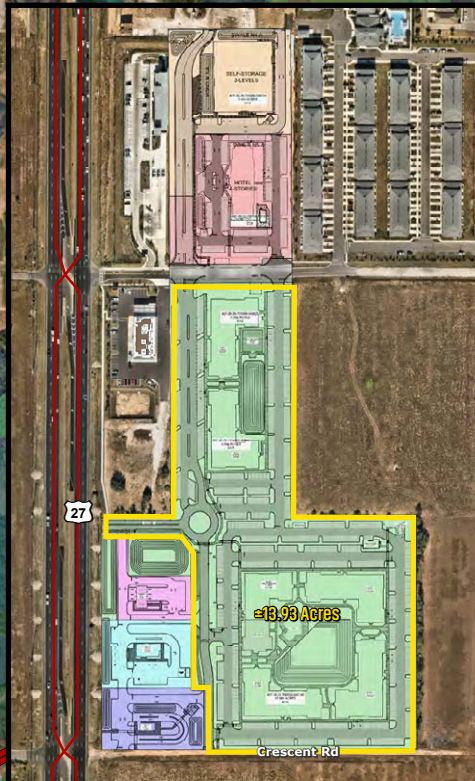


CITRUS RIDGE MULTIFAMILY LAND

SITE PLAN APPROVED FOR 300+ MULTIFAMILY UNITS

13.67± ACRES



amazon

RITZ CRISP
Anytime Fitness



JCPenney



Staples



Posner Village

CAVA



BEALLS

HomeGoods



PETSMART

KAY
JEWELERS

Burlington

Michaels
THE ARTS AND CRAFTS STORE

ROSS
DRESS FOR LESS

ULTA
BEAUTY

HOBBY
LOBBY



Marshalls

FIRST
WATCH

Panera
BREAD

Bath
Body
Works



DISCOUNT
TIRE



Subject

CONTACT FOR MORE INFORMATION

Mike Ripley
mripley@landadvisors.com
407.310.6701

Sean Myers
smyers@landadvisors.com
407.252.9802

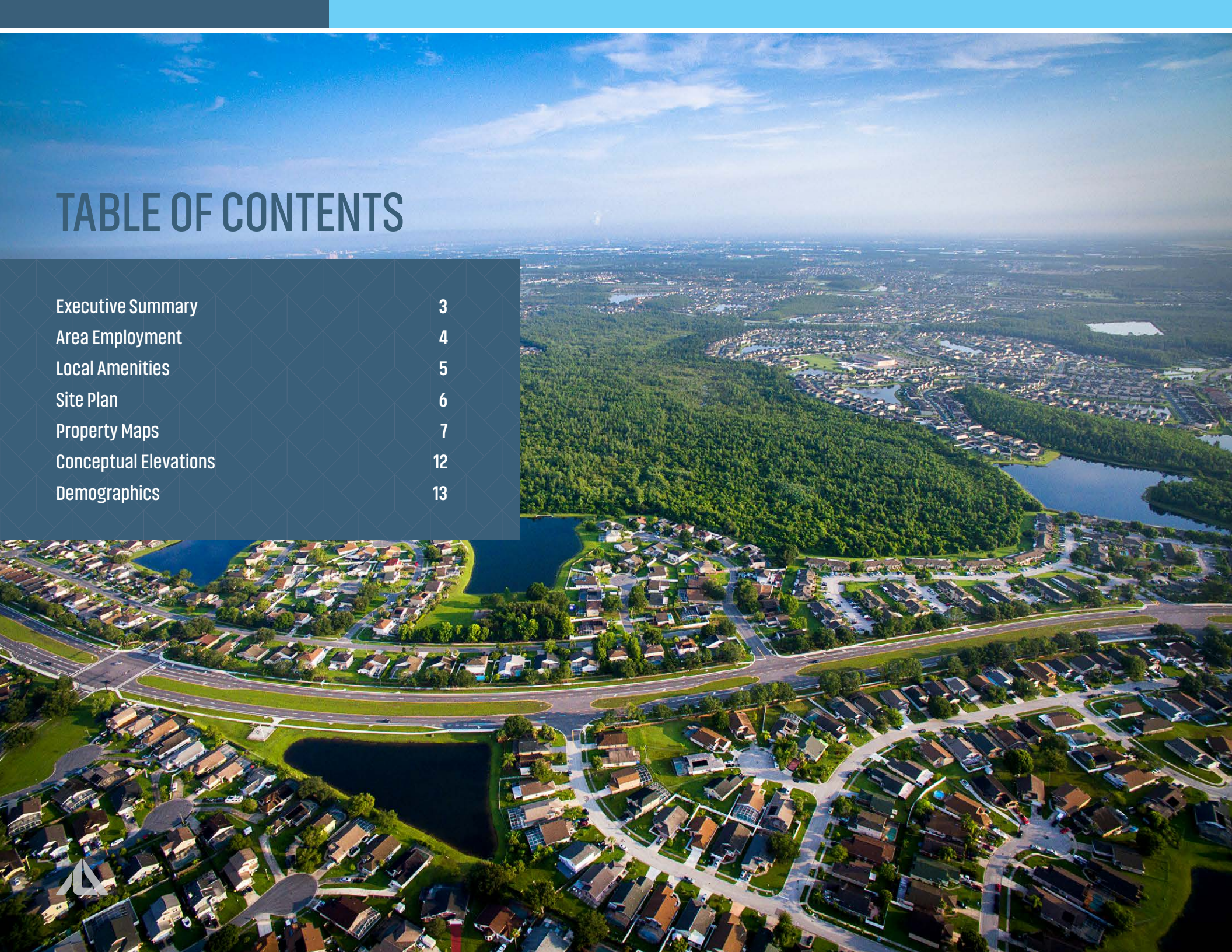
Jonah Niesenbaum
jniesenbaum@landadvisors.com
484.632.8541

 Land Advisors[®]
ORGANIZATION

407.425.5988 | LandAdvisors.com

TABLE OF CONTENTS

Executive Summary	3
Area Employment	4
Local Amenities	5
Site Plan	6
Property Maps	7
Conceptual Elevations	12
Demographics	13



EXECUTIVE SUMMARY



MUNICIPALITY Unincorporated Polk County

SIZE ±13.67 Acres

ZONING CT – Commercial Tourist

FUTURE LAND USE EC - Employment Center

PARCELS 27-26-20-705500-040020

SCHOOLS
Loughman Oaks Elementary (k-5)
Citrus Ridge Middle School (6-8)
Ridge Community High School (9-12)

TRAFFIC COUNT Average Annual Daily Traffic Count: 75,225 (U.S. Highway 27; Holly Hill Tank Road)
Source: 2025 Florida Department of Transportation Traffic Online

UTILITIES Potable Water & Sewer – Polk County Utilities

ASKING PRICE \$30,000 per unit

CONTACT
Mike Ripley | e: mripley@landadvisors.com p: 407.310.6701
Sean Myers | e: smyers@landadvisors.com p: 813.299.2587
Jonah Niesenbaum | e: jniesenbaum@landadvisors.com p: 484.632.8541



AREA EMPLOYMENT



The area benefits from a diverse and well-established employment base anchored by major employers across retail, healthcare, education, logistics, distribution, manufacturing and public services. Leading employers such as Publix Super Markets, Polk County School Board, Lakeland Regional Health, Walmart and Amazon collectively support tens of thousands of jobs, while a broad range of additional healthcare, industrial, logistics and service-oriented companies further strengthen the local economy. This diverse employment base reflects Polk County's strategic position along the I-4 corridor and provides a strong foundation for continued economic and population growth.

RANKING	POLK COUNTY TOP EMPLOYERS	EST. # OF EMPLOYEES	DESCRIPTION
1	Publix Super Markets	16,537	Headquarters, Distribution, Manufacturing and Super Markets
2	Polk County School Board	13,500	Administration, Staff and Educators
3	Lakeland Regional Health	8,279	Main Hospital and Clinic Operations
4	Walmart	5,523*	E-commerce, Distribution and Retail Stores
5	Amazon	5,500	Prime Air and Fulfillment Centers
6	BayCare	3,402	Hospital Locations and Services
7	Geico	2,941	Insurance Center
8	Polk County Board of County Commissioners	2,426	All County Operations
9	City of Lakeland	2,297	All City Operations
10	Winter Haven Hospital	2,130	Main Hospital and Clinic Operations
11	Watson Clinic	2,108	All Clinic Operations
12	Polk County Sheriffs Office	1,988	Administration, Staff and Deputies
13	Advent Health	1,712*	Hospital Locations and Services
14	Mosaic	1,580	Manufacturing and Office Operations
15	Legoland	1,500+*	Legoland Florida Resort and Hotels
16	Polk State College	1,250*	Administration, Staff and Educators

Publix



WATSON CLINIC



Walmart



GEICO

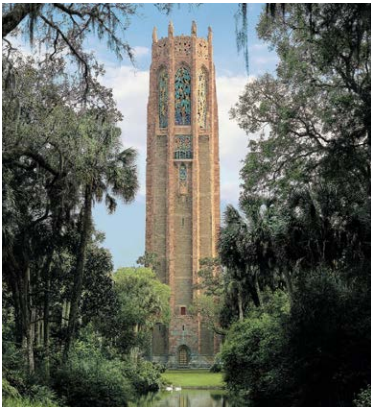


CENTRAL FLORIDA LOCAL AMENITIES



DISNEY & ATTRACTIONS

Proximity to Central Florida's attractions. Polk County sits in the geographic center of Florida's I-4 corridor, close enough to the region's world-famous theme parks to capture their economic gravity yet far enough to retain lower land costs and a genuine bedroom-community role. Walt Disney World Resort sits just across the eastern county line in Orange County — reachable in under 35 minutes from central Polk and just 10–15 minutes from the Davenport / Champions Gate corridor at the "Four Corners," where Polk, Orange, Osceola, and Lake counties meet. That same corridor puts Universal Orlando (including the new Epic Universe), SeaWorld Orlando, and Busch Gardens all within roughly 40 minutes, and Kennedy Space Center within about 75 minutes. Polk County is also a tourism destination in its own right: LEGOLAND Florida Resort and the adjacent Peppa Pig Theme Park in Winter Haven, along with Bok Tower Gardens, Bonnet Springs Park, and the Chain of Lakes, anchor an in-county visitor economy. Together, this cluster of attractions draws a massive, permanent regional workforce and 50-plus-million annual visitors to Central Florida — a durable demand engine for Polk County rental housing, where residents enjoy park access without the higher cost basis of the Orange County submarkets closer to the gates.



ART & CULTURE

Polk County, Florida has a diverse arts and culture scene, with museums, galleries, theaters, historic sites, and community arts centers throughout the county. Lakeland, Winter Haven, Bartow, and Lake Wales are major areas for cultural activities. Some notable places include the Polk County History Center, Lake Wales Arts Center, Theatre Winter Haven, and the Ashley Gibson Barnett Museum of Art. The county also has cultural heritage museums and historic sites that highlight African American history and Polk County's development.

Polk County is also known for its architecture and cultural landmarks. Florida Southern College in Lakeland has the largest collection of Frank Lloyd Wright-designed buildings on one campus, while Bok Tower Gardens in Lake Wales combines art, architecture, gardens, and music. Overall, Polk County offers many opportunities to experience visual arts, theater, music, history, and local culture.



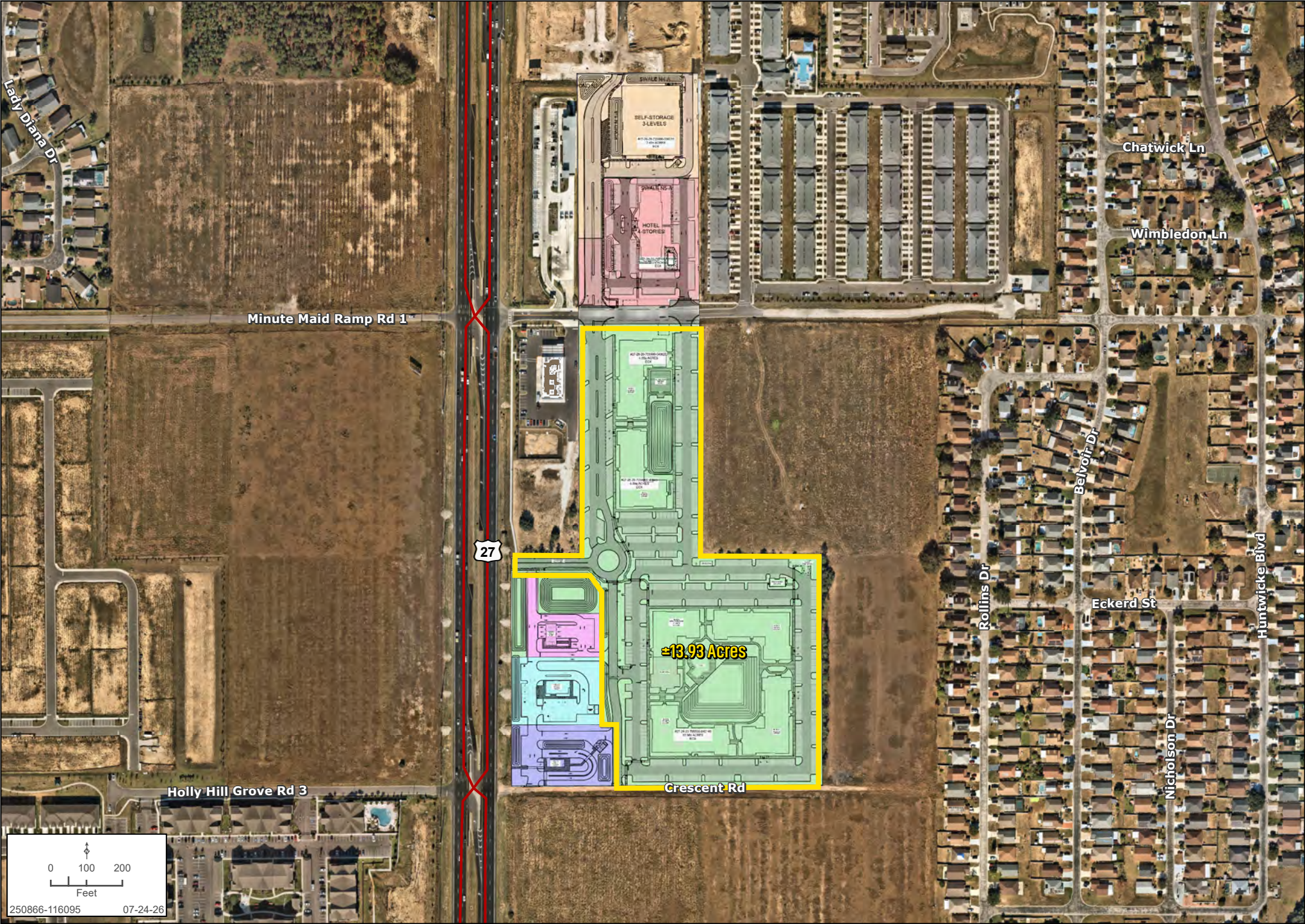
CONVENTION CENTER

Polk County can complement the convention infrastructure of Orange and Osceola counties by providing additional meeting, event, and destination options within the broader Central Florida market. The Orange County Convention Center (OCCC) is a major regional convention hub, hosting approximately 1.5 million delegates annually and generating significant economic activity throughout Central Florida. Rather than competing directly with the scale of the OCCC, Polk County can position its convention and event facilities as an extension of the regional convention experience, offering smaller-scale meetings, specialty events, sports tournaments, retreats, and unique off-site experiences.

Polk County has facilities such as RP Funding Center in Lakeland, AdventHealth Fieldhouse and Conference Center in Winter Haven, and SUN 'n FUN Expo Campus that can support conventions, expos, sporting events, and other group activities. This creates an opportunity to market Polk County alongside the larger convention destinations in Orange and Osceola counties as part of a Central Florida meetings and events network. Convention attendees staying in the Orlando area could be encouraged to extend their trips into Polk County for sports, cultural attractions, outdoor recreation, and specialty events, helping distribute visitor spending throughout the region while giving planners more options for programming and post-convention experiences.

SITE PLAN | CITRUS RIDGE MULTIFAMILY

Mike Ripley | Sean Myers | 407.425.5988 | landadvisors.com



[illegible]

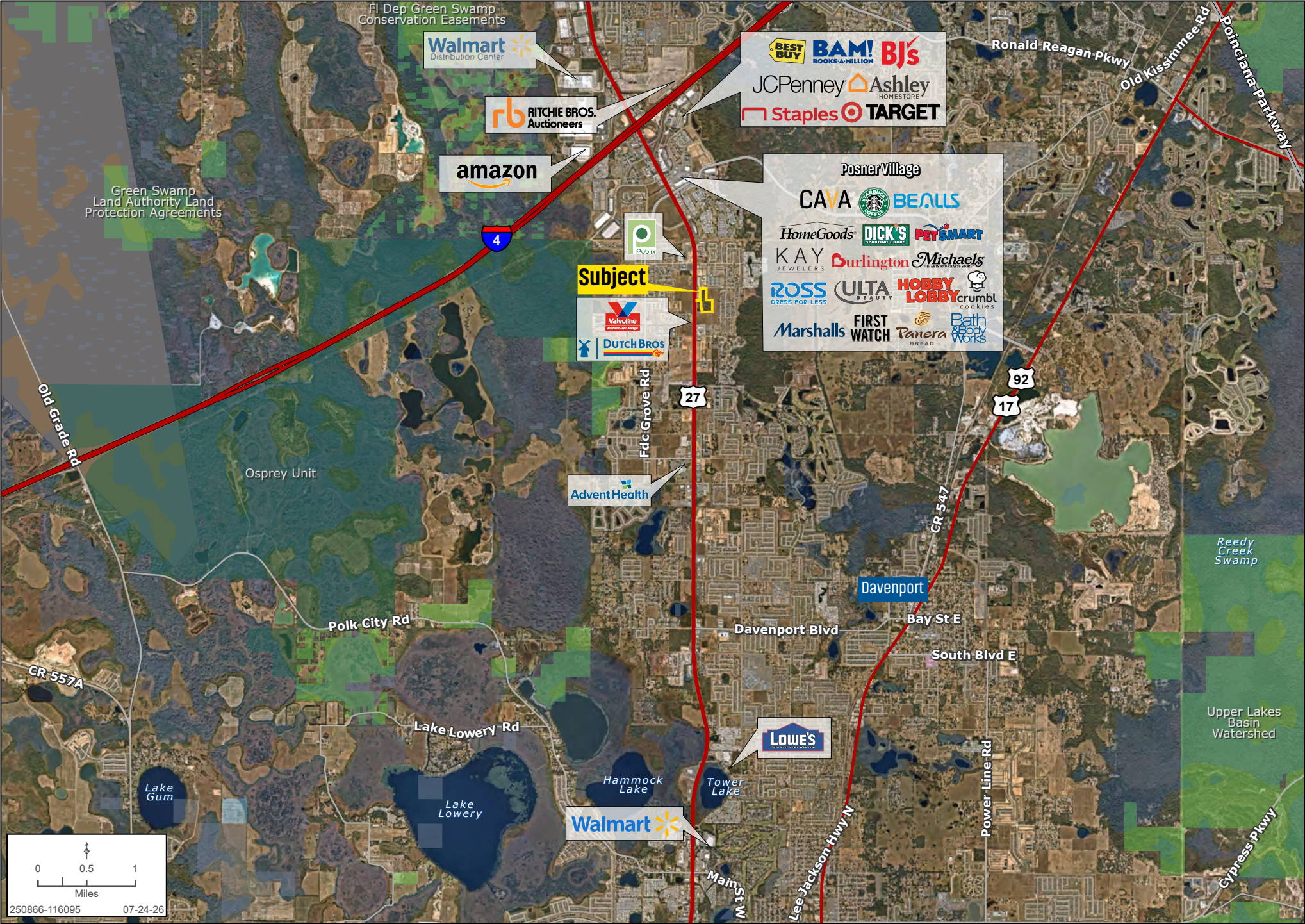
DETAIL | CITRUS RIDGE MULTIFAMILY

Mike Ripley | Sean Myers | 407.425.5988 | landadvisors.com



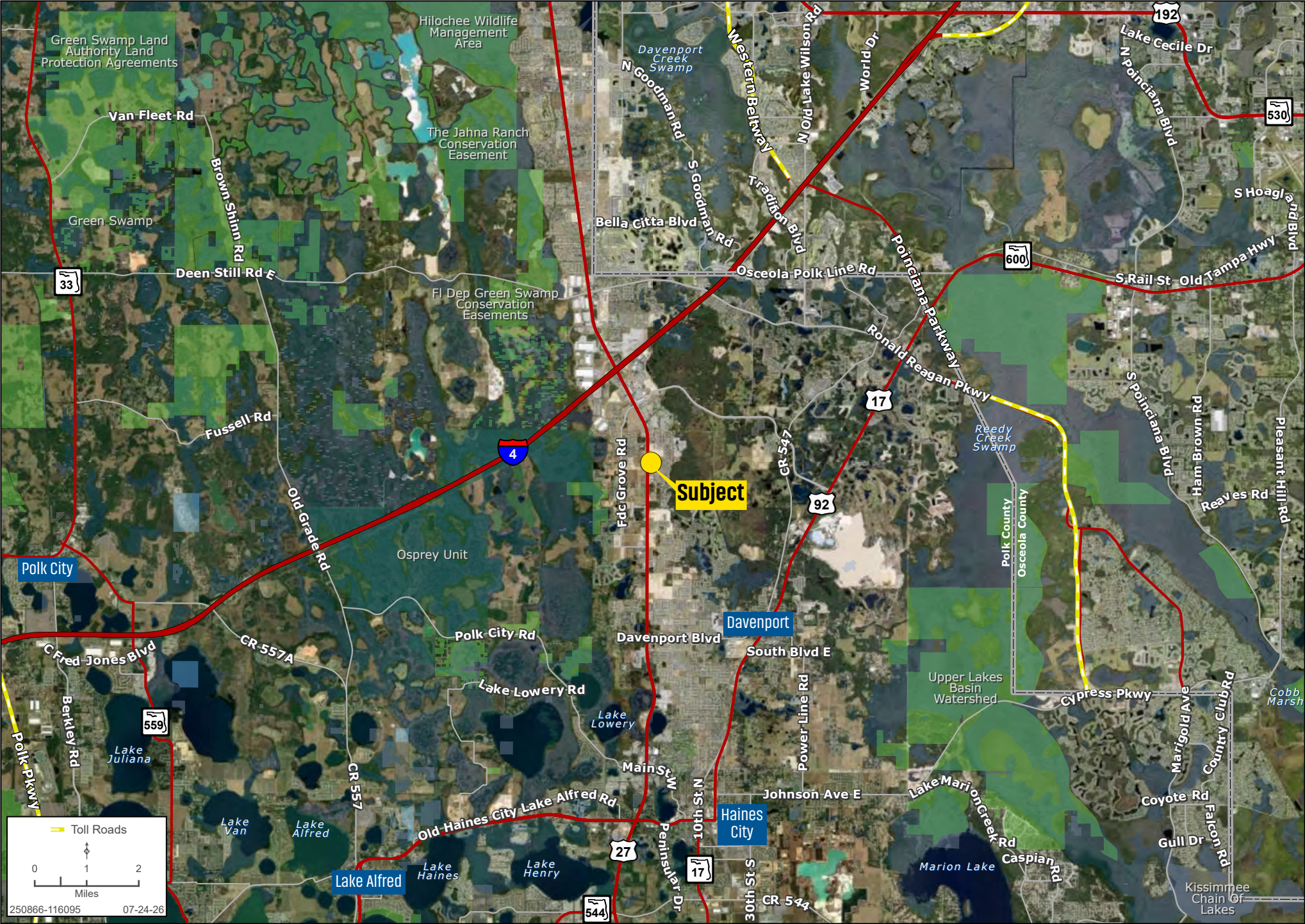
RETAIL | CITRUS RIDGE MULTIFAMILY

Mike Ripley | Sean Myers | 407.425.5988 | landadvisors.com



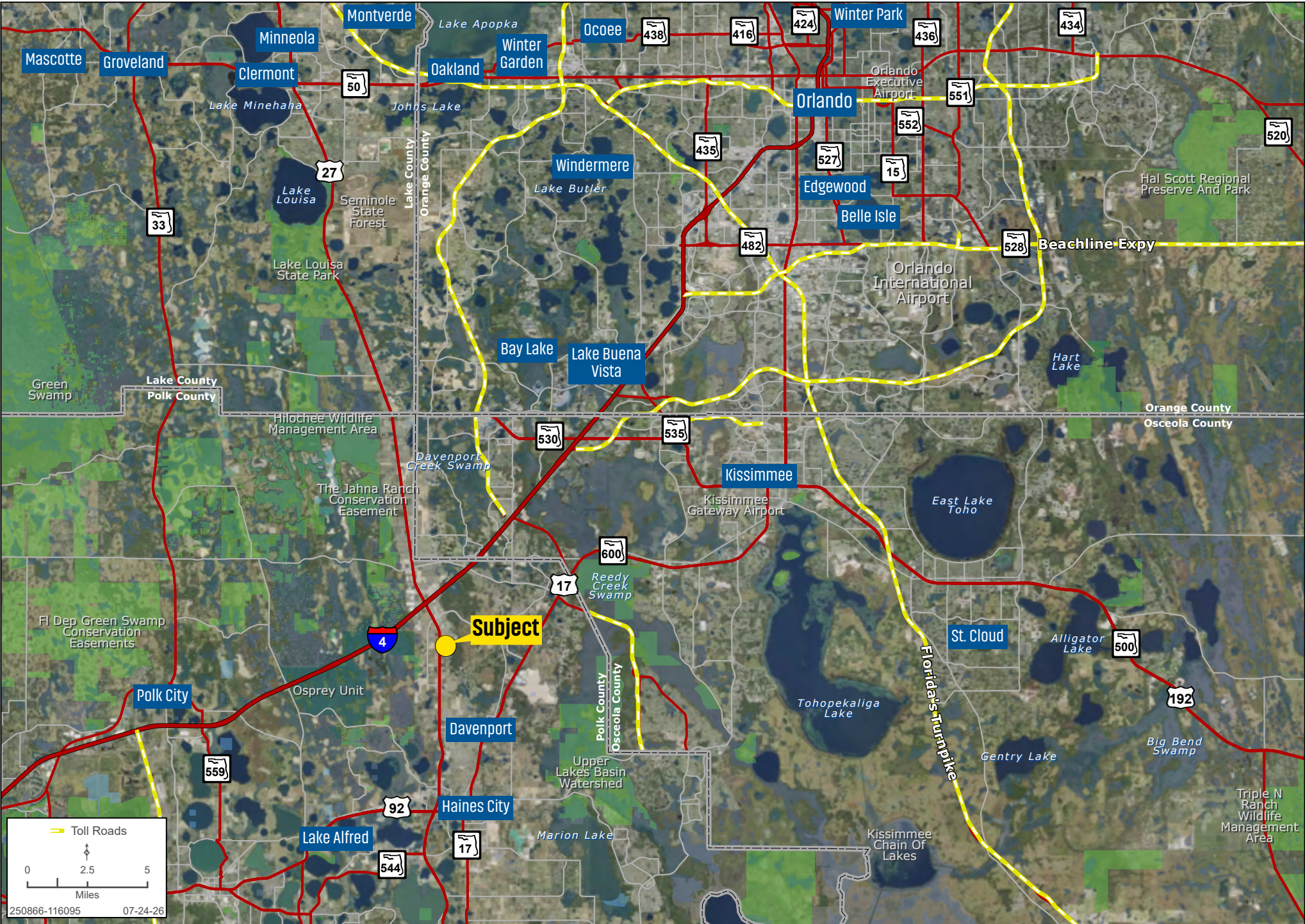
REGIONAL | CITRUS RIDGE MULTIFAMILY

Mike Ripley | Sean Myers | 407.425.5988 | landadvisors.com



METRO | CITRUS RIDGE MULTIFAMILY

Mike Ripley | Sean Myers | 407.425.5988 | landadvisors.com



CONCEPTUAL ELEVATION



5 MILE RADIUS DEMOGRAPHICS



2026 Total Population

	3 MILES	5 MILES
2026 Total Population	37,672	94,467
2031 Projected Population	41,897	106,377
2026 Total Daytime Population	29,674	70,161
2026 Employees	18,369	49,079



Population 25+ by Education

	3 MILES	5 MILES
Some College/No Degree	20.3%	20.8%
Associates Degree	12.6%	12.0%
Bachelors Degrees	21.9%	22.3%
Masters/Professional/Doctorate Degrees	7.1%	8.9%



Household Income and Size

	3 MILES	5 MILES
2026 Average Household Income	\$106,360	\$106,908
2031 Average Projected Household Income	\$122,301	\$122,637
2026 Total Households	14,358	34,682
2031 Projected Total Households	16,089	39,262
2026 Average Household Size	2.61	2.71

Population by Year (within 5 miles)

2031 PROJECTED

39,262



2026

34,682



2010

10,102



POLK COUNTY DEMOGRAPHICS



Household Income and Size

CITY	INCOME
2026 Average Household Income	\$94,597
2031 Average Projected Household Income	\$108,605
2026 Total Households	331,547



Age Distribution

AGE RANGE	POPULATION
0-4	5.3%
15-24	12.4%
25-34	12.7%
55-64	12.0%
85 and over	2.3%
Median Age	36.0



Population 25+ by Education

GRADE	POPULATION
Grade K-12 (no diploma)	6.3%
High School Graduate	27.6%
Some College (no diploma)	19.1%
Associate's Degree	11.5%
Bachelor's Degree	17.2%
Graduate Degree	8.4%

Population by Year (Osceola County)

2031 PROJECTED
967,904



2026
870,943



2020
725,046



The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. FLPolk250866 - 08.31.2026.



LandAdvisors.com