



AVAILABLE

24.02± ACRES OF COMMERCIAL LAND

ERNIE CALDWELL BLVD – PINE TREE TRAIL E
POLK COUNTY, FL



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BOWEN ROAD – PINE TREE TRAIL E PROPERTY SUMMARY

PROPERTY DESCRIPTION

This 24.02± acre vacant land offering sits at the prominent intersection of Pine Tree Trail E and Ernie Caldwell Blvd in Polk County, Florida – a high-growth corridor experiencing rapid residential expansion.

Positioned along a well-traveled arterial with strong traffic counts and excellent visibility, this site is ideally suited for a grocery-anchored shopping center, retail development, or multifamily residential use. The surrounding area's continued residential growth makes this a rare opportunity to establish a premier commercial or mixed-use destination serving an expanding population base.

PROPERTY HIGHLIGHTS

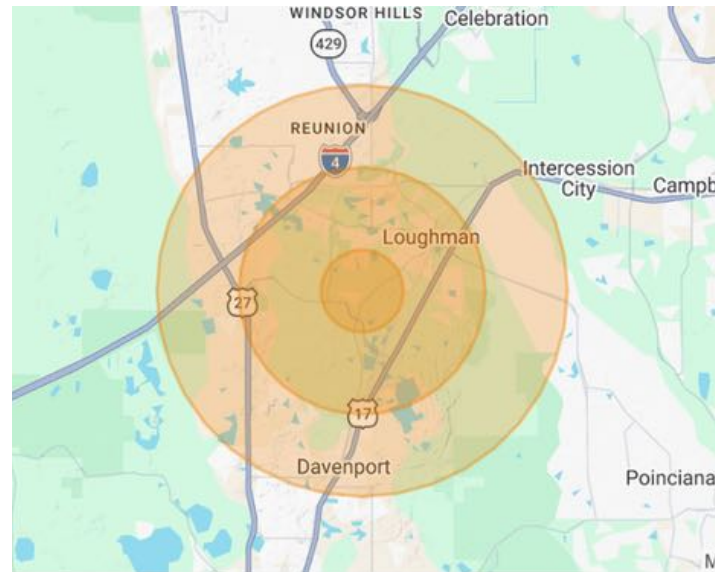
- 24.02± acres
- Located at Pine Tree Trail & Ernie Caldwell Blvd, Polk County, FL
- Excellent access and high visibility along a primary arterial corridor
- Ideal for grocery-anchored shopping center or retail development
- Suitable for multifamily residential development
- Surrounded by strong and continued residential growth

TRAFFIC COUNTS

Pine Tree Trail	9,000	AADT
Ernie Caldwell Blvd	16,600	AADT

LOCATION ADVANTAGES

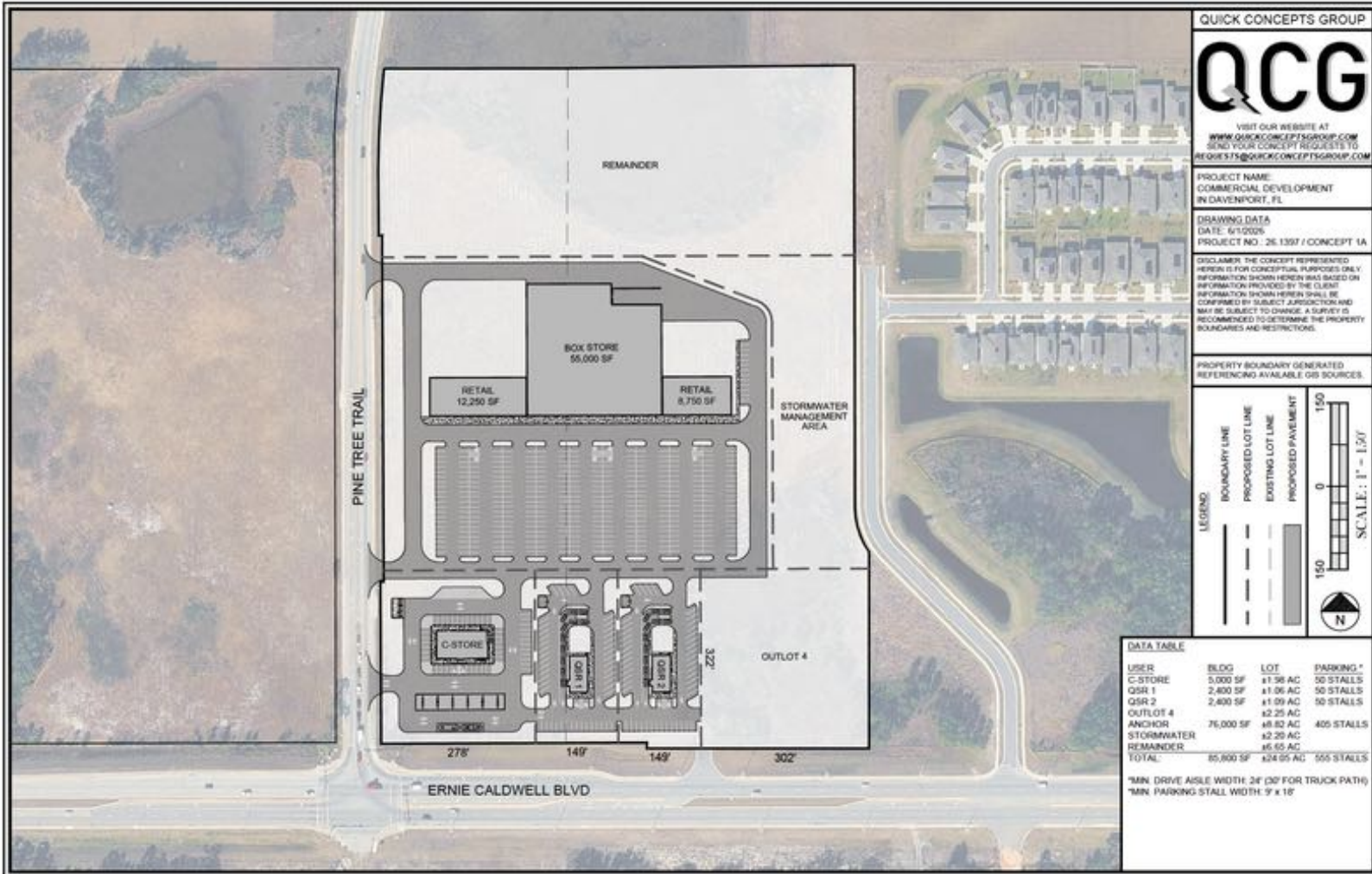
LOCAL MARKET DEMOGRAPHICS



Demographics	1-Mile	3-Mile	5-Mile
Population	2,438	26,803	62,766
Growth 2023-2028	15.2%	16.1%	14.5%
Average HH Income	\$95,382	\$86,175	\$95,385
Median Age	36.9	37.0	37.3



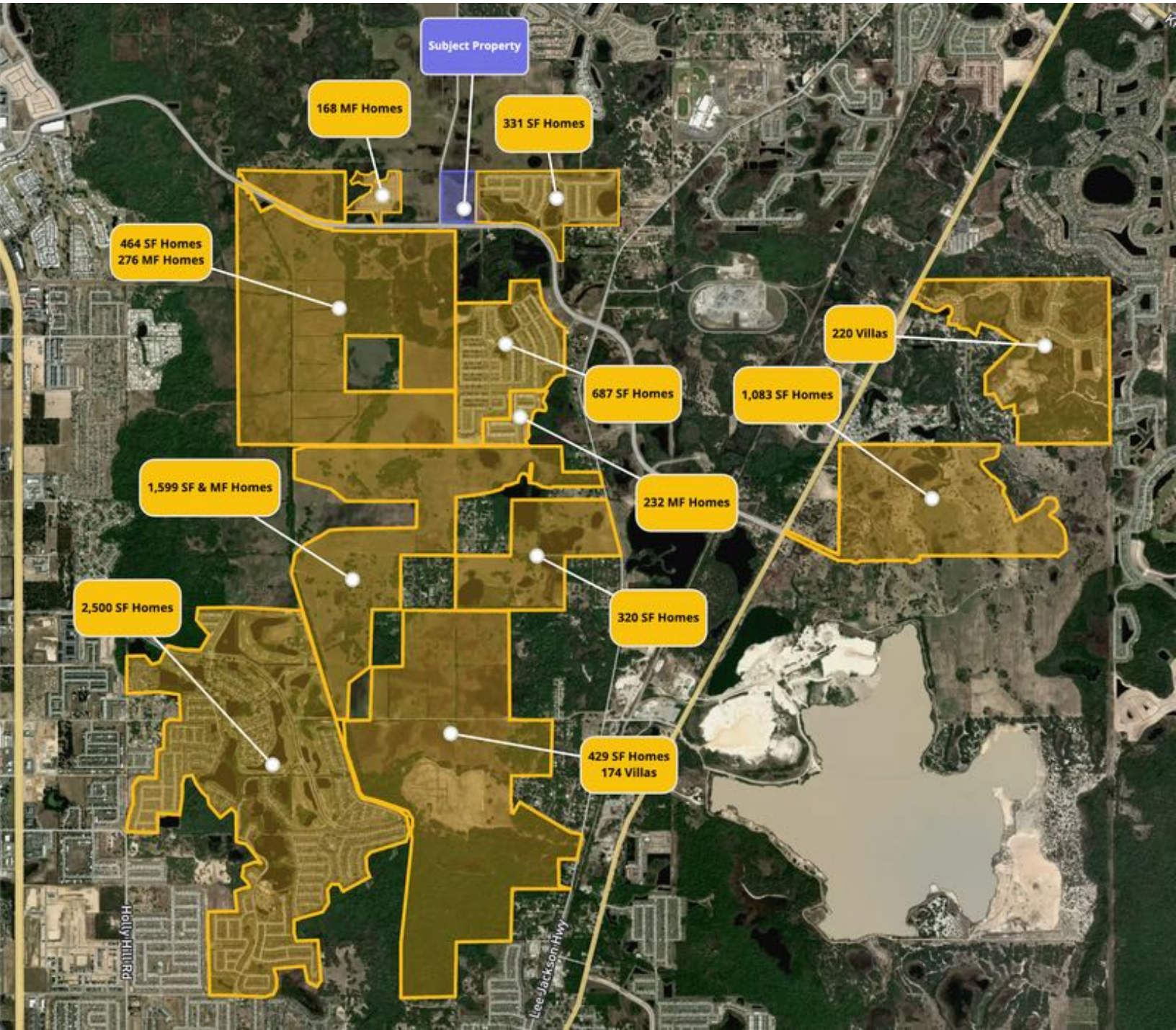
BOWEN ROAD - PINE TREE TRAIL E CONCEPTUAL DEVELOPMENT PLANS



- Plans depicted are conceptual only and do not represent a commitment or guarantee of development.



BOWEN ROAD - PINE TREE TRAIL E RESIDENTIAL MAPS



BOWEN ROAD - PINE TREE TRAIL E POINTS OF INTEREST MAP

