

UNIVERSITY PARK @ BRIDGEWATER

171-ACRE MULTI-USE DEVELOPMENT SITE
STATE ROAD 33 • LAKELAND, FLORIDA



LAND FOR SALE



FIRST PARK AT
BRIDGEWATER



SIGNIFICANT INDUSTRIAL AND RESIDENTIAL DEVELOPMENT POTENTIAL

SITE DESCRIPTION - INDUSTRIAL USE

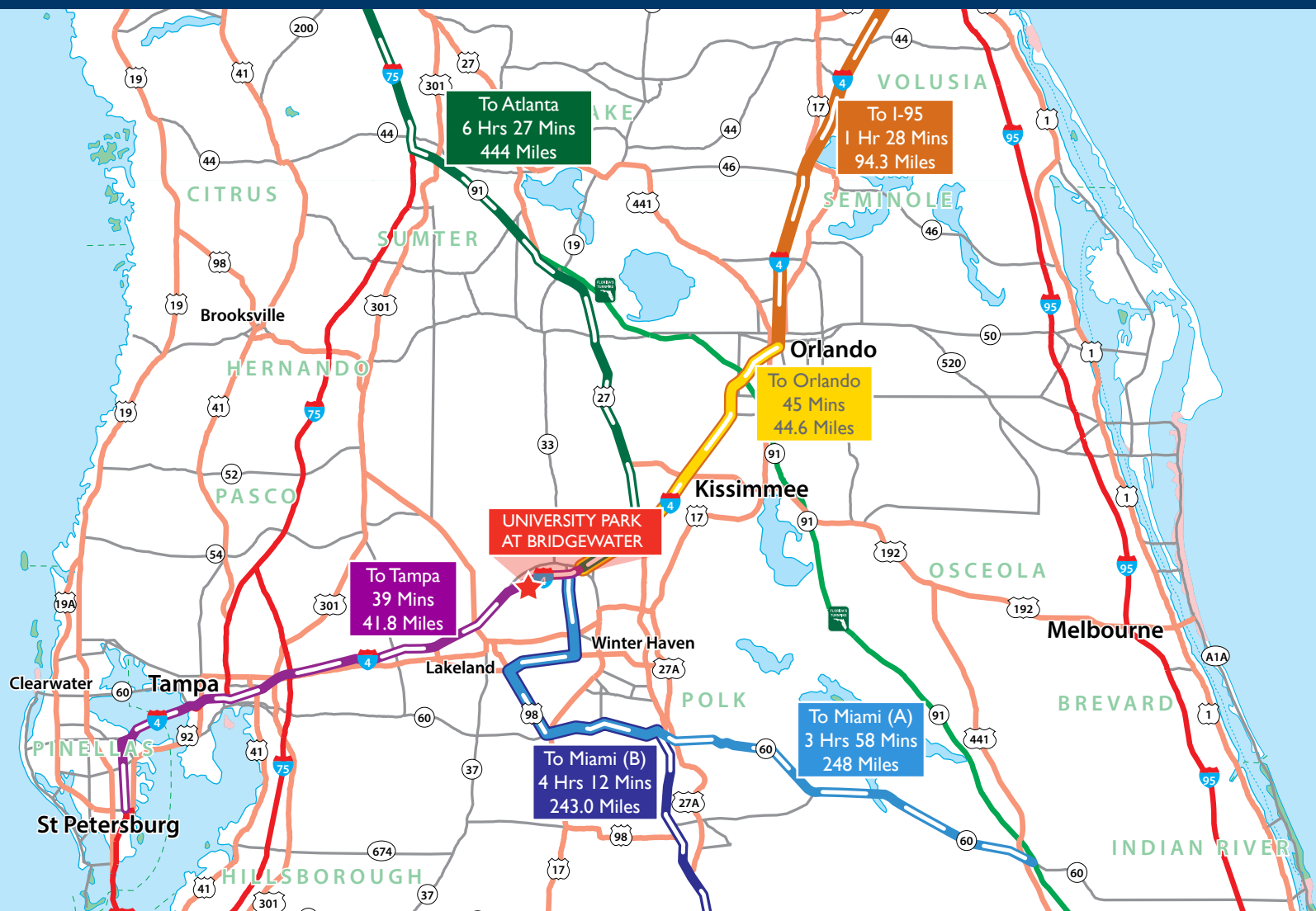
University Park @ Bridgewater is a proposed bulk distribution park that is centrally located in the “logistical center” of the State of Florida. The site features access to nearly nine million consumers within a 100 mile radius, and is situated within four hours’ drive-time of every major city in Florida. The property offers excellent access to Tampa-Orlando via Interstate 4, and offers expansion capabilities, as well as an abundant access to labor. The site is also in close proximity to the new CSX inter-modal facility in Winter Haven.

Although currently entitled for approximately 65 acres of industrial use property, the City of Lakeland has established their intent to increase and maximize the amount of business park use on this site. Stated intent has been up to 105 acres of industrial, but with the proper plan and use, this percentage could shift subject to the motivations of the prospective buyer. Though there are currently 65 acres immediately available allocated to industrial use, the additional industrial acreage would require a FLU (future land use) change, which is anticipated to be approximately a six month process (City of Lakeland). With the ideal logistic positioning and the ability to flex into useable acreage, there is little question of the premier status of University Park at Bridgewater.

SITE SUMMARY	
Location:	SR 33, Lakeland, FL
Site Size:	±171 Total Acres
Future Land Use:	BP and RLD
Sewer:	City of Lakeland
Water:	City of Lakeland
Electric:	Lakeland Electric

SITE HIGHLIGHTS
Premier Central Florida distribution location
Less than one mile from Interstate 4
Direct access to State Road 33
City utilities at site
Potential for increasing industrial acreage

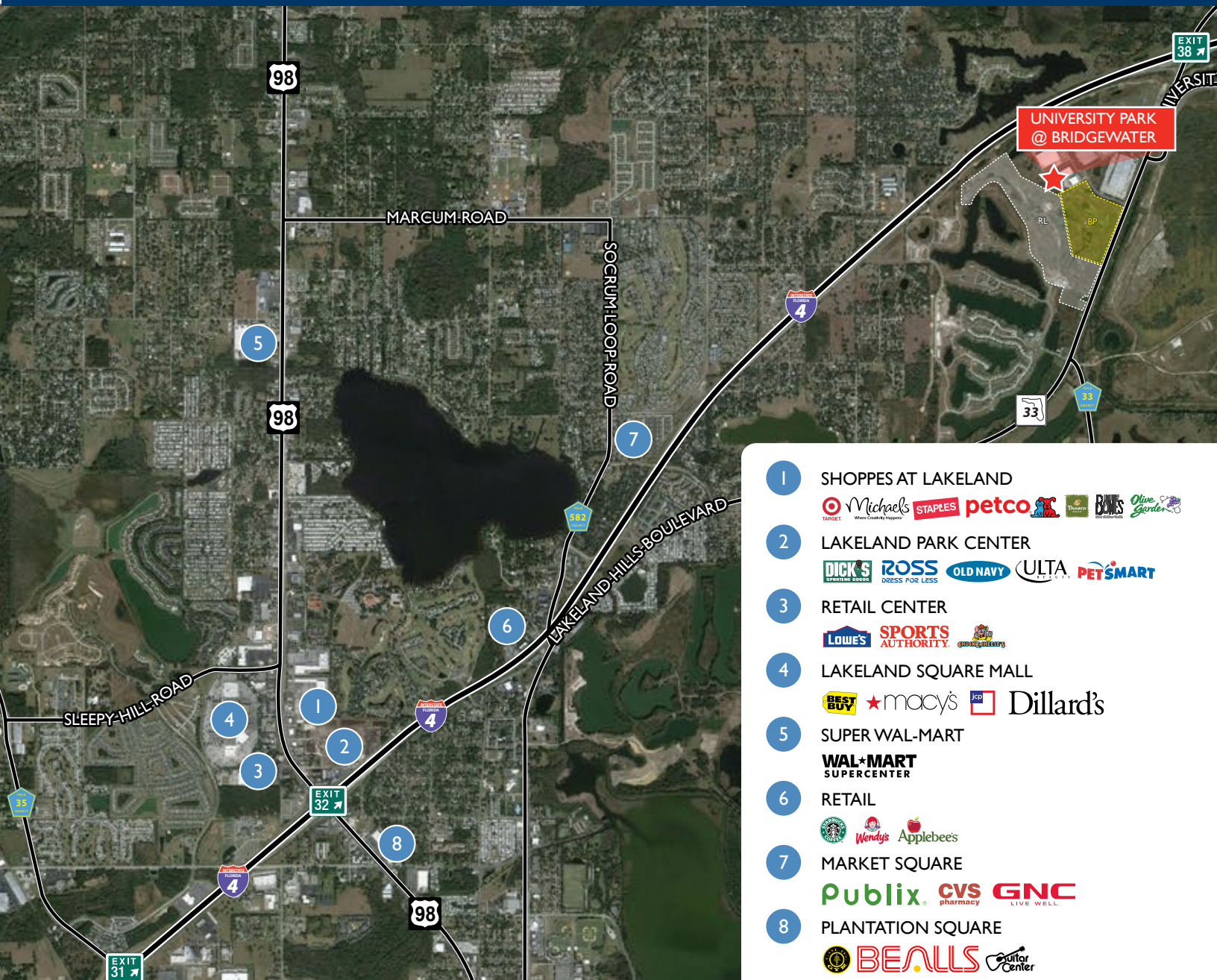
FLORIDA DISTRIBUTION LOCATION DRIVE-TIME MAP



SITE DESCRIPTION - RESIDENTIAL USE

171-ACRE MULTI-USE
DEVELOPMENT SITE

LOCAL AMENITIES



The residential portion of University Park @ Bridgewater currently consists of ± 116 acres with a future land use of *Residential Low Density* (0 - 5 dwelling units/acre). With over 1,000 front feet on State Road 33 as well as frontage on Interstate 4, the residential acreage boasts excellent exposure and location.

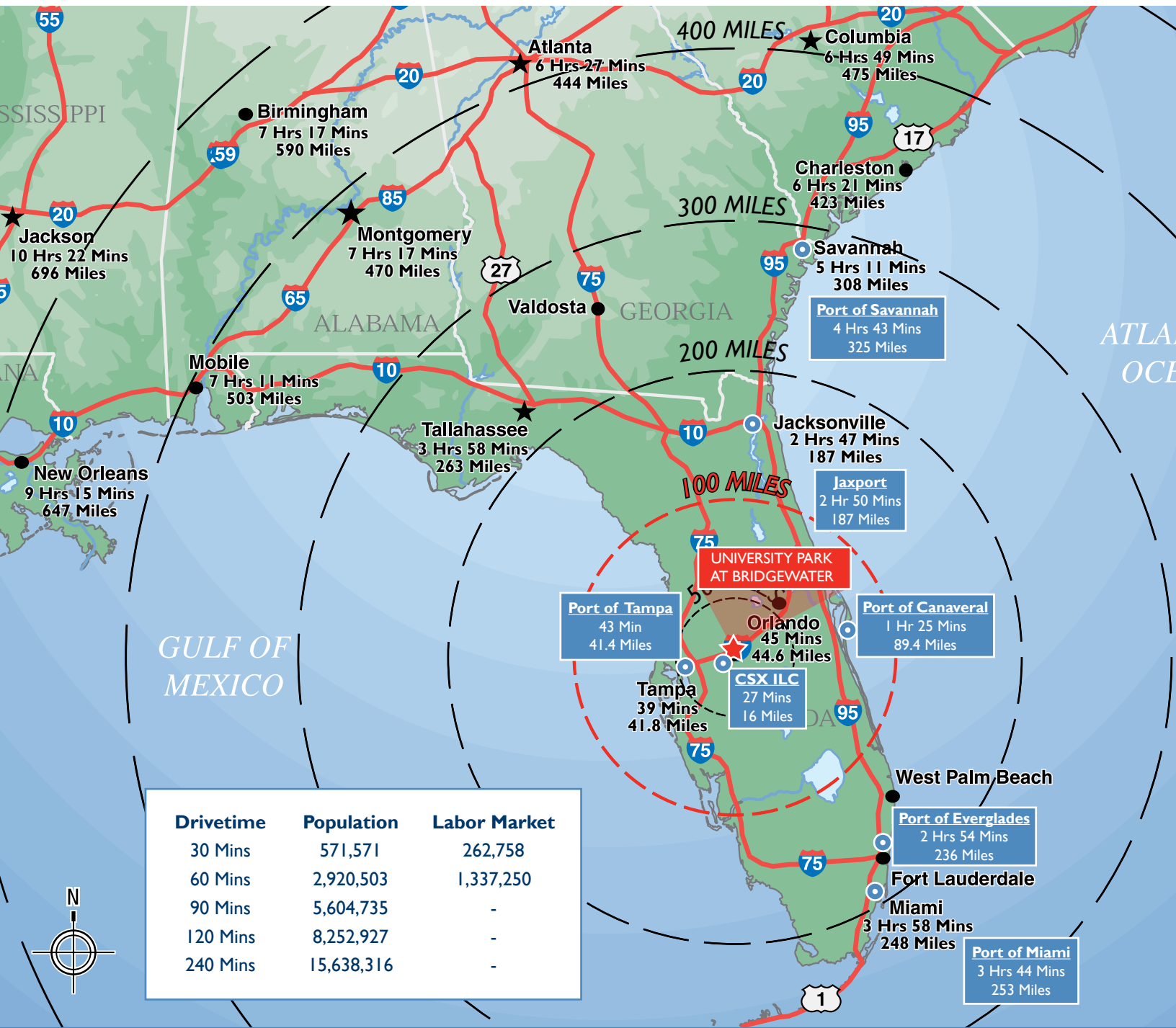
The residential acreage is adjacent to Green Pointe Homes' 606-acre lakefront community, Bridgewater Lakes. This proximity will provide shared access by way of Bridgewater Lakes Way and Great Bear Drive once the roads are dedicated to the City, which is currently in process.

SCHOOLS

Wendell Watson Elementary

Lake Gibson Middle School

Tenoroc Senior High School



For more information, please contact:

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