



ABUNDANT LIFE

Abundant Life Dr
Auburndale, FL
33823



Michael Brenner

Century 21 Myers Realty
8635573300

License: 3069077

Michaelbrenner007@yahoo.com



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abundant
life

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ABUNDANT LIFE

PROPERTY INFORMATION

Purchase Price
\$850,000.00

Property Address
Abundant Life Dr
Auburndale, FL 33823

Property Size
256,568 Sq. Ft.

Land Size
5.89 Acres

COMPANY DISCLAIMER





PROPERTY OVERVIEW

Discover a premier investment opportunity just off of US HWY 92 Auburndale, FL! Property use RG-1 is nestled in a rapidly expanding area, promising substantial growth and income potential. Spanning an impressive 256,568 SF 5.89 acre; Strategically located near key transport links, shopping centers, schools and HWY conveniences that appeals to tenants. The property's expansive size offers diverse development possibilities, enhancing its attractiveness to Hotel or Apartment REITS, and equity firms. Auburndale local market is on a robust upward trajectory. Developing land assets are showing signs of stability and promising returns within this thriving triangular corridor with 36,000 traffic count of US HWY 92, Recker Hwy, Toll 570 out to I-4!

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PROPERTY PHOTOS



PROPERTY PHOTOS

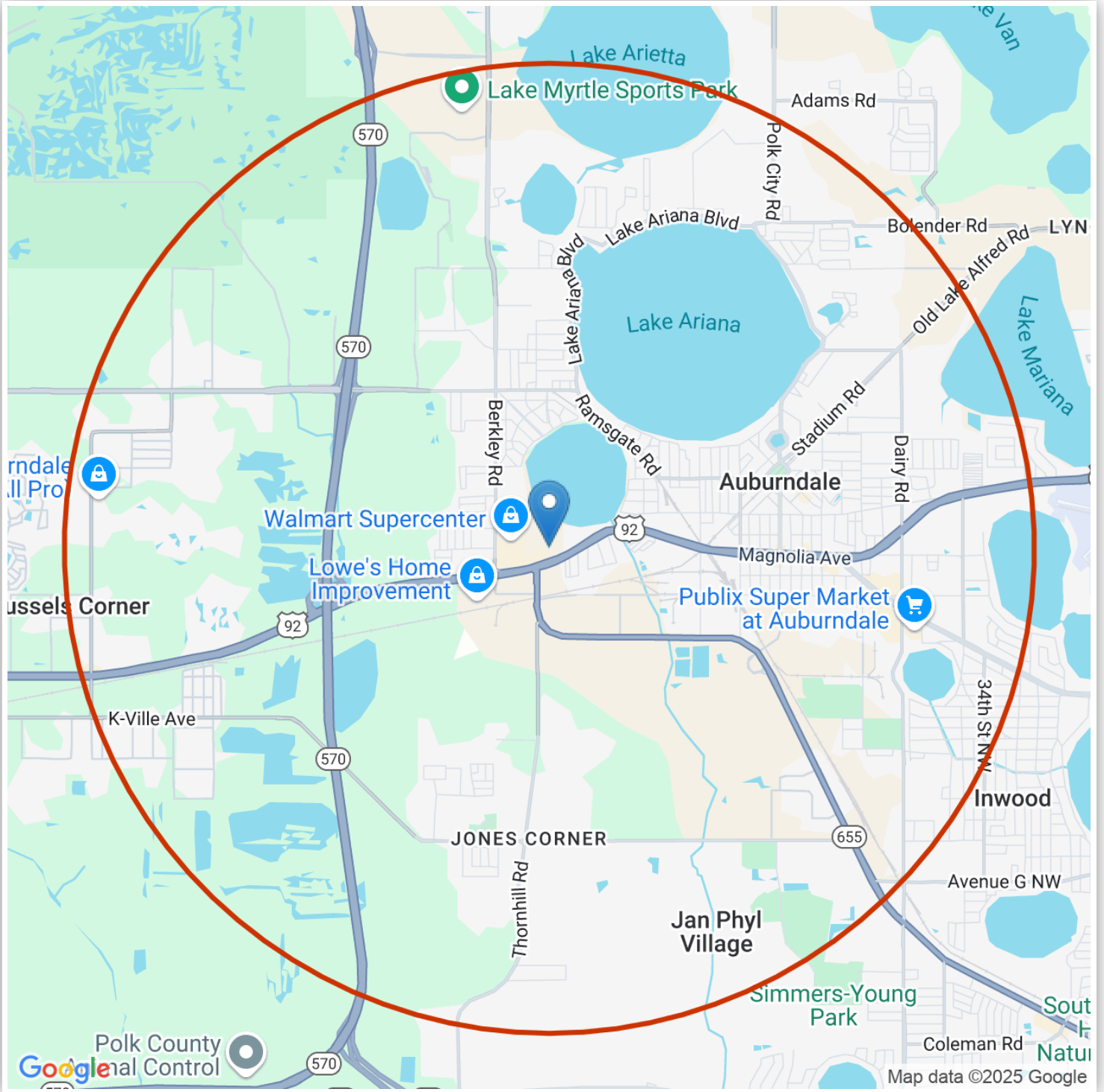


PROPERTY PHOTOS





LOCATION/STUDY AREA MAP (RING: 3 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

30,983
Population

42.4 Median Age



2.6
Average Household Size

11,130
Total Households

EDUCATION



8.08%
No High School Diploma



3.79%
High School Graduate



16.07%
Some College



12.25%
Bachelor's/ Grad

BUSINESS



1,083
Total Businesses



11,454
Total Employees

EMPLOYMENT

1,100
Manufacturing Employees

2,797
Retail Trade Employees

980
Eating & Drinking Employees

295
Finance/Ins/Real Estate Emp

4.1% Unemployment Rate

INCOME



\$58,601
Median Household Income



\$30,327
Per Capita Income



\$165,224
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (18.43%) ■

The smallest group : \$200,000+ (4.28%) ■

Indicator	Value(%)	
< \$15,000	12.57	■
\$15,000 - \$24,999	10.06	■
\$25,000 - \$34,999	9.72	■
\$35,000 - \$49,999	11.53	■
\$50,000 - \$74,999	14.34	■
\$75,000 - \$99,999	12.18	■
\$100,000 - \$149,999	18.43	■
\$150,000 - \$199,999	6.9	■
\$200,000+	4.28	■



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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

30,983

Population

11,834

Households

42.4

Median Age

2.6

Avg Size Household

\$58,601

Median Household
Income

\$254,554

Median Home Value

68

Wealth Index

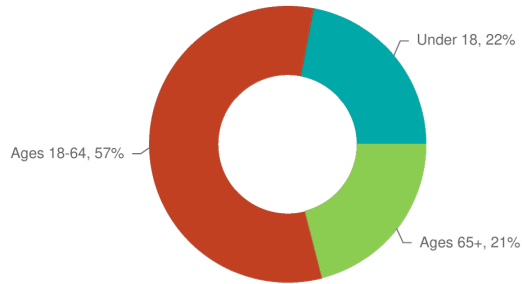
92

Housing Affordability

69.5

Diversity Index

POPULATION BY AGE



Under 18 Ages 18-64 Ages 65+

POPULATION BY GENERATION



5.46%

Greatest Gen: Born
1945/Earlier

22.99%

Baby Boomer: Born
1946 to 1964

19.62%

Generation X: Born
1965 to 1980

21.1%

Millennial: Born 1981
to 1998

21.73%

Generation Z: Born
1999 to 2016

9.11%

Alpha: Born 2017 to
Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

1.34%

2024-2029
Forecasted
Growth Rate

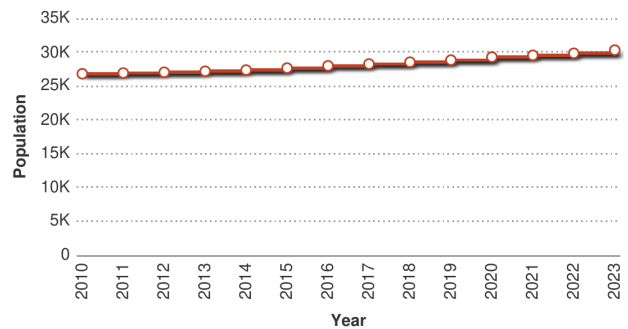
1.36%

Household
Population

33,031

Population
Density

1,176



DAYTIME POPULATION



31,731

2024 Total Daytime Population



18,284

2024 Daytime Pop: Residents



13,447

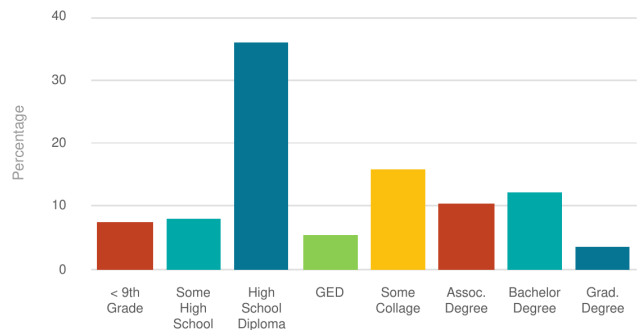
2024 Daytime Pop: Workers



1,123

2024 Daytime Pop Density

POPULATION BY EDUCATION



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INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



32,063,961
Meals at
Restaurants



19,762,211
Apparel & Services



34,810,212
Entertainment/
Recreation



19,288,514
Home Services



286,254,413
Retail Goods

ANNUAL LIFESTYLE SPENDING



\$24,308,261
Travel



\$564,712
Theatre/Operas/Concerts



\$476,439
Movies/Museums/Parks



\$915,678
Sports Events



\$8,827,233
Pets



\$81,268
Online Gaming



\$5,396,750
Cash Gifts to Charities



\$5,903,110
Life/Other Insurance



\$12,593,576
Education



\$1,646,559
RV (Recreational Vehicles)

TAPESTRY SEGMENTS



8G

**LifeMode Group: Middle Ground
Hometown Heritage**
1,833 Households
Household Percentage: 15.49%
Average Household Size: 2.66
Median Age: 32.4
Median Household Income: \$28,200



6F

**LifeMode Group: Cozy Country Living
Heartland Communities**
1,561 Households
Household Percentage: 13.19%
Average Household Size: 2.39
Median Age: 42.3
Median Household Income: \$42,400



6A

**LifeMode Group: Cozy Country Living
Green Acres**
1,480 Households
Household Percentage: 12.51%
Average Household Size: 2.7
Median Age: 43.9
Median Household Income: \$76,800



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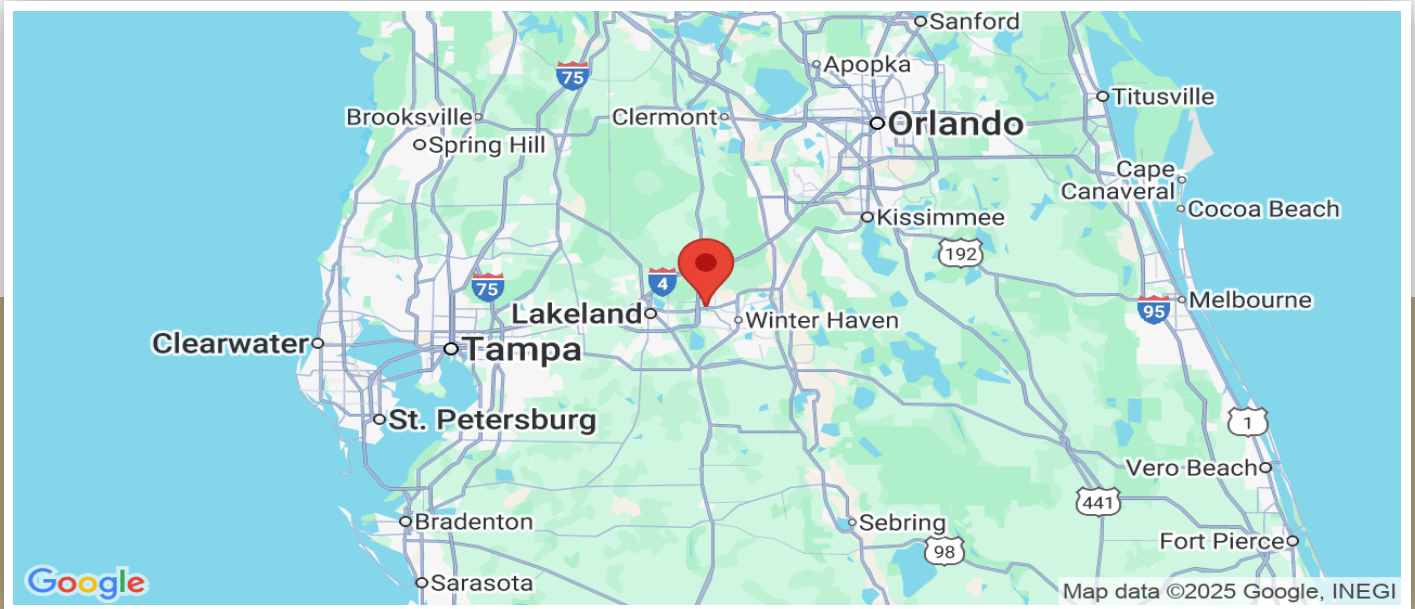
INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

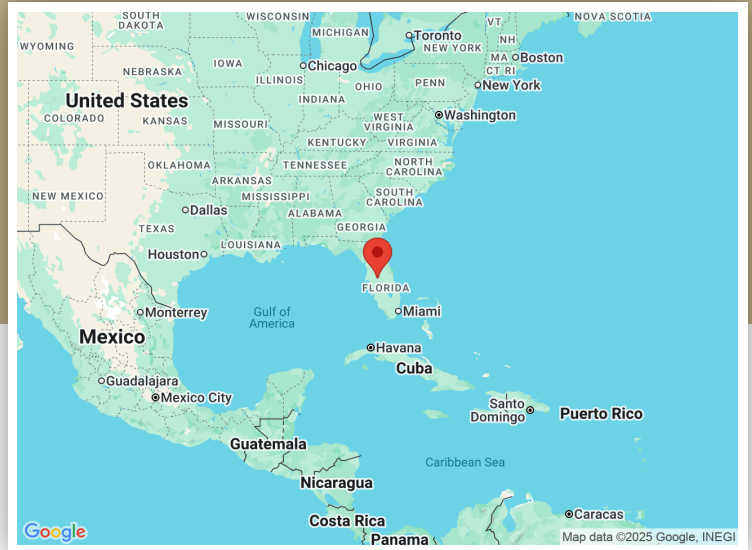
Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)

AREA LOCATION MAP



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AERIAL ANNOTATION MAP



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CONTACT



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304 Park St
Auburndale, FL, 33823, United States