

# GAPWAY

## FOR SALE OR LEASE



# 174 ± Acres Industrial Land

## POLK COUNTY LOGISTICS PARK

GapwayRealEstate.com | Zack Strang | (863) 207 -3523

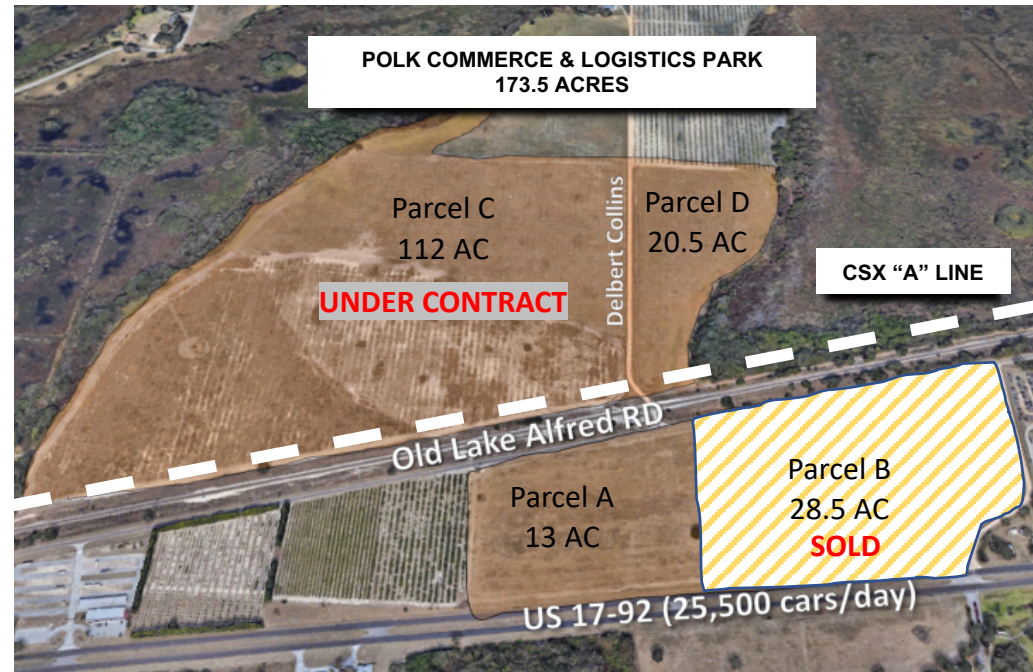
## Executive Summary

Polk Commerce & Logistics Park (**PCLP**) is a 174 acre Industrial Park located on US 17-92 in Lake Alfred, FL. It's close in proximity to major roadways including US-27 (2.5 miles) and Interstate 4 (10 miles) midway between Tampa & Orlando.

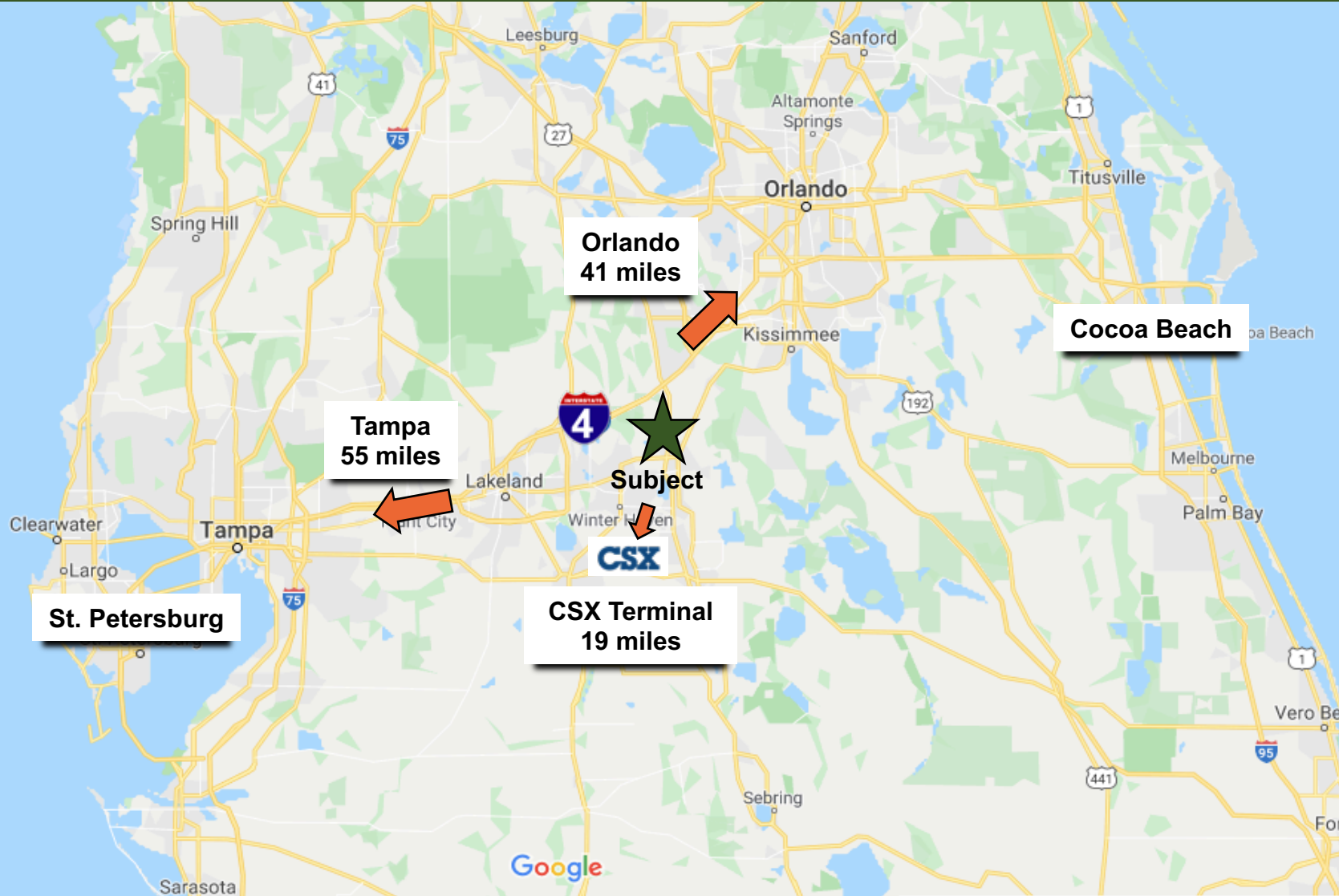
The subject property is zoned light industrial (I-1), including outdoor storage, and well-positioned for manufacturing, distribution or storage facilities. The property features almost a mile of frontage along the CSX "A" line, allowing ample capacity for your freight rail needs. The property is divided between three remaining parcels: A) 13 acres; C) 112 acres; D) 20.5 acres.

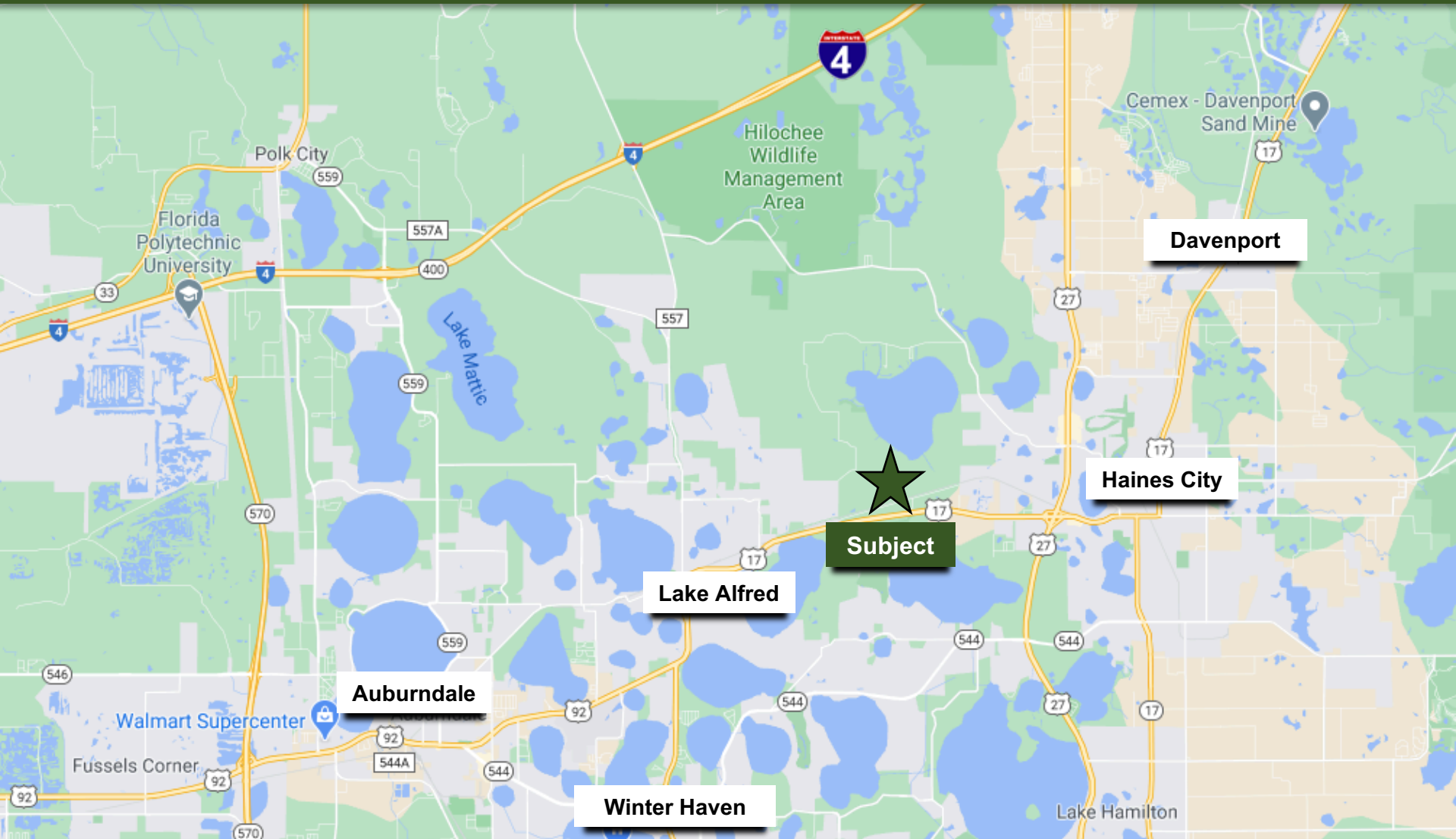
All utilities, including fiber, are currently being installed to service all parcels and will be complete by Jan 2021. Property has master stormwater retention in place that allows up to 75% impervious development.

Subject Parcel	Parcel A (\$3.20/sf)	Parcel D (\$2.18/sf)
Site Address	0 US Highway 17-92	0 Delbert Collins Rd
City	Lake Alfred	Lake Alfred
County	Polk	Polk
PIN	26-27-26-000000-014010	26-27-26-000000-011010
Land Size	12.98 acres	20.48 acres
Zoning	Light Industrial (I-1)	
Taxes	\$717.90	
Future Land Use	Light Industrial (I-1)	
Infrastructure	All Utilities & Master Retention in Place	
Water & Sewer	City of Lake Alfred	
Electric	TECO	
Rail	CSX	
Price Per Acre	\$139,392	\$94,961
Asking Price	\$1,809,308	\$1,945,177





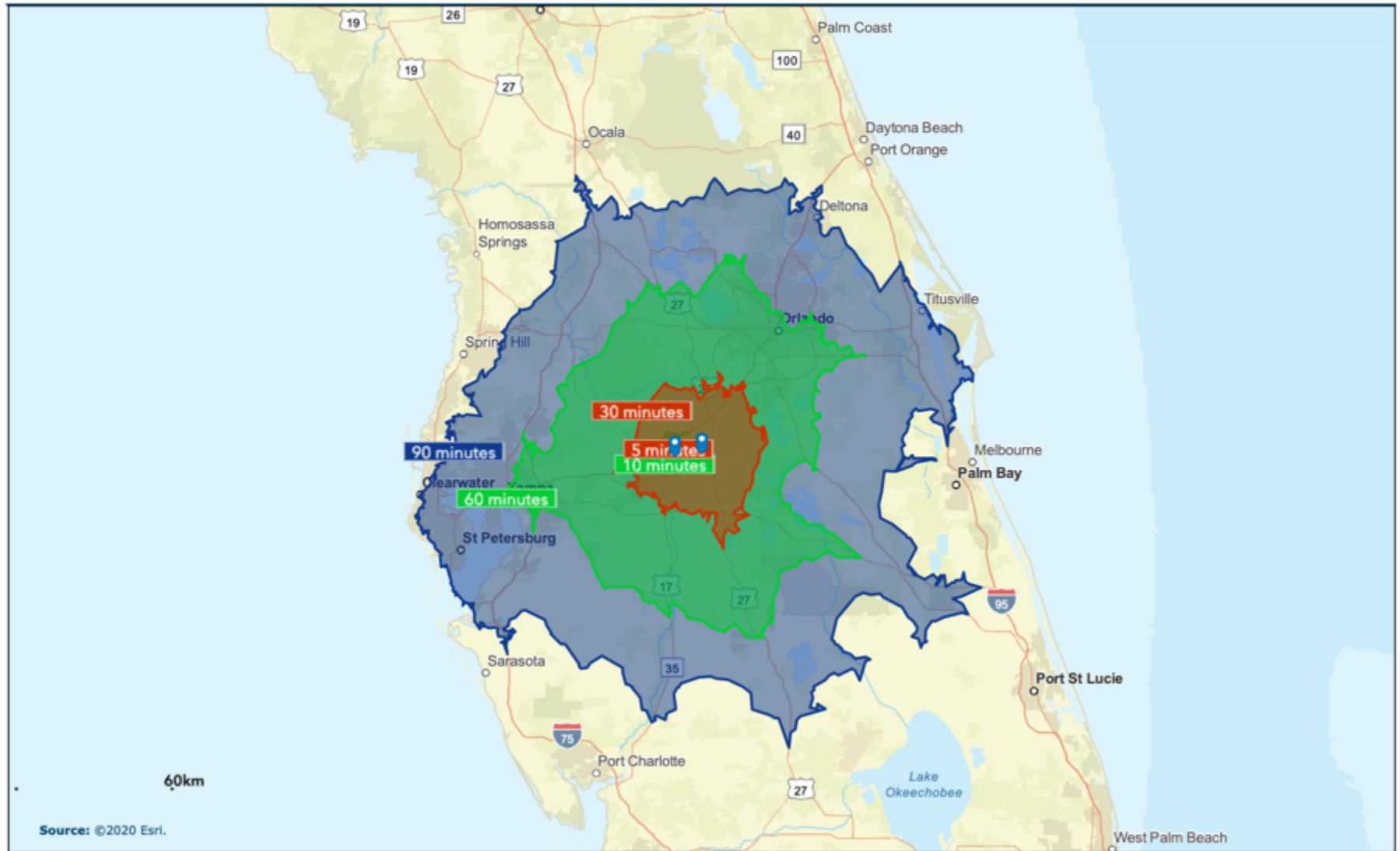






0 US HWY 17-92, Lake Alfred, FL



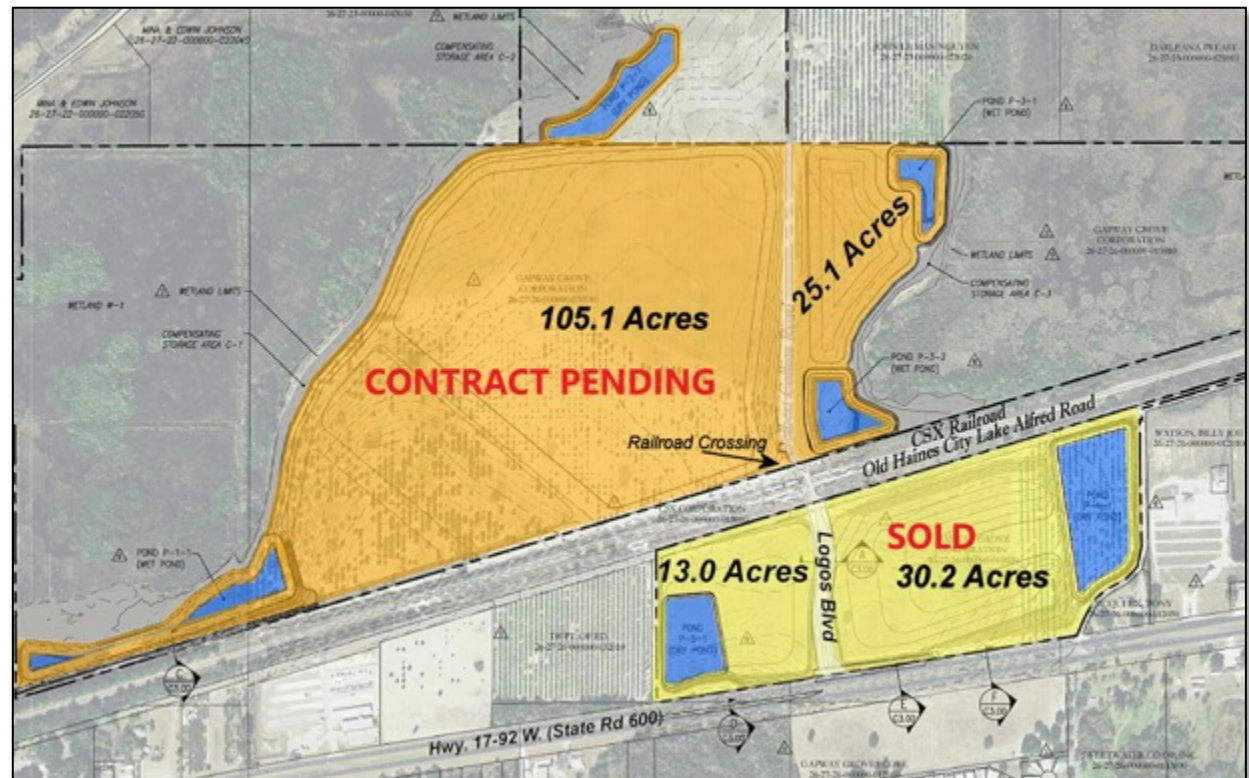




- I-1 Zoning: “intended for light manufacturing, processing, storage and warehousing, wholesaling, distribution and outdoor storage”
- Max Development: 2.5 million square feet (subject to size of previous developments)
- Floor Area Ratio (FAR): 2.5
- Max Impervious Surface (% of Lot): 75%

All PCLP parcels have an approved master stormwater plan that allows up to 75% impervious development of the property.

Approved for up to 2,500,000 square feet of total development!



























Benchmark Demographics	30 min	60 min	90 min	3 miles	5 miles	County	State	US
Population	515,751	2,950,631	6,665,442	20,078	36,625	703,886	21,587,015	333,793,107
Households	189,480	1,071,394	2,562,098	8,647	12,749	262,339	8,438,100	126,083,849
Families	132,669	728,568	1,670,117	5,925	9,162	182,227	5,454,945	82,747,156
Average Household Size	2.68	2.71	2.55	2.32	2.85	2.63	2.51	2.58
Owner Occupied Housing Units	129,039	659,301	1,640,013	7,053	9,014	180,725	5,459,375	80,135,109
Renter Occupied Housing Units	60,441	412,093	922,085	1,593	3,735	81,614	2,978,725	45,948,740
Median Age	40.8	37.8	40.2	59.1	39.6	41.6	42.5	38.5
<i>Trends: 2015 - 2020 Annual Rate</i>								
Population	1.75%	1.86%	1.68%	1.83%	1.83%	1.52%	1.33%	0.72%
Households	1.64%	1.76%	1.60%	1.66%	1.73%	1.43%	1.27%	0.72%
Families	1.59%	1.71%	1.56%	1.59%	1.66%	1.37%	1.23%	0.64%
Owner HHs	1.63%	1.73%	1.58%	1.57%	1.92%	1.47%	1.22%	0.72%
Median Household Income	1.07%	1.35%	1.49%	1.27%	1.35%	1.10%	1.51%	1.60%
<i>Households by Income</i>								
<\$15,000	11.80%	10.40%	10.00%	11.60%	14.30%	11.00%	10.60%	10.30%
\$15,000 - \$24,999	10.20%	10.10%	9.50%	14.50%	11.30%	10.10%	9.80%	8.80%
\$25,000 - \$34,999	10.50%	10.50%	10.20%	15.90%	11.20%	10.20%	9.80%	8.70%
\$35,000 - \$49,999	16.20%	14.70%	13.70%	16.40%	16.70%	15.70%	13.60%	12.20%
\$50,000 - \$74,999	20.60%	19.10%	18.50%	22.50%	18.70%	20.40%	18.30%	17.30%
\$75,000 - \$99,999	12.40%	12.60%	12.90%	10.50%	12.40%	13.30%	12.30%	12.60%
\$100,000 - \$149,999	11.00%	13.30%	14.30%	5.90%	10.00%	11.40%	13.80%	15.30%
\$150,000 - \$199,999	4.00%	4.50%	5.30%	1.30%	2.80%	4.50%	5.50%	6.90%
\$200,000+	3.40%	4.90%	5.60%	1.40%	2.70%	3.40%	6.30%	7.90%
Median Household Income	\$51,039	\$54,136	\$56,896	\$41,030	\$46,023	\$52,516	\$56,362	\$62,203
Average Household Income	\$68,256	\$75,098	\$79,811	\$53,233	\$62,302	\$69,985	\$81,549	\$90,054
Per Capita Income	\$25,058	\$27,414	\$80,784	\$22,503	\$22,160	\$26,136	\$31,970	\$34,136

The 90 minute drive-time reaches Tampa Bay and Orlando markets which encompasses over 6.6 million people. Much of Florida's growth is located within this "I-4 corridor." The population growth rate of 1.68% is more than twice US national average at 0.72%