

# 1.7+ & 2.2+ Ac. COMMERCIAL DEVELOPMENT SITES



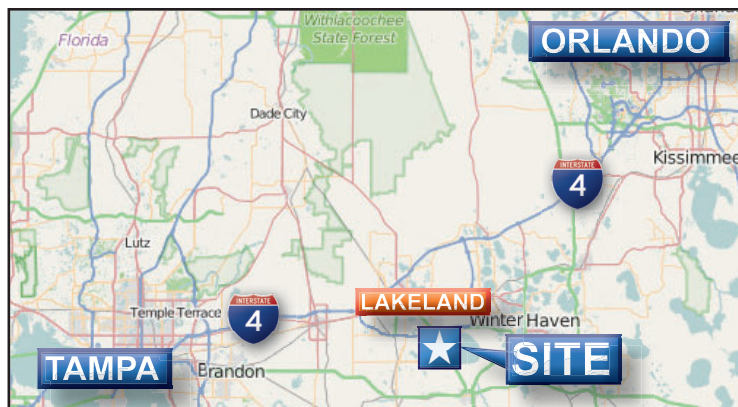
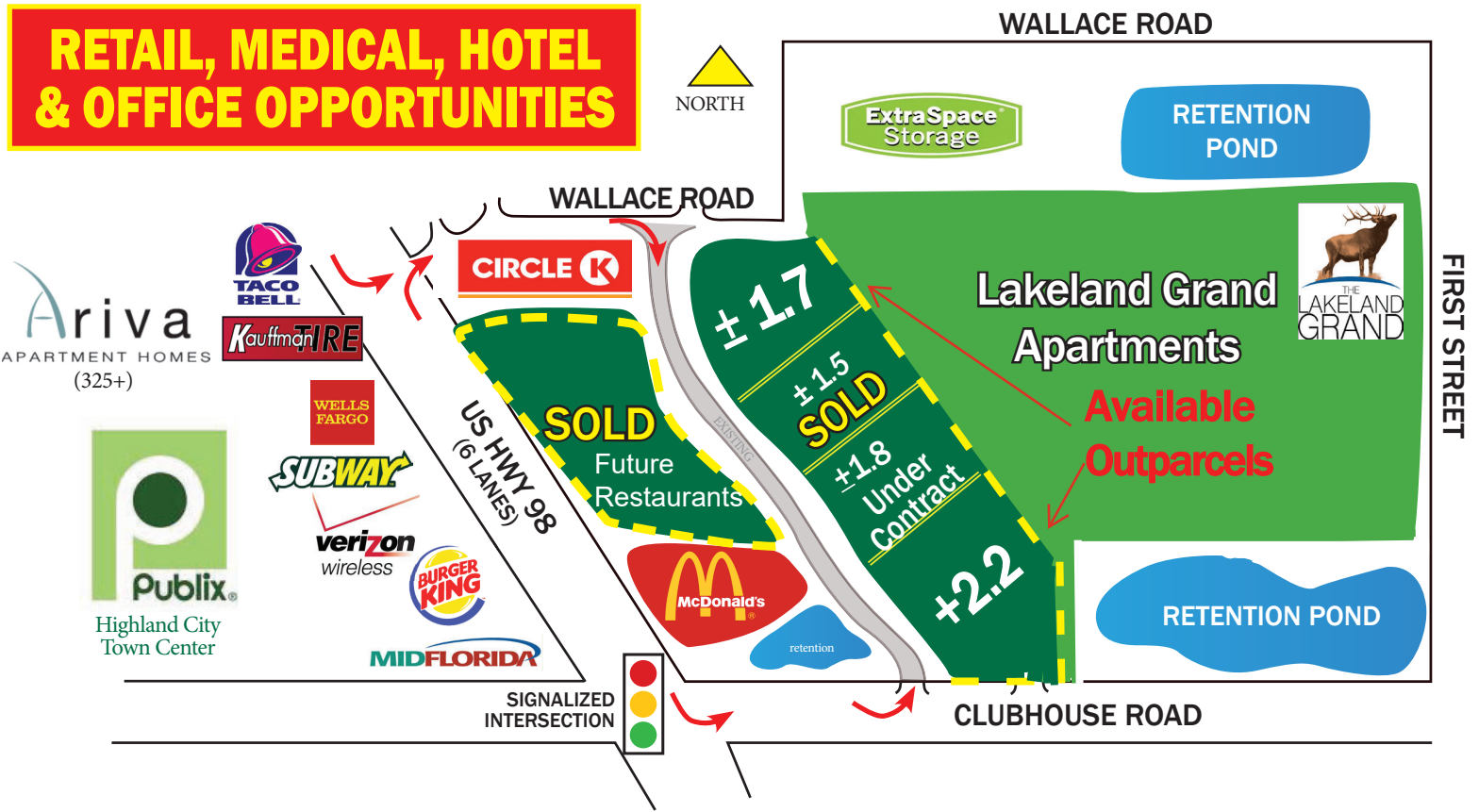
**Outparcel: Retail/Hotel/Medical/Office**

Growth Market: US 98 South & Clubhouse Rd.

Lakeland, Florida

**1.7+ & 2.2+ Acre Outparcels - Entitled**

**RETAIL, MEDICAL, HOTEL & OFFICE OPPORTUNITIES**



## PROPERTY HIGHLIGHTS

- Fully Entitled:
  - Retail/Hotel/Office/Medical
- 1.7+ & 2.2+ Acre Lots
- Signalized Intersection
- Utilities/Off-Site Master Retention
- Internal Service Road
- Population:
  - 316,036 within 10 miles
- Easy Access to two hospitals & VA Clinic

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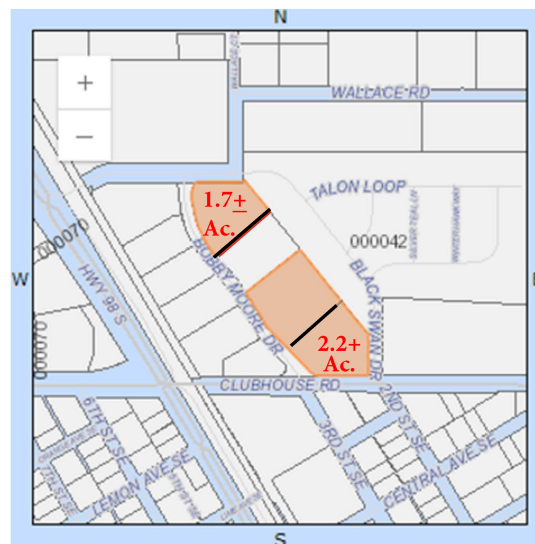
# 1.7± & 2.2+Ac. COMMERCIAL DEVELOPMENT SITES

## Retail/Hotel/Medical/Office Outparcel Available

### 1.7± & 2.2+ Acre Outparcel Lots - Entitled

#### PROPERTY OVERVIEW

<b>Identification:</b>	Mixed-Use Master Development (44+ Acres)
<b>Tax ID:</b>	Polk County Parcel #: 24-29-11-281019-000010 (Partial)
<b>Location:</b>	US Hwy. 98 South at Clubhouse Rd./CR 540 Greater Lakeland, Polk County, Florida
<b>Size:</b>	Mixed Use Master Development: 1.7± Acres & 2.2+ Acres
<b>Frontage: Total Mixed Use Site</b>	<ul style="list-style-type: none"><li>■ US Highway 98 S: ±950 linear feet of frontage</li><li>■ Clubhouse Road/CR 540: ±1,560 linear feet of frontage</li><li>■ Wallace Road: ±2,400 linear feet of frontage</li><li>■ First Street: ±1,300 linear feet of frontage</li></ul>
<b>Zoning:</b>	<b>Town Center</b> (Mixed-Use): Polk County U.S. 98 Selected Area Plan / Not site plan specific Entitled for: <ul style="list-style-type: none"><li>■ Retail, Hotel, Medical and Office Outparcels (verify for specific uses)</li></ul>
<b>Traffic Count:</b>	45,500 on US Highway 98 South (2022) 13,100 on Clubhouse Road (2022)
<b>Access:</b>	Property is accessible from: <b>US Hwy 98 S at Clubhouse Road/CR 540</b> <ul style="list-style-type: none"><li>• 6 Lane Connector Road</li><li>• <b>Signalized Intersection/Full Movement</b></li></ul> <b>US Hwy 98 S at Wallace Road</b> <ul style="list-style-type: none"><li>• <b>Left in; Right-in Right-Out</b></li></ul>



*Property Overview continued on next page.*

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# 1.7+ & 2.2+ Ac. COMMERCIAL DEVELOPMENT SITES

## Retail/Hotel/Medical/Office Outparcel Available

### 1.7+ & 2.2+ Acre Outparcel Lots - Entitled

#### PROPERTY OVERVIEW

##### Utility Service Providers:

- City of Lakeland Water and Sewer
- Central Florida Natural Gas
- Lakeland Electric

##### Infrastructure:

Off-Master Retention in place; Internal Service Road; **All Utilities**

##### Area Employers:

Within 5 Miles of the Site:

- **Lakeland VA Clinic** (±4 miles)
- **Orlando Health Lakeland Highlands Hospital** (±4 miles)
- **Polk State College Campus** (±1.5 miles)
- **Polk County School Board** (adjacent)
- **Lakeland Regional Health** (Future project on 100 acre site) (±2 miles)
- **Polk County Administration** (County Seat) (±5 miles)

##### Population: (2023)

- 77,117 within 5 miles
- 316,036 within 10 miles

##### Comments:

Zoned "Town Center" within the growth market of the **Lakeland Highlands** and the **Lakeland/Bartow Corridor**, the site provides a unique opportunity for mixed-use development. The front and center acreage is planned for retail, hotel, medical and office development, with the eastern acreage completed for **multi-family development** (Lakeland Grand Apartments). The site is across from a **Publix-anchored shopping center** and at the signalized intersection of **US 98** (designated an Intra-State Highway segment) and **Clubhouse Rd. (CR 540)**. The property is strategically between the south Lakeland and Bartow markets, accessible by the Winter Haven and Plant City markets, and within **2.5 miles** of the **Polk Parkway** (loop road connecting to I-4) to the north and less than **5 miles** to **SR 60** (major cross-state highway) to the south. The new **Orlando Health Lakeland Highlands Hospital** and the new **Lakeland VA Clinic** are located off Lakeland Highlands Road, adjacent to the Polk Parkway and within **4 miles** of the site. **Lakeland Regional Health** (parent company to Lakeland Regional Medical Center) will be developing a **100 acre** campus within 2 miles of the site; **Polk State College** campus is within 1.5 miles; **Bartow Regional Medical Center** is within 4 miles; and the **County Seat/Administrative Offices** is within 5 miles.

##### Available Parcels Price:

Call For Pricing

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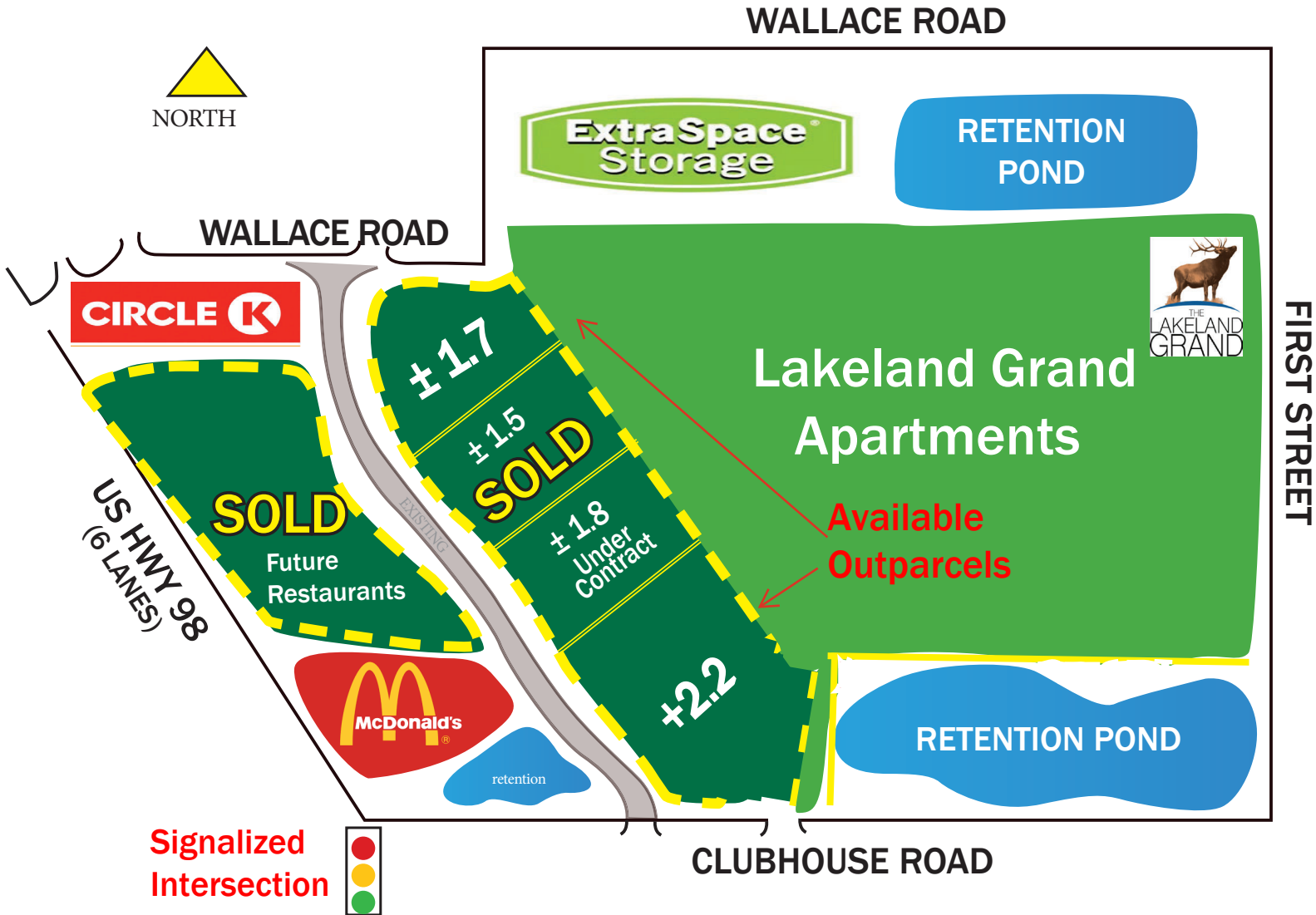
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### AVAILABLE ACREAGE



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#### DISTANCE AERIAL



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#### I-4 CORRIDOR MAP



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## Retail/Hotel/Medical/Office Outparcel Available

### 1.7+ & 2.2+ Acre Outparcel Lots - Entitled

#### EXECUTIVE SUMMARY

	3 miles	5 miles	10 miles
<b>Population</b>			
2010 Population	22,075	64,344	267,756
2020 Population	25,693	72,770	296,692
2024 Population	28,656	77,117	316,036
2029 Population	31,279	82,865	340,039
2010-2020 Annual Rate	1.53%	1.24%	1.03%
2020-2024 Annual Rate	2.60%	1.37%	1.50%
2024-2029 Annual Rate	1.77%	1.45%	1.47%
2020 Male Population	48.7%	48.4%	48.0%
2020 Female Population	51.3%	51.6%	52.0%
2020 Median Age	39.4	39.5	38.9
2024 Male Population	49.5%	49.2%	48.8%
2024 Female Population	50.5%	50.8%	51.2%
2024 Median Age	39.9	40.1	39.4

In the identified area, the current year population is 316,036. In 2020, the Census count in the area was 296,692. The rate of change since 2020 was 1.50% annually. The five-year projection for the population in the area is 340,039 representing a change of 1.47% annually from 2024 to 2029. Currently, the population is 48.8% male and 51.2% female.

#### Median Age

The median age in this area is 39.4, compared to U.S. median age of 39.3.

#### Race and Ethnicity

2024 White Alone	66.0%	65.5%	59.6%
2024 Black Alone	9.4%	11.1%	15.9%
2024 American Indian/Alaska Native Alone	0.3%	0.4%	0.6%
2024 Asian Alone	6.2%	4.0%	2.0%
2024 Pacific Islander Alone	0.0%	0.1%	0.1%
2024 Other Race	5.0%	5.7%	8.7%
2024 Two or More Races	13.0%	13.3%	13.0%
2024 Hispanic Origin (Any Race)	18.5%	19.6%	24.8%

Persons of Hispanic origin represent 24.8% 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 74.6 in the identified area, compared to 72.5 for the U.S. as a whole.

#### Households

2024 Wealth Index	99	96	69
2010 Households	7,694	23,578	101,408
2020 Households	9,037	26,475	112,537
2024 Households	10,111	28,052	119,790
2029 Households	10,965	30,027	128,539
2010-2020 Annual Rate	1.62%	1.17%	1.05%
2020-2024 Annual Rate	2.68%	1.37%	1.48%
2024-2029 Annual Rate	1.63%	1.37%	1.42%
2024 Average Household Size	2.82	2.71	2.57

The household count in this area has changed from 112,537 in 2020 to 119,790 in the current year, a change of 1.48% annually. The five-year projection of households is 128,539, a change of 1.42% annually from the current year total. Average household size is currently 2.57, compared to 2.57 in the year 2020. The number of families in the current year is 78,197 in the specified area.



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#### EXECUTIVE SUMMARY

	3 miles	5 miles	10 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	21.7%	25.1%	29.6%
<b>Median Household Income</b>			
2024 Median Household Income	\$101,676	\$85,732	\$62,481
2029 Median Household Income	\$110,307	\$100,541	\$77,578
2024-2029 Annual Rate	1.64%	3.24%	4.42%
<b>Average Household Income</b>			
2024 Average Household Income	\$114,118	\$105,047	\$83,616
2029 Average Household Income	\$131,997	\$122,233	\$98,469
2024-2029 Annual Rate	2.95%	3.08%	3.32%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$40,428	\$38,586	\$31,742
2029 Per Capita Income	\$46,504	\$44,725	\$37,263
2024-2029 Annual Rate	2.84%	3.00%	3.26%
<b>GINI Index</b>			
2024 Gini Index	33.5	38.2	41.8
<b>Households by Income</b>			
Current median household income is \$62,481 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$77,578 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$83,616 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$98,469 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$31,742 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$37,263 in five years, compared to \$51,203 for all U.S. households.			
<b>Housing</b>			
2024 Housing Affordability Index	115	100	84
2010 Total Housing Units	8,430	26,102	116,958
2010 Owner Occupied Housing Units	6,110	17,654	67,065
2010 Renter Occupied Housing Units	1,584	5,924	34,343
2010 Vacant Housing Units	736	2,524	15,550
2020 Total Housing Units	9,774	28,556	124,405
2020 Owner Occupied Housing Units	6,987	19,324	71,763
2020 Renter Occupied Housing Units	2,050	7,151	40,774
2020 Vacant Housing Units	752	2,089	11,911
2024 Total Housing Units	10,781	29,941	130,926
2024 Owner Occupied Housing Units	7,828	20,840	78,783
2024 Renter Occupied Housing Units	2,283	7,212	41,007
2024 Vacant Housing Units	670	1,889	11,136
2029 Total Housing Units	11,664	32,045	140,567
2029 Owner Occupied Housing Units	8,679	22,995	88,583
2029 Renter Occupied Housing Units	2,286	7,032	39,956
2029 Vacant Housing Units	699	2,018	12,028
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	56.3	50.8	44.5



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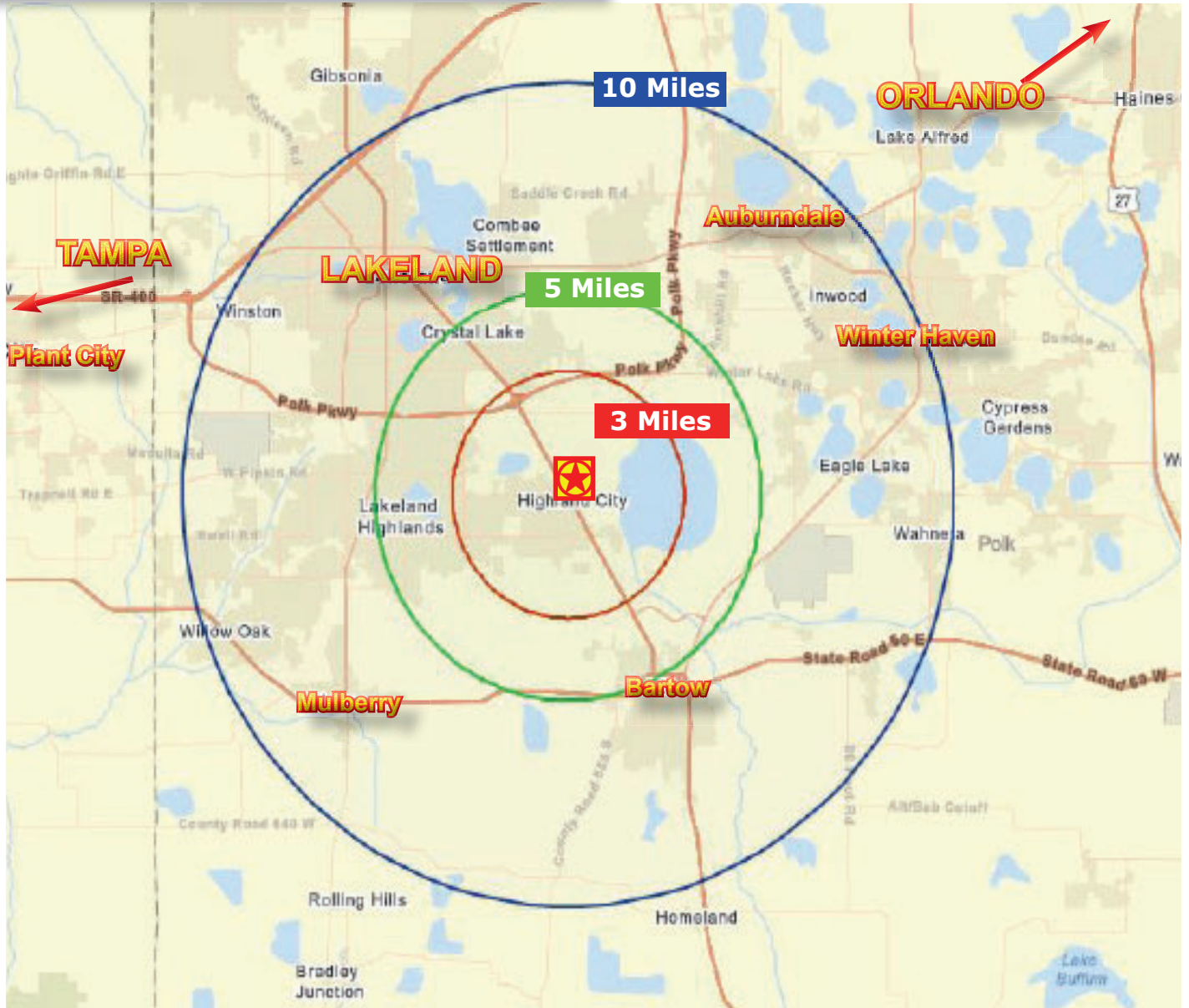


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## SITE MAP



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