



PROPERTY FOR SALE
LAKELAND PALMS MHP

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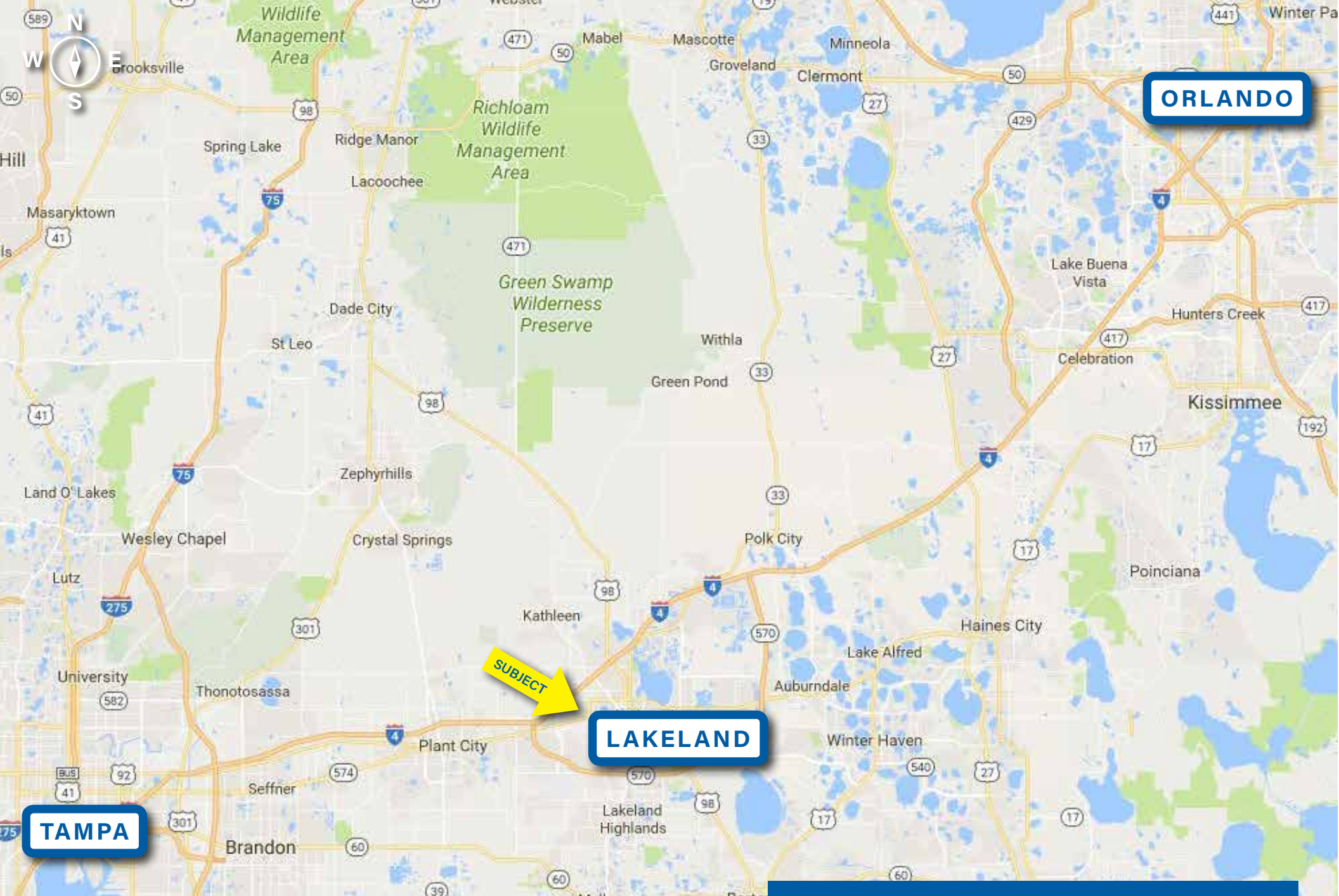
EXECUTIVE SUMMARY

2965 NEW TAMPA HWY LAKELAND, FL 33801

This mobile home park is located immediately adjacent to the offices of Publix Federal Credit Union, as well as many of Publix's other offices and manufacturing facilities. The park has a total of 16 active units, and 3 blank pads for future trailers. The entire property presently generates an estimated NOI of \$92,118 annually. All units are park owned and the owner self-manages.

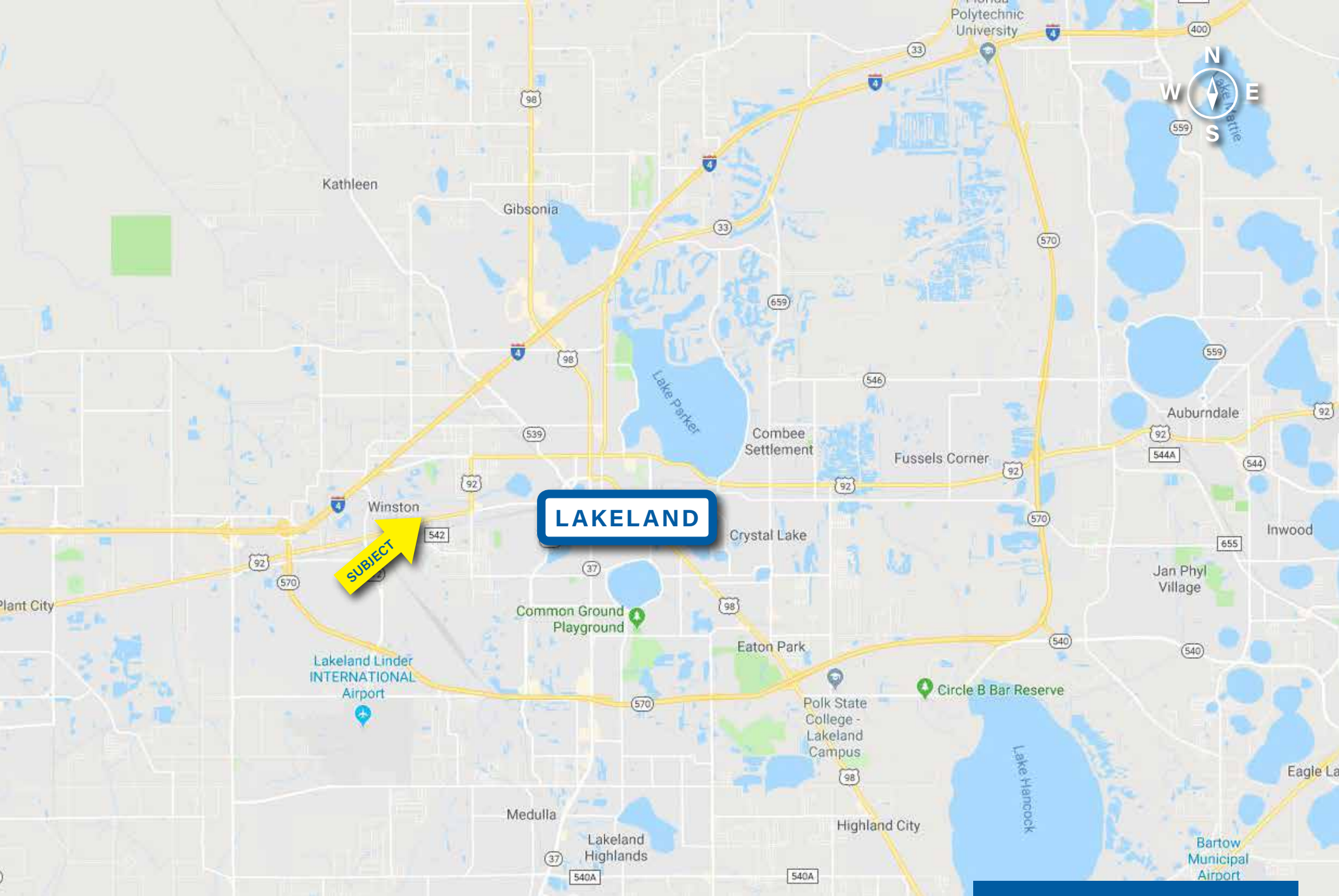
Please note that all offers submitted will need to include proof of funds and/or a preapproved letter from a financial institution.

Site Address:	2965 New Tampa Hwy, Lakeland, FL 33801
County:	Polk
PIN (Property Identification Number):	232822095000001050
Land Size:	2.04 +/- Acres
Units:	16 total units, 3 blanks and 1 house along with a 3 unit strip center covering 2.04 +/- acres
Property Use:	Mobile Home & RV Parks
Utilities:	Water & Septic
Taxes:	\$8,493.82 (2018)
Traffic Count:	18,900 cars/day on US 92
2018 Projected Net Operating Income:	\$92,118
Price:	\$795,000



Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP

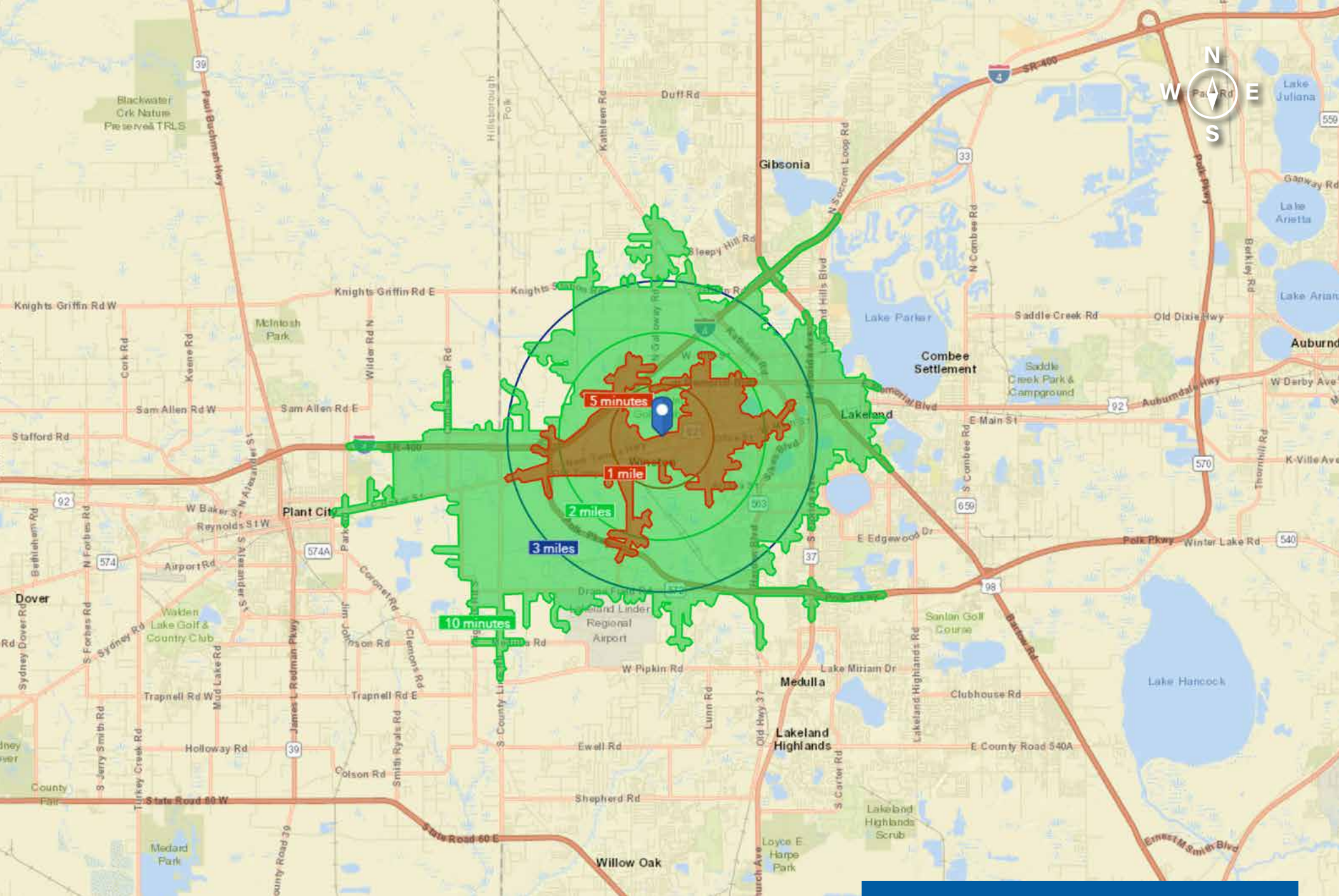


LAKELAND

SUBJECT

LOCATION MAP

Located in Lakeland, FL on US Highway 92,
south of I-4.



1, 2, 3 mile radius

5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	4,803	18,845	40,607	11,468	55,378	667,696	20,875,686	330,088,686
Households	2,015	7,254	16,398	4,412	22,224	249,123	8,152,541	124,110,001
Families	1,198	4,575	9,936	2,696	13,071	173,193	5,273,287	81,631,156
Average Household Size	2.38	2.59	2.46	2.59	2.44	2.63	2.51	2.59
Owner Occupied Housing Units	1,290	4,367	8,855	2,677	11,141	169,591	5,193,134	78,262,285
Renter Occupied Housing Units	725	2,887	7,543	1,735	11,083	79,532	2,959,407	45,847,716
Median Age	47.0	41.0	41.5	42.4	40.4	41.4	42.3	38.3
Income								
Median Household Income	\$33,274	\$33,783	\$36,781	\$34,205	\$38,059	\$47,429	\$52,098	\$58,100
Average Household Income	\$46,367	\$44,914	\$52,928	\$46,156	\$55,485	\$64,107	\$75,281	\$83,694
Per Capita Income	\$19,519	\$17,611	\$21,717	\$18,523	\$22,962	\$24,475	\$29,913	\$31,950
Trends: 2015 - 2020 Annual Growth Rate								
Population	2.34%	1.34%	1.25%	1.33%	1.28%	1.55%	1.41%	0.83%
Households	2.11%	1.20%	1.16%	1.20%	1.19%	1.48%	1.36%	0.79%
Families	2.07%	1.12%	1.05%	1.11%	1.07%	1.42%	1.30%	0.71%
Owner HHs	3.17%	2.04%	2.08%	2.13%	2.11%	2.07%	1.91%	1.16%
Median Household Income	3.16%	2.81%	2.86%	2.70%	2.89%	2.65%	2.52%	2.50%

There is good population density within a 2-mile radius of 18,845 people.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Polk FL US

Households by Income

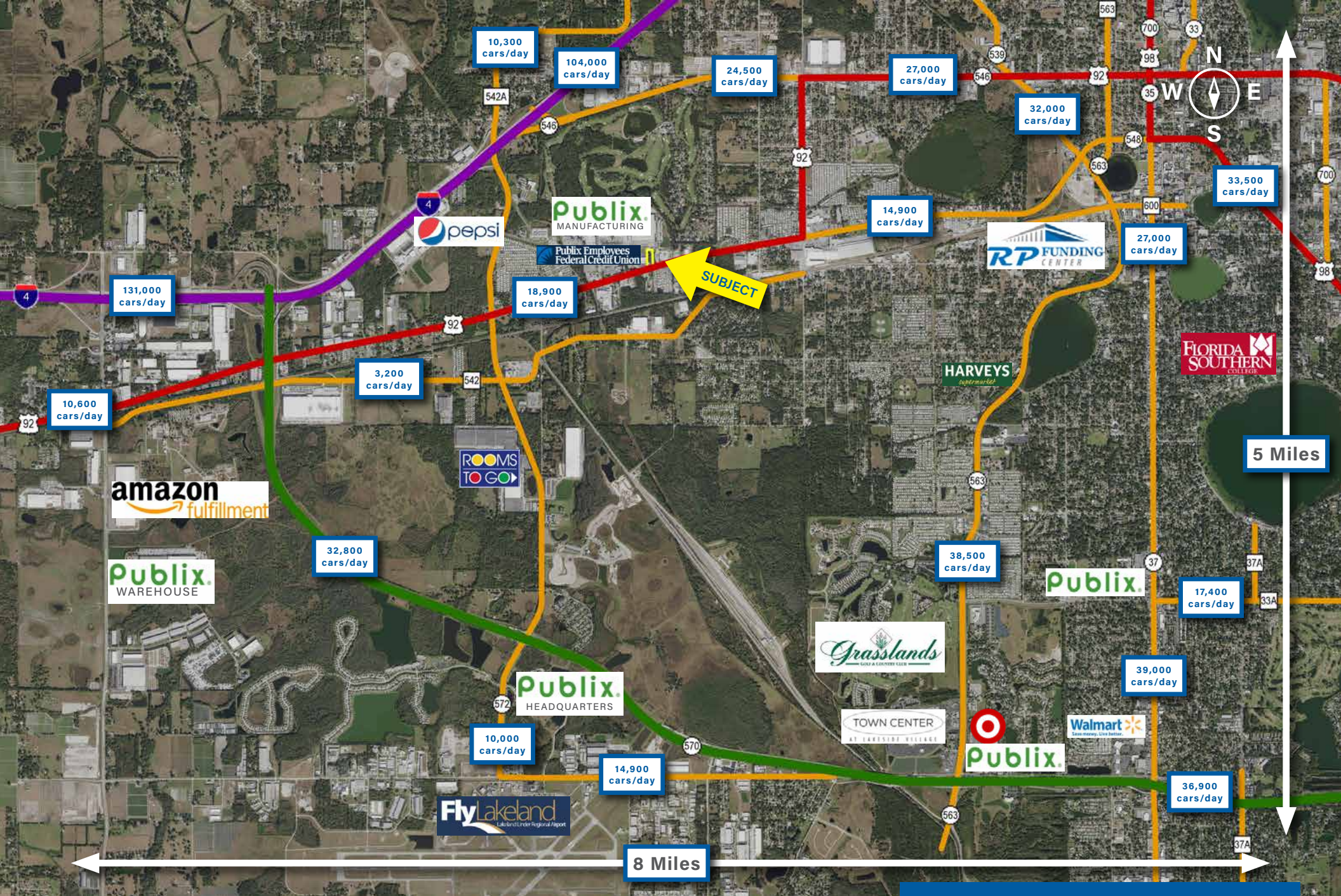
<\$15,000	19.10%	18.90%	18.30%	16.60%	18.20%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	18.40%	18.80%	15.90%	20.20%	15.20%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	14.40%	13.60%	13.20%	14.00%	12.50%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	16.20%	16.30%	15.90%	16.40%	15.50%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	14.80%	17.10%	17.10%	16.50%	17.70%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	9.10%	7.90%	8.20%	8.20%	8.40%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	6.20%	6.20%	7.30%	6.30%	7.70%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	0.80%	0.80%	2.20%	1.20%	2.30%	2.90%	4.50%	6.00%
\$200,000+	0.90%	0.40%	1.90%	0.50%	2.50%	2.90%	5.10%	6.70%

Population by Age

0 - 4	6.00%	7.20%	6.90%	7.00%	6.80%	6.00%	5.30%	6.00%
5 - 9	5.70%	6.70%	6.40%	6.60%	6.30%	6.00%	5.40%	6.20%
10 - 14	5.10%	6.20%	6.00%	5.90%	6.00%	6.00%	5.60%	6.30%
15 - 19	4.30%	5.50%	5.40%	5.20%	5.70%	5.90%	5.70%	6.40%
20 - 24	4.80%	5.60%	5.80%	5.30%	6.20%	5.90%	6.30%	6.90%
25 - 34	11.70%	12.30%	12.70%	12.10%	13.20%	12.70%	13.20%	13.90%
35 - 44	10.30%	10.30%	10.20%	10.30%	10.60%	11.40%	11.70%	12.50%
45 - 54	9.90%	9.90%	10.40%	9.80%	10.80%	11.80%	12.70%	12.80%
55 - 64	13.60%	12.70%	12.80%	13.00%	12.70%	13.10%	13.60%	13.00%
65 - 74	16.20%	13.30%	12.80%	14.20%	11.90%	12.10%	11.50%	9.40%
75 - 84	9.40%	7.70%	7.30%	8.00%	6.80%	6.60%	6.30%	4.60%
85+	2.90%	2.60%	3.30%	2.50%	3.10%	2.40%	2.70%	2.00%

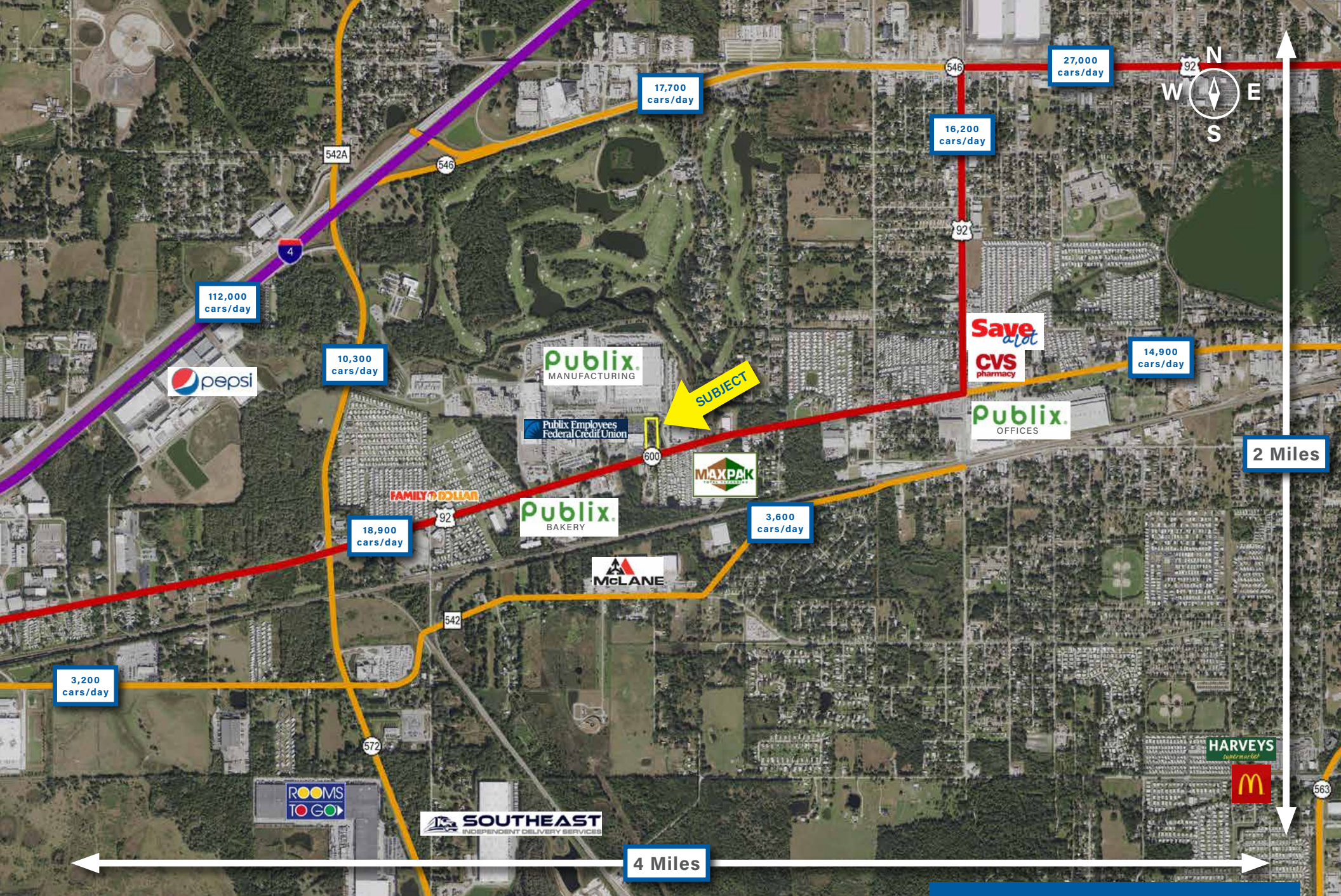
Race and Ethnicity

White Alone	74.50%	61.50%	58.30%	65.00%	60.50%	72.30%	73.00%	69.90%
Black Alone	9.80%	23.60%	29.60%	19.60%	27.60%	15.30%	16.40%	12.90%
American Indian Alone	0.90%	0.70%	0.60%	0.80%	0.50%	0.50%	0.40%	1.00%
Asian Alone	0.50%	0.70%	1.00%	0.80%	1.10%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	11.90%	10.50%	7.30%	10.80%	7.00%	7.00%	4.30%	6.90%
Two or More Races	2.30%	3.00%	3.20%	3.00%	3.20%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	30.40%	27.50%	21.30%	28.80%	20.60%	22.60%	25.90%	18.30%



MARKET AREA MAP

There are several national retailers and distribution centers within the market area, as well as the Lakeland Linder International Airport.



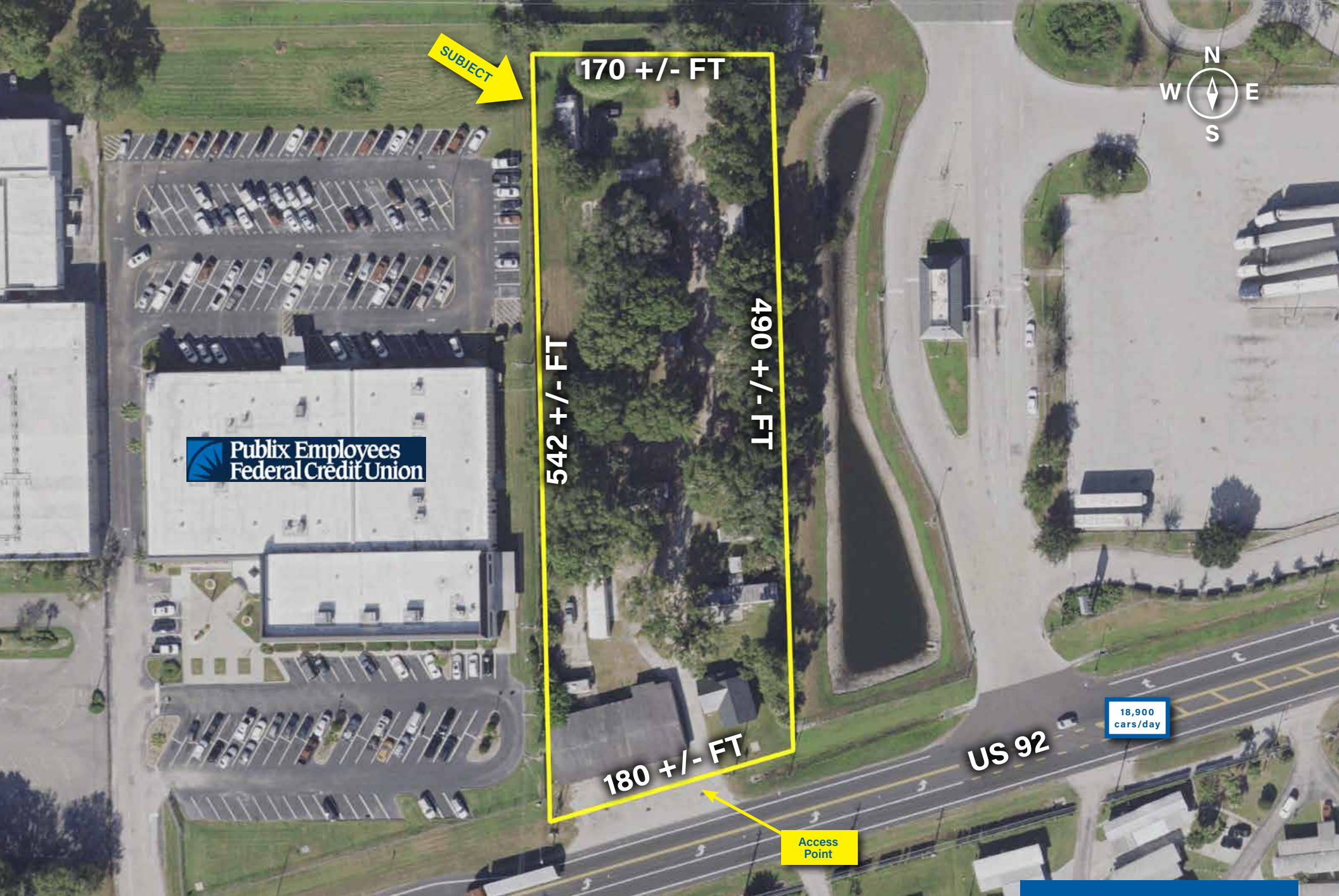
Quick, convenient access to I-4

TRADE AREA MAP



The park is located immediately adjacent to the Publix Employees Federal Credit Union, and other Publix manufacturing facilities.

NEIGHBORHOOD AERIAL



Subject property has 180 +/- FT of frontage and right in/right out access on US Highway 92.

SITE AERIAL

RENT ROLL

* Please also note that the DOT has planned for a taking of some of the road frontage here in 2021 which could range into several hundreds of thousands of dollars.

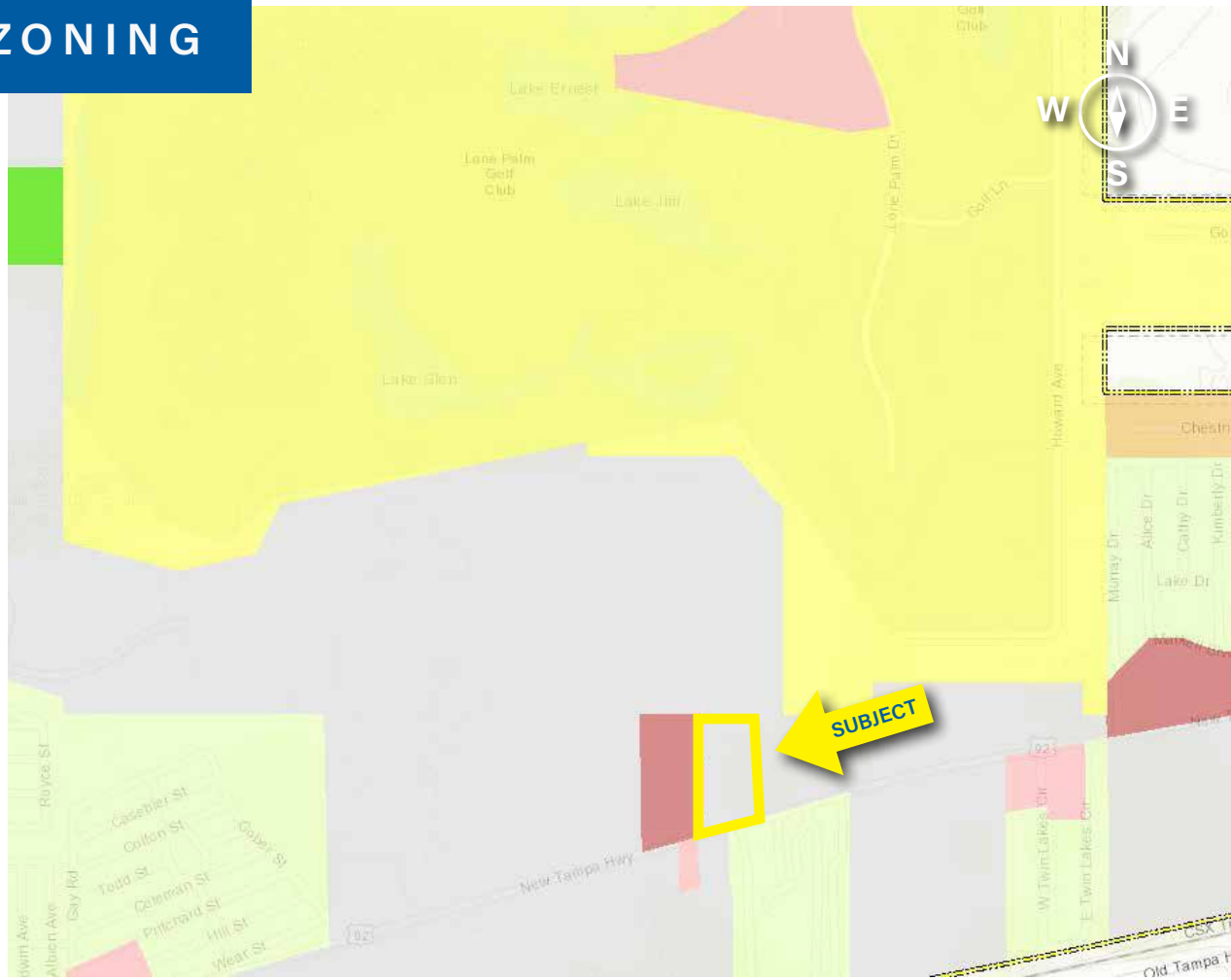
UNIT	RENT				Projected 2018	
1	700	2/1	Vacant		Income	\$ 142,200
2	550	1/1			Water/Sewer	\$ 10,800
3	550	2/1			Lawn	\$ 3,600
4	650	2/1			Taxes	\$ 8,200
5	550	2/1			Management fee 8%:	\$ 10,512
6	550	1/1			Maint Salary at 5%:	\$ 6,570
7	600	2/1			Maint Expenses:	\$ 8,000
8	600	2/1			Liability Insurance:	\$ 2,400
9	650	3/1				
10*	650	1/1	*Owner includes electric at \$150/month		Projected Annualized Total	\$ 50,082
13	600	1/1				
14	600	1/1				
15	700	1/1				
16	450	2/1				
17	500	1/1				
18	650	2/1			Projected NOI	\$ 92,118
	550	Strip Center/Church				
	600	Strip Center/Restaurant				
	700	Strip Center/Convenient Store				
	900	House 1/1	Vacant			
		Blank spaces for future trailers				
		#11, #12 and #19				

Aerial view looking north





ZONING



Light Industrial-Limited Commercial District (I-1)

The intent of the I-1 District is to permit the establishment of business park uses and a limited range of industrial uses along with retail and service commercial uses that support business park and industrial employment centers, subject to limitations established in the Comprehensive Plan. The industrial uses permitted include those which usually have the most limited external impacts. Such uses do not create an appreciable nuisance or hazard. They are generally compatible with non-industrial uses, but they are more tolerable adjacent to non-industrial uses than are more intensive industrial uses.

- I-1
- PUD
- LD
- RA-1



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