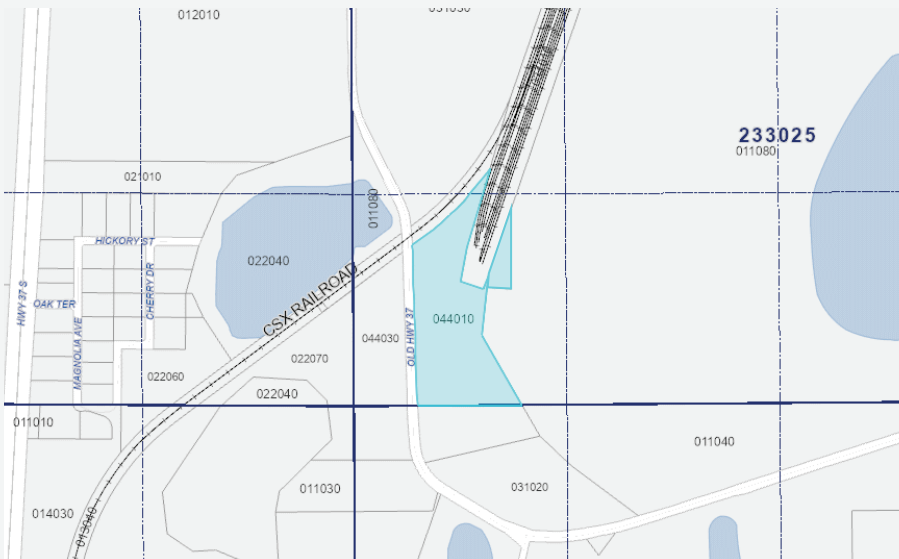


# HEAVY INDUSTRIAL PROPERTY

OLD HIGHWAY 37, MULBERRY, FL 33860

13.1 ACRES

Rick Carroll  
**T. Mims Corp.**  
439 South Florida Avenue Suite 202  
Lakeland, FL 33801  
info@tmimscorp.com  
863-683-9297



### Property Description

Located in an Opportunity Zone, this 13.1-acre parcel off Old Hwy 37 in Mulberry is zoned for heavy industrial use.

**Zoning:** Heavy industrial, supporting manufacturing, storage, and distribution uses.

**Location:** Positioned in an Opportunity Zone, offering tax incentives for qualifying investments.

**Accessibility:** Close proximity to major highways for efficient logistics and transportation. Utilities: Essential services available nearby for development.

Price:	\$2,292,250.00.
Property Type:	Land
Property Subtype:	Heavy Industrial
Sale Type:	Investment or Owner User
Total Lot Size:	13.1 Acres
No. Lots:	1
APN/Parcel ID:	233025000000044010 (12 Acres) 233025000000031030 (1.1 Acres)

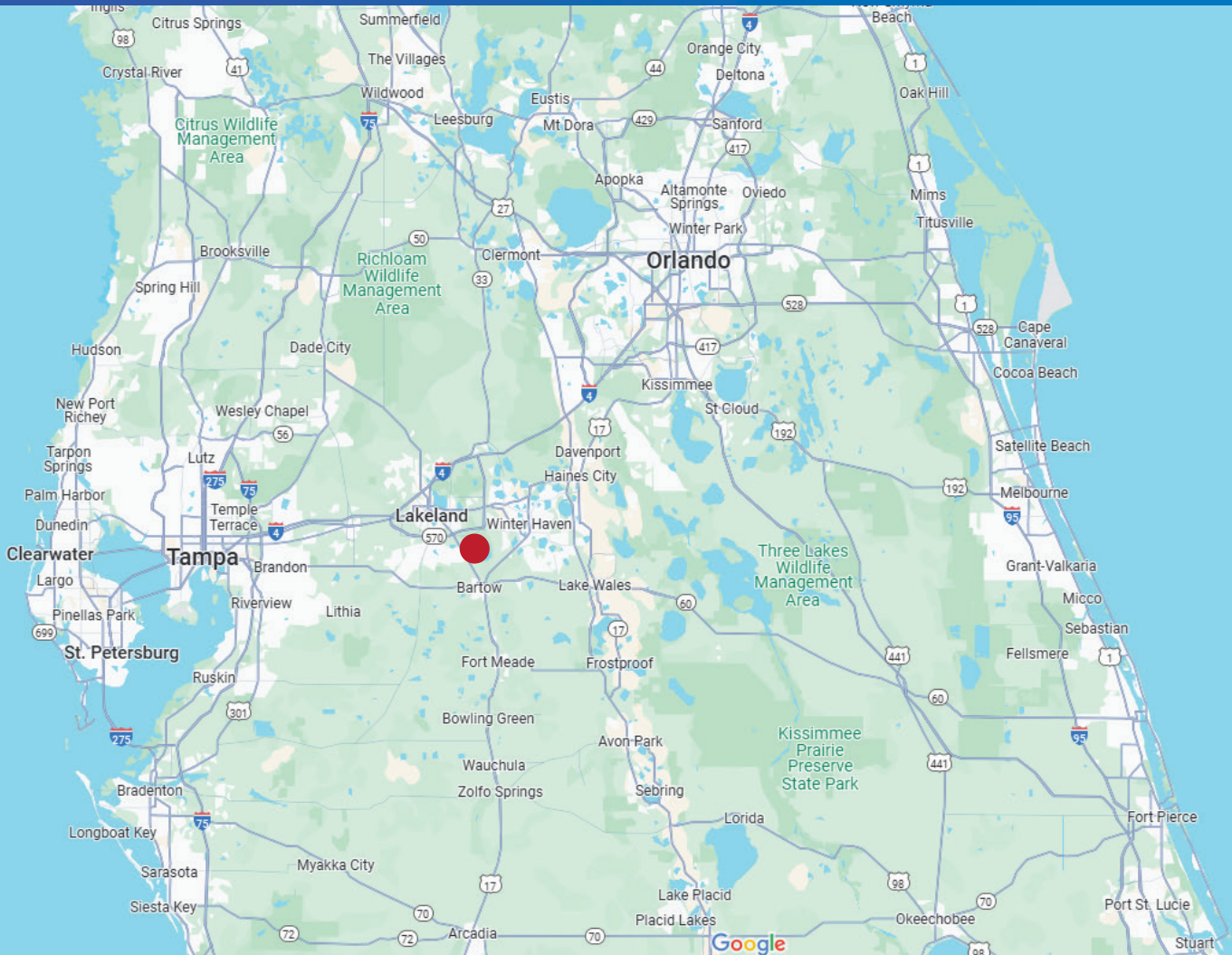
### Sale Notes:

Owner Financing  
 Sale Price: \$2,292,250.00.  
 Down Payment: \$229,250.00.  
 20 year terms.  
 8.95% Interest,  
 Monthly Payment: \$18,495.00.  
 NO PENALTY FOR EARLY PAY OFF.

This property is well-suited for businesses seeking to expand operations in a strategic location while taking advantage of Opportunity Zone benefits. For more details or to schedule a site visit, contact us today.

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**LOCATED IN CENTRAL FLORIDA  
LESS THAN 50 MILES FROM ORLANDO  
LESS THAN 40 MILES FROM TAMPA**

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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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