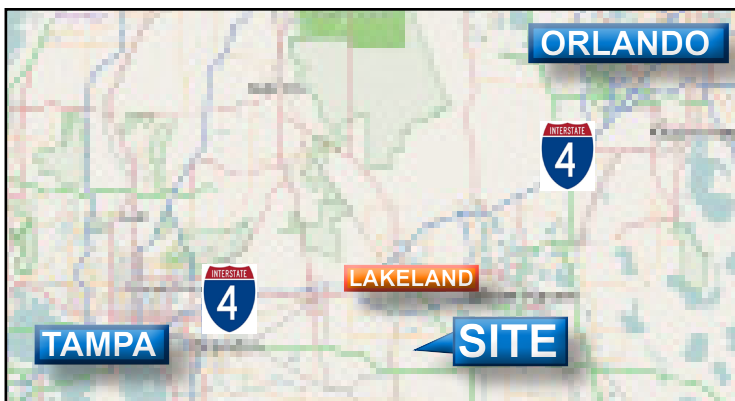


HEAVY INDUSTRIAL LAND



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

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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



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CLOSE UP AERIAL



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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



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DISTANCE AERIAL



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HEAVY INDUSTRIAL LAND

26 ± Estimated Upland Ac.

EXECUTIVE SUMMARY

	20 miles	50 miles	80 miles
Population			
2010 Population	656,512	3,967,652	6,907,121
2020 Population	736,957	4,756,476	8,194,489
2024 Population	782,505	5,167,258	8,836,475
2029 Population	838,228	5,523,929	9,416,124
2010-2020 Annual Rate	1.16%	1.83%	1.72%
2020-2024 Annual Rate	1.42%	1.97%	1.79%
2024-2029 Annual Rate	1.39%	1.34%	1.28%
2020 Male Population	48.5%	48.4%	48.4%
2020 Female Population	51.5%	51.6%	51.6%
2020 Median Age	39.7	41.4	43.1
2024 Male Population	49.2%	49.1%	49.1%
2024 Female Population	50.8%	50.9%	50.9%
2024 Median Age	40.3	41.8	43.5

In the identified area, the current year population is 8,836,475. In 2020, the Census count in the area was 8,194,489. The rate of change since 2020 was 1.79% annually. The five-year projection for the population in the area is 9,416,124 representing a change of 1.28% annually from 2024 to 2029. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 43.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	60.4%	58.2%	60.3%
2024 Black Alone	13.4%	12.4%	12.3%
2024 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2024 Asian Alone	2.7%	4.1%	3.8%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	8.5%	9.1%	8.3%
2024 Two or More Races	14.3%	15.7%	14.7%
2024 Hispanic Origin (Any Race)	25.7%	27.3%	25.0%

Persons of Hispanic origin represent 25.0% of the population in the identified area compared to 19.6% 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 74.4 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	85	93	97
2010 Households	240,088	1,571,118	2,781,842
2020 Households	269,713	1,875,425	3,284,531
2024 Households	286,922	2,036,557	3,547,069
2029 Households	307,817	2,180,983	3,793,206
2010-2020 Annual Rate	1.17%	1.79%	1.67%
2020-2024 Annual Rate	1.47%	1.96%	1.83%
2024-2029 Annual Rate	1.42%	1.38%	1.35%
2024 Average Household Size	2.68	2.48	2.44



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EXECUTIVE SUMMARY

Rings: 20, 50, 80 mile radii

Longitude: -81.98269

	20 miles	50 miles	80 miles
Mortgage Income			
2024 Percent of Income for Mortgage	28.7%	31.5%	32.1%
Median Household Income			
2024 Median Household Income	\$73,549	\$74,482	\$73,737
2029 Median Household Income	\$86,667	\$88,234	\$86,451
2024-2029 Annual Rate	3.34%	3.45%	3.23%
Average Household Income			
2024 Average Household Income	\$97,052	\$104,177	\$103,795
2029 Average Household Income	\$114,169	\$122,310	\$121,689
2024-2029 Annual Rate	3.30%	3.26%	3.23%
Per Capita Income			
2024 Per Capita Income	\$35,676	\$41,124	\$41,735
2029 Per Capita Income	\$42,028	\$48,351	\$49,087
2024-2029 Annual Rate	3.33%	3.29%	3.30%
GINI Index			
2024 Gini Index	40.3	40.8	40.6

Households by Income

Current median household income is \$73,737 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$86,451 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$103,795 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$121,689 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$41,735 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$49,087 in five years, compared to \$51,203 for all U.S. households.

Housing

	20 miles	50 miles	80 miles
2024 Housing Affordability Index	86	79	77
2010 Total Housing Units	271,236	1,886,037	3,352,334
2010 Owner Occupied Housing Units	171,161	1,054,729	1,905,171
2010 Renter Occupied Housing Units	68,927	516,389	876,672
2010 Vacant Housing Units	31,148	314,919	570,492
2020 Total Housing Units	293,718	2,123,770	3,750,977
2020 Owner Occupied Housing Units	187,467	1,218,019	2,182,815
2020 Renter Occupied Housing Units	82,246	657,406	1,101,716
2020 Vacant Housing Units	24,134	248,507	466,457
2024 Total Housing Units	309,240	2,292,788	4,022,564
2024 Owner Occupied Housing Units	204,907	1,353,053	2,411,384
2024 Renter Occupied Housing Units	82,015	683,505	1,135,685
2024 Vacant Housing Units	22,318	256,231	475,495
2029 Total Housing Units	331,493	2,445,798	4,288,624
2029 Owner Occupied Housing Units	228,122	1,488,442	2,650,991
2029 Renter Occupied Housing Units	79,695	692,541	1,142,215
2029 Vacant Housing Units	23,676	264,815	495,418



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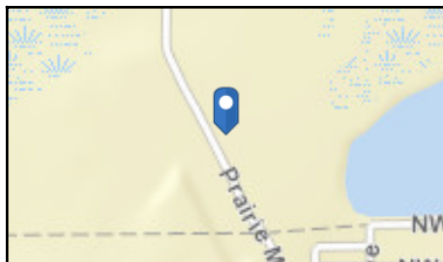
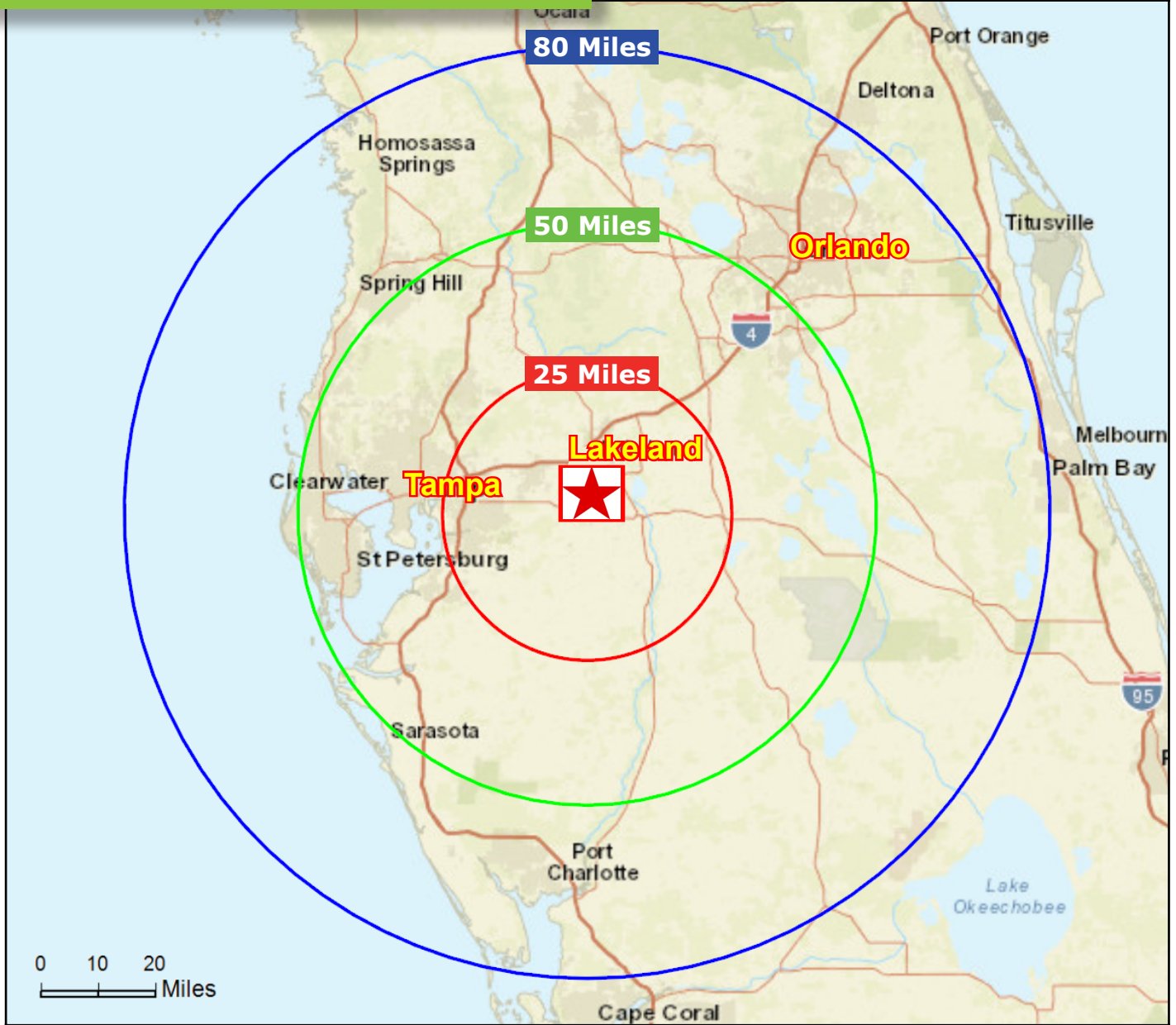
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SITE MAP



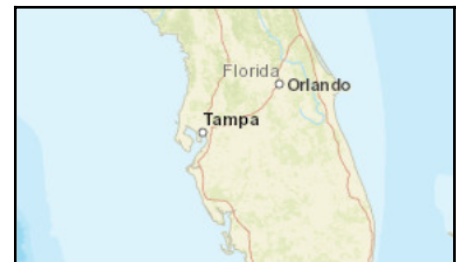
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