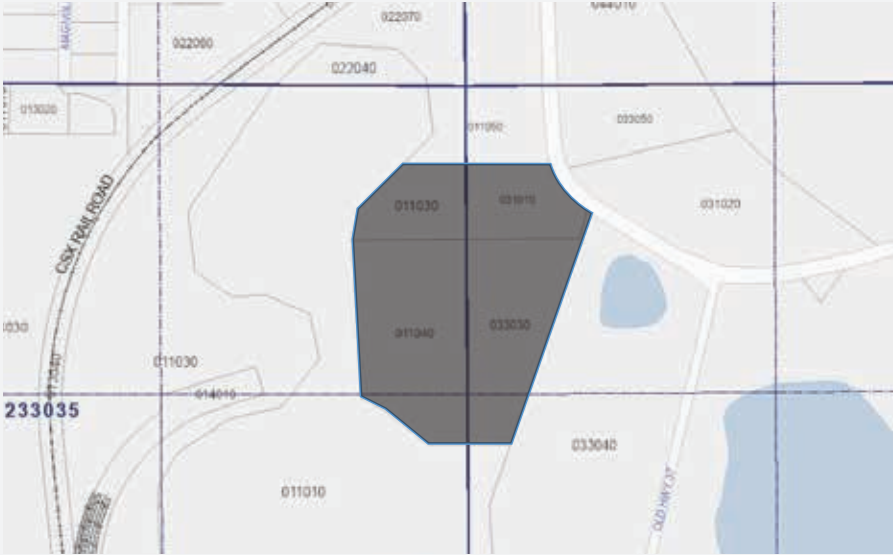




**HEAVY INDUSTRIAL PROPERTY
OPPORTUNITY ZONE
OLD HIGHWAY 37, MULBERRY, FL 33860
22.64 ACRES**

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



Property Description

Size: 22.64 acres, suitable for large-scale industrial facilities.

Zoning: Heavy industrial opportunity zone, supporting manufacturing, distribution, and similar uses.

Accessibility: Close proximity to key highways ensures efficient logistics and transportation.

Utilities: Nearby essential services for easy development.

Potential: Designed to accommodate warehouses, storage, or production facilities and more.

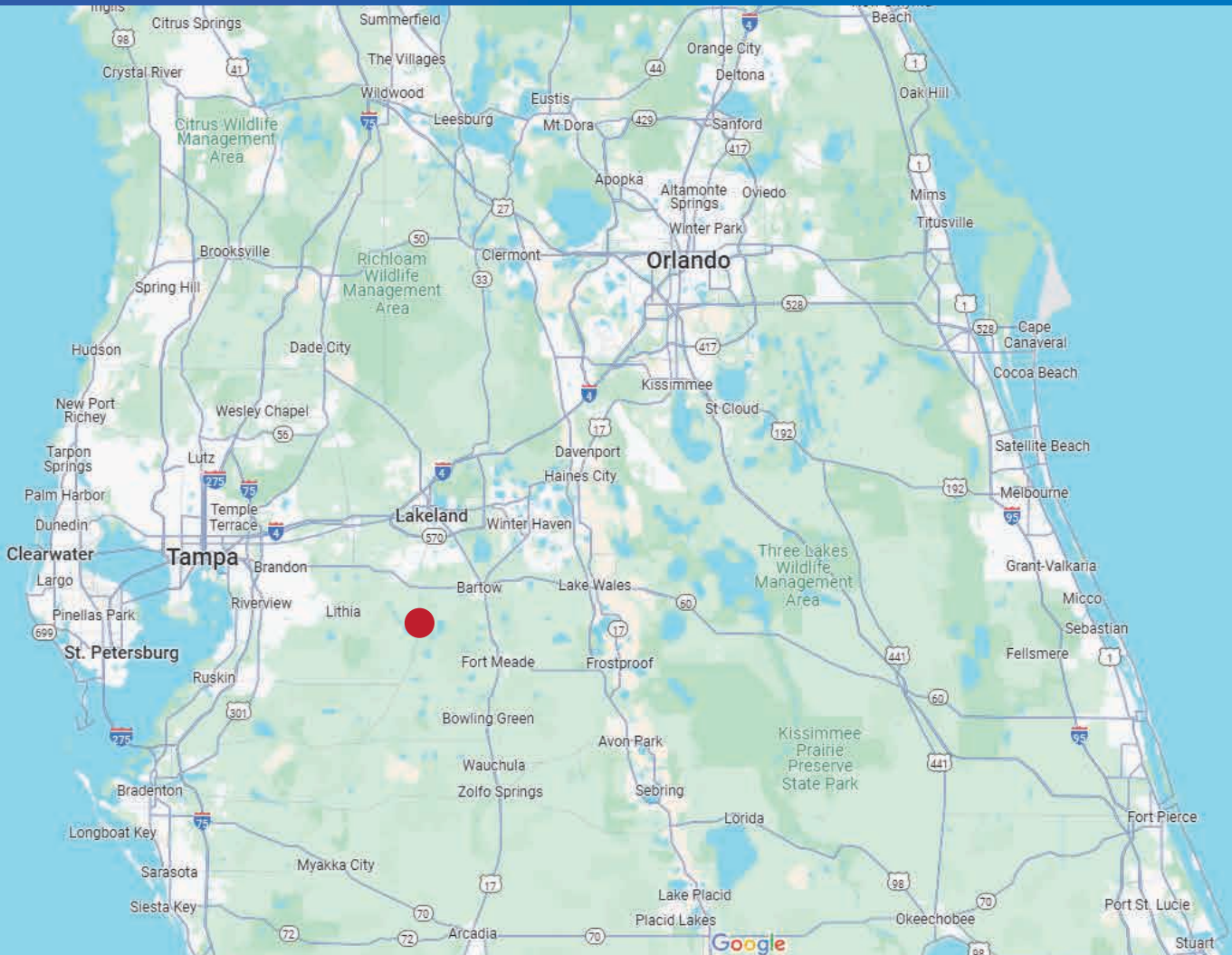
Price:	\$3,962,000.00.
Property Type:	Land
Property Subtype:	Heavy Industrial
Sale Type:	Investment or Owner User
Total Lot Size:	22.64 Acres
No. Lots:	1
APN/Parcel ID:	233035000000011030, 233036000000031010, 233036000000033030, 233035000000011040

Sale Notes:

Owner Financing:
Sale Price: \$3,962,000.00.
Down Payment: \$396,200.00.
20 year terms.
9.5% Interest,
Monthly Payment: \$33,238.00.
NO PENALTY FOR EARLY PAY OFF.

This 22.64-acre parcel on Old Hwy 37 is zoned for heavy industrial use and offers a prime location with direct access to major transportation routes. The level, cleared land is ideal for a range of industrial operations.

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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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