



PROPERTY HIGHLIGHTS

- ◇ Residential, Multi- Family, Church. Community Center, Bed N Breakfast, Daycare Center
- ◇ Excellent Location
- ◇ MF-22 Zoning
- ◇ Flood Zone X
- ◇ Downtown CRA, Enterprise Zone & The Core Improvements Area in Downtown Neighborhood

Property: Residential lot located in Downtown Lakeland. Lot is zoned Multiple family with much potential. Some existing trees on lot. Located near two of Lakeland's premier schools Lawton Childs Middle School and McKeel Elementary school. The potential for this lot is endless. Excellent downtown location just North of George Jenkins Boulevard and within walking distance of many parks, shops, city offices, restaurant's and Downtown Lakeland.

Location: Excellent downtown location, truly in the heart of the CBD. Downtown Lakeland is just minutes to I-4 or the Polk Parkway.

Priced at: \$35,000

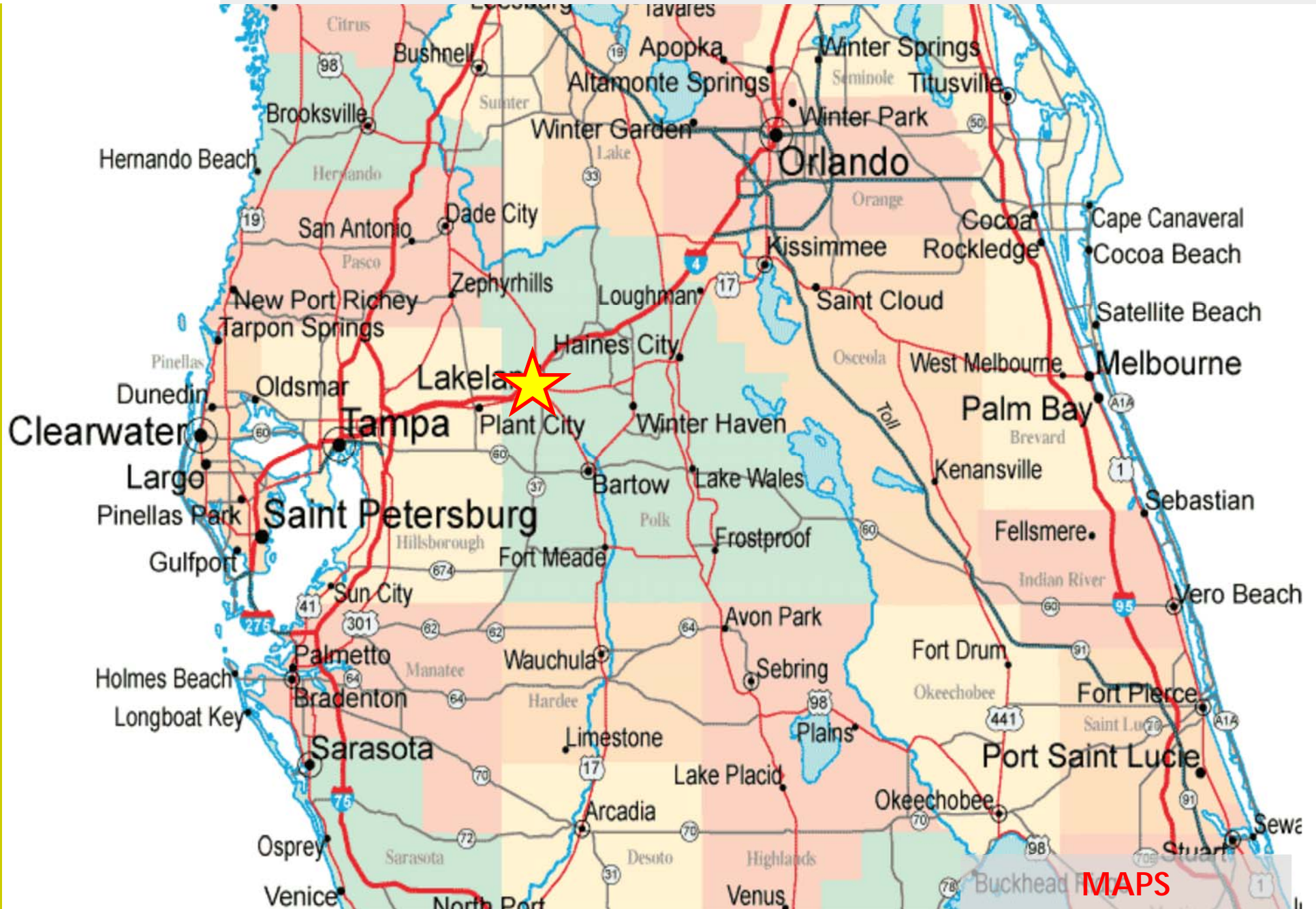


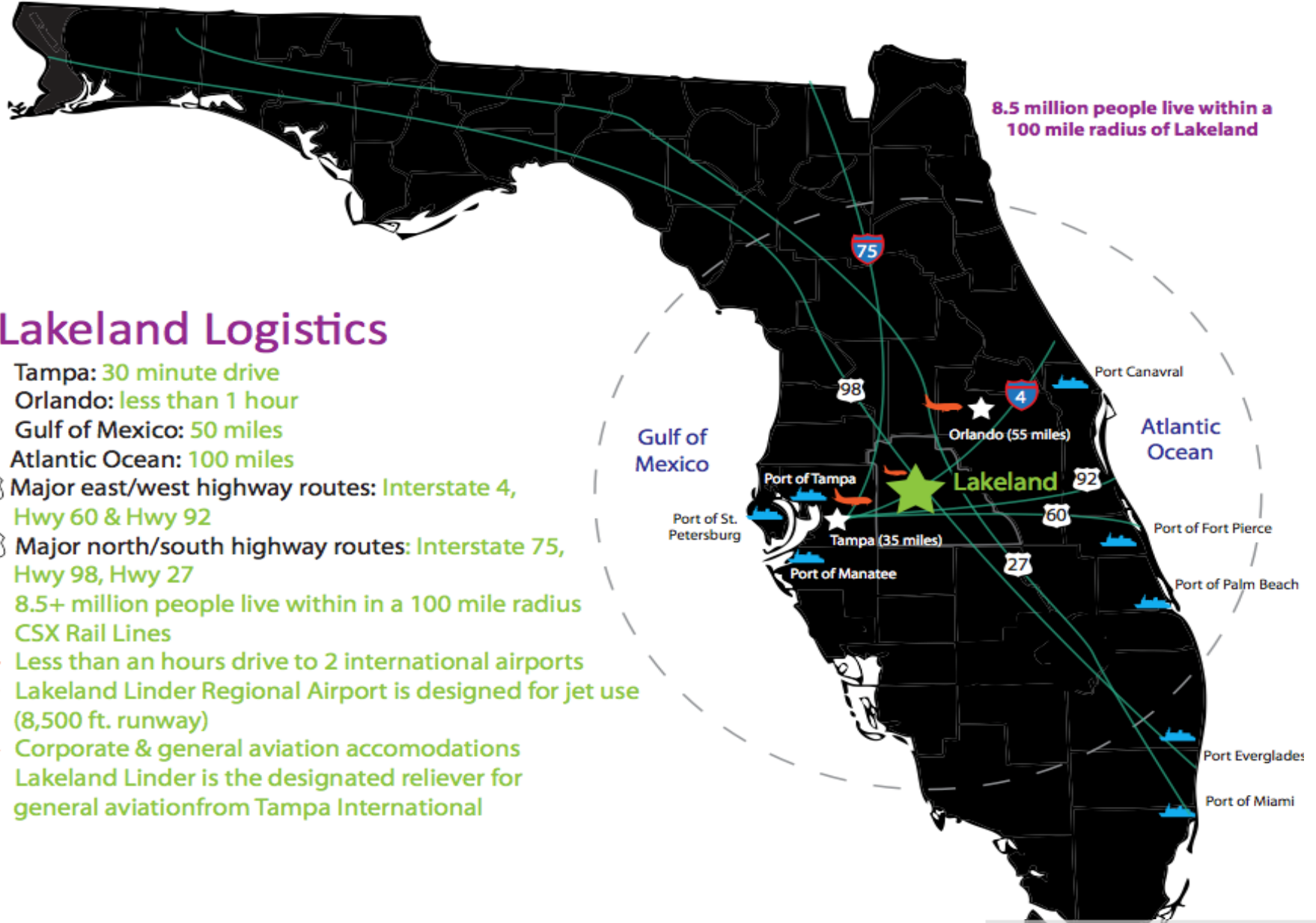
FOR SALE | Residential Lot | Downtown Location

310 W Magnolia Street, Lakeland, Florida

ADDRESS:	310 W Magnolia Street, Lakeland, Florida 33815
LAND SIZE:	.14 Acres
LEGAL DESCRIPTION:	TRAMMELLS RESUB PB 5 PG 4 BLK 14 LOT 6
TAX PARCEL NUMBER(s):	23-28-13-063000-14060
OWNER OF RECORD:	RDAM INC 500 South Florida Ave., Suite 800 Lakeland, Florida 33801
LAND USE:	Residential
ZONING:	MF-22
SPECIAL DISTRICTS:	Located inside the City Limits, Downtown CRA, Enterprise Zone, Core Improvements Area in Downtown Neighborhood.
TOPOGRAPHY:	This site is general level.
DRAINAGE:	Mild Slope towards Lake.
FLOOD ZONE DATA:	Flood Zone X
SOOILS:	No site-specific soil survey available for the subject. No apparent adverse sub-surface soil conditions.
VEGETATION:	Lot has some trees no landscaping at this time.
UTILITIES/SERVICES	Sewer– City of Lakeland Water– City of Lakeland Utilities- City of Lakeland
EASEMENTS:	Of Record
ADJOINING USES:	North: George Jenkins BLVD South: Residential East: Residential West: Empty Lot
ACCESS:	Heading North on MLK BLVD merge right on W Peachtree Street Turn Left on Virginia Avenue and take a right hand turn on Magnolia. The Property is down past the tree line on the right hand side.
PAVING/PARKING:	Not at this time
LIGHTING:	Street Lighting

PROPERTY DATA





Lakeland Logistics

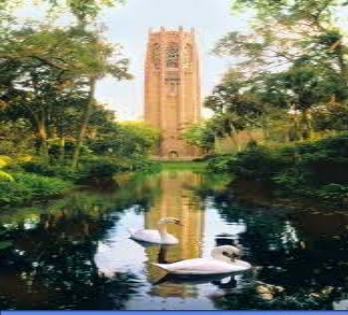
- Tampa: 30 minute drive
- Orlando: less than 1 hour
- Gulf of Mexico: 50 miles
- Atlantic Ocean: 100 miles
- 🛣️ Major east/west highway routes: Interstate 4, Hwy 60 & Hwy 92
- 🛣️ Major north/south highway routes: Interstate 75, Hwy 98, Hwy 27
- 8.5+ million people live within in a 100 mile radius
- CSX Rail Lines
- 🛫 Less than an hours drive to 2 international airports
- 🛫 Lakeland Linder Regional Airport is designed for jet use (8,500 ft. runway)
- 🛫 Corporate & general aviation accomodations
- 🛫 Lakeland Linder is the designated reliever for general aviation from Tampa International

MAPS

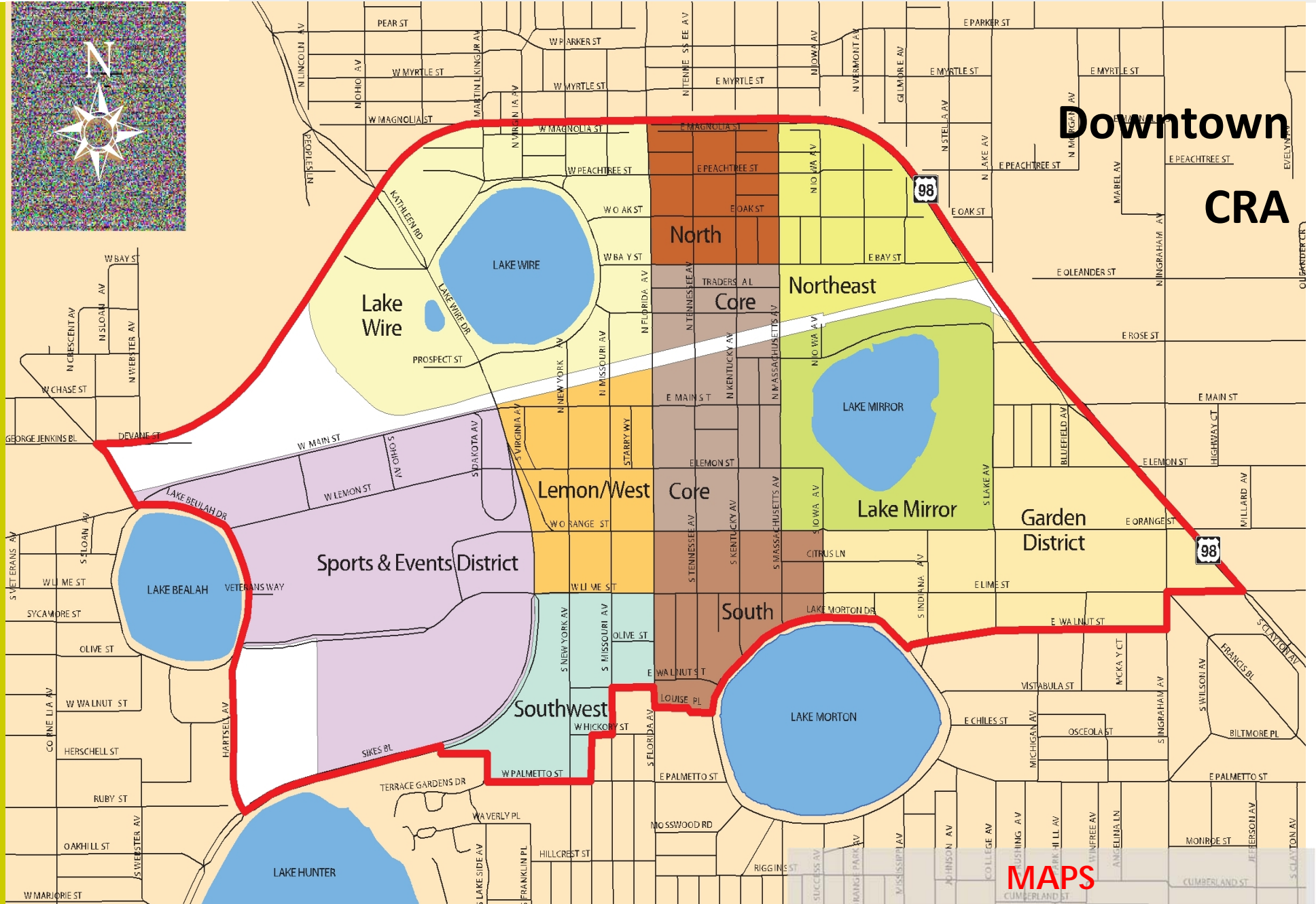
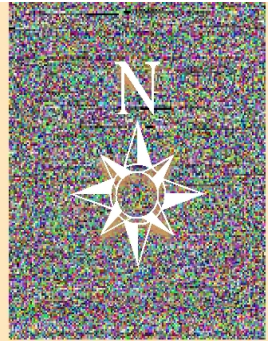


Demographics & Research

- Within a 100-mile radius reside 8.6 million people and a workforce of 3.4 million.
- Within the same 100-mile radius, Polk County has access to 500,000 students at three major research universities, numerous colleges, community colleges and technical schools.
- Polk County has emerged as a leading logistics center due to its central location in Florida and its 18 million residents. From this platform on Interstate 4, companies have easy access to Interstates 75 and 95 as well as US Highway 27, a major north-south route.
- Polk County's labor force of 276,000 persons is backed by a progressive workforce board and by numerous training programs, including Programmable Logic Control Maintenance Mechanics, Information Technology, Engineering and Logistics and Supply Chain Management.
- Polk County businesses operate between two of the best international airports in the world – Tampa and Orlando. Combined, these airports provide 1,145 non-stop daily flights to all major US markets and 22 international markets. Another advantage for companies is the nearby deep-water ports of Tampa, Manatee and Canaveral.
- CSX Railroad has announced plans to build an Integrated Logistics Center on 1,250 acres of industrial land in our county which will serve destinations throughout the United States.
- Major national and regional developers have purchased 5,000 acres of Industrial and Business Park Center properties in our community and have announced plans for the future construction of 25 million square feet of space.



Provided by: Central Florida Economic Development Council of Polk County



MAPS

EXECUTIVE SUMMARY

310 W Magnolia St, Lakeland, Florida, 33815
Drive Times: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 28.04936
Longitude: -81.95948

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	21,395	83,324	152,309
2010 Population	20,669	90,482	172,531
2015 Population	21,265	94,914	178,588
2020 Population	21,967	98,810	185,156
2000-2010 Annual Rate	-0.34%	0.83%	1.25%
2010-2015 Annual Rate	0.54%	0.92%	0.66%
2015-2020 Annual Rate	0.65%	0.81%	0.72%
2015 Male Population	48.1%	47.8%	48.1%
2015 Female Population	51.9%	52.2%	51.9%
2015 Median Age	36.7	37.9	39.6

In the identified area, the current year population is 178,588. In 2010, the Census count in the area was 172,531. The rate of change since 2010 was 0.66% annually. The five-year projection for the population in the area is 185,156 representing a change of 0.72% annually from

Median Age

The median age in this area is 36.7, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	44.1%	65.0%	72.1%
2015 Black Alone	45.9%	24.1%	17.5%
2015 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2015 Asian Alone	0.7%	1.7%	1.9%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	5.5%	5.4%	5.0%
2015 Two or More Races	3.3%	3.2%	3.0%
2015 Hispanic Origin (Any Race)	16.0%	17.4%	16.6%

Persons of Hispanic origin represent 16.6% of the population in the identified area compared to 17.6% 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 60.2 in the identified area, compared to 63.0 for the U.S. as a whole.

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Households

2000 Households	8,945	34,301.6	1,516
2010 Households	8,347	35,897	68,204
2015 Total Households	8,534	37,461	70,123
2020 Total Households	8,811	39,013	72,606
2000-2010 Annual Rate	-0.69%	0.46%	1.04%
2010-2015 Annual Rate	0.42%	0.82%	0.53%
2015-2020 Annual Rate	0.64%	0.82%	0.70%
2015 Average Household Size	2.39	2.43	2.49

The household count in this area has changed from 68,204 in 2010 to 70,123 in the current year, a change of 0.53% annually. The five-year projection of households is 72,606, a change of 0.70% annually from the current year total. Average household size is currently 2.49, compared to 2.47 in the year 2010. The number of families in the current year is 44,975 in the specified area.

	5 minutes	10 minutes	15 minutes
Median Household Income			
2015 Median Household Income	\$26,519	\$35,598	\$40,979
2020 Median Household Income	\$30,507	\$40,847	\$48,320
2015-2020 Annual Rate	2.84%	2.79%	3.35%
Average Household Income			
2015 Average Household Income	\$36,053	\$48,592	\$54,895
2020 Average Household Income	\$40,602	\$55,349	\$62,137
2015-2020 Annual Rate	2.41%	2.64%	2.51%
Per Capita Income			
2015 Per Capita Income	\$14,653	\$19,526	\$21,722
2020 Per Capita Income	\$16,457	\$22,185	\$24,525
2015-2020 Annual Rate	2.35%	2.59%	2.46%

Households by Income

Current median household income is \$40,979 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$48,320 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$54,895 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$62,137 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$21,722 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$24,525 in five years, compared to \$32,501 for all U.S. households

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Housing			
2000 Total Housing Units	10,614	40,679	71,133
2000 Owner Occupied Housing Units	3,785	20,107	41,089
2000 Renter Occupied Housing Units	5,159	14,194	20,427
2000 Vacant Housing Units	1,670	6,378	9,617
2010 Total Housing Units	10,285	43,092	79,400
2010 Owner Occupied Housing Units	3,329	19,817	42,413
2010 Renter Occupied Housing Units	5,018	16,080	25,791
2010 Vacant Housing Units	1,938	7,195	11,196
2015 Total Housing Units	10,734	45,334	82,600
2015 Owner Occupied Housing Units	3,002	18,897	40,467
2015 Renter Occupied Housing Units	5,531	18,564	29,657
2015 Vacant Housing Units	2,200	7,873	12,477
2020 Total Housing Units	11,169	47,193	85,743
2020 Owner Occupied Housing Units	3,055	19,424	41,422
2020 Renter Occupied Housing Units	5,756	19,589	31,184
2020 Vacant Housing Units	2,358	8,180	13,137

Currently, 49.0% of the 82,600 housing units in the area are owner occupied; 35.9%, renter occupied; and 15.1% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 79,400 housing units in the area - 53.4% owner occupied, 32.5% renter occupied, and 14.1% vacant. The annual rate of change in housing units since 2010 is 1.77%. Median home value in the area is \$122,316, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 5.39% annually to \$159,044.

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