

# PROPERTY FOR SALE

5.11 Acres Industrial  
Hwy 630 Fort Meade, FL 33841  
\$40,000



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# AGENT INFORMATION



## Contact Information:

JEdwards@srdcommercial.com

863-248-5991

## Jim Edwards

### *Sales Associate*

James (Jim) Edwards, AICP, has 35 years of real estate development and redevelopment experience in both the public and private sectors.

In his hometown of Lakeland, Florida, he oversaw a \$190 million redevelopment effort, turning around a blighted downtown in less than 8 years as the director of both the Lakeland Downtown Development Authority and Community Redevelopment Agency.

While director of the Hollywood, Florida community redevelopment agency, he oversaw a \$450 million redevelopment effort. He has personally built over 300,000 square feet of new development and has renovated historic residences and a historic commercial property on speculation.

Edwards is known for accomplishing results beyond expectations and for his extensive knowledge of urban and traditional neighborhood development and design, his presentation skills, and his persistence.

Edwards holds a master of science in planning from The Florida State University where he received the APA Outstanding Student Award. He also holds the AICP certification. Edwards earned a bachelor of landscape architecture from the University of Florida, and is a registered landscape architect.

## Disciplines:

- Real Estate Development
- Urban and Traditional Redevelopment
- Financial and Market Analysis
- Site evaluation & Selection
- Acquisition, Disposition, Leasing

## Awards:

- APA Outstanding Student Award-Florida State University



# EXECUTIVE SUMMARY

<b>Site Address:</b>	Hwy 630 Fort Meade, FL 33841
<b>County:</b>	Polk
<b>PIN (Property Identification Number):</b>	253128000000024010
<b>Land Size:</b>	5.11 acres
<b>Property Use:</b>	Vacant Industrial
<b>Future Land Use:</b>	IND - Industrial (City of Fort Meade)
<b>Taxes:</b>	\$750.86 (2016)
<b>Traffic Count:</b>	2,600 cars/day on Hwy 630
<b>Price:</b>	\$40,000

# **i** PROPERTY HIGHLIGHTS

- **Subject property located on Hwy 630, west of Downtown Fort Meade**
- **Approximately 4,000 ft. west of where Hwy 630 intersects US Hwy 17... the busiest intersection of the area**
- **2,600 cars/day with 400 +/- ft. of Frontage on Hwy 630**
- **Over 31,000 people in 2 miles and 62,000 within 3 miles**
- **Industrial zoned land for less than \$8,000 per acre**
- **Proximity to Major Highways**
  - **Hwy 17 is less than 1 mile**
  - **Hwy 60 is 11 miles**
  - **Hwy 37 is 11 miles**
  - **Hwy 27 is 16 miles**



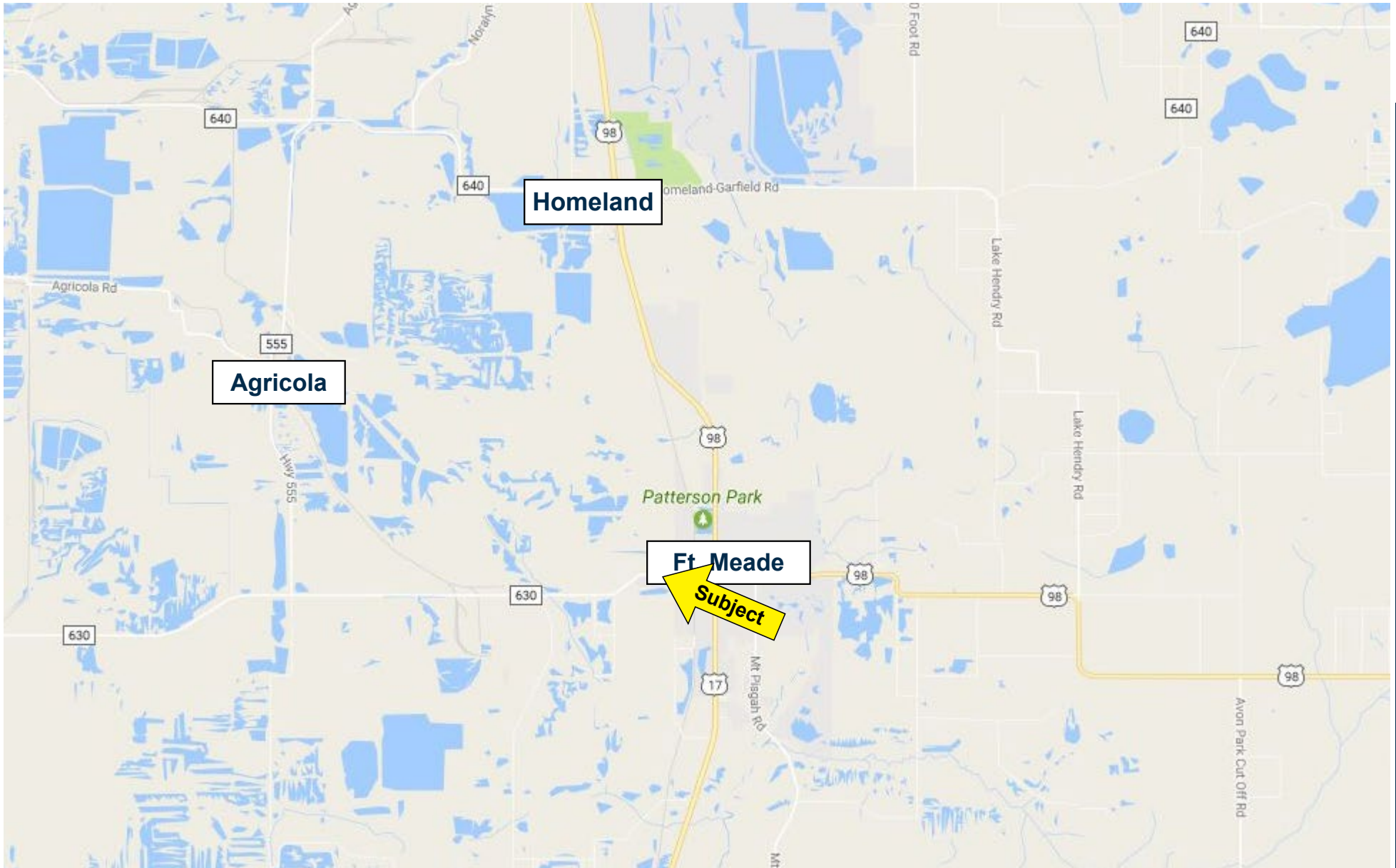
# REGIONAL LOCATION MAP



**Subject property located in Ft. Meade, 11 miles south of Hwy 60**

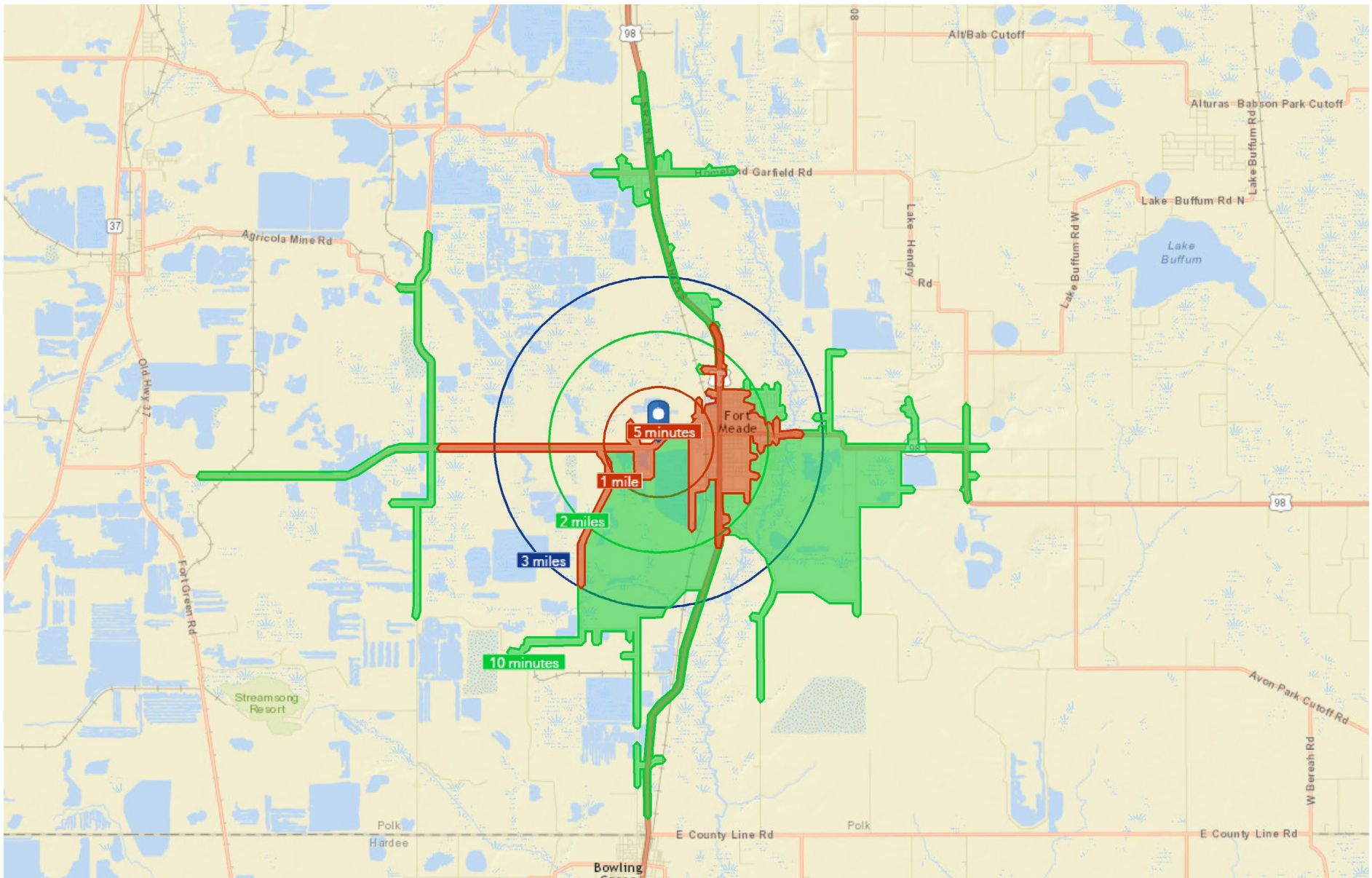


# LOCATION MAP



**Subject property is located near the intersection of US 17 and US 98**

# DEMOGRAPHICS MAP



**1, 2, 3 mile radius**  
**5 & 10 minute drive**



## **Benchmark Demographics**

	<b><u>1 mile</u></b>	<b><u>2 miles</u></b>	<b><u>3 miles</u></b>	<b><u>5 minutes</u></b>	<b><u>10 minutes</u></b>	<b><u>Polk</u></b>	<b><u>FL</u></b>	<b><u>US</u></b>
Population	11,497	31,994	62,751	16,539	81,522	642,909	20,108,440	323,580,626
Households	4,231	11,822	24,714	6,224	31,157	240,058	7,858,449	121,786,233
Families	2,573	7,135	14,546	3,631	19,320	166,952	5,083,223	80,307,260
Average Household Size	2.48	2.50	2.41	2.43	2.51	2.63	2.50	2.59
Owner Occupied Housing Units	2,318	5,770	12,548	3,079	16,260	158,596	4,936,146	76,427,142
Renter Occupied Housing Units	1,913	6,052	12,167	3,145	14,897	81,462	2,922,303	45,359,091
Median Age	34.5	32.9	37.2	33.7	36.8	41.0	41.9	38.0

## ***Trends: 2015 - 2020 Annual Rate***

Population	0.66%	0.70%	0.78%	0.75%	0.77%	1.18%	1.29%	0.84%
Households	0.63%	0.64%	0.69%	0.72%	0.68%	1.07%	1.21%	0.79%
Families	0.50%	0.53%	0.53%	0.58%	0.55%	1.00%	1.13%	0.72%
Owner HHs	0.22%	0.26%	0.24%	0.27%	0.31%	0.97%	1.09%	0.73%
Median Household Income	2.61%	1.48%	1.45%	1.97%	1.65%	2.79%	2.52%	1.89%

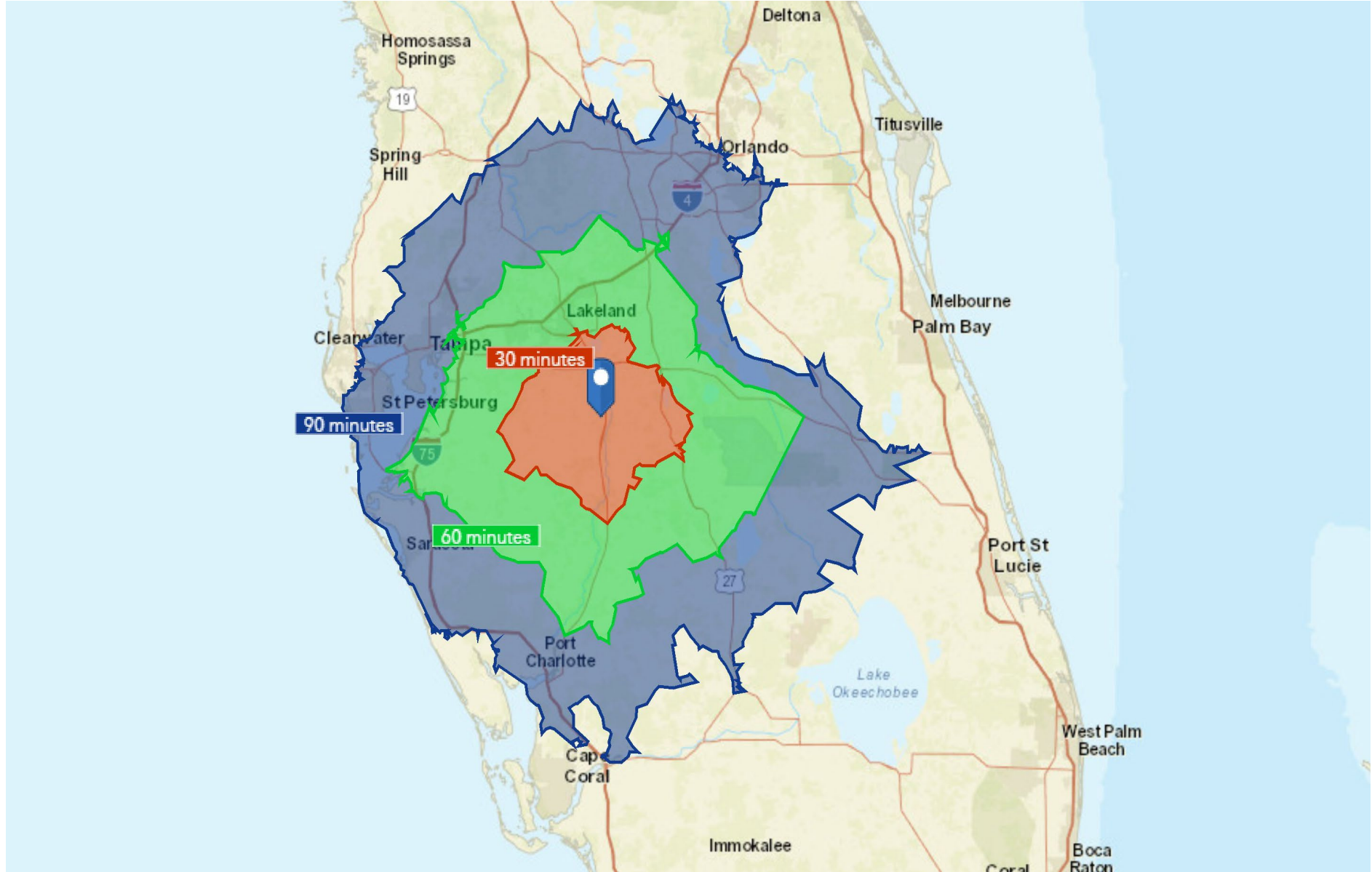
## ***Households by Income***

<\$15,000	13.00%	14.90%	16.80%	15.20%	16.50%	13.93%	13.40%	12.50%
\$15,000 - \$24,999	11.40%	13.40%	14.30%	12.60%	14.10%	12.75%	11.60%	10.09%
\$25,000 - \$34,999	13.40%	12.40%	12.40%	13.10%	12.20%	12.54%	11.54%	10.06%
\$35,000 - \$49,999	18.00%	18.40%	17.00%	17.60%	16.40%	16.14%	14.66%	13.31%
\$50,000 - \$74,999	22.30%	18.80%	18.40%	21.40%	18.40%	19.78%	18.49%	17.68%
\$75,000 - \$99,999	10.10%	9.10%	8.80%	9.10%	9.40%	11.33%	10.95%	12.28%
\$100,000 - \$149,999	7.70%	8.30%	7.70%	7.40%	8.10%	8.98%	11.29%	13.44%
\$150,000 - \$199,999	1.90%	1.90%	2.30%	1.70%	2.60%	2.40%	3.99%	5.29%
\$200,000+	2.20%	2.90%	2.40%	1.90%	2.30%	2.16%	4.08%	5.36%
Median Household Income	\$43,993	\$41,263	\$39,531	\$41,435	\$40,396	\$43,856	\$48,377	\$54,149
Average Household Income	\$57,300	\$57,983	\$55,675	\$54,259	\$56,694	\$59,091	\$69,330	\$77,008
Per Capita Income	\$23,059	\$22,827	\$23,002	\$21,953	\$22,428	\$22,615	\$27,618	\$29,472

## ***Population by Age***

0 - 4	5.60%	6.40%	6.10%	5.90%	6.30%	6.12%	5.40%	6.19%
5 - 9	5.60%	6.10%	5.90%	5.80%	6.20%	6.11%	5.53%	6.33%
10 - 14	5.60%	5.80%	5.80%	5.60%	6.30%	6.23%	5.69%	6.46%
15 - 19	9.40%	9.10%	7.20%	9.30%	7.30%	6.09%	5.85%	6.55%
20 - 24	11.00%	10.80%	8.60%	10.90%	8.20%	6.17%	6.56%	7.09%
25 - 34	13.40%	14.60%	13.90%	14.20%	13.60%	12.37%	12.83%	13.64%
35 - 44	11.00%	11.30%	11.20%	11.30%	11.50%	11.56%	11.93%	12.62%
45 - 54	11.50%	11.30%	12.00%	11.50%	12.30%	12.23%	13.34%	13.27%
55 - 64	11.80%	11.00%	12.10%	11.50%	12.30%	13.00%	13.37%	12.82%
65 - 74	8.50%	7.80%	9.30%	8.00%	9.00%	11.61%	10.90%	8.76%
75 - 84	4.70%	4.10%	5.20%	4.20%	4.80%	6.21%	6.03%	4.35%
85+	2.00%	1.70%	2.50%	1.80%	2.20%	2.30%	2.59%	1.92%

# DEMOGRAPHICS MAP



## 30, 60, 90 minute drive

### **Benchmark Demographics**

	<b><u>30 minutes</u></b>	<b><u>60 minutes</u></b>	<b><u>90 minutes</u></b>	<b><u>Polk</u></b>	<b><u>FL</u></b>	<b><u>US</u></b>
Population	158,308	1,326,051	4,543,650	642,909	20,108,440	323,580,626
Households	53,084	489,939	1,755,912	240,058	7,858,449	121,786,233
Families	39,107	343,258	1,139,409	166,952	5,083,223	80,307,260
Average Household Size	2.88	2.66	3	2.63	2.50	2.59
Owner Occupied Housing Units	36,901	329,249	1,073,402	158,596	4,936,146	76,427,142
Renter Occupied Housing Units	16,183	160,689	682,510	81,462	2,922,303	45,359,091
Median Age	36.9	40.0	40	41.0	41.9	38.0

### ***Trends: 2015 - 2020 Annual Rate***

Population	1.03%	1.50%	1.57%	1.18%	1.29%	0.84%
Households	0.97%	1.38%	1.44%	1.07%	1.21%	0.79%
Families	0.88%	1.32%	1.38%	1.00%	1.13%	0.72%
Owner HHs	0.81%	1.28%	1.31%	0.97%	1.09%	0.73%
Median Household Income	2.87%	2.37%	2.53%	2.79%	2.52%	1.89%

### ***Households by Income***

<\$15,000	13.90%	12.50%	12.90%	13.93%	13.40%	12.50%
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\$150,000 - \$199,999	2.60%	3.40%	3.70%	2.40%	3.99%	5.29%
\$200,000+	2.20%	2.70%	3.60%	2.16%	4.08%	5.36%
Median Household Income	\$44,387	\$48,402	\$48,009	\$43,856	\$48,377	\$54,149
Average Household Income	\$59,656	\$64,364	\$67,302	\$59,091	\$69,330	\$77,008
Per Capita Income	\$20,867	\$24,261	\$26,563	\$22,615	\$27,618	\$29,472

### ***Population by Age***

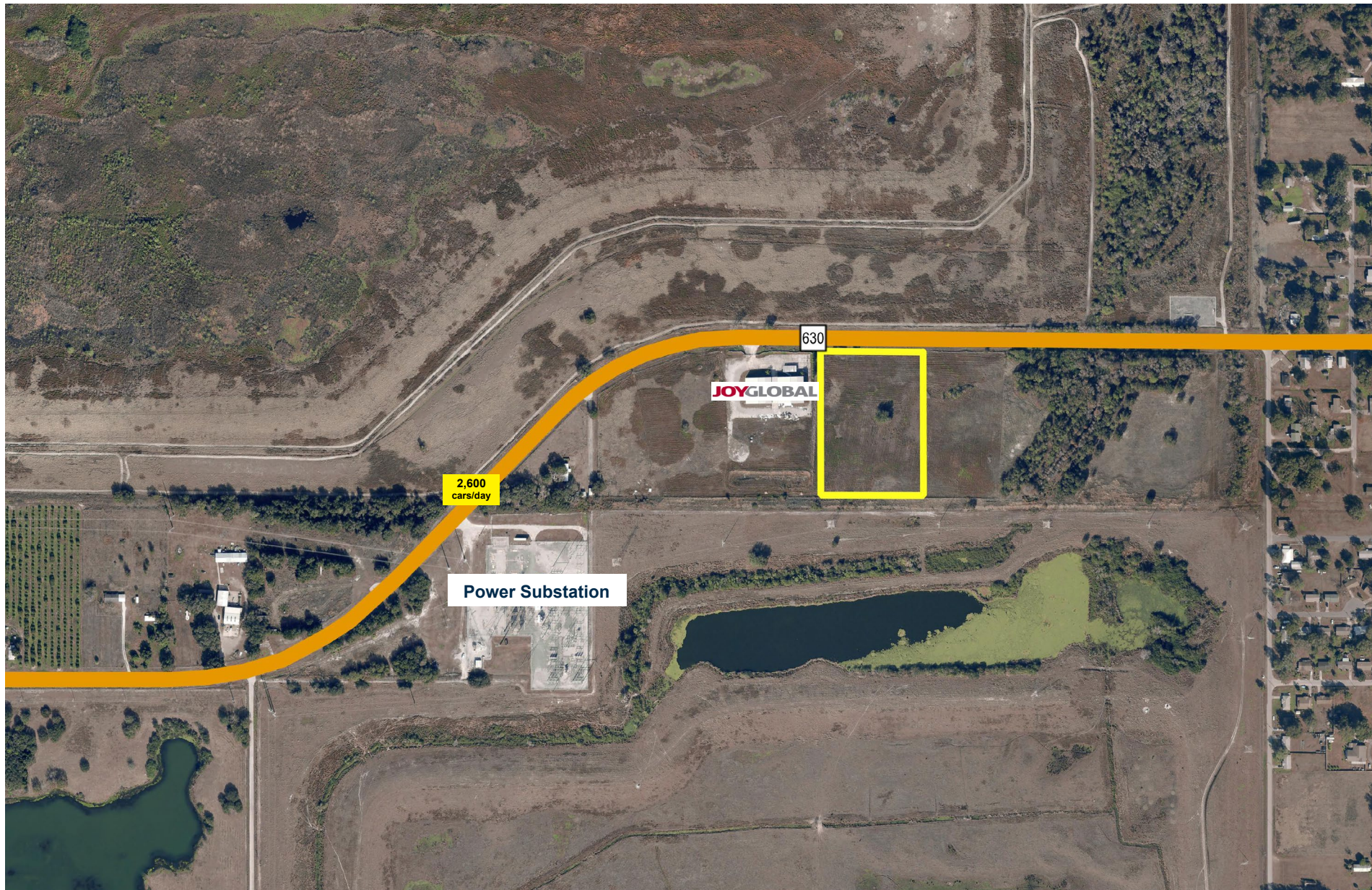
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75 - 84	4.60%	5.90%	5.60%	6.21%	6.03%	4.35%
85+	1.60%	2.30%	2.30%	2.30%	2.59%	1.92%

# MARKET AREA



# TRADE / SERVICE AREA

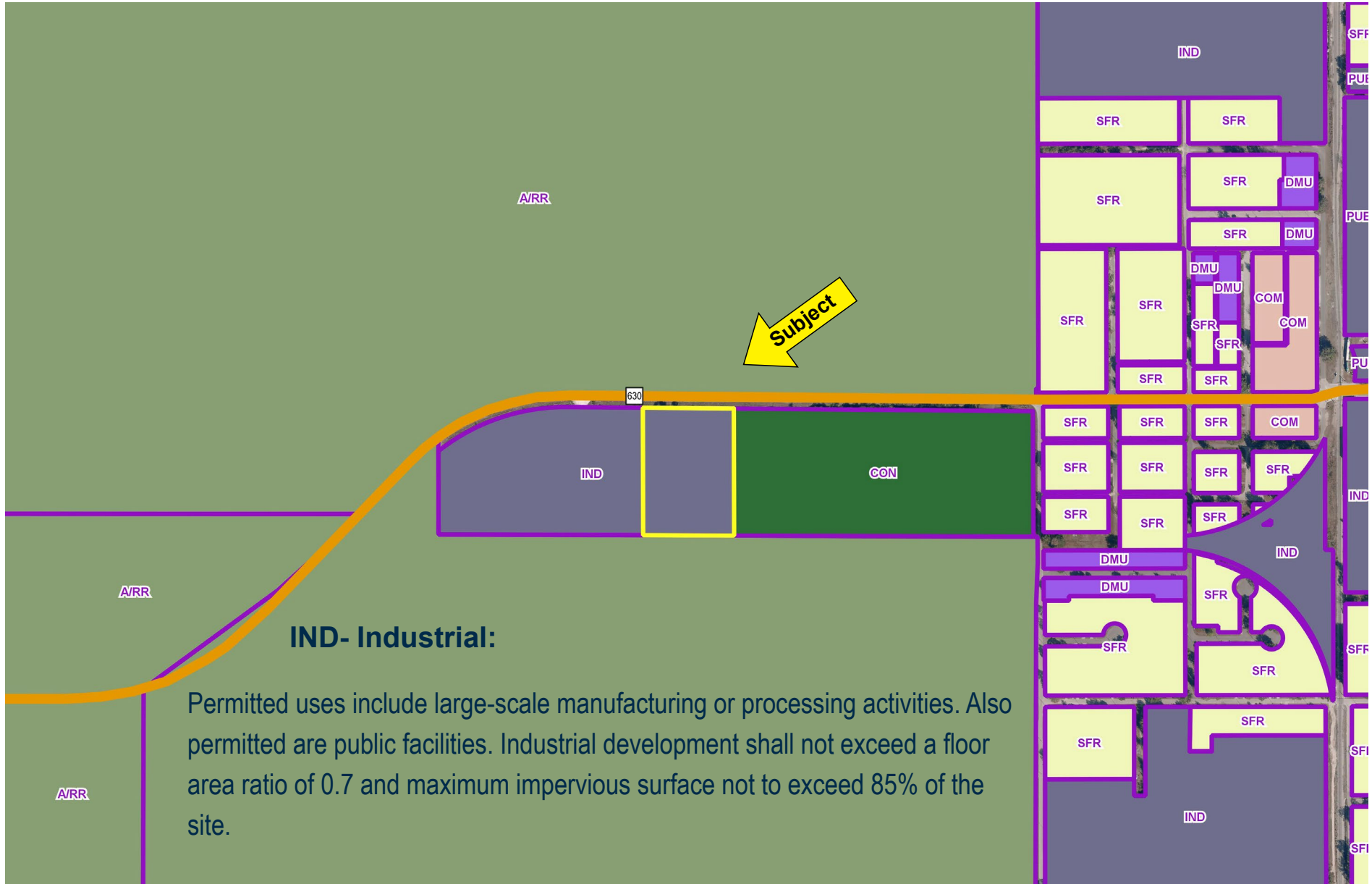








# LAND USE



## IND- Industrial:

Permitted uses include large-scale manufacturing or processing activities. Also permitted are public facilities. Industrial development shall not exceed a floor area ratio of 0.7 and maximum impervious surface not to exceed 85% of the site.









## About Coldwell Banker Commercial Saunders Ralston Dantzler Realty

Coldwell Banker Commercial Saunders Ralston Dantzler Realty (CBCSRD) is located in Lakeland, Florida and is Florida's I-4 corridor's premier commercial real estate firm. We offer unique positioning of properties utilizing our intimate knowledge of local markets, a recognized national brand, and a global reach through our Coldwell Banker Commercial offices worldwide who have achieved a \$5 billion total amount in investment sales and leasing transactions 2016.

Founded by three highly-recognized CCIM-designated Florida brokers, the company brings together experts on all aspects of real estate. We provide services to land and commercial clients through both CBCSRD and our land brokerage, Coldwell Banker Commercial Saunders Real Estate. For more information, please visit [SRDcommercial.com](http://SRDcommercial.com)



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