



HEAVY INDUSTRIAL PROPERTIES

OLD HIGHWAY 37, MULBERRY, FL 33860

10 LOTS AVAILABLE

1.38 ACRE TO 4.49 ACRE LOTS

STARTING AT \$2,633/MONTH

Rick Carroll
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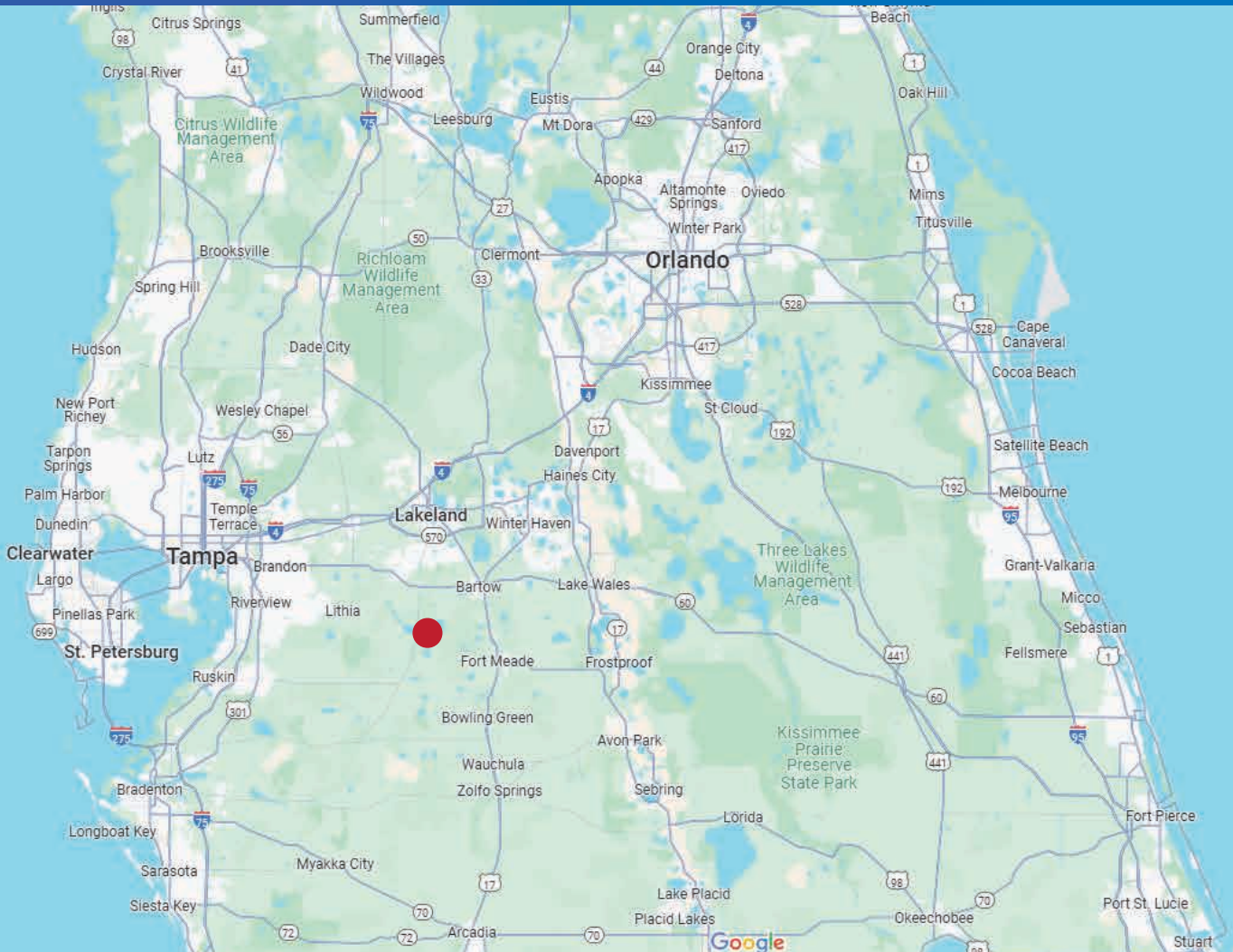


AFFORDABLE LAND FOR SALE: 10 LOTS, LOW DOWN PAYMENT, AND FIXED RATES

This property offers a unique investment opportunity with 10 individual industrial lots available for purchase, each sold separately. With a straightforward, set price, low down payment, and interest rates ranging from 8.75% to 9.75%, there's no need to deal with banks or fluctuating rates. These lots are ideal for industrial development or long-term commercial investment.

LOT	SIZE	SELLING PRICE	PAYMENT	INTEREST	TERM	DOWN
Lot 1	1.92 acres	\$412,800.00	\$3,300.58	8.75%	15-YR	20%
Lot 2	1.92 acres	\$412,800.00	\$3,935.74	9.75%	15-YR	10%
Lot 3	1.59 acres	\$375,000.00	\$3,023.40	9.75%	20-YR	15%
Lot 4	1.56 acres	\$274,000.00	\$2,612.00	9.75%	15-YR	10%
Lot 5	1.62 acres	\$285,000.00	\$2,015.00	8.75%	20-YR	20%
Lot 6	2.45 acres	\$465,500.00	\$3,291.00	8.75%	20-YR	20%
Lot 7	3.0 acres	\$645,000.00	\$5,642.55	9.25%	15-YR	15%
Lot 8	2.19 acres	\$470,850.00	\$3,328.76	8.75%	20-YR	20%
Lot 9	1.38 acres	\$350,000.00	\$2,474.39	8.75%	20-YR	20%
Lot 10	1.42 acres	\$365,000.00	\$3,193.07	9.25%	15-YR	15%
Lot 11	1.46 acres	\$370,000.00	\$2,958.37	8.75%	15-YR	20%
Lot 12	1.49 acres	\$285,000.00	\$2,493.00	9.25%	15-YR	15%
Lot 13	1.51 acres	\$372,500.00	\$2,633.46	8.75%	20-YR	20%
Lot 14	2.72 acres	\$585,000.00	\$4,135.77	8.75%	20-YR	20%
Lot 15	4.49 acres	\$950,000.00	\$7,595.81	8.75%	15-YR	20%

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**LOCATED IN CENTRAL FLORIDA
NEAR HIGHWAY 60 AND HIGHWAY 37**

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DEMOGRAPHIC METRIC	MULBERRY, FL	WITHIN 25 MILES	WITHIN 50 MILES	WITHIN 100 MILES
POPULATION	4,200	1,000,000	3,500,000	10,000,000
MEDIAN AGE	42.4	38.2	39.0	38.9
HOUSEHOLD INCOME	\$44,500	\$55,000	\$58,000	\$61,000
MEDIAN HOME VALUE	\$150,000	\$230,000	\$250,000	\$275,000

POLK COUNTY ECONOMIC DEVELOPMENT INCENTIVES

POLK COUNTY JOB GROWTH INCENTIVE FUND (JGIF):

A financial incentive offered by Polk County to businesses that create jobs in targeted industries (such as manufacturing, logistics, and technology). Businesses that meet certain criteria can apply for cash incentives based on the number of jobs created and the quality of the employment opportunities.

POLK COUNTY INFRASTRUCTURE ASSISTANCE:

New industrial businesses can potentially receive assistance with infrastructure improvements (such as utilities, roads, and transportation connections) if their development is located in a designated Enterprise Zone or targeted development area.

POLK COUNTY TAX ABATEMENT:

Eligible businesses may be able to receive property tax abatements if they create a significant number of jobs and/or invest in new facilities. This can significantly reduce upfront costs for building and expanding industrial operations.

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