



**DOWNTOWN WEST**  
**22+ ACRE MIXED-USE SITE**  
**LAKELAND, FL | Between Tampa & Orlando**

**FOR PRICING CALL:**  
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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

**ONE OF THE NATION'S FASTEST GROWING CITIES**





KEY ADJACENCY:

**BONNET SPRINGS PARK**

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



**BONNET SPRINGS PARK**

# 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

## 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