



Kathleen Road

OFFERING MEMORANDUM

# FOX BRANCH

FOX BRANCH AT KATHLEEN ROAD, LAKELAND, FL 33810

**RYAN SAMPSON, CCIM, ALC**  
Principal  
D. 813.287.8787 x4  
M. 813.417.5928  
Ryan@TheDirtDog.com

**CHRIS BOWERS, CCIM**  
Broker Associate  
D. 813.287.8787 x8  
M. 813.468.9292  
chris@thedirtdog.com

**Eshenbaugh**  
**LAND COMPANY**  
Celebrating 25 Years



All materials and information received or derived from Eshenbaugh Land Company its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the 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 not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

## PROPERTY DESCRIPTION

Fox Branch is a planned residential community located in Polk County, north of Lakeland with good access to employment centers in Tampa and Orlando via I-4. The 400-acre property is located on the west side of Kathleen Road, it is one-half mile north of Duff Road. The property is located approximately 28 miles east of Downtown Tampa and approximately 48 miles southwest of Downtown Orlando in the heart of the I-4 corridor. It is approved by Polk County for the development of 952 residential units including 402 detached single family units and 550 townhome units in three development parcels. The property is zoned RMD, Rural Mixed Use Development by Polk County, typically an RMD is a site specific zoning designation designed to offer enhanced flexibility for type and density of residential development.

The property has approximately 235 linear feet of frontage along Kathleen Road and is 8,150 feet deep at its deepest point.

## LOCATION DESCRIPTION

The property is well located on the north side of Lakeland with good access from Kathleen Road which connects directly to I-4 at exit 31, approximately five miles south of the property. The site is located approximately 11 miles east of U.S. Highway 301 and approximately four miles west of State Road 98, the two primary north-south thoroughfares for residents of eastern Polk County. Access to I-4 offers easy access to major employment centers in Plant City, Brandon, Tampa and east to Orlando. The site's a single entrance point, on its eastern boundary along Kathleen Road. The location will provide future residents with excellent access to the shopping, dining, employment centers in nearby Brandon, Bartow, Winter Haven and the Tampa MSA as well as other municipalities in Polk, Pasco and Hillsborough Counties. The site is also less than 11 miles north of the Lakeland Municipal airport and Downtown Lakeland. According to FDOT 2015 Average Daily Traffic Count on Kathleen Road is 15,300. I-4 has an average daily traffic count of over 110,000 cars where it intersects with Kathleen Road.

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**  
Principal  
813.287.8787 x4  
[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)

**Chris Bowers, CCIM**  
Broker Associate  
813.287.8787 x8  
[chris@thedirtdog.com](mailto:chris@thedirtdog.com)



## PROPERTY SUMMARY

**Sale Price:** \$7,500,000

**Lot Size:** 401.34 Acres

**APN #:** Pin #s:  
232707000000011010,  
232707000000021010,  
232708000000012050

**Zoning:** Zoned RMD, Rural  
Mixed Use Development



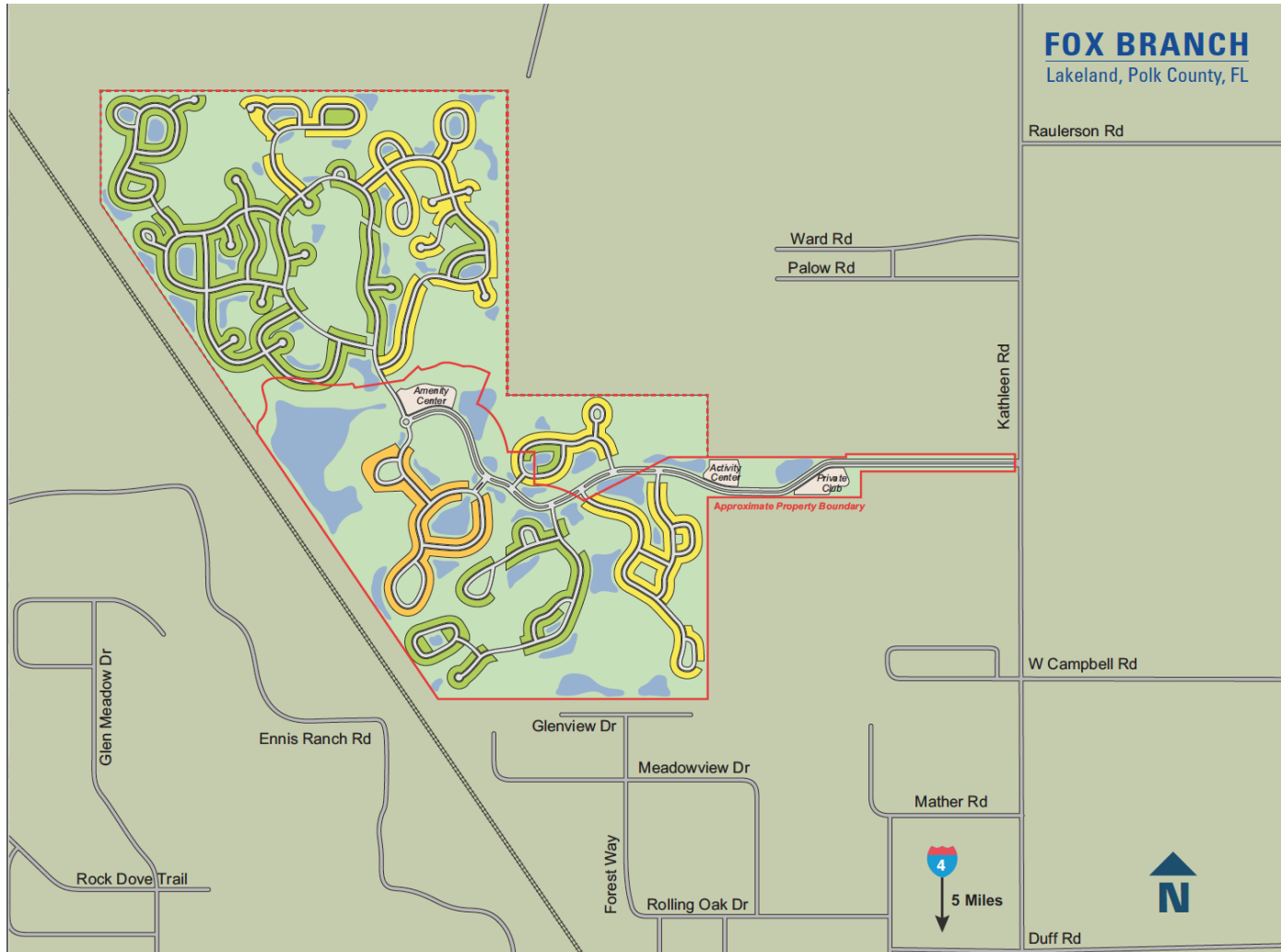




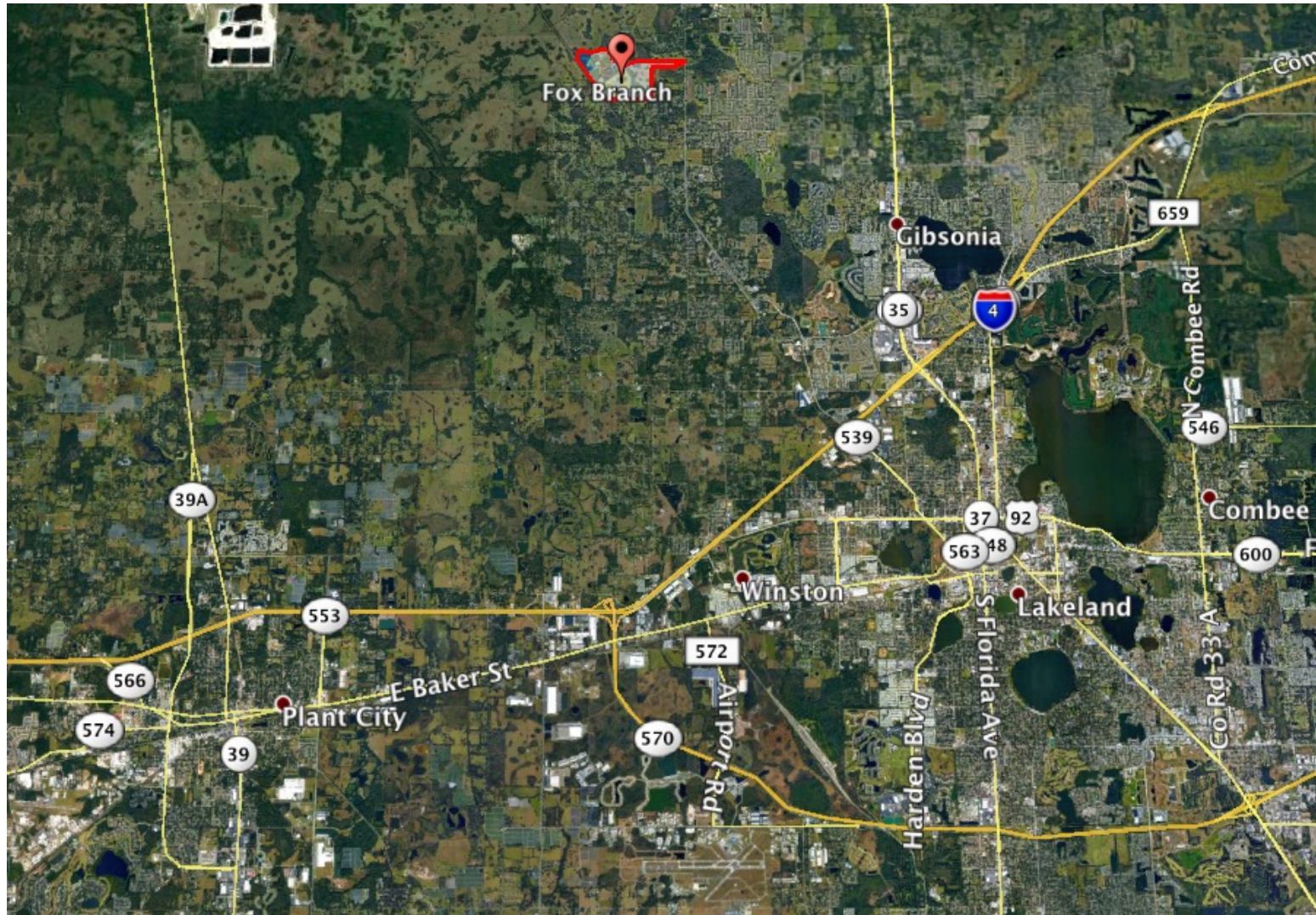








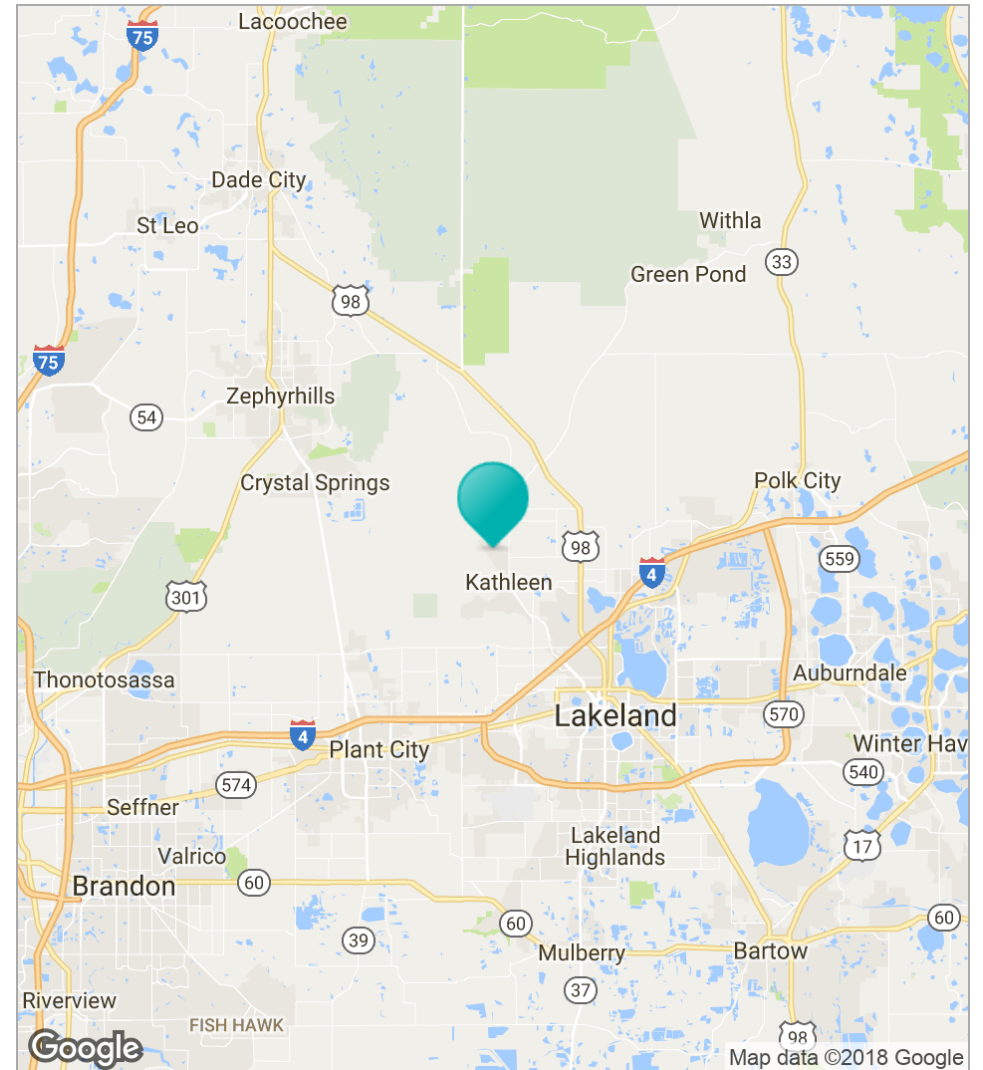
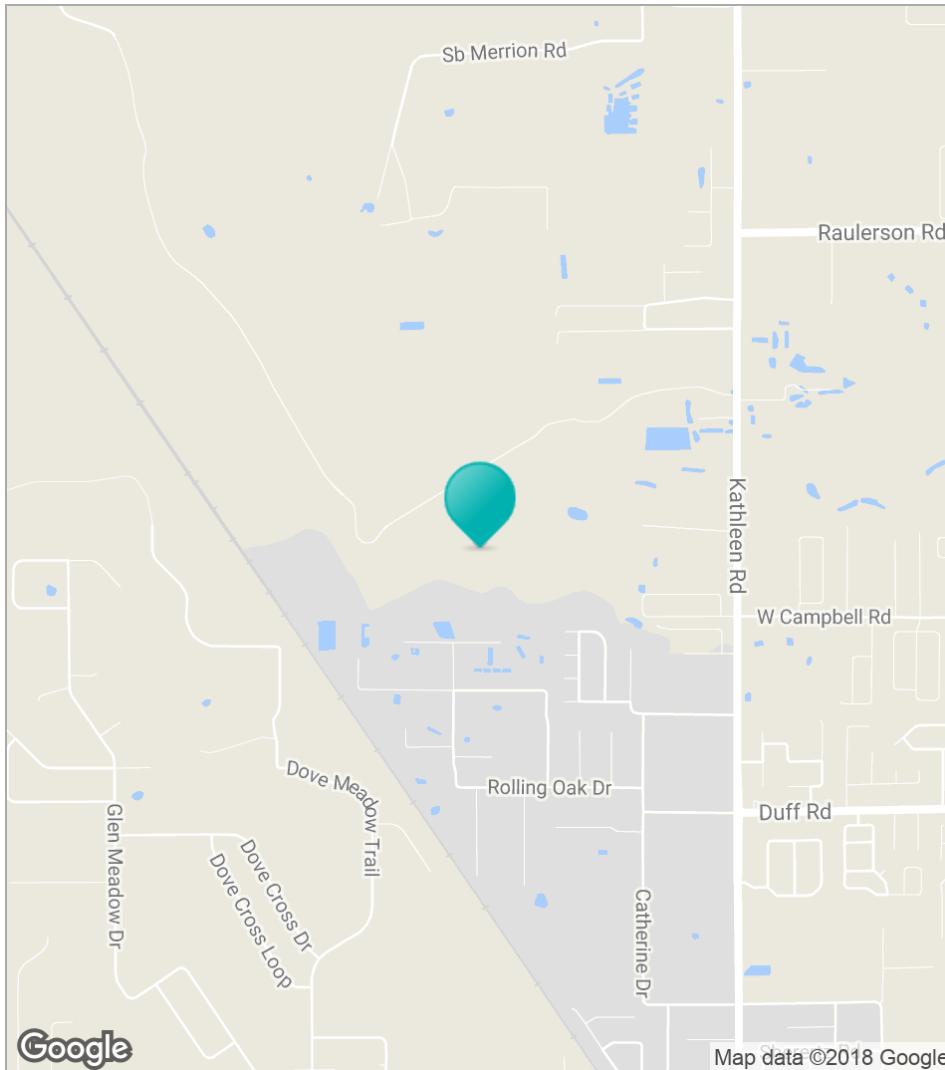




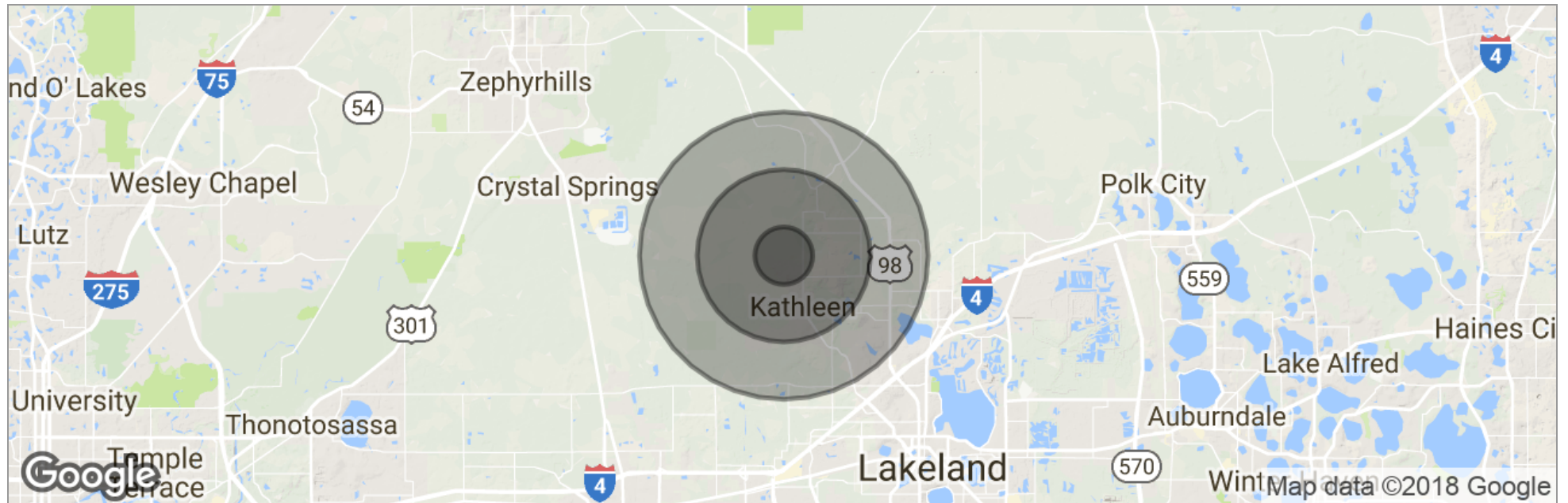












	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	1,220	19,482	48,319
Population Density	388	689	615
Median Age	42.1	37.2	39.6
Median Age (Male)	43.2	37.0	38.3
Median Age (Female)	40.9	37.2	40.7
Total Households	445	6,763	17,830
# of Persons Per HH	2.7	2.9	2.7
Average HH Income	\$57,076	\$58,612	\$58,338
Average House Value	\$160,961	\$175,030	\$171,465

\* Demographic data derived from 2010 US Census