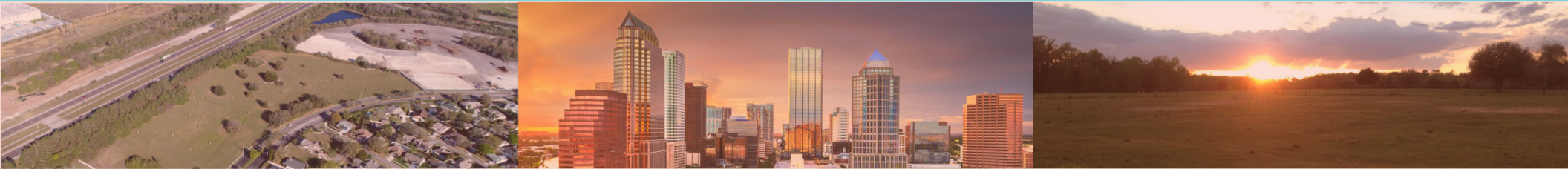


# We know this land.



# Eshenbaugh

LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)



# Property Description



## PROPERTY DESCRIPTION

This 2± acre industrial site is ready for IOS users needing secure yard space with efficient truck and equipment access. The property is cleared, graded, fully fenced, and carries IND future land use, making it suitable for equipment storage, contractor operations, fleet parking, and other outdoor industrial uses.

The site offers 225 feet of frontage on State Road 60 and 350 feet on Bonnie Mine Road, with strong visibility and site access provided from Bonnie Mine Road. The owner has plans for a future 20,000 square foot building on the site.

The property is available for lease or build-to-suit.

## LOCATION DESCRIPTION

The subject property is located at 3456 Bonnie Mine Road in Mulberry within Polk County, with frontage on both Bonnie Mine Road and State Road 60.

The site is positioned within a highly industrial corridor, bordered by Crystal Clean, EquipmentShare, and MPW Industrial Service.

The location offers convenient access to nearby cities, including Lakeland (25 minutes), Brandon (30 minutes), Winter Haven (30 minutes), and Tampa (55 minutes).

## SIZE

Approximately 2 acres

## FUTURE LAND USE

IND (Industrial)

## PRICING

For lease or build-to-suit: Contact broker



# Aerial



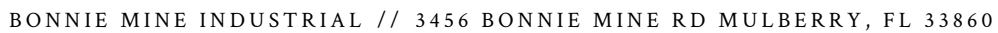


# Additional Photos



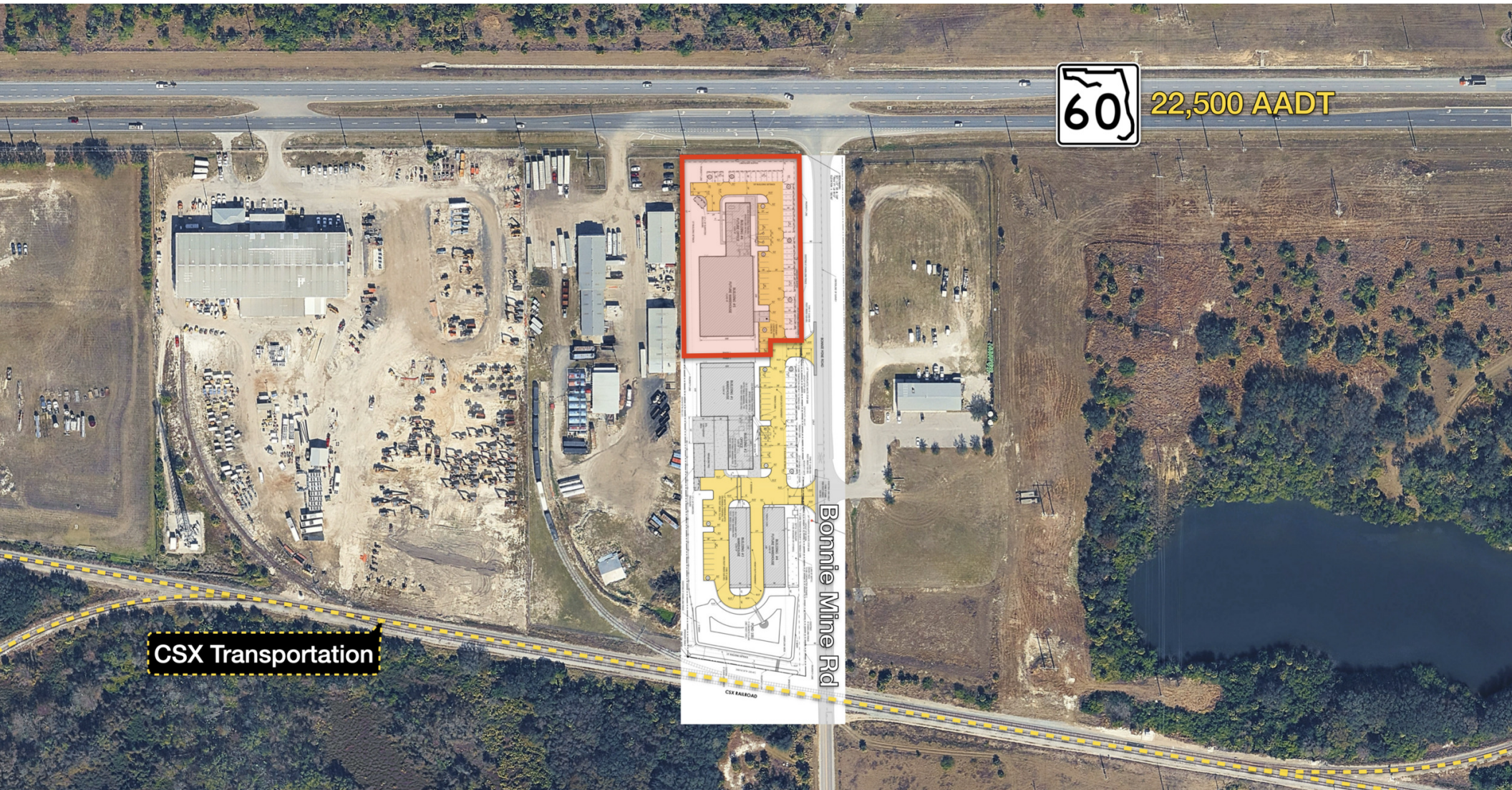


5





# Overlaid Site Plan



CSX Transportation

Bonnie Mine Rd

CSX RAILROAD

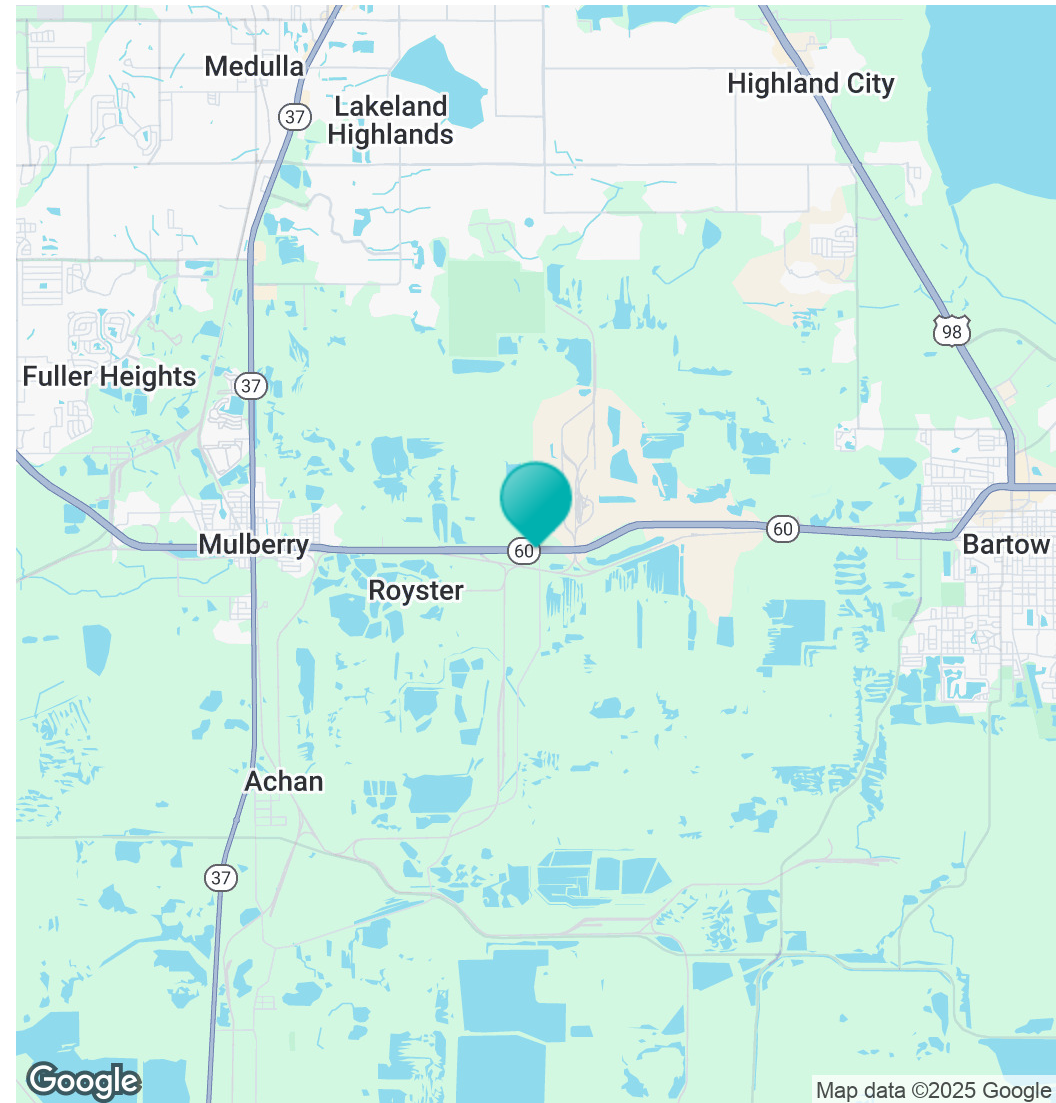


# Drone Video





# Location Maps





# Demographics Map & Report

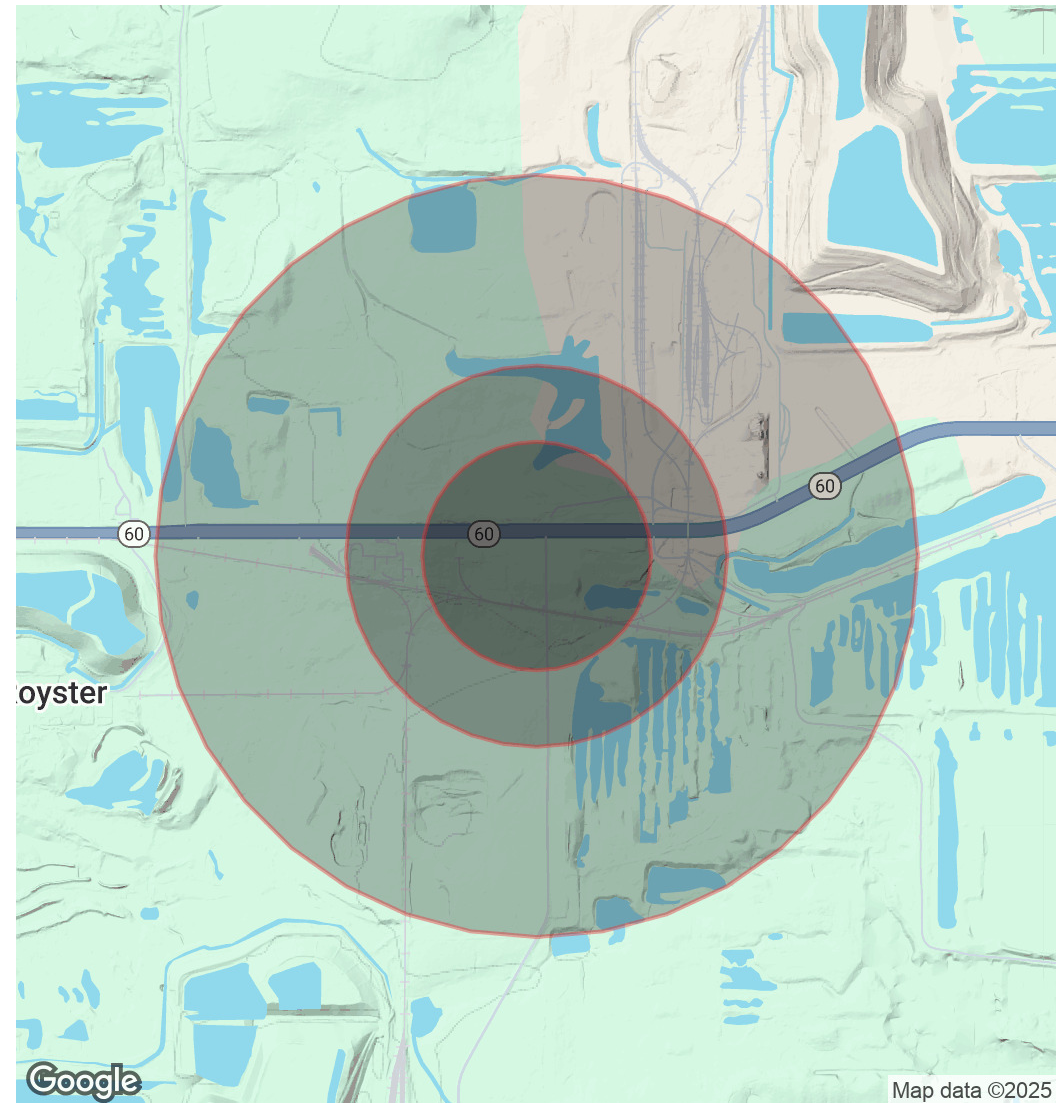
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	0	1
Average Age	38	40	41
Average Age (Male)	37	39	40
Average Age (Female)	38	40	41

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	0
# of Persons per HH	0	0	0
Average HH Income	\$89,180	\$119,933	\$131,770
Average House Value	\$307,970	\$386,201	\$416,312

Demographics data derived from AlphaMap







## Your Advisors



J. Michael Strahan, ALC, CCIM, MAB  
Senior Advisor/Partner  
813.287.8787 x105  
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Questions | Give us a call or drop us an email



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.