



# OLD DIXIE HIGHWAY COMMERCIAL LAND


OLD DIXIE HIGHWAY  
AUBURNDALE, FL 33823

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DOWNTOWN  
ORLANDO

 1 ± Hour



10,500 Cars per Day

Old Dixie Highway

11,500 Cars per Day





## PROPERTY INFORMATION

- Property Summary
- Parcel Split Plan
- Concept Plan #1
- Concept Plan #2
- Concept Plan #3

## LOCATION INFORMATION

- Regional Map
- Location Map
- Recent Developments Map
- Demographics Map
- Benchmark Demographics
- Benchmark Demographics
- County

## MAPS AND PHOTOS

- Industrial & Workforce Market
- Market Area Map
- Trade Area Map
- Site Aerial
- Camp Margaritaville RV Resort in Auburndale
- SUNTRAX Test Facility
- Florida Polytechnic University

1

Elite Cable Park

## AGENT AND COMPANY INFO

- Advisor Bio
- Advisor Bio
- About SVN
- Disclaimer

4

2

3





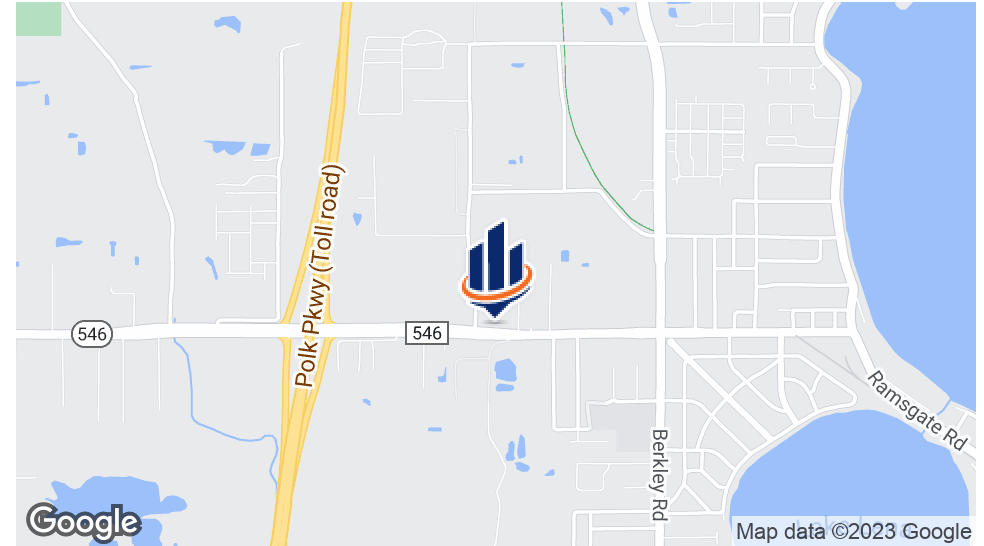
# 1 PROPERTY INFORMATION

Old Dixie Highway  
Auburndale, FL 33823





# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$6,500,000</b>
<b>Lot Size:</b>	15.55 Acres
<b>Price / Acre:</b>	\$418,006
<b>Additional Purchase Options:</b>	See Page 6
<b>Zoning:</b>	FLU: Business Park Centers
<b>Utilities:</b>	Water and sewer are nearby
<b>Traffic Count:</b>	10,500 Cars per Day
<b>Taxes:</b>	\$68.90 [2022] - Currently under AG Exception
<b>APN:</b>	252804313000005100

## PROPERTY OVERVIEW

The prime location and unique characteristics of this commercial land property make it the perfect choice for a wide range of commercial development projects. Spanning over 15.55 acres, this prime location offers easy access to the Polk Parkway, a major connector within Polk County, and the I-4 corridor. Situated at a traffic signal, in front of a well-established industrial park, and nearby Margaritaville RV Resort, this property is ideally located for businesses looking to expand in the area.

Whether you are looking to build retail, office, or industrial uses, the possibilities are endless with this versatile property. With ongoing and conceptual multi-family projects driving population growth in the immediate market, this is the perfect chance to secure your future in Polk County's next city to see major population growth.



# Parcel Split Plan





# Concept Plan #1



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

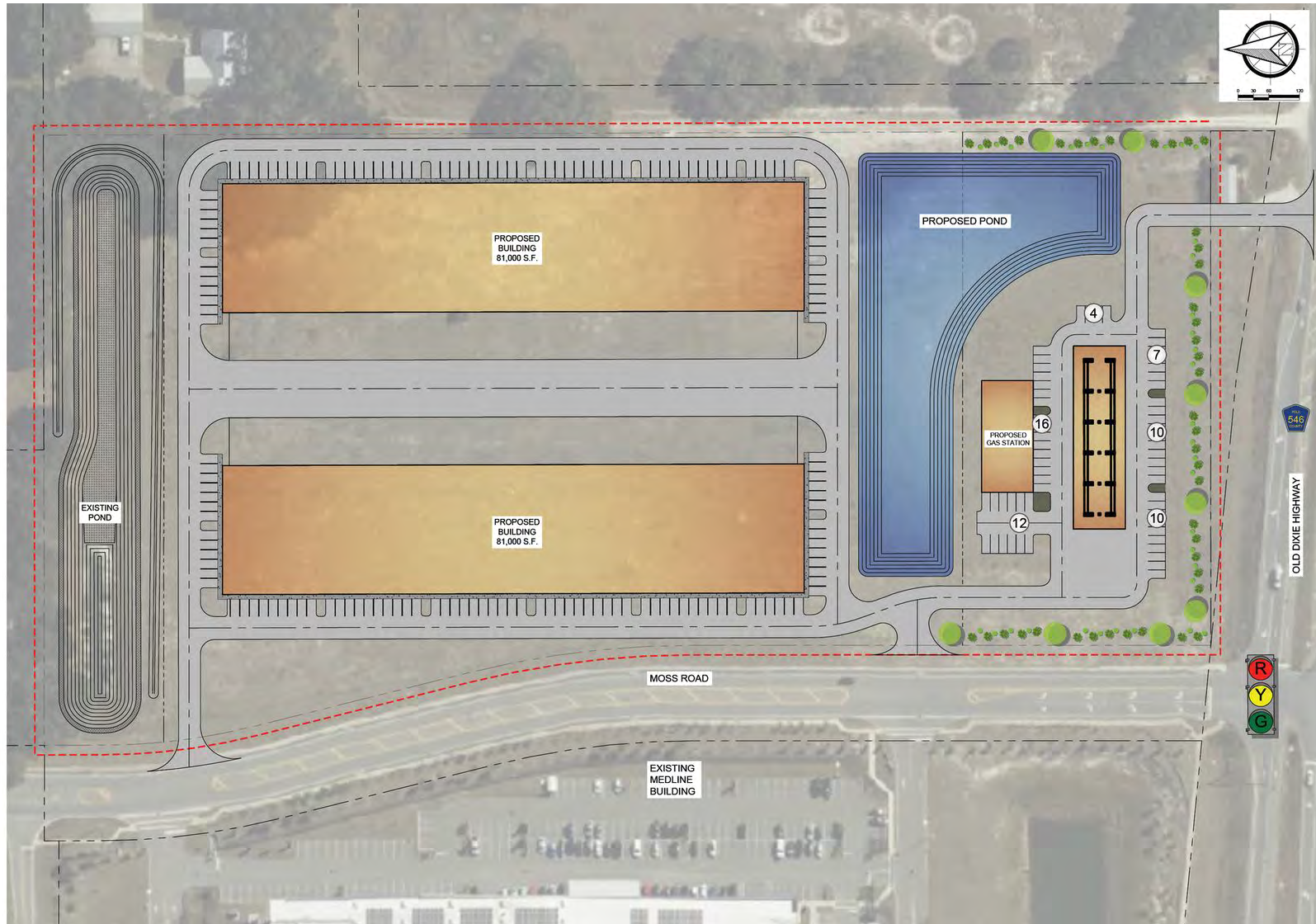


# Concept Plan #2





# Concept Plan #3



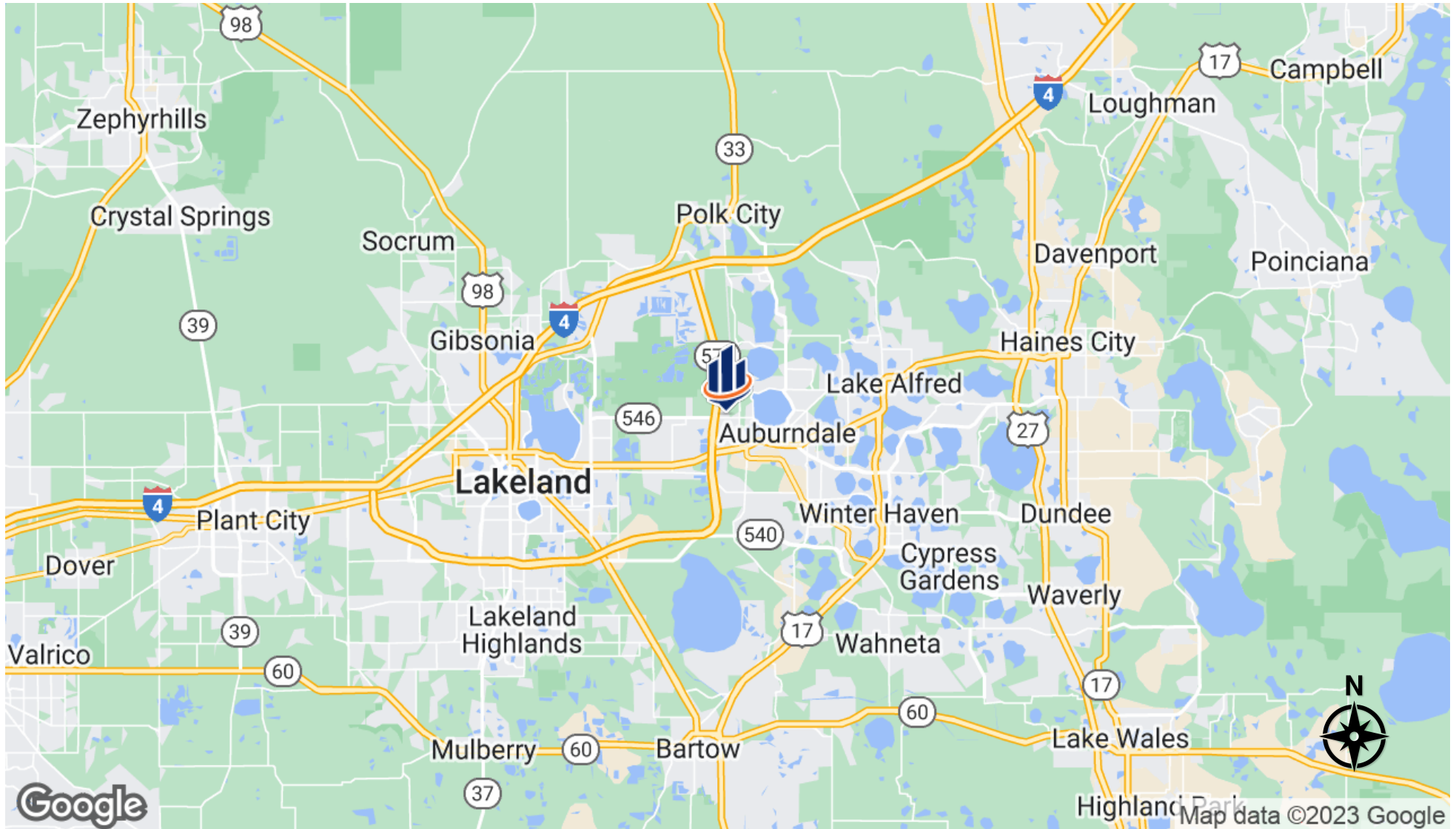


# 2 LOCATION INFORMATION

Old Dixie Highway  
Auburndale, FL 33823

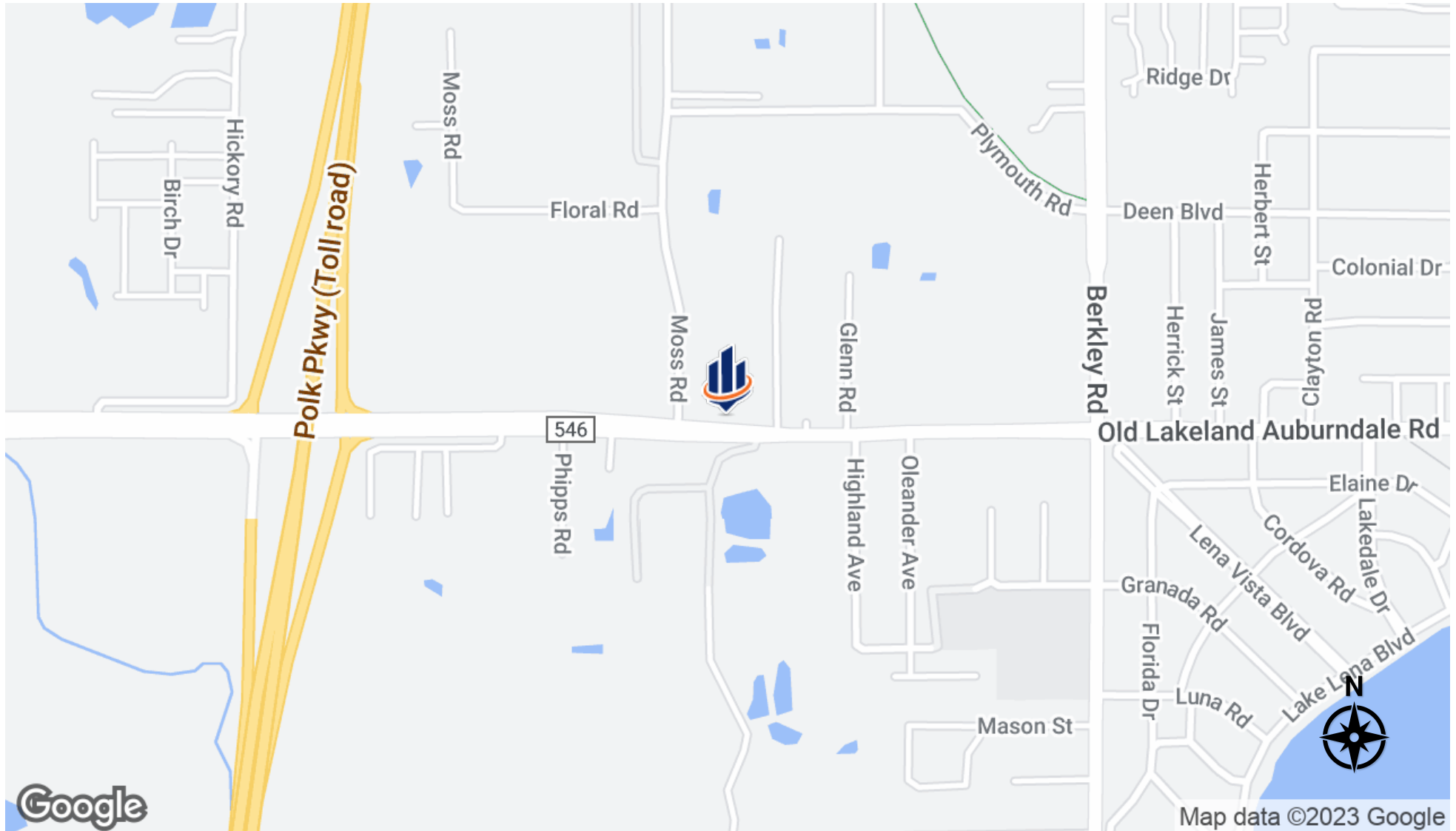


# Regional Map



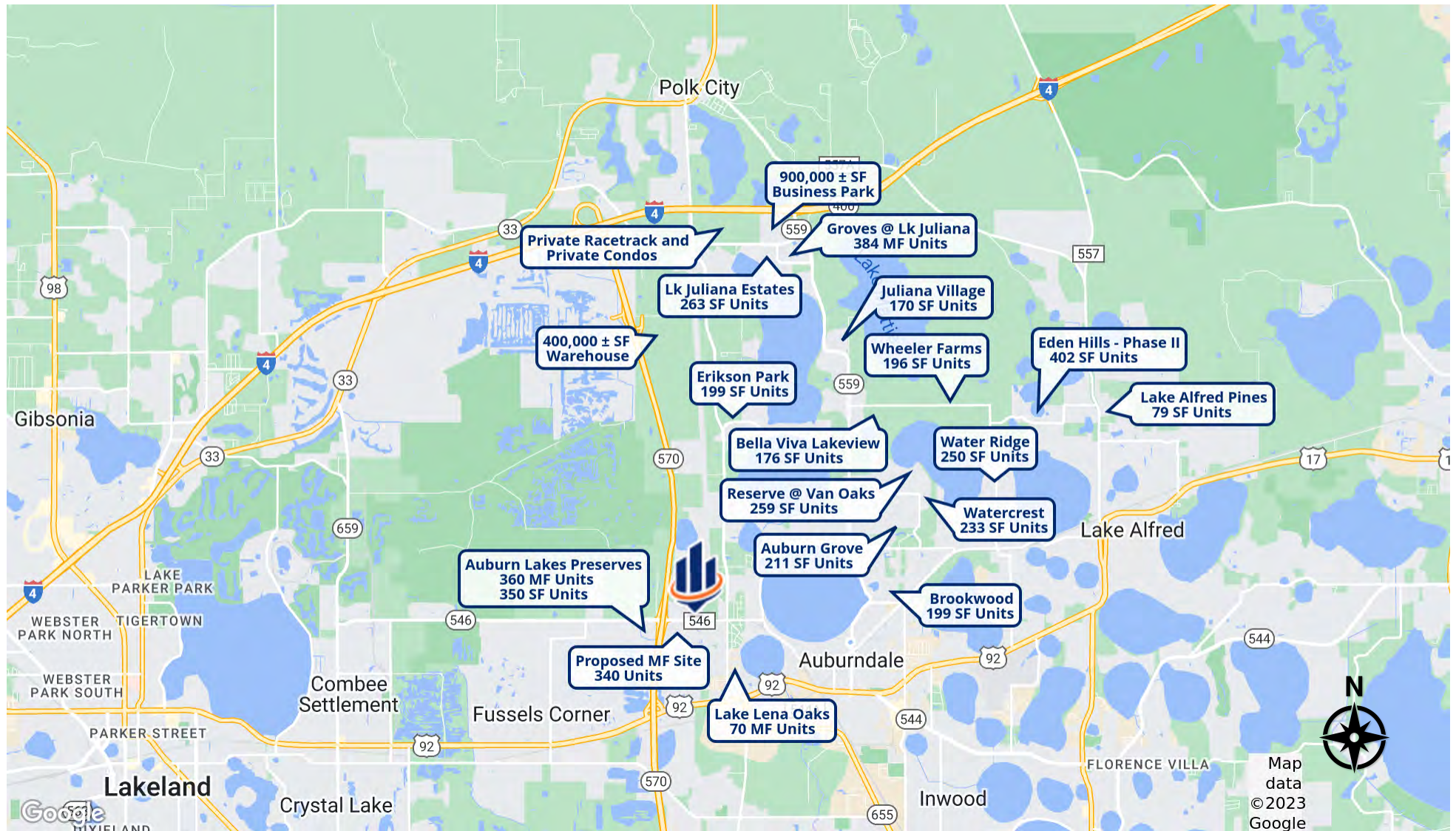


# Location Map



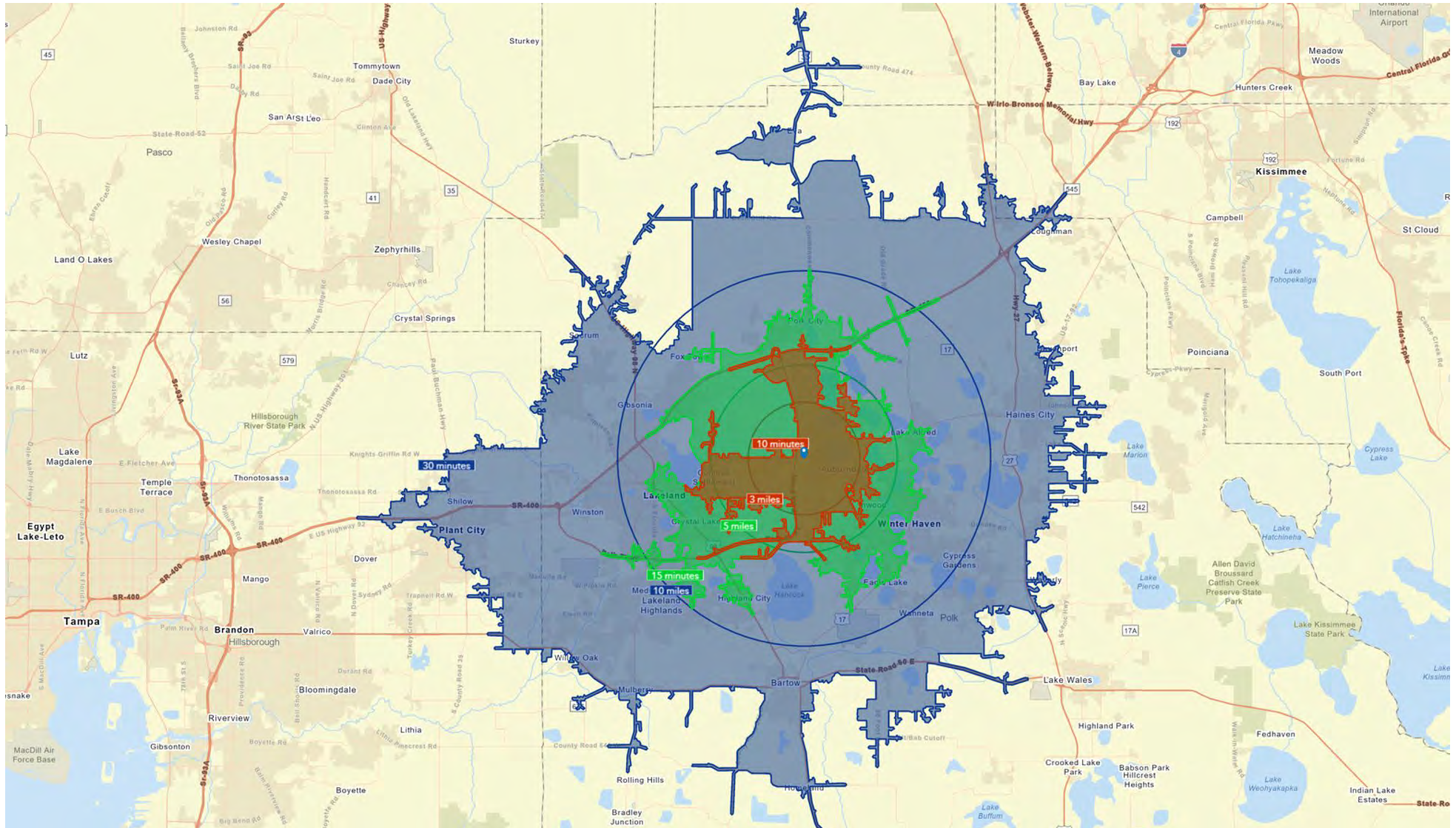


# Recent Developments Map





# Demographics Map





# Benchmark Demographics

	3 Miles	5 Miles	10 Miles	10 Mins	15 Mins	30 Mins	Polk	FL	US
Population	23,969	56,797	309,063	43,787	151,503	600,079	754,798	22,114,754	335,707,897
Households	9,423	21,773	118,583	16,436	57,821	226,985	283,648	8,760,977	128,657,669
Families	6,694	15,213	78,567	11,500	38,415	155,462	196,634	5,648,790	83,407,414
Average Household Size	2.53	2.59	2.53	2.64	2.55	2.59	3	2	3
Owner Occupied Housing Units	6,769	15,682	78,588	11,373	37,695	157,161	199,229	5,794,353	83,145,410
Renter Occupied Housing Units	2,653	6,091	39,995	5,062	20,126	69,824	84,419	2,966,624	45,512,259
Median Age	44.4	43.2	41.8	42.7	40.6	41.30	41.90	42.80	38.90
<b>Income</b>									
Median Household Income	\$56,030	\$53,166	\$54,908	\$53,004	\$53,490	\$57,423	\$57,063	\$65,438	\$72,414
Average Household Income	\$75,375	\$72,872	\$76,584	\$72,219	\$72,767	\$79,004	\$78,175	\$96,086	\$105,029
Per Capita Income	\$29,467	\$27,806	\$29,512	\$27,414	\$27,908	\$29,949	\$29,438	\$38,149	\$40,363
<b>Trends: 2021 - 2026 Annual Growth Rate</b>									
Population	1.20%	1.07%	0.91%	1.09%	0.89%	1.21%	1.23%	0.61%	0.25%
Households	1.18%	1.09%	0.94%	1.09%	0.94%	1.21%	1.23%	0.62%	0.31%
Families	1.19%	1.07%	0.88%	1.09%	0.88%	1.16%	1.19%	0.59%	0.28%
Owner HHs	1.58%	1.40%	1.20%	1.54%	1.22%	1.51%	1.43%	0.83%	0.53%
Median Household Income	4.26%	3.95%	3.11%	3.99%	3.22%	3.25%	3.27%	3.75%	3.12%

**O**ver 40,000 people within a 10-minute drive from the property.

**M**edian Household income within a 3-mile radius shows a 30% higher expected growth rate when compared to Polk County



# Benchmark Demographics



3 Miles 5 Miles 10 Miles 10 Mins 15 Mins 30 Mins Polk FL US

## Households by Income

<\$15,000	11.30%	11.80%	10.50%	12.10%	11.40%	9.00%	8.90%	8.30%	8.50%
\$15,000 - \$24,999	8.80%	10.10%	10.20%	10.30%	10.10%	9.50%	9.60%	7.60%	7.20%
\$25,000 - \$34,999	9.70%	10.60%	10.30%	10.20%	10.40%	9.90%	10.00%	8.40%	7.50%
\$35,000 - \$49,999	13.50%	13.60%	13.40%	13.70%	13.90%	13.30%	13.60%	12.60%	11.10%
\$50,000 - \$74,999	20.70%	21.00%	20.50%	21.00%	21.00%	21.20%	21.00%	18.70%	16.90%
\$75,000 - \$99,999	13.70%	12.40%	13.60%	12.50%	13.60%	14.70%	14.90%	13.80%	13.20%
\$100,000 - \$149,999	13.70%	12.70%	12.80%	12.60%	12.30%	13.60%	13.50%	15.90%	17.20%
\$150,000 - \$199,999	5.50%	4.40%	4.50%	4.40%	4.00%	4.50%	4.50%	6.70%	8.40%
\$200,000+	3.10%	3.30%	4.20%	3.20%	3.30%	4.20%	4.00%	7.90%	9.90%

## Population by Age

0 - 4	5.40%	5.50%	5.50%	5.70%	5.60%	5.80%	5.70%	5.10%	5.80%
5 - 9	5.50%	5.70%	5.60%	5.80%	5.70%	6.00%	5.90%	5.30%	6.10%
10 - 14	5.40%	5.60%	5.60%	5.70%	5.70%	6.00%	5.90%	5.50%	6.20%
15 - 19	5.30%	5.70%	6.40%	5.60%	6.60%	6.10%	5.90%	5.50%	6.30%
20 - 24	5.30%	5.50%	6.20%	5.50%	6.40%	5.80%	5.60%	5.90%	6.50%
25 - 34	12.90%	12.90%	13.00%	13.00%	13.40%	12.90%	12.90%	13.30%	14.00%
35 - 44	10.70%	10.90%	11.10%	11.20%	11.20%	11.70%	11.60%	11.90%	12.80%
45 - 54	11.40%	11.50%	11.10%	11.50%	11.20%	11.30%	11.20%	11.90%	12.00%
55 - 64	14.20%	14.10%	13.00%	14.10%	13.20%	12.80%	12.80%	13.40%	12.80%
65 - 74	14.10%	13.20%	12.10%	13.00%	11.70%	12.00%	12.60%	12.20%	10.20%
75 - 84	7.50%	7.20%	7.40%	7.00%	6.80%	7.10%	7.40%	7.10%	5.20%
85+	2.10%	2.20%	3.00%	1.90%	2.40%	2.60%	2.50%	2.80%	2.10%

## Race and Ethnicity

White Alone	72.20%	68.00%	61.30%	69.30%	63.40%	60.40%	59.50%	56.70%	61.00%
Black Alone	8.10%	11.80%	16.70%	9.60%	15.10%	14.70%	14.60%	14.90%	12.40%
American Indian Alone	0.70%	0.70%	0.50%	0.70%	0.60%	0.50%	0.50%	0.40%	1.10%
Asian Alone	1.10%	1.20%	1.90%	1.10%	1.60%	2.00%	1.90%	3.00%	6.10%
Pacific Islander Alone	0.00%	0.00%	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	7.10%	7.30%	7.70%	7.90%	7.60%	9.00%	9.80%	7.50%	8.60%
Two or More Races	10.80%	11.10%	11.80%	11.40%	11.70%	13.30%	13.70%	17.40%	10.60%
Hispanic Origin (Any Race)	19.00%	20.00%	21.30%	21.00%	21.00%	25.00%	26.70%	27.10%	19.00%





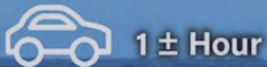
## POLK COUNTY FLORIDA

Founded	1861	Density	326.06
County Seat	Bartow	Population	609,492 [2012]
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.



DOWNTOWN  
ORLANDO



Saddle Creek  
LOGISTICS SERVICES



MEDLINE

# 3 MAPS AND PHOTOS

Old Dixie Highway  
Auburndale, FL 33823



Old Dixie Highway

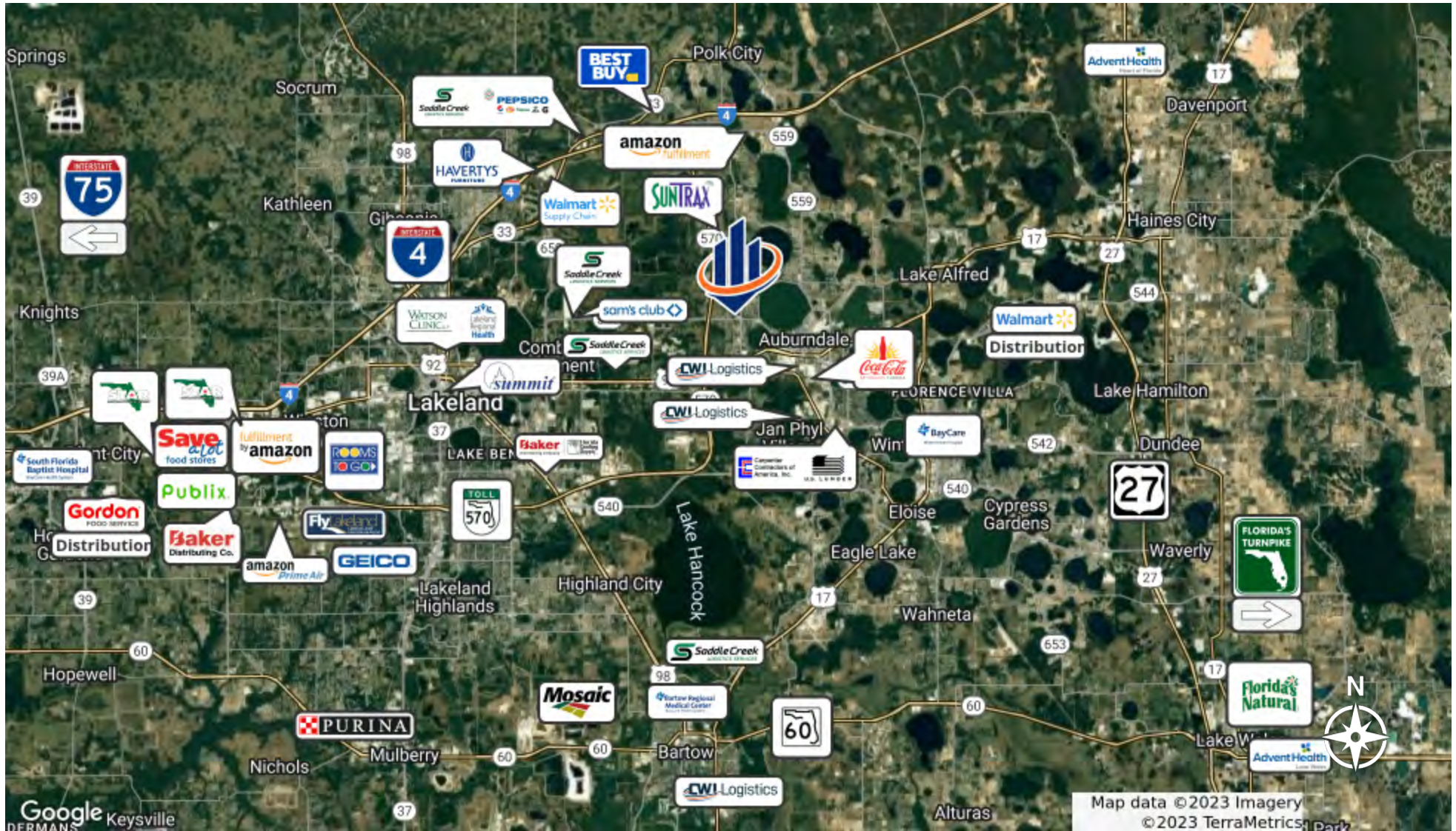
10,500 Cars per Day

11,500 Cars per Day





# Industrial & Workforce Market





# Market Area Map



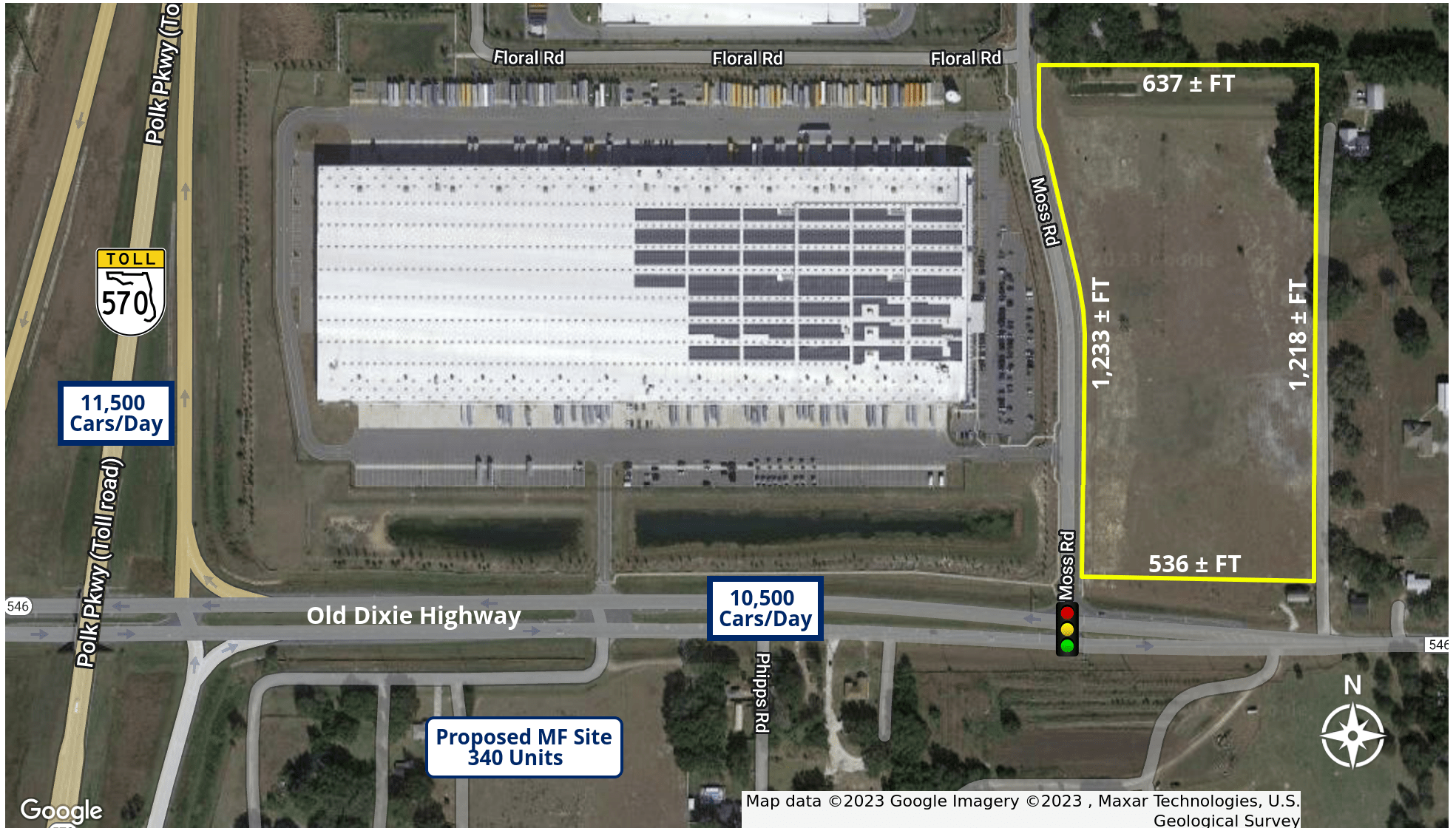


# Trade Area Map





# Site Aerial





# Camp Margaritaville RV Resort In Auburndale



For everyone's safety, please abide by the posted 5 mph speed limit within the resort.  
To reach Camp Margaritaville security, please call (863) 289-0016. For emergencies, call 911.

Check-in Time: 2pm for RV sites / 3pm for Cabins  
Check-out Time: 11am for RV sites / 10am for Cabins  
Quiet Hours: 10pm-8am

🏠 GUARD HOUSE	🚢 DOCK AREA
🛒 CAMP STORE & CHECK-IN	🏀 BASKETBALL COURT
🚿 BATHHOUSE & LAUNDRY	🕳️ CORN HOLE
🚿 BATHHOUSE (COMING FALL 2022)	🔥 FIRE PIT
🚿 BATHHOUSE, FINS UP FITNESS, FINS CITY ARCADE & LAUNDRY	🌿 THE GREEN ACTIVITIES FIELD*
🚗 RENTAL GOLF CART STORAGE	🎮 PARAKEETS KIDS PARK
🗑️ DUMPSTER	🏌️ PARROT ISLAND MINI GOLF
🧊 ICE MACHINE	🍹 TIKI BAR & STAGE
🦅 BALD EAGLE HABITAT	🛖 RETREAT*
🐕 BARK-ARITAVILLE DOG RUN	🍷 LICENSE TO CHILL POOL & BAR*
🐕 BARK-ARITAVILLE DOG PARK & DOG SPA**	🍕 FEEDING FREINZY & FRANK AND LOLA'S PIZZERIA
🏊 COVERED RECREATION (PHASE 3)**	🏊 POOL & POOL PAVILION
🚰 WATER TOWER*	🌊 WATERSLIDE
	🛎️ SPLASH PAD

\*Don't miss these great photo locations and share the fun! #CampMargaritavilleAuburndale



## ESCAPE TO A LUXURY RV RESORT WITH A LICENSE TO CHILL

Located an hour southwest of Orlando and just outside of Lakeland, Florida, Camp Margaritaville RV Resort Auburndale is a family-friendly RV and cabin oasis located in Central Florida. Situated on 66-acres located off the Polk Parkway next to Lake Myrtle in Auburndale, our resort is your all-access pass to everything Florida. From our two resort swimming pools, complete with a 147 ft. water slide, to our 9-hole putting course and tiki bar, we offer amenities to excite the whole family. Even your furry friends are welcome! Explore the major theme parks and sparkling beaches or stay central for a sports event or festival without sacrificing any of the amenities.

Camp Margaritaville RV Resort Auburndale, Central Florida offers over 320 RV sites, including 11 Super Premium RV Sites along with 75 Cabana Cabins for those seeking the outdoor resort experience without an RV.



# SUNTRAX Test Facility



## AMERICA'S NEW CENTER FOR TRANSPORTATION INNOVATION IN FLORIDA.

Located off I-4 between Orlando and Tampa, SunTrax is a large-scale, cutting-edge facility being developed by the Florida Department of Transportation and Florida's Turnpike Enterprise, dedicated to the research, development and testing of emerging transportation technologies in safe and controlled environments.

### Suite of Services:

Users can customize the solutions they need from SunTrax's service offerings, including:

- Lease individual or combined test sectors
- Develop test scenarios with engineering experts
- Access specialized test equipment
- Oversee full-service testing performance

In addition to the main facility, SUNTRAX is proposed to also house a 149-acre mixed-use development. This development will have a high-tech focus to complement the facility and is expected to include restaurants, hotels, high-tech car dealership, and more.\*\*

**\*\* The entrance to this development is located less than 2,500 FT from the subject property**





## 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%.



# Elite Cable Park



## ELITE CABLE PARK

There's no need to rent a boat, buy fuel and buy gear if you want to wakeboard while you are in town. At cable parks, riders are pulled by an electric cable track rather than a boat. Riders become attached to the cable system by a tow rope. Elite Cable Park in Auburndale has eight cables running at the same time, allowing riders to fluidly enter and exit the system.

### First Timers

Elite Cable Park offers a Get Up Guarantee Package that's perfect for those who have never tried wakeboarding, waterskiing, wakeskating or kneeboarding. The Get Up Guarantee is the best way to learn how to ride and includes the following for just \$59.00:

- 15-minute one-on-one coaching session
- 4-hour cable pass
- All the equipment you'll need to ride
- Watch Elite Cable Park's walk-through video below.
- The Pro Shop
- The Pro Shop at Elite Cable Park is where you'll buy your pass, buy or rent equipment/gear, and buy cool hats, t-shirts, koozies and more.

<https://visitcentralflorida.org/featured/elite-cable-park/>





# 4 AGENT AND COMPANY INFO

Old Dixie Highway  
Auburndale, FL 33823

Old Dixie Highway

Moss Road E







**GARY RALSTON, CCIM, SIOR, CRE, CPM, CRRP, FRICS**

**Managing Director/ Senior Advisor**

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## PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner and Senior Advisor of SVN Saunders Ralston Dantzler Real Estate in Lakeland, FL – the premier commercial services provider in Central Florida.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. (NYSE:NNN) - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member (CCIM), Society of Industrial and Office Realtors (SIOR), Specialist in Real Estate Securities (SRS), Certified Property Manager (CPM), Counselor of Real Estate (CRE), Certified Leasing Specialist (CLS), Certified Development, Design, and Construction Professional (CDP), Certified Retail Property Executive (CRX), Certified Retail Real Estate Professional (CRRP) and Fellow of the Royal Institute of Chartered Surveyors (FRICS) . He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute (ULI), the International Council of Shopping Centers (ICSC), and the Commercial Real Estate Development Association (NAIOP).

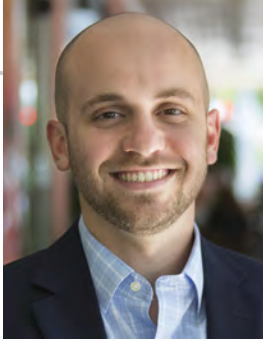
Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow (www.hoyt.org) in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.

Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

Gary specializes in:

Commercial Real Estate





## DAVID HUNGERFORD, CCIM

Senior Advisor

david.hungerford@svn.com

Direct: 863.272.7156 | Cell: 863.660.3138

## PROFESSIONAL BACKGROUND

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

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$170 million across nearly all types of commercial properties 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 GIS 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 at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate 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. David is a CCIM [Certified Commercial Investment Member] designee and serves on the executive board for the CCIM Florida West Coast District. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers [ICSC]. David is married and lives with his wife Aimee and children Eliana and Ezra on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

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

## EDUCATION

- 2021 SVN Presidents Circle
- 2022 SVN Partners Circle
- 2022 Lakeland Realtors Commercial Realtor of the Year



# 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 Network<sup>SM</sup> 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.



# Disclaimer



The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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](http://www.SVNsaunders)

**HEADQUARTERS**

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Lakeland, FL 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
386.438.5896

**NORTH FLORIDA**

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Lake City, Florida 32055  
386.438.5896

**GEORGIA**

125 N Broad Street, Suite 210  
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