

LAND FOR SALE

LAKE BONNY MULTIFAMILY DEVELOPMENT

0 Honey Tree Ln, Lakeland, FL 33801



OFFERING SUMMARY

SALE PRICE:	\$150,000
LOT SIZE:	3.88 Acres
DENSITY:	20 units +
ZONING:	PUD Multifamily
PARCEL ID #:	24-28-21-000000-044010 & 24-28-20-000000-021010
MARKET:	Tampa / St Petersburg
SUBMARKET:	Lakeland MSA

PROPERTY OVERVIEW

This land development is a 3.88± acres property located in the center of Lakeland near universities. The property has an PUD Multifamily zoning and includes 2 parcels.

Highest and best use is multifamily, the current PUD allow about 20 units from the last site plan (see brochure), potential change is available through the city including density modification, single family home and more. Utilities are available on site. Average daily traffic on US-98 is 40,500. Two access on the property are available through Willowpoint Estate or Honeytree Ln.

Property is located minutes from Florida Southeastern University with about 5,800 students (a 30% increase from 2015!). Florida Southern College is less than 2 miles away with 2,800 students. The Publix shopping center is less than 1 miles from the property and service grocery, pharmacy, restaurants and services. The multifamily has been low in supplies with a 4.2% vacancy rate & 6.9% market rent growth (as of Q1 2018).

PROPERTY HIGHLIGHTS

- Shovel ready site
- Lakefront frontage on 80% of the parcel
- Between two major growing colleges

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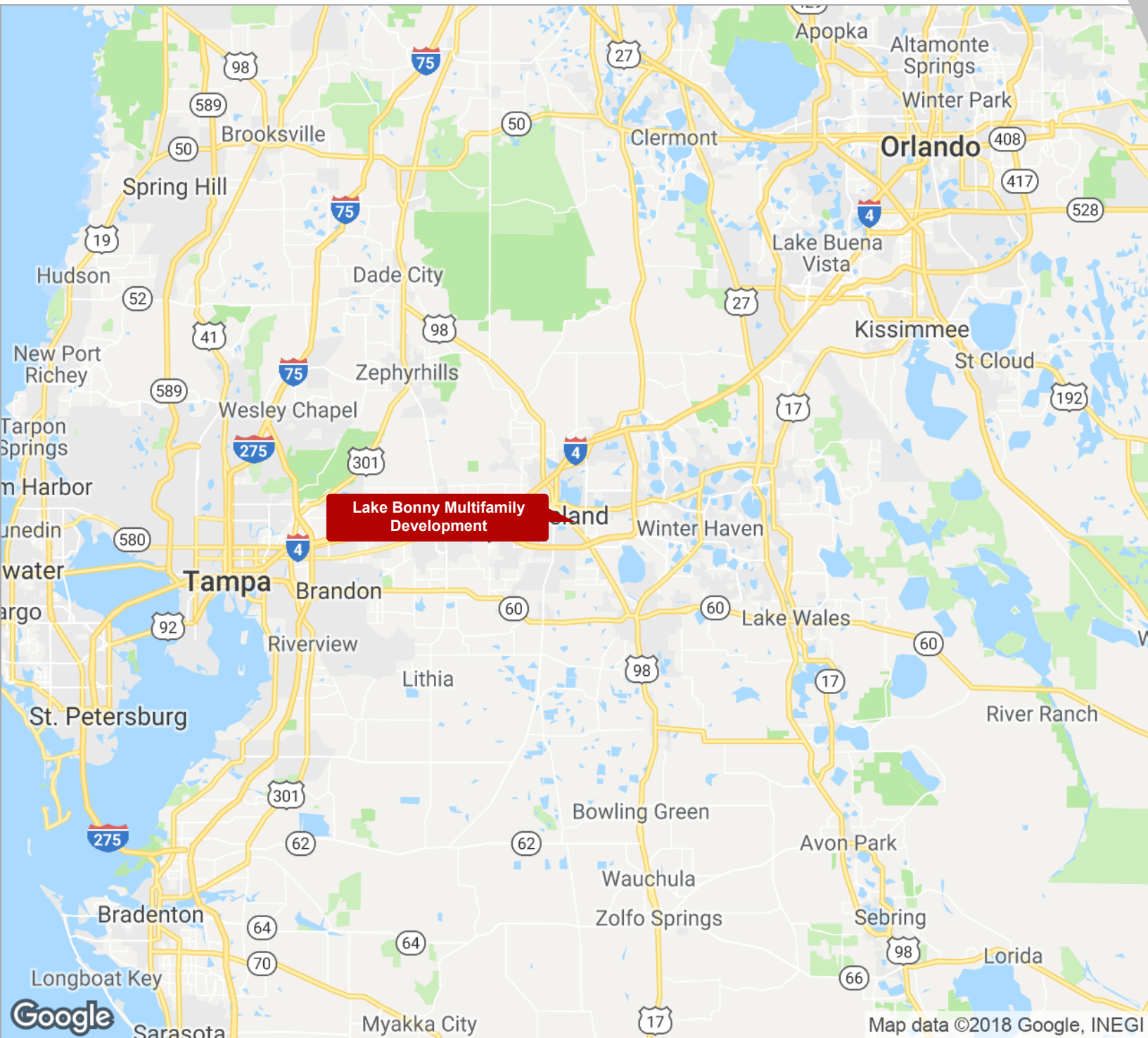
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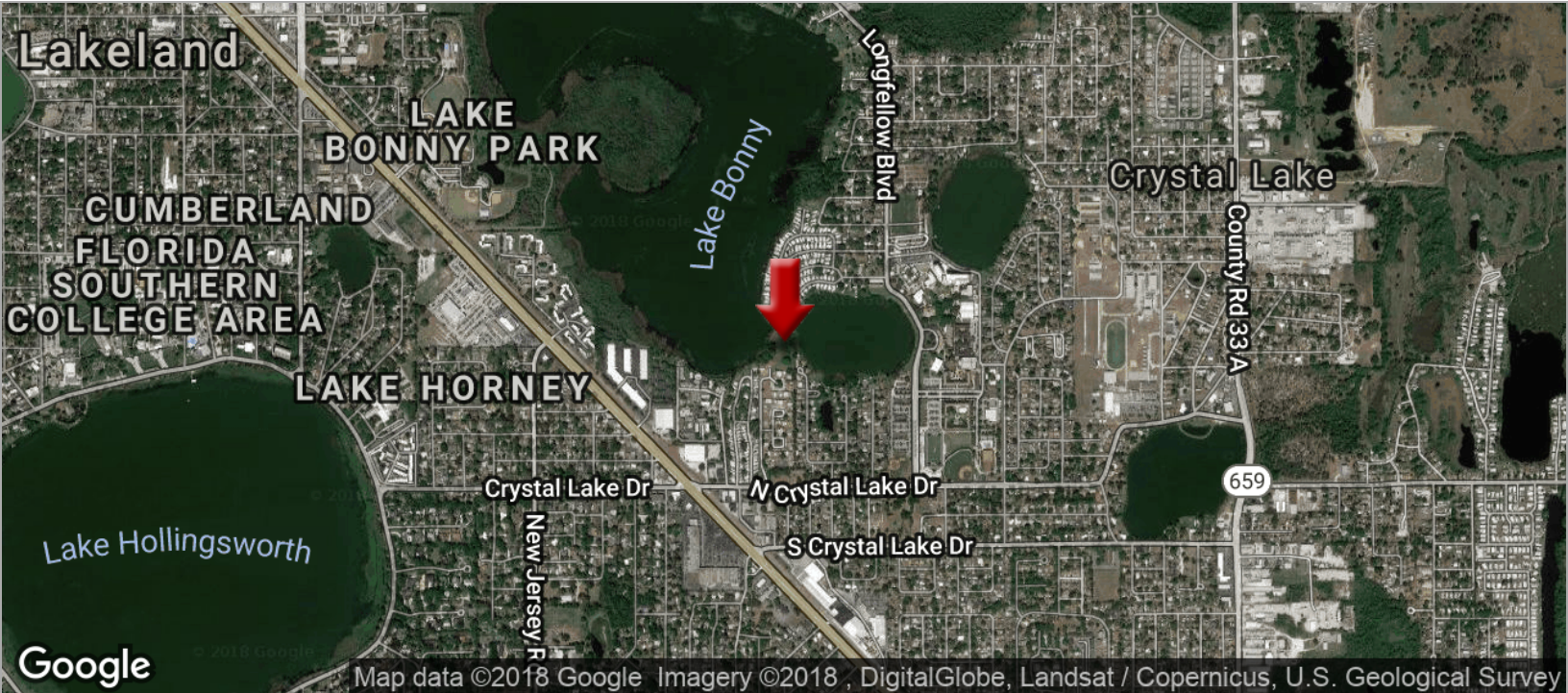
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CITY OF LAKELAND:

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.

FLORIDA SOUTHEASTERN UNIVERSITY

Southeastern University has been training servant leaders since our founding in 1935 as Alabama Shield of Faith Institute. Through the 20th and into the 21st century, we have changed locations, expanded programs and buildings and graduated some of the most talented, dedicated servant leaders in the world, who have engaged the culture and made an influence for Jesus Christ. This brief timeline highlights some of the milestones of our university, and we expect many more to come in the future.

It offers 62 bachelor's degrees, 20 master's degrees, and four doctoral degrees. Since President Kent J. Ingle came to Southeastern in 2011, the university has launched 127 extension sites across the nation, an increase from the previous year's 50 extension sites. The sites are in 29 states, including Florida, which has 19. The degrees offered at the sites include a variety of associate, bachelor's, and a master's degree in ministry and leadership.

SOUTHEASTERN UNIVERSITY ATHLETICS

The Fire are associate members of the National Christian College Athletic Association (NCCAA) after competing in both Division II and Division I. The university added softball, men's tennis, and men's & women's cross country in 2012-13 and women's golf in 2013-14. Southeastern currently competes in 7 men's and 7 women's sports, after the addition of football in 2014-15 academic year. Men's wrestling was added in the 2015-16 academic year, becoming the state's only collegiate scholarship program.

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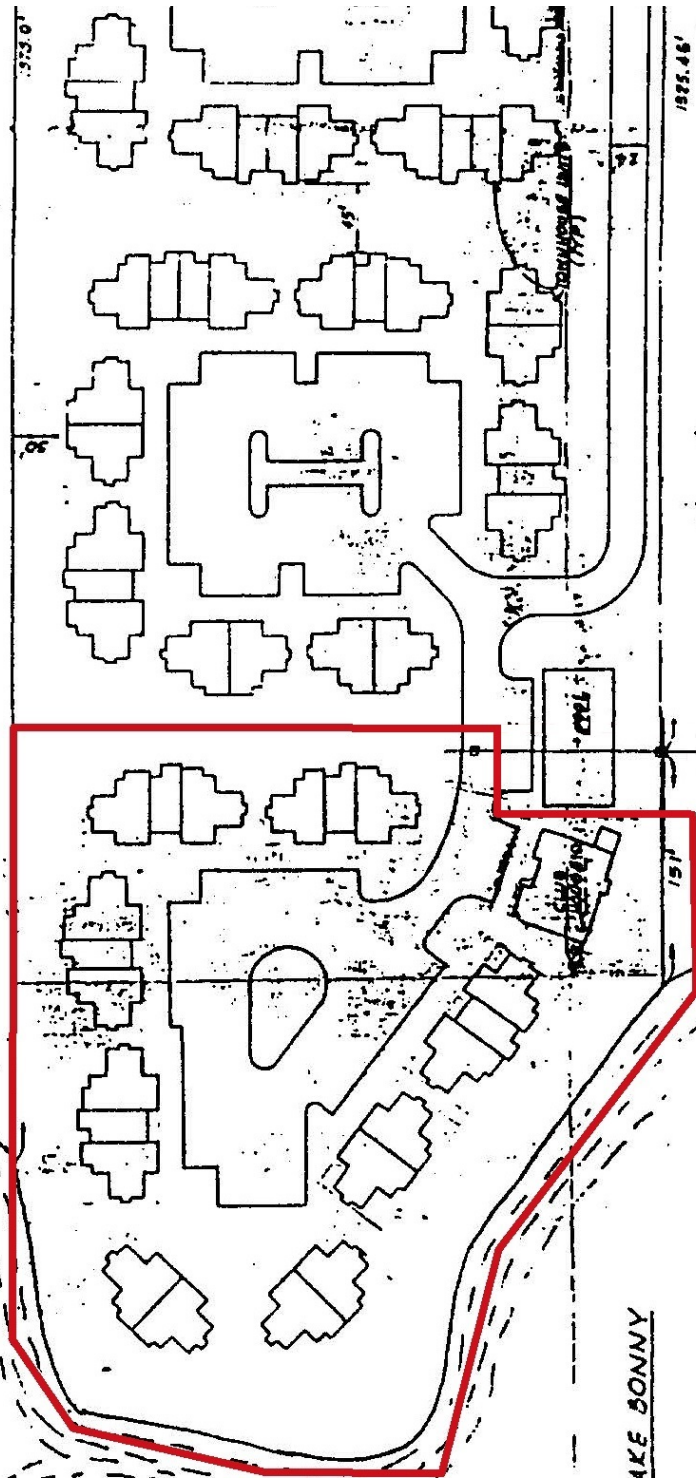
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PROPERTY LIMITS



**Approximately 22 Units
Based on PUD**

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Zoning

- Commercial
- Industrial
- Limited Development
- Mobile Home
- Multiple family
- Office
- PUD Commercial
- PUD Industrial
- PUD Mixed
- PUD Mobile Home
- PUD Multiple Family
- PUD Office
- PUD Single Family
- PUD Two Family

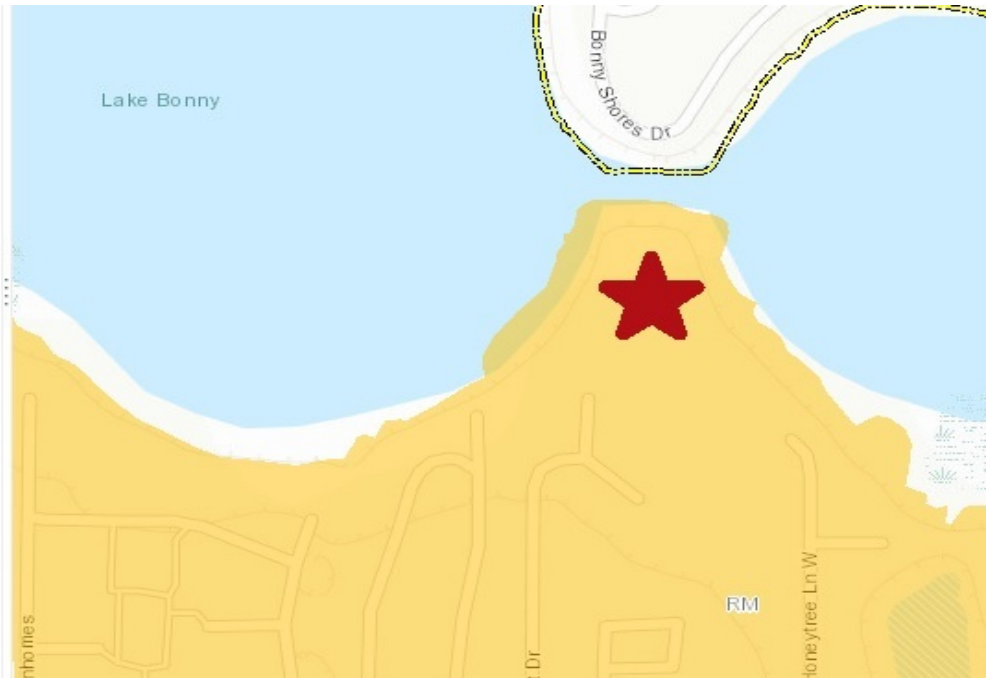


City of Lakeland Current Zoning - PUD Multifamily

Lakeland Future Land Use

Future Land Use

- Residential Low
- Residential Medium
- Residential High
- Mixed Commercial Corridor
- Convenience Center
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Interchange Activity Center
- Business Park
- Office Center
- Industrial
- Public and Institutional
- Recreation
- Conservation



City of Lakeland Future Land Use - Residential Medium

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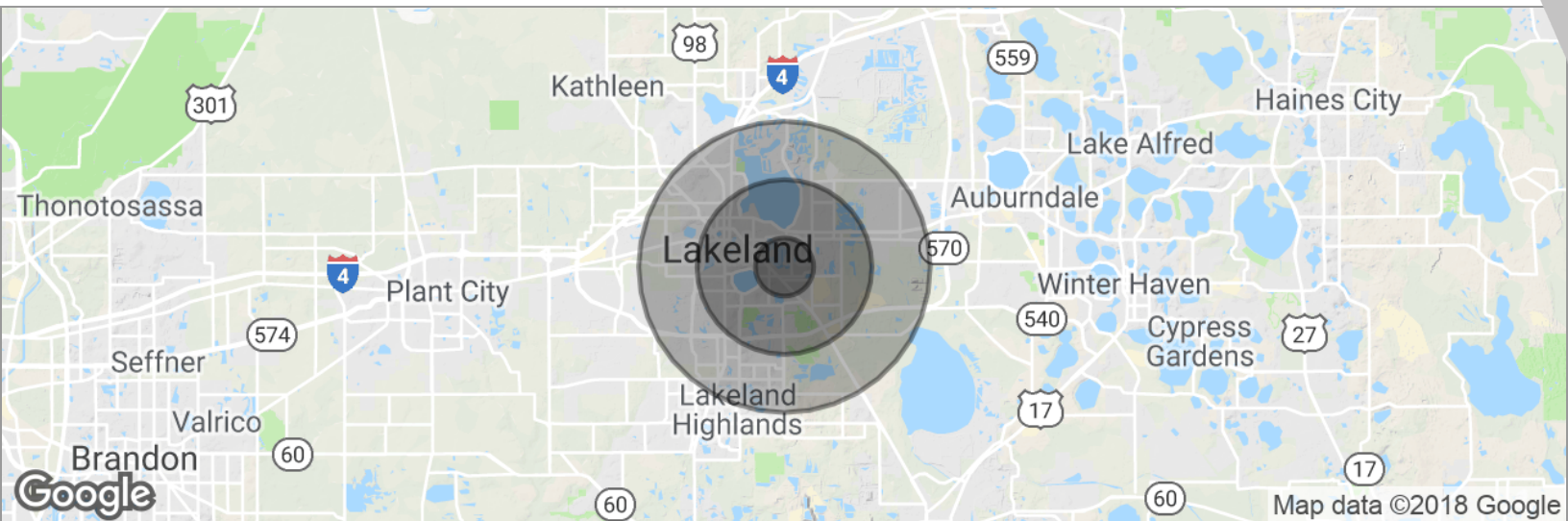
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,525	58,603	126,175
Median age	30.8	34.7	38.1
Median age (male)	30.3	33.6	36.2
Median age (Female)	30.8	35.0	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,404	22,771	49,360
# of persons per HH	2.8	2.6	2.6
Average HH income	\$63,441	\$56,948	\$58,104
Average house value	\$195,105	\$194,287	\$180,318
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	12.1%	13.5%	13.5%
RACE (%)	1 MILE	3 MILES	5 MILES
White	70.7%	75.6%	72.9%
Black	19.1%	14.2%	17.4%
Asian	1.3%	1.4%	1.8%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.2%	0.3%
Other	6.9%	6.4%	5.7%

* Demographic data derived from 2010 US Census

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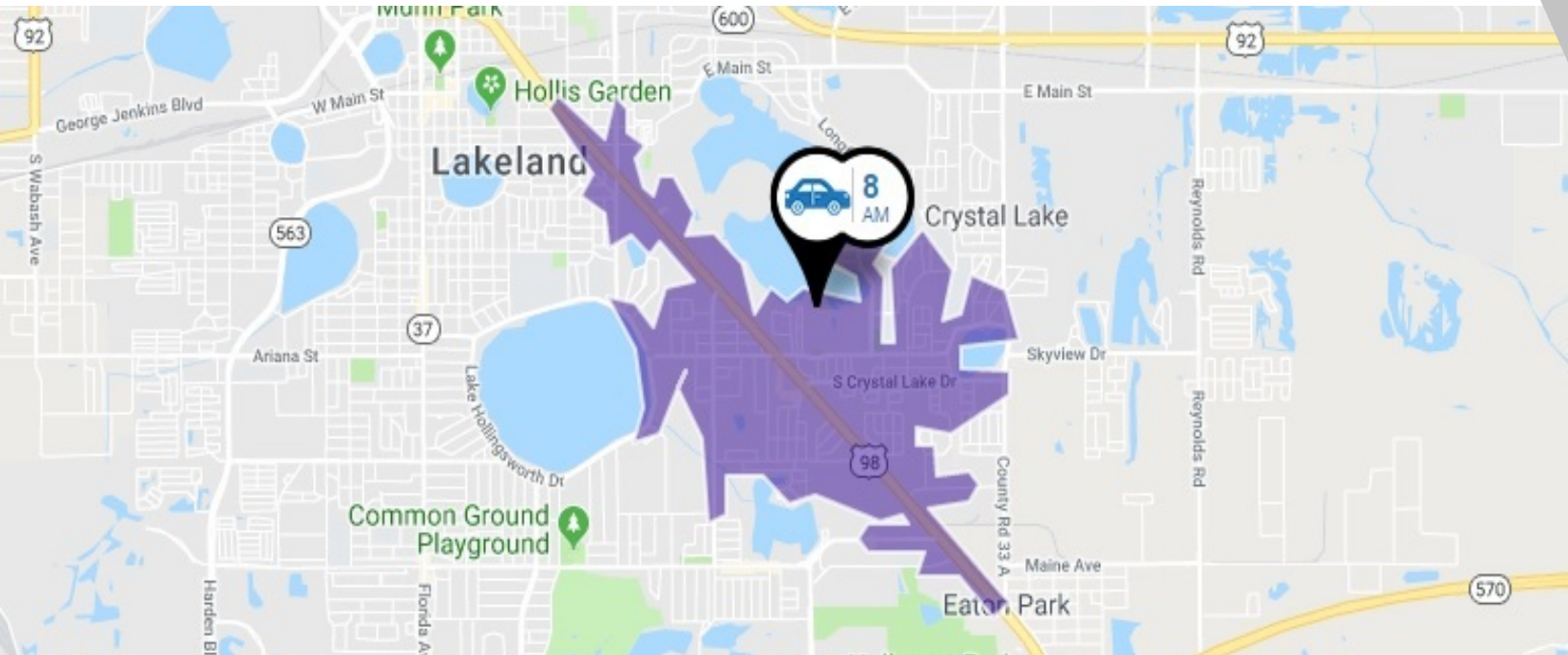
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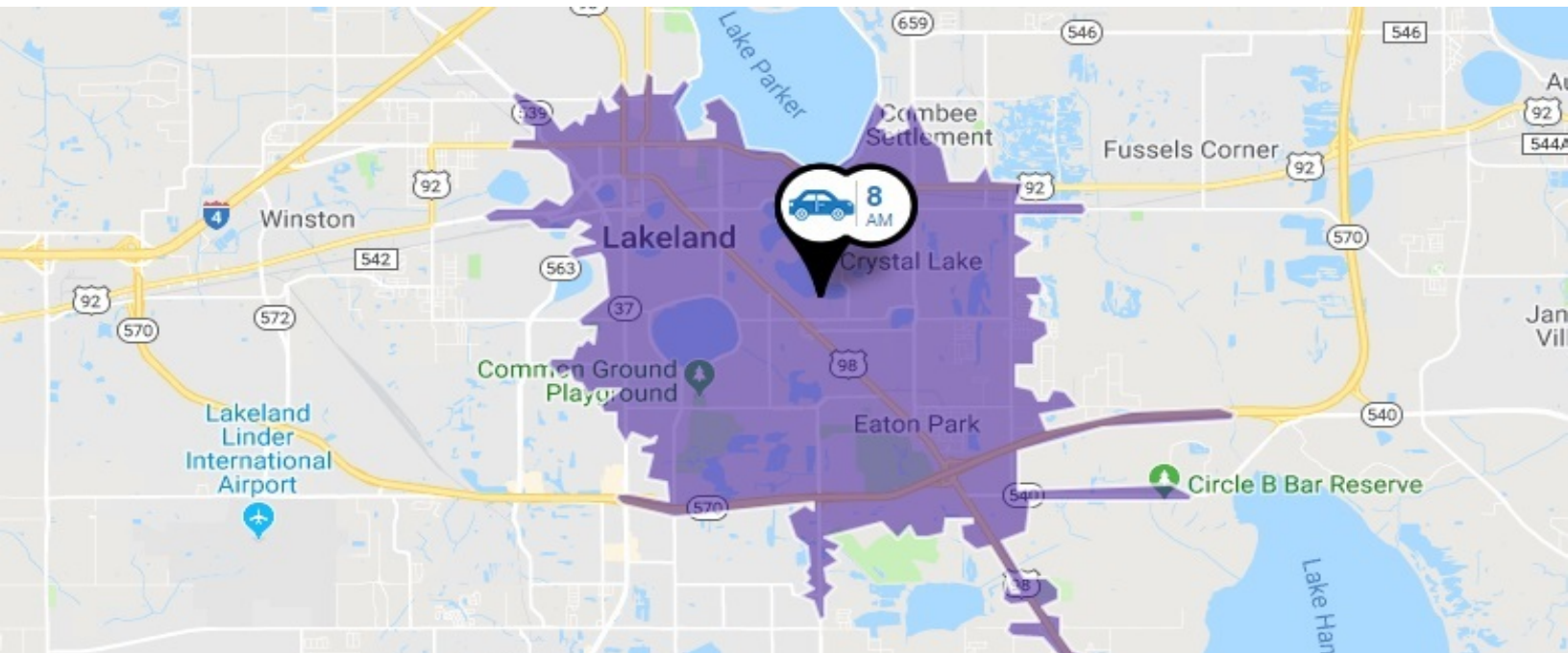
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5 Min Driving Distance - E. Main St, downtown entrance, Lake Hollingsworth, University & Middle School, Publix Shopping Center



10 Min Driving Distance - Downtown Lakeland, Polk Parkway, South Florida Avenue Corridor, South Lakeland, Highland City, Hospital

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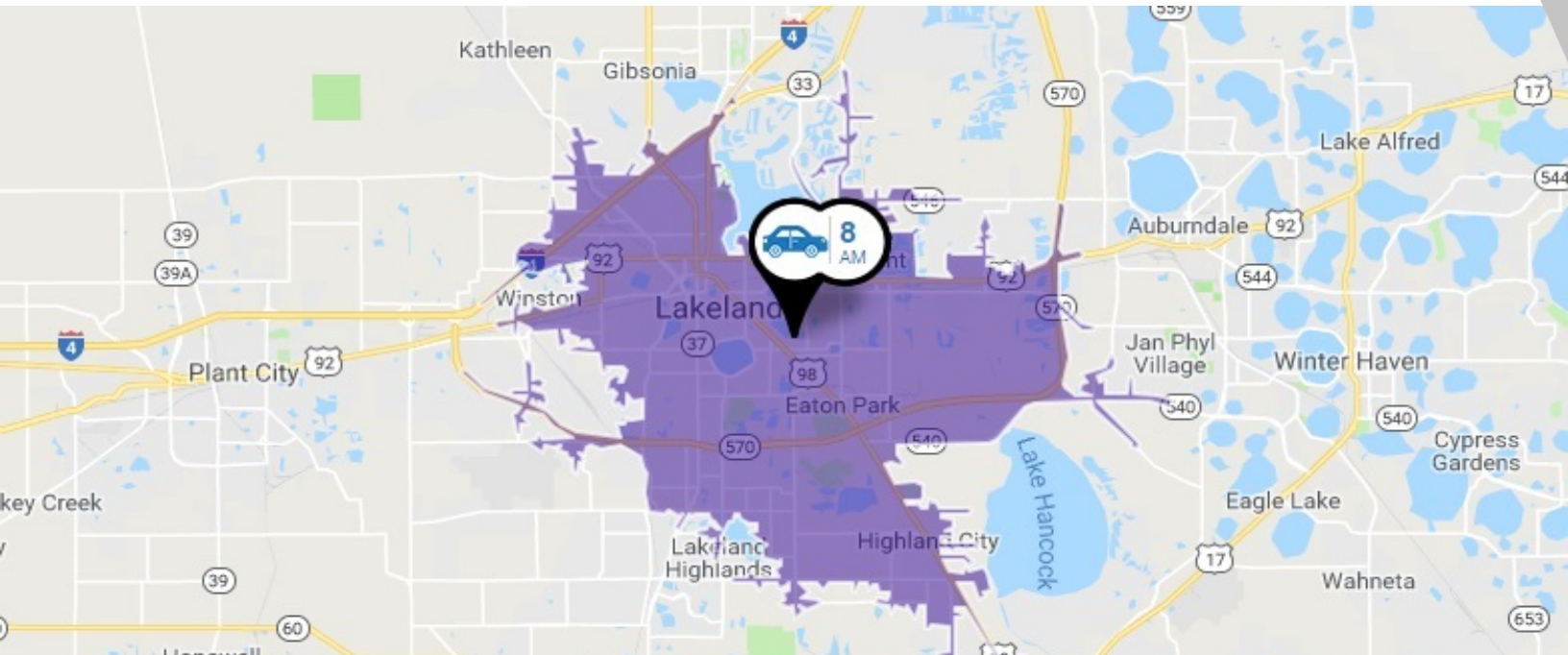
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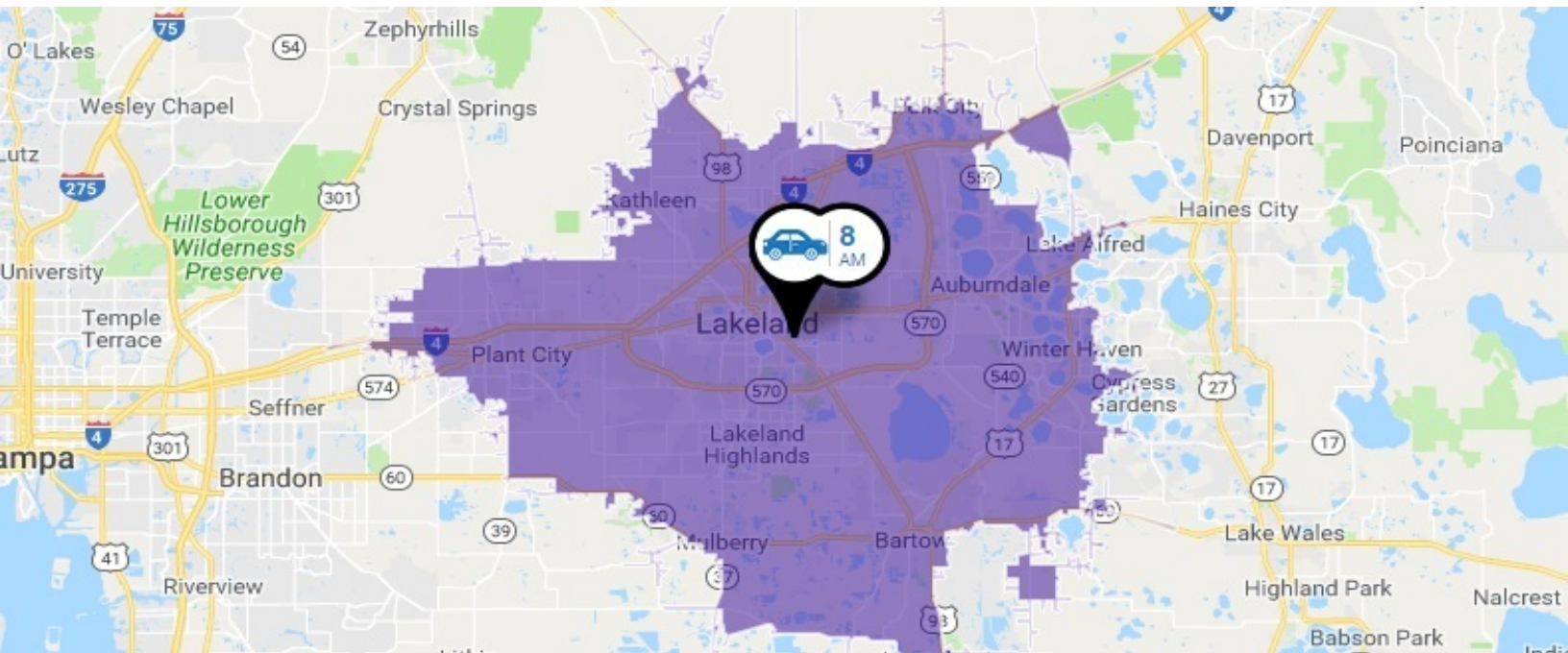
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15 Min Driving Distance - I-4, North US 98 retail centers and mall, South Lakeland, Airport, Auburndale, Winter Haven



30 Min Driving Distance - Downtown Winter Haven, Bartow, Mulberry & Auburndale, Plant City, East Tampa, Polk City

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PROFESSIONAL BACKGROUND

Growing up in Toulouse, France, I always dreamed that one day I would have the opportunity to pursue the American dream. I've always had a strong drive and a burning desire to discover new experiences and knowledge. My travels through Europe and the rest of the world have created a great love for the diversity & culture I experienced.

I followed my passion and arrived in the United States in 2006 under exciting yet unique circumstances. I was a professional paintball player and was blessed to have realized my dream by eventually joining one of the best teams in the world here in Tampa. My entrepreneur spirit led me to create my own business and in 2010 I opened the doors of Action Paintball & Laser Tag in Winter Haven. The facilities include a retail pro-shop while offering 5 different activities and welcoming more than 35,000 players with hundreds of parties each year. With 30 + trained employees, Action Paintball was rated one of the best fields in Florida. It also exceeded my original business plan from inception and was successfully purchased by an investor in March 2017.

My business allowed me to stay engaged with the community and my desire to meet people on a personal and professional level led me to the real estate industry. I started my career in residential while being part of the number one sales team in my county with over 400 units sold per year. I enjoy the dynamics of investing and advising on all aspects of real estate transactions and it wasn't long until my experience and passion led me to commercial real estate where my team and I assist clients through Keller Williams Commercial division whose focus on client's relationships and technology made it the fastest growing commercial real estate in the United States.

I'm a strong believer in personal development and am very grateful for all the people I have met and who have helped me. I love to achieve and provide results by creating opportunities through analyzing the problem and finding a durable solution by using all resources available. In order to succeed in a project, I've been known to create new resources and solutions and I'm always looking at new ways to add value and skills. I look forward to meeting with you on how my commitment and experience can meet your needs and goals.

MEMBERSHIPS & AFFILIATIONS

International Council of Shopping Center Member
Winter Haven Chamber of Commerce
National Realtor Association
Lakeland Association of Realtors

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LAKELAND, FL

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. 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 Lakeland in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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