

LAND FOR SALE

NEW PUBLIX CORNER OUTPARCEL

0 CR 559, Auburndale, FL 33823



OFFERING SUMMARY

SALE PRICE:	\$1,230,000
LOT SIZE:	1.49 Acres
PARCEL ID	25-27-10-000000-04206025-27-10-000000-042060
JURISDICTION:	City of Auburndale
ZONING:	Commercial Highway
FUTURE LAND USE:	NAC (Neighborhood Activity Center)
MARKET:	Tampa / St Petersburg
SUBMARKET:	Lakeland / Winter Haven MSA

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

KW Commercial is presenting this new Publix corner outparcel of 1.49 acres, located near exit 44 on I-4 and growing Auburndale area including new 1M+ SF Amazon fulfillment center, 2,000+ new homes over the last years, 384 apartments under construction, Florida Polytechnic and more.

The site is planned to be cleared and graded Q3 2021. Traffic on CR 559 is about 19,000 AADT and I-4 has 100,600 AADT. Utilities are on site. See survey for proposed site plan, new Publix is set to open Spring 2022 with 56,000 SF neighborhood center and additional outparcels.

Future land use is NAC (Neighborhood Activity Center), the property allows for a wide variety of uses including retail, QSR, office, medical and more. Refer to the City Land Use Table for more information.

PROPERTY HIGHLIGHTS

- New Publix corner outparcel of 1.49 acres
- Growing area including Amazon fulfillment, new 2,000+ new homes and 384 apartments under construction
- New Publix is set to open Spring 2022 with 56,000 SF neighborhood center

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LOCATION MAPS

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LOCATION DESCRIPTION

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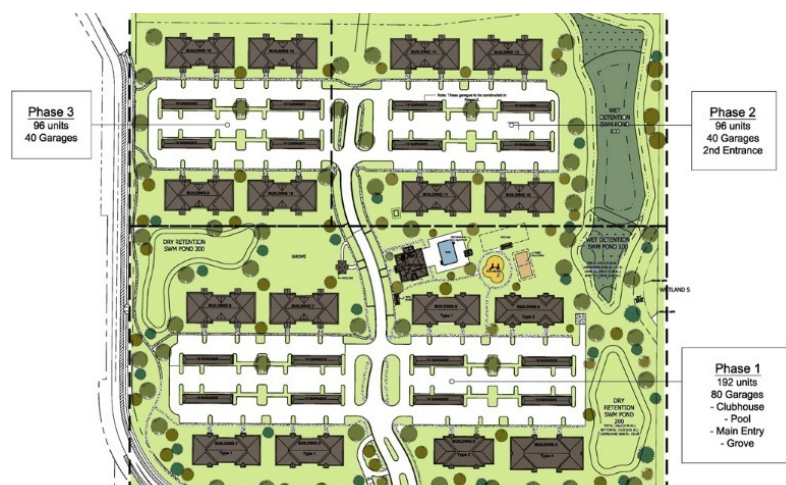


POINT OF INTEREST NEAR SUBJECT:

- **FLORIDA POLYTECHNIC:** Florida Poly designed by renowned Santiago Calatrava was established in 2012 on 170 acres to advance to state's economy by training a highly skilled technical workforce, extra residence hall being build in 2015 and the latest addition was a student development center open in 2018.
- **SUNTRAX:** Lead by Florida's Turnpike Enterprise, Suntrax is a \$42 million, 475 acres large-scale, cutting-edge facility dedicated to the research, development and testing of emerging transportation technologies in safe and controlled environments.
- **INNOVATION DISTRICT:** Polk County and two I-4 municipalities plan to join forces and work together on a new innovation zone. Florida Poly and SunTrax are the anchors for the innovation district.
- **POLK COUNTY SPORTS COMPLEX:** Within 2.4 miles from the subject property, the Lake Myrtle Sports Park has 9 baseball & 11 multipurpose/soccer fields, Polk hall of fame and Visit Central Florida and several HQ's. The USA Water Ski & Wake Sports Foundation HQ, Hall of Fame, Museum, Surf Park, trick lake, RV resort as well as several hotels on site, 3 multipurpose fields and 3 baseball fields are also planned in the project.
- **AMAZON:** The new 1,078,000 SF fulfillment center just opened about 0.2 miles from subject property. Another 1M SF of industrial development is proposed adjacent to it.

NEW RESIDENTIAL DEVELOPMENT NEAR SUBJECT:

- **THE GROVES AT LAKE JULIANA APARTMENT HOMES:** a proposed 384 garden style apartment community including 160 garages and featuring a dog park, sand volleyball courts, full fitness center with yoga studio, business center and WIFI throughout. <https://drkcompanies.com/groves/>
- **LAKE JULIANNA ESTATES:** a gated high-end community filled with luxury amenities, such as a pool, playground, gym, clubhouse, tennis court, basketball court, and even a private boat ramp! Residents will love living in Julianna estates due to the tucked-away feel, yet they are close to all of the creature comforts of the city. <https://www.adamshomes.com/communities/florida/lakeland/lak-julianna-estates#overview>



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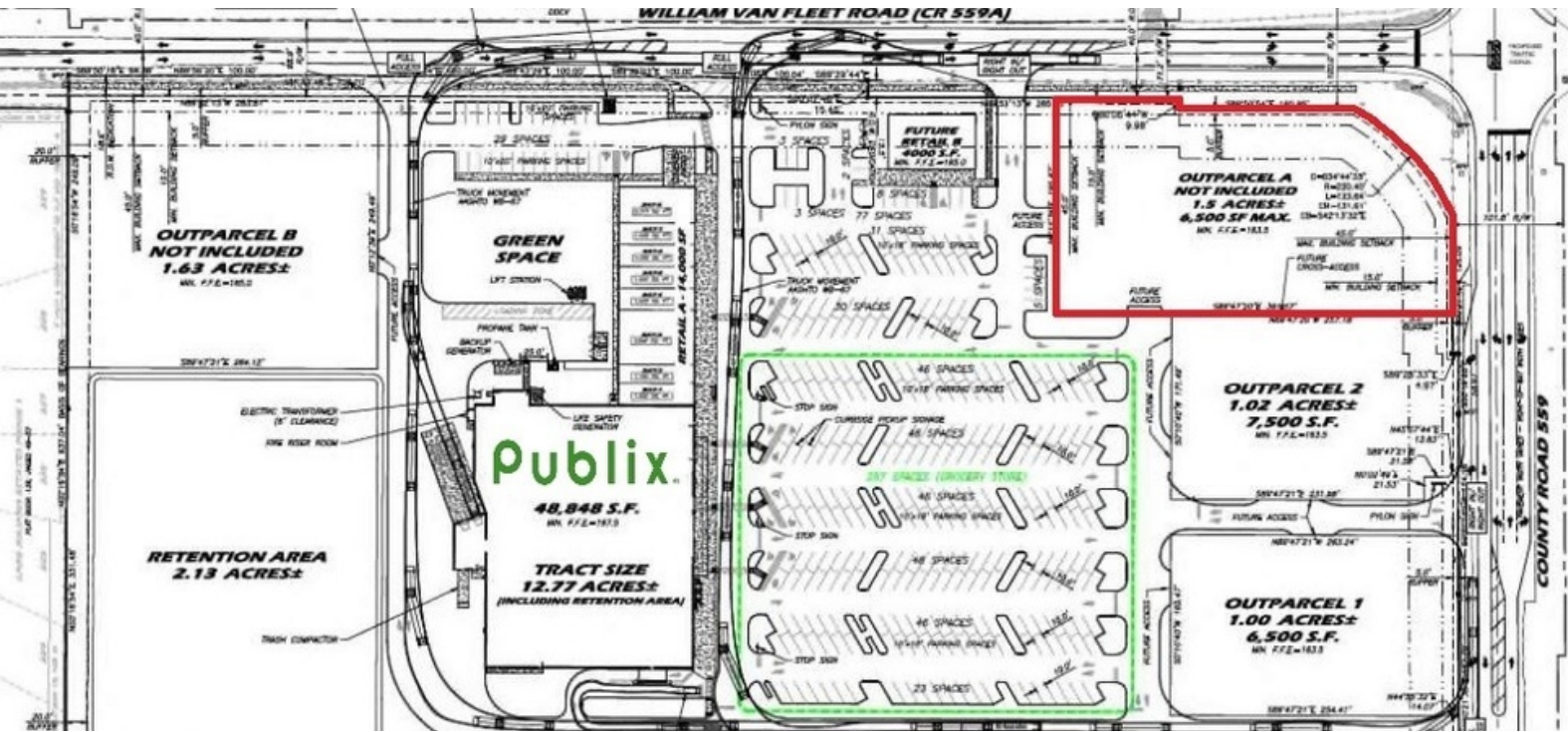
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LAND FOR SALE

SITE PLAN & AERIAL

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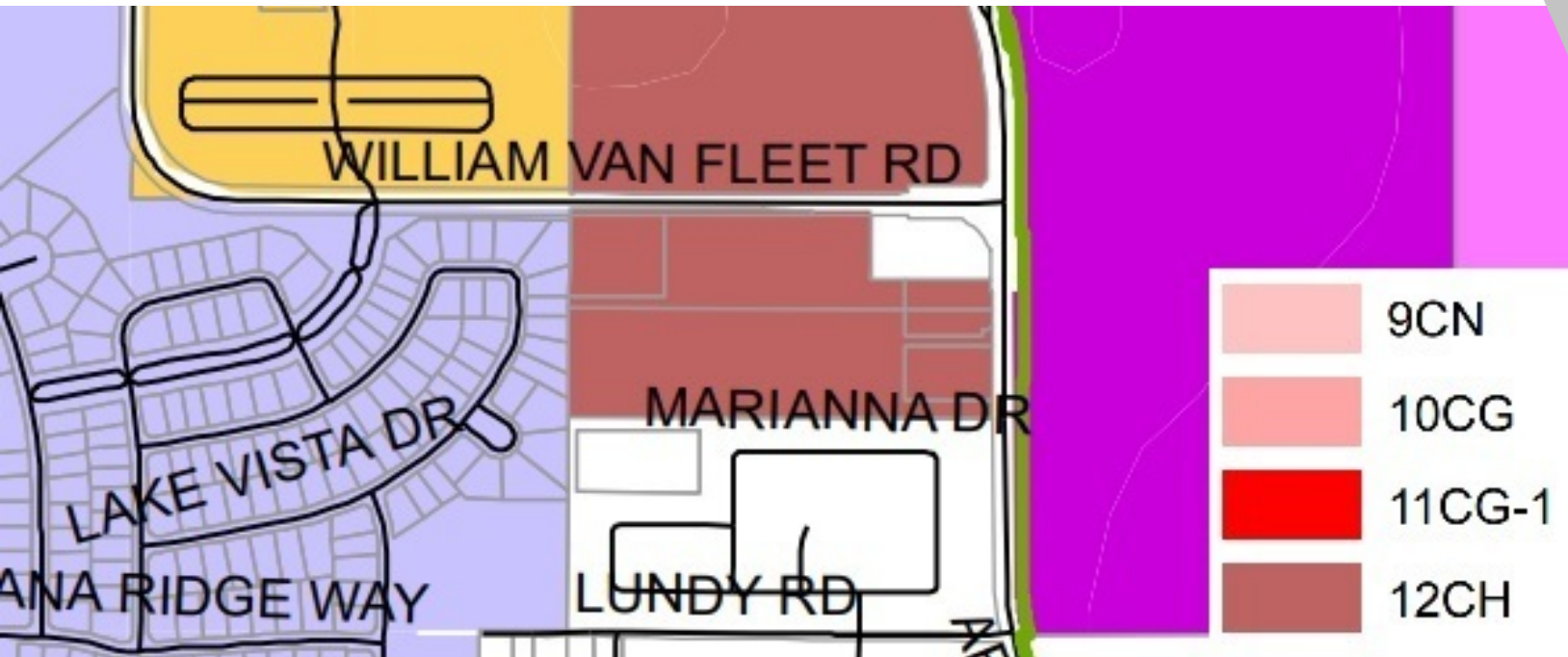
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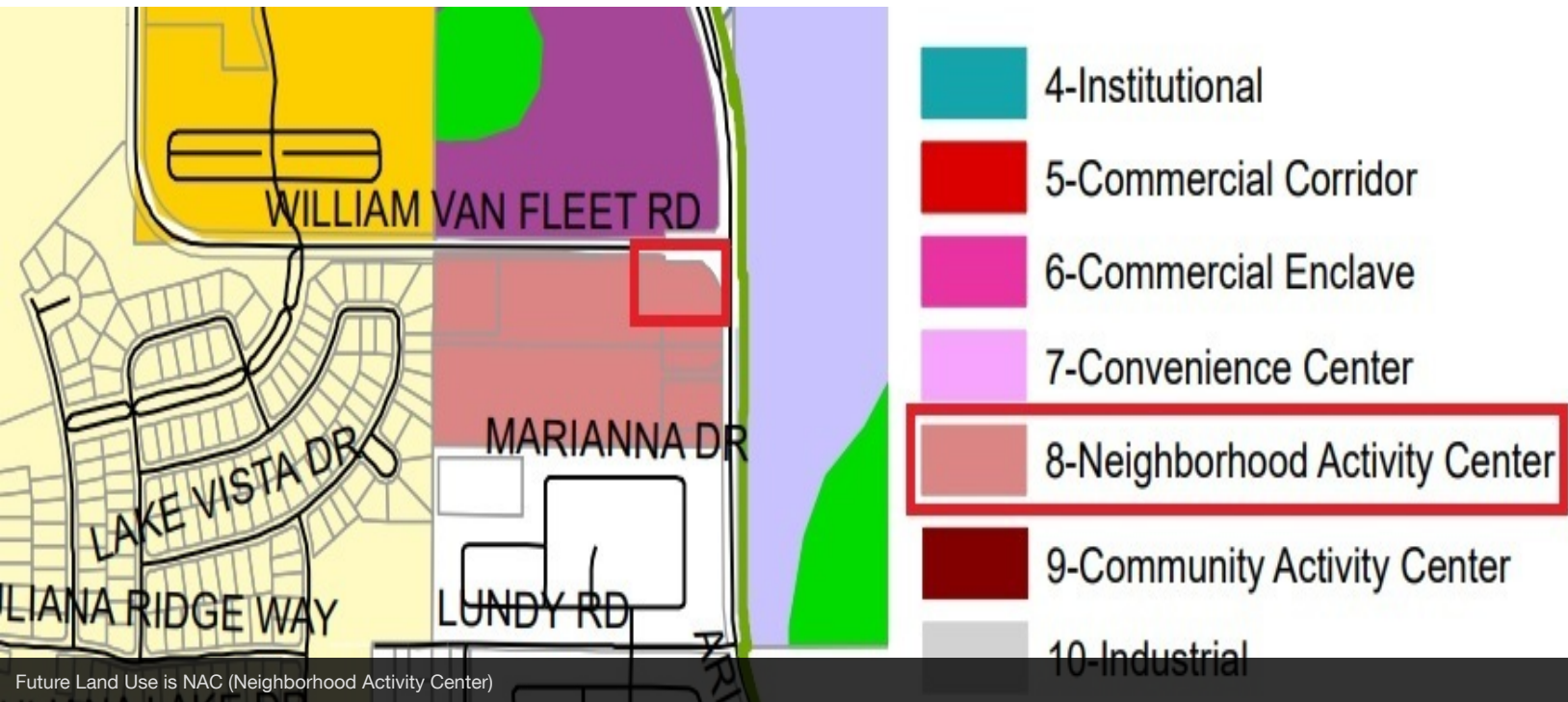
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ZONING AND FUTURE LAND USE MAP

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Current Zoning is 12CH (Commercial Highway)



Future Land Use is NAC (Neighborhood Activity Center)

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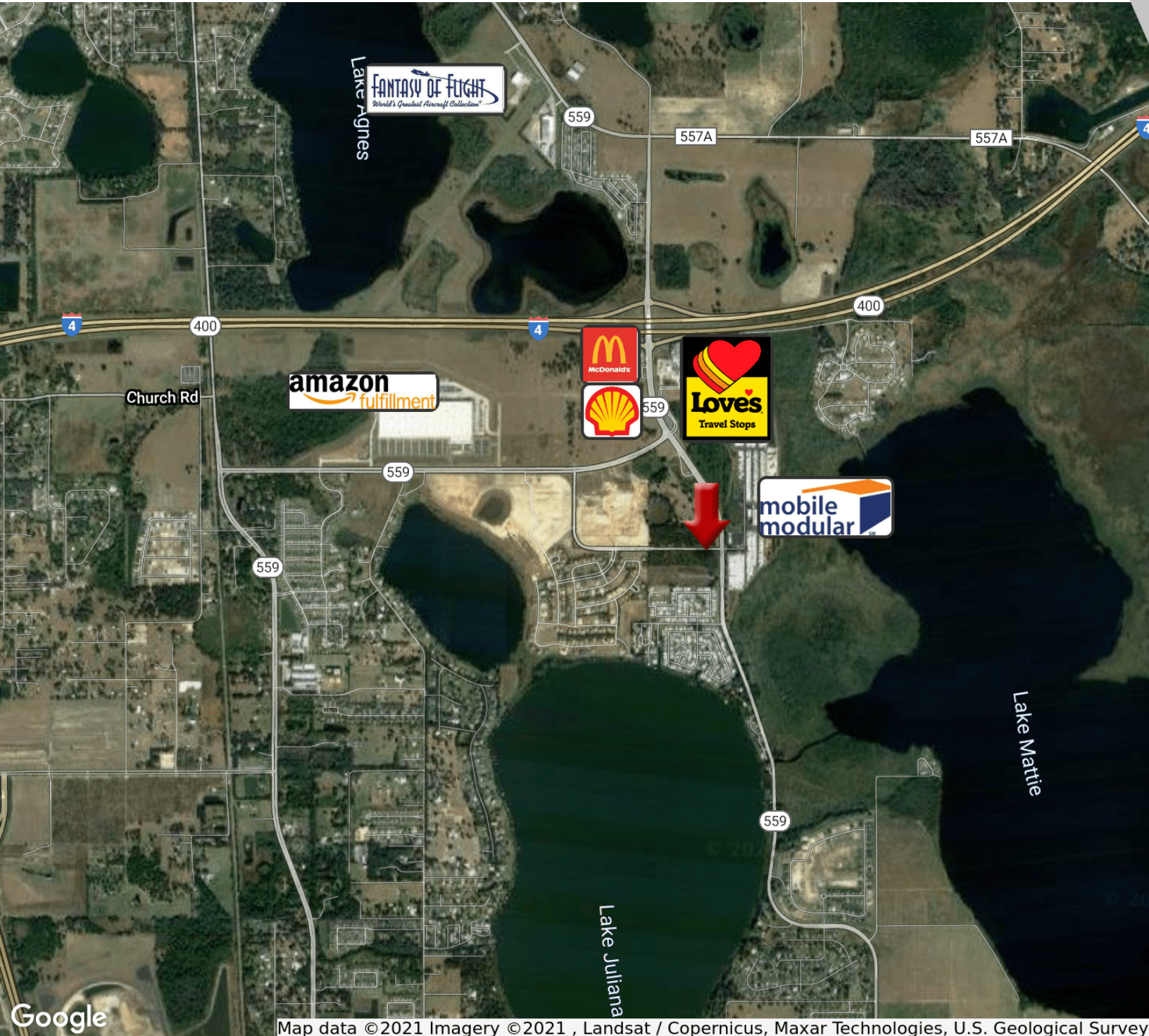
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RETAILER MAP

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Map data ©2021 Imagery ©2021 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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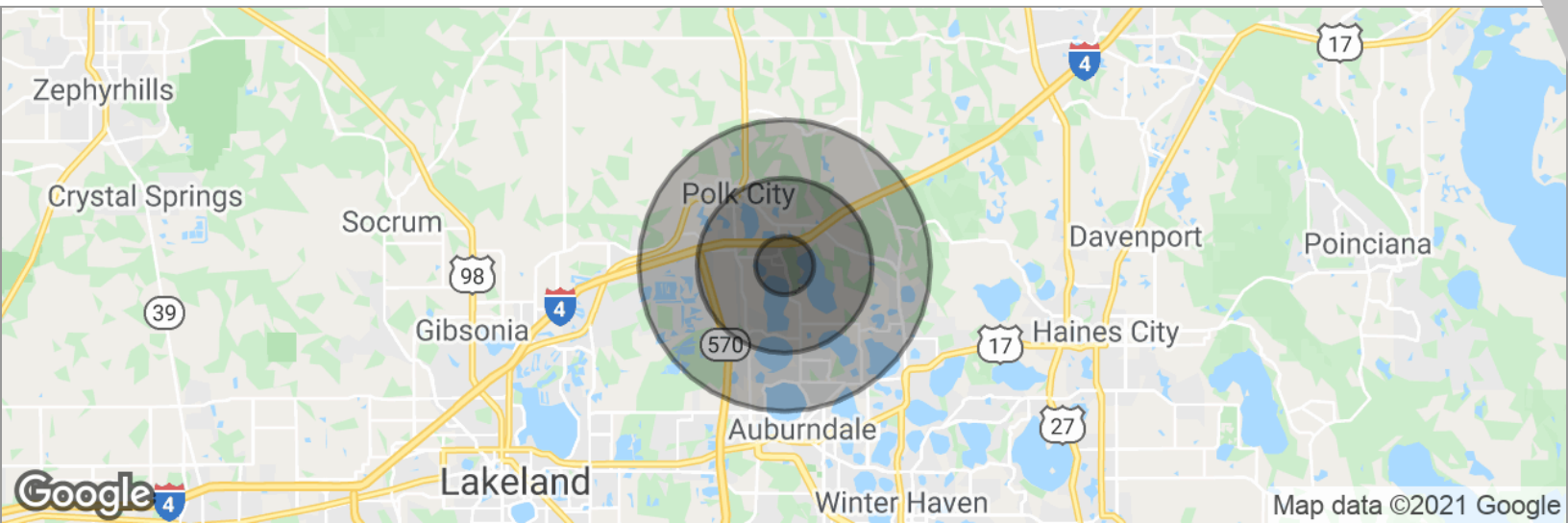
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	838	8,655	25,759
Median age	43.8	44.5	42.1
Median age (male)	46.1	43.9	41.0
Median age (Female)	39.7	44.1	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	332	3,356	9,560
# of persons per HH	2.5	2.6	2.7
Average HH income	\$63,015	\$64,029	\$61,977
Average house value		\$166,694	\$179,123
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	5.3%	5.8%	8.0%
RACE (%)	1 MILE	3 MILES	5 MILES
White	89.3%	84.5%	82.3%
Black	6.3%	8.8%	11.0%
Asian	0.0%	0.9%	1.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.5%	0.5%
Other	1.4%	3.1%	3.0%

* Demographic data derived from 2010 US Census

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ADVISOR BIO

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PROFESSIONAL BACKGROUND

Growing up in Toulouse, France, I always dreamed that one day I would have the opportunity to pursue the American dream. I've always had a strong drive and a burning desire to discover new experiences and knowledge. My travels through Europe and the rest of the world have created a great love for the diversity & culture I experienced.

I followed my passion and arrived in the United States in 2006 under exciting yet unique circumstances. I was a professional paintball player and was blessed to have realized my dream by eventually joining one of the best teams in the world here in Tampa. My entrepreneur spirit led me to create my own business and in 2010 I opened the doors of Action Paintball & Laser Tag in Winter Haven. The facilities include a retail pro-shop while offering 5 different activities and welcoming more than 35,000 players with hundreds of parties each year. With 30 + trained employees, Action Paintball was rated one of the best fields in Florida. It also exceeded my original business plan from inception and was successfully purchased by an investor in March 2017.

My business allowed me to stay engaged with the community and my desire to meet people on a personal and professional level led me to the real estate industry. I started my career in residential while being part of the number one sales team in my county with over 400 units sold per year. I enjoy the dynamics of investing and advising on all aspects of real estate transactions and it wasn't long until my experience and passion led me to commercial real estate where my team and I assist clients through Keller Williams Commercial division whose focus on client's relationships and technology made it the fastest growing commercial real estate in the United States.

I'm a strong believer in personal development and am very grateful for all the people I have met and who have helped me. I love to achieve and provide results by creating opportunities through analyzing the problem and finding a durable solution by using all resources available. In order to succeed in a project, I've been known to create new resources and solutions and I'm always looking at new ways to add value and skills. I look forward to meeting with you on how my commitment and experience can meet your needs and goals.

MEMBERSHIPS

- CCIM Candidate
- Manufacturing & Supply Chain of Mid Florida
- NAIOP Member of Central Florida
- Lakeland & Winter Haven Chamber of Commerce
- National & Lakeland Realtor Association

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