



1701 42nd st

*1701 42nd st
Auburndale, Florida 33823*

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1701 42ND ST

PROPERTY INFO:

PURCHASE PRICE:

\$1,400,000.00

PROPERTY ADDRESS:

**1701 42ND ST
AUBURNDALE, FLORIDA 33823**

PROPERTY SIZE

7 SQ. FT.

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PROPERTY OVERVIEW

1701 42nd Street, Auburndale, FL, is a prime 6.83-acre waterfront development opportunity spanning four parcels. Zoned for Residential Medium (up to 10 units per acre), the site also holds potential for commercial or industrial use with rezoning. It features 900 feet of Lake Blue frontage, 540 feet along 42nd Street NW, and stocked fishing ponds. Conveniently located near U.S. Highway 92 and Polk Parkway, with 15,500 daily traffic count, this versatile property is ideal for residential or mixed-use development.

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DETAILED PROPERTY DESCRIPTION



Presenting a prime development opportunity at 1701 42nd Street, Auburndale, Florida. This expansive 6.8-acre property, comprising four parcels, offers approximately 900 feet of frontage on Lake Blue and 540 feet along 42nd Street NW.

Key Features:

- **Land Use:** Designated as Residential Medium, permitting up to 10 units per acre. Potential exists for commercial or industrial development, subject to land use modification or annexation and rezoning into Auburndale.
- **Accessibility:** Strategically located near U.S. Highway 92 and the Polk Parkway, with an average daily traffic count of approximately 15,500 vehicles on 42nd Street NW.
- **Lot Characteristics:** The property features a buildable, irregular lot within city limits, encompassing stocked fishing ponds and approximately 900 feet of lake frontage.

This property presents a versatile investment opportunity, suitable for residential development or, with appropriate approvals, commercial or industrial projects.

PROPERTY PHOTOS



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PROPERTY PHOTOS



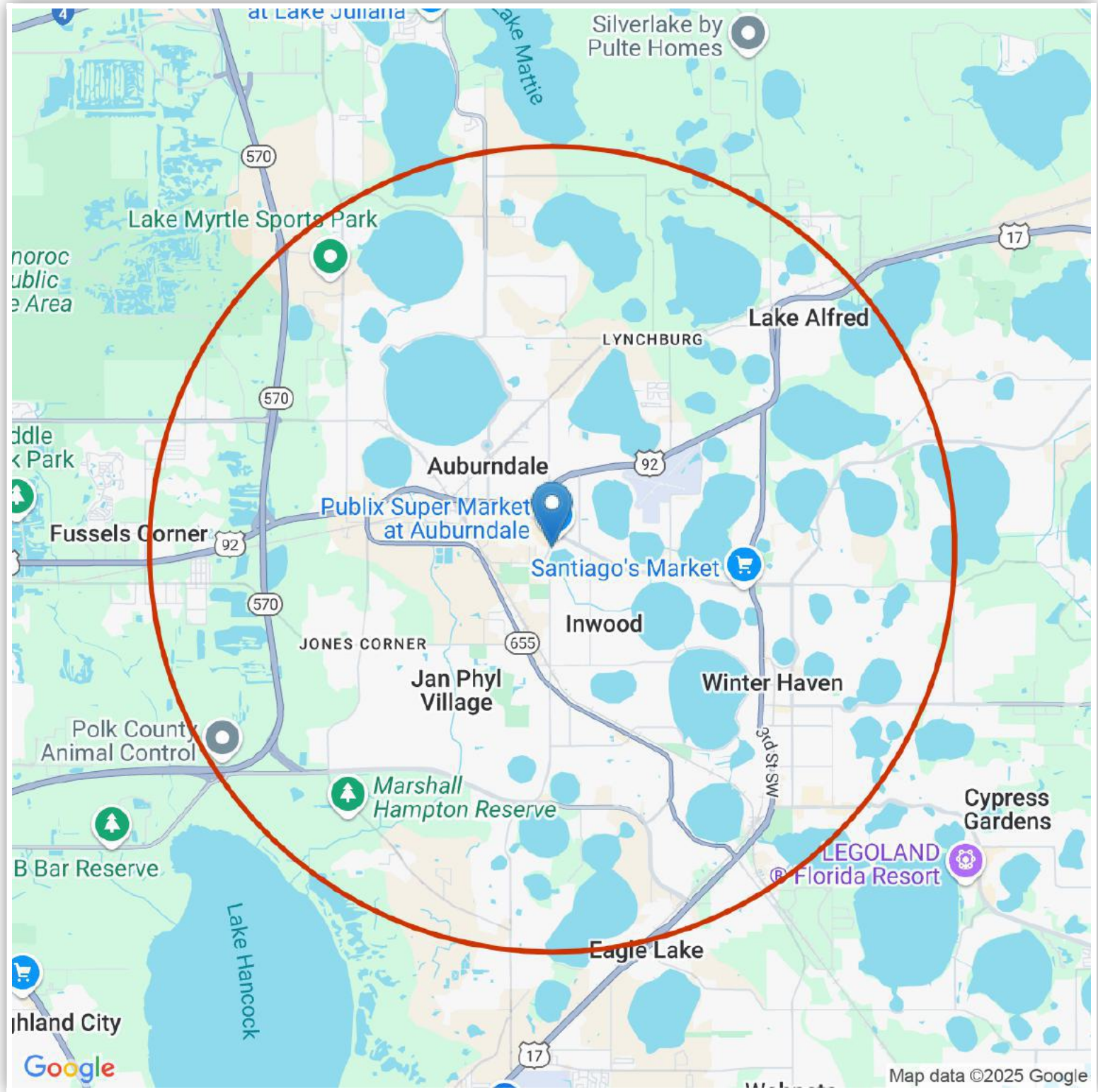
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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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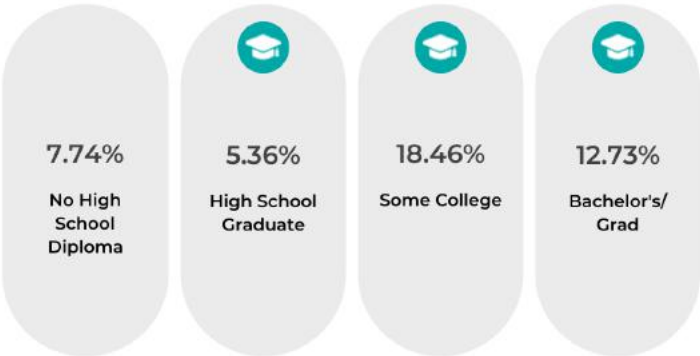
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KEY FACTS



EDUCATION



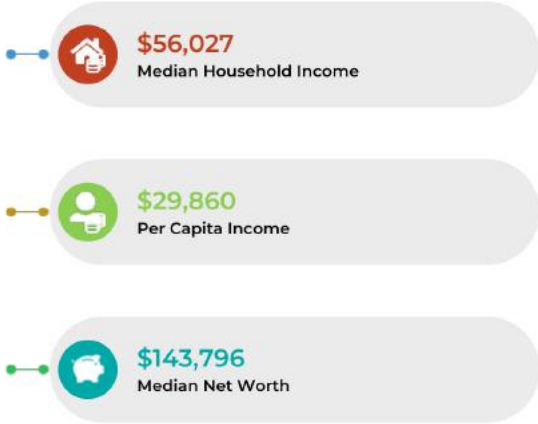
BUSINESS



EMPLOYMENT



INCOME



Households by Income

The largest group : \$100,000 - \$149,999 (16.88%) ■
The smallest group : \$200,000+ (4.02%) ■

Indicator	Value(%)	
< \$15,000	12.32	■
\$15,000 - \$24,999	10.3	■
\$25,000 - \$34,999	10.72	■
\$35,000 - \$49,999	12	■
\$50,000 - \$74,999	14.89	■
\$75,000 - \$99,999	12.68	■
\$100,000 - \$149,999	16.88	■
\$150,000 - \$199,999	6.2	■
\$200,000+	4.02	■



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Community Profile



101,681
Population
Total

1.75%
Population
Growth

2.58
Average
HH Size

41.5
Median
Age

75.4
Diversity
Index

\$56,027
Median HH
Income

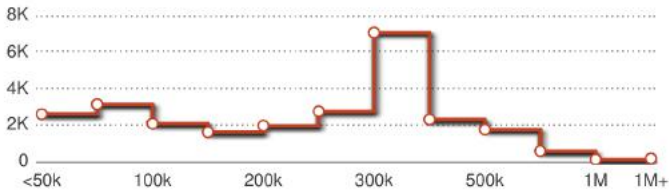
\$281,439
Median Home
Value

21.63%
Under 18

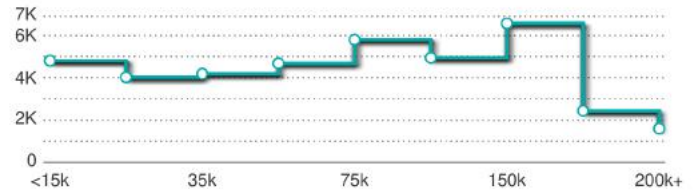
56.94%
Ages 18
to 65

21.43%
Aged 66+

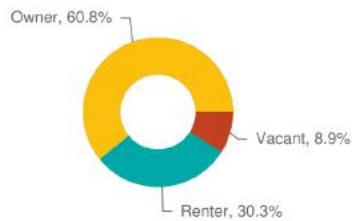
HOME VALUE



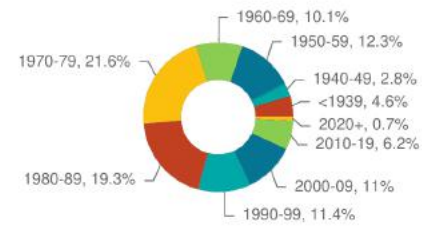
HOUSEHOLD INCOME



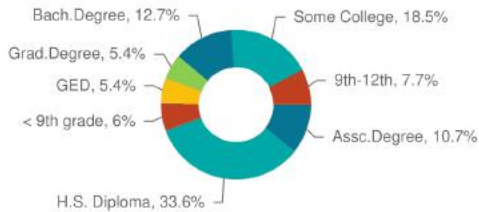
HOME OWNERSHIP



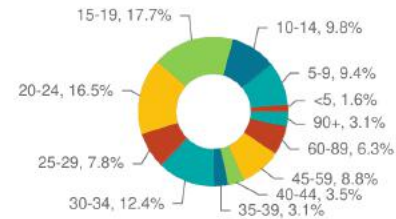
HOUSING: YEAR BUILT



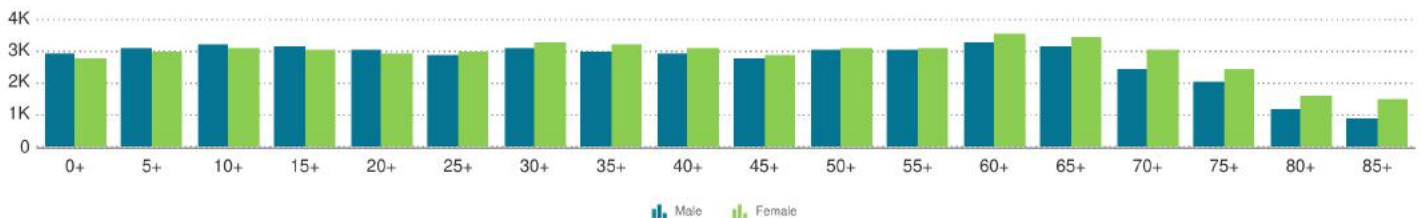
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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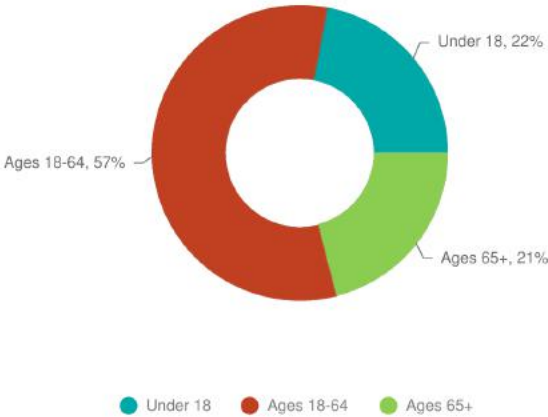


POPULATION TRENDS AND KEY INDICATORS

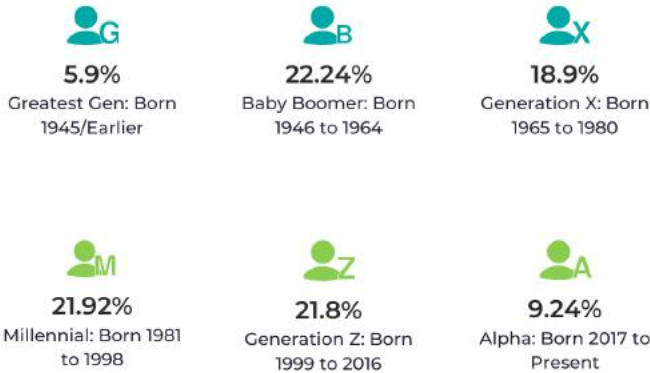
5 Miles Ring

101,681	39,141	41.5
Population	Households	Median Age
2.58	\$56,027	\$281,439
Avg Size Household	Median Household Income	Median Home Value
63	80	75.4
Wealth Index	Housing Affordability	Diversity Index

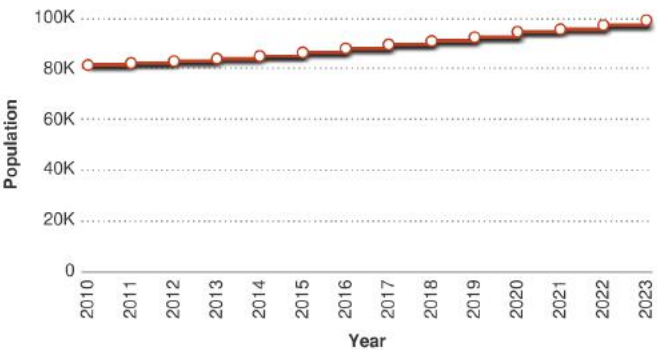
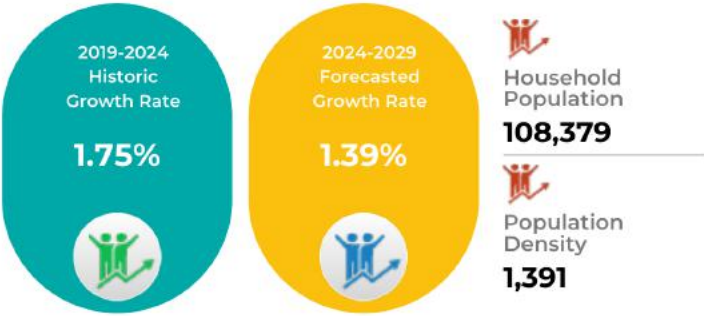
POPULATION BY AGE



POPULATION BY GENERATION



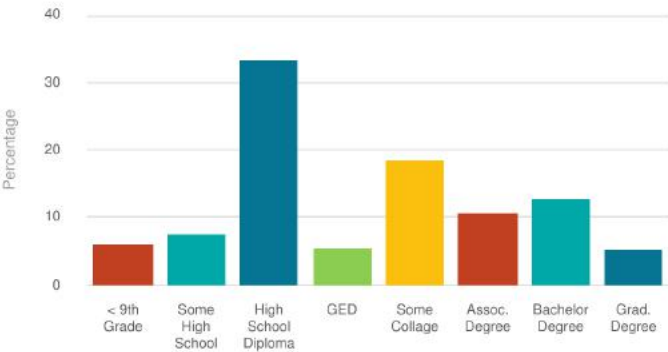
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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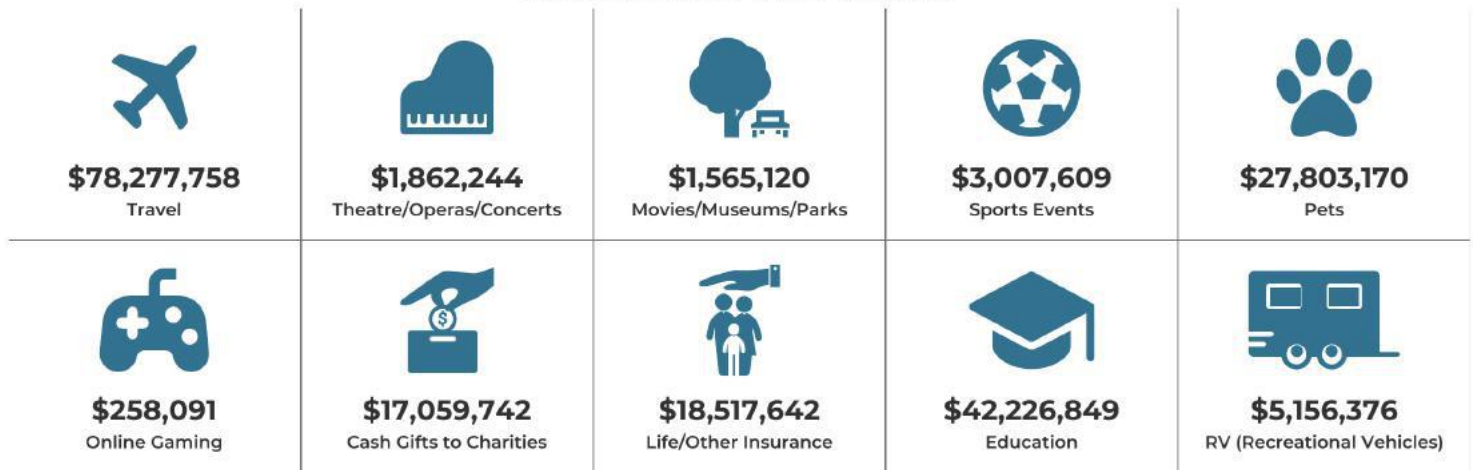


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



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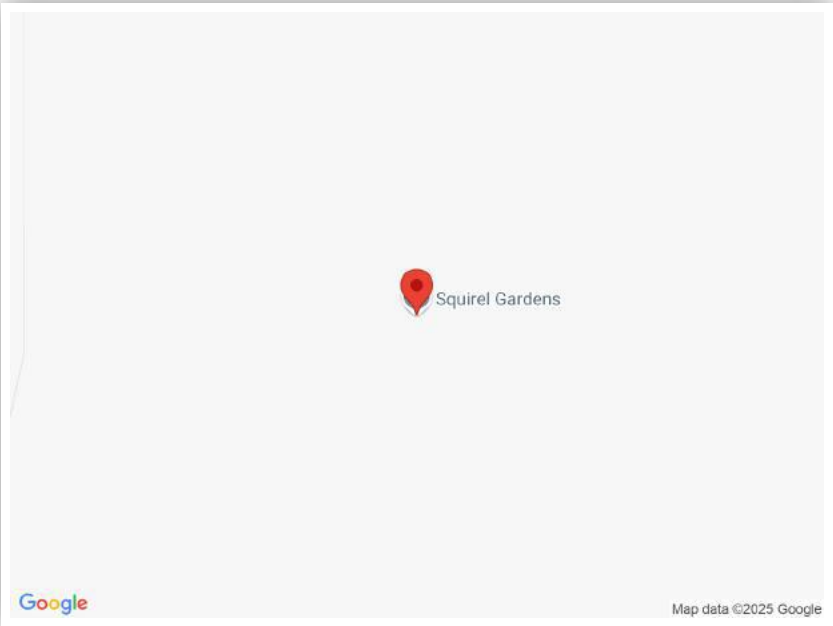
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