



INVESTMENT PROPERTY FOR SALE

4000 HIGHWAY 60 EAST - MULBERRY, FL

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EXECUTIVE SUMMARY

4000 HIGHWAY 60 EAST MULBERRY, FL

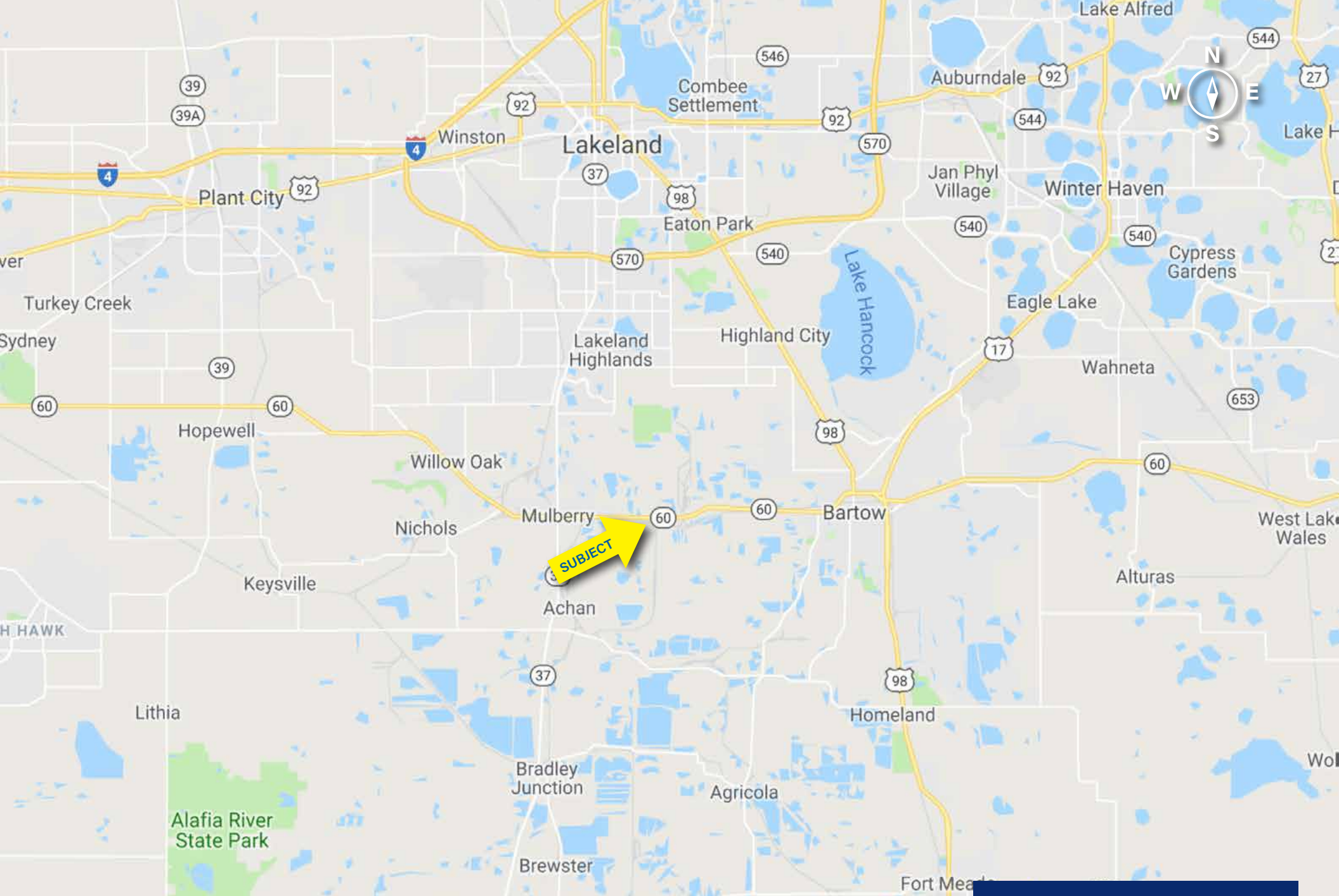
This class A+ office space consists of a 16,944 +/- Heated SF office building on 11.67 +/- acres of land on SR 60 in Mulberry, FL. The market area is dense with industrial and phosphate mining related users.

Site Address:	4000 Highway 60 East, Mulberry, FL 33860
County:	Polk
PIN (Property Identification Number):	24-30-08-000000-033050
Land Size:	9.21 +/- upland acres (11.67 +/- acres)
Building Size:	16,944 +/- heated SF (17,748 +/- total SF)
Unit Sizes Available:	1,064 to 2,092 +/- SF
Year Built:	1998
Property Use:	One Story Office
Zoning:	Phosphate Mining (PM) Polk County
Taxes:	\$18,126.57 (2018)
Traffic Count:	20,000 cars/day on Highway 60
Asking Price:	\$1,400,000 or \$82.63/SF
Asking Rent:	\$12-15 (call for detailed info)
Pro Forma Cap Rate:	7%



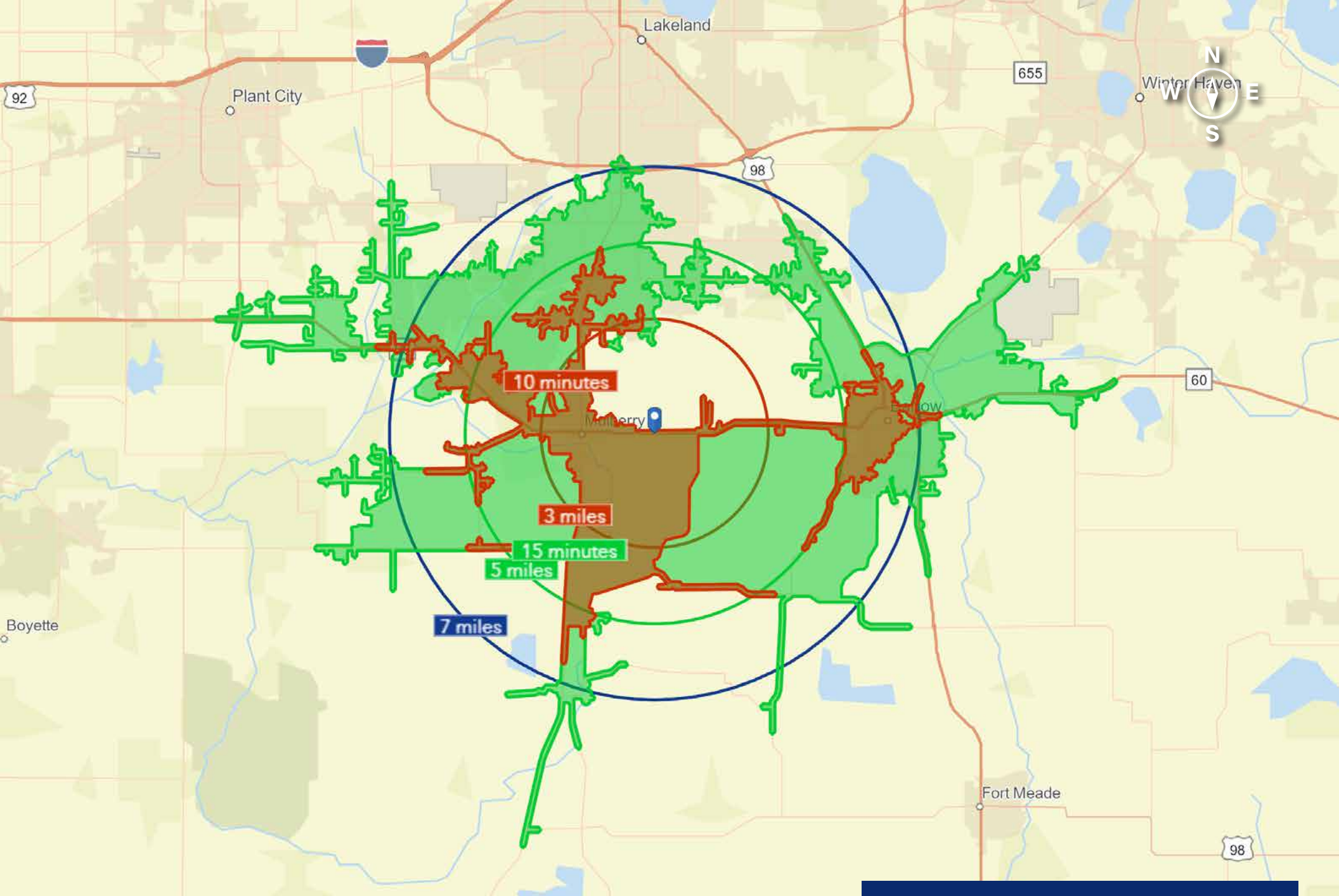
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP



The subject property is located between Mulberry and Bartow on Highway 60.

LOCATION MAP



3, 5, 7 mile radius
10, 15 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	3 Mile	5 Miles	7 Miles	10 Mins	15 Mins	Polk	FL	US
Population	6,156	42,966	104,507	28,014	102,260	667,696	20,875,686	330,088,686
Households	2,526	15,371	37,867	10,058	36,738	249,123	8,152,541	124,110,001
Families	1,742	11,551	28,297	7,186	26,935	173,193	5,273,287	81,631,156
Average Household Size	2.44	2.79	2.76	2.78	2.74	2.63	2.51	2.59
Owner Occupied Housing Units	1,889	11,651	28,179	6,712	26,290	169,591	5,193,134	78,262,285
Renter Occupied Housing Units	636	3,719	9,687	3,347	10,447	79,532	2,959,407	45,847,716
Median Age	44.6	39.6	39.5	37.0	38.9	41.4	42.3	38.3
<i>Income</i>								
Median Household Income	42,788	62,828	61,127	\$50,228	\$56,889	\$47,429	\$52,098	\$58,100
Average Household Income	58,329	87,643	83,659	\$68,764	\$78,847	\$64,107	\$75,281	\$83,694
Per Capita Income	22,870	31,514	30,286	\$25,056	\$28,628	\$24,475	\$29,913	\$31,950
<i>Trends: 2018 - 2023 Annual Growth Rate</i>								
Population	1.17%	1.69%	1.75%	1.71%	1.61%	1.55%	1.41%	0.83%
Households	1.15%	1.61%	1.67%	1.62%	1.56%	1.48%	1.36%	0.79%
Families	1.00%	1.53%	1.59%	1.54%	1.48%	1.42%	1.30%	0.71%
Owner HHs	1.59%	1.89%	2.13%	2.02%	2.10%	2.07%	1.91%	1.16%
Median Household Income	2.82%	3.18%	2.79%	2.29%	2.73%	2.65%	2.52%	2.50%

Within a 5 mile radius of the property there is a strong population density with nearly 43,000 people.

The median household income is also well above Polk County's median at \$62,828 (32.46% difference).

BENCHMARK DEMOGRAPHICS

3 Mile 5 Miles 7 Miles 10 Mins 15Mins Polk FL US

Households by Income

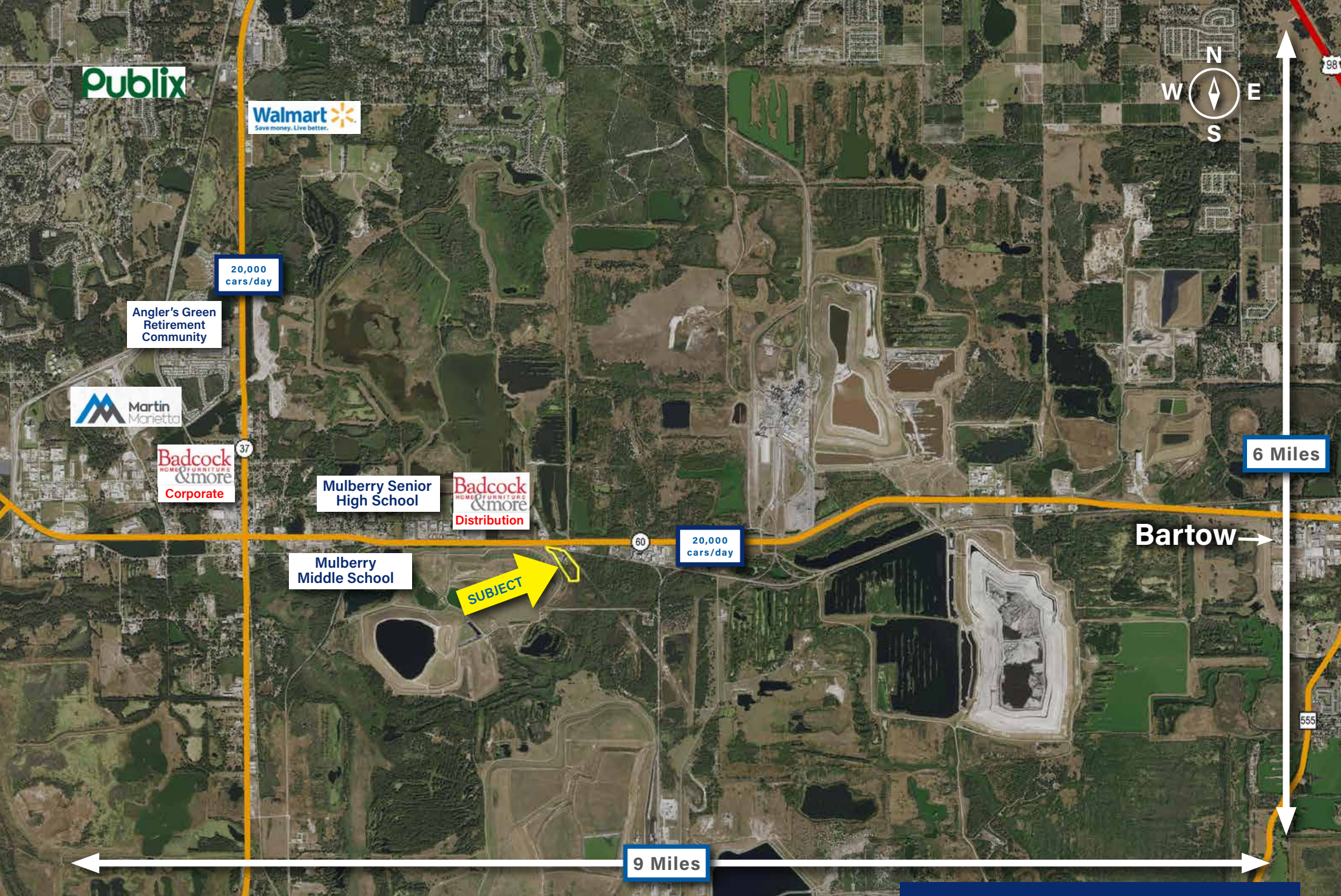
	3 Mile	5 Miles	7 Miles	10 Mins	15Mins	Polk	FL	US
<\$15,000	12.50%	7.20%	6.90%	10.00%	8.60%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	14.80%	7.20%	8.10%	11.30%	9.10%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	11.40%	9.60%	9.70%	11.30%	10.30%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	18.50%	15.00%	14.30%	17.10%	14.70%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	19.00%	18.30%	20.10%	20.50%	19.90%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	11.40%	15.50%	15.10%	12.90%	14.30%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	7.60%	14.20%	14.40%	9.60%	13.10%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	2.80%	6.30%	5.60%	3.60%	4.90%	2.90%	4.50%	6.00%
\$200,000+	1.90%	6.70%	5.70%	3.80%	5.20%	2.90%	5.10%	6.70%

Population by Age

	3 Mile	5 Miles	7 Miles	10 Mins	15Mins	Polk	FL	US
0 - 4	6.30%	6.40%	6.10%	7.30%	6.40%	6.00%	5.30%	6.00%
5 - 9	6.10%	6.70%	6.40%	7.20%	6.60%	6.00%	5.40%	6.20%
10 - 14	5.80%	6.90%	6.80%	7.00%	6.80%	6.00%	5.60%	6.30%
15 - 19	5.10%	6.50%	6.50%	6.50%	6.40%	5.90%	5.70%	6.40%
20 - 24	5.20%	5.50%	5.80%	6.30%	6.00%	5.90%	6.30%	6.90%
25 - 34	11.00%	12.10%	12.70%	13.10%	12.90%	12.70%	13.20%	13.90%
35 - 44	10.80%	12.60%	12.50%	12.30%	12.40%	11.40%	11.70%	12.50%
45 - 54	10.90%	13.10%	13.20%	11.90%	12.90%	11.80%	12.70%	12.80%
55 - 64	13.10%	13.80%	13.70%	12.00%	13.20%	13.10%	13.60%	13.00%
65 - 74	14.90%	10.40%	10.10%	9.90%	10.00%	12.10%	11.50%	9.40%
75 - 84	8.10%	4.60%	4.60%	4.80%	4.60%	6.60%	6.30%	4.60%
85+	2.50%	1.40%	1.60%	1.70%	1.70%	2.40%	2.70%	2.00%

Race and Ethnicity

	3 Mile	5 Miles	7 Miles	10 Mins	15Mins	Polk	FL	US
White Alone	81.30%	79.40%	79.50%	73.70%	76.50%	72.30%	73.00%	69.90%
Black Alone	11.00%	8.30%	9.30%	13.20%	12.10%	15.30%	16.40%	12.90%
American Indian Alone	0.20%	0.30%	0.30%	0.30%	0.30%	0.50%	0.40%	1.00%
Asian Alone	1.00%	2.70%	2.90%	1.70%	2.20%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.10%	0.00%	0.10%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	3.90%	6.50%	5.20%	8.00%	6.00%	7.00%	4.30%	6.90%
Two or More Races	2.60%	2.70%	2.80%	3.00%	2.80%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	16.30%	20.90%	18.70%	23.40%	20.00%	22.60%	25.90%	18.30%



MARKET AREA MAP

The market area features big box retailers Publix and Walmart, as well as, Badcock Home Furniture's corporate offices and distribution center.



The market area has some retail, including a significant amount of local small businesses.

TRADE AREA MAP



Forrest Park

Badcock
HOME FURNITURE
& more
Distribution

Imperial
PLASTICS

Dillon
INDUSTRIES INC.

Best
Western

State Road 60 E.

20,000
cars/day

AAA
TOP
QUALITY
ASPHALT

CORROSION CONTROL
INC.

AirMaz

EST
PC

GARNER & ASSOCIATES
AUCTIONEERS, INC.

SUBJECT

AMERICAN
CONSTRUCTION &
ENGINEERING

NEIGHBORHOOD AERIAL

Neighboring businesses are primarily support for Mosaic's Mulberry operations, such as engineering, logistics, and heavy machine maintenance.



State Road 60 E.

20,000 cars/day



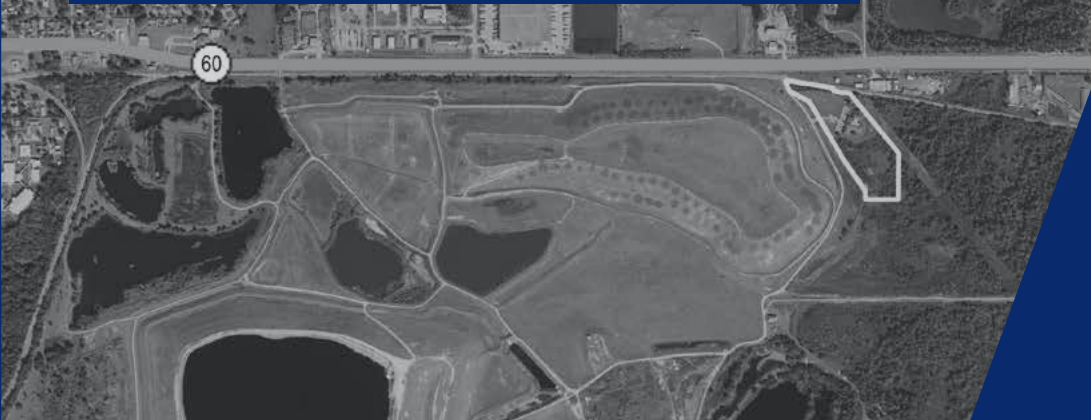
CSX Rail line

Royster Mine Rd.

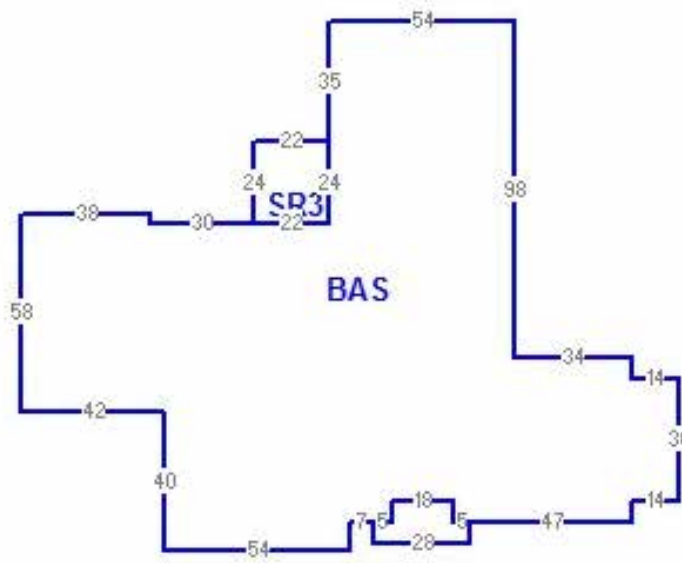
SITE AERIAL

The property is not visible from State Road 60 E., however there is signage near the intersection of Royster Mine Rd. and State Road 60 E.

BUILDING INFORMATION

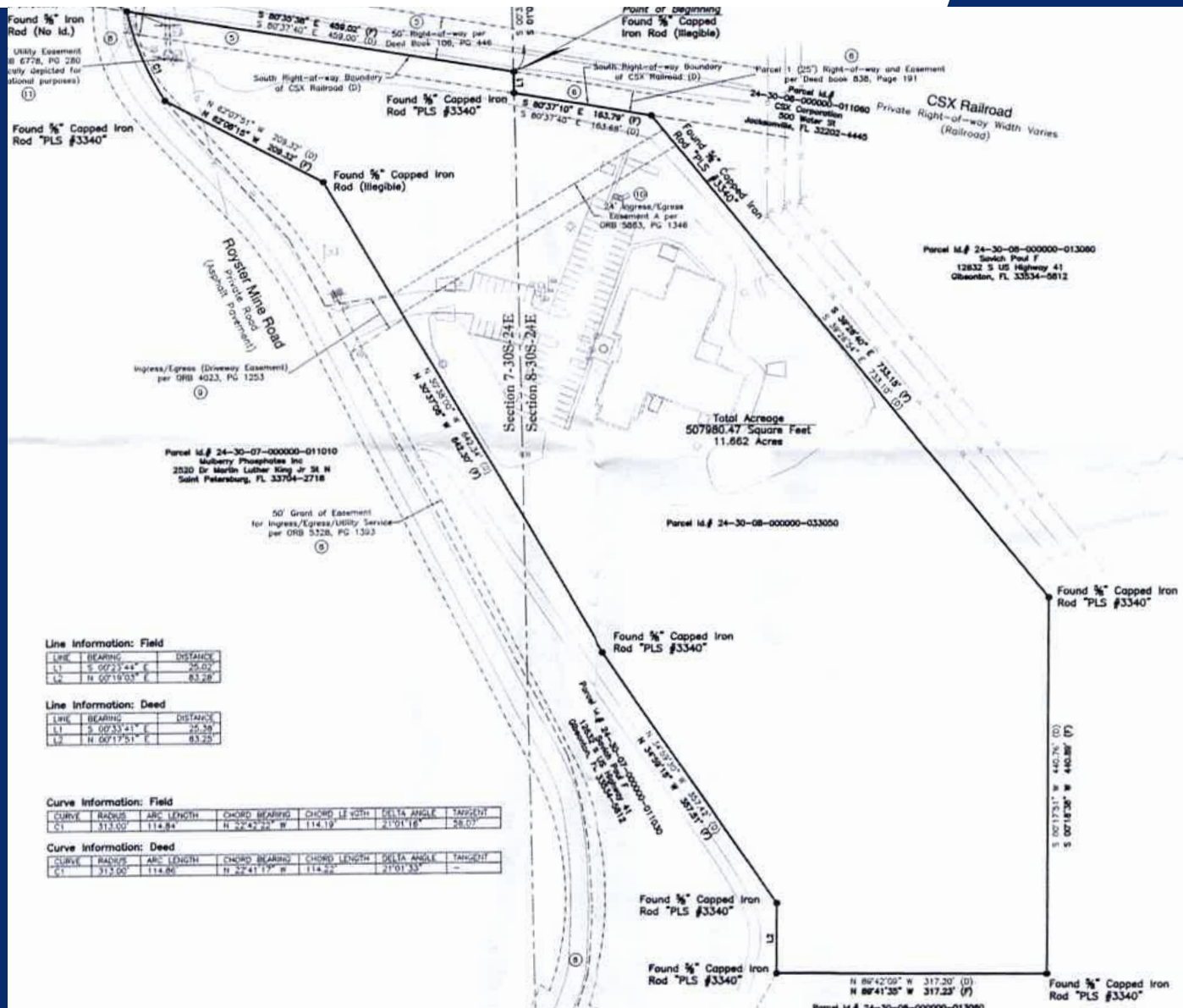


4000 STATE ROAD 60



<i>Description</i>	<i>Total:</i>
Heated	16,944 +/- SF
Total	17,748 +/- SF
Construction	Concrete Block
Year Built	1998

Site Plan



Line Information: Field

LINE	BEARING	DISTANCE
L1	S 02°23'44\"	25.02'
L2	N 07°19'03\"	83.28'

Line Information: Deed

LINE	BEARING	DISTANCE
L1	S 02°33'41\"	25.29'
L2	N 07°17'51\"	83.22'

Curve Information: Field

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	313.00'	114.84'	N 22°42'22\"	114.19'	21°01'18\"	28.02'

Curve Information: Deed

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	313.00'	114.86'	N 22°41'17\"	114.22'	21°01'33\"	-

Legal Description

A PARCEL OF LAND IN THE NE 1/4 OF SECTION 7 AND THE NW 1/4 OF SECTION 8, RANGE 24 EAST, POLK COUNTY, FL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8, THENCE S 00° ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 228.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00 DEGREES 33'41\"

TOGETHER WITH DRIVEWAY EASEMENT RECORDED IN OR BOOK 4023, AT PAGE 1253 PUBLIC RECORDS OF POLK COUNTY, FLORIDA

AND EASEMENT FOR ingress AND egress RECORDED IN OR BOOK 5328, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

The above description is the same as the one described per Title Commitment issued by Old Republic National Title Insurance Company, bearing an effective date of 2017, at 11:00 PM.

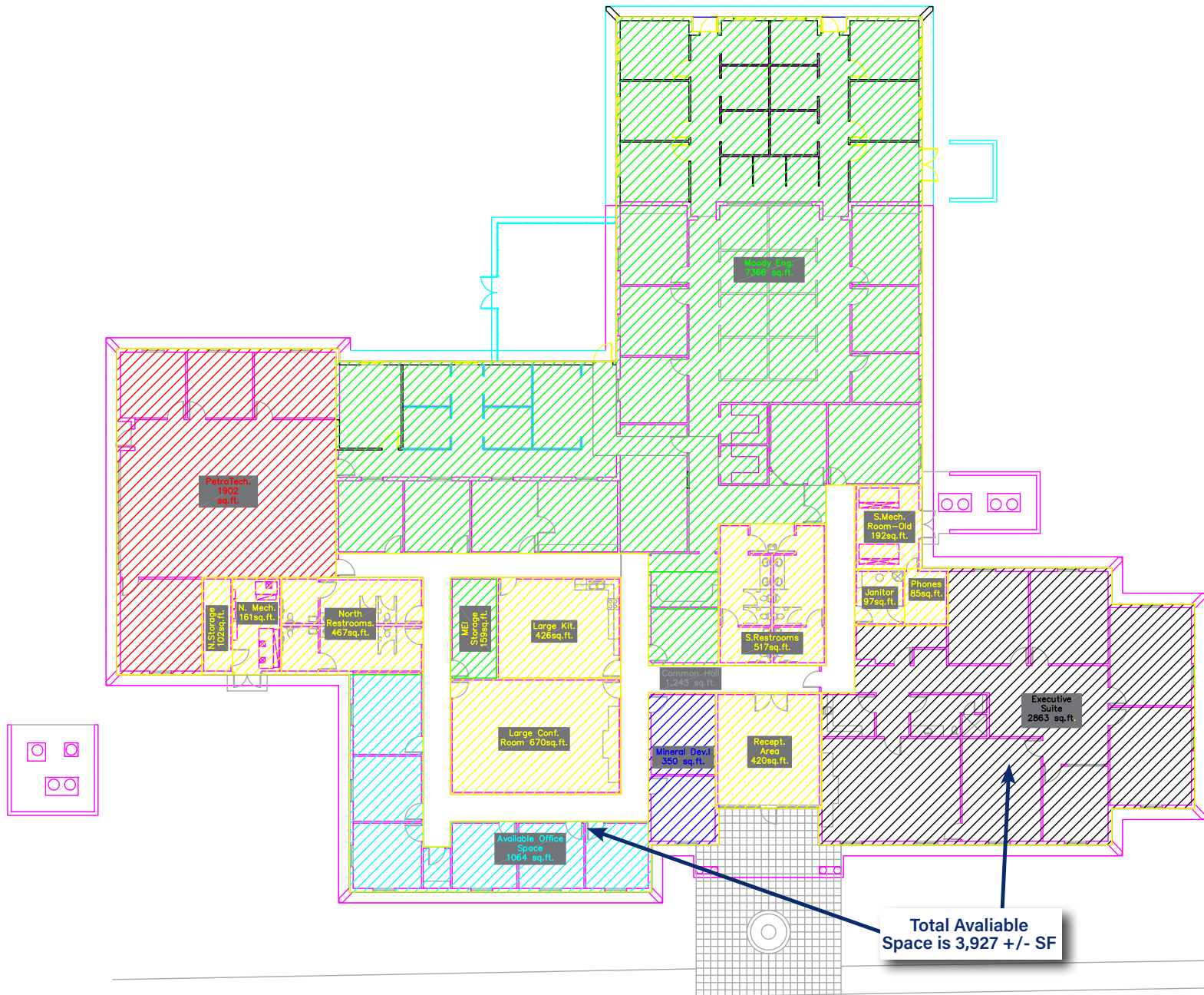
ALTA/NSPS Land Title Survey

Penn Pro
4000 State Road 60
Mulberry, FL 33860

Surveyor's Certification:
This is to certify to: MD Properties LLC, a Florida limited liability company, West Associates, (SADA)/ATMA, Reed Munnery & Link, PLLC, and Old Republic National Title Insurance Company, that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly promulgated by ALTA and NSPS in 2016, and includes items 1-4, 7(a), 7(b)(1), 7(c), 8-9, 11 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and the date of this certification, undersigned further certifies that in my professional opinion the survey meets the Relative Positional Accuracy of the standard which is specified therein.

****Not Valid Without The Signature And The Original Raised Seal Of A Florida Licensed Surveyor And Mapper****

Pro-Forma		
Rent Revenue		\$ 143,675.30
Projected(Rent Revenue)		\$ 30,944.00
Total Revenue		\$ 174,619.30
Total Expenses		\$ 70,155.96
Net Income		\$ 104,463.34
Cap Rate		7%





Entrance and front parking



Complete Kitchen



One of several well-sized office spaces



Shaded walkway along the northside of the building



Cubical area part of the 1,064 +/- SF of available space



670 +/- SF Conference Room

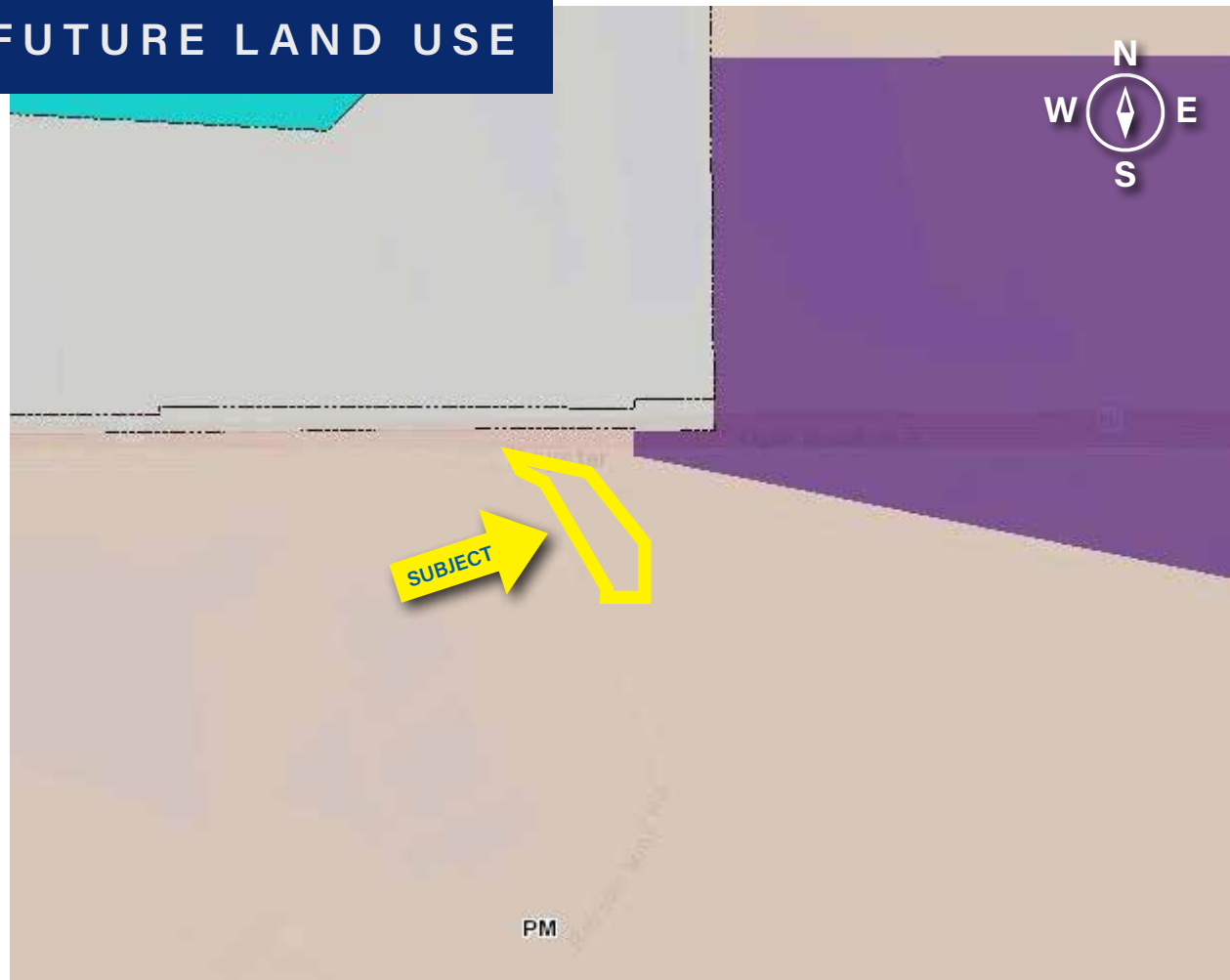


Beautifully manicured landscape at the front of the building



View of the building of the rear of the building facing northwest

FUTURE LAND USE



Phosphate Mining (PM) *Polk County*

The purpose of the PM district is to provide areas for phosphate mining operations, phosphate mining support facilities, and other uses that are compatible with and related to phosphate mining and its allied uses.

- ✓ PM
- IND
- CITY
- INST-2



SVN | Saunders Ralston Dantzler
Real Estate

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