

Berlinte Hires, CCIM, SIOR
B7 Realty
(407) 373-5252
berlinte@b7realty.com
Lic: BK3157606



Bryan's Auto, Truck &
Collision Repair Center



OFFERING MEMORANDUM

16405 US HWY 27
Lake Wales, FL 33859

LAKE WALES HWY 27 DEVELOPMENT SITE



CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Business Map

03 Property Description

Parcel Map

04 Demographics

Demographics

05 Company Profile

Company Bio

Advisor Profile

Exclusively Marketed by:



Berlinte Hiresh, CCIM, SIOR

B7 Realty

(407) 373-5252

berlinte@b7realty.com

Lic: BK3157606



Brokerage License No.: BK3157606

www.b7realty.com



| | |
|----|--------------------|
| 01 | Executive Summary |
| | Investment Summary |

OFFERING SUMMARY

| | |
|--------------|--|
| ADDRESS | 16405 US HWY 27 Lake Wales FL 33859 |
| LAND ACRES | 14.51 |
| ZONING TYPE | Industrial & Commercial |
| # OF PARCELS | 3 |

DEMOGRAPHICS 2 MILE 3 MILE 5 MILE

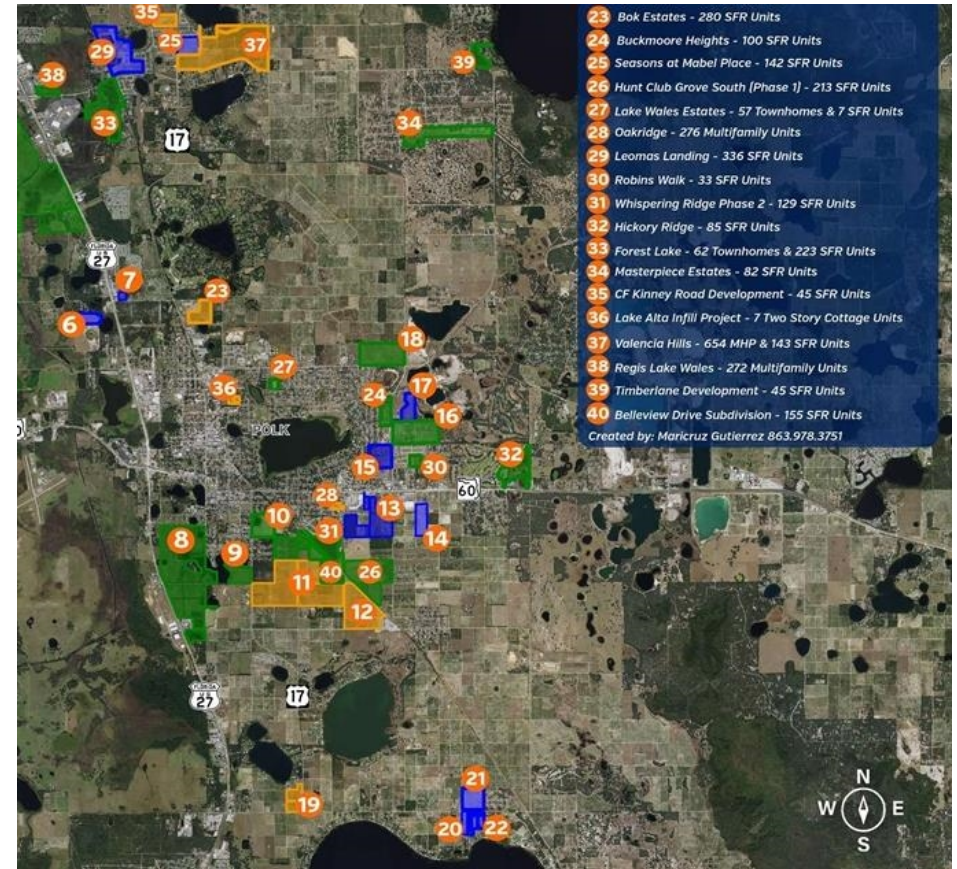
| | | | |
|------------------------|----------|----------|----------|
| 2025 Population | 3,524 | 11,230 | 24,322 |
| 2025 Median HH Income | \$49,437 | \$47,004 | \$52,236 |
| 2025 Average HH Income | \$68,017 | \$65,097 | \$71,324 |

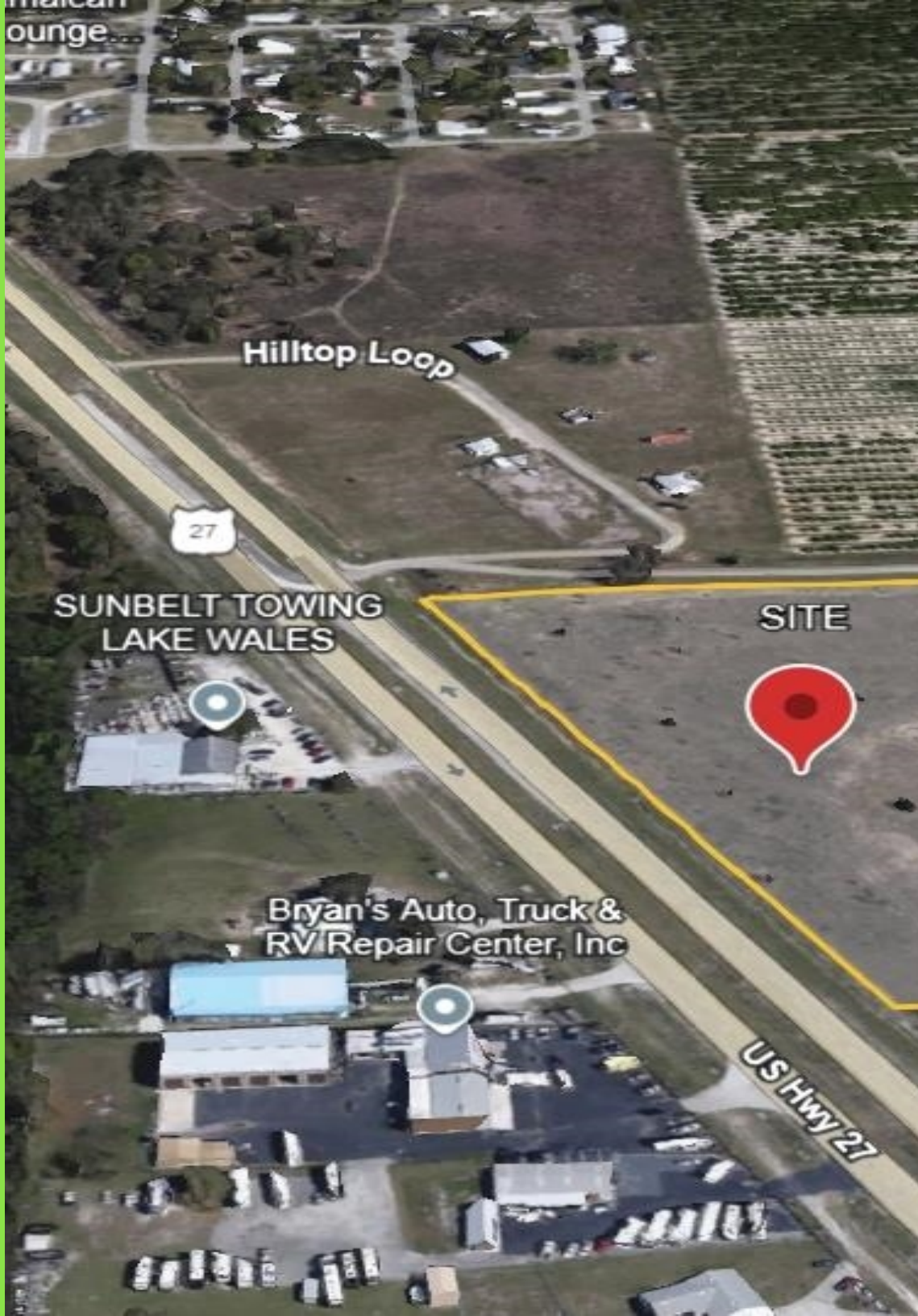
HWY 27 Lake Wales Prime Development Site

- Assemblage of three parcels: 7.75 acres Industrial zoning; 6.76 acres Commercial zoning.
- Picture a canvas of opportunity awaiting your visionary touch, where a retail haven, a dynamic mixed-use hub, or a versatile industrial flex space could flourish and thrive. Let your investment dreams take flight on this prime piece of real estate, ready to elevate your portfolio to new heights.
- Imagine the possibilities for development on this expansive piece of land, boasting a generous size and a location that is primed for success. Whether you envision a retail complex, a mixed-use development, or an industrial flex, this property provides the canvas for your investment dreams to become a reality.
- Strategically positioned along the bustling thoroughfare of HWY 27 in the vibrant community of Lake Wales, this prime land property beckons savvy investors seeking exceptional development opportunities.



- Unrivaled location offering high visibility and accessibility. This site is primed for lucrative development projects that promise to yield impressive returns.
- Discover the untapped potential of this prime commercial land at 16405 US HWY 27!

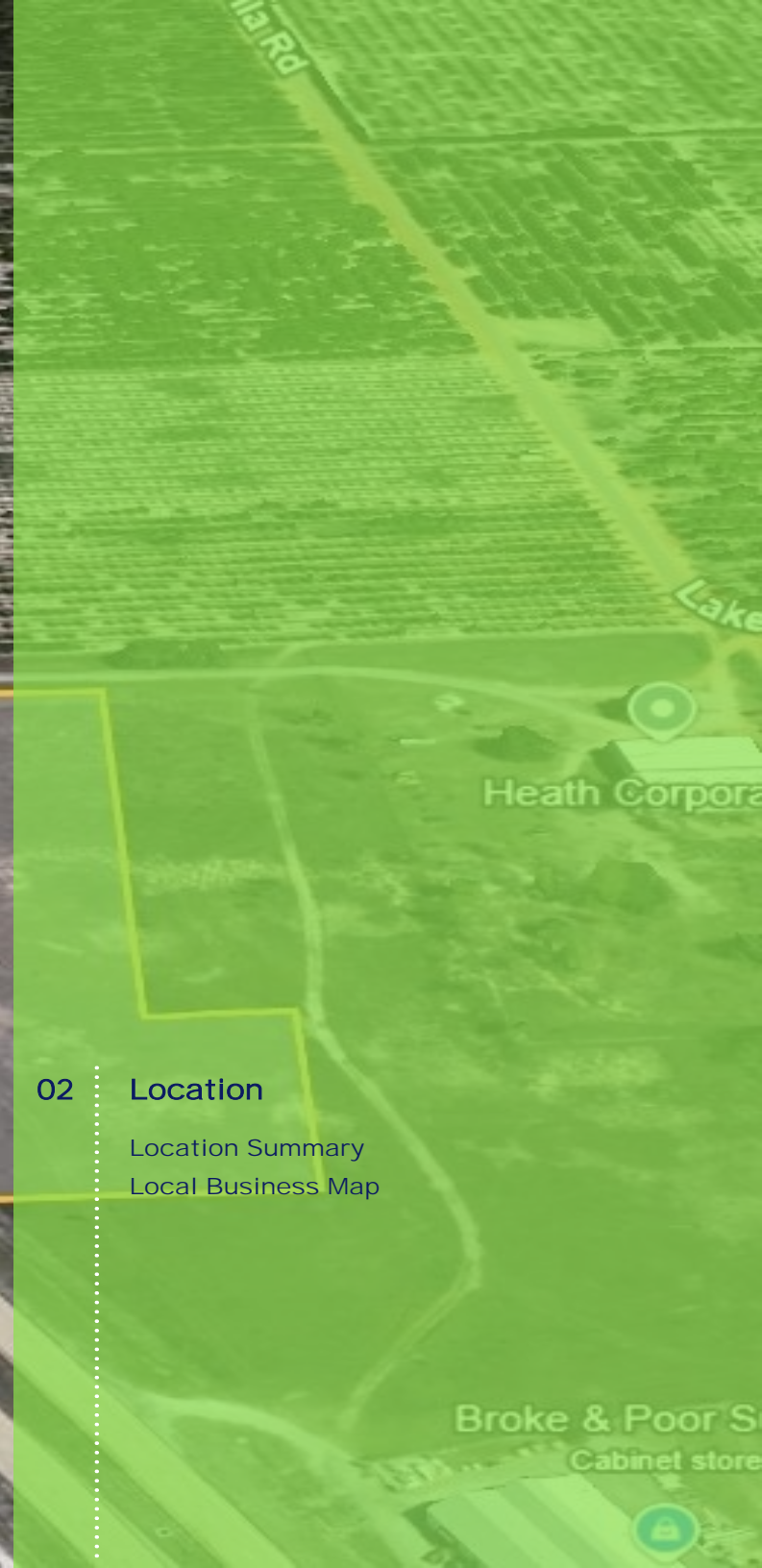




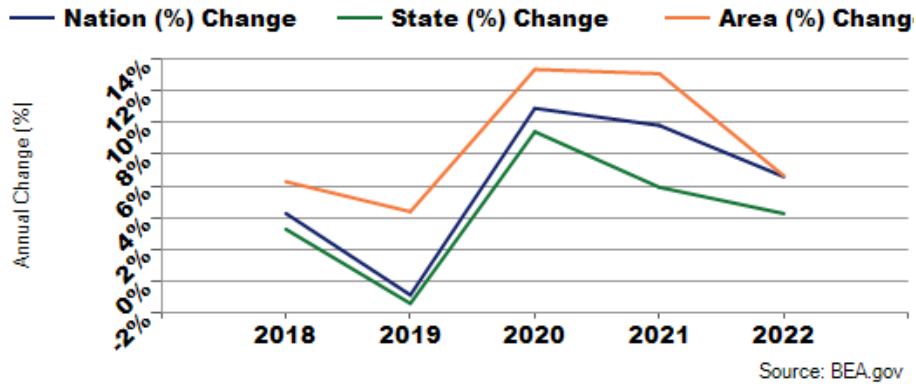
02

Location

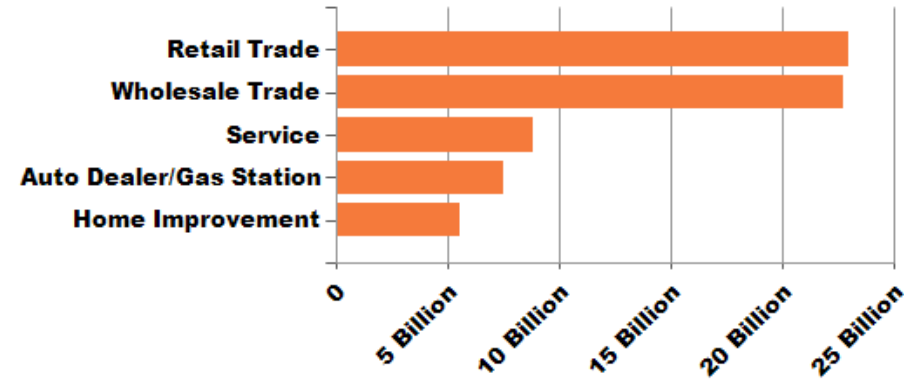
Location Summary
Local Business Map



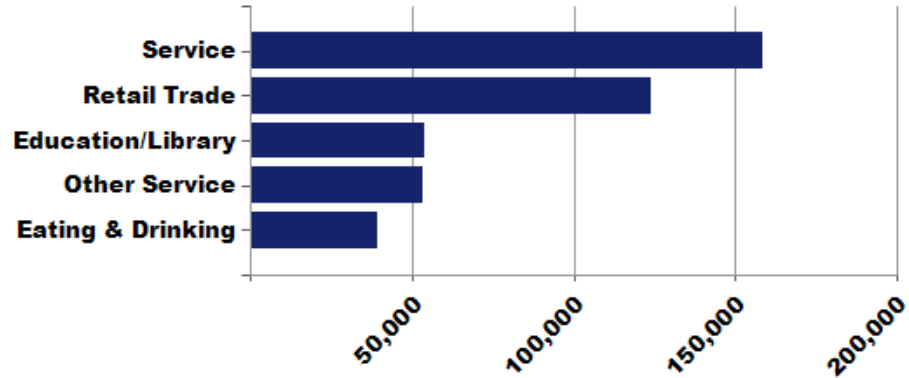
Polk County GDP Trend



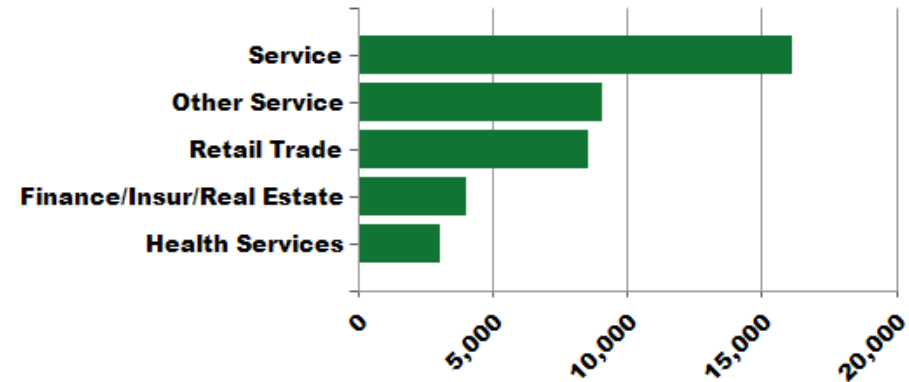
Major Industries by Sales Amount

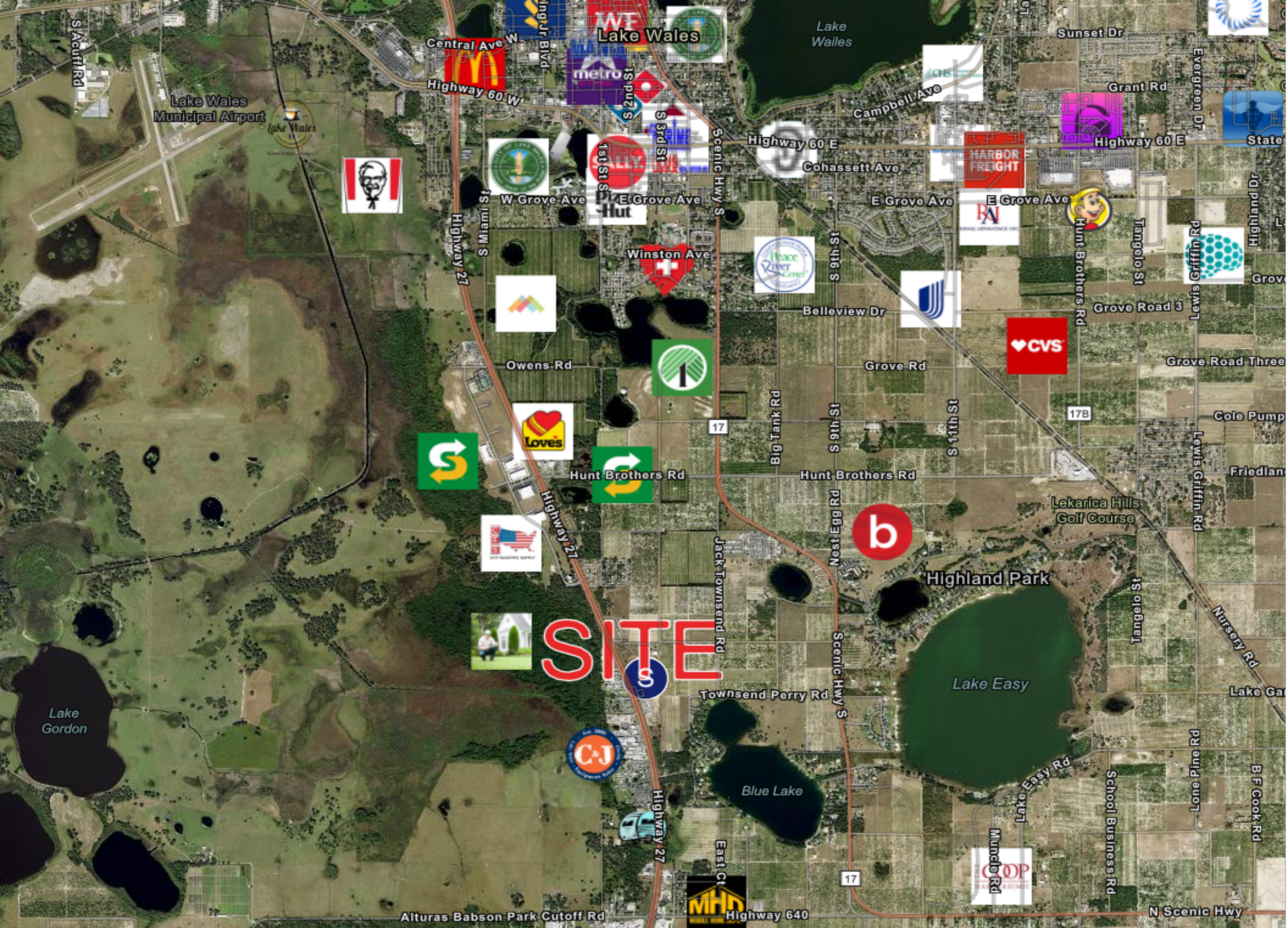


Major Industries by Employee Count



Major Industries by Business Count







LAKE WALES



o, Truck &
air Center



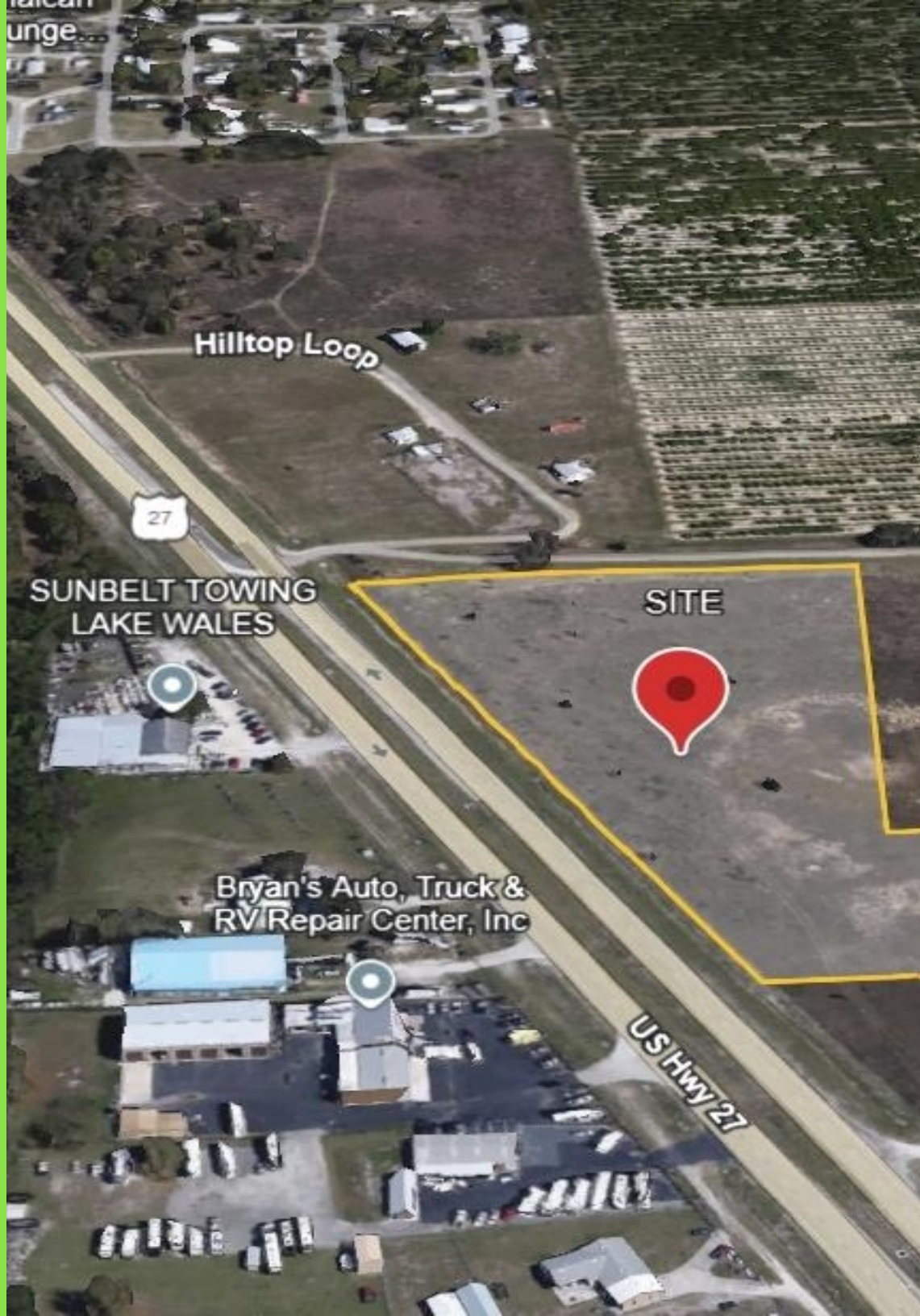
03 Property Description

Parcel Map





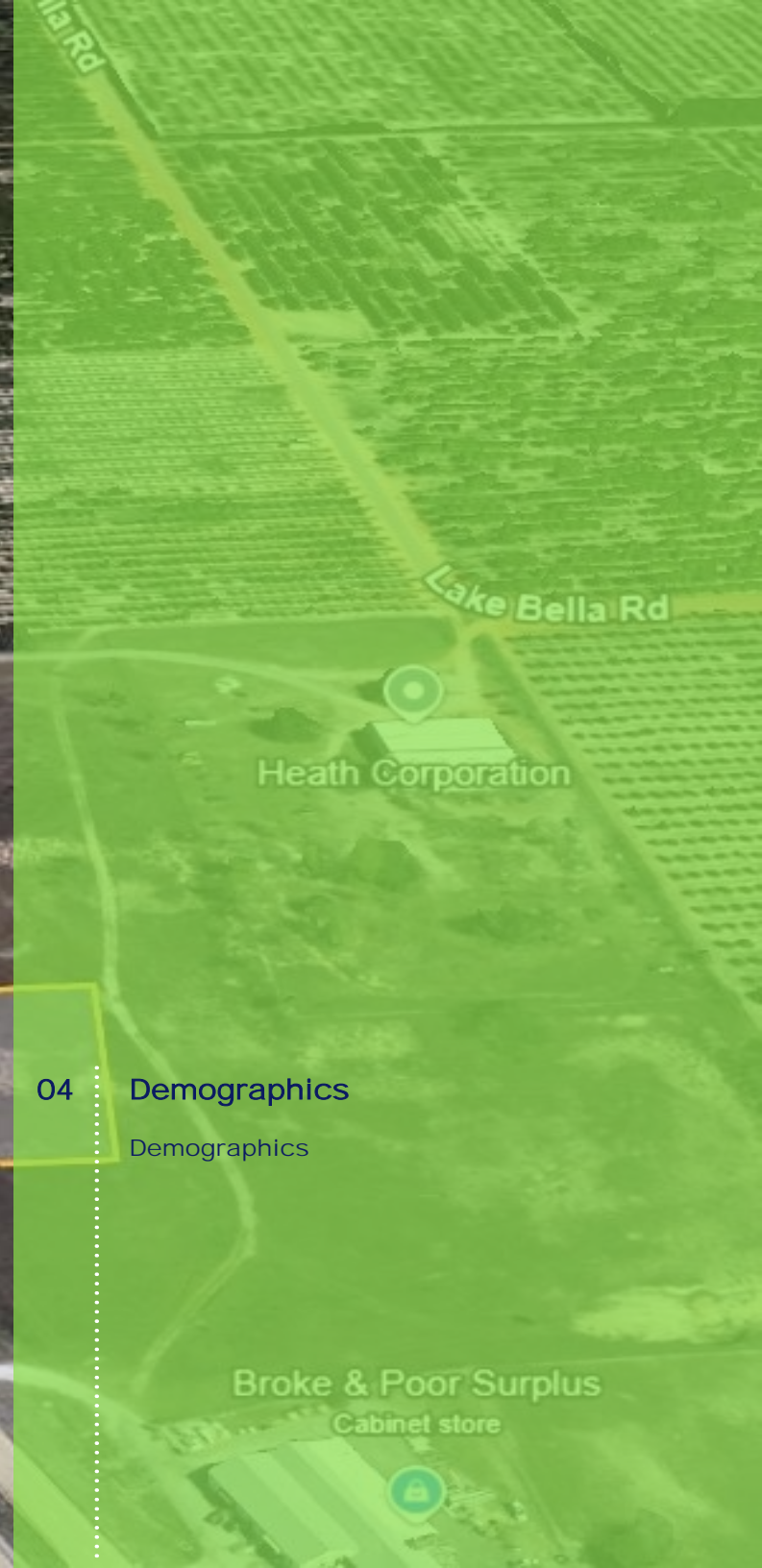
MB-4-PG-08-74



04

Demographics

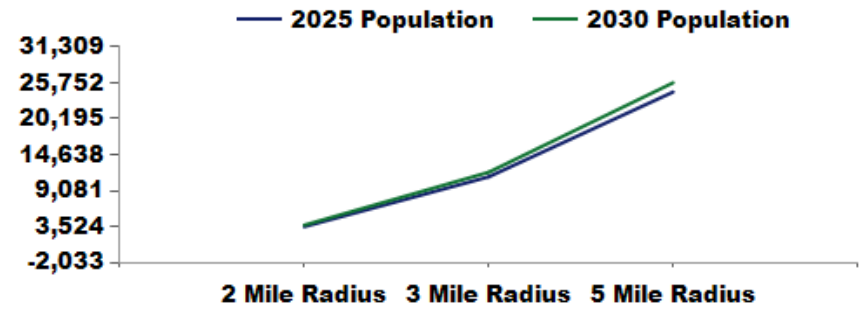
Demographics



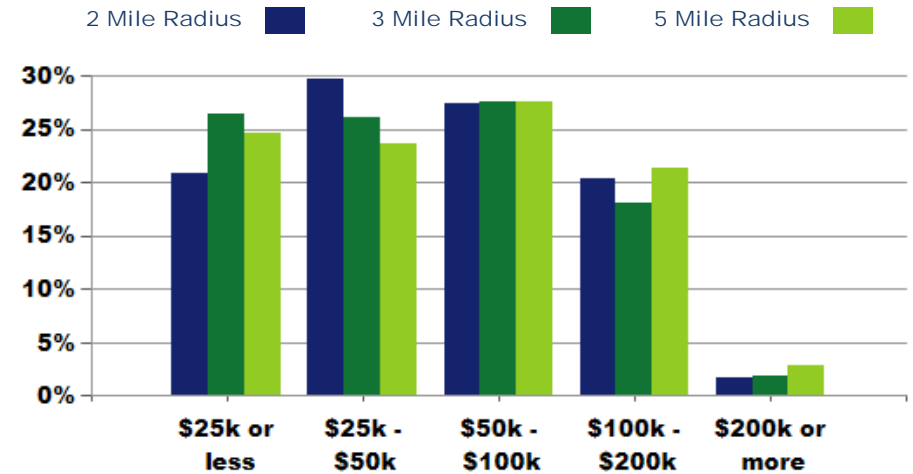
| POPULATION | 2 MILE | 3 MILE | 5 MILE |
|-----------------|--------|--------|--------|
| 2000 Population | 2,809 | 8,998 | 20,803 |
| 2010 Population | 2,943 | 9,399 | 21,236 |
| 2025 Population | 3,524 | 11,230 | 24,322 |
| 2030 Population | 3,774 | 11,941 | 25,752 |

| 2025 HOUSEHOLD INCOME | 2 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|----------|
| less than \$15,000 | 148 | 674 | 1,379 |
| \$15,000-\$24,999 | 155 | 441 | 882 |
| \$25,000-\$34,999 | 133 | 422 | 928 |
| \$35,000-\$49,999 | 300 | 683 | 1,248 |
| \$50,000-\$74,999 | 223 | 662 | 1,303 |
| \$75,000-\$99,999 | 175 | 502 | 1,229 |
| \$100,000-\$149,999 | 230 | 556 | 1,484 |
| \$150,000-\$199,999 | 67 | 210 | 486 |
| \$200,000 or greater | 25 | 81 | 258 |
| Median HH Income | \$49,437 | \$47,004 | \$52,236 |
| Average HH Income | \$68,017 | \$65,097 | \$71,324 |

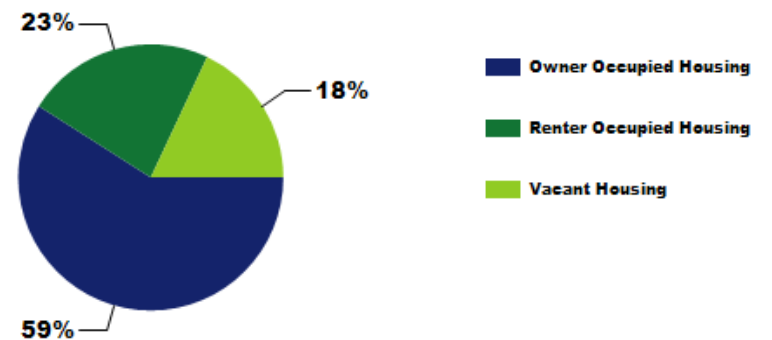
| HOUSEHOLDS | 2 MILE | 3 MILE | 5 MILE |
|-----------------------------|--------|--------|--------|
| 2000 Total Housing | 1,622 | 4,413 | 9,653 |
| 2010 Total Households | 1,188 | 3,570 | 7,968 |
| 2025 Total Households | 1,455 | 4,233 | 9,197 |
| 2030 Total Households | 1,553 | 4,493 | 9,712 |
| 2025 Average Household Size | 2.36 | 2.58 | 2.59 |



2025 Household Income



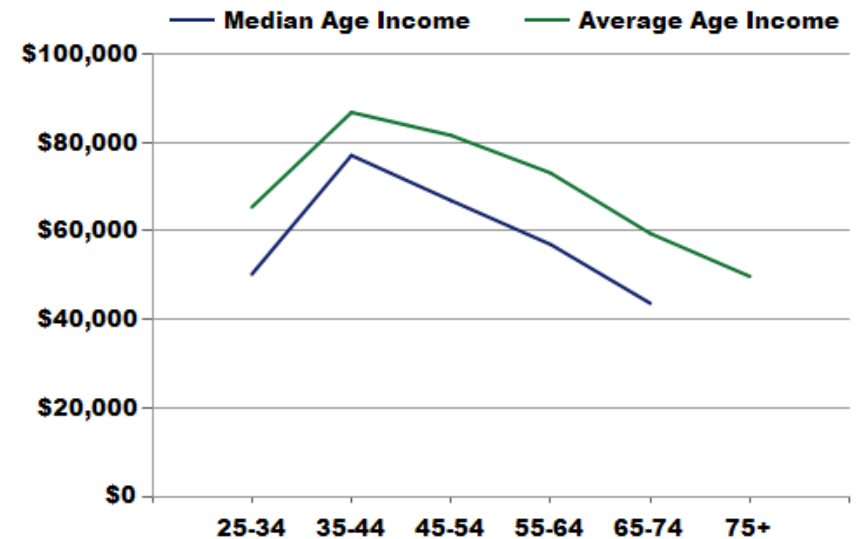
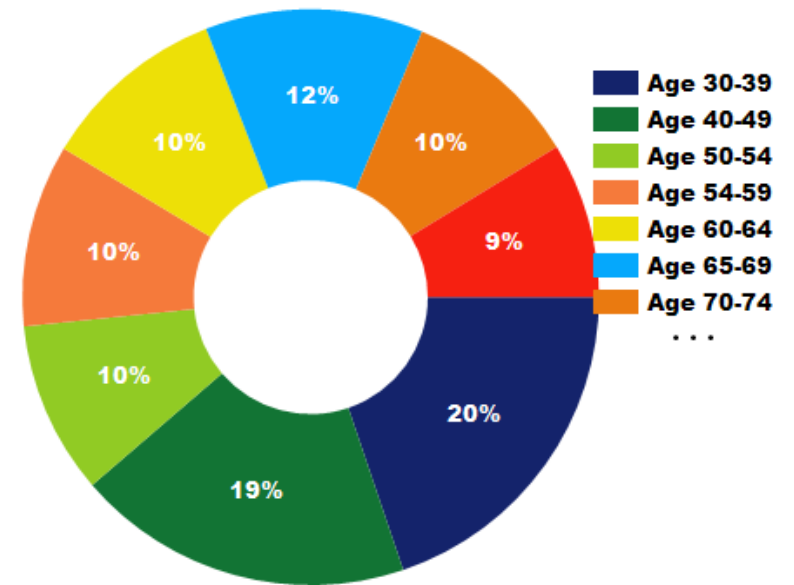
2025 Own vs. Rent - 2 Mile Radius



Source: esri

| 2025 POPULATION BY AGE | 2 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2025 Population Age 30-34 | 200 | 664 | 1,464 |
| 2025 Population Age 35-39 | 192 | 670 | 1,437 |
| 2025 Population Age 40-44 | 206 | 693 | 1,441 |
| 2025 Population Age 45-49 | 168 | 570 | 1,240 |
| 2025 Population Age 50-54 | 192 | 608 | 1,322 |
| 2025 Population Age 55-59 | 203 | 613 | 1,391 |
| 2025 Population Age 60-64 | 207 | 616 | 1,505 |
| 2025 Population Age 65-69 | 242 | 688 | 1,582 |
| 2025 Population Age 70-74 | 197 | 551 | 1,306 |
| 2025 Population Age 75-79 | 173 | 477 | 1,095 |
| 2025 Population Age 80-84 | 119 | 314 | 671 |
| 2025 Population Age 85+ | 110 | 341 | 639 |
| 2025 Population Age 18+ | 2,759 | 8,617 | 18,776 |
| 2025 Median Age | 41 | 39 | 40 |
| 2030 Median Age | 42 | 40 | 41 |

| 2025 INCOME BY AGE | 2 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|----------|----------|
| Median Household Income 25-34 | \$50,250 | \$49,225 | \$52,457 |
| Average Household Income 25-34 | \$65,427 | \$63,695 | \$67,407 |
| Median Household Income 35-44 | \$77,148 | \$62,922 | \$74,919 |
| Average Household Income 35-44 | \$86,869 | \$78,304 | \$84,791 |
| Median Household Income 45-54 | \$66,932 | \$59,371 | \$75,000 |
| Average Household Income 45-54 | \$81,665 | \$77,266 | \$85,569 |
| Median Household Income 55-64 | \$56,989 | \$50,511 | \$56,996 |
| Average Household Income 55-64 | \$73,143 | \$67,149 | \$73,041 |
| Median Household Income 65-74 | \$43,680 | \$42,351 | \$44,429 |
| Average Household Income 65-74 | \$59,481 | \$60,416 | \$65,795 |
| Average Household Income 75+ | \$49,748 | \$47,921 | \$57,216 |



05

Company Profile

Company Bio

Advisor Profile



B7 Realty is a premier provider of commercial real estate solutions, dedicated to helping investors and businesses succeed in today's fast-paced market. With over 11 years of industry expertise, we specialize in delivering tailored commercial and industrial real estate strategies designed to drive growth. Our comprehensive suite of services includes property sales, leasing, investment advisory, and property management. We pride ourselves on a strong reputation built on trust, innovation, and a deep understanding of the commercial real estate landscape. Based in Orlando, Florida, B7 Realty connects clients with premium properties that align with their operational and investment objectives. Whether you are expanding your business, looking to invest, or seeking strategic real estate opportunities, our qualified professionals are here to provide expert guidance and exceptional service every step of the way. With a client-centric approach, B7 Realty is the trusted partner you need to navigate the complexities of commercial real estate.





Berlinte Hiresh, CCIM, SIOR

Berlinte Hiresh, CCIM, SIOR is a highly accomplished Senior Advisor based in the vibrant city of Orlando, Florida. With over twenty years of experience in the commercial real estate industry, Berlinte has established herself as a seasoned expert in the field.

Berlinte's career in commercial real estate has been marked by her impressive record of accomplishments and her ability to navigate complex transactions with finesse. She has earned a stellar reputation for her powerful negotiating skills and her unwavering commitment to delivering outstanding results for her clients. Throughout her career, she has successfully negotiated multi-million-dollar deals and helped clients maximize the value of their real estate portfolios.

Berlinte's qualifications, combined with her vast experience and network of industry resources, allow her to provide unparalleled service to her clients. She is well-versed in conducting in-depth financial analyses, identifying investment opportunities, and offering strategic advice on commercial real estate investments. Her goal is always to help clients achieve long-term success and maximize returns in a competitive and dynamic market.

Berlinte exemplifies the qualities of a true industry leader, consistently demonstrating professionalism, dedication, and a strong work ethic. Her motto, "One thing I can give and keep is my word," reflects her commitment to integrity and reliability in every transaction.

CONFIDENTIALITY and DISCLAIMER

The information provided in this listing and any related documentation is for informational purposes only and is subject to change without notice. All details, including but not limited to property description, pricing, square footage, features, and availability, have been supplied by other parties and are deemed reliable. All materials published and received from B7 Realty are provided without representation or warranty as to completeness, accuracy, condition of the property, compliance with applicable governmental requirements, or performance of the property. We have not verified it and make no guarantee, warranty or representation about it. Neither B7 Realty, its directors, agents, advisors, or affiliates make any representation or warranty, express or implied, as to accuracy of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are for example only and do not represent the current or future performance of the property. B7 Realty will not investigate or verify any such matters and disclaim any and all liability for errors, omissions, or inaccuracies in the provided details. You are strongly advised to conduct your own independent verification of all information, including, but not limited to, zoning regulations, permits, utilities, property condition, and legal compliance. You and your advisors should carry your own due diligence with appropriate third-party professionals, consultants, counsels, financial advisors, government officials, and conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. By proceeding with any inquiries or offers, you acknowledge and agree to these terms.

Exclusively Marketed by:



Berlinte Hires, CCIM, SIOR
B7 Realty

(407) 373-5252
berlinte@b7realty.com
Lic: BK3157606



COMMERCIAL REAL ESTATE

Brokerage License No.: BK3157606
www.b7realty.com