

EVEREST VILLAGE 15 ACRES

W US 92 Highway, Auburndale, Florida 33823



COMMERCIAL.

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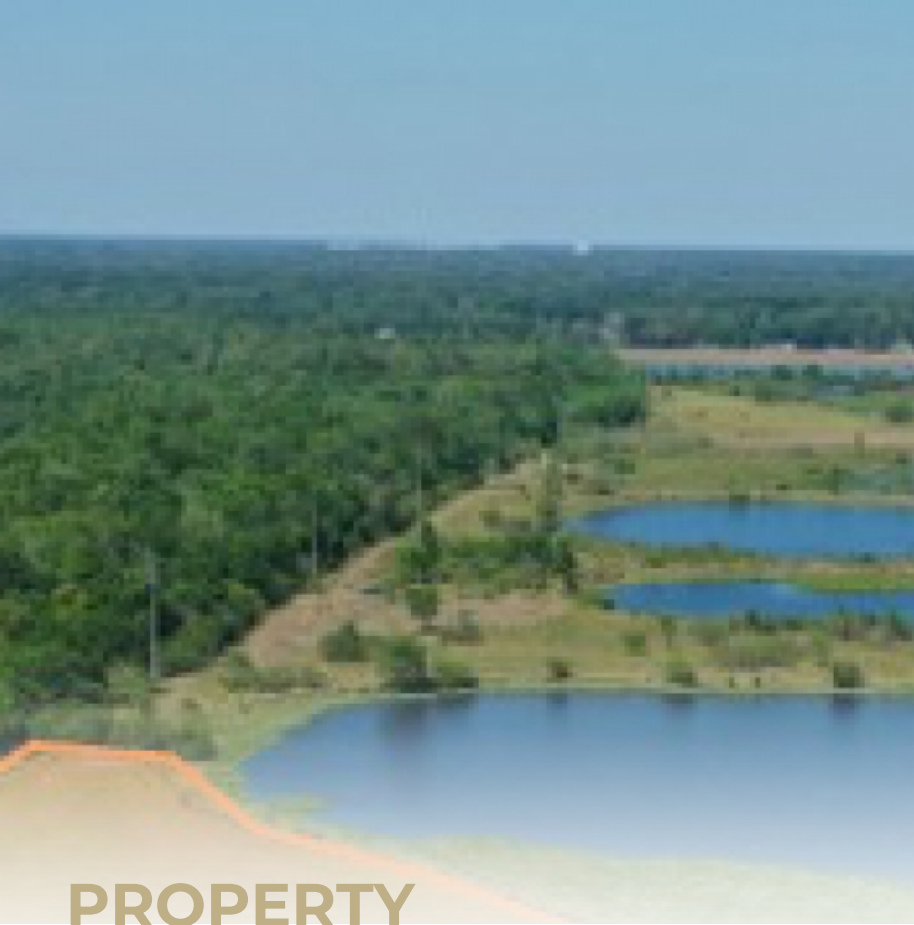
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EVEREST VILLAGE 15 ACRES

PROPERTY INFORMATION

PURCHASE PRICE
\$6,200,000.00

PROPERTY ADDRESS
W US 92 Highway
Auburndale, Florida 33823

LAND SIZE
15.06 Acres

W US 92 Highway
Auburndale, Florida
33823

Company Disclaimer

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PROPERTY OVERVIEW

Everest Village is a vibrant and growing community located on the west side of Auburndale, Florida. It is home to 15 acres of flat developed land, next to Lake Everest. This land is ideal for a variety of uses, including retail, hotel, office, medical offices, and multifamily living.

The location of Everest Village is ideal for businesses and residents alike. It is next to the new Everest Rehabilitation Hospital and is close to US 92 and the Polk Parkway, providing easy access to the rest of the area. Additionally, the lake provides a beautiful backdrop for any development.



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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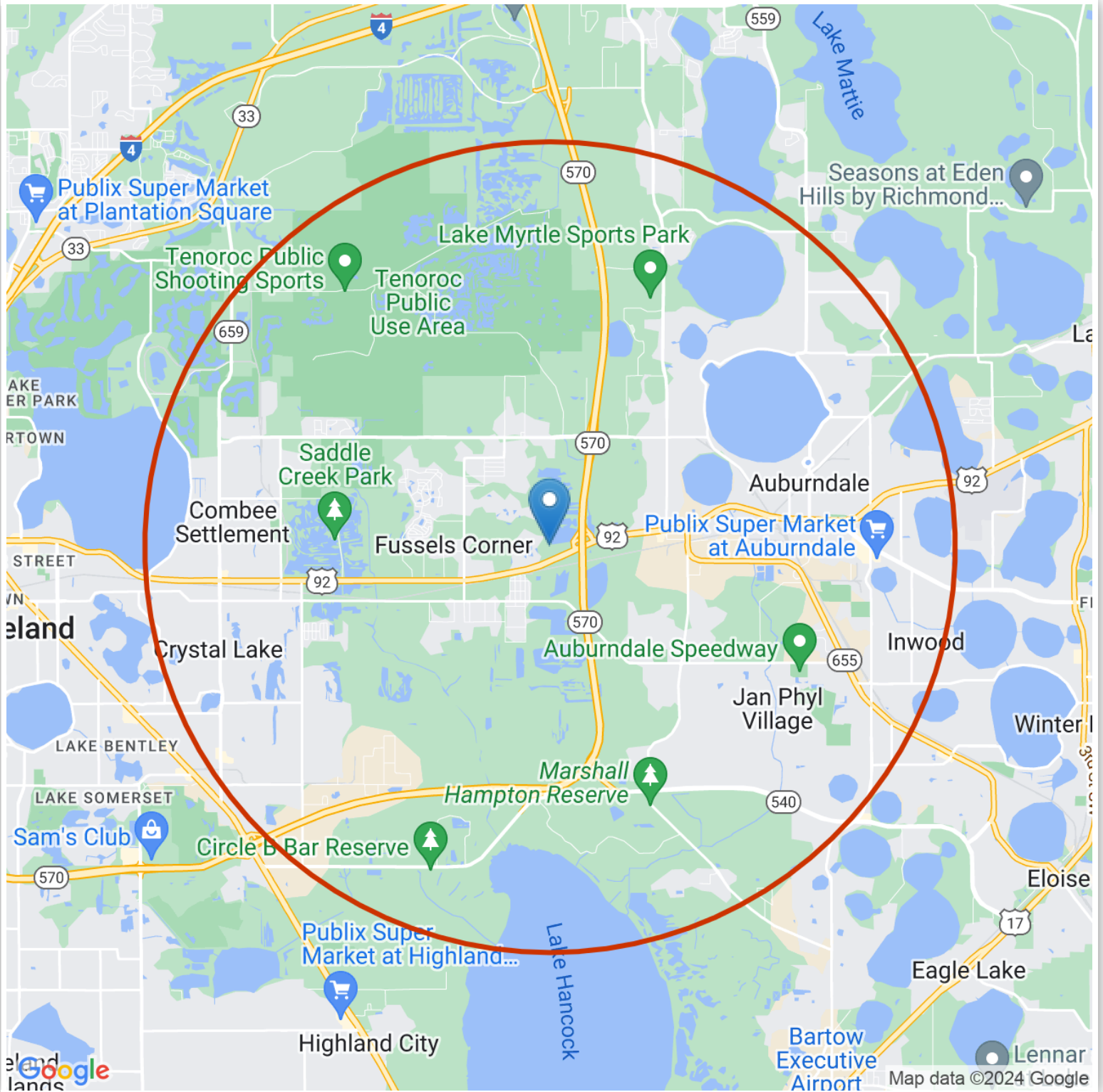
PROPERTY PHOTOS

EVEREST VILLAGE 15 ACRES

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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

65,589

Population



2.7

Average Household Size

40.0

Median Age

\$43,834

Median Household Income

EDUCATION

20%

No High School Diploma



39%

High School Graduate



27%

Some College



15%

Bachelor's/Grad/Pr of Degree

BUSINESS



2,076

Total Businesses



22,029

Total Employees

EMPLOYMENT



54%

White Collar



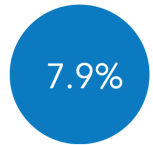
32%

Blue Collar



13%

Services



7.9%

Unemployment Rate

INCOME



\$43,834

Median Household Income



\$21,536

Per Capita Income



\$78,966

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.4%)

The smallest group: \$200,000+ (2.3%)

Indicator	Value	Difference
<\$15,000	15.8%	+5.3%
\$15,000 - \$24,999	12.9%	+1.7%
\$25,000 - \$34,999	12.2%	+1.1%
\$35,000 - \$49,999	13.8%	-0.4%
\$50,000 - \$74,999	20.4%	+0.1%
\$75,000 - \$99,999	11.1%	-2.6%
\$100,000 - \$149,999	8.8%	-3.1%
\$150,000 - \$199,999	2.8%	-0.9%
\$200,000+	2.3%	-1.0%

Bars show deviation from 12105 (Polk County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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COMMUNITY PROFILE

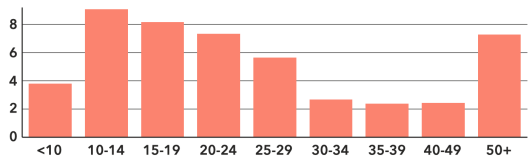
65,589 Population Total
0.8% Pop Growth
2.7 Average HH Size
64.4 Diversity Index
40.0 Median Age
\$43,834 Median HH Income
\$78,966 Median Net Worth
\$145,459 Median Home Value
21% Under 18
60% Ages 18 to 65
19% Aged 66+


13.5%
 Service Workers


32.4%
 Blue Collar Workers


54.2%
 White Collar Worker

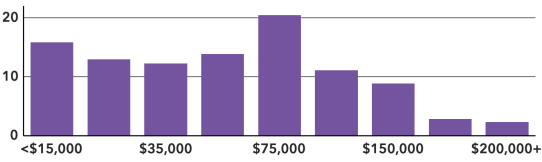
Mortgage as Percent of Salary



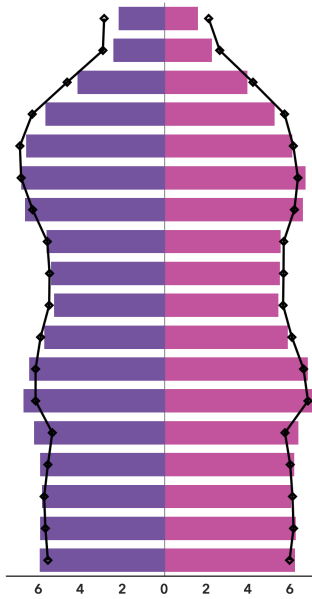
Home Value



Household Income

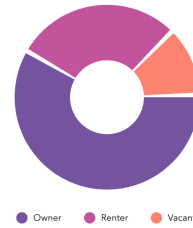


Age Profile: 5 Year Increments

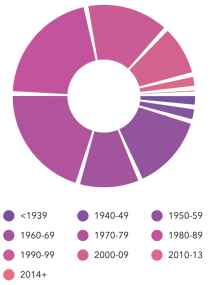


Dots show comparison to 12105 (Polk County)

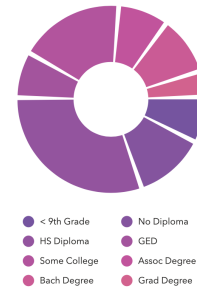
Home Ownership



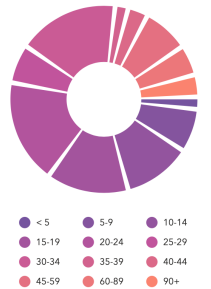
Housing: Year Built



Educational Attainment



Commute Time: Minutes



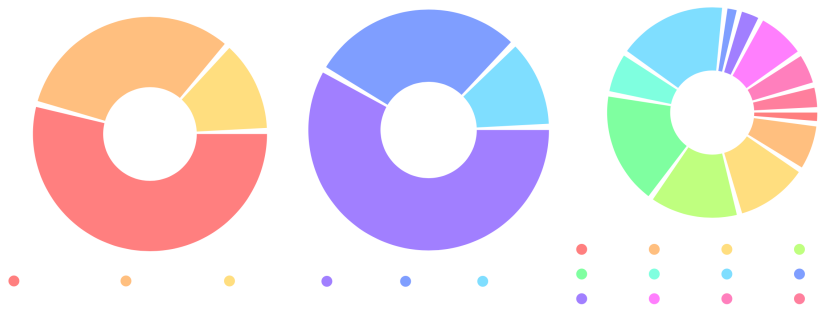
Source: U.S. Census Bureau, Census 2010 Summary File 1. Eri forecasts for 2021 and 2026

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MARKET SUMMARY

W US 92 Highway, Auburndale, Florida, 33823
5-mile ring



EVEREST VILLAGE 15 ACRES

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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



POPULATION TRENDS AND KEY INDICATORS

5-mile ring
W US 92 Highway, Auburndale, Florida, 33823

64,448	24,045	2.61	39.7	\$50,411	\$153,038	54	151	71
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$7,467

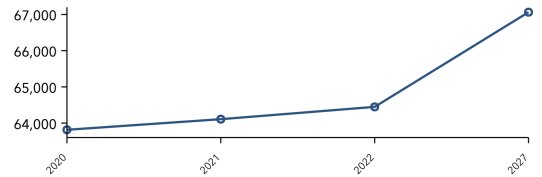
Avg Spent on Mortgage & Basics



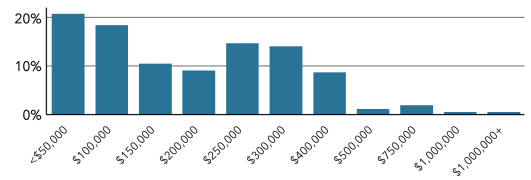
16.0%

Percent of Income for Mortgage

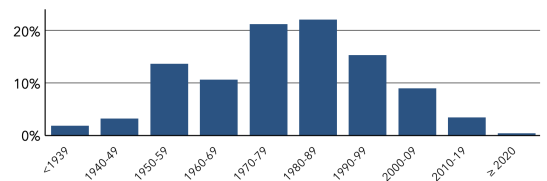
Historical Trends: Population



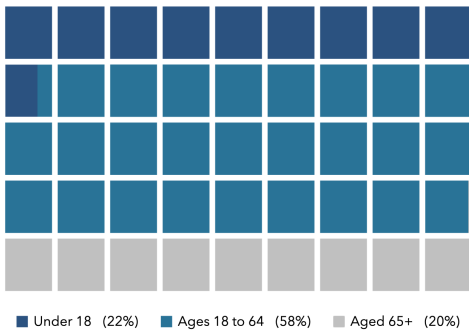
Home Value



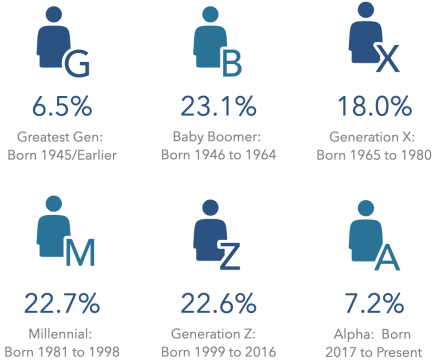
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



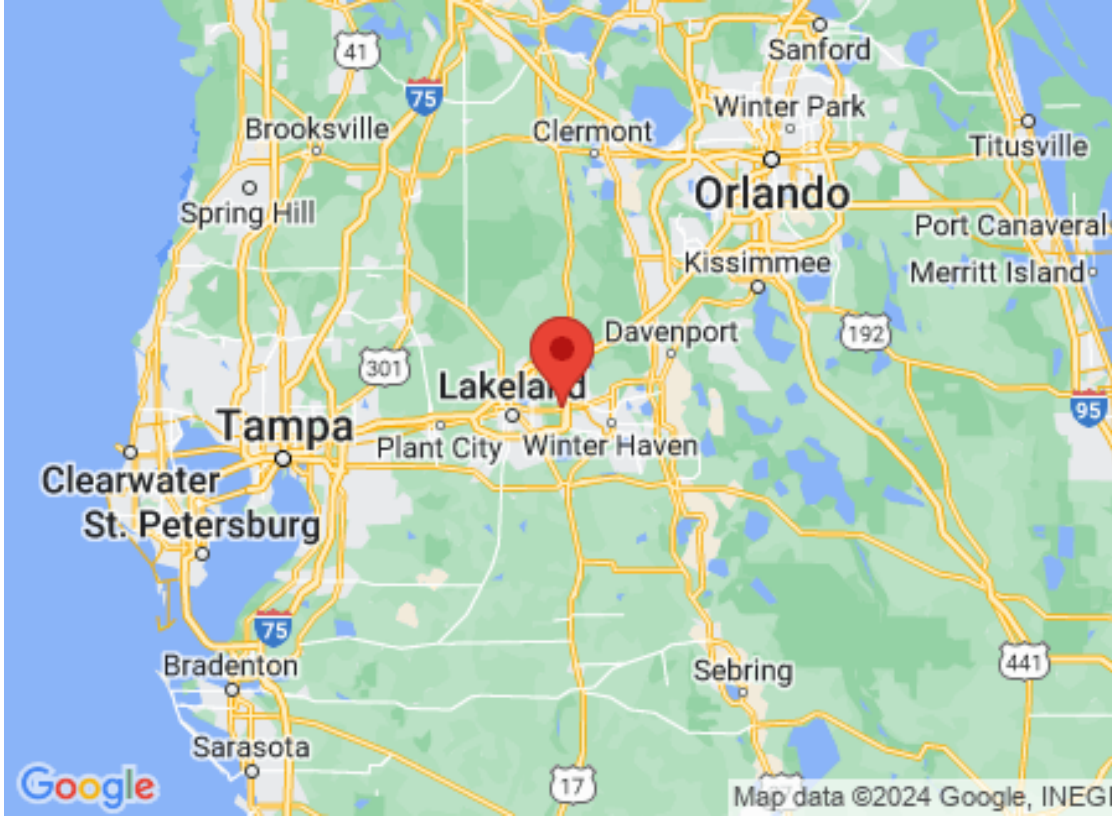
Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2017-2021
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AREA LOCATION MAP



EVEREST VILLAGE 15 ACRES
W US 92 HIGHWAY, AUBURNDALE, FLORIDA, 33823

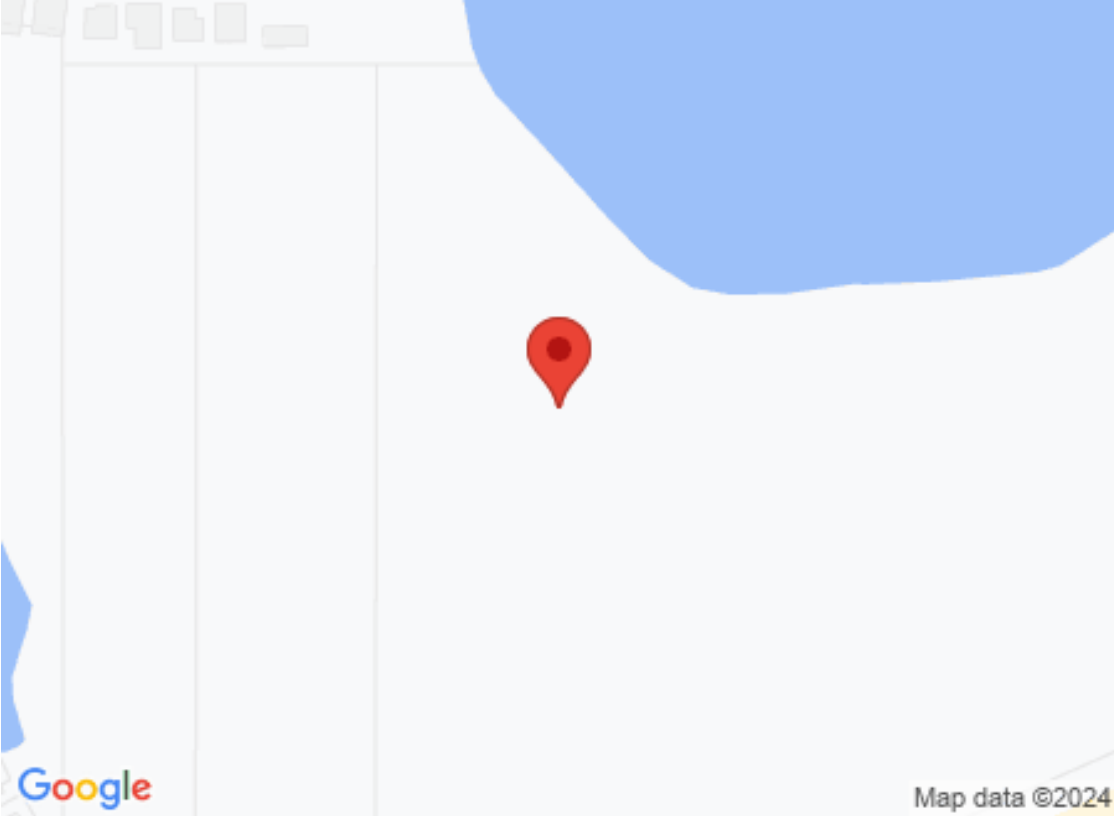
AERIAL ANNOTATION MAP



EVEREST VILLAGE 15 ACRES

W US 92 HIGHWAY, AUBURNDALE, FLORIDA, 33823

STREET VIEW MAP



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