



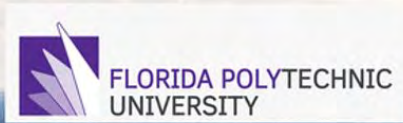
890,000 ± SF
Under Construction



POLK CITY APARTMENT/MHP LAND

0 N CITRUS GROVE BLVD
POLK CITY, FL 33868

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CenterState Logistics
Park East
1,000,000+ SF





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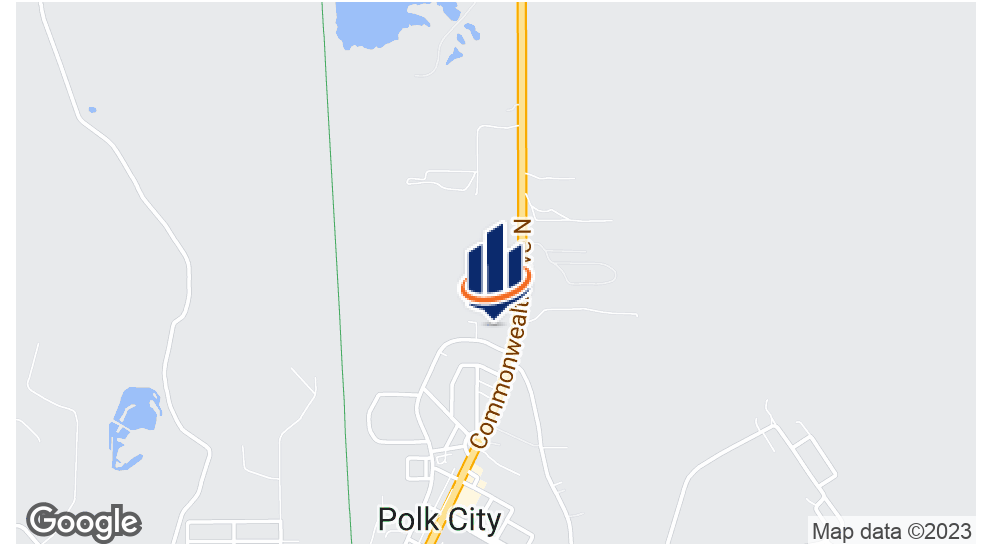


1 PROPERTY INFORMATION

0 N CITRUS GROVE BLVD
Polk City, FL 33868



Property Summary



OFFERING SUMMARY

Sale Price:	\$1,800,000
Total Acres (Upland):	18.71 ± AC [15.8 ± AC Upland]
Price / Upland Acre:	\$113,924
Zoning:	R-4: Mixed Residential Use
Potential Density:	168 MF units per Former PUD in Place
Utilities:	Water on site. Sewer is nearby
APN:	252629295302010000, 252629295302009010, 252629295302003000, 252633296500105000, 252633296500102020

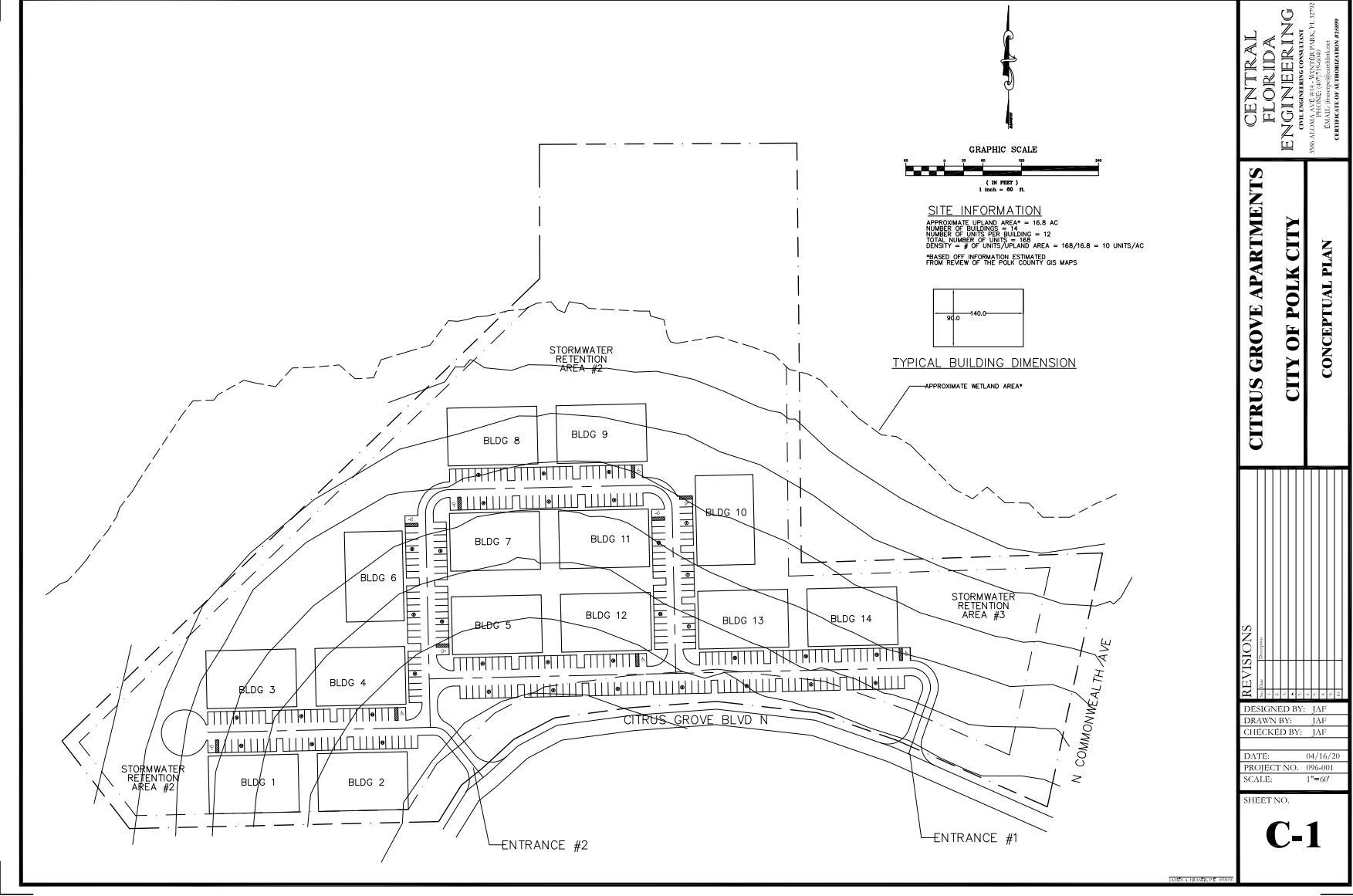
PROPERTY OVERVIEW

This is a unique opportunity for multifamily development land in one Central Florida's upcoming cities. This 18.7-acre site [15.8 upland acres] at one point had a PUD in place from the city of Polk City that allowed for 168 apartment units. The property benefits from the growth of both the immediate market, mainly driven by the innovative and growing Florida Polytechnic University, as well the overall growth of Polk County, one of the fastest growing MSA's in the United States. Additionally, the land has the potential to be developed into a mobile home park, providing an alternative housing option for individuals and families in the area.

PROPERTY HIGHLIGHTS

- Water and sewer are nearby
- Road frontage on both State Road 33 and Citrus Grove Blvd N
- Just a couple of miles North of Florida Polytechnic University
- Sandy soils drain north into low areas off-property
- Commercial zoning could be achieved if desired

Conceptual Site Plan



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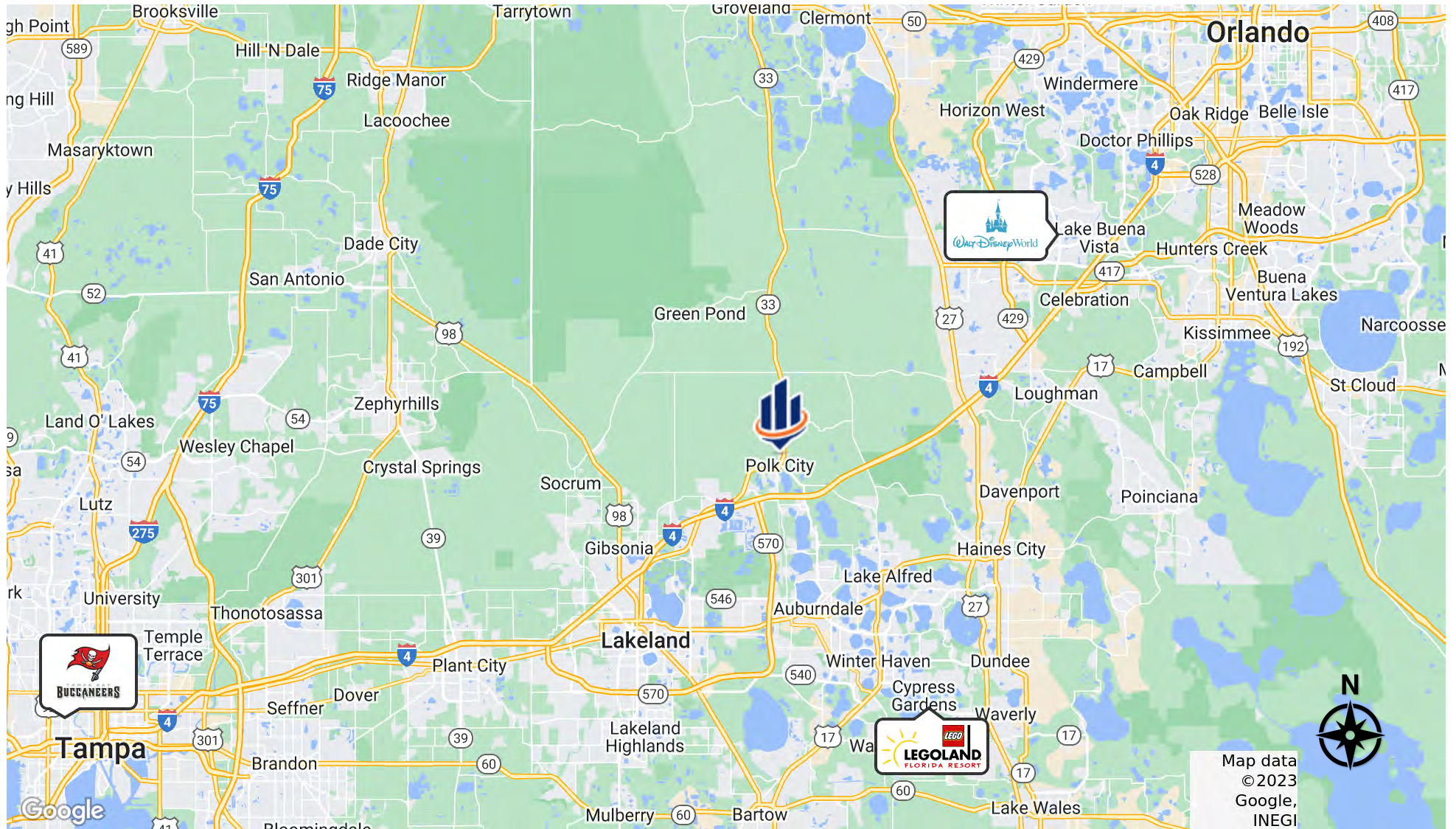


2 LOCATION INFORMATION

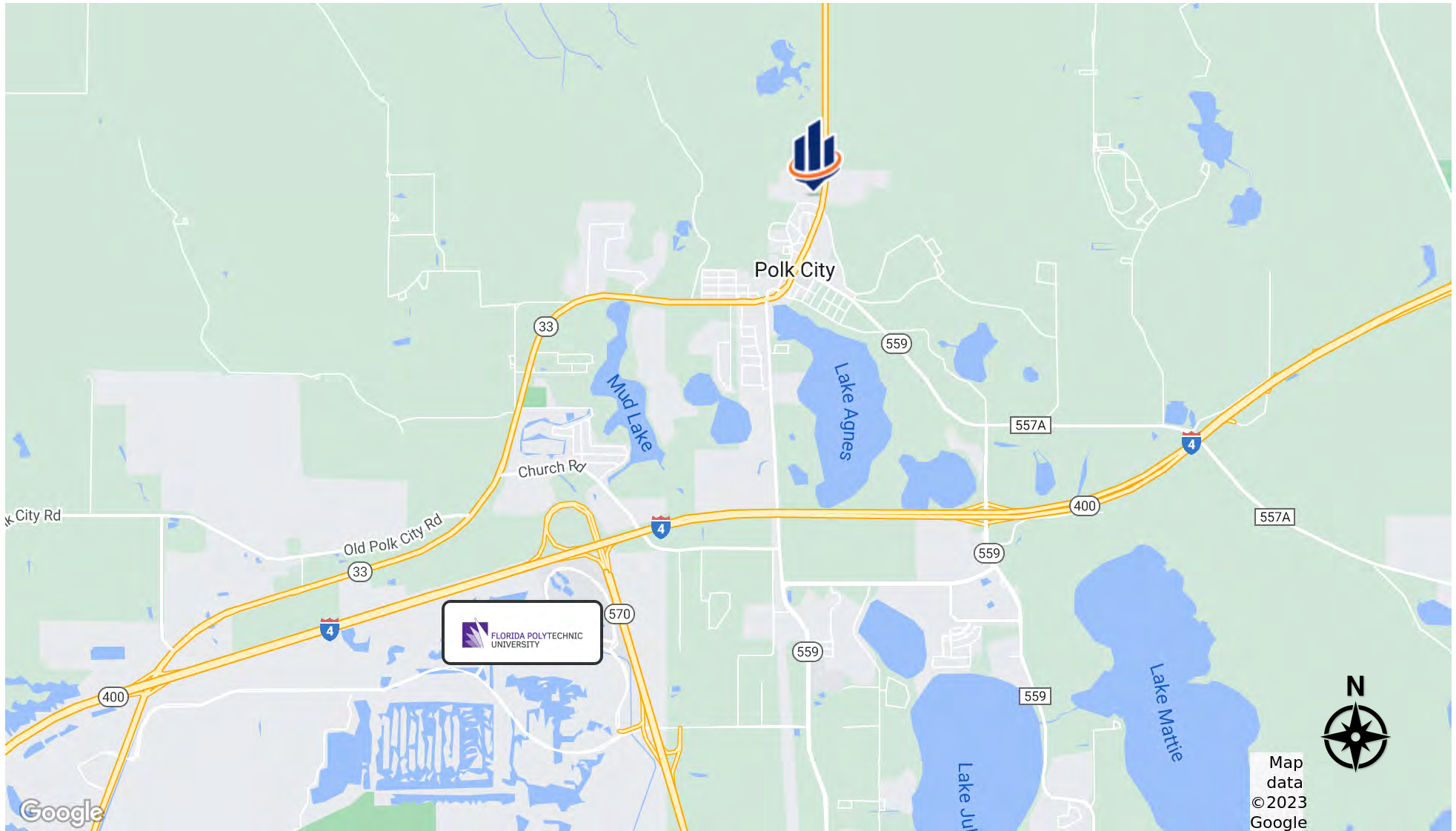
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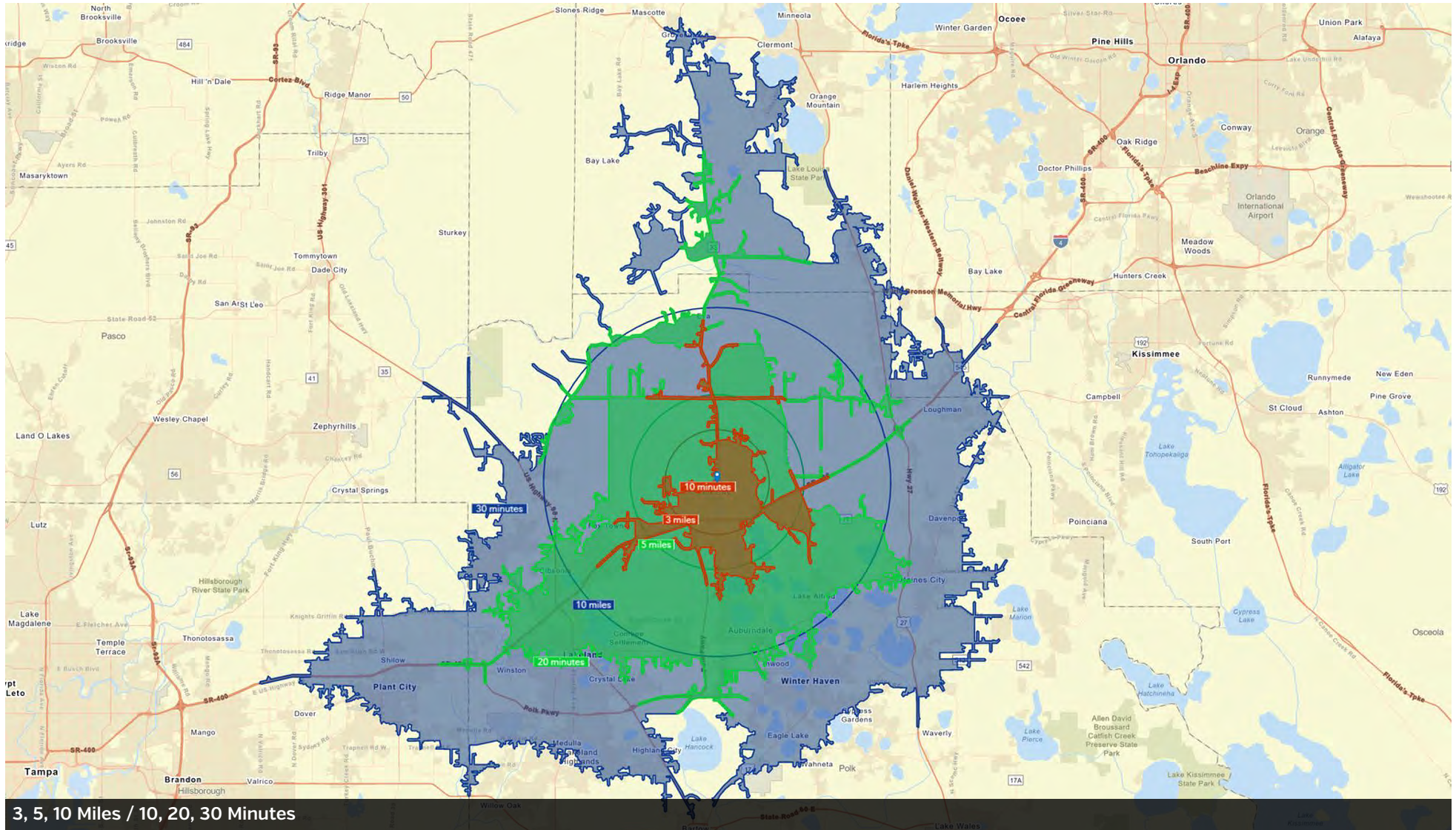
Regional Map



Location Map



Demographics Map



3, 5, 10 Miles / 10, 20, 30 Minutes

Benchmark Demographics

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
Population	9,222	16,914	96,323	16,524	154,567	597,180	754,798	22,114,754	335,707,897
Households	2,958	5,636	36,295	5,635	58,806	224,206	283,648	8,760,977	128,657,669
Families	2,206	4,246	25,913	4,280	39,595	153,507	196,634	5,648,790	83,407,414
Average Household Size	2.78	2.75	2.59	2.76	2.57	2.61	3	2	3
Owner Occupied Housing Units	2,444	4,925	27,115	4,906	38,408	152,282	199,229	5,794,353	83,145,410
Renter Occupied Housing Units	513	711	9,180	728	20,398	71,924	84,419	2,966,624	45,512,259
Median Age	46.5	45.4	43.8	46.3	42.4	40.90	41.90	42.80	38.90
Income									
Median Household Income	\$56,507	\$62,408	\$58,549	\$64,123	\$52,813	\$57,582	\$57,063	\$65,438	\$72,414
Average Household Income	\$74,469	\$82,986	\$78,894	\$85,660	\$71,054	\$78,272	\$78,175	\$96,086	\$105,029
Per Capita Income	\$25,978	\$28,247	\$29,682	\$30,190	\$27,256	\$29,454	\$29,438	\$38,149	\$40,363
Trends: 2021 - 2026 Annual Growth Rate									
Population	0.80%	1.16%	1.01%	1.37%	0.89%	1.42%	1.23%	0.61%	0.25%
Households	0.92%	1.29%	1.02%	1.45%	0.90%	1.43%	1.23%	0.62%	0.31%
Families	0.86%	1.24%	1.00%	1.41%	0.86%	1.38%	1.19%	0.59%	0.28%
Owner HHs	1.14%	1.46%	1.29%	1.62%	1.18%	1.67%	1.43%	0.83%	0.53%
Median Household Income	2.44%	3.55%	3.60%	3.41%	3.33%	3.40%	3.27%	3.75%	3.12%

Over 150,000 people with a median age of 42.4 within a 10-minute drive from the property.

Median household income of over \$64,000 within a 5-minute drive from the property.

Benchmark Demographics



1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Polk FL US

Households by Income

<\$15,000	8.70%	8.30%	8.60%	7.70%	11.20%	8.90%	8.90%	8.30%	8.50%
\$15,000 - \$24,999	10.30%	7.80%	8.80%	7.20%	10.90%	9.20%	9.60%	7.60%	7.20%
\$25,000 - \$34,999	10.60%	9.20%	9.60%	8.90%	10.90%	10.10%	10.00%	8.40%	7.50%
\$35,000 - \$49,999	12.20%	12.10%	13.90%	12.00%	13.50%	13.30%	13.60%	12.60%	11.10%
\$50,000 - \$74,999	22.90%	21.20%	20.80%	21.40%	20.50%	21.30%	21.00%	18.70%	16.90%
\$75,000 - \$99,999	15.60%	16.30%	14.60%	16.10%	12.90%	14.90%	14.90%	13.80%	13.20%
\$100,000 - \$149,999	12.70%	15.90%	14.90%	16.50%	13.00%	13.80%	13.50%	15.90%	17.20%
\$150,000 - \$199,999	3.90%	5.00%	5.30%	5.40%	4.30%	4.70%	4.50%	6.70%	8.40%
\$200,000+	3.10%	4.30%	3.50%	4.70%	2.70%	3.90%	4.00%	7.90%	9.90%

Population by Age

0 - 4	3.90%	4.20%	5.00%	4.30%	5.60%	5.80%	5.70%	5.10%	5.80%
5 - 9	4.20%	4.60%	5.30%	4.70%	5.70%	6.00%	5.90%	5.30%	6.10%
10 - 14	4.50%	4.90%	5.40%	5.00%	5.70%	5.90%	5.90%	5.50%	6.20%
15 - 19	4.60%	5.10%	5.50%	5.00%	5.60%	6.00%	5.90%	5.50%	6.30%
20 - 24	5.80%	5.70%	5.50%	5.20%	5.70%	5.80%	5.60%	5.90%	6.50%
25 - 34	13.90%	13.30%	13.20%	12.80%	13.20%	13.30%	12.90%	13.30%	14.00%
35 - 44	11.50%	11.60%	11.40%	11.40%	11.40%	11.90%	11.60%	11.90%	12.80%
45 - 54	11.90%	12.50%	11.80%	12.50%	11.10%	11.30%	11.20%	11.90%	12.00%
55 - 64	14.50%	14.80%	13.90%	15.20%	13.00%	12.70%	12.80%	13.40%	12.80%
65 - 74	14.20%	13.40%	13.10%	13.70%	12.40%	11.80%	12.60%	12.20%	10.20%
75 - 84	8.90%	7.80%	7.50%	8.10%	7.70%	7.00%	7.40%	7.10%	5.20%
85+	2.30%	1.90%	2.40%	2.00%	3.00%	2.50%	2.50%	2.80%	2.10%

Race and Ethnicity

White Alone	73.60%	73.60%	69.40%	74.10%	60.80%	59.10%	59.50%	56.70%	61.00%
Black Alone	8.40%	8.40%	10.00%	7.80%	17.30%	14.20%	14.60%	14.90%	12.40%
American Indian Alone	0.60%	0.50%	0.60%	0.50%	0.60%	0.60%	0.50%	0.40%	1.10%
Asian Alone	0.90%	1.10%	1.50%	1.30%	1.70%	1.90%	1.90%	3.00%	6.10%
Pacific Islander Alone	0.10%	0.00%	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	6.40%	5.90%	6.90%	5.60%	7.70%	9.90%	9.80%	7.50%	8.60%
Two or More Races	10.00%	10.40%	11.60%	10.60%	11.90%	14.30%	13.70%	17.40%	10.60%
Hispanic Origin (Any Race)	18.50%	17.50%	20.00%	17.40%	21.80%	27.10%	26.70%	27.10%	19.00%



POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	326.06
COUNTY SEAT	Bartow	POPULATION	703,886 (2020)
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.

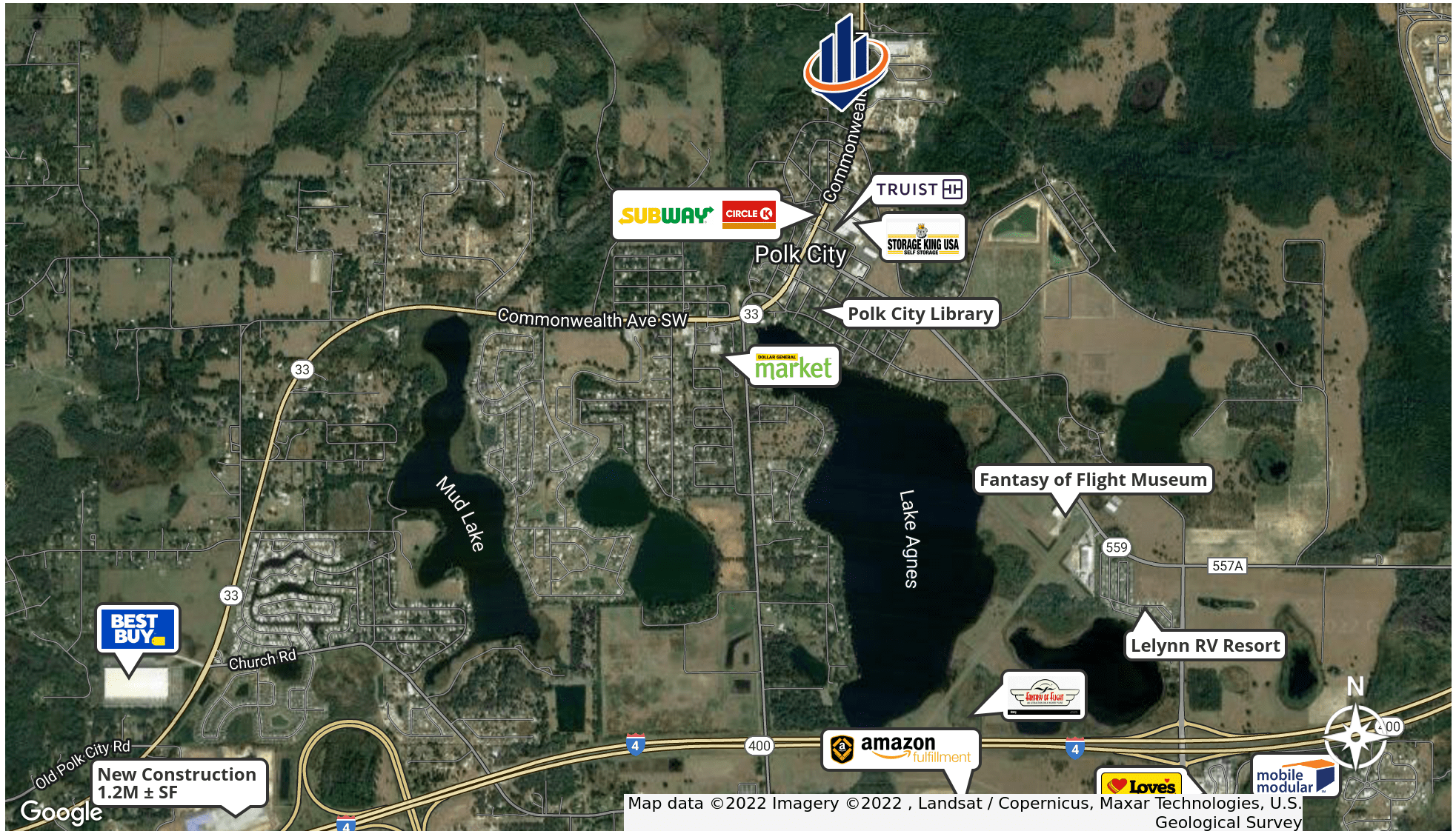


3 MAPS AND PHOTOS

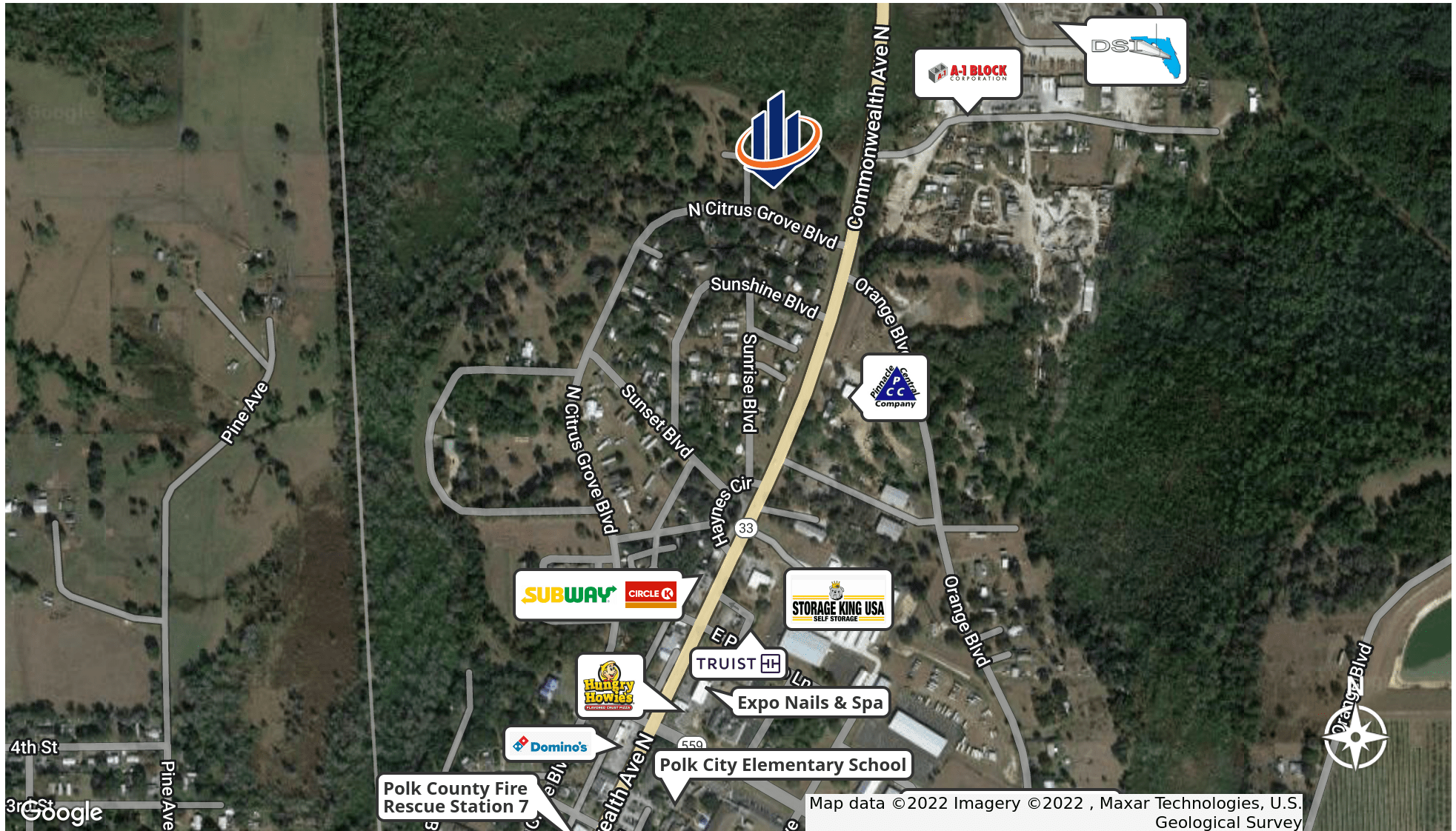
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Market Area Map



Trade Area Map



Site Aerial



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FLORIDA POLYTECHNIC UNIVERSITY

Florida Poly offers a dynamic, research-based, and hands-on science, technology, engineering, and math education delivered with the small-campus, one-on-one attention most often found at selective private colleges.

Florida Poly was established on April 20, 2012 to advance the state's economy. We've established a name for ourselves as a university with a rigorous curriculum, advanced research equipment, and a focus on solving industry problems with creative solutions.

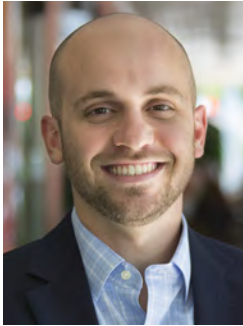
- The university has recently received a \$175,000 grant from National Science Foundation (NSF) to help develop error-resilient and highly energy-efficient computing platforms for ultra-low power applications.
- Researchers at Florida Polytechnic University are working to help close the gaps in broadband connectivity in Polk County through a \$250,000 feasibility study recently approved by the Polk County Board of County Commissioners.
- The university has seen immense growth with a significant climb in the number of freshman and out-of-state applicants for the fall 2022 semester. Freshman applications are up 30% while out-of-state applications have grown by 61%.



4 AGENT AND COMPANY INFO

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PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

David specializes in retail and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and ArcGIS specialist within the firm and formerly served as the firm's Director of Research.

David previously worked in his family-owned business, Hungerford & Associates, as a financial advisor. Prior to becoming a financial advisor, he served as the company's marketing director.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in Real Estate, a Bachelor of Science degree in Finance, and a minor in Italian Studies/Language. While there, he was an active member of the Florida State University Real Estate Society. David recently graduated with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor. He is also a CCIM [Certified Commercial Investment Member] designee and serves on the board for the CCIM Florida West Coast District.

David is a member and serves on the finance committee of the Lakeland Association of Realtors® and is an active member of The International Council of Shopping Centers (ICSC). He is married and lives with his wife Aimee in Bartow, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Retail Properties
- Site Selection
- Real Estate Analytics

About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

HEADQUARTERS

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ORLANDO

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NORTH FLORIDA

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Lake City, Florida 32055
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GEORGIA

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