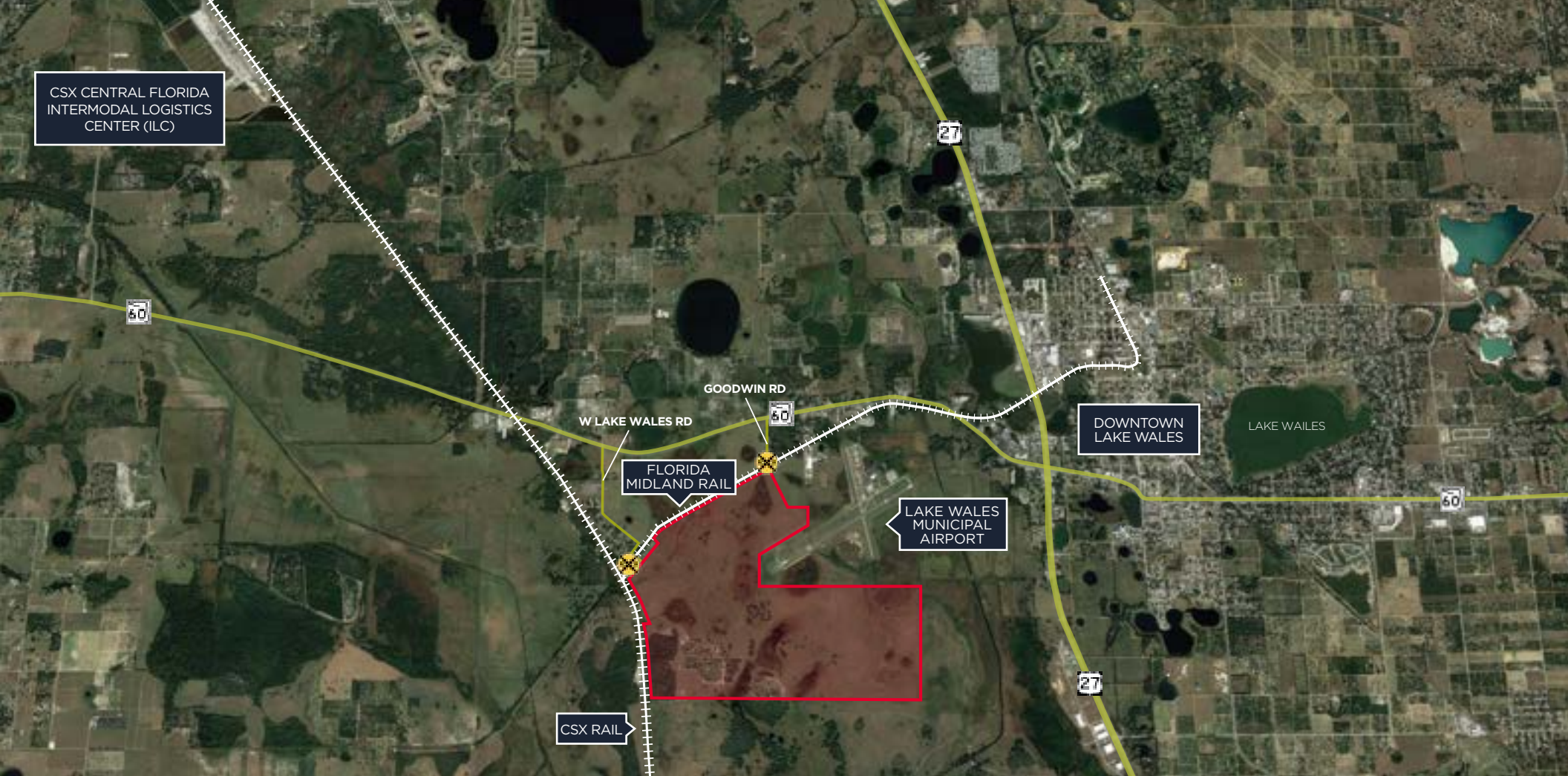


CSX CENTRAL FLORIDA
INTERMODAL LOGISTICS
CENTER (ILC)



GOODWIN RD

W LAKE WALES RD

FLORIDA
MIDLAND RAIL

CSX RAIL

DOWNTOWN
LAKE WALES

LAKE WALES
MUNICIPAL
AIRPORT

LAKE WALES

±1,202 ACRES DEVELOPMENT SITE

SWQ US 27 & SR 60, LAKE WALES, FL 33859

*IDEAL FOR INDUSTRIAL OPERATIONS
ONE HOUR EACH TO ORLANDO AND TAMPA
ADJACENT TO RAIL SERVICE, GOOD ACCESS TO MAJOR HIGHWAYS*



PROPERTY HIGHLIGHTS

Location: Crews Road, Lake Wales, FL 33859

Municipality: Unincorporated Polk County

Size: ±1,202.79 gross acres

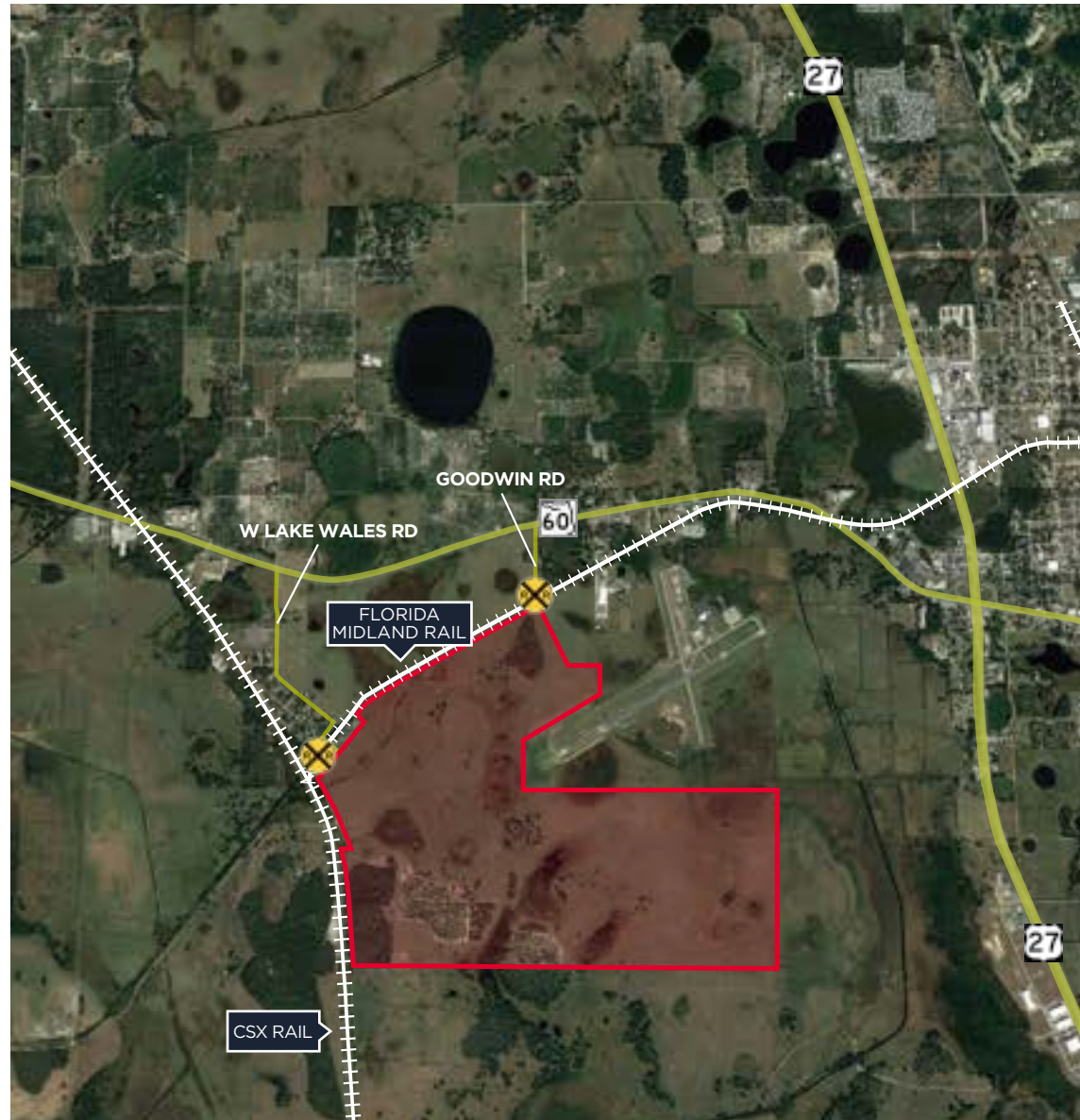
Future Land Use: A/RRX and BPC-1x

Zoning: A/RRX and BPC-1x

Gas Lines: Natural gas lines available on site.

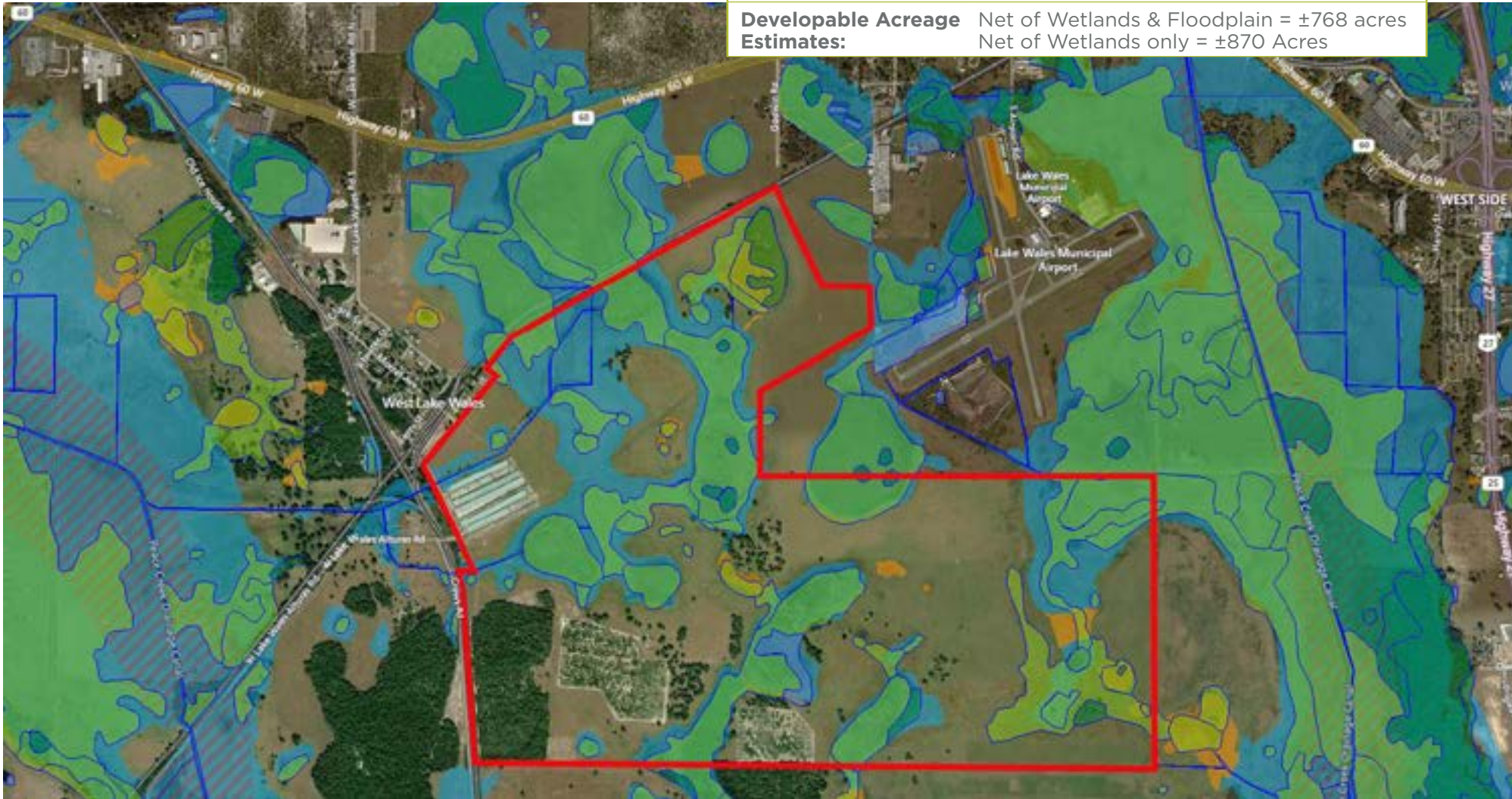
Permitted Uses: Annexation, comp plan amendment, and rezoning, required to be developed entirely as commercial/ industrial. ±4-6 month process according to municipality.

Asking Price: \$25,000,000



WETLANDS & FLOODPLAIN

Wetlands:	±333 acres; according to rough measurements based on the national wetland database.
Floodplain:	±435 acres; according to rough measurement based on FEMA mapping.
Developable Acreage Estimates:	Net of Wetlands & Floodplain = ±768 acres Net of Wetlands only = ±870 Acres

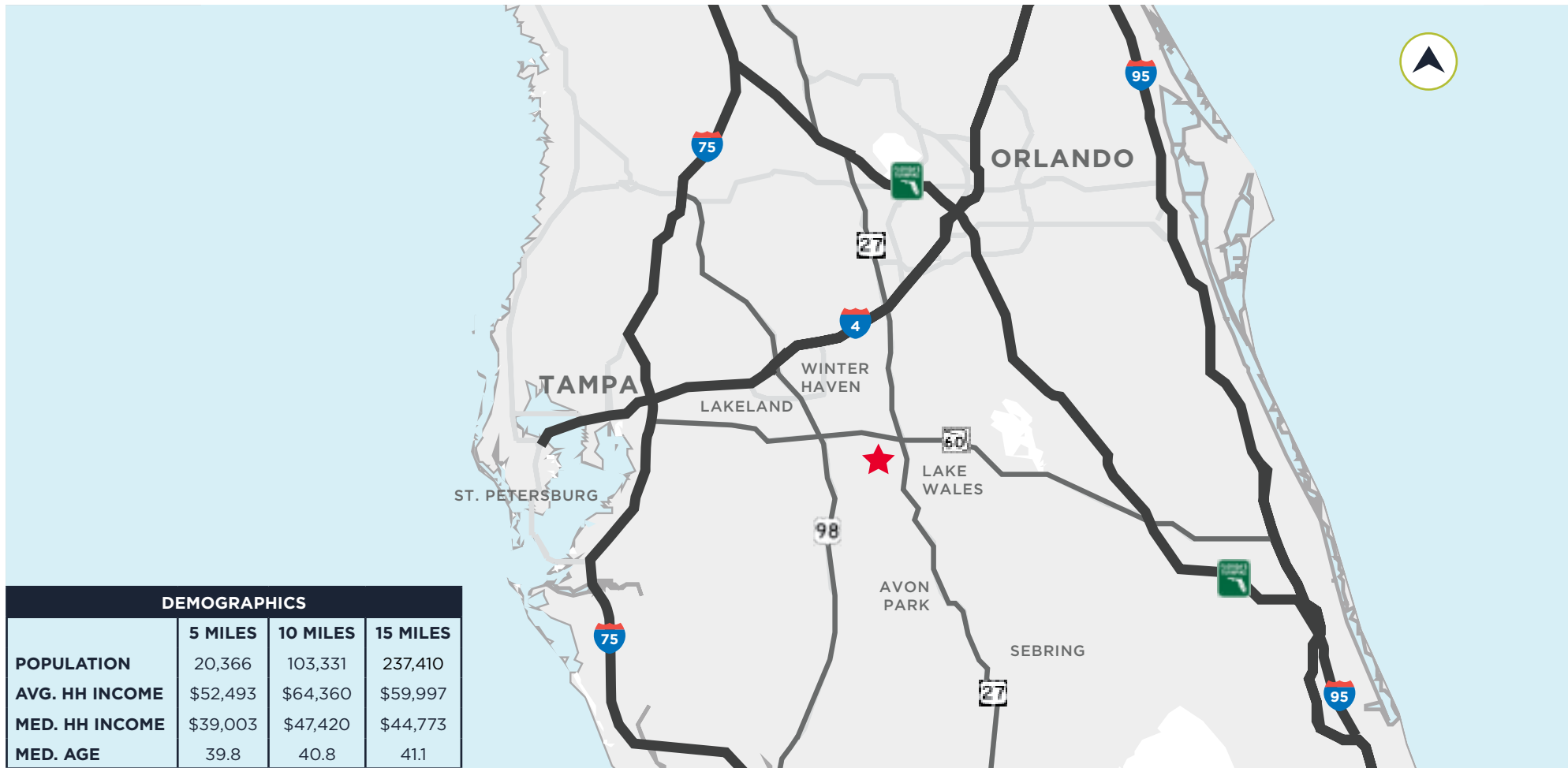


CENTRAL LOCATION

Centrally located between Orlando and Tampa, this property benefits from many features rarely found on one site in Florida. The most unique feature is the immediate access to three potential means of moving cargo: road, rail and potential air.

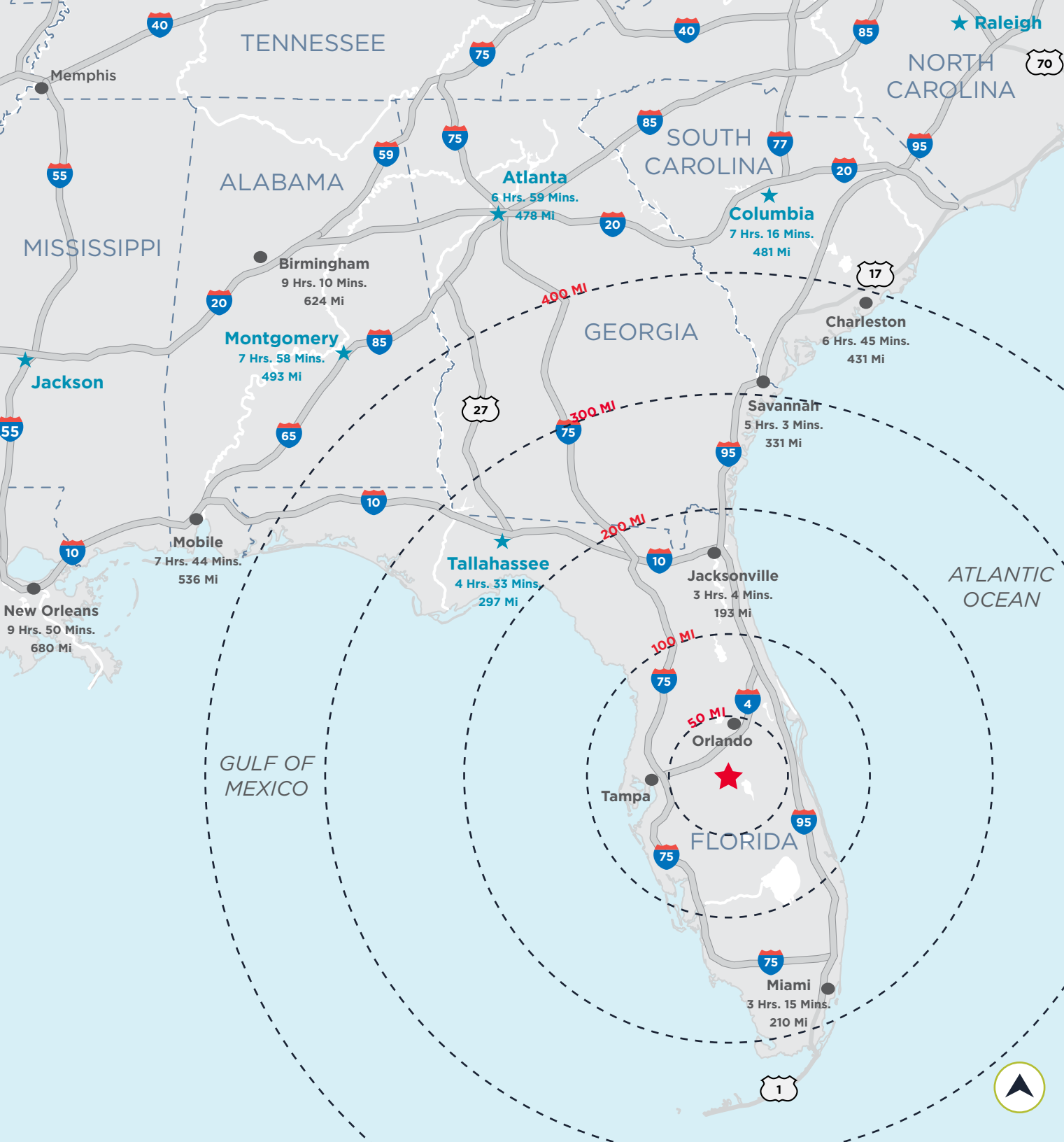
CSX CENTRAL FLORIDA INTERMODAL LOGISTICS CENTER (ILC)

CSX operates a state-of-the-art intermodal terminal about 10 miles away off SR 60 on 318 acres. Known as the Central Florida Intermodal Logistics Center (ILC), the terminal features five 3,000 foot loading tracks and two 10,000 foot arrival and departure tracks. It can process up to 300,000 containers a year. It opened in 2014.



DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
POPULATION	20,366	103,331	237,410
AVG. HH INCOME	\$52,493	\$64,360	\$59,997
MED. HH INCOME	\$39,003	\$47,420	\$44,773
MED. AGE	39.8	40.8	41.1



ORLANDO CBD

54 MI | 1 HR

TAMPA CBD

60 MI | 1 HR

PORT OF CANAVERAL

97 MI | 1 HR 41 MINS

PORT OF TAMPA

60 MI | 1 HR 4 MINS

PORT OF EVERGLADES

194 MI | 2 HRS 54 MINS

PORT OF MIAMI

211 MI | 3 HRS 14 MINS

TO JAXPORT

196 MI | 3 HRS 7 MINS

PORT OF SAVANNAH

333 MI | 5 HRS 4 MINS



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