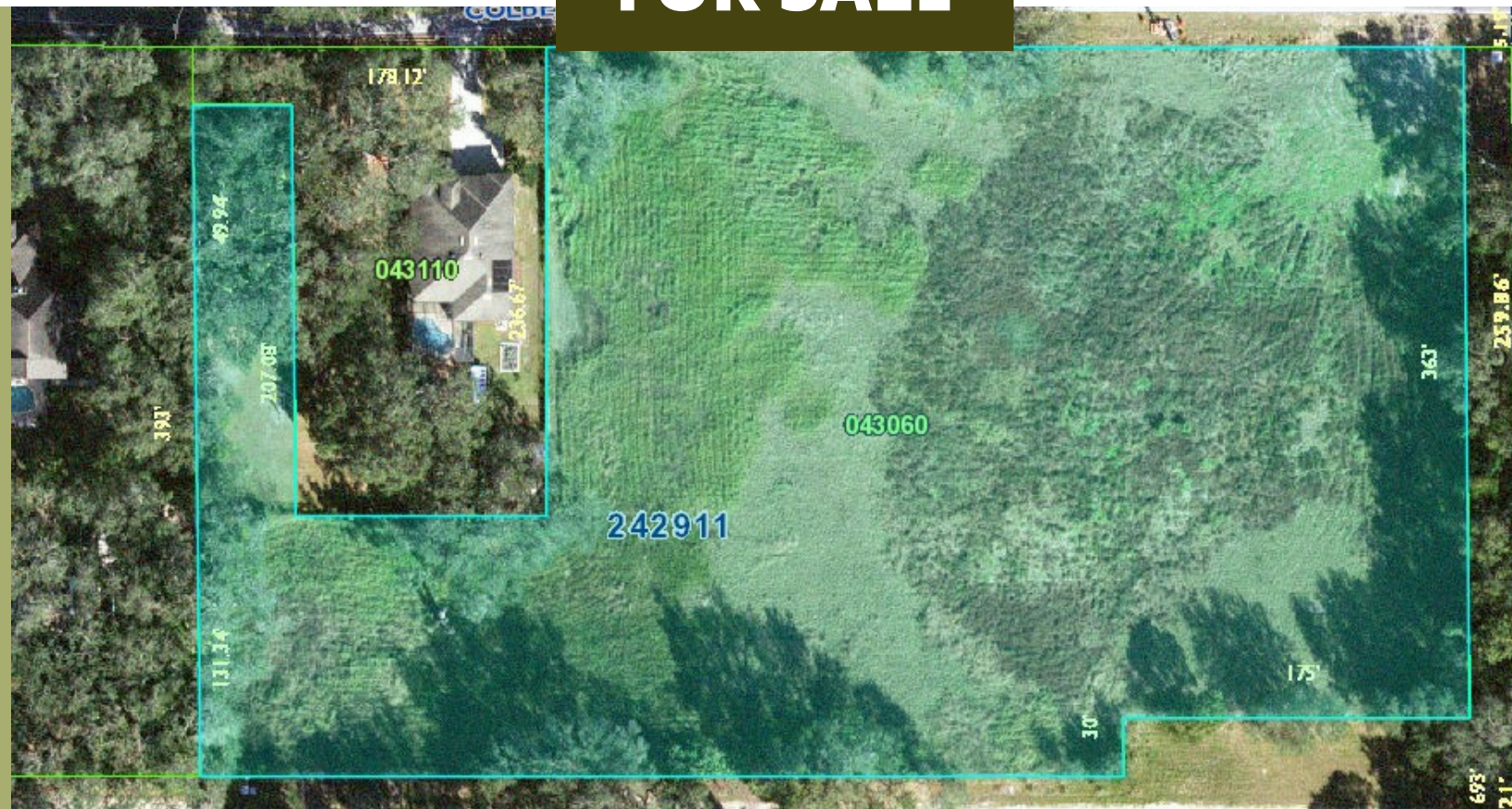


Shovel Ready Multi-Family

FOR SALE



0 Colbert Road , Lakeland, Florida 33812

Property Highlights

- Shovel Ready Site
- County Approved
- Approved for 30 Units
- 4.56 Acres
- Great Location



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

0 Colbert Road , Lakeland, Florida 33812



0 Colbert Road , Lakeland, Florida 33812

Property: Nestled in the thriving community of Lakeland, Florida, this 4.56-acre parcel of land presents a lucrative opportunity for developers seeking to capitalize on the burgeoning demand for residential properties. Boasting shovel-ready status and a Level 2 construction plan already approved, this meticulously planned development opportunity is poised for immediate commencement. The groundwork has been meticulously laid, providing developers with a streamlined pathway to initiate construction promptly and efficiently.

Sale Price: \$750,000



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Area Information



0 Colbert Road , Lakeland, Florida 33812

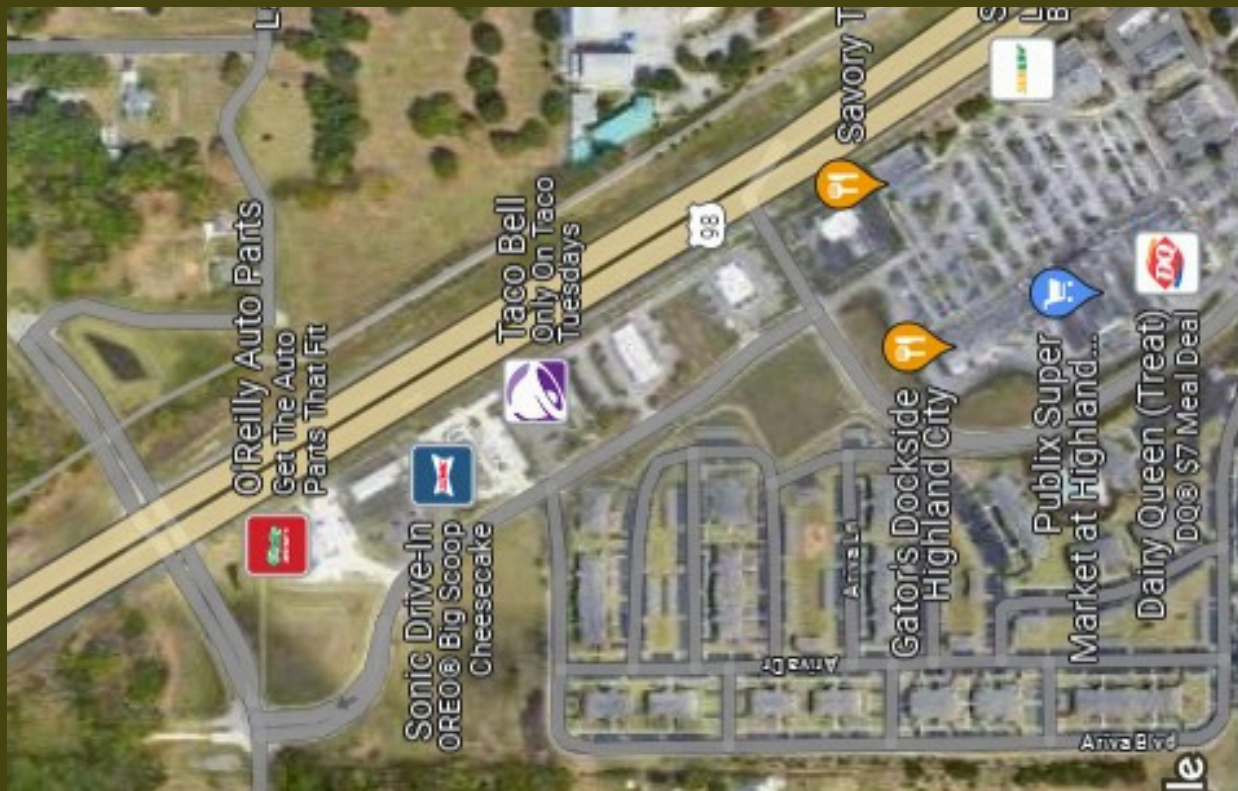
Location: Site is located off US Hwy 98 South on Colbert Road, surrounded by retailers such as Publix, Advance Auto Parts, Burger King, McDonalds, Culvers and minutes from the Polk Parkway.

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.



0 Colbert Road , Lakeland, Florida 33812

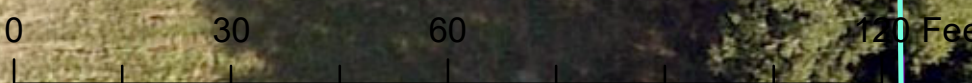
LOCATION MAP



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



1 in = 27 ft



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



The use of this data is being provided on an 'as is' basis for your convenience and may be subject to change without notice. While every reasonable effort has been made to assure the accuracy of the maps and data contained herein, the City of Lakeland makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, reliability or completeness of any of the data provided. The user of these applications should not rely on the data provided herein for any reason. The City of Lakeland explicitly disclaims any representations and warranties, express or implied, including without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall the City of Lakeland assume liability for any errors, omissions or inaccuracies in the information provided, regardless of how caused. The City of Lakeland shall not be liable for any decisions made or actions taken or not taken by the user of the applications in reliance upon any information or data furnished hereunder.



4835 #BARN-1
COLBERT RD
4835 #BARN-2
COLBERT RD

4835
COLBERT RD

COLBERT RD

FH1901

8" PVC WM

8" PVC WM

Sleeve (8"x8")

PV26246

4830 #2
COLBERT RD
4830
COLBERT RD

4830 #1
COLBERT RD

Wonderhere (Private)
PVTP260509 (P0509)

PVT 2" HDPE SFM

FH4595

5120 #SWP
COLBERT RD

5120 #PMP
COLBERT RD

6" AC WM

6" AC WM

PVT 6" PVC SFM

1 in = 67 ft

0 80 160 320 Feet

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



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Executive Summary

Colbert Rd, Lakeland, Florida, 33812
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 27.97489
Longitude: -81.89090

	1 mile	3 miles	5 miles
Population			
2010 Population	3,227	28,900	78,872
2020 Population	3,766	33,029	88,970
2023 Population	4,561	34,831	90,392
2028 Population	4,641	35,330	90,427
2010-2020 Annual Rate	1.56%	1.34%	1.21%
2020-2023 Annual Rate	6.07%	1.65%	0.49%
2023-2028 Annual Rate	0.35%	0.28%	0.01%
2020 Male Population	49.6%	48.8%	48.1%
2020 Female Population	50.4%	51.2%	51.9%
2020 Median Age	39.8	40.1	39.3
2023 Male Population	49.2%	49.0%	48.6%
2023 Female Population	50.8%	51.0%	51.4%
2023 Median Age	38.3	40.8	41.1

In the identified area, the current year population is 90,392. In 2020, the Census count in the area was 88,970. The rate of change since 2020 was 0.49% annually. The five-year projection for the population in the area is 90,427 representing a change of 0.01% annually from 2023 to 2028. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 41.1, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	71.1%	70.3%	68.7%
2023 Black Alone	7.4%	8.0%	9.7%
2023 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2023 Asian Alone	4.9%	5.3%	3.6%
2023 Pacific Islander Alone	0.0%	0.0%	0.1%
2023 Other Race	4.3%	4.3%	5.5%
2023 Two or More Races	11.9%	11.8%	12.1%
2023 Hispanic Origin (Any Race)	16.0%	15.7%	17.9%

Persons of Hispanic origin represent 17.9% 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 64.6 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	99	123	108
2010 Households	1,146	10,225	29,903
2020 Households	1,422	11,749	33,359
2023 Households	1,694	12,414	33,965
2028 Households	1,717	12,563	33,903
2010-2020 Annual Rate	2.18%	1.40%	1.10%
2020-2023 Annual Rate	5.53%	1.71%	0.56%
2023-2028 Annual Rate	0.27%	0.24%	-0.04%
2023 Average Household Size	2.69	2.79	2.60

The household count in this area has changed from 33,359 in 2020 to 33,965 in the current year, a change of 0.56% annually. The five-year projection of households is 33,903, a change of -0.04% annually from the current year total. Average household size is currently 2.60, compared to 2.61 in the year 2020. The number of families in the current year is 23,856 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.



Executive Summary

Colbert Rd, Lakeland, Florida, 33812
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	18.8%	18.9%	22.6%
Median Household Income			
2023 Median Household Income	\$91,319	\$90,137	\$72,905
2028 Median Household Income	\$102,630	\$102,023	\$82,284
2023-2028 Annual Rate	2.36%	2.51%	2.45%
Average Household Income			
2023 Average Household Income	\$110,657	\$116,574	\$102,231
2028 Average Household Income	\$126,088	\$133,278	\$117,091
2023-2028 Annual Rate	2.65%	2.71%	2.75%
Per Capita Income			
2023 Per Capita Income	\$41,208	\$41,689	\$38,482
2028 Per Capita Income	\$46,904	\$47,570	\$43,987
2023-2028 Annual Rate	2.62%	2.67%	2.71%
GINI Index			
2023 Gini Index	33.4	36.4	40.5

Households by Income

Current median household income is \$72,905 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$82,284 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$102,231 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$117,091 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$38,482 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$43,987 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	131	130	109
2010 Total Housing Units	1,252	11,209	33,145
2010 Owner Occupied Housing Units	928	8,246	21,749
2010 Renter Occupied Housing Units	219	1,979	8,154
2010 Vacant Housing Units	106	984	3,242
2020 Total Housing Units	1,534	12,667	36,061
2020 Owner Occupied Housing Units	1,031	9,262	23,442
2020 Renter Occupied Housing Units	391	2,487	9,917
2020 Vacant Housing Units	101	903	2,736
2023 Total Housing Units	1,805	13,202	36,332
2023 Owner Occupied Housing Units	1,120	9,503	24,180
2023 Renter Occupied Housing Units	574	2,911	9,785
2023 Vacant Housing Units	111	788	2,367
2028 Total Housing Units	1,824	13,360	36,586
2028 Owner Occupied Housing Units	1,166	9,764	24,547
2028 Renter Occupied Housing Units	551	2,799	9,356
2028 Vacant Housing Units	107	797	2,683

Socioeconomic Status Index

2023 Socioeconomic Status Index	54.9	56.9	50.2
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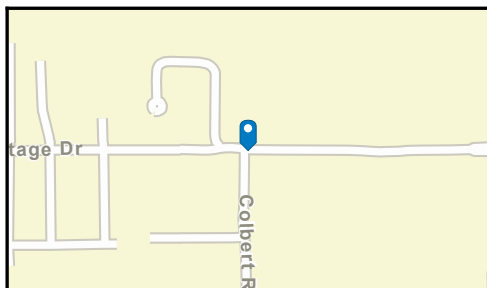
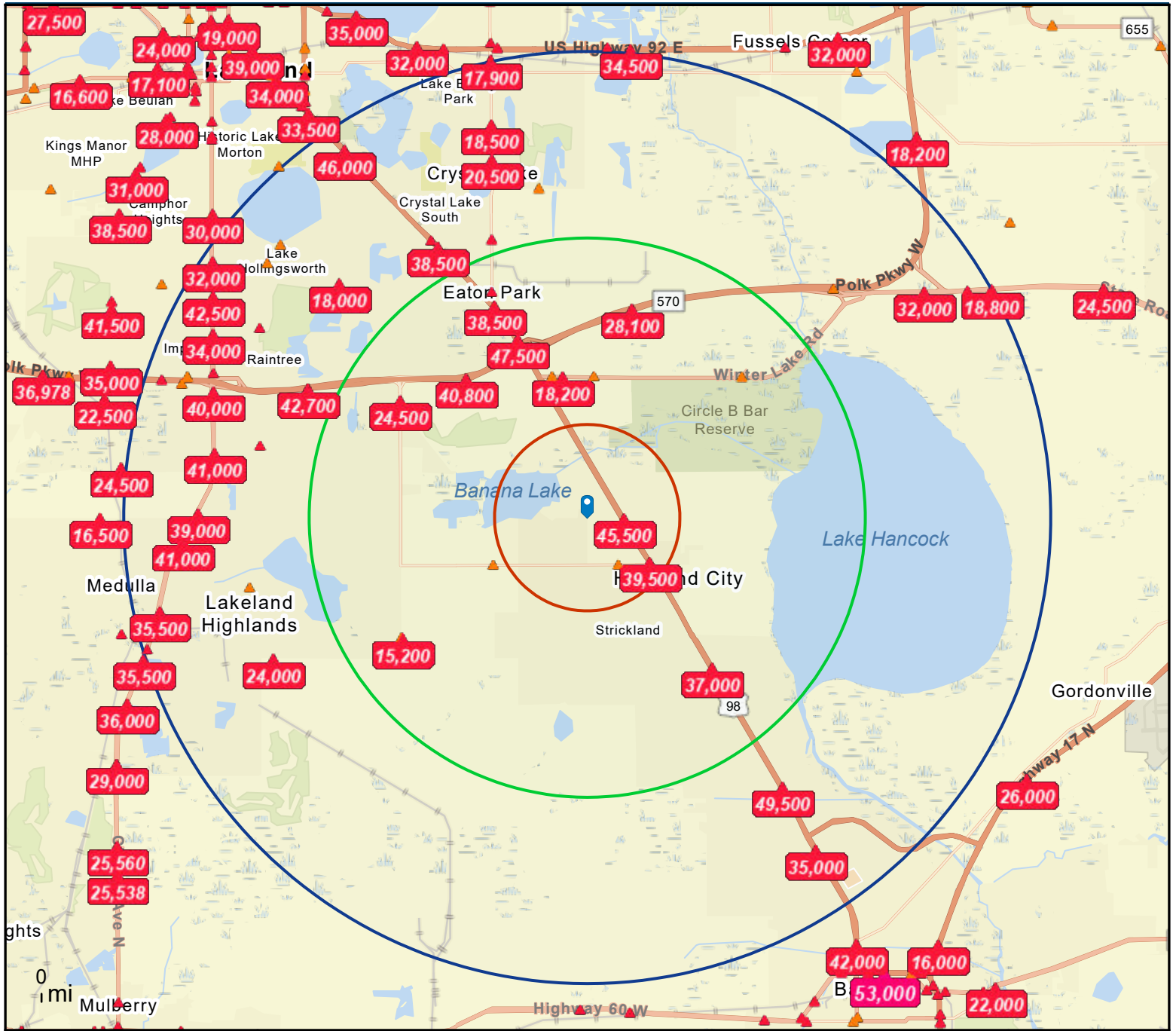
Currently, 66.6% of the 36,332 housing units in the area are owner occupied; 26.9%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 36,061 housing units in the area and 7.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.23%. Median home value in the area is \$273,922, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.63% annually to \$282,609.

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.

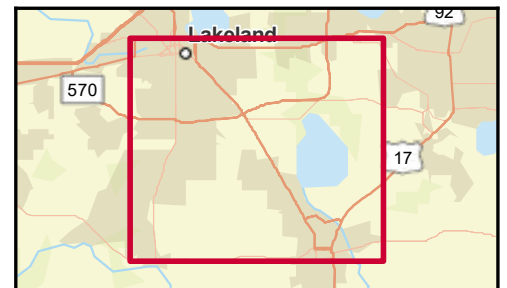
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Colbert Rd, Lakeland, Florida, 33812
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 27.97489
 Longitude: -81.89090



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).



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 FASTEST GROWING CITY IN US**
(Bloomberg)
- **#2 TOP METRO HIGHEST IN MIGRATION**
(CoreLogic, Inc.)
- **#3 TOP BOOMTOWNS IN AMERICA**
(Lendingtree)
- **#4 IN FASTEST-GROWING PLACES**
(Usnews.com)
- **#5 SAFEST PLACE TO LIVE**
(Usnews.com)
- **#12 BEST PLACES TO LIVE IN FLORIDA**
(Usnews.com)
- **BEST PLACE TO START A BUSINESS**
(Inc.com)

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**
- **Lakeland Linder International Airport for jet use and Amazon Prime Air**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 120,280**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**