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# Property Description

## PROPERTY DESCRIPTION

Firstpark at Bridgewater is a developed commercial park ideally located at I-4 and SR 33 in Lakeland, FL. Existing tenants in the park include Haverty's, HD Supply, Walmart, Empire Flooring to name a few. The opportunity is to join 7-11 and purchase the developed retail/commercial parcels ranging in size from 1 to 7.75 acres fronting along I-4 and SR 33. The parcels are being sold cleared, filled with the spine road, curb, and offsite master retention already in place. Each pad will include 50 trip count allocation with additional trip count requirements to be purchased at an additional cost. The parcels also benefit from being across the street from the new Florida Polyphonic Connector Road into the growing campus. With over 100,000 cars driving by this property daily, it is prime for hotel, retail and commercial development.

## LOCATION DESCRIPTION

The property is located on the southwest corner of I-4 and SR 33 in Lakeland, FL. The parcels are accessible from both a right in on SR 33 and at the lighted intersection of Firstpark Blvd. and SR 33. MLS #'s: Lot 4: #T3419447, Lot 5: #T3419449, Lot 6: #T3419465.

## MUNICIPALITY

Lakeland

## PROPERTY SIZE

1.1-8 Acres

## ZONING

MPUD allowing C-2 Uses in City of Lakeland

## PARCEL ID

24-27-15-161082-000010

## PROPERTY OWNER

I-4 33 VENTURE LLC

## PRICE

Pricing starting at \$20/SF

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**

Principal

813.287.8787 x4

[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)

# Land Lots Status & Pricing

| **TOTAL LOT SIZE** | 1.15 - 7.75 Acres  
 | **TOTAL LOT PRICE** | \$1,150,000 - \$6,751,800

STATUS	LOT #	SIZE	PRICE
Available	4	1.15 Acres	\$1,150,000
Available	5	1.16 Acres	\$1,160,000
Available	6	1.39 Acres	\$1,390,000
Available	7	1.26 Acres	\$1,250,000
Available	8	4.67 Acres	\$4,068,505
Available	9	7.75 Acres	\$6,751,800
Available	10	1.6 Acres	\$2,230,272
Available	12	1.4 Acres	\$1,400,000



# Aerials



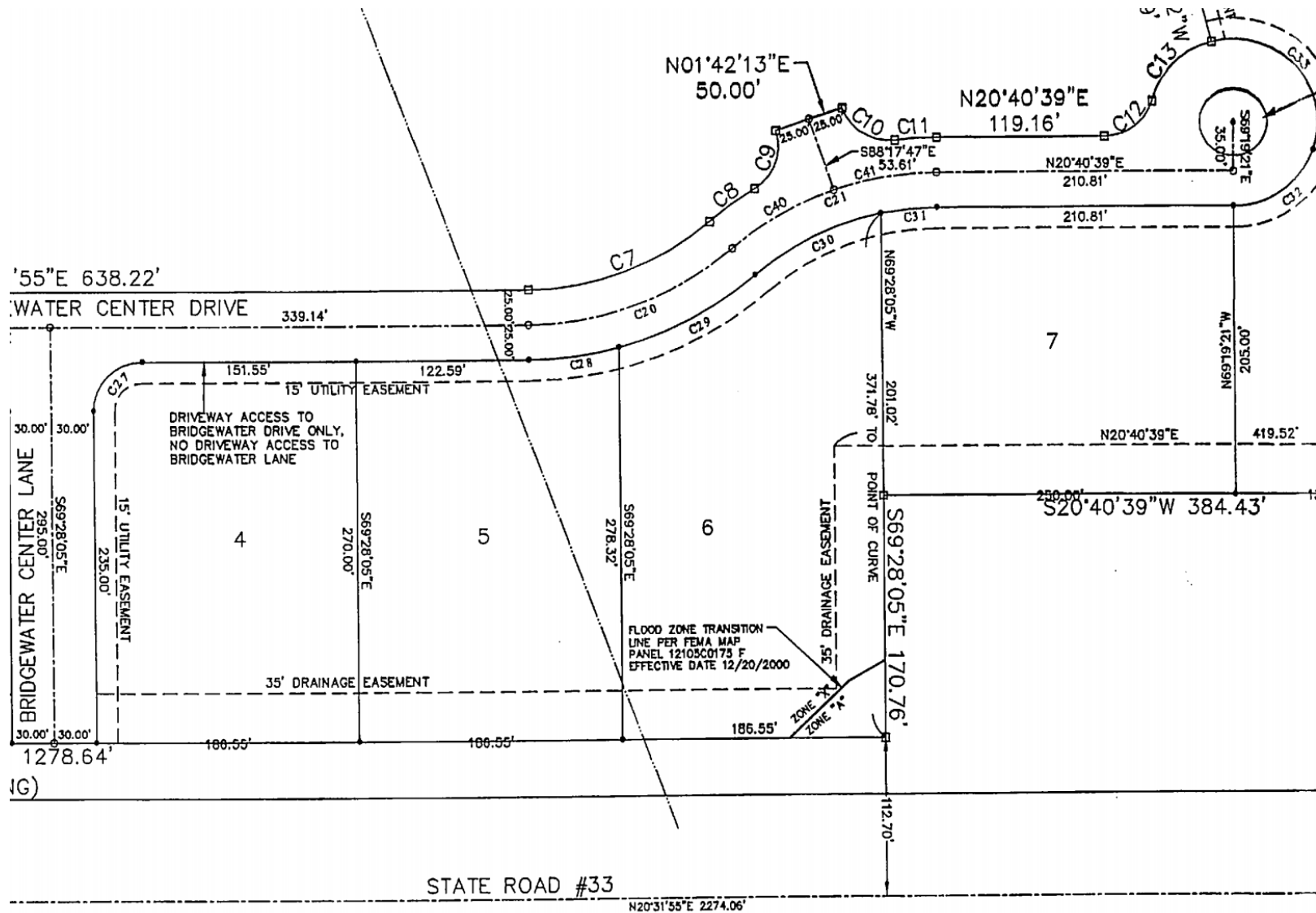
# Aerials (cont.)



# Aerials (cont.)



# Plat 4-7



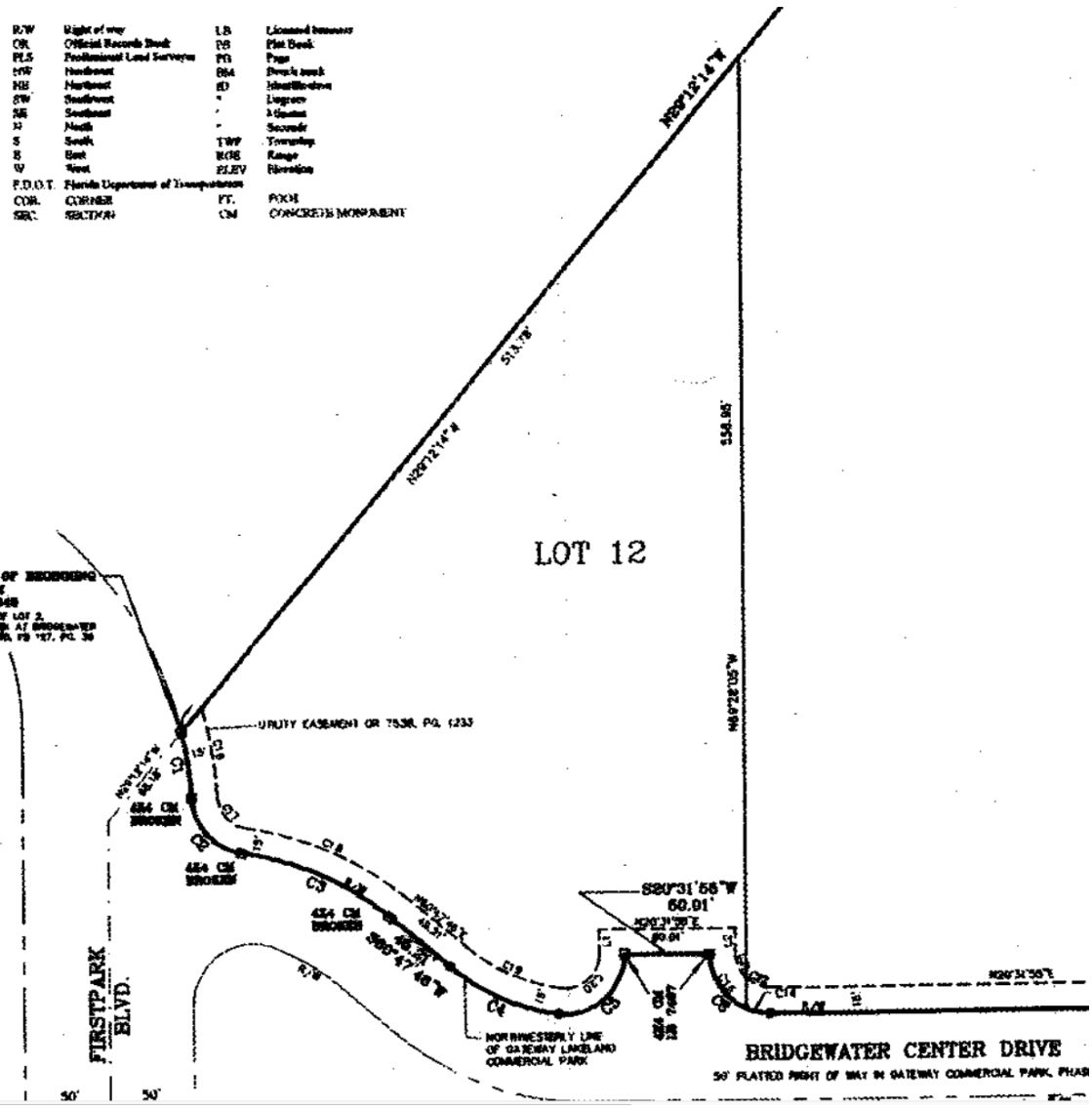






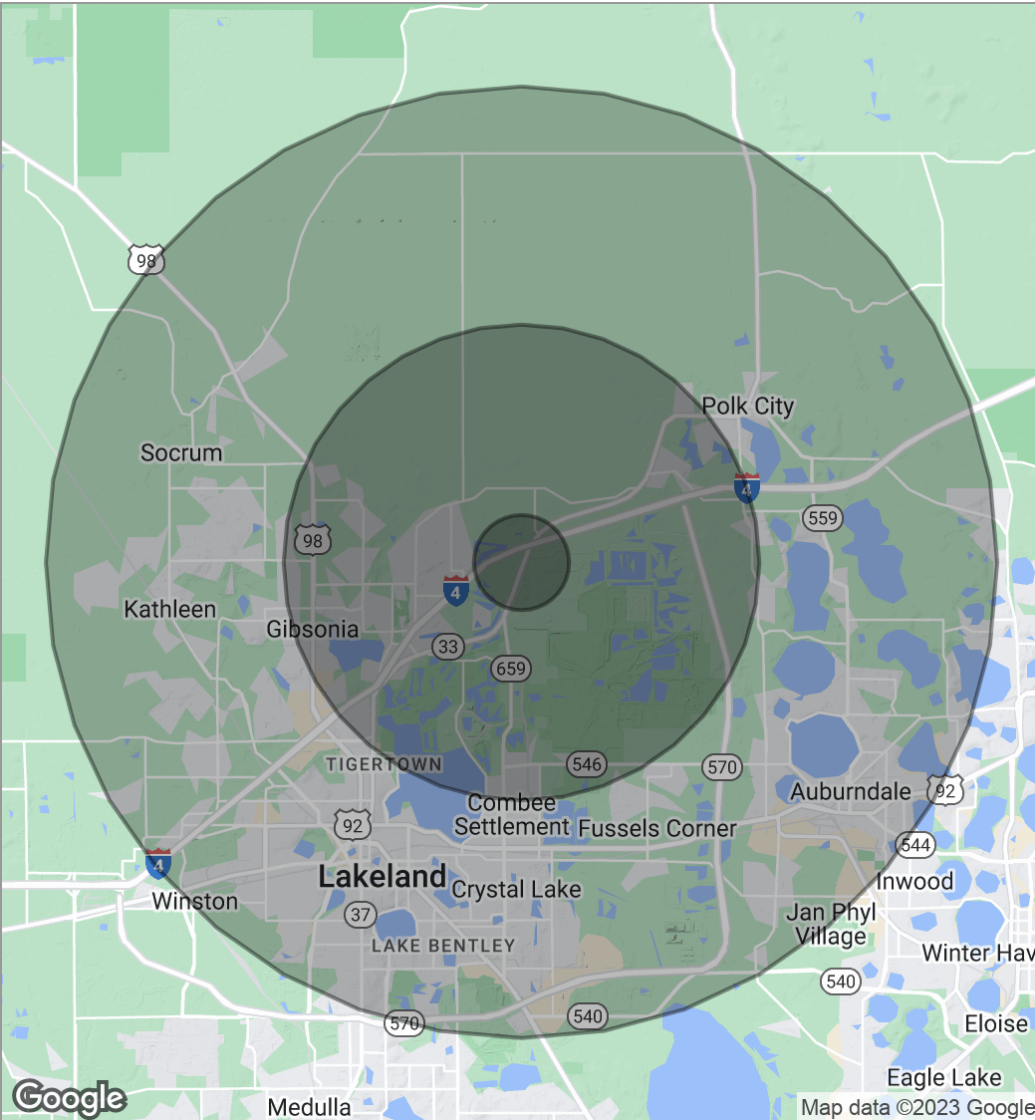


# Plat 12





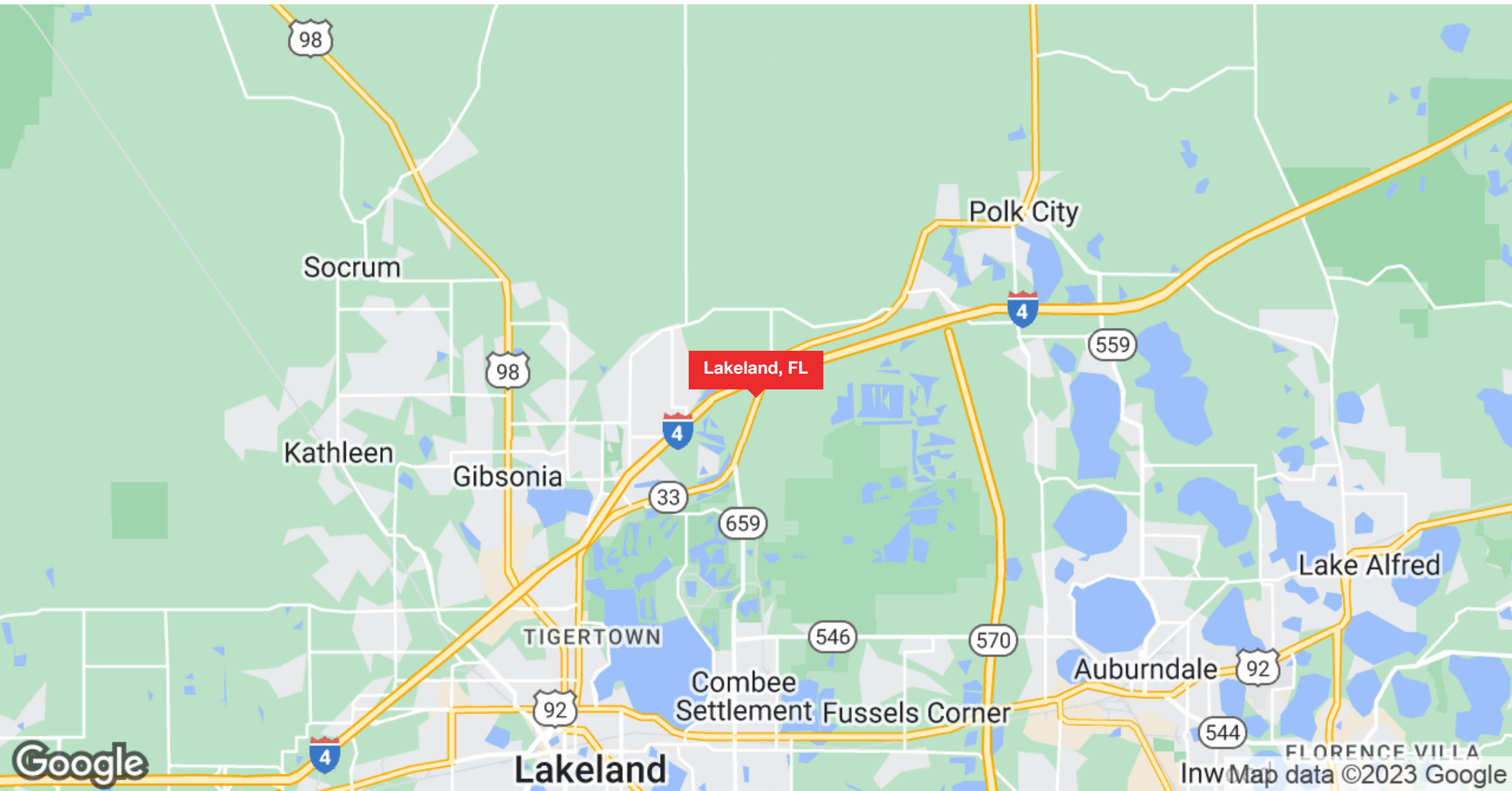
# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,636	40,055	215,504
Median age	39.9	42.5	39.2
Median age (Male)	39.7	40.0	37.4
Median age (Female)	40.4	44.4	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	564	15,780	82,579
# of persons per HH	2.9	2.5	2.6
Average HH income	\$78,880	\$58,072	\$54,731
Average house value	\$231,672	\$186,088	\$170,660

\* Demographic data derived from 2020 ACS - US Census

# Regional Map



# Location Maps

