



4.26± ACRE OPPORTUNITY

NNN Watersports Park, Polk County

330 Denton Avenue,
Auburndale, FL

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Except for any historical information, such matters discussed herein are forward-looking statements that are subject to certain risks and uncertainties that could cause the actual results to differ materially from those projected, and could result in the loss of principal. Each prospective investor is to rely upon its own investigation, evaluation and judgment as to the advisability of the investment described herein.

Sources of information contained within this Investment Memorandum include, but are not limited to: CoStar, LoopNet, Real Capital Analytics, Google, US Census Bureau, Bureau of Labor Statistics, and multiple other sources.

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Offer Solicitation Process

Offers should be presented in the form of a non-binding Letter of Intent delineating the significant terms and conditions of the Purchaser's offer including, but not limited to:

1. Purchase price
2. Due diligence and closing time frame
3. Earnest money deposit
4. Qualifications to close



Lake Myrtle Sports Complex

Executive Summary



Executive Summary

The site located west of the Auburndale city core is easily accessible with it's close proximity to Polk Parkway and US 92, as well as 5 mile distance from Interstate-4. This 4.26± acre parcel of land has frontage on Lake Myrtle and includes a unique water ski/cable park and system owned and operated by Correct Craft. Also included is a brand new. 3,742± SF building with a full kitchen and a lakefront deck area. This location is in an up-and-coming innovative corridor call the Central Florida Innovation District that will bring several companies, jobs, and residents to the area.

Property Stats

Address	330 Denton Avenue Auburndale, FL 33823
Parcel ID	25-27-32-000000-022040
Submarket	Polk County
Lot size (ac)	4.26±
Land Use	Commercial
Zoning	Commercial Highway - CH
Building	3,742± SF
Building Lease	Rent - \$8,333.33/month Term - 20 years

Market Area Highlights

- Accessibility to Polk Parkway and short distance from Interstate-4.
- Upcoming Central Polk Parkway addition and Southwest Central Florida Connector to add more accessibility.
- In between Orlando and Tampa
- North on I-4 Central Florida Innovation district to bring more attention to corridor.

Sale Price

Call for details



Elite Cable Park

Elite Cable Park (ECP) is a watersports cable park located on Lake Myrtle that offers its guests a variety of watersports activities. Recently built in 2019, this cable park spans 2± acres of Lake Myrtle, offering the ability for multiple guests to enjoy.



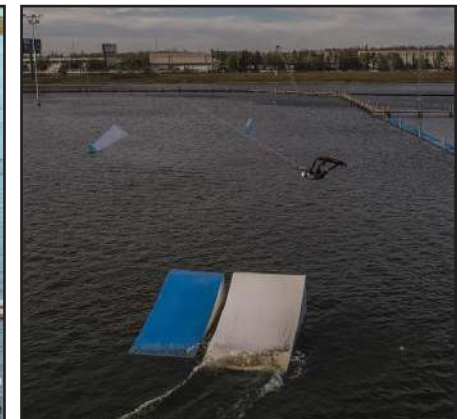
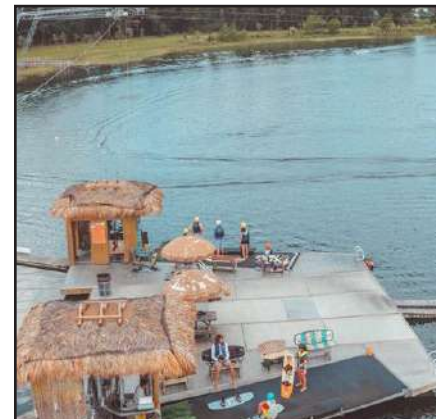
Pro Shop/Cafe/Locker Rooms

This 3,742± sf building built in 2019 contains Elite Cable Park's Pro Shop, Locker Rooms, and their waterfront Cafe, Tantrums Lakeside Grill.



Correct Craft - Aktion Parks

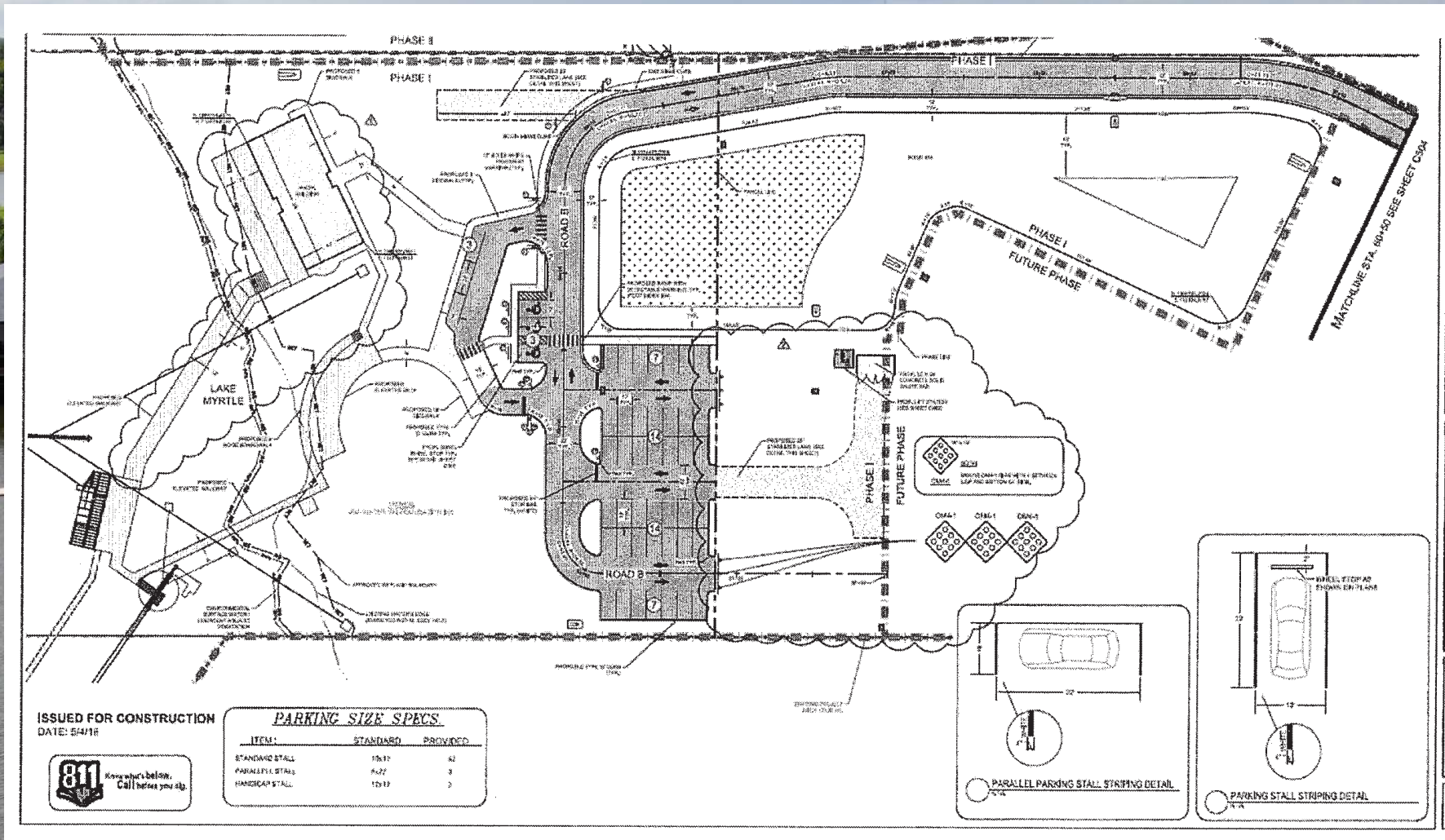
Founded by Correct Craft in 2012, Aktion Parks is a boat and cable park operation that owns and operates the Miami Watersports Complex, Orlando Watersports Complex, and Elite Cable Park three of the largest cable wakeboard parks in the U.S.



Building Photos

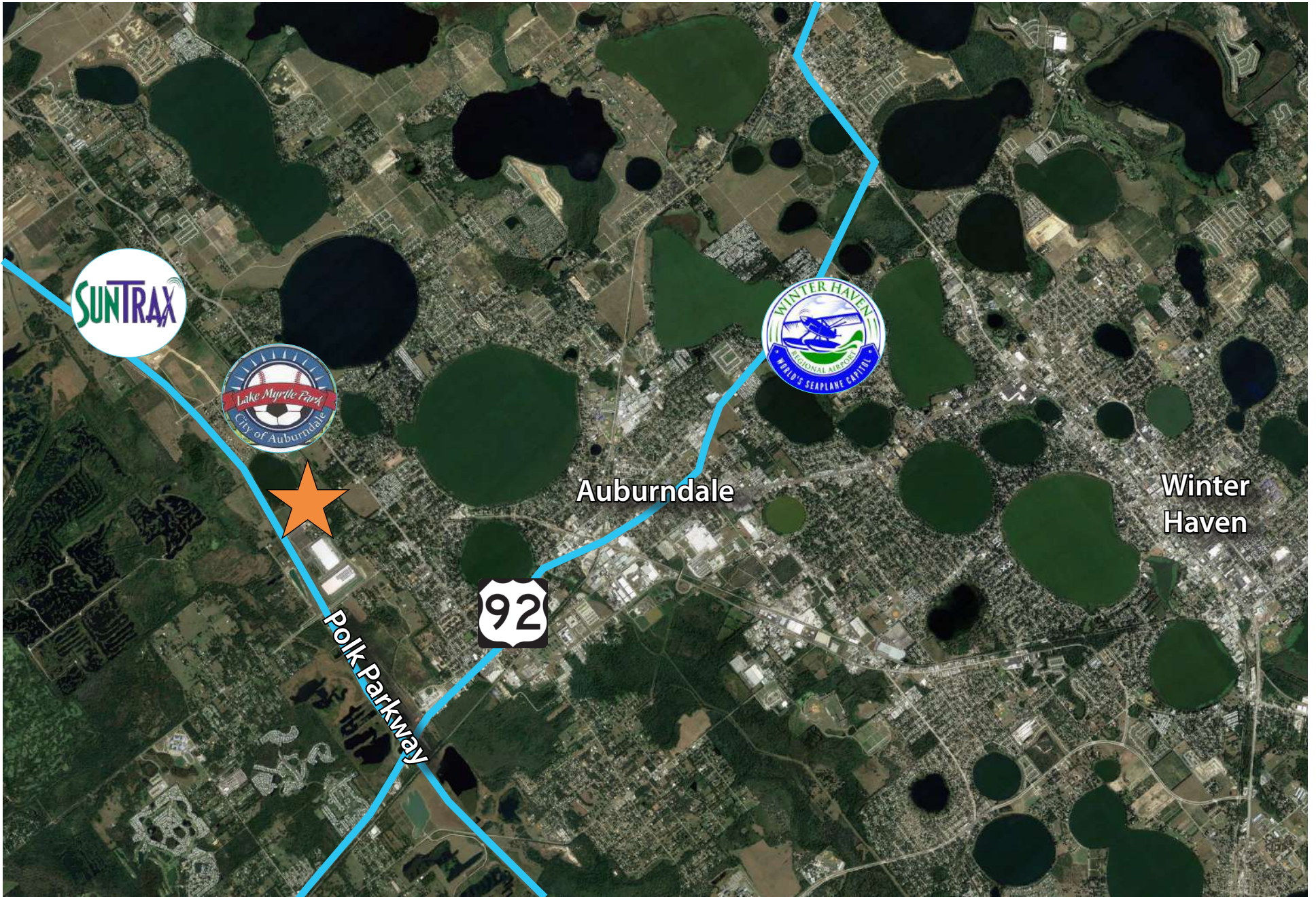


Site Survey



Site Survey









Area Overview



SunTrax Development

Polk County

Polk County, Florida is situated along the I-4 corridor in Central Florida between Tampa and Orlando, providing an excellent spot for continual growth. The 232,000 households account for \$12.8 billion in annual income and \$18.7 billion in total economic activity. The workforce talent and affordable real estate markets make Polk County an attractive home for businesses and residents alike.

Polk County is as ethnically diverse as Florida and the US and will benefit from population growth that is expected to outpace the nation over the next 15 years.

Coming Soon to the Area

<u>Company</u>	<u>Industry</u>	<u>Location</u>	<u>Total Jobs</u>	<u>Cap-X</u>
Amazon Air	Aviation and Aerospace	Lakeland	925	\$100 mil
Florida Can Manufacturing	Manufacturing	Winter Haven	160	\$123.5 mil
Carvana	Logistics/Distribution	Haines City	350	\$40 mil
Amazon.com	Logistics/Distribution	Auburndale	500	\$70 mil
Nucor Steel Florida, Inc.	Manufacturing	Frostproof	250	\$240 mil
Publix Super Markets, Inc.	Headquarter Expansion	Lakeland	700	\$50 mil
Peace River Citrus Products	Manufacturing	Bartow	175	\$96.4 mil
		Total	3,060	\$719.9 mil

Upcoming Highlights

Florida Can Manufacturing is building an 400,000 sf advanced manufacturing facility in Winter Haven, FL. The \$123 million capital investment will create 160 new jobs. The company will ship across the southeast US and export to the Caribbean including to Puerto Rico.

Summit is a Lakeland company, is building its new 150,000 sf corporate headquarters on the iconic Lake Mirror in downtown Lakeland. The project represents the retention of 500 jobs with a \$50-million capital investment.

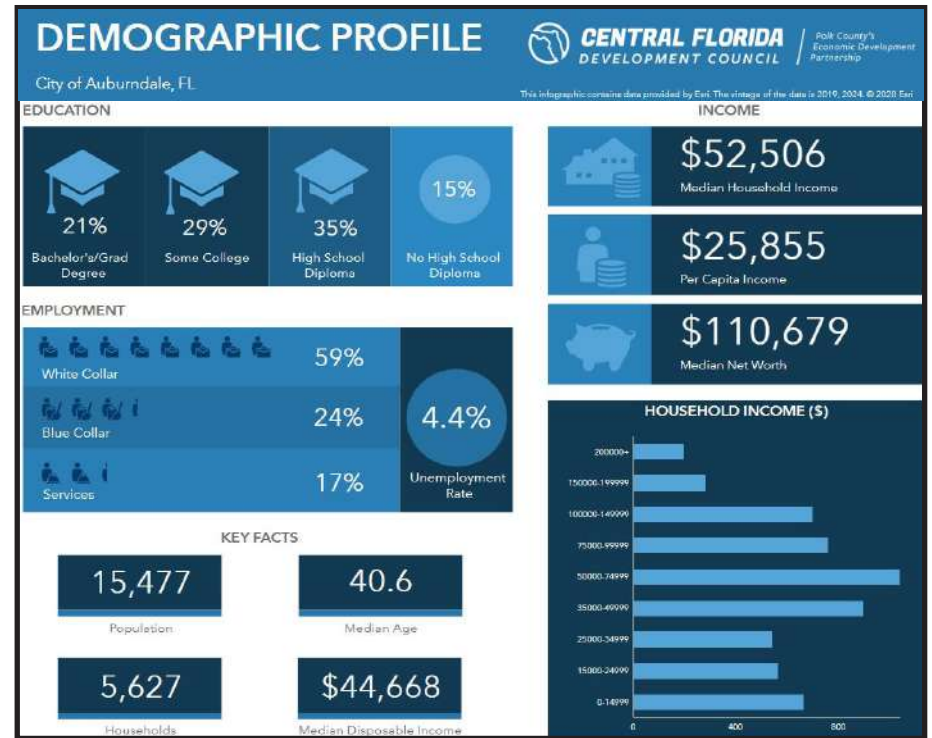
Auburndale

Auburndale is situated in a strategic location right off of I-4 and is a proud partner with the City of Lakeland and Polk County on the development of the Central Florida Innovation District in the area of SunTrax and Florida Polytechnic University. Auburndale is an ideal location for supply chain, distribution and logistics. At around 16,000 residents, the housing and recreation are booming. The strong housing market attracts new residents and, to keep up with demand, the city started a visioning process for what it calls The Lakes District, the area surrounding the SR 559 corridor.

Auburndale offers a wide range of recreational facilities for everyone, from competitive players to the casual user.



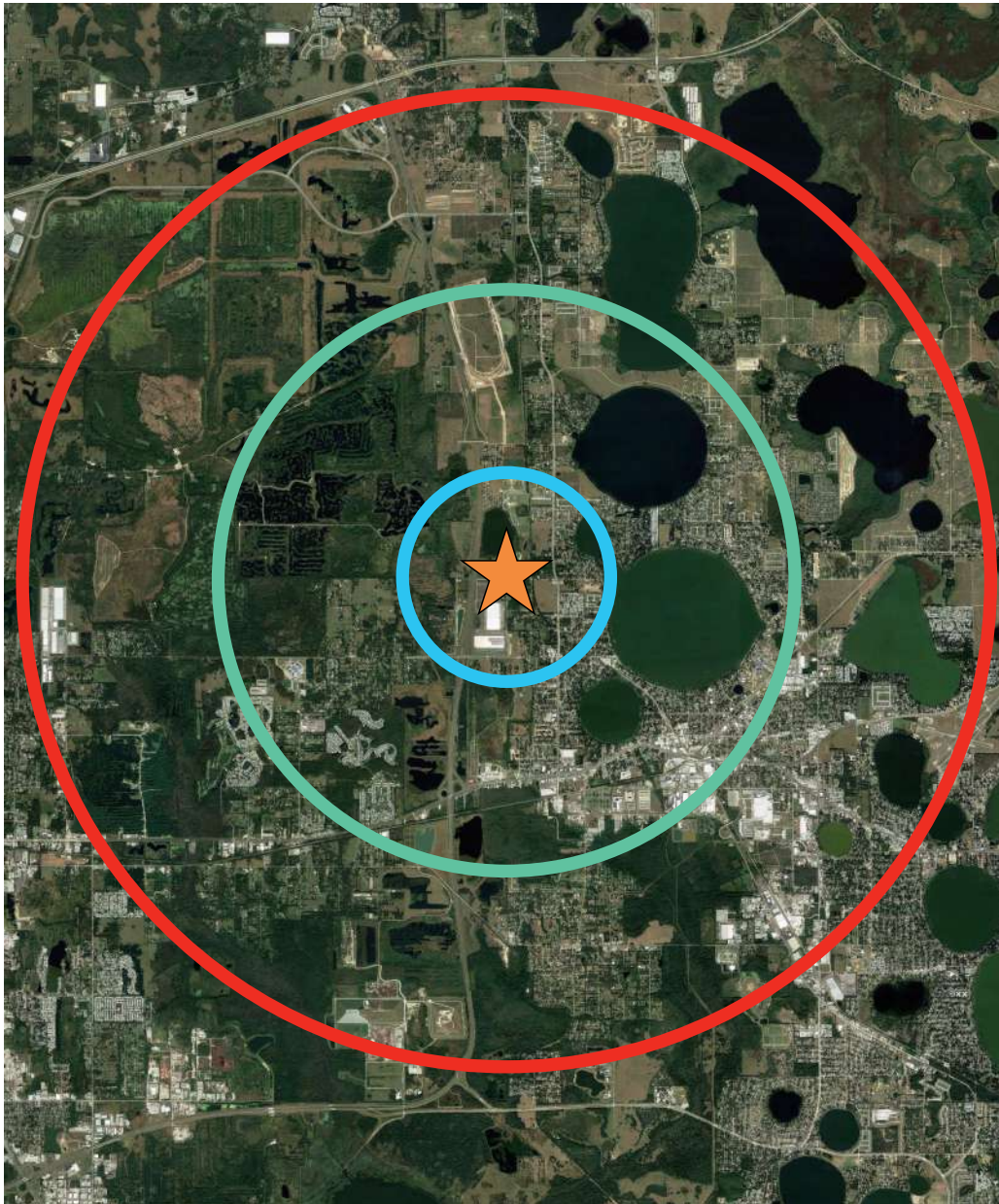
+ Data provided by Central Florida Development Council



Lake Myrtle Sports Complex

Across Lake Myrtle, less than a mile from the subject property is the Lake Myrtle Sports Complex. This multi-purpose sports complex consists of nine collegiate-size baseball fields and 11 lighted soccer fields. There are currently plans to connect Elite Cable Park to the Sports Complex internally.

Events hosted at Lake Myrtle have varied from the National Dog Agility Championships, to regional rugby championships as well as lacrosse, flag football, and the Russ Matt Central Florida Baseball Invitational, the largest collegiate baseball tournament in the nation.



	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	3,190	23,412	50,197
Households	1,201	8,917	18,984
Avg HH Income	\$77,793	\$67,130	\$59,537
Median Home Value	\$165,322	\$139,981	\$135,317
Median Age	63.1	60.6	55.6
Total Businesses	54	709	1,330
Total Employees	309	6,041	13,145



Population: Over 50,197 people within a 5 mile radius.



Density: Over 18,984 households within a 5 mile radius.



Income: Average household income of \$59,537 within a 5 mile radius.



Employment: Total employment population of 13,145 employees within a 5 mile radius.

DEMOGRAPHICS (POLK COUNTY) :



POPULATION
683,954



POPULATION AVERAGE ANNUAL GROWTH
13,633



MEDIAN NET WORTH
\$103,053



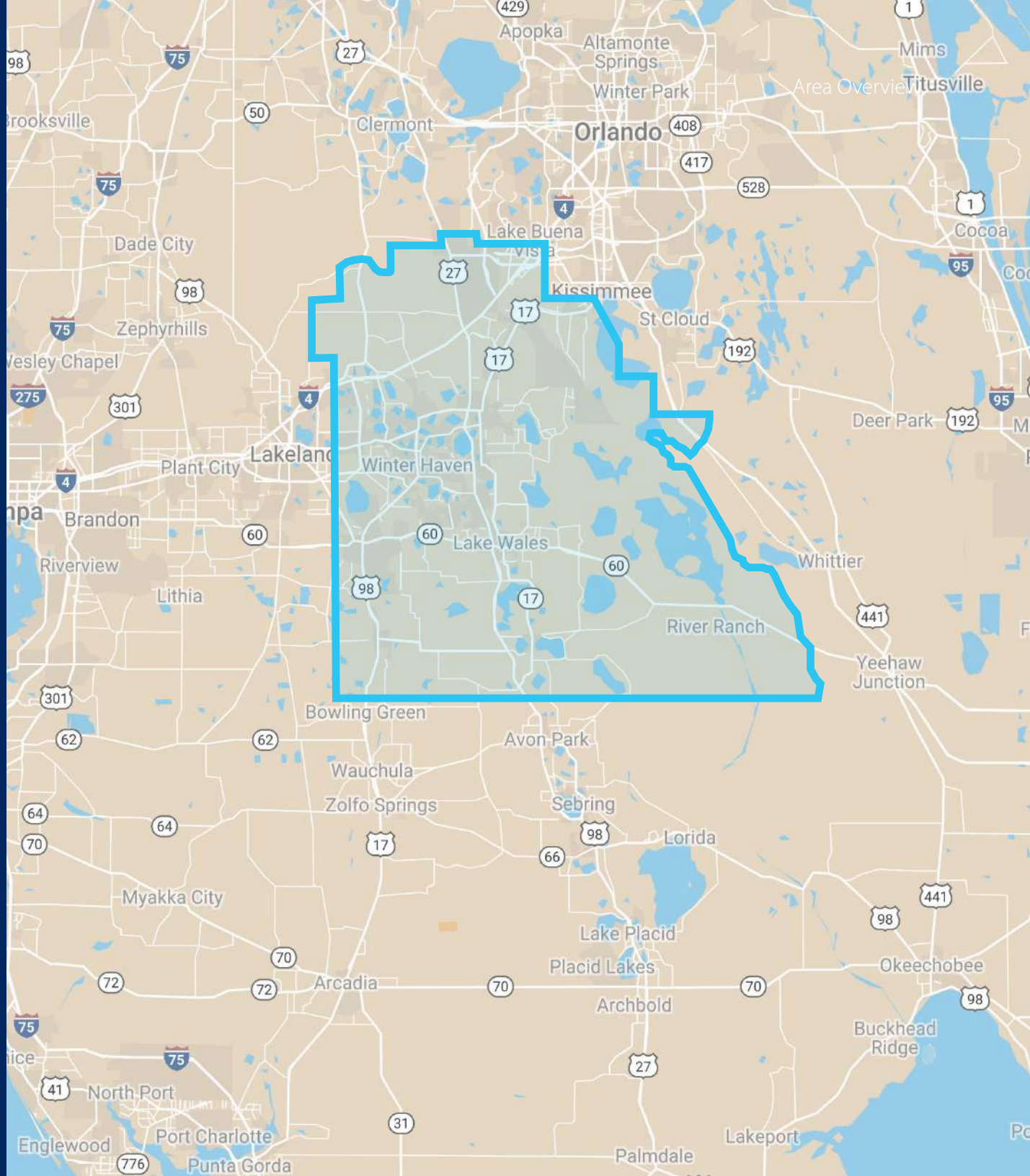
LABOR FORCE
288,600



MEDIAN AGE
41.6



TOTAL HOUSEHOLDS
255,025





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