

4.97 Acres Zoned / NAC

FOR SALE



1125 Wilder Road, Lakeland , Florida 33809
Property Highlights



- ADDT 42,000
- Site Level & Dry
- Adjacent to Hard Corner
- NAC Land Use
- 4.97 Acres
- 86,163 Population within 5 miles

1125 Wilder Road, Lakeland , Florida 33809



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Property: This 4.97 acre site adjacent to hard corner, with NAC (Neighborhood Activity Center) land use. Permitted uses include, general and medical office, convenience stores, banks, gas stations, restaurants and retail. Level and with electric and sewer to perimeter of site. Water and sewer both along US 98, with additional water along wilder road. Sewer is existing force main that will require a lift station to be installed. Entire site is high and dry (flood zone X). Excellent site for development.

Sale Price: \$2,485,000

Parcel Details: 23-27-12-000899-000020



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100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801

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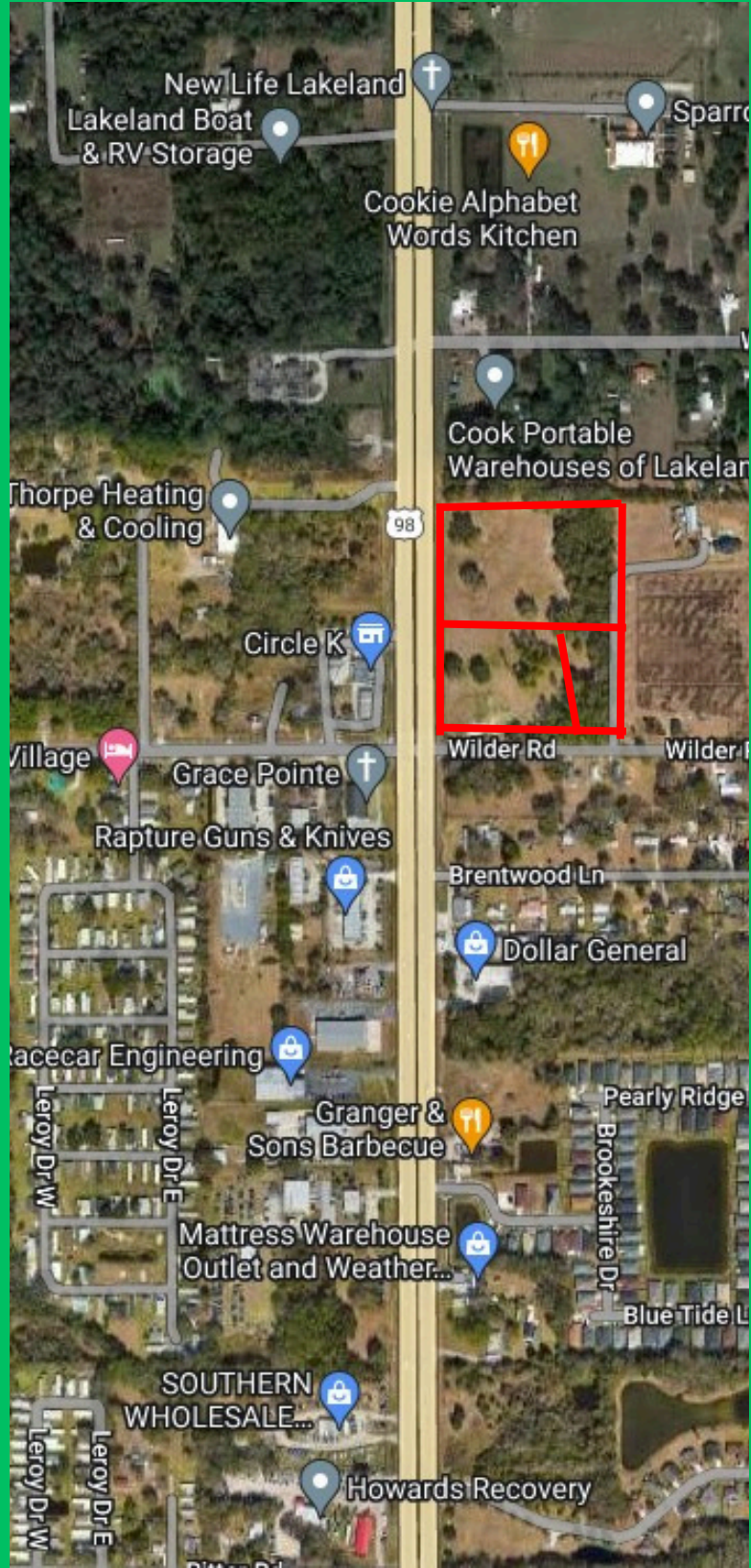
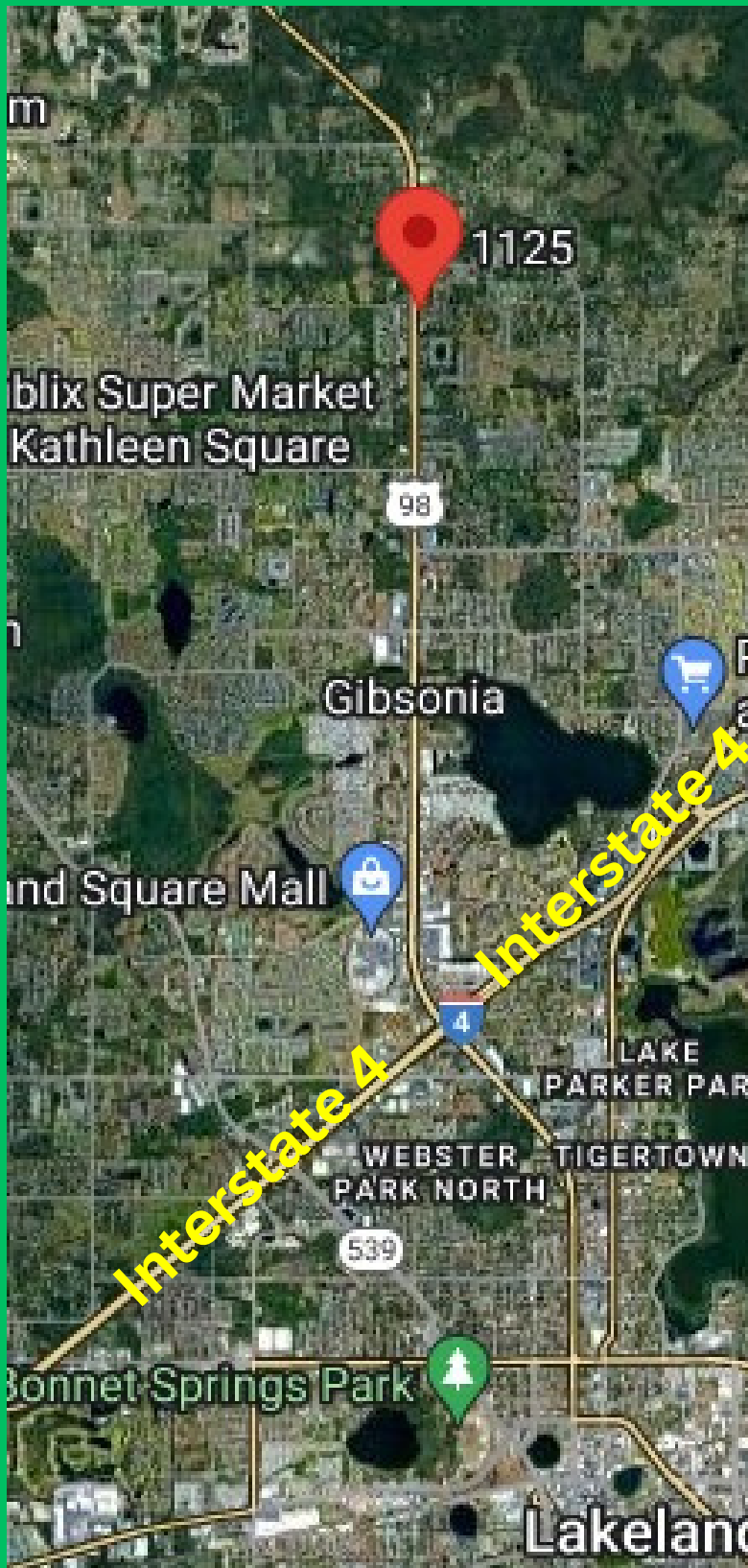
Location: The site is located just five miles north of I-4 in a heavily populated residential area, with 46,000 people within a 10-minute drive time of the site. Site is located at the hard corner of Wilder/Duff Road and US 98 North. US 98 has 42,000 VPD on this main retail corridor.

Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I-4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area.



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LOCATION MAP



1125 Wilder Road, Lakeland , Florida 33809
Area MAP



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US 98 (SR 35) from West Daughtery Road to North of West Socrum Loop Road 436672-1

| Project Details | |
|------------------|--|
| Work Type | Widening |
| Phase | PD&E |
| Limits | from West Daughtery Road to North of West Socrum Loop Road |
| Length | 3.4 miles |
| City | Lakeland |
| County | Polk |
| Road | SR 35 US 98 |



About

The Florida Department of Transportation (FDOT), District One, began a Project Development and Environment (PD&E) study in March 2020 to identify and evaluate the possibility of operational and safety improvements to US 98 (State Road (SR) 35). The project begins at West Daughtery Road and ends just north of West Socrum Loop Road.

Contact Information

PD&E Project Manager
 David C. Turley, P.E.
 863-519-2255

US 98 (SR 35) PD&E Study
 from North of West Socrum Loop Road to South of CR 54
 Polk County, Florida



Financial Project Number: 436673-1-22-01

Project Schedule

| Project Phase | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|------------------------------------|-----------|-----------|------|------|------|------|
| PD&E Study & Initial Design | 18 months | | | | | |
| Right-of-Way Mapping & Acquisition | 39 months | | | | | |
| Final Design & Construction | | 45 months | | | | |

1125 Wilder Road, Lakeland , Florida 33809
Water Lines



County Map
Polk County IT/GIS



Water Lines

Printed: Aug 09, 2016

1125 Wilder Road, Lakeland , Florida 33809
Sewer Lines

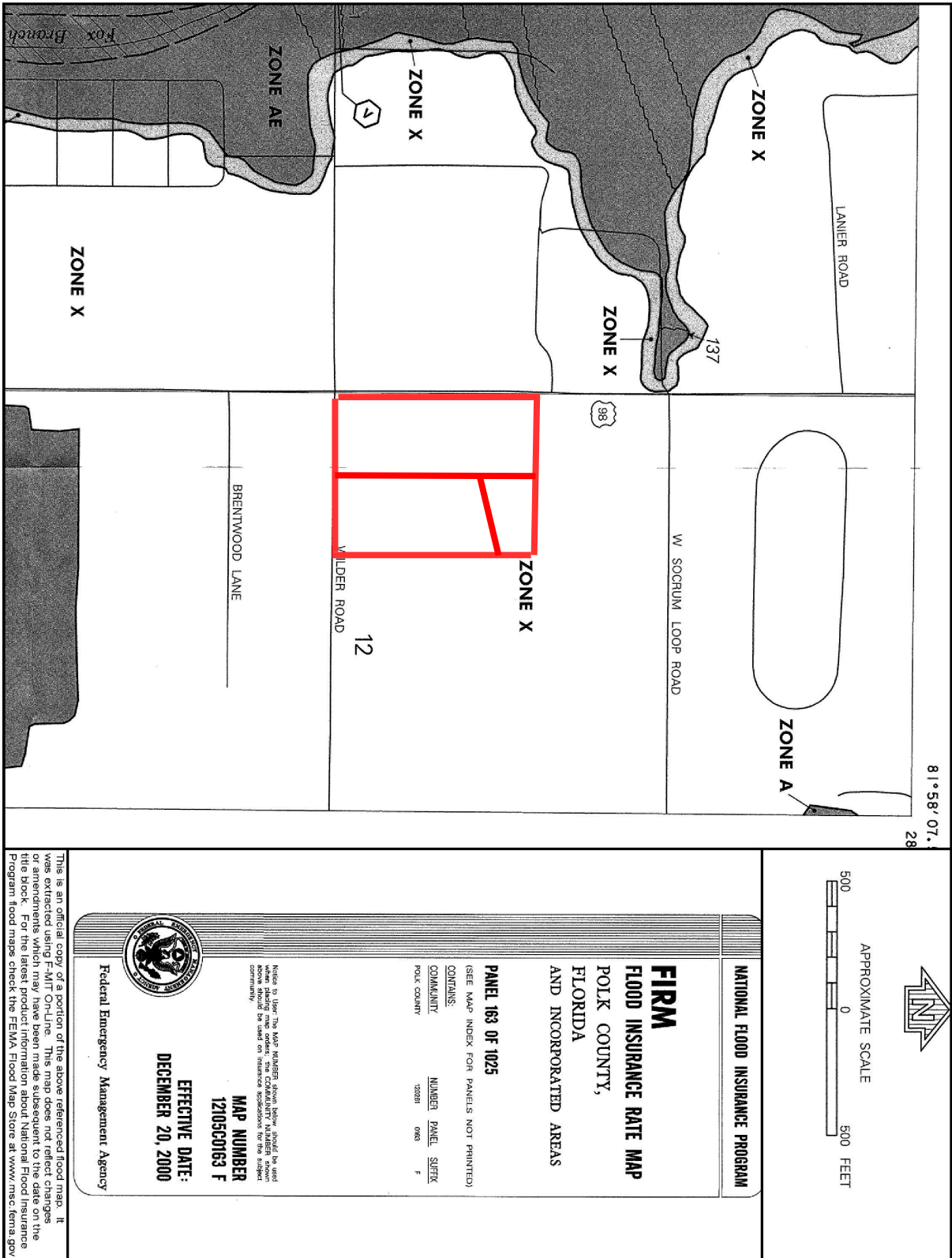


County Map
Polk County IT/GIS



Printed: Aug 09, 2016

1125 Wilder Road, Lakeland , Florida 33809 Flood Map



Permitted & Conditional Uses

Permitted Uses

- Grocery Stores
- Gas Station
- Restaurant
- Sit-down/Take-out
- Retail, 10,000 - 34,999 sq. ft
- Retail, 35,000 - 64,999 sq. ft
- Transit, Facility
- Vehicle Service
- Mechanical, Childcare center
- Clinics Medical Office
- Farming General
- Financial Institution
- Government Facility
- Medical Marijuana Dispensaries
- Nurseries
- Retail
- Nurseries and Greenhouses
- Retail less than 10,000 sq. ft.
- Utilities, Class I
- Utilities, Class II
- Veterinary Service

Conditional Uses:

- Multi-family
- Planned Development
- Transitional Area Development
- Alcohol Package Sales
- Bars
- Lounges, and Taverns
- Car Wash
- Commercial Vehicle Parking
- Communication Tower
- Monopole
- Community Center
- Cultural Facility
- Financial Institution
- Drive Through
- Office
- Printing & Publishing
- Recreation, Passive
- Recreation & Amusement General
- Religious Institution
- Restaurant
- Drive-thru/Drive-in
- Retail
- More than 65,000 sq. ft.
- School
- Leisure/Special Interest
- School Technical/Vocational/Trade & Training
- School, University/College
- Self-storage Facility
- Transitional Area Development
- Utilities, Class III

Neighborhood Activity Center (NAC): The purpose of the NAC district is to provide for the daily shopping needs of residents within neighborhoods surrounding the center. The NAC district non-residential uses such as offices, grocery stores, drug stores banks and community facilities.



Executive Summary

1125 Wilder Rd, Lakeland, Florida, 33809
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 28.15053
Longitude: -81.97318

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2010 Population | 3,289 | 35,552 | 72,669 |
| 2020 Population | 3,844 | 39,600 | 84,527 |
| 2023 Population | 4,274 | 40,385 | 86,163 |
| 2028 Population | 4,549 | 40,680 | 87,056 |
| 2010-2020 Annual Rate | 1.57% | 1.08% | 1.52% |
| 2020-2023 Annual Rate | 3.32% | 0.61% | 0.59% |
| 2023-2028 Annual Rate | 1.25% | 0.15% | 0.21% |
| 2020 Male Population | 48.6% | 48.2% | 48.2% |
| 2020 Female Population | 51.4% | 51.8% | 51.8% |
| 2020 Median Age | 36.8 | 44.2 | 42.5 |
| 2023 Male Population | 49.3% | 49.2% | 48.7% |
| 2023 Female Population | 50.7% | 50.8% | 51.3% |
| 2023 Median Age | 38.2 | 44.6 | 43.2 |

In the identified area, the current year population is 86,163. In 2020, the Census count in the area was 84,527. The rate of change since 2020 was 0.59% annually. The five-year projection for the population in the area is 87,056 representing a change of 0.21% annually from 2023 to 2028. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 43.2, compared to U.S. median age of 39.1.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2023 White Alone | 61.7% | 67.7% | 66.3% |
| 2023 Black Alone | 11.8% | 11.2% | 11.7% |
| 2023 American Indian/Alaska Native Alone | 0.8% | 0.5% | 0.5% |
| 2023 Asian Alone | 2.9% | 2.0% | 2.7% |
| 2023 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2023 Other Race | 8.6% | 6.6% | 6.7% |
| 2023 Two or More Races | 14.2% | 11.9% | 12.1% |
| 2023 Hispanic Origin (Any Race) | 24.8% | 20.2% | 20.4% |

Persons of Hispanic origin represent 20.4% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.1 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2023 Wealth Index | 56 | 77 | 72 |
| 2010 Households | 1,111 | 13,661 | 28,417 |
| 2020 Households | 1,280 | 15,166 | 32,802 |
| 2023 Households | 1,440 | 15,478 | 33,492 |
| 2028 Households | 1,534 | 15,550 | 33,779 |
| 2010-2020 Annual Rate | 1.43% | 1.05% | 1.45% |
| 2020-2023 Annual Rate | 3.69% | 0.63% | 0.64% |
| 2023-2028 Annual Rate | 1.27% | 0.09% | 0.17% |
| 2023 Average Household Size | 2.97 | 2.60 | 2.55 |

The household count in this area has changed from 32,802 in 2020 to 33,492 in the current year, a change of 0.64% annually. The five-year projection of households is 33,779, a change of 0.17% annually from the current year total. Average household size is currently 2.55, compared to 2.56 in the year 2020. The number of families in the current year is 23,266 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Executive Summary

1125 Wilder Rd, Lakeland, Florida, 33809
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 28.15053
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| | 1 mile | 3 miles | 5 miles |
|-------------------------------------|----------|----------|----------|
| Mortgage Income | | | |
| 2023 Percent of Income for Mortgage | 26.4% | 22.4% | 23.5% |
| Median Household Income | | | |
| 2023 Median Household Income | \$59,632 | \$64,236 | \$62,379 |
| 2028 Median Household Income | \$70,773 | \$74,685 | \$70,935 |
| 2023-2028 Annual Rate | 3.49% | 3.06% | 2.60% |
| Average Household Income | | | |
| 2023 Average Household Income | \$78,468 | \$86,131 | \$85,224 |
| 2028 Average Household Income | \$92,018 | \$99,984 | \$98,082 |
| 2023-2028 Annual Rate | 3.24% | 3.03% | 2.85% |
| Per Capita Income | | | |
| 2023 Per Capita Income | \$27,487 | \$33,000 | \$33,140 |
| 2028 Per Capita Income | \$32,290 | \$38,215 | \$38,071 |
| 2023-2028 Annual Rate | 3.27% | 2.98% | 2.81% |
| GINI Index | | | |
| 2023 Gini Index | 39.9 | 37.5 | 38.5 |

Households by Income

Current median household income is \$62,379 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$70,935 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$85,224 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$98,082 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$33,140 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$38,071 in five years, compared to \$47,525 for all U.S. households

| | | | |
|------------------------------------|-------|--------|--------|
| Housing | | | |
| 2023 Housing Affordability Index | 96 | 112 | 106 |
| 2010 Total Housing Units | 1,277 | 15,442 | 32,436 |
| 2010 Owner Occupied Housing Units | 801 | 11,135 | 20,465 |
| 2010 Renter Occupied Housing Units | 321 | 2,526 | 7,952 |
| 2010 Vacant Housing Units | 166 | 1,781 | 4,019 |
| 2020 Total Housing Units | 1,426 | 16,390 | 35,689 |
| 2020 Owner Occupied Housing Units | 947 | 12,042 | 22,850 |
| 2020 Renter Occupied Housing Units | 333 | 3,124 | 9,952 |
| 2020 Vacant Housing Units | 130 | 1,219 | 2,888 |
| 2023 Total Housing Units | 1,582 | 16,518 | 35,995 |
| 2023 Owner Occupied Housing Units | 1,100 | 12,708 | 23,774 |
| 2023 Renter Occupied Housing Units | 340 | 2,770 | 9,718 |
| 2023 Vacant Housing Units | 142 | 1,040 | 2,503 |
| 2028 Total Housing Units | 1,628 | 16,704 | 36,379 |
| 2028 Owner Occupied Housing Units | 1,189 | 12,890 | 24,200 |
| 2028 Renter Occupied Housing Units | 346 | 2,660 | 9,579 |
| 2028 Vacant Housing Units | 94 | 1,154 | 2,600 |
| Socioeconomic Status Index | | | |
| 2023 Socioeconomic Status Index | 43.3 | 49.2 | 49.2 |

Currently, 66.0% of the 35,995 housing units in the area are owner occupied; 27.0%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 35,689 housing units in the area and 8.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.26%. Median home value in the area is \$244,003, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.31% annually to \$247,842.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In proximity are two international airports, two interstate highways, passenger, and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.

LAKELAND RANKINGS

- **#1 Cities to buy a home (Business Insider)**
- **#1 Fastest growing city (Bloomberg)**
- **#1 most philanthropic city (Philanthropy)**
- **#6 safest places to live**
- **#6 mid-sized metro job growth (Business facilities)**
- **#17 best cities for new graduates (Good Call)**
- **#7 Best Places to move (US News & World Report)**

LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **32 Miles from Tampa, 54 Miles from Orlando**
- **CSX Rail Access**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 107,552**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**