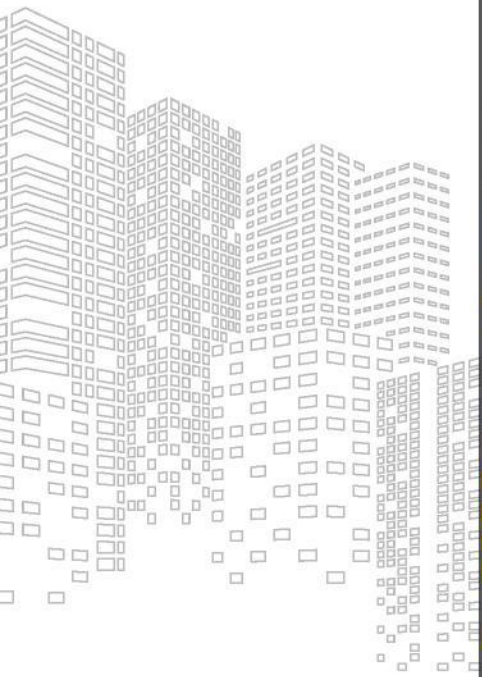


3 Outparcels on US Hwy 27 at I-4

Adjacent to the Walmart Distribution Center & McDonalds
Davenport, Florida 33897
10 Miles from Disney World



Dick Miller, Broker

Broadway Real Estate
100 S Kentucky Ave, Suite 290
Lakeland, FL 33801
Cell 863-647-1307
dmiller@resbroadway.com

PROPERTY DESCRIPTION

US Hwy 27 at I-4

US Hwy 27 | Davenport, FL 33897



These 3 out parcels are located at the busy intersection of US 27 and I-4 between Orlando and Tampa, at the signalized entrance to the new 2-million square foot Walmart Distribution Center, the high-volume 24-hour McDonalds, Wendys, the Jarrett Ford dealership, and the 200-acre Ritchie Brothers worldwide heavy equipment auction site.

The entrance and exit road is used 24/7 by trucks and hundreds of Walmart employees. Parcel 3, next to McDonalds, has its main entrance on the Frontage Road.

This northeast corner of Polk County is the fastest growing section of the County, due in large part to the enormous development spawned by Disney World. Orlando is 34 miles northeast on I-4. Lakeland is 30 miles west on I-4, and Tampa is 60 miles west on I-4.

Each parcel is priced at \$850,000.

Traffic counts: US 27: 32,500
I-4: 108,000

Contact Dick Miller, Broker
Broadway Real Estate
100 S. Kentucky Ave., Suite 290
Lakeland, FL 33801
Cell: 863-647-1307

Executive Summary

Access Rd NW
 Access Rd NW, Davenport, Florida, 33897
 Ring Bands: 0-3, 3-5, 5-10 mile radii

Prepared by Esri
 Latitude: 28.24062
 Longitude: -81.65501

	0 - 3 mile	3 - 5 mile	5 - 10 mile
Population			
2000 Population	4,883	6,463	39,898
2010 Population	9,788	14,330	69,909
2019 Population	13,848	20,009	94,393
2024 Population	15,844	23,179	107,144
2000-2010 Annual Rate	7.20%	8.29%	5.77%
2010-2019 Annual Rate	3.82%	3.67%	3.30%
2019-2024 Annual Rate	2.73%	2.98%	2.57%
2019 Male Population	49.3%	49.0%	50.0%
2019 Female Population	50.7%	51.0%	50.0%
2019 Median Age	39.9	40.1	39.6

In the identified area, the current year population is 94,393. In 2010, the Census count in the area was 69,909. The rate of change since 2010 was 3.30% annually. The five-year projection for the population in the area is 107,144 representing a change of 2.57% annually from 2019 to 2024. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 39.9, compared to U.S. median age of 38.5.

Race and Ethnicity

	0 - 3 mile	3 - 5 mile	5 - 10 mile
2019 White Alone	73.5%	74.6%	67.7%
2019 Black Alone	9.2%	9.0%	13.8%
2019 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2019 Asian Alone	2.5%	2.7%	2.2%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	10.1%	9.4%	12.3%
2019 Two or More Races	4.0%	3.8%	3.4%
2019 Hispanic Origin (Any Race)	38.1%	36.2%	38.5%

Persons of Hispanic origin represent 38.5% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.9 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

	0 - 3 mile	3 - 5 mile	5 - 10 mile
2019 Wealth Index	65	77	77
2000 Households	1,896	2,735	14,821
2010 Households	3,591	5,519	24,929
2019 Total Households	5,112	7,525	33,189
2024 Total Households	5,821	8,660	37,521
2000-2010 Annual Rate	6.60%	7.27%	5.34%
2010-2019 Annual Rate	3.89%	3.41%	3.14%
2019-2024 Annual Rate	2.63%	2.85%	2.48%
2019 Average Household Size	2.70	2.66	2.78

The household count in this area has changed from 24,929 in 2010 to 33,189 in the current year, a change of 3.14% annually. The five-year projection of households is 37,521, a change of 2.48% annually from the current year total. Average household size is currently 2.78, compared to 2.72 in the year 2010. The number of families in the current year is 23,519 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

Executive Summary

Access Rd NW
 Access Rd NW, Davenport, Florida, 33897
 Ring Bands: 0-3, 3-5, 5-10 mile radii

Prepared by Esri
 Latitude: 28.24062
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	0 - 3 mile	3 - 5 mile	5 - 10 mile
Mortgage Income			
2019 Percent of Income for Mortgage	15.3%	15.7%	18.4%
Median Household Income			
2019 Median Household Income	\$57,954	\$57,492	\$50,713
2024 Median Household Income	\$62,887	\$62,937	\$54,797
2019-2024 Annual Rate	1.65%	1.83%	1.56%
Average Household Income			
2019 Average Household Income	\$69,102	\$72,164	\$71,139
2024 Average Household Income	\$77,567	\$80,741	\$79,182
2019-2024 Annual Rate	2.34%	2.27%	2.17%
Per Capita Income			
2019 Per Capita Income	\$25,107	\$25,955	\$25,638
2024 Per Capita Income	\$27,950	\$28,889	\$28,340
2019-2024 Annual Rate	2.17%	2.17%	2.02%
Households by Income			

Current median household income is \$50,713 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$54,797 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$71,139 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$79,182 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$25,638 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$28,340 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	155	151	127
2000 Total Housing Units	2,959	4,875	21,370
2000 Owner Occupied Housing Units	1,701	2,443	11,392
2000 Renter Occupied Housing Units	194	292	3,429
2000 Vacant Housing Units	1,064	2,140	6,549
2010 Total Housing Units	6,341	11,826	47,126
2010 Owner Occupied Housing Units	2,846	3,987	16,351
2010 Renter Occupied Housing Units	745	1,532	8,578
2010 Vacant Housing Units	2,750	6,307	22,197
2019 Total Housing Units	11,148	14,917	57,369
2019 Owner Occupied Housing Units	3,678	5,580	21,633
2019 Renter Occupied Housing Units	1,434	1,944	11,555
2019 Vacant Housing Units	6,036	7,392	24,180
2024 Total Housing Units	11,901	16,585	63,008
2024 Owner Occupied Housing Units	4,251	6,555	24,750
2024 Renter Occupied Housing Units	1,571	2,105	12,771
2024 Vacant Housing Units	6,080	7,925	25,487

Currently, 37.7% of the 57,369 housing units in the area are owner occupied; 20.1%, renter occupied; and 42.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 47,126 housing units in the area - 34.7% owner occupied, 18.2% renter occupied, and 47.1% vacant. The annual rate of change in housing units since 2010 is 9.13%. Median home value in the area is \$190,201, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.49% annually to \$225,754.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

Demographic and Income Profile

Access Rd NW
 Access Rd NW, Davenport, Florida, 33897
 Ring Band: 0 - 3 mile radius

Prepared by Esri
 Latitude: 28.24062
 Longitude: -81.65501

Summary	Census 2010	2019	2024			
Population	9,788	13,848	15,844			
Households	3,591	5,112	5,821			
Families	2,663	3,715	4,215			
Average Household Size	2.71	2.70	2.71			
Owner Occupied Housing Units	2,846	3,678	4,251			
Renter Occupied Housing Units	745	1,434	1,571			
Median Age	39.3	39.9	40.4			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	2.73%	1.37%	0.77%			
Households	2.63%	1.31%	0.75%			
Families	2.56%	1.26%	0.68%			
Owner HHs	2.94%	1.60%	0.92%			
Median Household Income	1.65%	2.37%	2.70%			
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	412	8.1%	395	6.8%		
\$15,000 - \$24,999	378	7.4%	377	6.5%		
\$25,000 - \$34,999	474	9.3%	469	8.1%		
\$35,000 - \$49,999	757	14.8%	802	13.8%		
\$50,000 - \$74,999	1,257	24.6%	1,396	24.0%		
\$75,000 - \$99,999	912	17.8%	1,096	18.8%		
\$100,000 - \$149,999	664	13.0%	886	15.2%		
\$150,000 - \$199,999	177	3.5%	288	4.9%		
\$200,000+	81	1.6%	112	1.9%		
Median Household Income		\$57,954		\$62,887		
Average Household Income		\$69,102		\$77,567		
Per Capita Income		\$25,107		\$27,950		
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	620	6.3%	811	5.9%	914	5.8%
5 - 9	584	6.0%	845	6.1%	927	5.9%
10 - 14	605	6.2%	838	6.1%	983	6.2%
15 - 19	555	5.7%	724	5.2%	899	5.7%
20 - 24	491	5.0%	747	5.4%	824	5.2%
25 - 34	1,370	14.0%	1,975	14.3%	2,187	13.8%
35 - 44	1,517	15.5%	1,966	14.2%	2,211	14.0%
45 - 54	1,277	13.0%	1,930	13.9%	2,143	13.5%
55 - 64	1,215	12.4%	1,668	12.0%	1,957	12.4%
65 - 74	1,011	10.3%	1,390	10.0%	1,567	9.9%
75 - 84	459	4.7%	759	5.5%	975	6.2%
85+	85	0.9%	193	1.4%	258	1.6%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,717	78.8%	10,184	73.5%	11,199	70.7%
Black Alone	825	8.4%	1,274	9.2%	1,536	9.7%
American Indian Alone	47	0.5%	63	0.5%	71	0.4%
Asian Alone	229	2.3%	352	2.5%	421	2.7%
Pacific Islander Alone	8	0.1%	13	0.1%	17	0.1%
Some Other Race Alone	656	6.7%	1,403	10.1%	1,885	11.9%
Two or More Races	307	3.1%	559	4.0%	715	4.5%
Hispanic Origin (Any Race)	2,643	27.0%	5,280	38.1%	7,033	44.4%

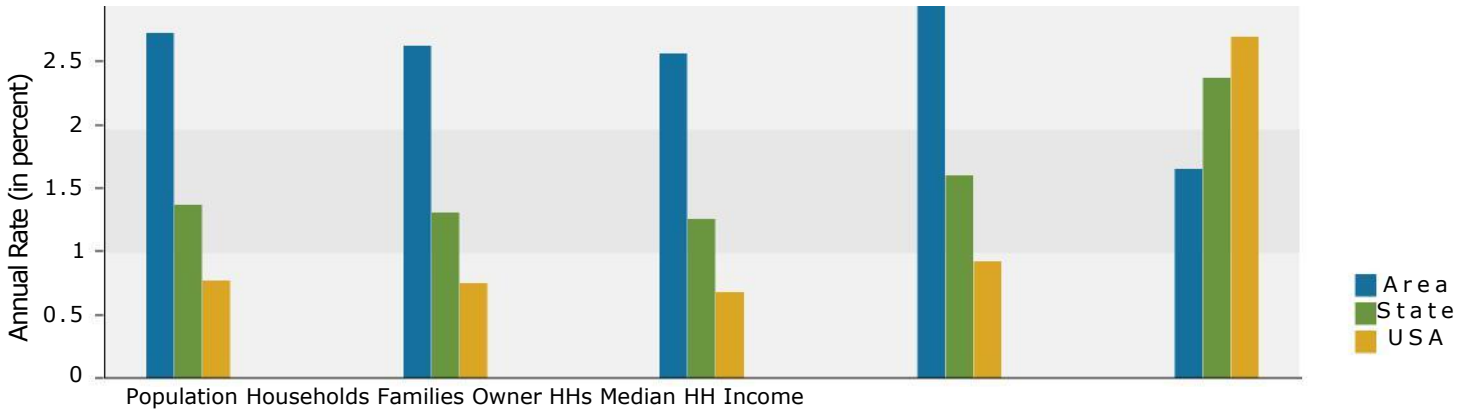
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

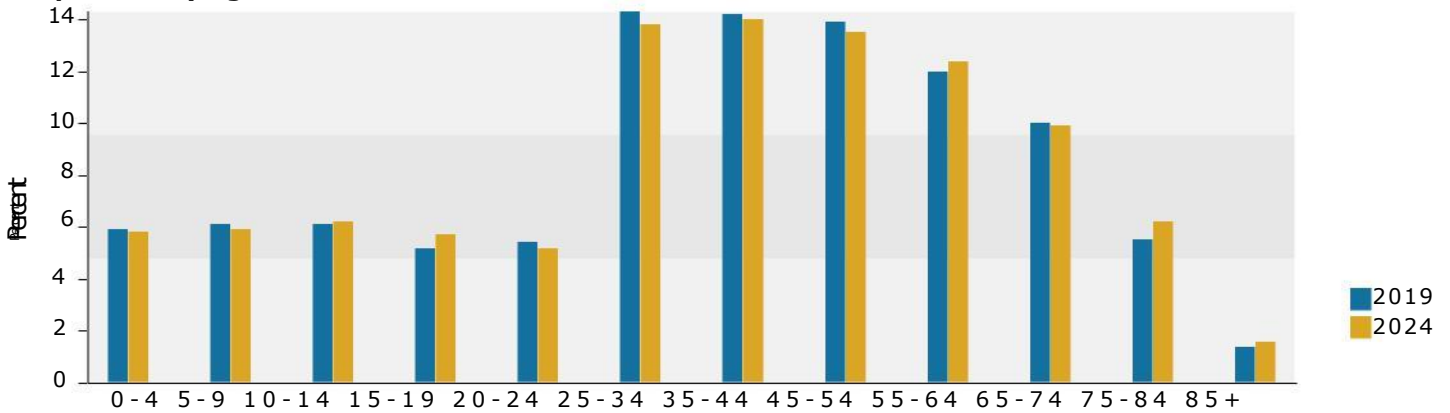
Demographic and Income Profile

Access Rd NW Prepared by Esri
 Access Rd NW, Davenport, Florida, 33897 Latitude: 28.24062
 Ring Band: 0 - 3 mile radius Longitude: -81.65501

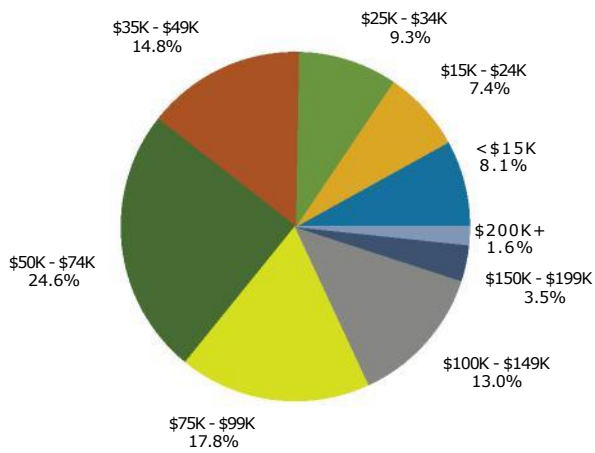
Trends 2019-2024



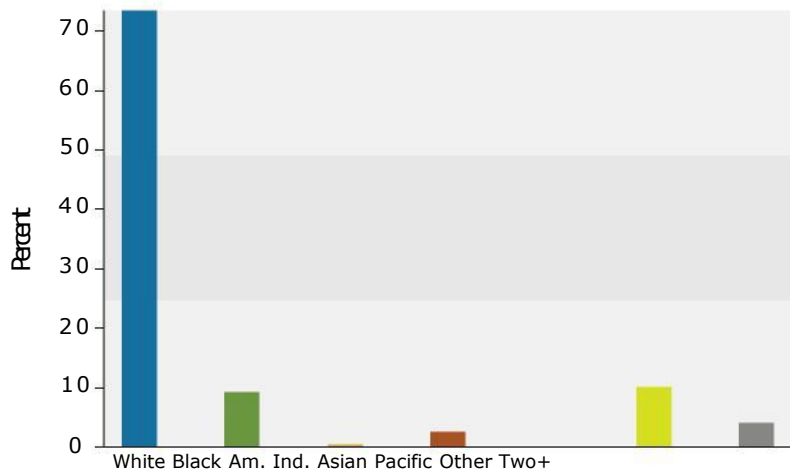
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 38.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Demographic and Income Profile

Access Rd NW
 Access Rd NW, Davenport, Florida, 33897
 Ring Band: 3 - 5 mile radius

Prepared by Esri
 Latitude: 28.24062
 Longitude: -81.65501

Summary	Census 2010	2019	2024			
Population	14,330	20,009	23,179			
Households	5,519	7,525	8,660			
Families	4,090	5,514	6,315			
Average Household Size	2.59	2.66	2.67			
Owner Occupied Housing Units	3,987	5,580	6,555			
Renter Occupied Housing Units	1,532	1,944	2,105			
Median Age	38.4	40.1	40.6			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	2.98%	1.37%	0.77%			
Households	2.85%	1.31%	0.75%			
Families	2.75%	1.26%	0.68%			
Owner HHs	3.27%	1.60%	0.92%			
Median Household Income	1.83%	2.37%	2.70%			
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	627	8.3%	636	7.3%		
\$15,000 - \$24,999	595	7.9%	596	6.9%		
\$25,000 - \$34,999	714	9.5%	719	8.3%		
\$35,000 - \$49,999	1,199	15.9%	1,285	14.8%		
\$50,000 - \$74,999	1,585	21.1%	1,777	20.5%		
\$75,000 - \$99,999	1,379	18.3%	1,652	19.1%		
\$100,000 - \$149,999	939	12.5%	1,259	14.5%		
\$150,000 - \$199,999	281	3.7%	467	5.4%		
\$200,000+	206	2.7%	269	3.1%		
Median Household Income		\$57,492		\$62,937		
Average Household Income		\$72,164		\$80,741		
Per Capita Income		\$25,955		\$28,889		
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	909	6.3%	1,186	5.9%	1,362	5.9%
5 - 9	923	6.4%	1,224	6.1%	1,392	6.0%
10 - 14	939	6.6%	1,230	6.1%	1,440	6.2%
15 - 19	866	6.0%	1,087	5.4%	1,309	5.6%
20 - 24	771	5.4%	1,075	5.4%	1,156	5.0%
25 - 34	2,010	14.0%	2,776	13.9%	3,168	13.7%
35 - 44	2,267	15.8%	2,747	13.7%	3,160	13.6%
45 - 54	1,963	13.7%	2,760	13.8%	2,964	12.8%
55 - 64	1,714	12.0%	2,476	12.4%	2,860	12.3%
65 - 74	1,290	9.0%	2,082	10.4%	2,456	10.6%
75 - 84	571	4.0%	1,093	5.5%	1,533	6.6%
85+	107	0.7%	273	1.4%	379	1.6%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,300	78.9%	14,933	74.6%	16,806	72.5%
Black Alone	1,170	8.2%	1,793	9.0%	2,130	9.2%
American Indian Alone	66	0.5%	96	0.5%	113	0.5%
Asian Alone	374	2.6%	536	2.7%	644	2.8%
Pacific Islander Alone	16	0.1%	24	0.1%	29	0.1%
Some Other Race Alone	968	6.8%	1,874	9.4%	2,489	10.7%
Two or More Races	436	3.0%	754	3.8%	968	4.2%
Hispanic Origin (Any Race)	3,859	26.9%	7,240	36.2%	9,739	42.0%

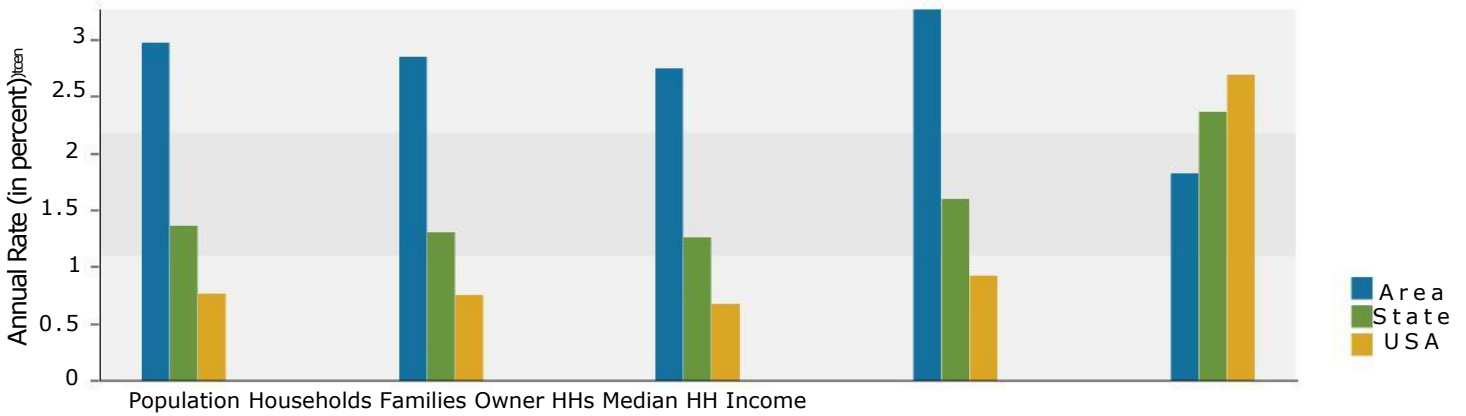
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

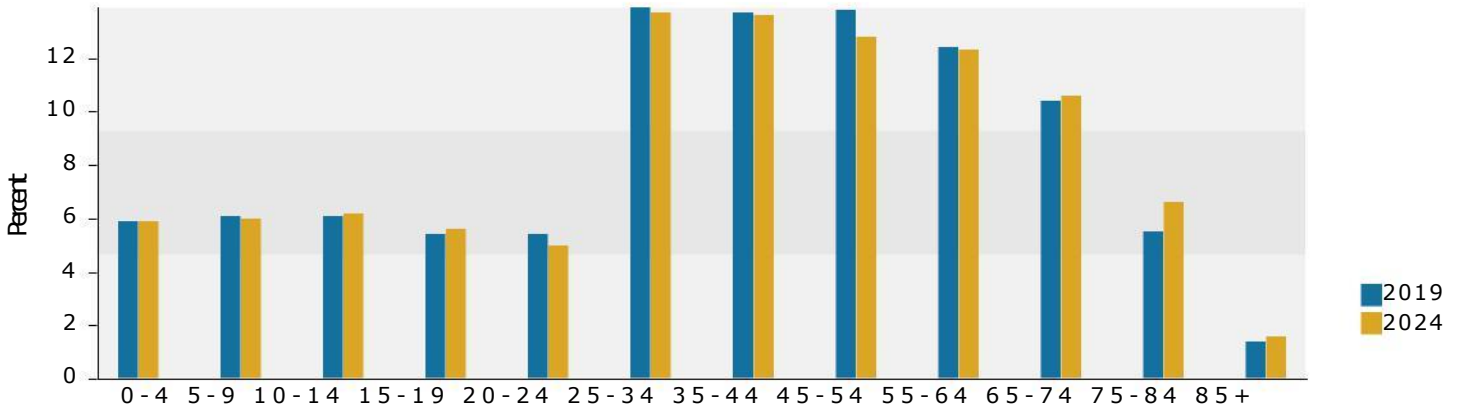
Demographic and Income Profile

Access Rd NW Prepared by Esri
 Access Rd NW, Davenport, Florida, 33897 Latitude: 28.24062
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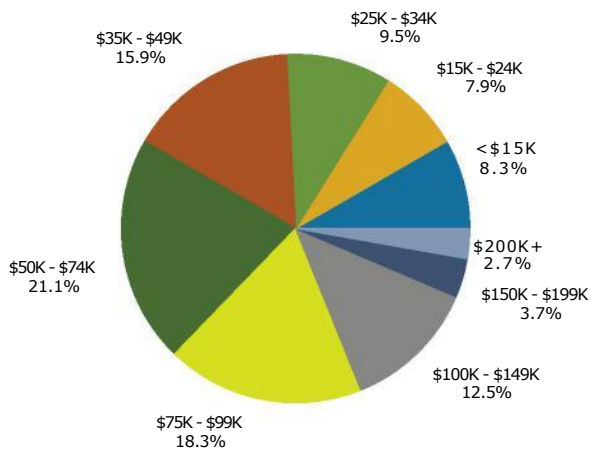
Trends 2019-2024



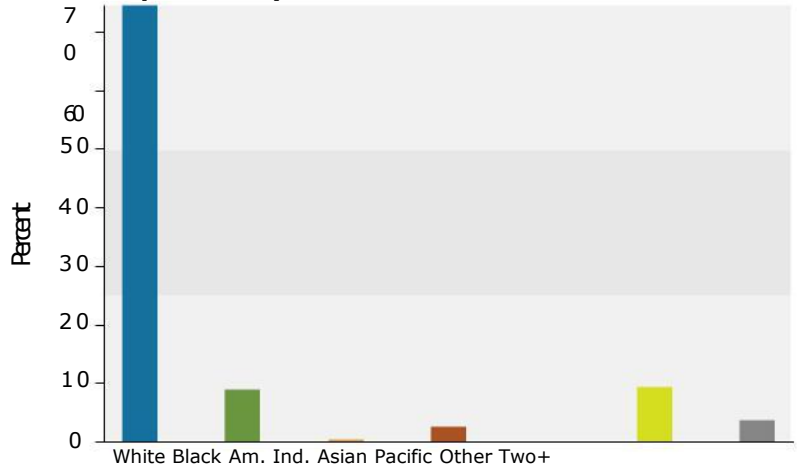
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 36.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Demographic and Income Profile

Access Rd NW
 Access Rd NW, Davenport, Florida, 33897
 Ring Band: 5 - 10 mile radius

Prepared by Esri
 Latitude: 28.24062
 Longitude: -81.65501

Summary	Census 2010	2019	2024
Population	69,909	94,393	107,144
Households	24,929	33,189	37,521
Families	17,861	23,519	26,481
Average Household Size	2.72	2.78	2.80
Owner Occupied Housing Units	16,351	21,633	24,750
Renter Occupied Housing Units	8,578	11,555	12,771
Median Age	38.4	39.6	40.2
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	2.57%	1.37%	0.77%
Households	2.48%	1.31%	0.75%
Families	2.40%	1.26%	0.68%
Owner HHs	2.73%	1.60%	0.92%
Median Household Income	1.56%	2.37%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	3,492	10.5%	3,449	9.2%
\$15,000 - \$24,999	3,527	10.6%	3,460	9.2%
\$25,000 - \$34,999	3,918	11.8%	3,987	10.6%
\$35,000 - \$49,999	5,372	16.2%	5,864	15.6%
\$50,000 - \$74,999	6,514	19.6%	7,503	20.0%
\$75,000 - \$99,999	4,150	12.5%	5,107	13.6%
\$100,000 - \$149,999	3,733	11.2%	4,824	12.9%
\$150,000 - \$199,999	933	2.8%	1,378	3.7%
\$200,000+	1,549	4.7%	1,949	5.2%
Median Household Income	\$50,713		\$54,797	
Average Household Income	\$71,139		\$79,182	
Per Capita Income	\$25,638		\$28,340	

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,640	6.6%	5,806	6.2%	6,589	6.1%
5 - 9	4,606	6.6%	5,764	6.1%	6,486	6.1%
10 - 14	4,515	6.5%	5,703	6.0%	6,460	6.0%
15 - 19	4,410	6.3%	5,313	5.6%	5,933	5.5%
20 - 24	4,076	5.8%	5,505	5.8%	5,805	5.4%
25 - 34	9,482	13.6%	13,276	14.1%	14,984	14.0%
35 - 44	9,346	13.4%	11,945	12.7%	13,917	13.0%
45 - 54	9,242	13.2%	11,415	12.1%	12,314	11.5%
55 - 64	7,987	11.4%	11,471	12.2%	12,549	11.7%
65 - 74	6,979	10.0%	10,256	10.9%	11,910	11.1%
75 - 84	3,703	5.3%	6,067	6.4%	7,827	7.3%
85+	923	1.3%	1,873	2.0%	2,370	2.2%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	49,743	71.2%	63,899	67.7%	70,340	65.7%
Black Alone	9,718	13.9%	13,016	13.8%	14,820	13.8%
American Indian Alone	337	0.5%	473	0.5%	559	0.5%
Asian Alone	1,353	1.9%	2,077	2.2%	2,529	2.4%
Pacific Islander Alone	61	0.1%	87	0.1%	103	0.1%
Some Other Race Alone	6,777	9.7%	11,633	12.3%	14,724	13.7%
Two or More Races	1,920	2.7%	3,209	3.4%	4,068	3.8%
Hispanic Origin (Any Race)	20,850	29.8%	36,363	38.5%	46,621	43.5%

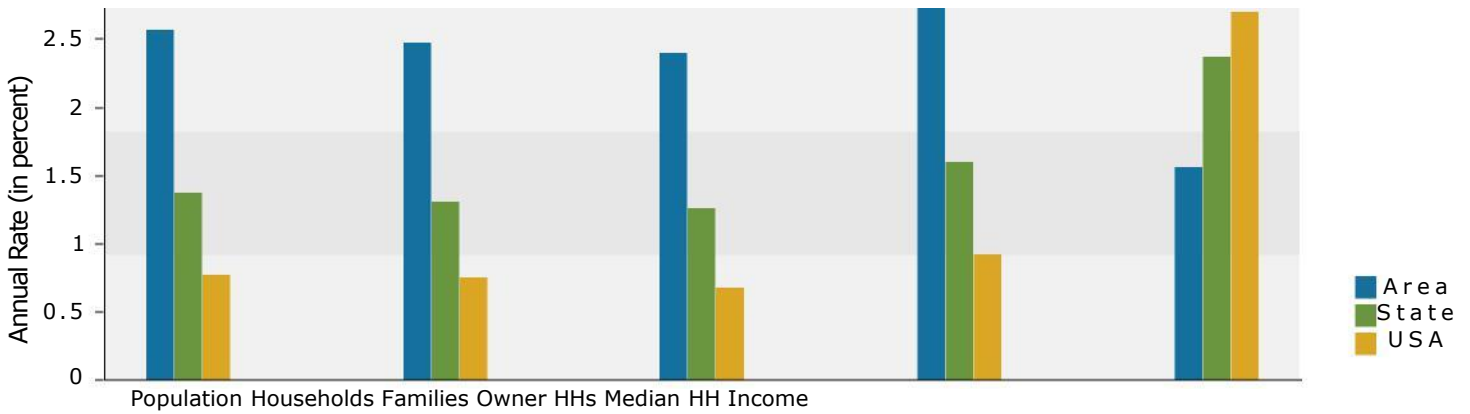
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

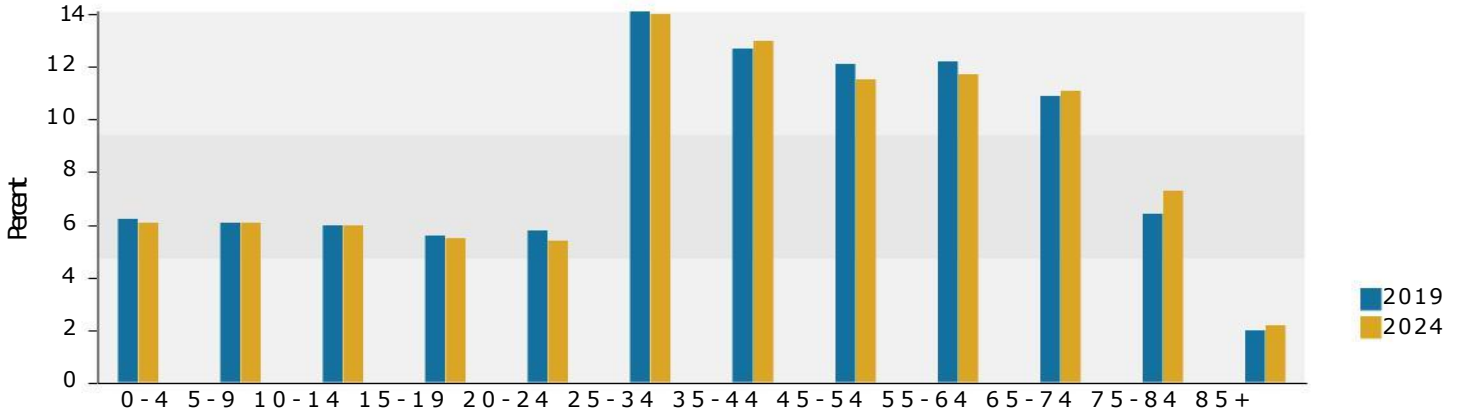
Demographic and Income Profile

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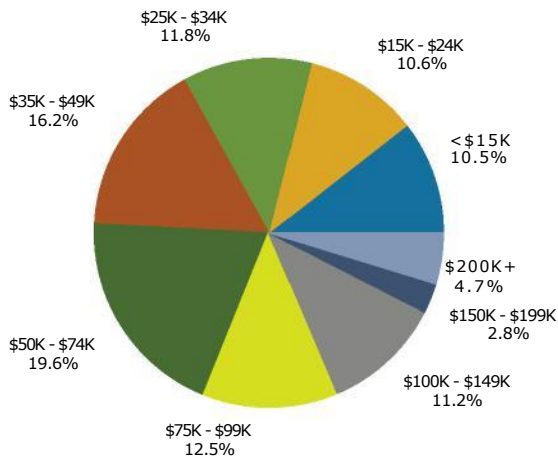
Trends 2019-2024



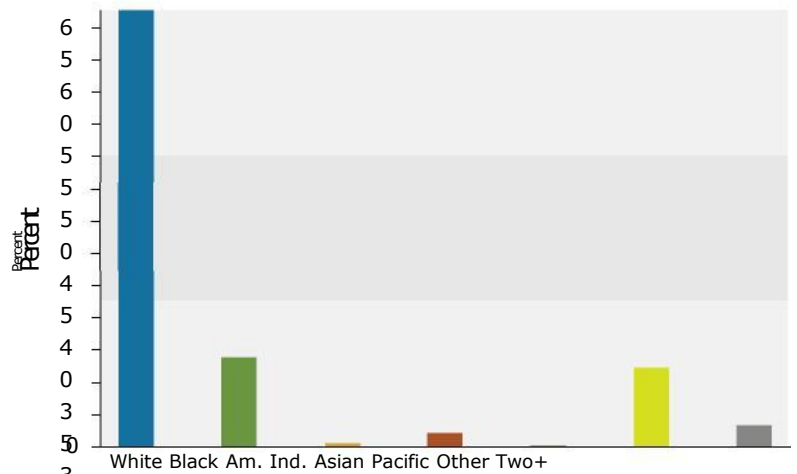
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 38.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.