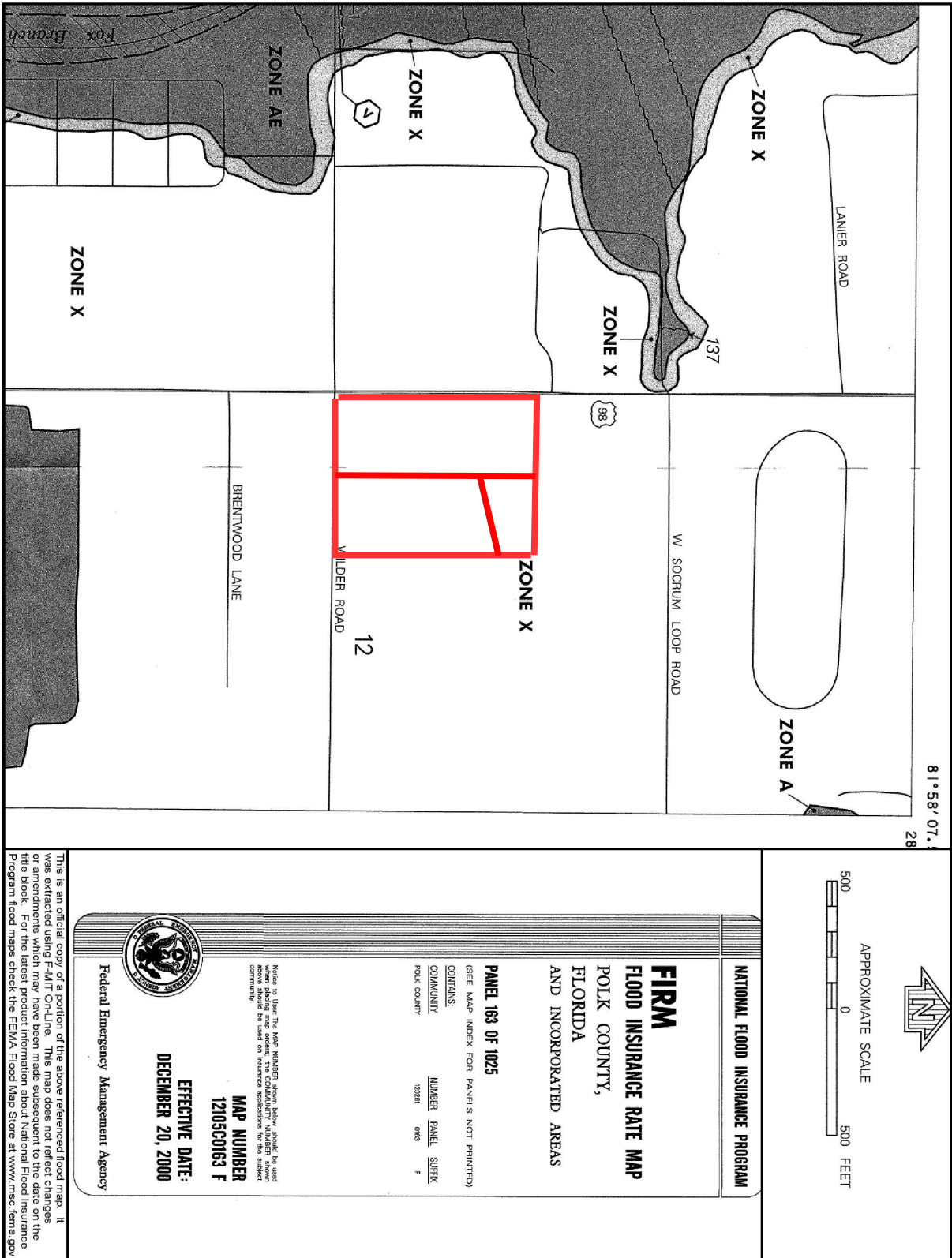


County Map
Polk County IT/GIS



Printed: Aug 09, 2016

1125 Wilder Road, Lakeland , Florida 33809 Flood Map



Permitted & Conditional Uses

Permitted Uses

- Grocery Stores
- Gas Station
- Restaurant
- Sit-down/Take-out
- Retail, 10,000 - 34,999 sq. ft
- Retail, 35,000 - 64,999 sq. ft
- Transit, Facility
- Vehicle Service
- Mechanical, Childcare center
- Clinics Medical Office
- Farming General
- Financial Institution
- Government Facility
- Medical Marijuana Dispensaries
- Nurseries
- Retail
- Nurseries and Greenhouses
- Retail less than 10,000 sq. ft.
- Utilities, Class I
- Utilities, Class II
- Veterinary Service

Conditional Uses:

- Multi-family
- Planned Development
- Transitional Area Development
- Alcohol Package Sales
- Bars
- Lounges, and Taverns
- Car Wash
- Commercial Vehicle Parking
- Communication Tower
- Monopole
- Community Center
- Cultural Facility
- Financial Institution
- Drive Through
- Office
- Printing & Publishing
- Recreation, Passive
- Recreation & Amusement General
- Religious Institution
- Restaurant
- Drive-thru/Drive-in
- Retail
- More than 65,000 sq. ft.
- School
- Leisure/Special Interest
- School Technical/Vocational/Trade & Training
- School, University/College
- Self-storage Facility
- Transitional Area Development
- Utilities, Class III

Neighborhood Activity Center (NAC): The purpose of the NAC district is to provide for the daily shopping needs of residents within neighborhoods surrounding the center. The NAC district non-residential uses such as offices, grocery stores, drug stores banks and community facilities.



Executive Summary

1125 Wilder Rd, Lakeland, Florida, 33809
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 28.15053
Longitude: -81.97318

	1 mile	3 miles	5 miles
Population			
2010 Population	3,289	35,552	72,669
2020 Population	3,844	39,600	84,527
2023 Population	4,274	40,385	86,163
2028 Population	4,549	40,680	87,056
2010-2020 Annual Rate	1.57%	1.08%	1.52%
2020-2023 Annual Rate	3.32%	0.61%	0.59%
2023-2028 Annual Rate	1.25%	0.15%	0.21%
2020 Male Population	48.6%	48.2%	48.2%
2020 Female Population	51.4%	51.8%	51.8%
2020 Median Age	36.8	44.2	42.5
2023 Male Population	49.3%	49.2%	48.7%
2023 Female Population	50.7%	50.8%	51.3%
2023 Median Age	38.2	44.6	43.2

In the identified area, the current year population is 86,163. In 2020, the Census count in the area was 84,527. The rate of change since 2020 was 0.59% annually. The five-year projection for the population in the area is 87,056 representing a change of 0.21% annually from 2023 to 2028. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 43.2, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	61.7%	67.7%	66.3%
2023 Black Alone	11.8%	11.2%	11.7%
2023 American Indian/Alaska Native Alone	0.8%	0.5%	0.5%
2023 Asian Alone	2.9%	2.0%	2.7%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	8.6%	6.6%	6.7%
2023 Two or More Races	14.2%	11.9%	12.1%
2023 Hispanic Origin (Any Race)	24.8%	20.2%	20.4%

Persons of Hispanic origin represent 20.4% 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 68.1 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	56	77	72
2010 Households	1,111	13,661	28,417
2020 Households	1,280	15,166	32,802
2023 Households	1,440	15,478	33,492
2028 Households	1,534	15,550	33,779
2010-2020 Annual Rate	1.43%	1.05%	1.45%
2020-2023 Annual Rate	3.69%	0.63%	0.64%
2023-2028 Annual Rate	1.27%	0.09%	0.17%
2023 Average Household Size	2.97	2.60	2.55

The household count in this area has changed from 32,802 in 2020 to 33,492 in the current year, a change of 0.64% annually. The five-year projection of households is 33,779, a change of 0.17% annually from the current year total. Average household size is currently 2.55, compared to 2.56 in the year 2020. The number of families in the current year is 23,266 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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Latitude: 28.15053
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	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	26.4%	22.4%	23.5%
Median Household Income			
2023 Median Household Income	\$59,632	\$64,236	\$62,379
2028 Median Household Income	\$70,773	\$74,685	\$70,935
2023-2028 Annual Rate	3.49%	3.06%	2.60%
Average Household Income			
2023 Average Household Income	\$78,468	\$86,131	\$85,224
2028 Average Household Income	\$92,018	\$99,984	\$98,082
2023-2028 Annual Rate	3.24%	3.03%	2.85%
Per Capita Income			
2023 Per Capita Income	\$27,487	\$33,000	\$33,140
2028 Per Capita Income	\$32,290	\$38,215	\$38,071
2023-2028 Annual Rate	3.27%	2.98%	2.81%
GINI Index			
2023 Gini Index	39.9	37.5	38.5

Households by Income

Current median household income is \$62,379 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$70,935 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$85,224 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$98,082 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$33,140 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$38,071 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	96	112	106
2010 Total Housing Units	1,277	15,442	32,436
2010 Owner Occupied Housing Units	801	11,135	20,465
2010 Renter Occupied Housing Units	321	2,526	7,952
2010 Vacant Housing Units	166	1,781	4,019
2020 Total Housing Units	1,426	16,390	35,689
2020 Owner Occupied Housing Units	947	12,042	22,850
2020 Renter Occupied Housing Units	333	3,124	9,952
2020 Vacant Housing Units	130	1,219	2,888
2023 Total Housing Units	1,582	16,518	35,995
2023 Owner Occupied Housing Units	1,100	12,708	23,774
2023 Renter Occupied Housing Units	340	2,770	9,718
2023 Vacant Housing Units	142	1,040	2,503
2028 Total Housing Units	1,628	16,704	36,379
2028 Owner Occupied Housing Units	1,189	12,890	24,200
2028 Renter Occupied Housing Units	346	2,660	9,579
2028 Vacant Housing Units	94	1,154	2,600
Socioeconomic Status Index			
2023 Socioeconomic Status Index	43.3	49.2	49.2

Currently, 66.0% of the 35,995 housing units in the area are owner occupied; 27.0%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 35,689 housing units in the area and 8.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.26%. Median home value in the area is \$244,003, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.31% annually to \$247,842.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In proximity are two international airports, two interstate highways, passenger, and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.

LAKELAND RANKINGS

- **#1 Cities to buy a home (Business Insider)**
- **#1 Fastest growing city (Bloomberg)**
- **#1 most philanthropic city (Philanthropy)**
- **#6 safest places to live**
- **#6 mid-sized metro job growth (Business facilities)**
- **#17 best cities for new graduates (Good Call)**
- **#7 Best Places to move (US News & World Report)**

LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **32 Miles from Tampa, 54 Miles from Orlando**
- **CSX Rail Access**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 107,552**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**