



PROPERTY FOR SALE

WHITE CLAY PIT ROAD, HAINES CITY, FL 33884

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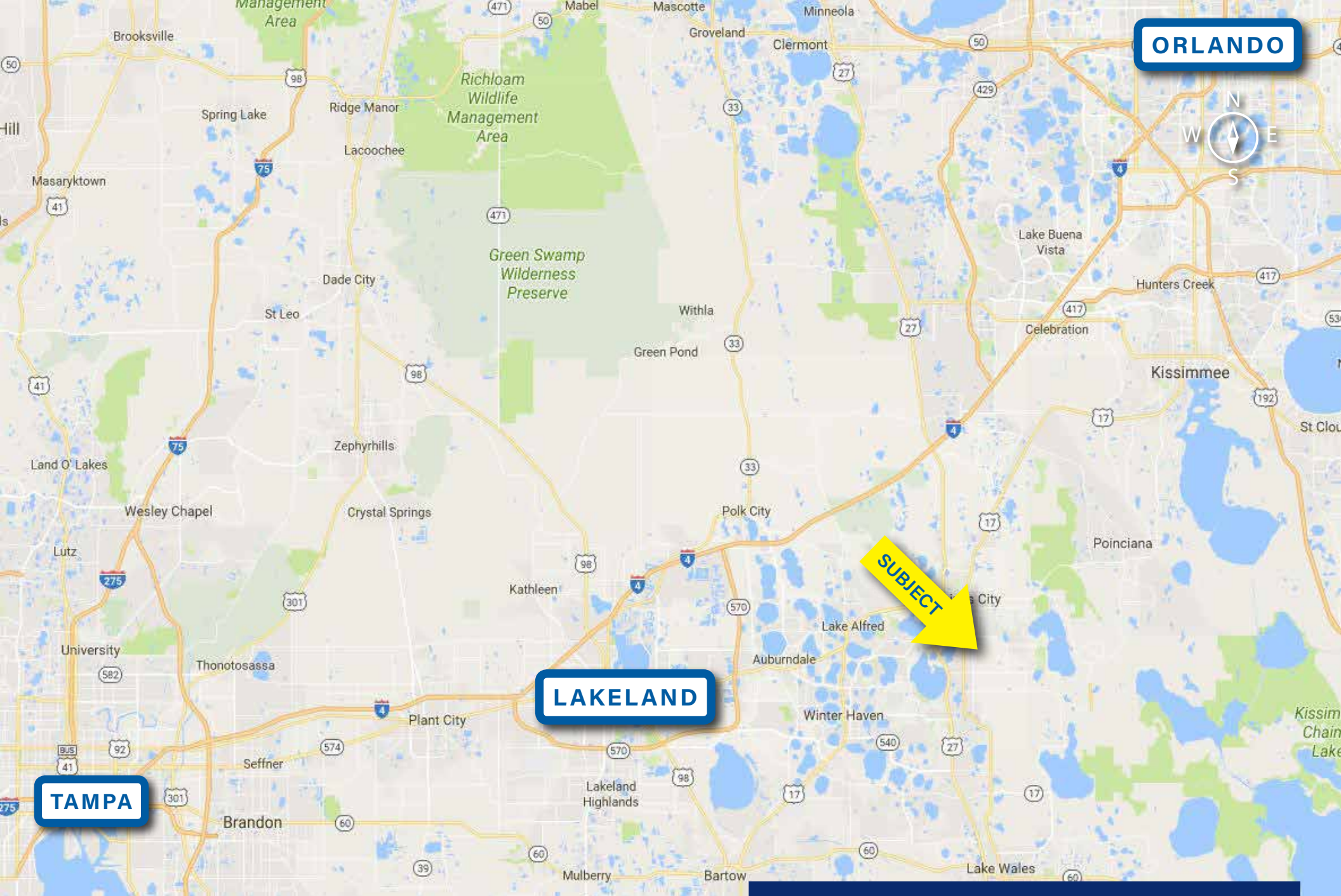
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EXECUTIVE SUMMARY

WHITE CLAY PIT ROAD HAINES CITY, FL, 33884

Located just south of Downtown Haines City; the subject property sits on 110 +/- acres. The property is surrounded by several highways and is within a 30-minute drive time of Interstate-4 making it an ideal location for manufacturing and distribution. McCallum-Sweeney consulting has recommended the industries of Emerging Technologies and Manufacturing as potential end-users; primarily due to the access of a workforce, large tracts of land, reliable electricity, and an existing industry base. The subject property is listed at \$32,000/acre.

Site Address:	White Clay Pit Road, Haines City, FL
County:	Polk
PIN (Property Identification Number):	272810000000033040, 272810000000031030, 272810000000031020, 272810000000031010, 272810000000032030, 272810000000032010, 272810000000014010
Land Size:	110 +/- acres
Property Use:	Citrus
Zoning:	Industrial Park (IP)
Taxes:	\$3,601.89 (2016 combined)
Traffic Count:	5,200 cars/day via CR 17
Asking Price:	\$32,000/acre



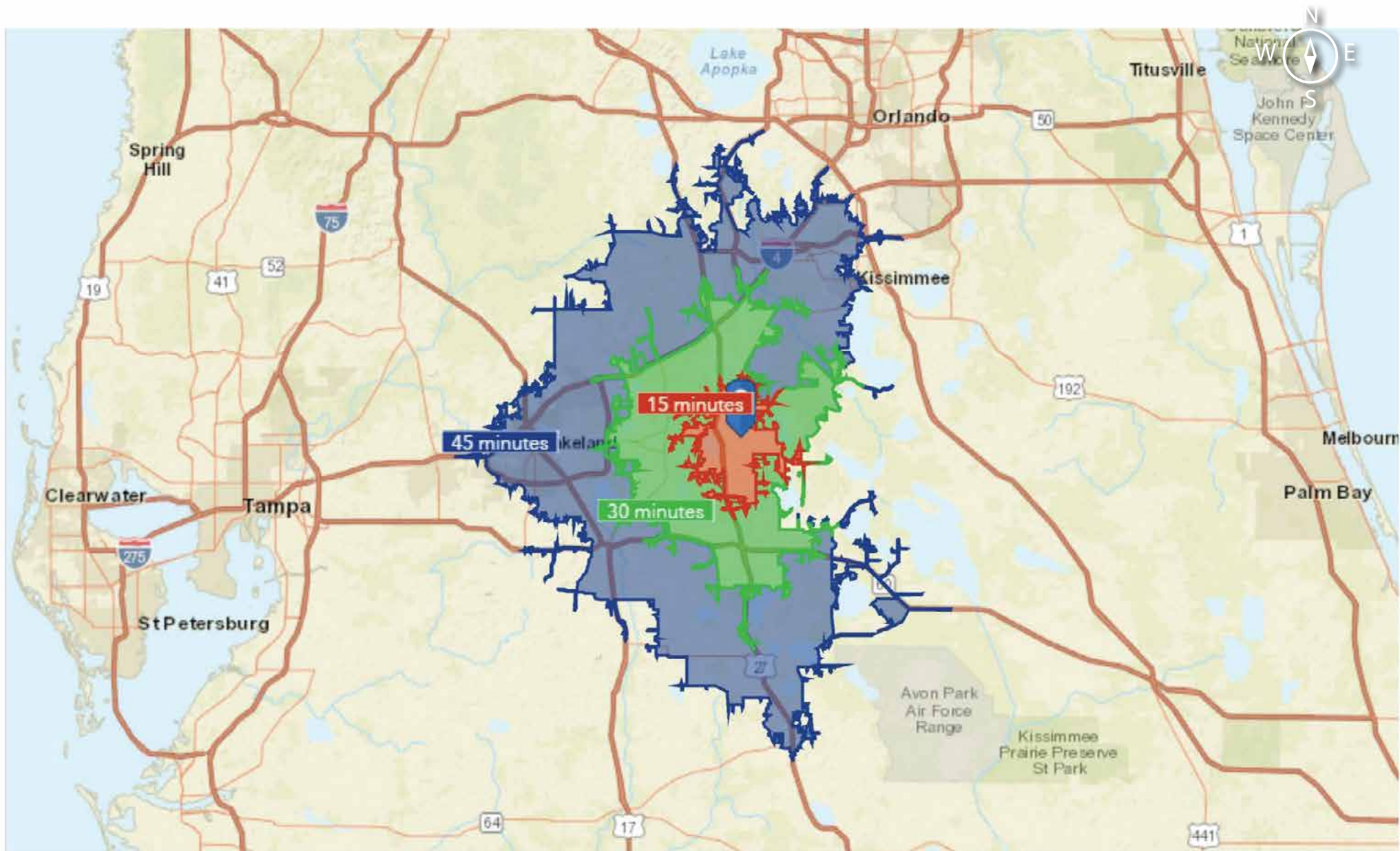
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP



LOCATION MAP

Located in a manufacturing and distribution area just south of Haines City, one mile east from CR 17



15, 30 & 45 minute drive

The property is 42.6 miles from the Orlando International Airport and 70.9 miles from the Tampa International Airport.

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	15 Min	30 Min	45 Min	Polk	FL	US
Population	59,024	318,068	817,263	662,431	20,619,313	327,514,334
Households	21,981	116,853	298,048	247,585	8,064,657	123,158,887
Families	15,602	83,645	206,616	172,355	5,223,357	81,106,685
Average Household Size	2.67	2.71	2.68	2.62	2.50	2.59
Owner Occupied Housing Units	14,933	78,150	181,527	163,764	5,071,790	77,207,043
Renter Occupied Housing Units	7,048	38,703	116,521	83,821	2,992,867	45,951,844
Median Age	43.7	40.9	39.1	41.3	42.2	38.2
<i>Income</i>						
Median Household Income	\$39,295	\$43,405	\$45,450	\$45,704	\$50,606	\$56,124
Average Household Income	\$54,592	\$58,221	\$61,894	\$61,763	\$72,632	\$80,675
Per Capita Income	\$20,827	\$21,510	\$23,282	\$23,623	\$28,921	\$30,820
<i>Trends: 2015 - 2020 Annual Growth Rate</i>						
Population	1.36%	1.36%	1.36%	1.28%	1.36%	0.83%
Households	1.30%	1.30%	1.30%	1.19%	1.30%	0.79%
Families	1.25%	1.25%	1.25%	1.13%	1.25%	0.71%
Owner HHs	1.19%	1.19%	1.19%	1.09%	1.19%	0.72%
Median Household Income	2.13%	2.13%	2.13%	2.46%	2.13%	2.12%

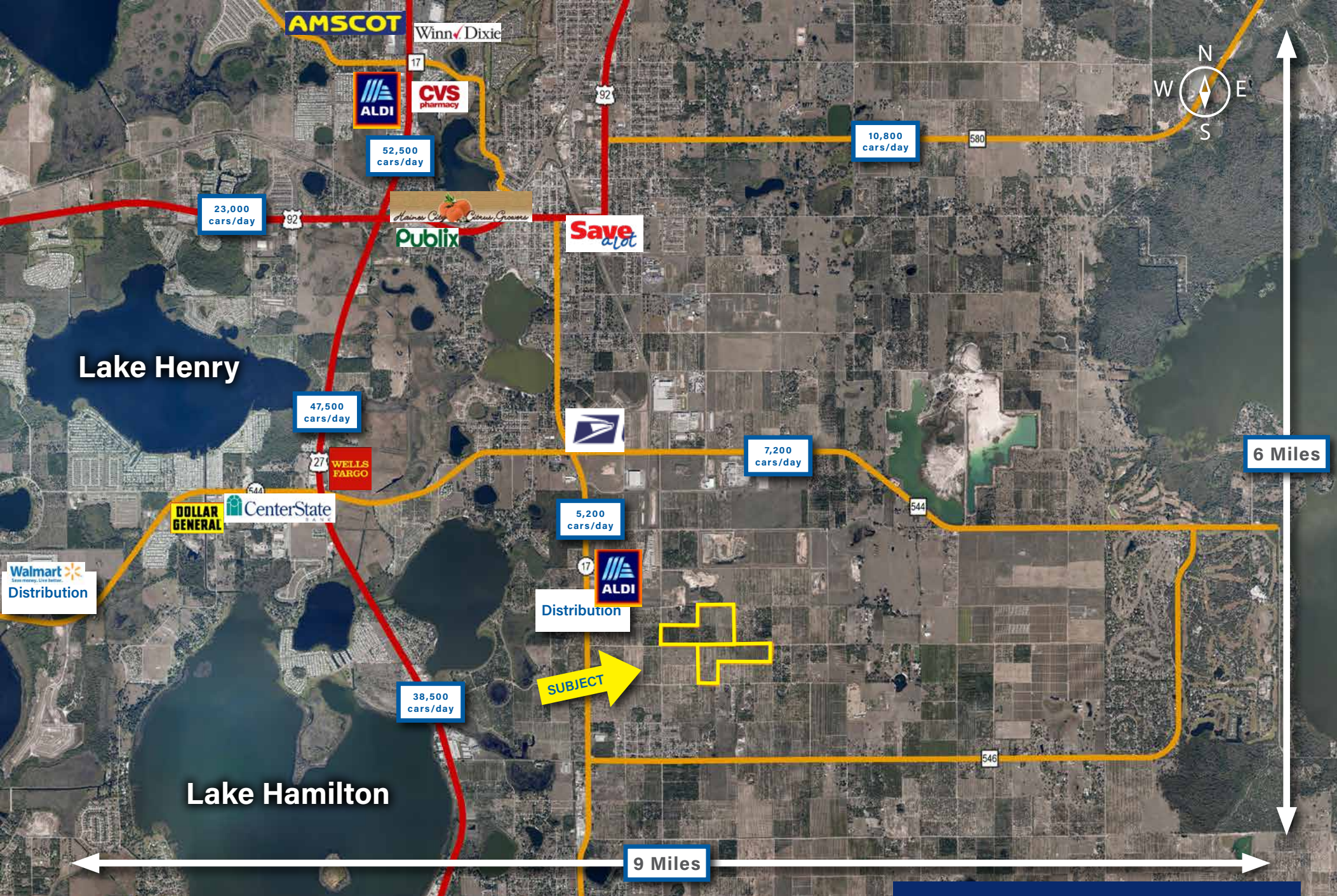
The Subject Property is located in a high industrial and distribution area; there are existing industrial tenants in the vicinity of the property as well as being surrounded by several cities and manageable highways perfect for shipping and receiving goods or a commuting workforce.

BENCHMARK DEMOGRAPHICS

Total annual salary, population, race and ethnicity in the 15, 30, and 45 min drive time area are generally within the national averages. With a slightly higher percentage of people between ages 65-74. Also a slightly higher percentage of Hispanic origin in comparison to the state average. Percentage of workforce employed in manufacturing is 9.3% for Polk County (2016), a rate higher than the State of Florida at 4.9%.

Polk County had less overall job growth over the past three published years, 2014-2016 (6.3% job growth compared to the Florida average of 7.9% job growth).

	15 Min	30 Min	45 Min	Polk	FL	US
<\$15,000	14.6%	13.4%	12.2%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	14.2%	13.3%	13.1%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	15.0%	13.1%	12.7%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	17.9%	16.5%	15.9%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	17.8%	20.0%	19.9%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	9.0%	11.6%	11.8%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	7.4%	8.2%	9.2%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	2.2%	1.9%	2.5%	2.70%	4.30%	5.70%
\$200,000+	2.0%	2.1%	2.6%	2.50%	4.60%	6.10%
<i>Population by Age</i>						
0 - 4	6.4%	6.2%	6.0%	6.00%	5.30%	6.10%
5 - 9	6.3%	6.2%	6.0%	6.10%	5.50%	6.30%
10 - 14	6.0%	6.4%	6.1%	6.10%	5.60%	6.30%
15 - 19	5.5%	6.0%	6.2%	5.90%	5.70%	6.40%
20 - 24	5.5%	6.0%	7.0%	6.00%	6.40%	7.00%
25 - 34	11.7%	12.5%	13.7%	12.60%	13.10%	13.80%
35 - 44	10.4%	11.4%	11.7%	11.40%	11.80%	12.50%
45 - 54	10.3%	11.7%	12.2%	12.00%	13.00%	13.00%
55 - 64	12.6%	12.8%	12.5%	13.10%	13.50%	12.90%
65 - 74	13.8%	12.1%	10.8%	12.00%	11.30%	9.20%
75 - 84	8.5%	6.4%	5.7%	6.40%	6.20%	4.40%
85+	3.0%	2.3%	2.2%	2.40%	2.70%	2.00%
<i>Race and Ethnicity</i>						
White Alone	64.0%	67.2%	69.1%	72.60%	73.10%	70.20%
Black Alone	19.9%	18.2%	15.4%	15.30%	16.40%	12.80%
American Indian Alone	0.4%	0.5%	0.5%	0.50%	0.40%	1.00%
Asian Alone	1.2%	1.7%	3.1%	1.90%	2.80%	5.60%
Pacific Islander Alone	0.0%	0.1%	0.1%	0.10%	0.10%	0.20%
Some Other Race Alone	11.9%	9.0%	8.3%	6.80%	4.20%	6.80%
Two or More Races	2.5%	3.3%	3.5%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	31.1%	30.4%	30.0%	22.00%	25.50%	18.10%

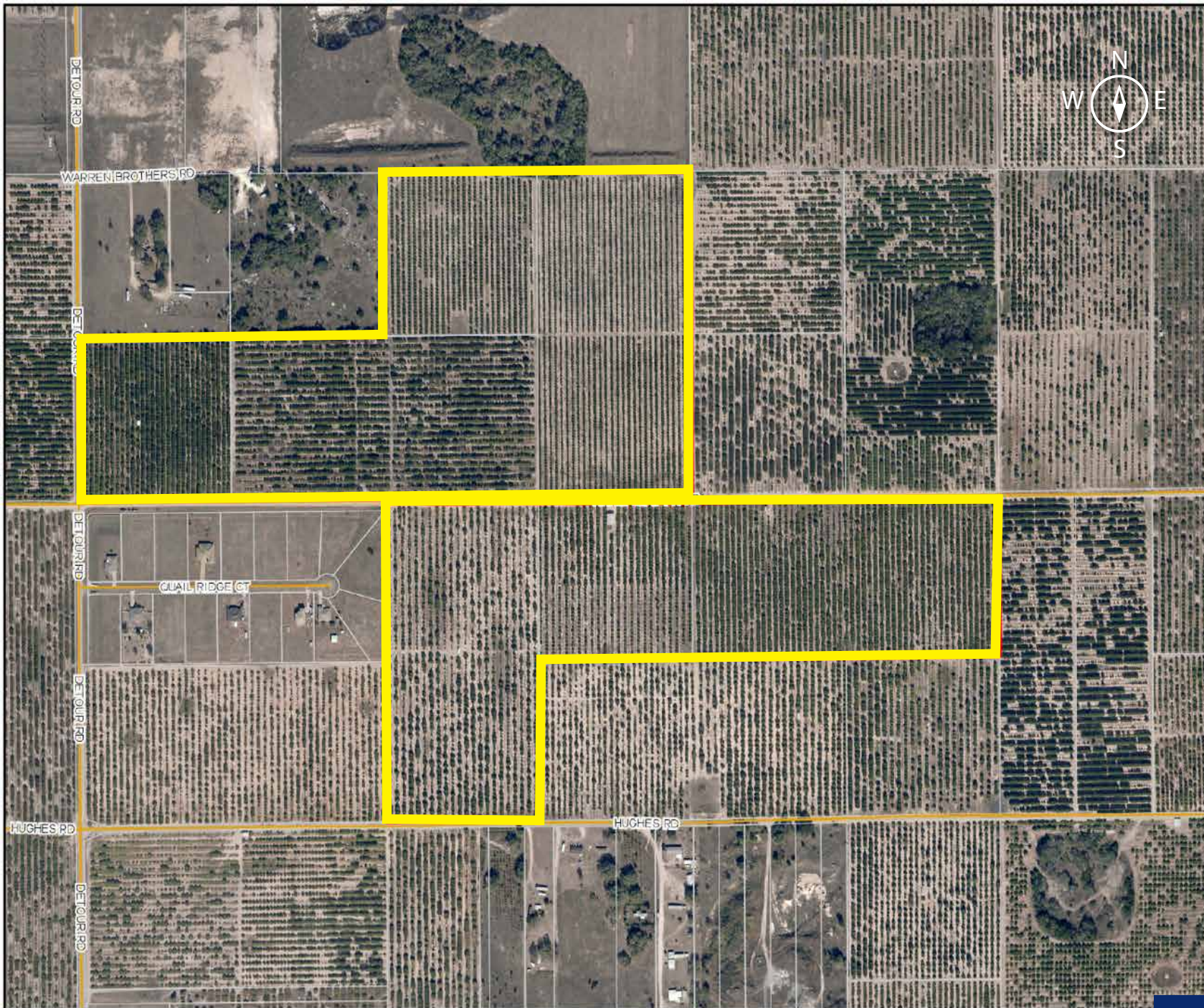


High industrial and agricultural area, access to highways and interstate is easy. I-4 is within a 15-minute drive time.



TRADE AREA MAP

The property is 42.6 miles from the Orlando International Airport and 70.9 miles from the Tampa International Airport. The property is 65 miles from the Port of Tampa and 85.7 miles from Port Canaveral.



Aerial

- Streets MapWise
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines



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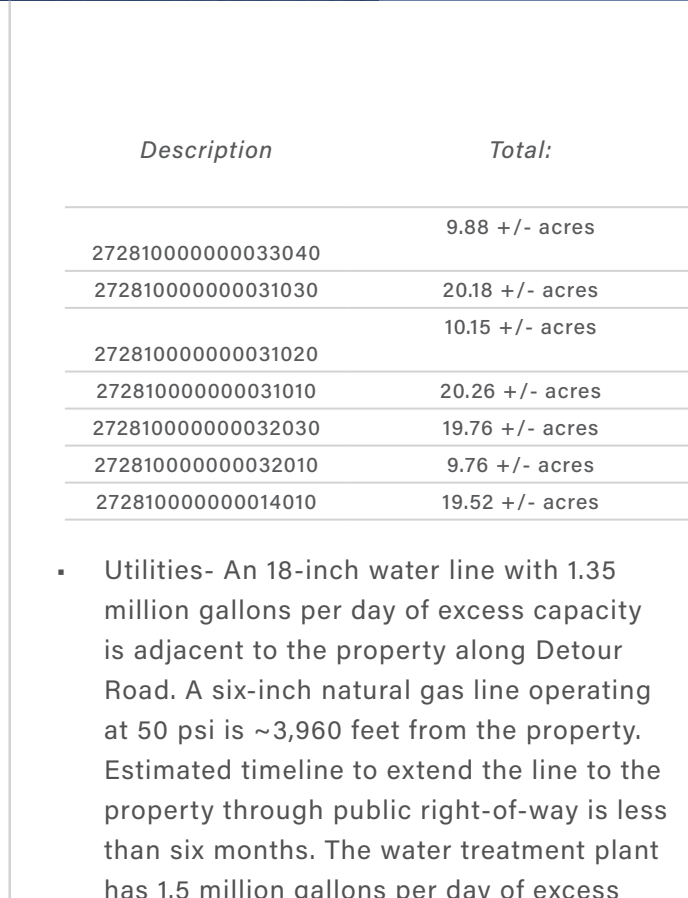


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SITE AERIAL

5,500 cars/day via CR 17

38,500 cars/day via US Hwy 27

An aerial photograph of a patchwork of agricultural fields, some with distinct patterns of crops or irrigation. A solid blue banner is overlaid horizontally across the upper-middle section, containing the text 'LAND INFORMATION' in white, bold, sans-serif capital letters. In the bottom right corner, there is a small white box with the number '546' in black. The entire image is framed by a dark blue border on the right and bottom edges.

- capacity, factoring in average utilization. Fiber telecommunications service can be provided within one week

Drone aerial of the subject property
facing west



Site Concept Legend

	ACREAGE	BLDG. AREA SHOWN
		195,000 SF FLEX/WAREHOUSE
		888,000 SF WAREHOUSE/INDUSTRIAL
	16.9 AC.	POND
TOTAL	109.5 AC.	1,083,000 SF WAREHOUSE/INDUSTRIAL/FLEX

* MAX. IMPERVIOUS = 70%

LEGEND:

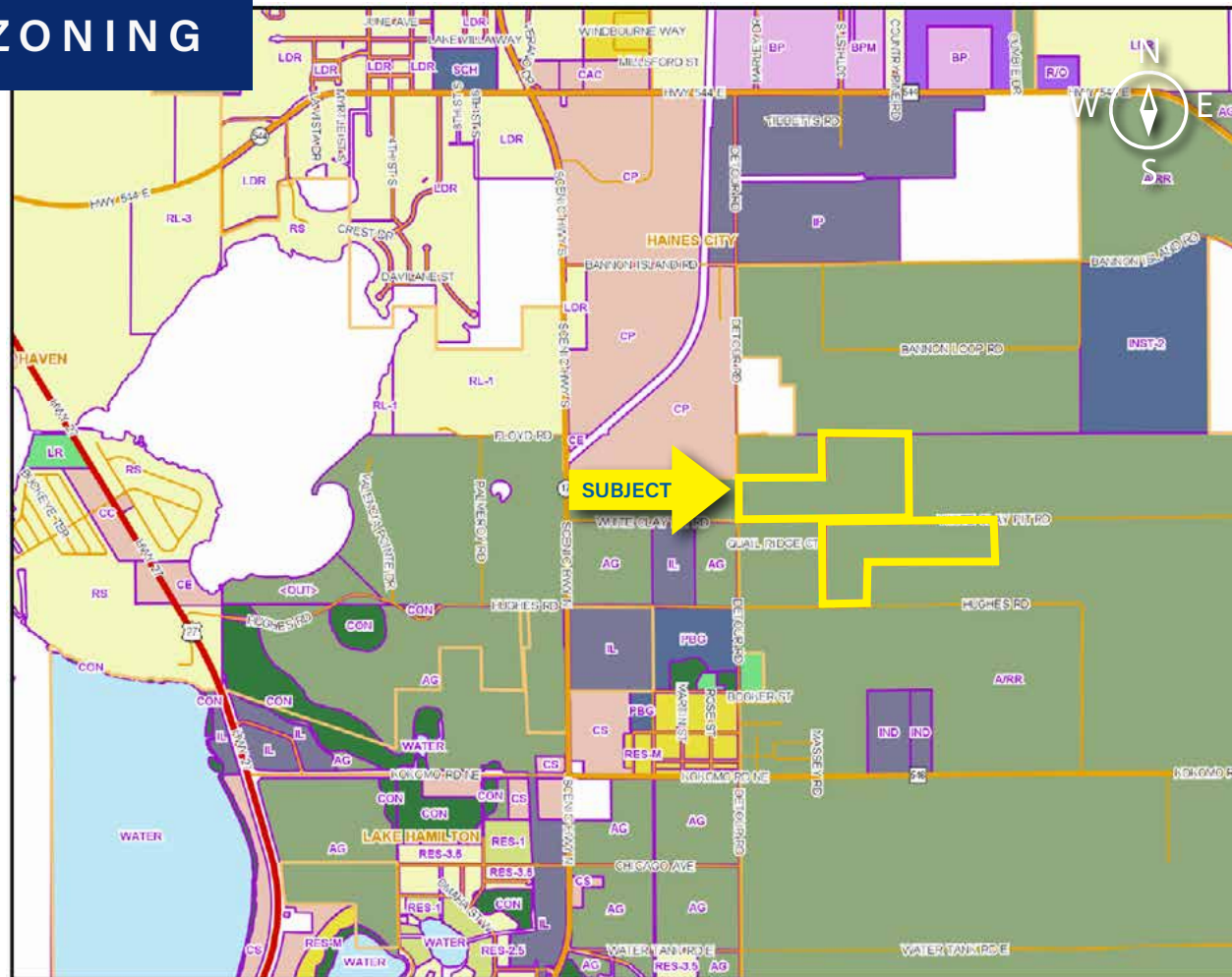
-  PROPERTY BOUNDARY
-  PROP. WAREHOUSE/INDUSTRIAL
-  PROP. FLEX/WAREHOUSE BUILDING
-  PROP. PARKING/PAVEMENT AREA
-  PROP. POND



60



ZONING



- | | |
|--|--|
| COMMERCIAL | INSTITUTIONAL |
| RESIDENTIAL-1 | CONSERVATION |
| AGRICULTURE | LOW RESIDENTIAL |
| INDUSTRIAL | LODGING |

Industrial Park (IP)

The intent of the industrial park district is to establish a regulatory framework that accommodates development of light and medium intensive manufacturing, processing, storage and warehousing, wholesaling, distribution, and industries dependent on rail service that comply with the standards of the Land Development Code. property is zoned Industrial Park and will not need to be rezoned for industrial use.



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