

LAKE WALES INDUSTRIAL & TECHNOLOGY PARK LOTS

1550 LONGLEAF BLVD
LAKE WALES, FL 33859

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Longleaf Blvd



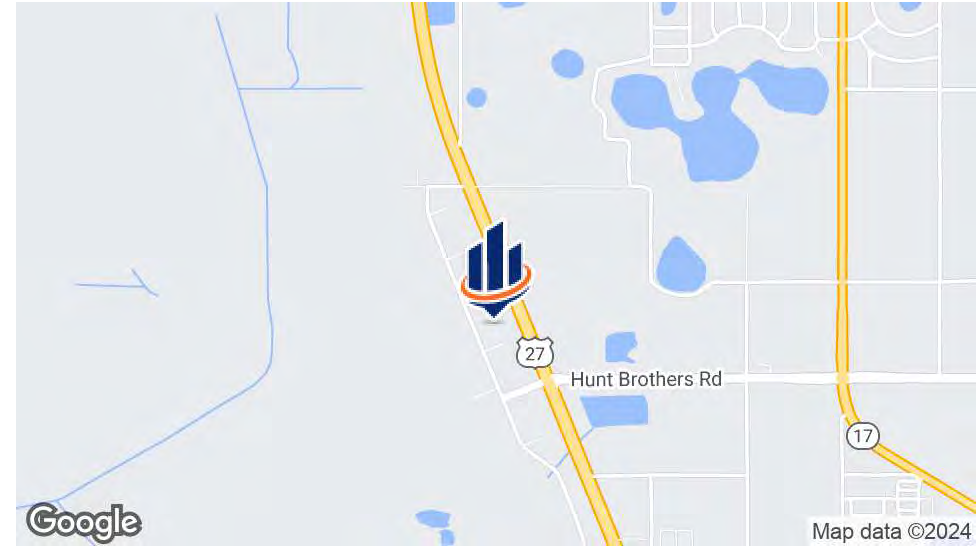
I-4
26 ± Miles



Longleaf Blvd



Property Summary



OFFERING SUMMARY

Lot Size:	6.16 Acres
Market:	Southeast Polk County
APN:	27-30-14-927041-000210, 27-30-14-927041-000200
Road Frontage:	840 ± FT [Longleaf Blvd]
Traffic Count:	22,602 Cars/Day [US 27]
Zoning:	Business Park [BP]

PROPERTY OVERVIEW

Two shovel ready lots available along with other parcels as needed. The lots are located within the City of Lake Wales, in prime condition for development. Both lots have the flexibility to be combined for a total of 6.16 ± acres. The current Business Park zoning allows for a variety of uses such as manufacturing, fabrication, and warehouse/distribution.

This property is also in the path of development as there are currently numerous residential and commercial developments underway. These developments will have a major economic impact in the area.

PROPERTY HIGHLIGHTS

- Multiple access points along US Hwy 27
- Exposure to US Hwy 27
- Proximity to Tampa and Orlando
- Located 9 miles from the CSX Intermodal Facility

Location & Zoning Description



LOCATION DESCRIPTION

This property is located just 1.5 ± miles south of the intersection of State Road 60 and US Hwy 27. Both State Road 60 and Hwy 27 are major thoroughfares in the area that provide access to the entire State.

Hwy 27 has its southern terminus is at US 1 in Miami, Florida and its northern terminus is at Interstate 69 [I-69] in Fort Wayne, Indiana. State Road 60 runs east-west through Central Florida with its western terminus in Clearwater Beach and its eastern terminus at Vero Beach.

This prime location ensures efficient connectivity to key markets and cities, facilitated by proximity to I-75 and I-4. Orlando is only over an hour drive north and Tampa is only over an hour drive west of the site.

ZONING DESCRIPTION

The zoning that City of Lake Wales has for the lots is Business Park [BP]. "This district is intended for discrete areas established and designed for a mixture of professional, light industrial, wholesale, and professional uses, including hotels and motels and car dealerships, and excluding retail, drive-up restaurants, service and other commercial uses catering directly to consumers except those accessory to a principal use."

Permitted Uses

PERMITTED USES

- Warehouse/Distribution
- Manufacturing–Light
- Assembly and fabrication
- Hotel
- Animal hospital
- Veterinarian or small animal hospital
- Medical office [one practitioner]
- Health service
- Restaurants, eat-in 5, 7
- Mobile Food Vending/Mobile Food Dispensing Vehicles *
- Farming, crop 4 or nursery without retail sales
- Schools, training [other than athletic or music]
- Schools, athletic or music
- Cultural facilities
- Auto, truck, or motorcycle dealer
- Auto parking establishments (principal use)
- Indoor Shooting Ranges
- Artisan Production, small scale
- Artisan Production, large scale
- Bank
- Bank with drive-up window
- Construction support–Light
- Laboratory, research
- Mini-storage
- Office, professional [except medical]
- Public facilities and offices**



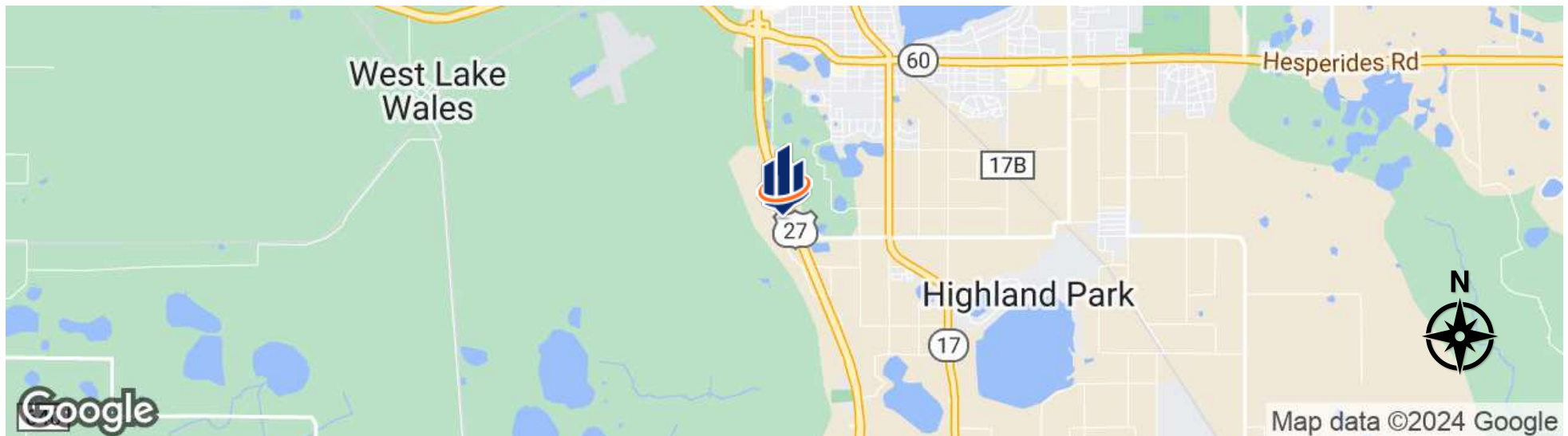
Conceptual Rendering



22,600 ±
Cars/Day



Regional & Location Map



About Longleaf Park Companies



MERLIN ENTERTAINMENTS GROUP FLORIDA LLC

Merlin Entertainments is a global leader in location-based, family entertainment. As one of the world's largest attraction operators, we create and deliver memorable, immersive brand experiences for our millions of guests. Legoland Florida Resort located in Winter Haven, Florida is part of the Merlin Entertainments Group.



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World-renowned training facility where all bowlers become their best. Over the past three decades Kegel has grown into a world-class organization with several product divisions, over 100 employees, and a specially designed 74,000 sq. ft. state-of-the-art facility located in Lake Wales, Florida.



Polk County Ad Valorem Tax Exemption (AVTE)

New or Expanding Polk County Qualified Business		
Capital Investment	AVTE Percentage Earned	Years Earned
\$10-\$24 Million*	10%	3
\$25-\$49 Million	20%	4
\$50-\$74 Million	25%	5
\$75-\$124 Million	30%	6
\$125 Million & Above	40%	6
New Jobs	AVTE Percentage Earned	Years Earned
10-49 Employees*	10%	1
50-99 Employees	20%	1
100-199 Employees	25%	2
200 Employees & Above	30%	3
Wage	AVTE Percentage Earned	Years Earned
115%-124% of County*	10%	1
125%-149% of County	20%	1
150%-199% of County	25%	2
200% of County & Above	30%	3

*Projects must meet the minimum requirement for each category. Maximum length of exemption allowed is 10 years regardless of the table shown above.

POLK COUNTY AD VALOREM TAX EXEMPTION (AVTE)

The exemption was implemented to support economic growth and enhance the county's ability to be competitive. To be eligible, a company must be a qualified target industry, create a minimum of 10 new jobs and meet the programs wage requirement. Projects must invest a combined minimum of \$10 million in building and equipment [real and tangible property]. The exemption must be approved by the Board of County Commissioners before any improvements to real property are made.

Example: A technology company locating their headquarters in Polk County commits to invest \$30 million in building and equipment. Adding 150 new jobs with average wages exceeding 200% of the County's average wage. Using the charts, we get the following results:

- The CapEx will earn the company a 20% exemption for a term of 4 years
- Additionally, 150 jobs would earn the company an additional 25% and 2 additional years.
- Lastly, 200% of the average wage would increase the AVTE percent by 30% and 3 additional years.

The result of the calculations yield a 75% AVTE for a term of 9 years.

State & Regional Incentive Programs



STATE INCENTIVE PROGRAMS

Quick Response Training Grant (QRT)

The QRT grant is available to new or expanding businesses to help fund customized training for new employees. Reimbursable training expenses include instructors'/trainers' wages, curriculum development, and textbooks/manuals. Because this program is customized, flexible, and responsive to individual company needs, funds are determined on a case-by-case basis.

High Impact Performance Incentive Grant (HIPI)

The High Impact Performance Incentive is a negotiated grant available to companies with a headquarters relocation project or those operating in a high-impact sector of one of Florida's key industries, including clean energy, financial services, life sciences, semiconductors and transportation equipment manufacturing. In order to qualify, businesses must create 50 new full-time jobs (25 for Research & Development facilities) and make a cumulative investment of \$50 million [\$25 million if R&D] during a three-year period. If approved, 50 percent of the award is distributed at the beginning, followed by 50 percent once employment and investment goals are met.

Capital Investment Tax Credit (CITC)

Up to 20 years in corporate tax credits are available to companies with a headquarters relocation project or operating in the clean energy, financial services, life sciences, semiconductors or transportation equipment manufacturing sectors. In order to qualify, businesses must create 100 new full-time jobs in three years and make a total investment of a minimum of \$25 million.

REGIONAL INCENTIVE PROGRAMS

Duke Energy Economic Development Rider

Reduction of base rate demand and energy charges for companies that add 25 net new jobs and have an electrical demand of 500 kWh of which a minimum load factor of 50% must originate from a single point of delivery. Capex must exceed \$500,000.

TECO Energy Economic Development Rider Program

Reduction of base rate demand and energy charges for companies that add 25 full-time equivalent new jobs and have an electrical demand of 350 kWh from a single meter.

Florida Public Utilities Natural Gas Commercial Rebate

Rebates are available for new natural gas commercial appliances. Amounts vary by rebate category and customer class.

Foreign Trade Zone (FTZ 79)

International businesses can take advantage of added import flexibility on products for re-export and enjoy cash flow benefits and substantial savings on import fees.

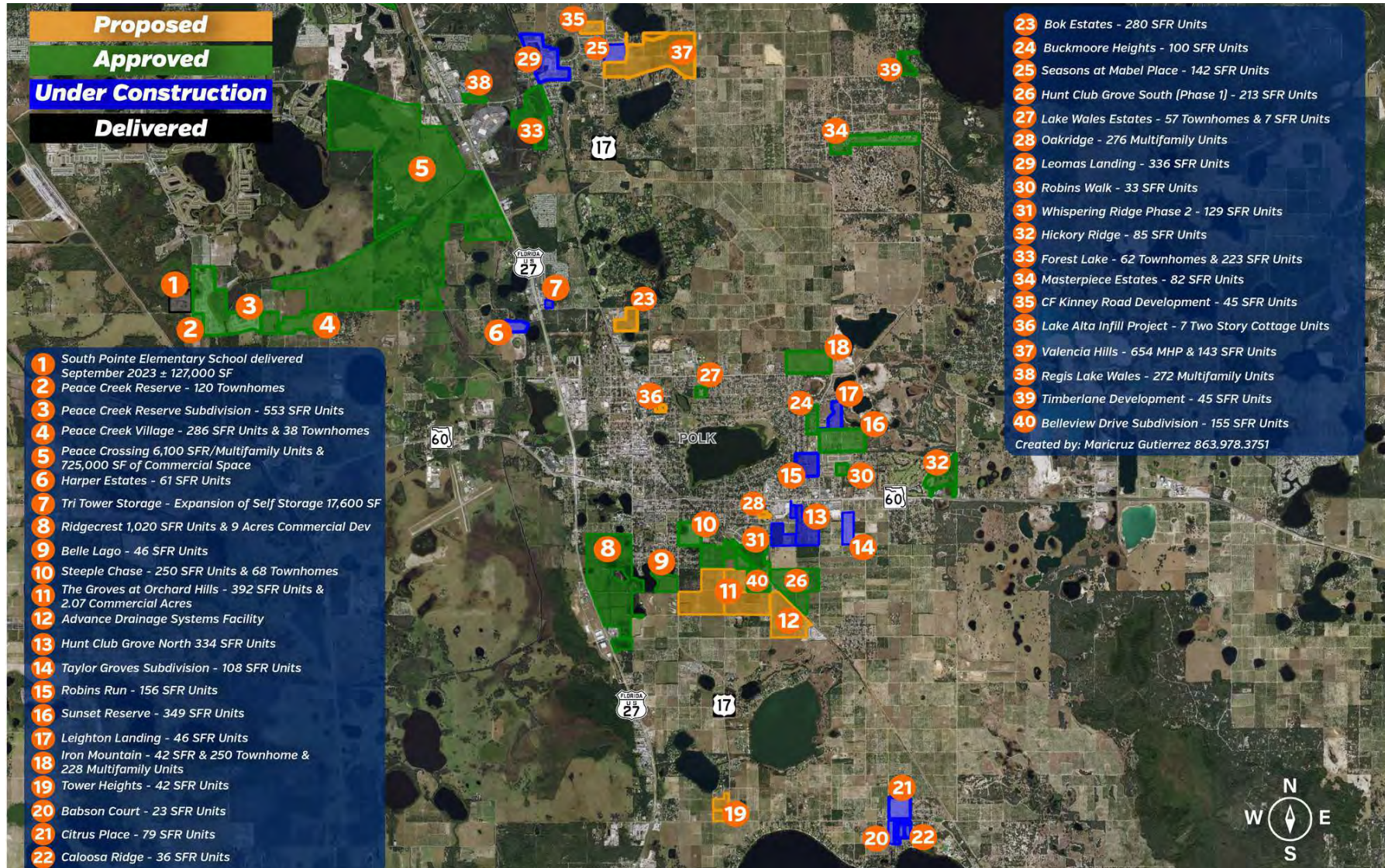
**All incentives are performance-based and require a completed application and must be approved by the Polk County Board of County Commissioners.*



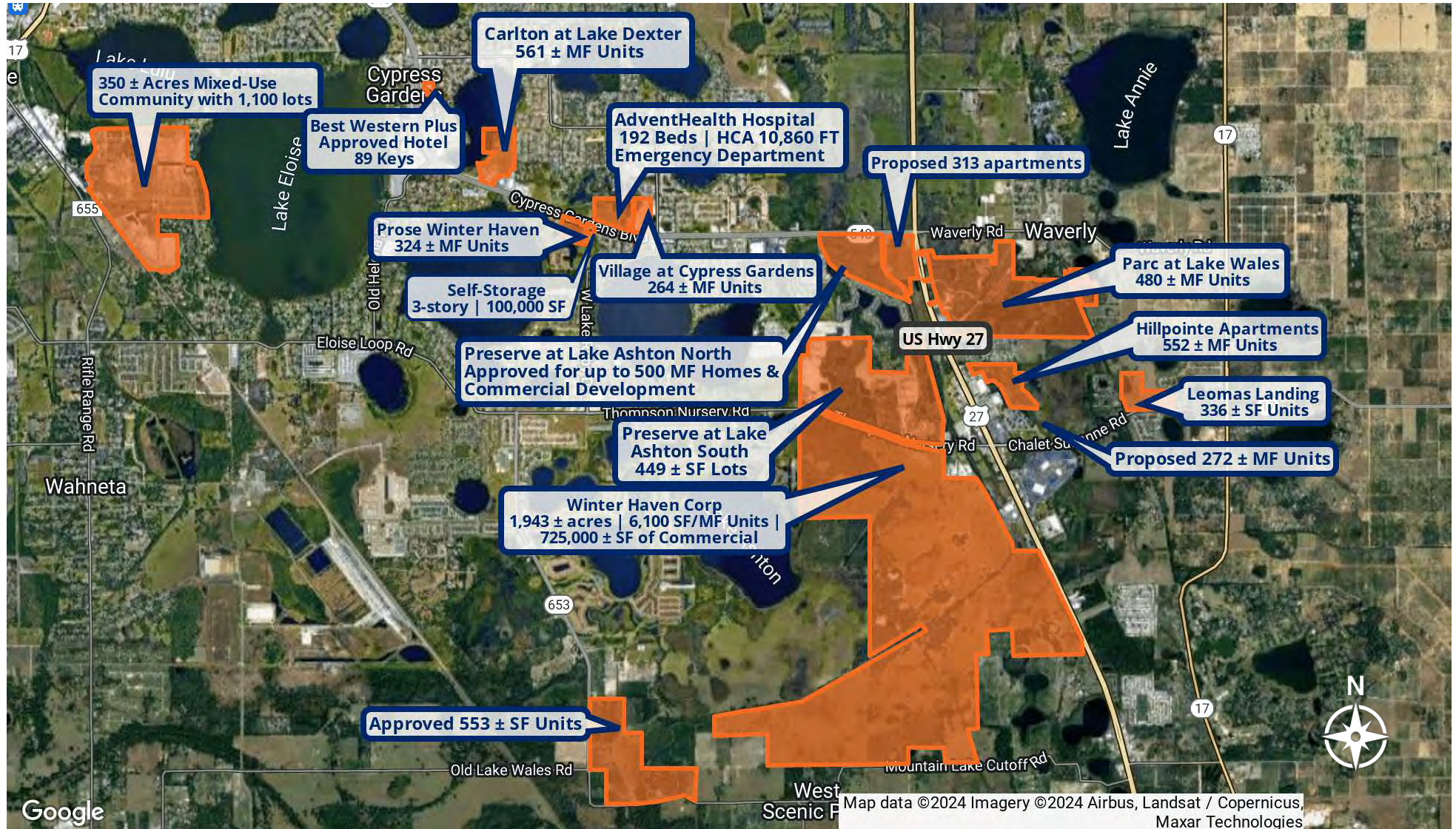
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TRAINING
CENTER**
BUILT FOR BOWLING

 **SOVAL**™

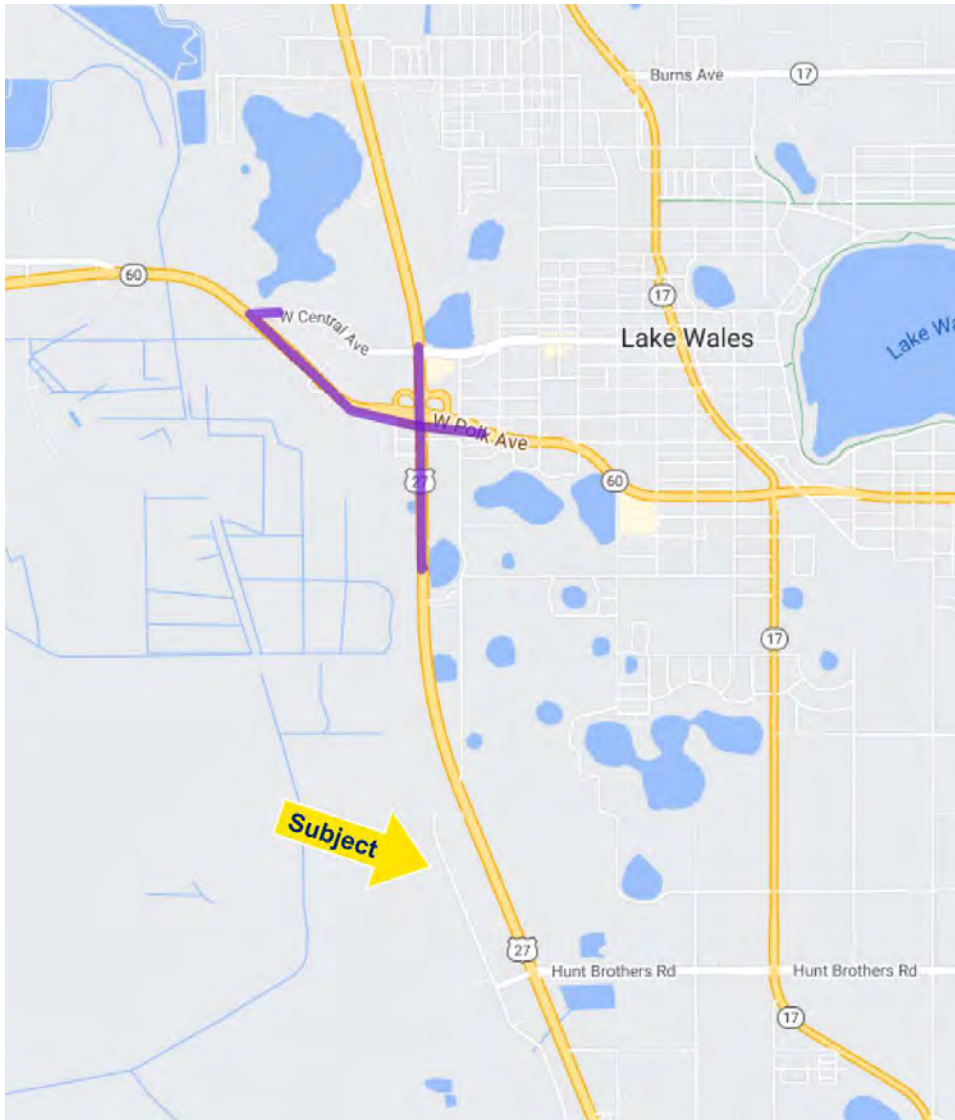
Nearby Developments



Winter Haven Developments



US 27 At SR 60 Interchange Project



PROJECT DESCRIPTION

The Florida Department of Transportation's (FDOT) contractor, Prince Contracting, LLC, began construction in early September 2020 to reconstruct the interchange at US 27 and SR 60 in Polk County. US 27 and SR 60 will be widened from four to six lanes.

This major expansion will have a positive impact on nearby properties as well as improve transportation needs in the area. The project is expected to be completed in early 2025.

US 27 IMPROVEMENTS INCLUDE:

- Widen roadway from four lanes to six 11-foot lanes
- Paved shoulders with the outside shoulder designated as a buffered bicycle lane
- Curb and gutter along the inside and outside
- Install a closed drainage system
- Six-foot sidewalks

SR 60 IMPROVEMENTS INCLUDE:

- Construct a new bridge over US 27
- Widen roadway from four to six 11-foot lanes
- Install a seven-foot bicycle lane
- Curb and gutter along the inside and outside
- Closed drainage system
- Six-foot sidewalks

Benchmark Demographics



	3 Miles	5 Miles	10 Miles	15 Mins	30 Mins	60 Mins	City of Lake Wales	Polk County	FL	US
Population	12,400	24,593	89,926	49,841	297,990	1,354,461	16,456	775,084	22,381,338	337,470,185
Households	4,809	9,498	35,621	19,603	113,700	500,159	6,709	290,783	8,909,543	129,917,449
Families	2,982	6,238	24,477	13,044	77,967	350,403	4,304	201,187	5,732,103	83,890,180
Average Household Size	2.53	2.54	2.50	2.51	2.58	2.66	2.41	2.61	2.46	2.53
Owner Occupied Housing Units	2,588	5,965	25,301	13,129	79,836	350,711	3,659	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	2,221	3,533	10,320	6,474	33,864	149,448	3,050	85,323	2,991,741	45,630,951
Median Age	38.8	41.8	44.0	45.1	43.4	40.7	42.3	42.0	42.9	39.1
Income										
Median Household Income	\$44,720	\$46,595	\$50,394	\$50,394	\$53,286	\$60,139	\$49,489	\$57,572	\$65,081	\$72,603
Average Household Income	\$65,363	\$67,426	\$71,598	\$71,598	\$75,442	\$86,032	\$68,355	\$81,989	\$97,191	\$107,008
Per Capita Income	\$25,012	\$26,503	\$28,685	\$28,685	\$28,943	\$31,821	\$27,894	\$30,811	\$38,778	\$41,310

Over 297,000 people with a median age of 43.4 within a 30-minute drive from the property.

Median household income of over \$50,000 within a 10-mile radius from the property.

Benchmark Demographics



3 Miles 5 Miles 10 Miles 15 Mins 30 Mins 45 Mins City of Lake Wales Polk County FL US

Households by Income

<\$15,000	19.60%	16.60%	10.73%	14.00%	11.90%	9.70%	17.90%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	10.90%	10.80%	8.55%	9.30%	10.00%	8.40%	9.50%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	8.90%	10.70%	9.36%	10.90%	10.50%	9.20%	9.30%	9.70%	8.40%	7.40%
\$35,000 - \$49,999	14.80%	14.40%	13.27%	15.30%	13.70%	12.60%	13.70%	13.20%	11.80%	10.80%
\$50,000 - \$74,999	17.60%	17.90%	18.18%	19.90%	20.40%	19.90%	18.10%	19.60%	17.80%	16.50%
\$75,000 - \$99,999	11.60%	12.60%	12.00%	12.00%	12.10%	13.30%	14.20%	13.20%	13.10%	12.80%
\$100,000 - \$149,999	9.60%	9.90%	11.91%	11.50%	13.10%	15.10%	9.90%	14.70%	15.90%	16.90%
\$150,000 - \$199,999	4.10%	3.90%	3.45%	3.20%	4.20%	5.90%	4.10%	5.20%	7.00%	8.60%
\$200,000+	2.90%	3.10%	3.45%	3.90%	4.10%	5.80%	3.20%	5.00%	8.40%	10.60%

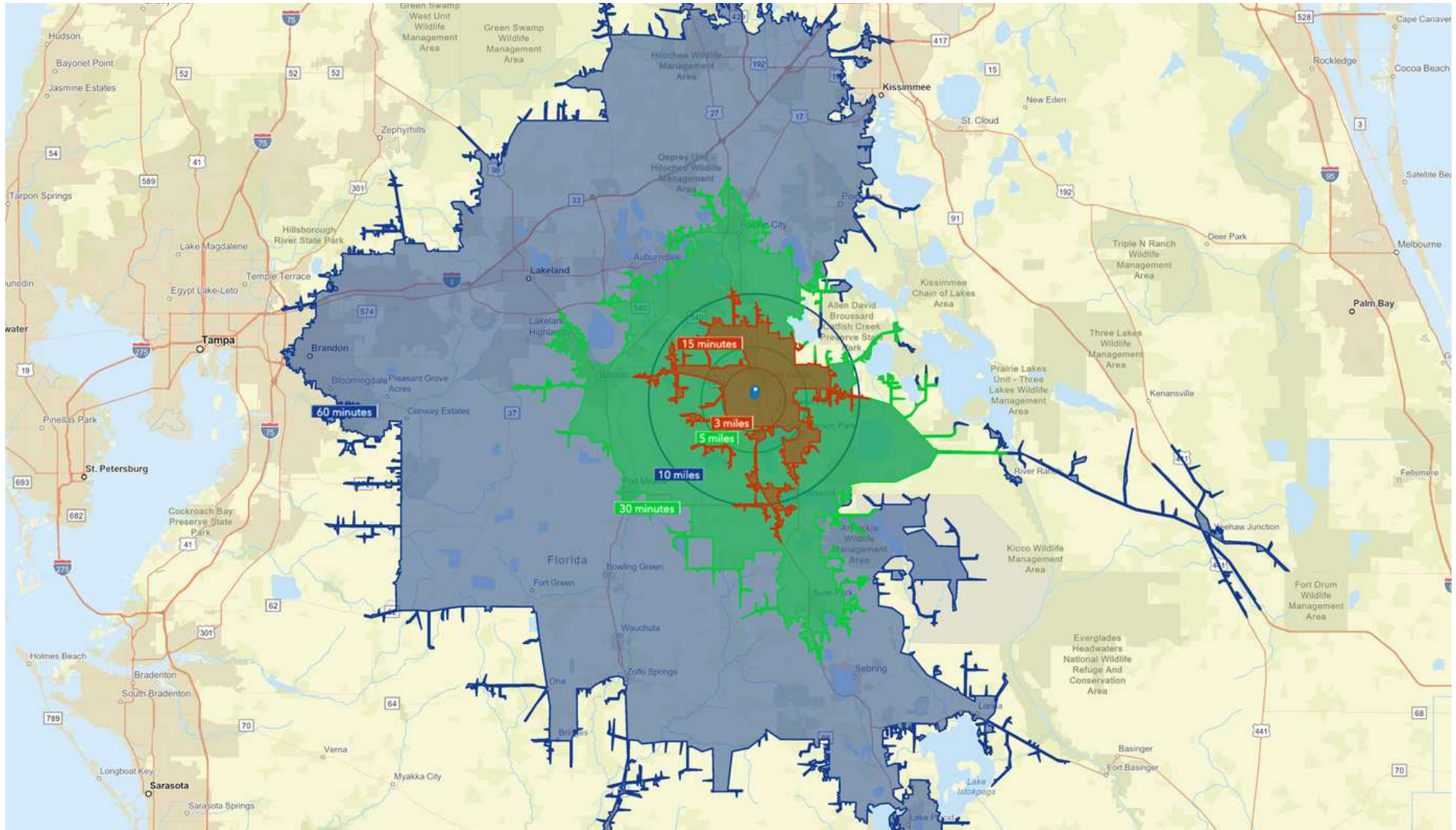
Population by Age

0 - 4	6.80%	6.00%	5.40%	5.40%	5.60%	5.70%	6.20%	5.60%	5.00%	5.70%
5 - 9	7.00%	6.20%	5.70%	5.70%	5.90%	6.00%	6.50%	5.90%	5.30%	6.10%
10 - 14	6.80%	6.20%	5.90%	5.70%	5.90%	6.10%	6.20%	5.90%	5.50%	6.30%
15 - 19	6.10%	6.00%	5.70%	5.50%	5.70%	6.00%	5.50%	6.00%	5.60%	6.30%
20 - 24	5.30%	5.20%	4.90%	4.80%	5.20%	5.80%	5.00%	5.60%	5.90%	6.40%
25 - 34	13.60%	12.80%	12.20%	12.00%	12.20%	13.30%	12.80%	12.60%	13.10%	13.70%
35 - 44	11.40%	10.80%	11.40%	10.70%	11.30%	12.20%	10.50%	11.90%	12.10%	13.10%
45 - 54	10.40%	10.50%	10.80%	10.30%	10.70%	11.40%	10.00%	11.10%	11.70%	11.90%
55 - 64	11.80%	12.30%	12.70%	12.40%	12.60%	12.40%	11.80%	12.70%	13.30%	12.70%
65 - 74	11.00%	12.90%	14.30%	15.00%	13.70%	12.00%	13.40%	12.90%	12.60%	10.60%
75 - 84	6.60%	7.90%	8.50%	9.40%	8.50%	6.80%	8.60%	7.40%	7.30%	5.30%
85+	3.50%	3.20%	2.60%	2.90%	2.70%	2.10%	3.50%	2.30%	2.70%	1.90%

Race and Ethnicity

White Alone	50.90%	62.90%	64.70%	62.90%	58.00%	57.30%	56.00%	59.60%	57.10%	60.60%
Black Alone	27.80%	16.10%	13.30%	16.10%	17.30%	12.80%	23.30%	14.60%	15.00%	12.50%
American Indian Alone	0.60%	0.50%	0.50%	0.50%	0.50%	0.60%	0.50%	0.60%	0.50%	1.10%
Asian Alone	0.90%	1.70%	1.90%	1.70%	1.80%	2.60%	1.00%	2.00%	3.10%	6.20%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	9.60%	8.60%	8.60%	8.60%	10.00%	11.10%	9.10%	9.90%	7.60%	8.70%
Two or More Races	10.20%	10.20%	10.90%	10.20%	12.30%	15.50%	10.10%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	24.90%	22.50%	23.10%	22.50%	26.80%	30.50%	23.60%	26.80%	27.00%	19.40%

Drive Times & Mile Radius





POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	413.4 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	775,084 [2023]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.

Location Map



Market Area Map





GARY RALSTON, CCIM, SIOR, CRE, CPM, CRRP, FRICS

Managing Director/ Senior Advisor

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PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner and Senior Advisor of SVN Saunders Ralston Dantzler Real Estate in Lakeland, FL – the premier commercial services provider in Central Florida.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor. From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. (NYSE:NNN) - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member (CCIM), Society of Industrial and Office Realtors (SIOR), Specialist in Real Estate Securities (SRS), Certified Property Manager (CPM), Counselor of Real Estate (CRE), Certified Leasing Specialist (CLS), Certified Development, Design, and Construction Professional (CDP), Certified Retail Property Executive (CRX), Certified Retail Real Estate Professional (CRRP) and Fellow of the Royal Institute of Chartered Surveyors (FRICS). He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute (ULI), the International Council of Shopping Centers (ICSC), and the Commercial Real Estate Development Association (NAIOP).

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow (<http://hoytgroup.org/hoyt-fellows/>) in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.

Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

Gary specializes in:

- Commercial Real Estate
- Leasing and Tenant Representation
- Certified Building Contractor
- Development
- Group Investment Programs
- Instructor, Adjunct Faculty



SID BHATT, CCIM, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate operating out of Tampa, Florida.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM [Certified Commercial Investment Member] designation in 2010 and the SIOR [Society of Industrial & Office Realtors] in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office



MARICRUZ GUTIERREZ MEJIA

Associate Advisor

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PROFESSIONAL BACKGROUND

Maricruz Gutierrez Mejia is an advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. As a Lake Wales native, Maricruz possesses a unique understanding of Florida's multifaceted commercial real estate market. In her role as an advisor, Maricruz's depth of expertise spans across a variety of commercial property types, specializing in investment sales and site selection.

Maricruz's real estate journey began at the University of Central Florida where she would earn her Bachelor of Science degree in real estate in 2022. During her time at UCF, she not only excelled academically, but she also actively contributed to the real estate community as a proud member of the UCF Real Estate Society.

Maricruz is also an active member of CREW Orlando, Central Florida's premier business organization for women in commercial real estate and its related fields. CREW Orlando is dedicated to driving transformation within the commercial real estate industry by advancing women and other underrepresented groups. Her excellence and ambition were further recognized when she was awarded the prestigious 2022 CREW Orlando Scholarship. Maricruz is also a member of the UCREW Committee whose mission is to introduce college students to the diverse opportunities in commercial real estate.

As a graduate of the LEDC Summer Leadership Class, along with her numerous other accomplishments, Maricruz continually builds upon her leadership skills and industry expertise. Each of her experiences have equipped Maricruz with the tools necessary to excel in commercial real estate, allowing her to provide clients with the highest level of service and guidance.

Maricruz specializes in:

- Commercial Properties
- Investment Sales
- Site Selection

MEMBERSHIPS

- CREW Orlando
- UCREW Committee

Disclaimer



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HEADQUARTERS

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GEORGIA

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