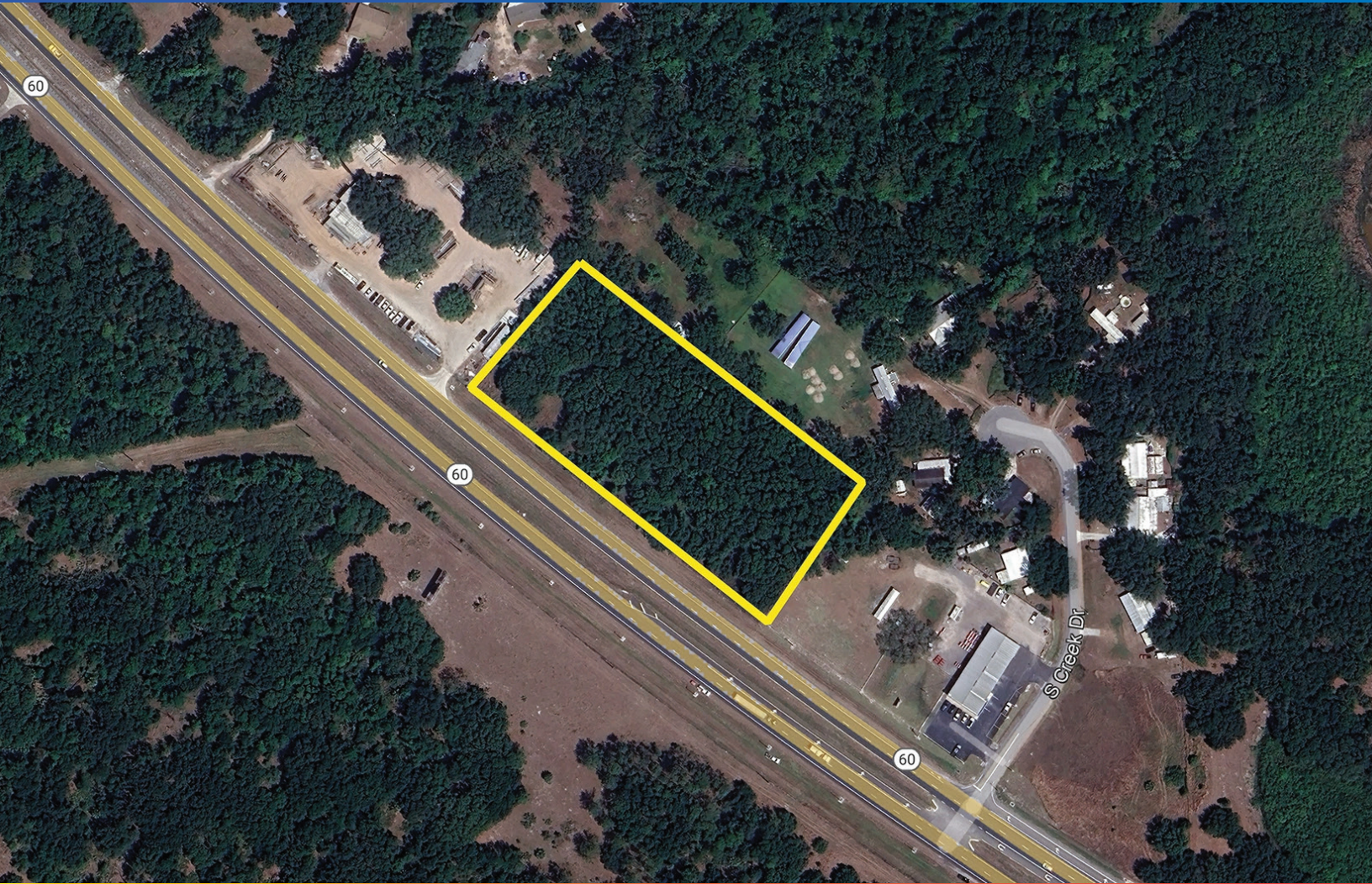
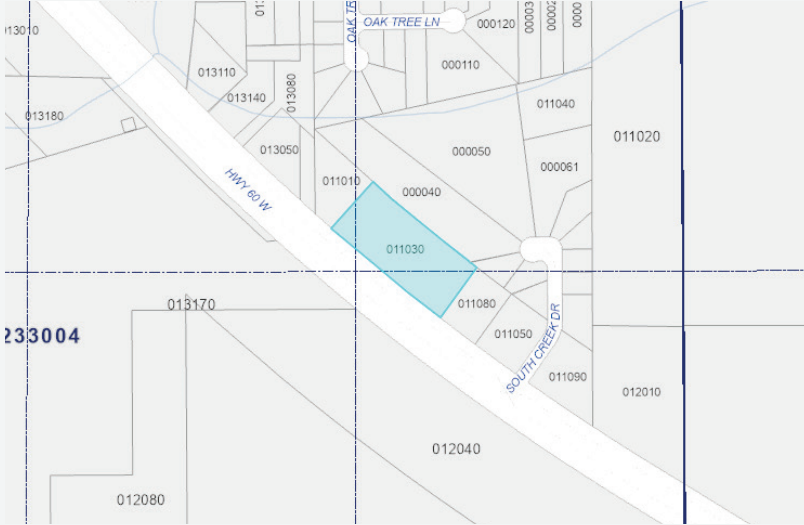




COMMERCIAL PROPERTY

HIGHWAY 60 W, MULBERRY, FL 33860
3.15 ACRES

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



Property Description

Size: A substantial 3.15-acre footprint, large enough for retail development, medical offices, flex-space, or service industries.

Commercial Zoning: Confirmed Commercial Zoning is ready to support a variety of businesses and development types, offering flexibility and strong market potential.

Ideal Investment: The manageable size and financing terms make this an excellent acquisition for both owner-users and investors looking for immediate development opportunities.

Price:	\$800,000.00
Property Type:	Land
Property Subtype:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	3.15 Acres
No. Lots:	1
APN/Parcel ID:	233004000000011030

Sale Notes:

Acreage: 3.1588

Selling Price: \$800,000.00

Down Payment: \$120,000.00

Financing: \$680,000.00

20 year term

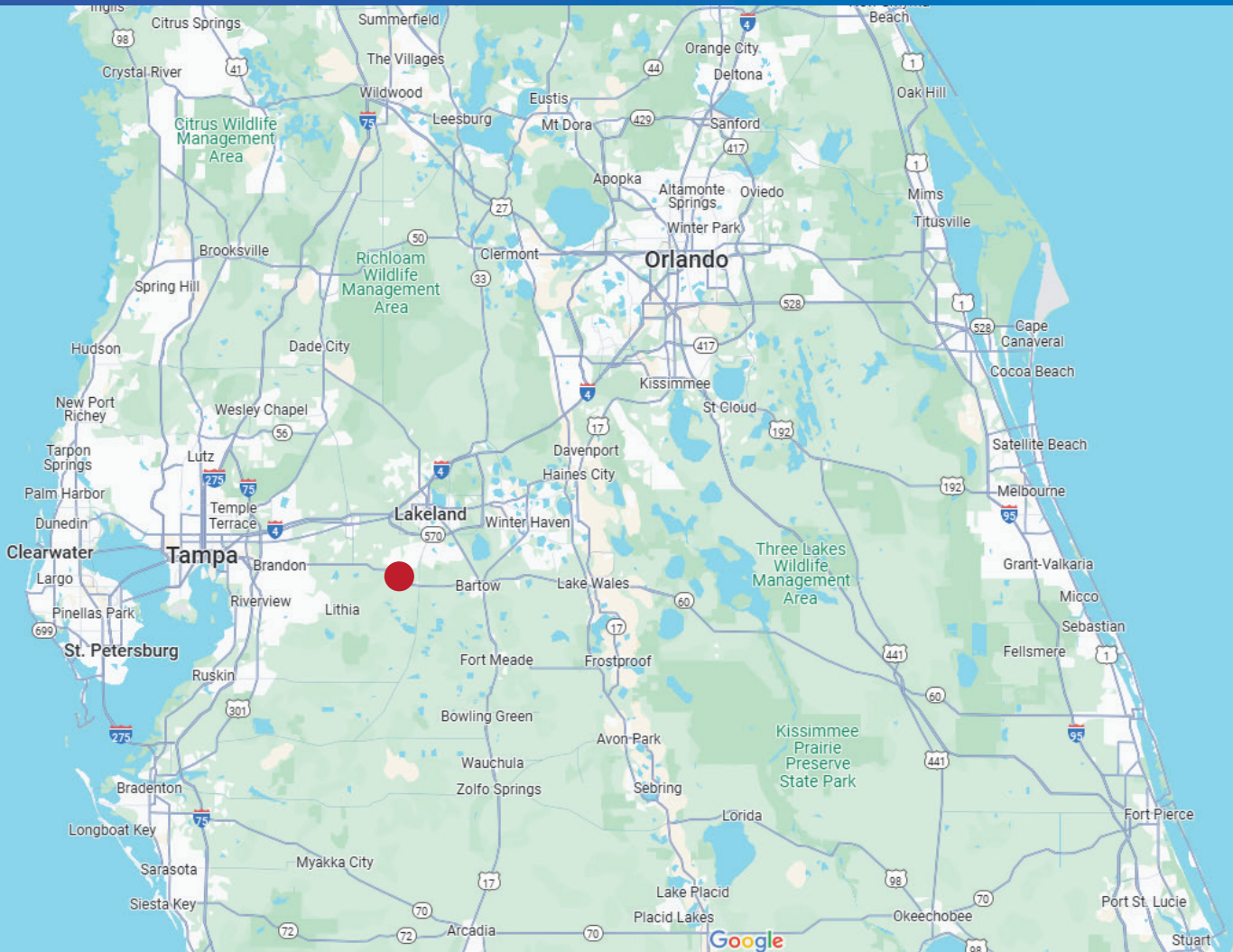
8.95% interest

Monthly Payment: \$5,737.68

No Penalty for Early Payoff

T. Mims Corp. is proud to offer a highly desirable 3.15-acre commercial parcel perfect for a wide range of business developments. With confirmed Commercial Zoning, this tract is an ideal investment for businesses looking to establish a high-visibility location or for developers seeking a manageable, buildable site. The property is offered with attractive Owner Financing, making acquisition streamlined and efficient.

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



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

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



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.

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