DOWNTOWN WEST hauger 22+ ACRE MIXED-USE SITE

LAKELAND, FL | Between Tampa & Orlando

FOR PRICING CALL: 863-682-6147

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LARGE ACREAGE ASSEMBLED SITE

Adjacent to Core Downtown **Only Remaining Large Site**

I-4 TAMPA/ORLANDO HIGH TECH CORRIDOR

I-4 Within 2 Miles Tampa | 34 Miles Orlando | 55 Miles

DEVELOPER READY

Mixed-Use Zoning In-Place Impact Fee Waivers & Credits In-Place **Opportunity Zone Tax Increment Financing**

SUPPORTED BY LAKELAND

Five Colleges & Universities Major Medical Centers Fortune 500 Company Headquarters

KEY ADJACENCIES BONNET SPRINGS PARK

170-Acre Cultural, Recreational & **Botanical Park, Opening 2021 RP FUNDING CENTER Sports & Performing Arts**

Multi-Modal Hub Future Site

Including Passenger Rail





KEY ADJACENCY:

BONNET SPRINGS PARK

\$110M/170 Acre World Class Park | Opening 2021



PRIME DEVELOPMENT SITE

22+ ACRES | LIVE, WORK, PLAY

EXPANDING LAKELAND DOWNTOWN WEST

INTENDED USE

Consistent with the Urban Center District designation, development would be "characterized by moderate to high density development, a mixed and multiuse environment typically consisting of retail, office, civic, and residential uses, a relatively small block structure, a highly walkable environment and high connectivity".

FULLY ENTITLED

- C-6 Mixed-Use Zoning: Restaurants/Hotels/Retail/Multi-Family/ Office/Grocery
- Impact Fees: All Waived or Credits
- Utilities: All at Site

DEVELOPMENT/INFRASTRUCTURE SUPPORT

- Level/Balanced Site
- Partial On-Site Retention
- Signalized/Full Movement Intersections (2)
- Opportunity Zone

ACCESSIBLE

- Within 3 miles of two I-4 Exits (31 & 32)
- Direct Access on Kathleen Rd/Sikes Blvd
- Frontage on George Jenkins Boulevard
- FAA Class 1 Airport | Control Tower

ADJACENT AMENITIES

- Adjacent to Bonnet Springs Park, 170-acre central park for Lakeland
- Across from Lake Wire with brewery/eatery linking to Downtown Core
- Future multi-modal transit hub for passenger rail and bus
- Across from RP Funding Convention Center



Post-Closing Restrictions May Apply.

UNIQUE OPPORTUNITY FOR MIXED-USE DEVELOPMENT

PRIME DEVELOPMENT SITE

Last large-site acreage in Downtown (+22 ac.)

C-6 Mixed Use Zoning

Area Momentum/New Projects Downtown including:

- Hotel
- Office Projects
- Apartments
- Public/Private Garage

Estimated 28,085 employees within two miles

Plus 37,500 Resident Population
Polk County MSA +700,000 Resident Population

Two Major Signalized/Full-Movement Intersections

Major Private Employment Base

Including Corporate Headquarters for Publix (8,000 employees); GEICO (3,700 employees); Lakeland Regional Health (5,500 employees), Watson Clinic (1,857 employees), and Southeastern University (1,072 employees)

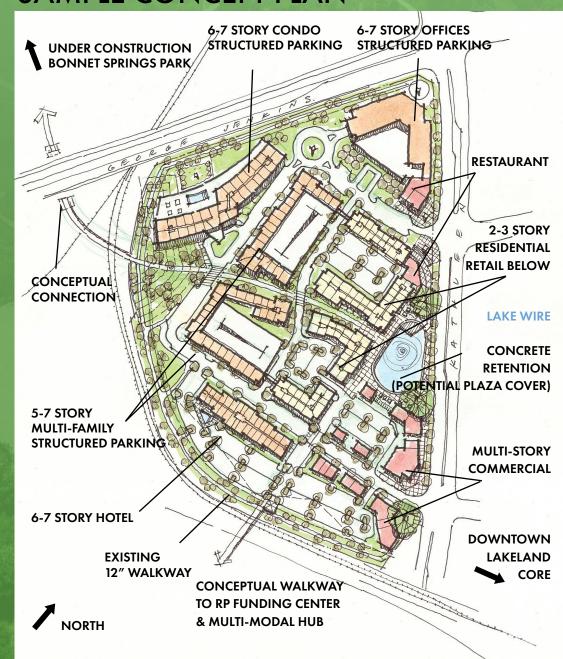
5 Colleges and Universities

Florida Polytechnic University, Polk State College, Florida Southern College, Southeastern University, and Keiser University



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SAMPLE CONCEPT PLAN





CURRENT DOWNTOWN PROJECTS



Bonnet Springs Park
Downtown West | Coming 2021



Heritage Plaza Garage
Downtown Core



Catapult 3.0
Downtown Core



Springhill Suites
Downtown West



Summit Consulting
Downtown Core



Mirrorton
Downtown Core



Lake Mirror Office | Aspyre

Downtown Core



Garden District Apartments
East of Downtown



Lakeland Regional Behavioral Health North of Downtown