

LAND FOR SALE

PINE COVE DEVELOPMENT

5th Street NE, Mulberry, FL 33860



SALE PRICE:	\$617,500
PRICE / UNIT:	\$6,432 (96 Units)
LOT SIZE:	24.7 Acres
ZONING:	PD - Planned Development
MARKET:	Tampa / St. Pete
SUB MARKET:	Lakeland / Winter Haven
TRAFFIC COUNT:	24,540

PROPERTY OVERVIEW

Pine Cove development is 24.7± acres property located in the South Lakeland/Mulberry growing area of Polk County FL. Great access to highway 60 from Clearwater/Tampa to Vero Beach, shopping, restaurant and entertainment within minutes in South Lakeland.

The site has been approved for 96 units, primary site plan for 86 townhouses available upon request. The property is zoned Planned Development (PD). Other use include assisted living center, mobile home park, multifamily, town homes or single family residence.

PROPERTY FEATURES

- Minutes from shopping, restaurant and entertainment
- Easy access to Tampa, Brandon, Plant City, Bartow
- Zoning allowed up to 96 units
- Growing demographics and strong workforce
- Pre-approved site plan for Townhouses

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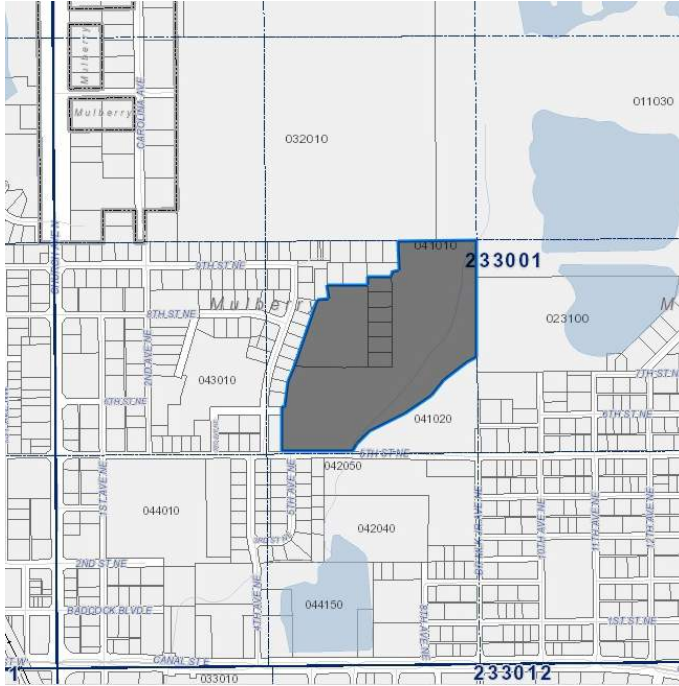


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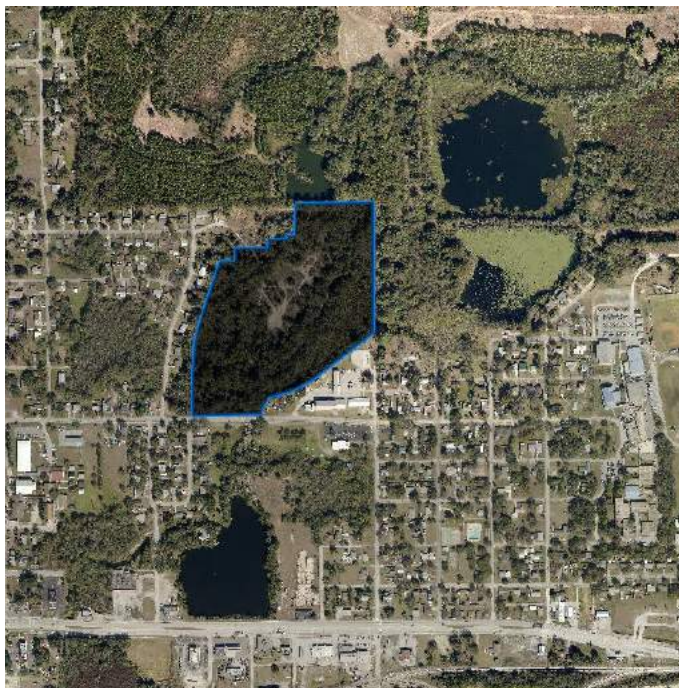
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County Line Rd is 6 miles away with a growing industrial workforce, Bartow is the county seat of Polk just 7 miles away with the school board, county, state and federal offices (approx.14,000 employees) and 4 miles from Mosaic Mining (approx. 3,000 employees).

Property is located minutes from Mulberry Elementary, Middle and High School, public library and park across from development entrance. AADT on Hwy 37 is 24,540 and Hwy 60 is 18,400.

Distances from development: Bartow: 7 miles - Downtown Lakeland: 10 miles - Plant City: 14 miles - Winter Haven: 20 miles - Brandon: 20 miles - Tampa: 33 miles



LOCATION OVERVIEW

Property located in the South Lakeland/Mulberry growing area of Polk County FL. Great access to highway 60 from Clearwater/Tampa to Vero Beach, shopping, restaurant and entertainment within minutes in South Lakeland.

DEMOGRAPHICS AND REPORTS

Full demographics and reports available on demand.

DEVELOPMENT DETAILS

Permit, narratives, calculations, support documents and site plan approval has been done and is available from local engineer and land planner, property is "shovel ready".

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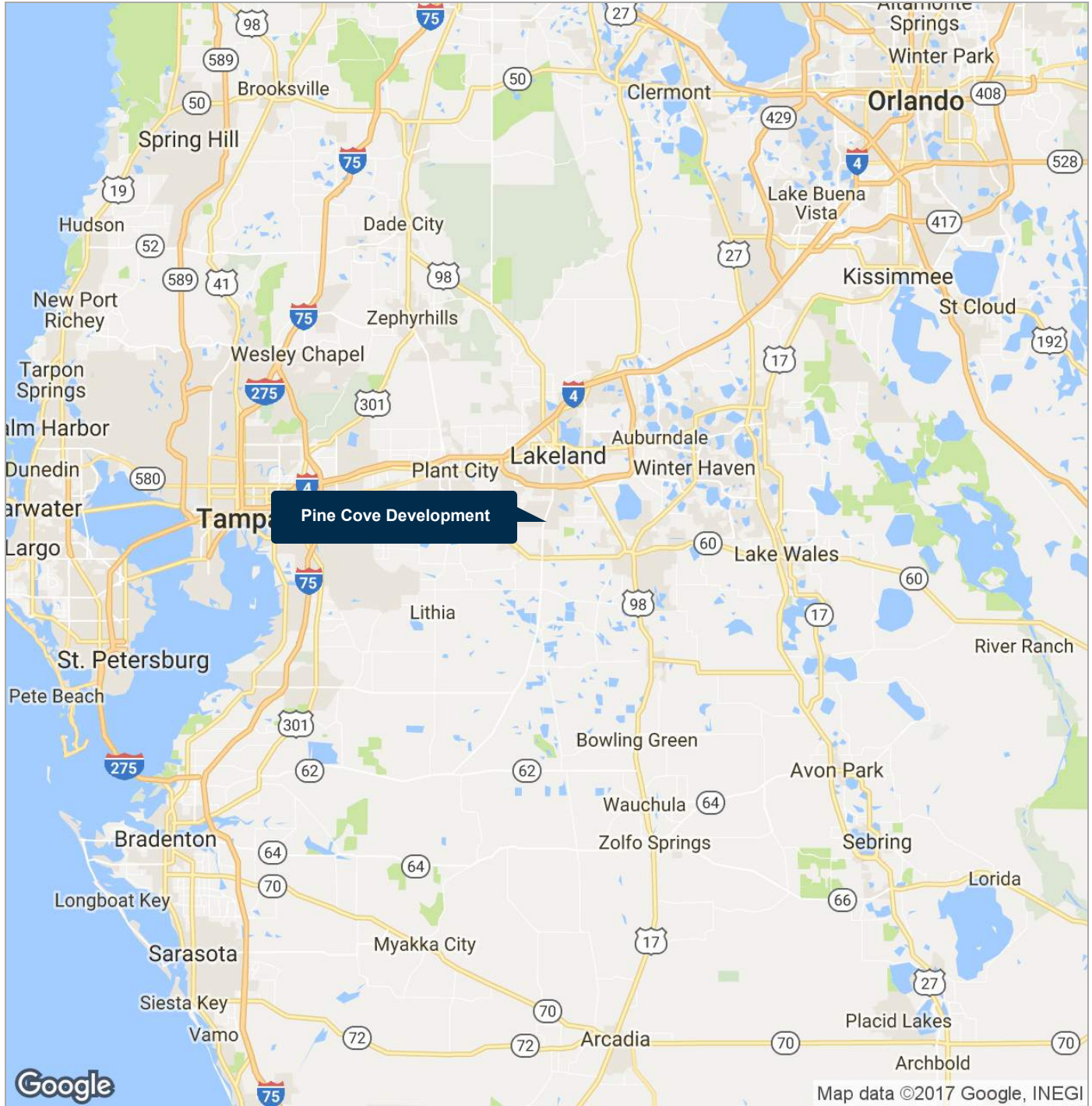
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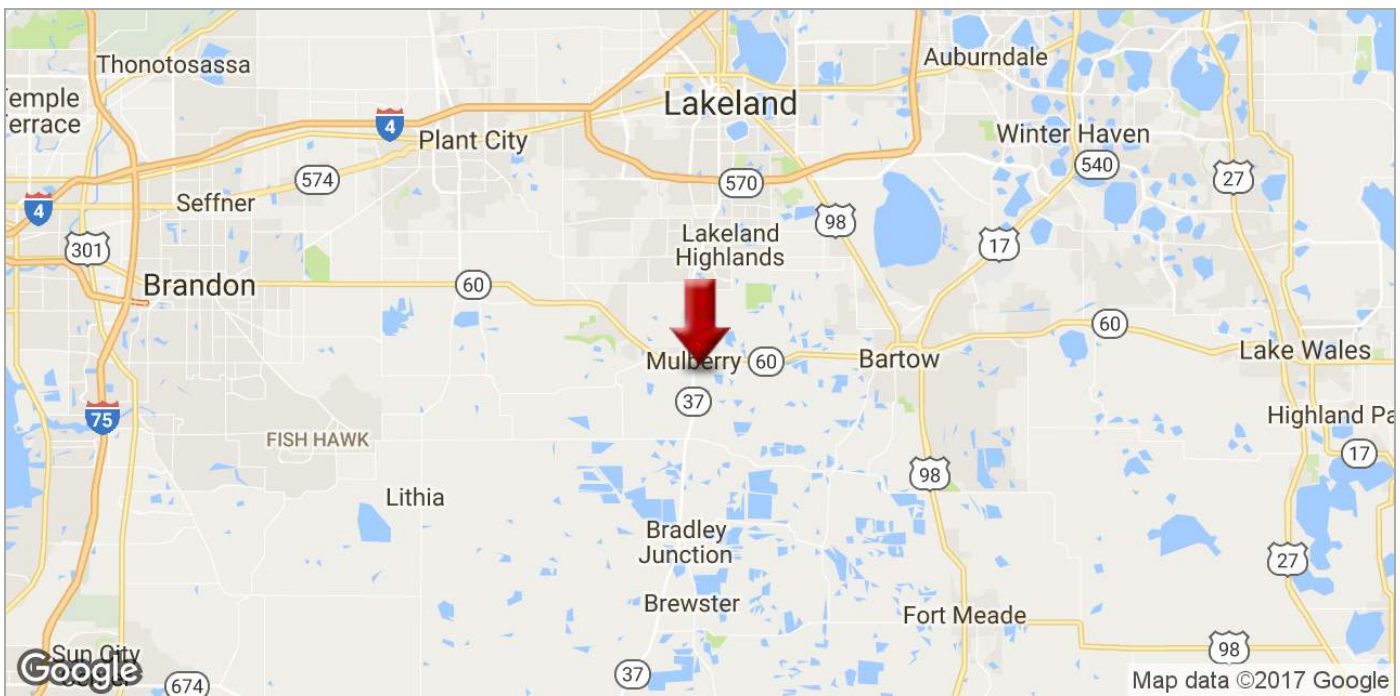
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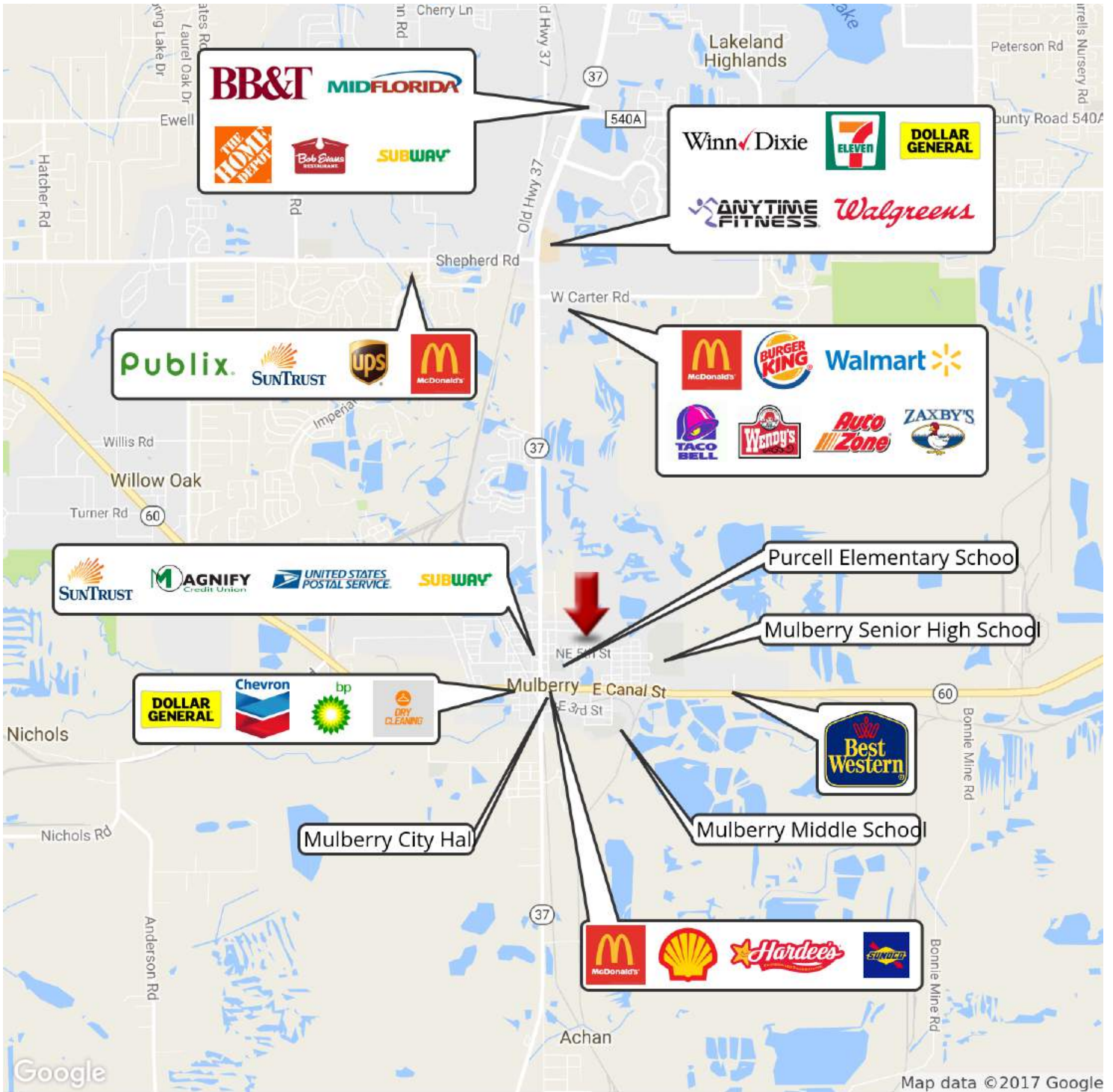


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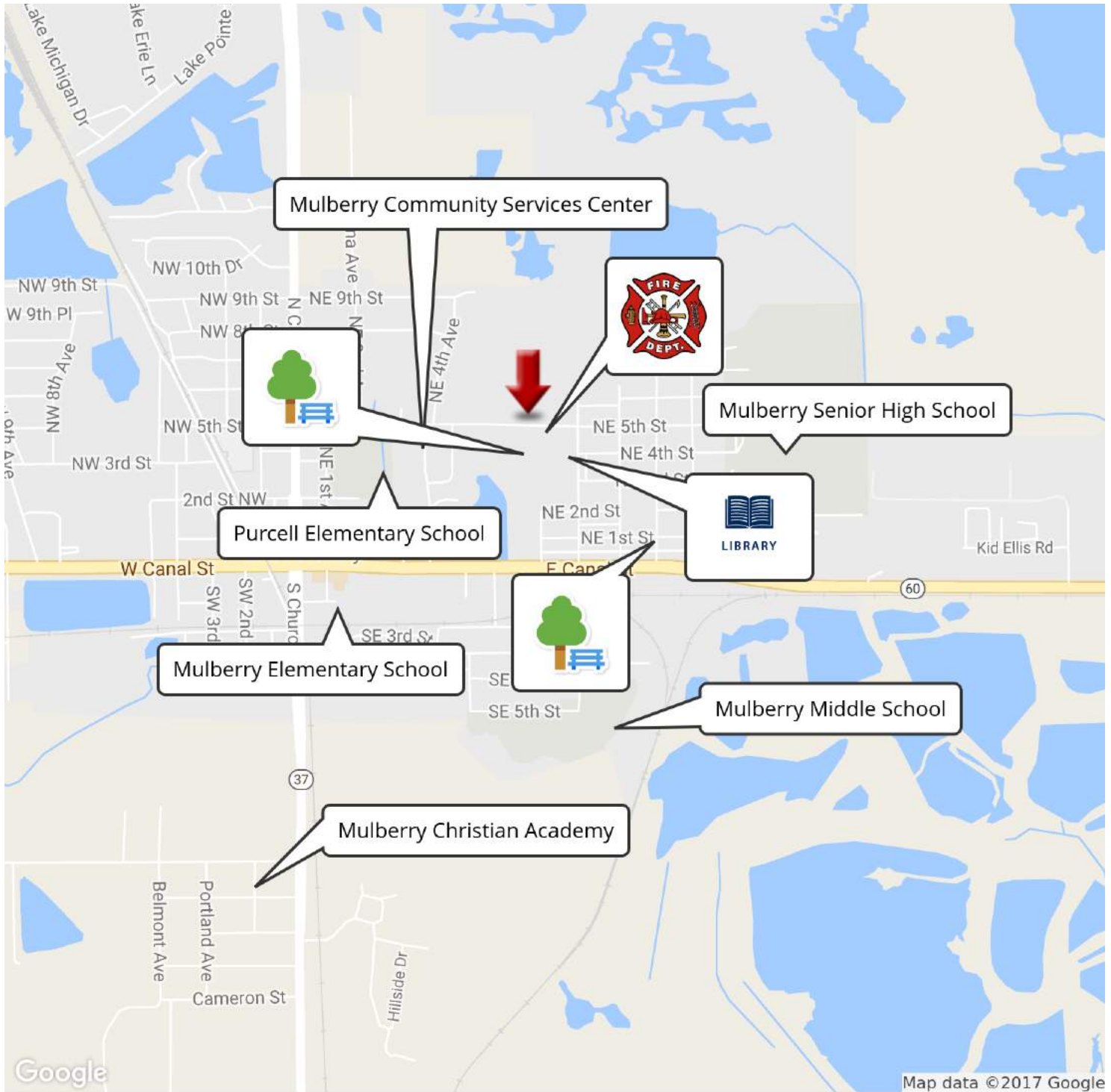
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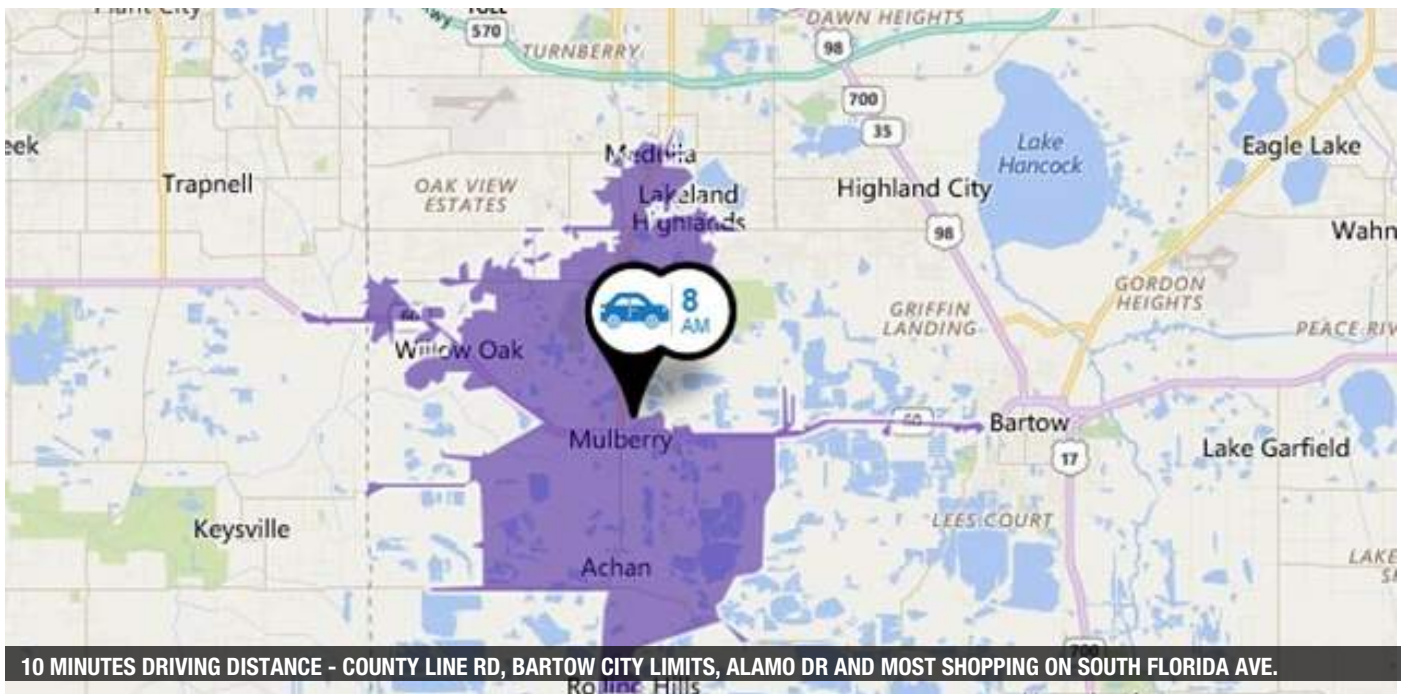
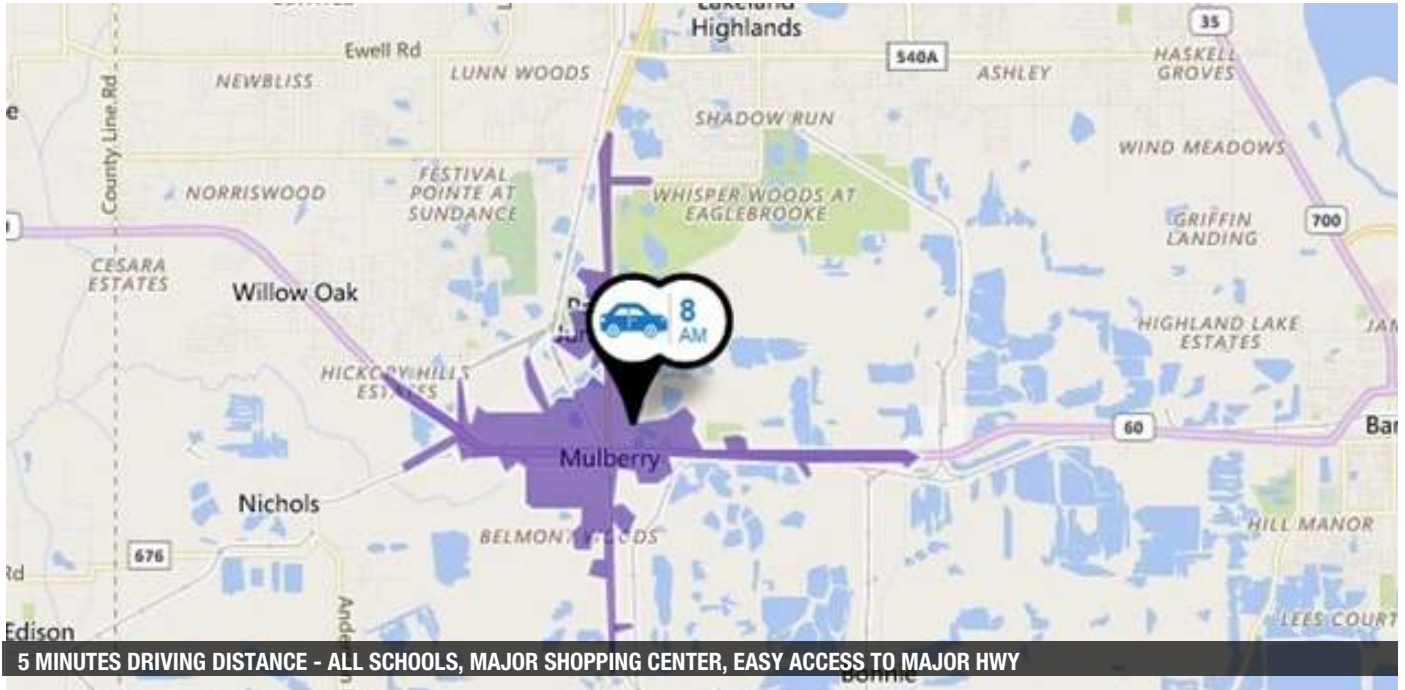


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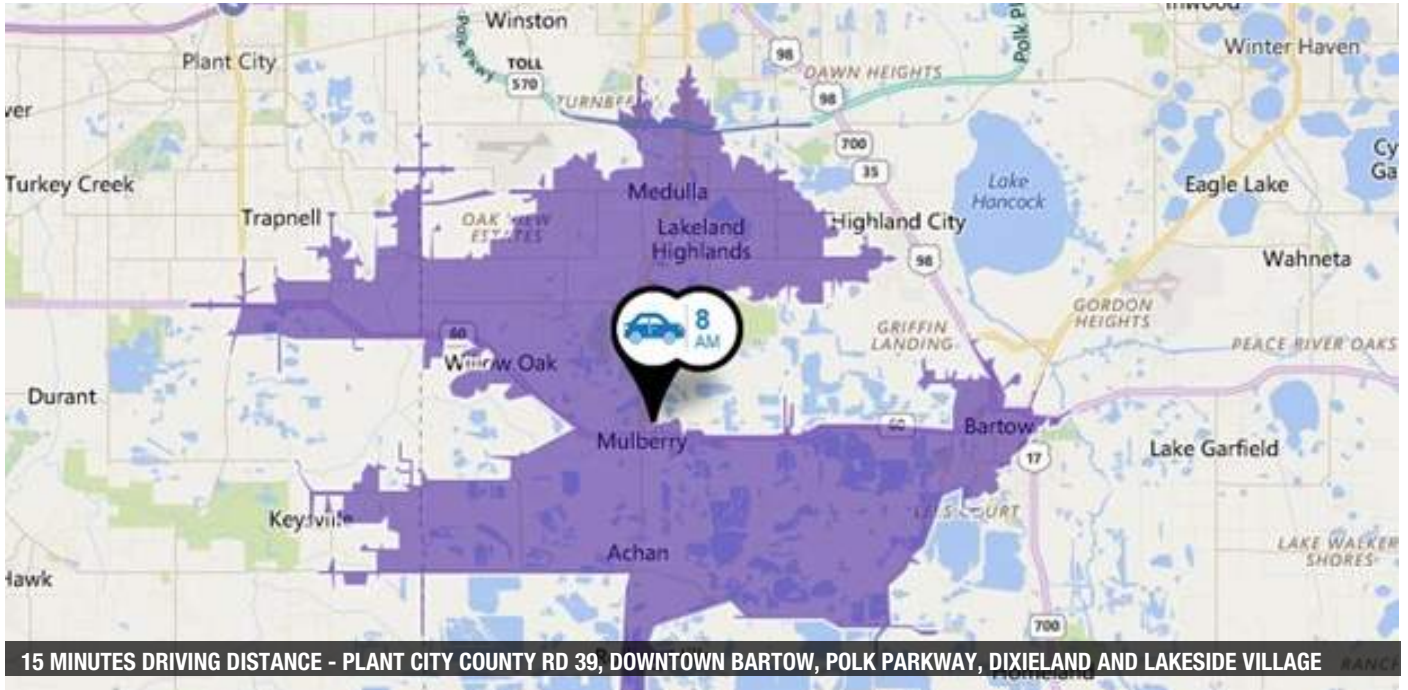
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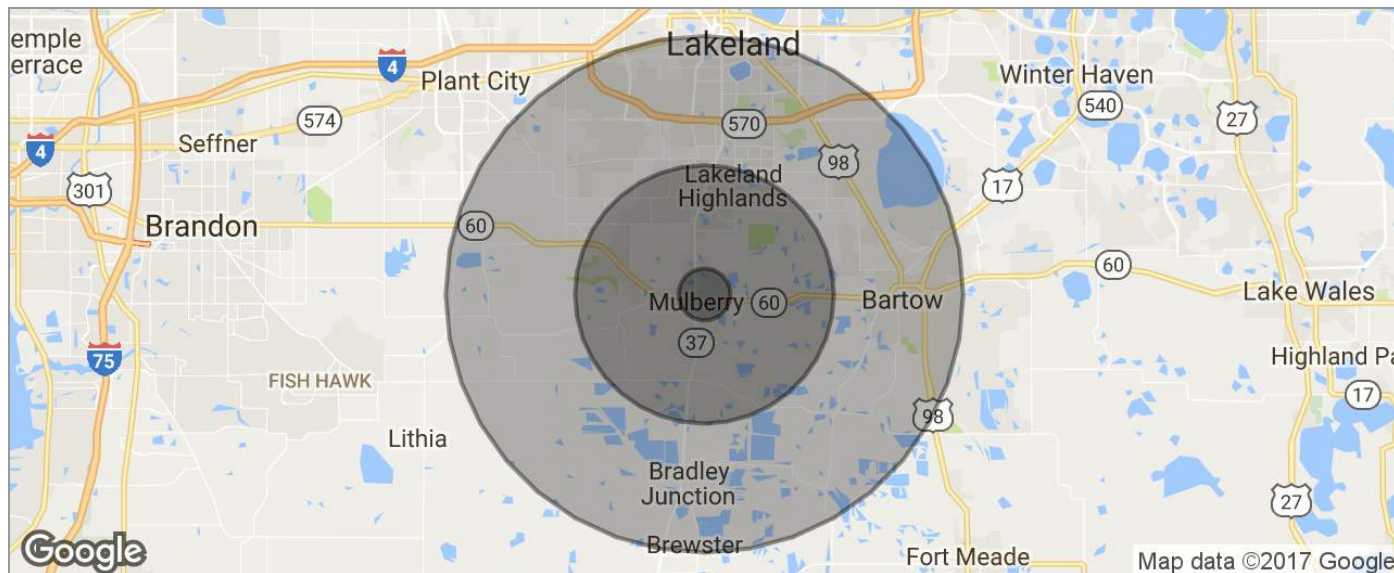


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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	718	42,897	174,335
MEDIAN AGE	42.4	37.0	38.2
MEDIAN AGE (MALE)	41.8	36.5	37.2
MEDIAN AGE (FEMALE)	43.7	37.8	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	267	15,237	65,770
# OF PERSONS PER HH	2.7	2.8	2.7
AVERAGE HH INCOME	\$79,063	\$77,198	\$68,943
AVERAGE HOUSE VALUE		\$202,488	\$204,652
RACE	1 MILE	5 MILES	10 MILES
% WHITE	88.9%	86.6%	82.6%
% BLACK	6.1%	6.7%	10.2%
% ASIAN	1.1%	1.5%	2.0%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.0%	0.3%	0.3%
% OTHER	2.6%	3.1%	3.6%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	14.1%	17.3%	14.1%

* Demographic data derived from 2010 US Census

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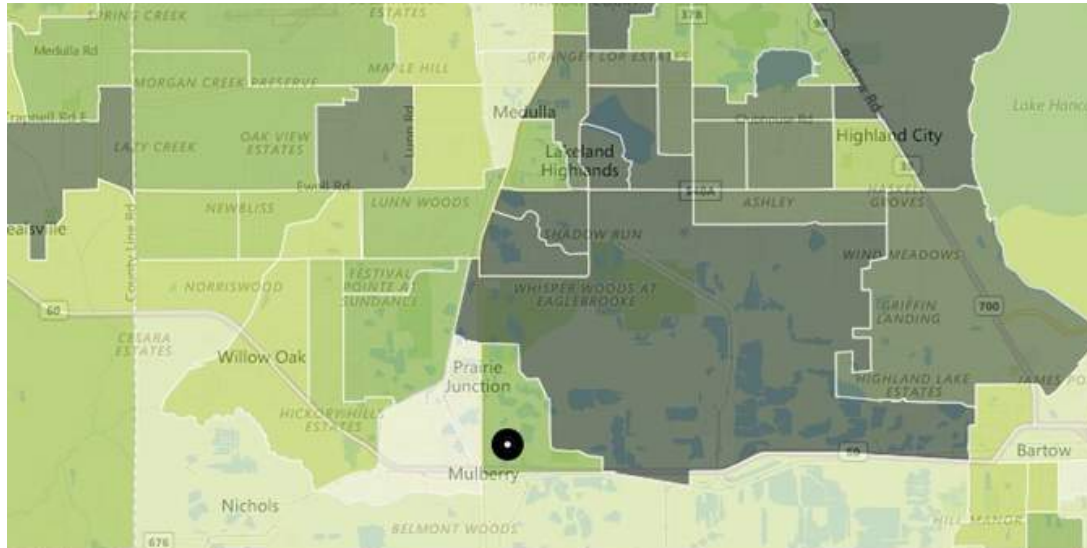
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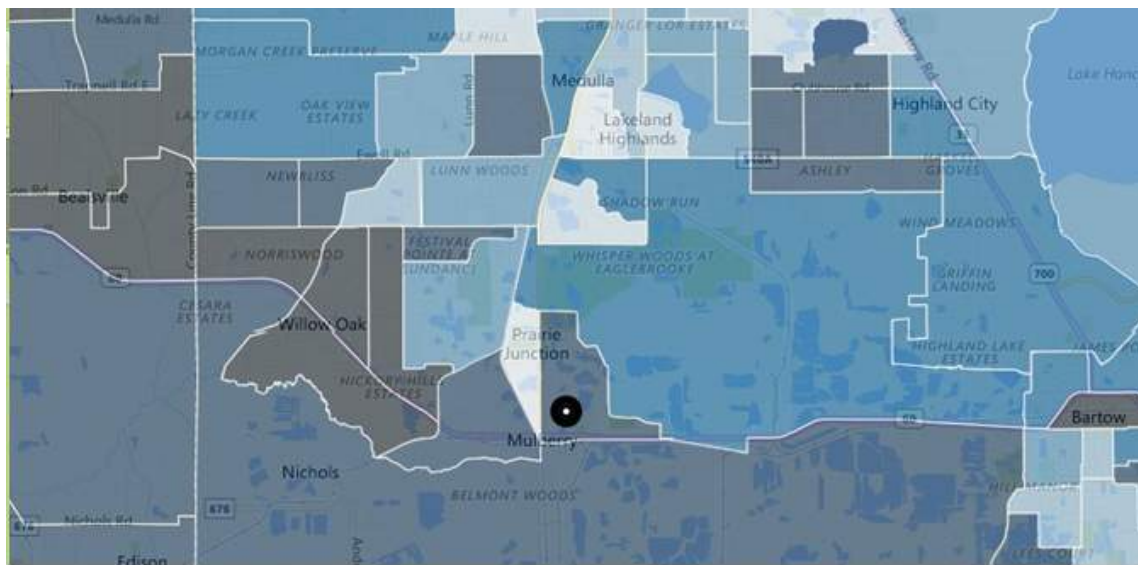
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AVERAGE HOUSEHOLD INCOME - EQUAL TO SUNDANCE DEVELOPMENT ON SHEPARD RD



AVERAGE FAMILY SIZE - SIMILAR TO SUNDANCE, CLUBHOUSE RD AND MEDULLA

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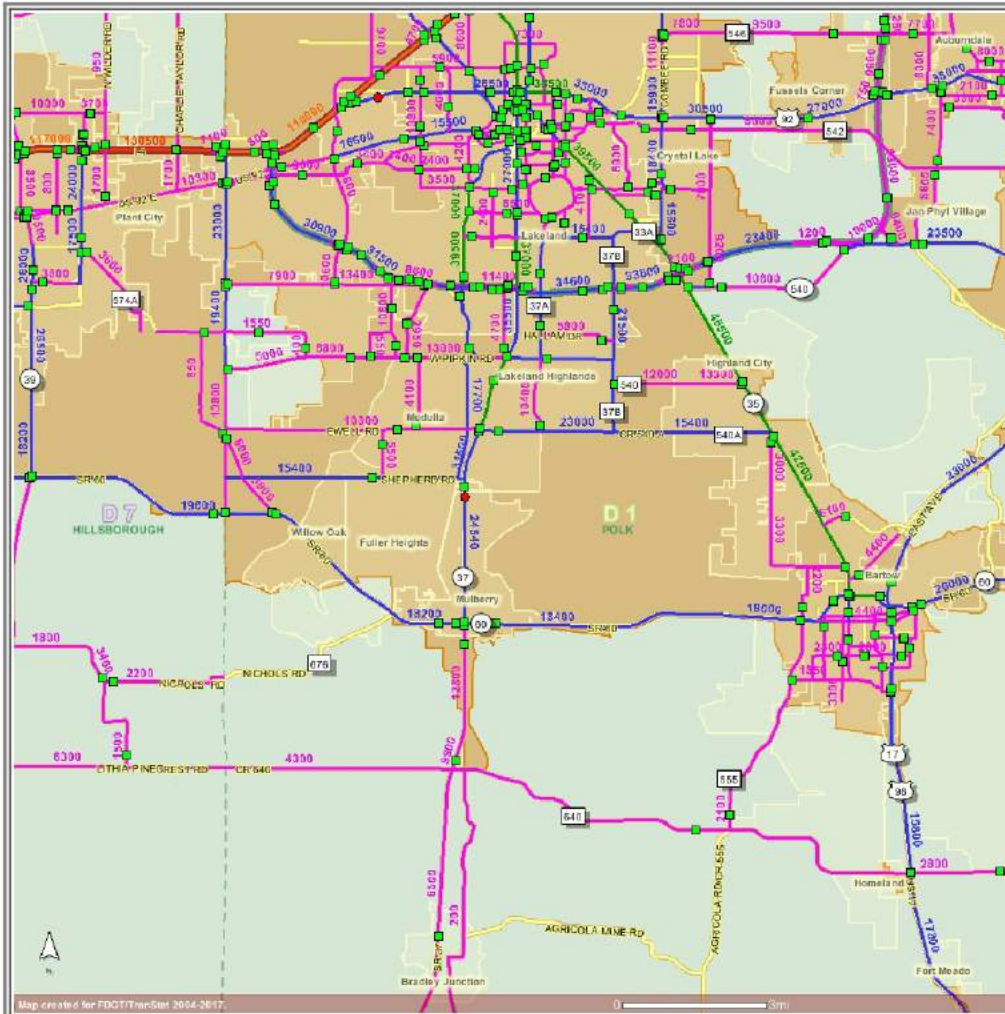
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FDOT Florida Traffic Online Map

- Portable Traffic Monitoring Sites
- Telemetered Traffic Monitoring Sites

- AADT**
- Less than 15000
- 15001 - 30000
- 30001 - 70000
- 70001 - 130000
- More than 130000
- Toll Roads
- Interstates
- Roads
- County Lines
- Cities and Towns
- FDOT Urban Areas
- County Boundaries

Map created for FDOT/TrafficStat 2024-2017

This map was printed from the FDOT Florida Traffic Online ArcIMS mapping application - (<http://fto.dot.state.fl.us/website/FloridaTrafficOnline/>).

For more information regarding FDOT Florida Traffic data, please contact the FTI Support Group of the FDOT/Transportation Statistics Office at 800-399-5503 or TDD/TTY: 850/410-5708.

For more information regarding the Florida Traffic Online site, please contact the GIS Section Manager of the FDOT/Transportation Statistics Office at 850/414-4848 or TDD/TTY: 850/410-5708.

DISCLAIMER: This product has been compiled from the most accurate source data from the Florida Department of Transportation's Transportation Statistics Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. The Florida Department of Transportation assumes no responsibility for any use of the information contained herein or any loss resulting therefrom.



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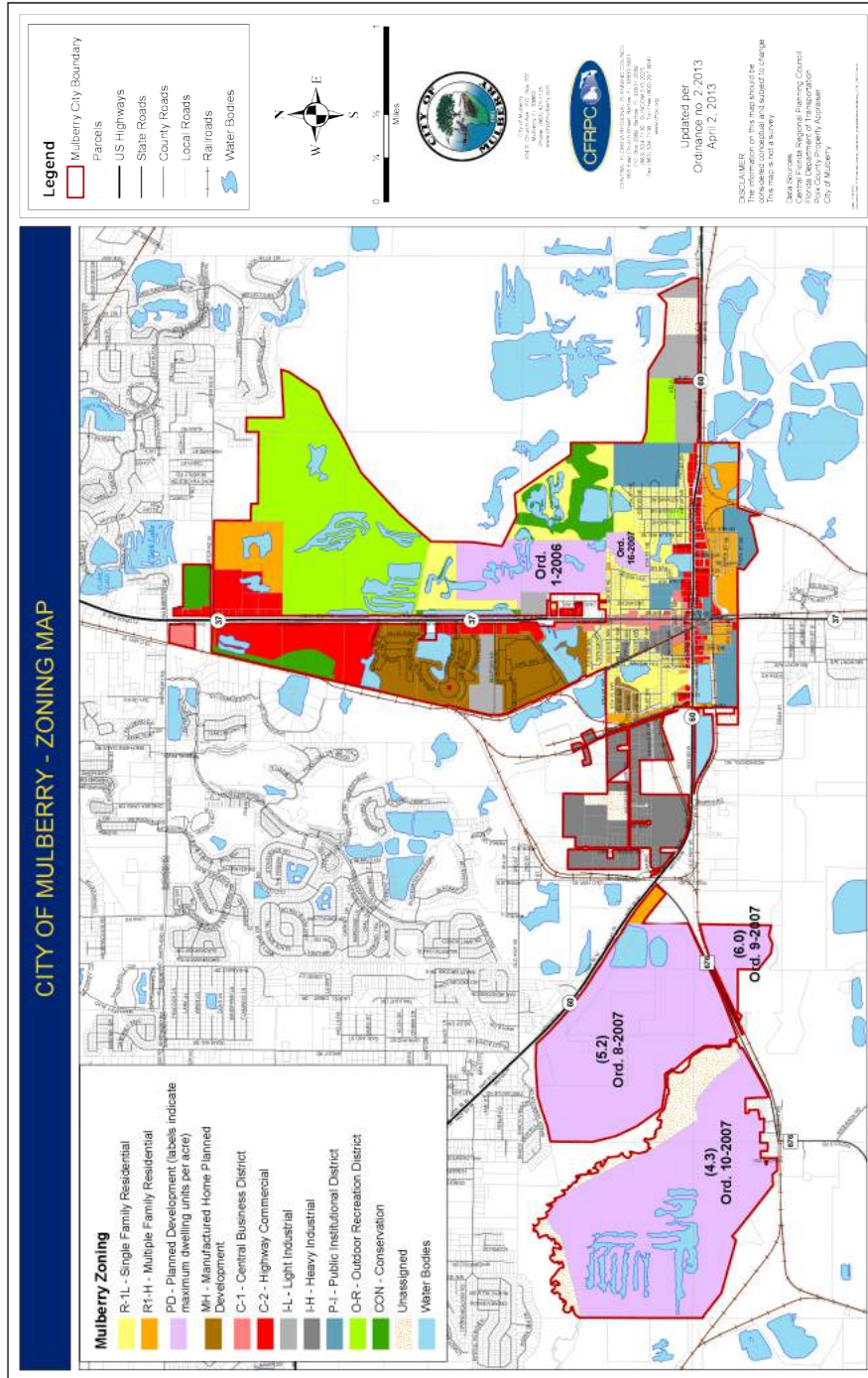
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MULBERRY, FL

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PRESENTED BY:

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