

## LAND FOR SALE

# WATERFRONT DIXIELAND MULTIFAMILY

108 Lake Hunter Dr, Lakeland, FL 33803



<b>SALE PRICE:</b>	\$349,000
<b>DENSITY:</b>	24 Units +
<b>LOT SIZE:</b>	1.92 Acres
<b>APN #:</b>	23-28-24-000000-042030 23-28-24-000000-042020
<b>ZONING:</b>	MF-12 - Multifamily
<b>MARKET:</b>	Tampa / St Pete.
<b>SUB MARKET:</b>	Lakeland
<b>CROSS STREETS:</b>	Lake Hunter Dr. / Unitah Ave.
<b>TRAFFIC COUNT:</b>	26,500

### PROPERTY OVERVIEW

This waterfront multifamily development is a 2± acres property located in Dixieland Lakeland, growing area of Polk County FL. Central access to Polk Parkway and Interstate 4.

The property land use is MF-12 with a density of 24 units however density may be increase up to 3/4 stories building. The city would be highly favorable for Bungalow Court. Other use include assisted living center, duplex, triplex, quadruplex, apartments, town homes or SFR. Public dock available on Lake Hunter.

### PROPERTY FEATURES

- Centrally located in Lakeland, FL
- Trendiest district, up and coming businesses
- Strong employment base near
- Waterfront approved for 24 units

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218 E Pine Street  
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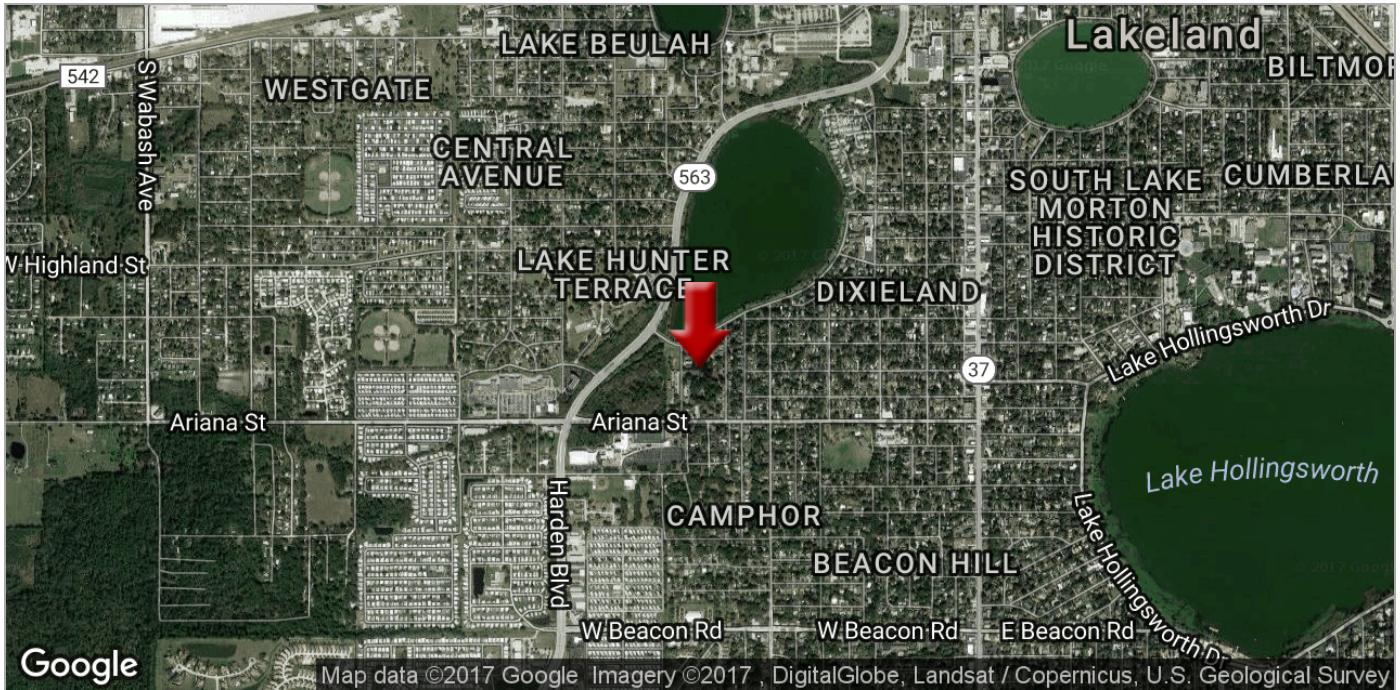
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Property is located less than 1.5 mile from the vibrant and strong workforce Downtown Lakeland and less than 1 miles from the trendy Dixieland District Reputable businesses including restaurant, services, religious and medical within distance. Noticeable point of interest nearby includes the new RF Funding Center (events, concert, sports, conference), Florida Southern College, Lake Hollingsworth and a strong employment based with Publix distribution center, corporate and food processing factories.

The seller is open to creative opportunities including but not limited to long term land lease / build to suit and joint venture with experienced developers



## LOCATION OVERVIEW

Located in the trendiest district, Dixieland Historic in Lakeland Florida, centrally located with easy access to Downtown Lakeland, Polk Parkway and US 98. Minutes from mall, shopping, restaurant, medical and entertainment.

## SCHOOL DISTRICTS:

- K - 5th Grade: Dixieland Elementary School
- 6th - 8th Grade: Southwest Middle School
- 9th - 12th Grade: Kathleen Senior High School

## DEMOGRAPHICS:

Full demographics and reports available on demand including rent comparables, rent trends, new deliveries, cap rates and more available upon request.



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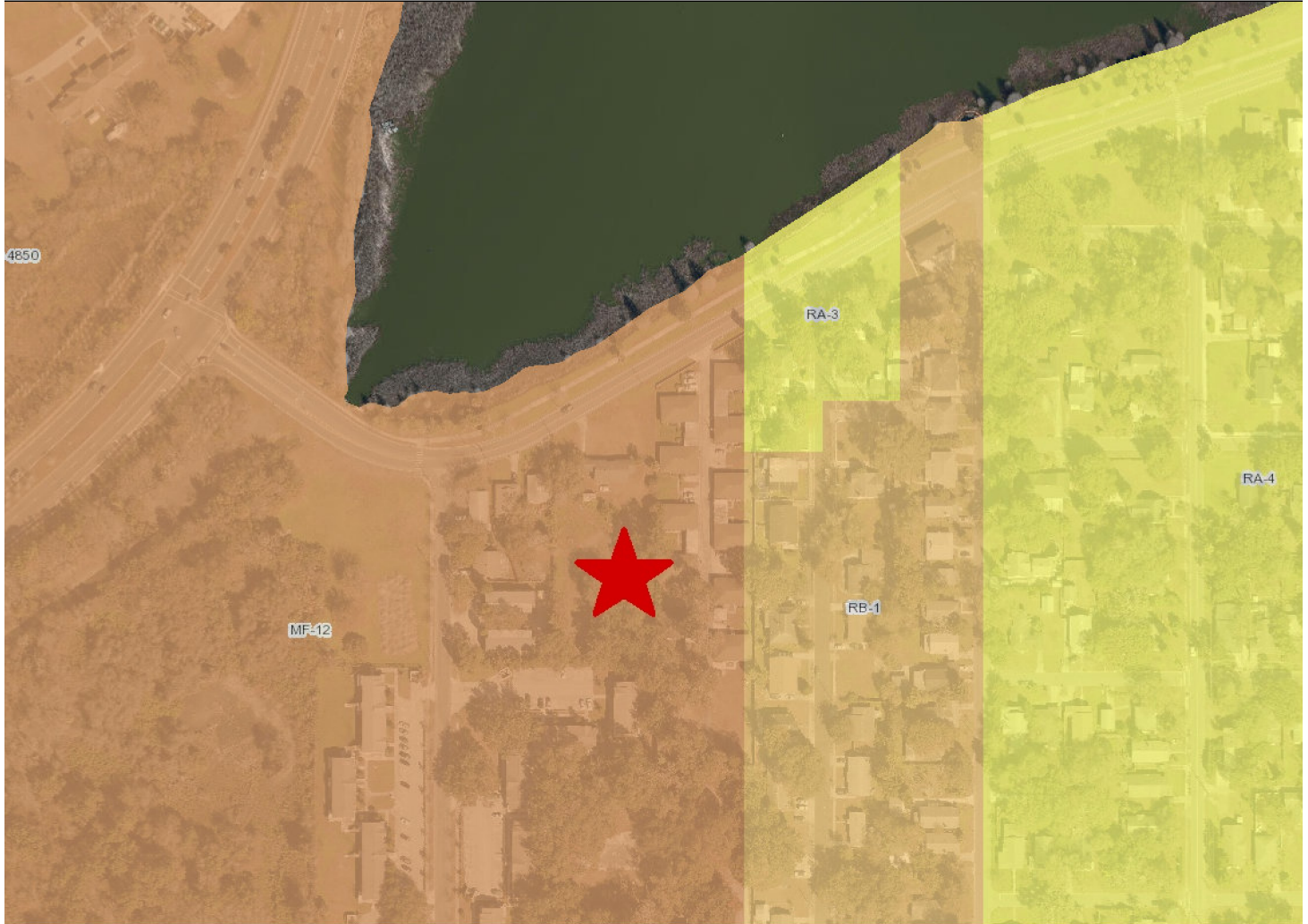
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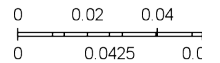
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## City Of Lakeland Zoning Map



- |                 |                     |            |
|-----------------|---------------------|------------|
| Multiple family | PUD Multiple Family | Two family |
| Office          | PUD Office          |            |
| PUD Commercial  | PUD Single Family   |            |
| PUD Industrial  | PUD Two Family      |            |
| PUD Mixed       | PUD Unassigned      |            |
| PUD Mobile Home | Single family       |            |



City of Lakeland GIS, LC  
City of Lakeland Community  
Esri, HERE, DeLorme, Mapbox,  
and the GIS user community

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## **INVEST IN A GROWING AREA:**

Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail.

Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Florida Southern College and is the winter home to the Detroit Tigers.

## **DIXIELAND:**

Dixieland is a commercial corridor with a collection of vintage retail shops. Featuring a budding restaurant scene and coffeehouses where the creatives go to connect and collaborate, Dixieland is the gateway to Downtown's Arts & Entertainment Center.

## **MULTIFAMILY MARKET OVERVIEW:**

After vacancies reached historically low levels in 2015, the current supply wave has loosened fundamentals over recent quarters. However, the market remains right with vacancy levels far belows the metro's historical average and is well-positioned to absorb the additional construction.

The City of Lakeland Sub-market has nearly 50% of the metro's stock and also features the largest portion of Millennials in the metro. The renter pool is bolstered by the presence of nearly 10,000 students from two colleges. The sub-market is within 45 minutes drive from Downtown Tampa and asking rents average approximately 25% less in comparable units. The Lakeland metro offers a cost-effective alternative to living in Tampa proper for those who are inclined to commute.

## **NOTE:**

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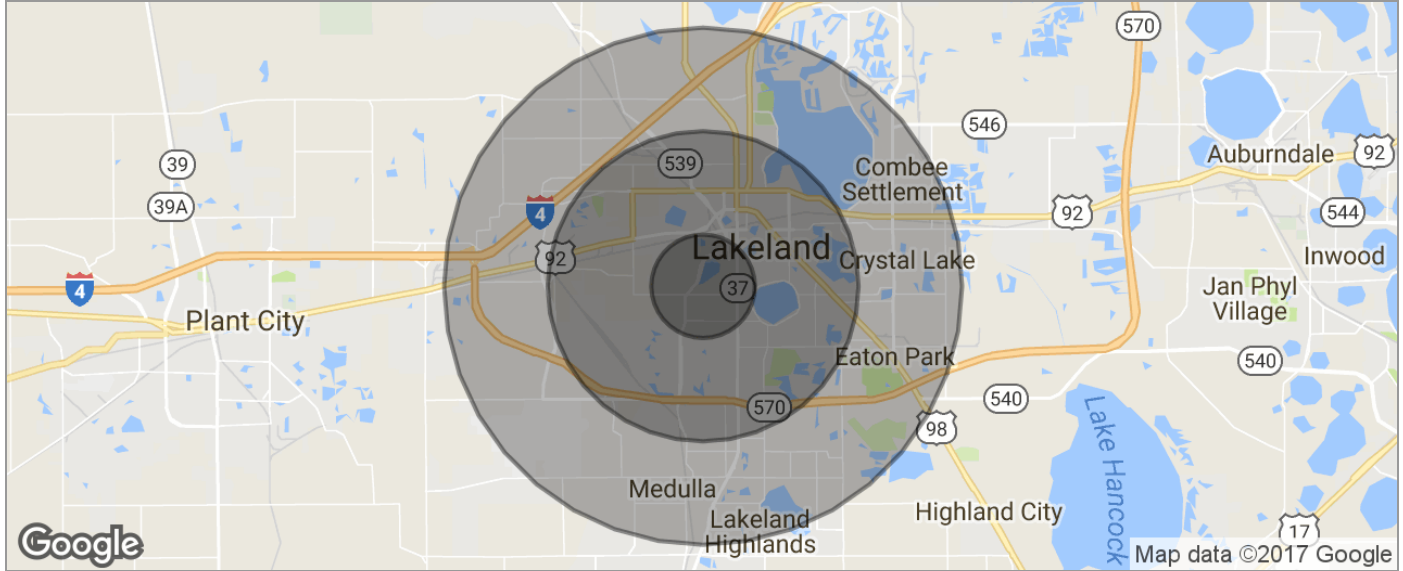
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	10,525	64,796	133,458
MEDIAN AGE	41.0	39.2	38.3
MEDIAN AGE (MALE)	39.7	36.8	36.2
MEDIAN AGE (FEMALE)	41.5	40.8	40.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	4,502	27,017	52,356
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$43,706	\$54,271	\$57,618
AVERAGE HOUSE VALUE	\$142,372	\$164,353	\$184,186
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	75.9%	70.7%	71.6%
% BLACK	16.1%	21.3%	18.8%
% ASIAN	0.1%	0.6%	1.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.6%	0.3%	0.3%
% OTHER	4.8%	4.9%	5.8%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	17.0%	14.3%	13.9%

\* Demographic data derived from 2010 US Census

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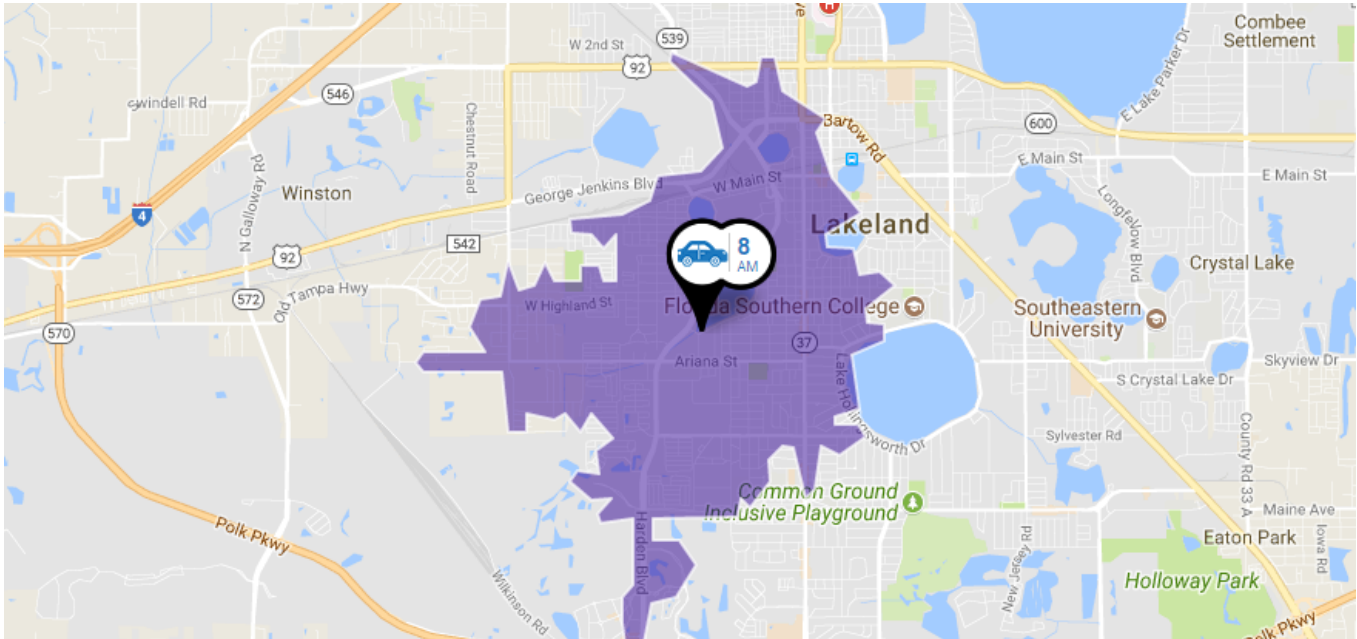
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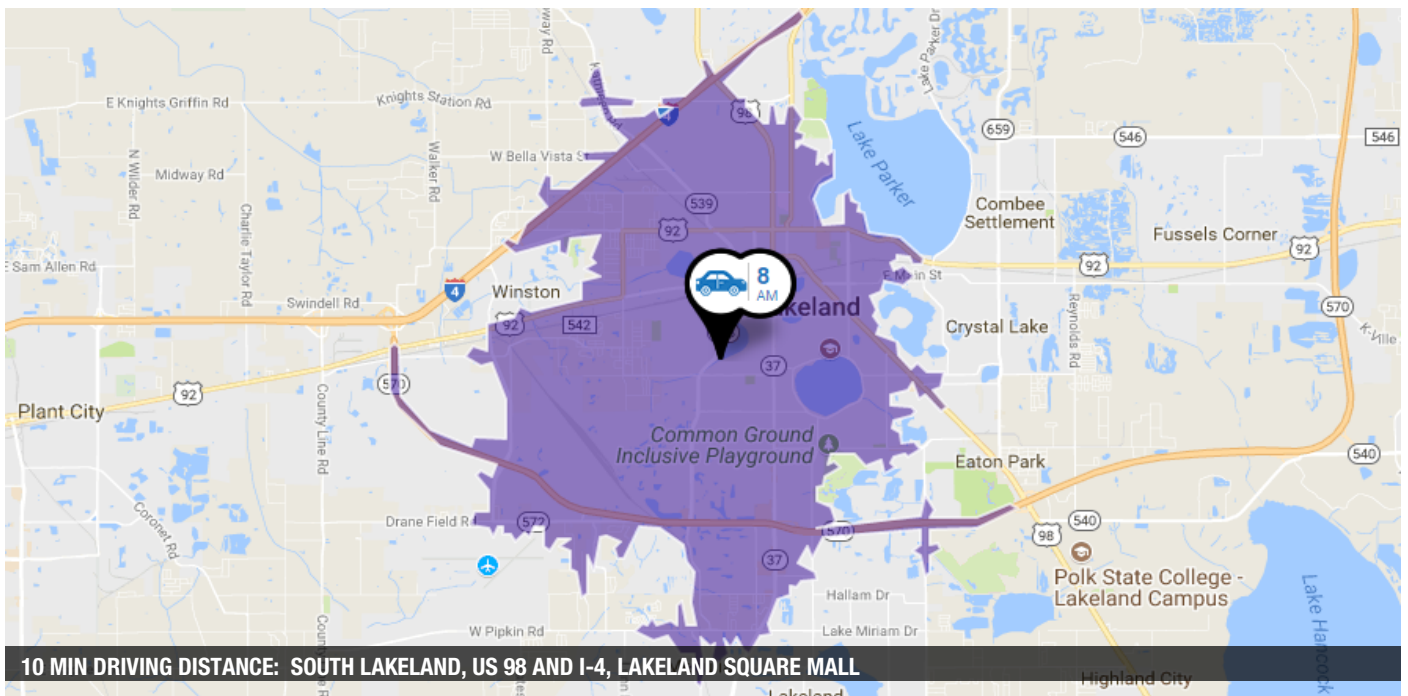
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**5 MIN DRIVING DISTANCE: DOWNTOWN, LAKESIDE OUTDOOR MALL, MAJOR TRADE AREAS, LAKE HOLLINGSWORTH**



**10 MIN DRIVING DISTANCE: SOUTH LAKELAND, US 98 AND I-4, LAKELAND SQUARE MALL**

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LAKELAND, FL

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*PRESENTED BY:*

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