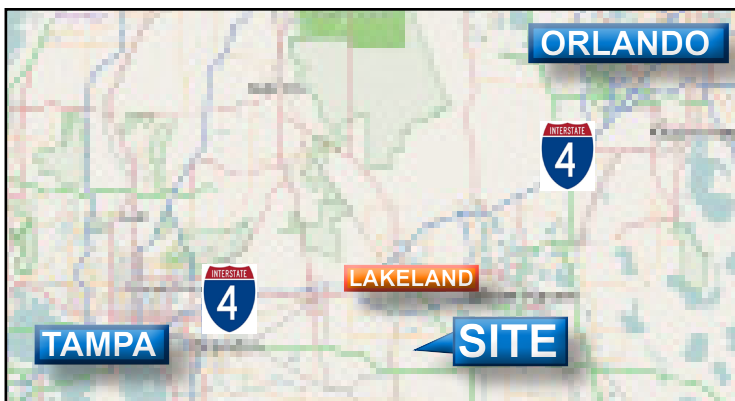


HEAVY INDUSTRIAL LAND



26 ± Estimated Upland Ac.

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



PROPERTY HIGHLIGHTS

- 26± Est. Upland - 68 Gross Acres
- Heavy Industrial Zoning
- Rail Potential
- Municipal Water, Sewer, & Gas in Area
- 8.4 + Million Population within 80 Miles
- North of SR 60; Major East/West Intra-state Highway
- Site Investigation Reports Available

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

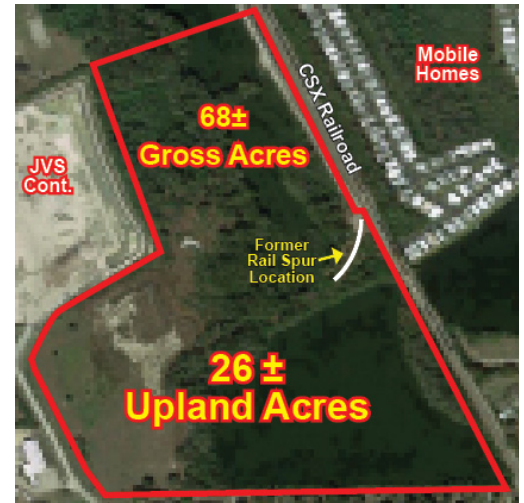
DAVID F. BUNCH, SIOR
863-682-6147 • David@hauger-bunch.com

HEAVY INDUSTRIAL LAND

26 ± Estimated Upland Ac.

PROPERTY OVERVIEW

Identification:	68 Acres Industrial Land, Mulberry
Tax ID:	Parcels: 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
Location:	Prairie Mine Road, Mulberry, Florida 33860 Centered in the Tampa-Orlando Central Florida Corridor
Lot Size:	Approximately 68 Acres
Taxes:	\$2,987.41 (2022)
Zoning:	Industrial - City of Mulberry
Rail:	CSX Railroad maintains active tracks on the east side of the parcel, which had previously contained a rail turnout. Verify availability.
Utilities:	<ul style="list-style-type: none">■ Water: City of Mulberry; At the Street■ Sewer: <i>City of Mulberry; within 630 ± feet (South)</i>■ Electric - Tampa Electric ■ Gas - Florida Public Utilities
Site Reports:	Site studies include surveys, including topographic, wetlands mitigation report, environmental, and conceptual rail sidetrack and cost estimates.
Comments:	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: heavy manufacturing, repair or processing, warehousing, and industrial park. Population of + 6.5 million within 60 miles.
PRICE:	\$ 1,690,000



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

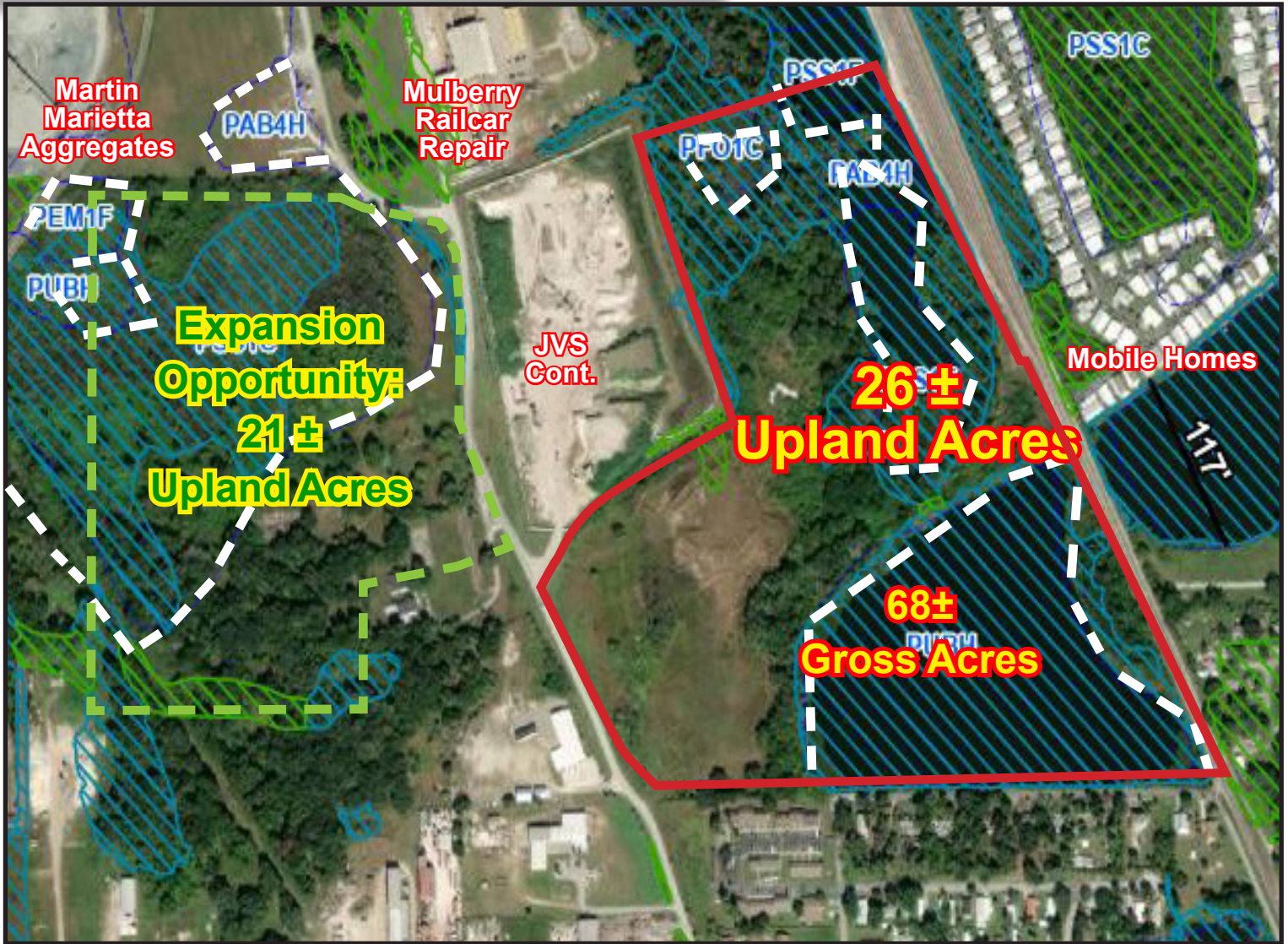
DAVID F. BUNCH, SIOR
863-682-6147 • David@hauger-bunch.com

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
Population			
2010 Population	663,019	3,984,682	6,910,652
2020 Population	743,795	4,776,552	8,198,406
2022 Population	758,517	4,961,083	8,485,840
2027 Population	793,685	5,184,747	8,849,637
2010-2020 Annual Rate	1.16%	1.83%	1.72%
2020-2022 Annual Rate	0.87%	1.70%	1.54%
2022-2027 Annual Rate	0.91%	0.89%	0.84%
2022 Male Population	48.8%	48.7%	48.8%
2022 Female Population	51.2%	51.3%	51.2%
2022 Median Age	40.1	41.6	43.1

In the identified area, the current year population is 8,485,840. In 2020, the Census count in the area was 8,198,406. The rate of change since 2020 was 1.54% annually. The five-year projection for the population in the area is 8,849,637 representing a change of 0.84% annually from 2022 to 2027. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 43.1, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	62.1%	59.5%	61.3%
2022 Black Alone	12.9%	12.1%	12.1%
2022 American Indian/Alaska Native Alone	0.6%	0.5%	0.4%
2022 Asian Alone	2.6%	3.8%	3.6%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	8.1%	8.7%	8.1%
2022 Two or More Races	13.7%	15.3%	14.4%
2022 Hispanic Origin (Any Race)	23.9%	26.0%	24.0%

Persons of Hispanic origin represent 24.0% of the population in the identified area compared to 19.0% 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 73.4 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	85	90	92
2010 Households	242,802	1,578,360	2,783,639
2020 Households	272,525	1,883,677	3,286,585
2022 Households	278,545	1,953,702	3,399,054
2027 Households	291,672	2,037,863	3,540,727
2010-2020 Annual Rate	1.16%	1.78%	1.67%
2020-2022 Annual Rate	0.98%	1.64%	1.51%
2022-2027 Annual Rate	0.93%	0.85%	0.82%
2022 Average Household Size	2.68	2.49	2.45



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.

EXECUTIVE SUMMARY

	20 miles	50 miles	80 miles
Mortgage Income			
2022 Percent of Income for Mortgage	19.7%	21.4%	22.0%
Median Household Income			
2022 Median Household Income	\$63,556	\$64,989	\$64,714
2027 Median Household Income	\$75,737	\$77,874	\$77,512
2022-2027 Annual Rate	3.57%	3.68%	3.68%
Average Household Income			
2022 Average Household Income	\$89,400	\$93,837	\$93,601
2027 Average Household Income	\$105,690	\$110,442	\$110,275
2022-2027 Annual Rate	3.40%	3.31%	3.33%
Per Capita Income			
2022 Per Capita Income	\$32,895	\$37,022	\$37,571
2027 Per Capita Income	\$38,908	\$43,473	\$44,195
2022-2027 Annual Rate	3.41%	3.26%	3.30%

Households by Income

Current median household income is \$64,714 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$77,512 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$93,601 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$110,275 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$37,571 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$44,195 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	123	112	109
2010 Total Housing Units	274,115	1,894,498	3,354,576
2010 Owner Occupied Housing Units	173,391	1,060,274	1,906,666
2010 Renter Occupied Housing Units	69,410	518,089	876,971
2010 Vacant Housing Units	31,313	316,138	570,937
2020 Total Housing Units	296,723	2,133,254	3,753,482
2020 Vacant Housing Units	24,198	249,577	466,897
2022 Total Housing Units	302,736	2,210,566	3,877,383
2022 Owner Occupied Housing Units	199,052	1,311,661	2,319,847
2022 Renter Occupied Housing Units	79,493	642,041	1,079,207
2022 Vacant Housing Units	24,191	256,864	478,329
2027 Total Housing Units	317,697	2,307,215	4,048,917
2027 Owner Occupied Housing Units	211,063	1,381,348	2,441,015
2027 Renter Occupied Housing Units	80,609	656,514	1,099,712
2027 Vacant Housing Units	26,025	269,352	508,190



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

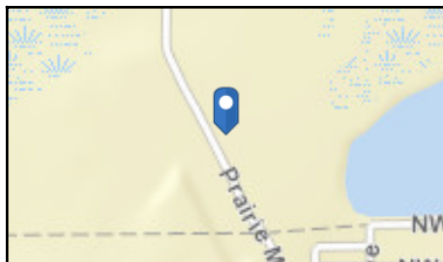
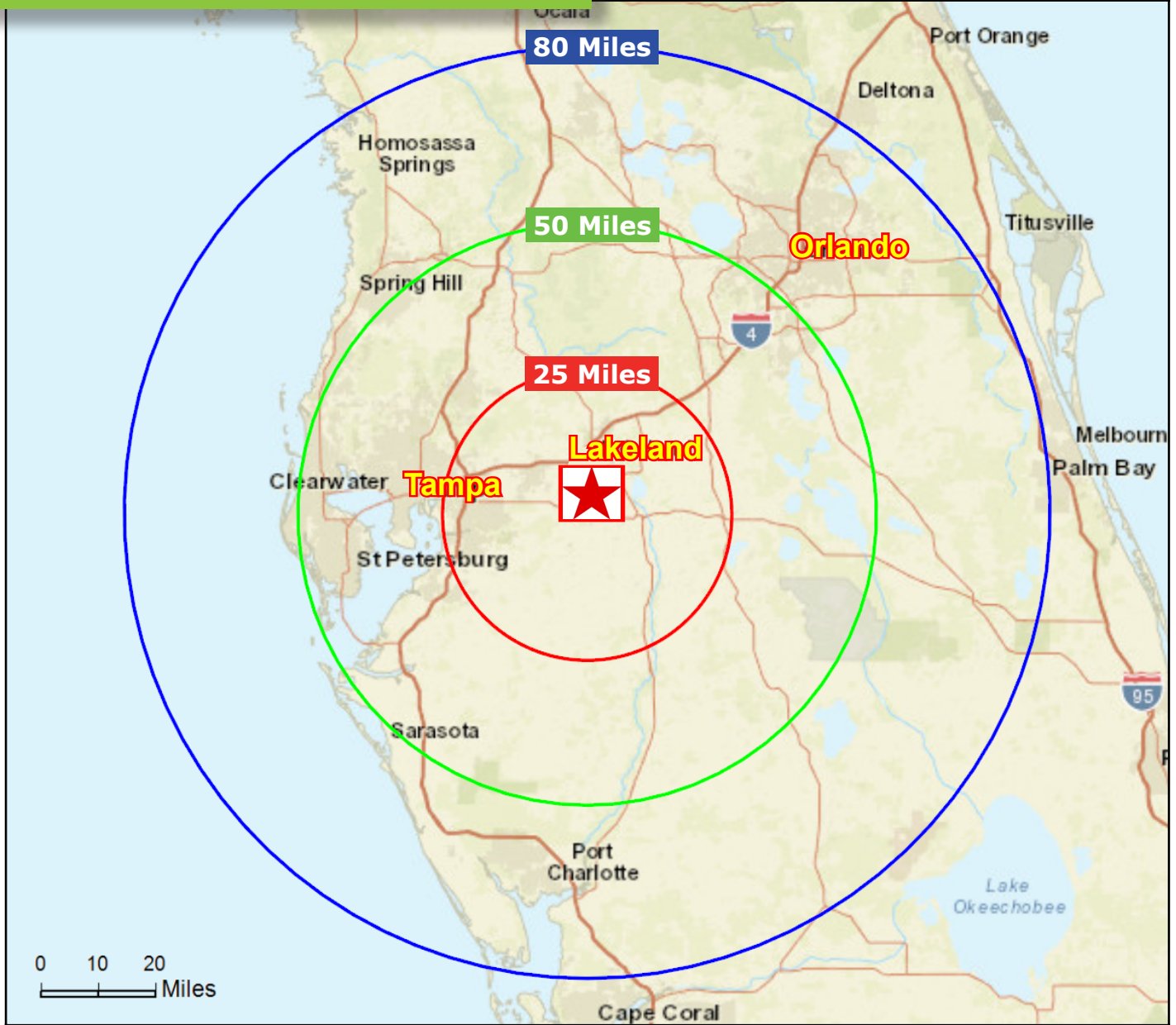
DAVID F. BUNCH, SIOR
863-682-6147 • David@hauger-bunch.com

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



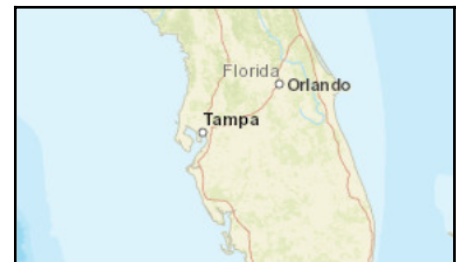
863-682-6147

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.