

# POLK PARKWAY INDUSTRIAL DEVELOPMENT LAND

*CENTRAL FLORIDA DEVELOPMENT OPPORTUNITY*



***Polk Parkway***



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# POLK PARKWAY INDUSTRIAL DEVELOPMENT LAND

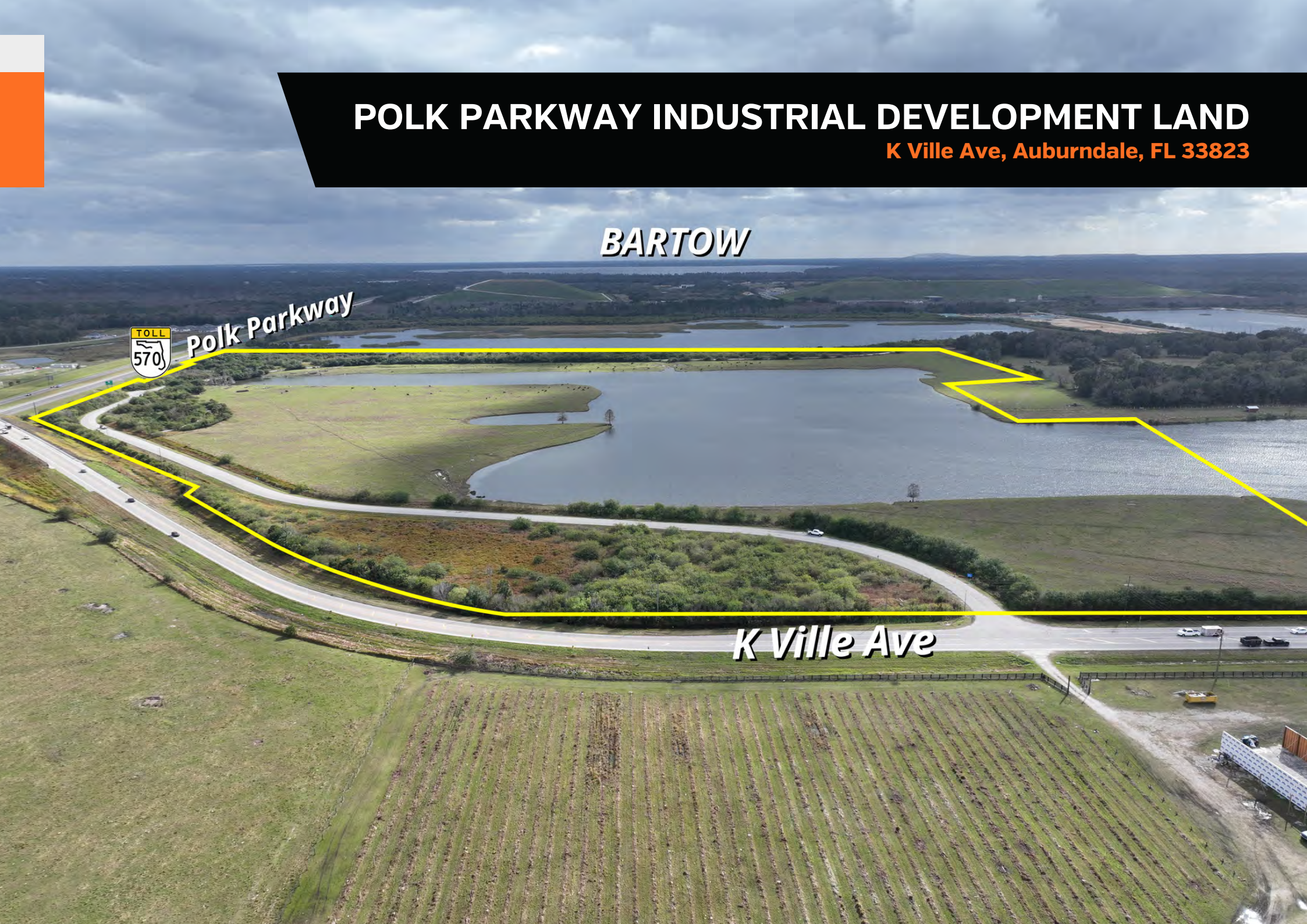
K Ville Ave, Auburndale, FL 33823

*BARTOW*



*Polk Parkway*

*K Ville Ave*



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K Ville Ave, Auburndale, FL 33823



 Polk Parkway

K Ville Ave

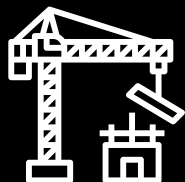
# CENTRAL FLORIDA INDUSTRIAL DEVELOPMENT OPPORTUNITY

K VILLE AVE, AUBURNDALE, FL 33823

**PRICE: \$7,000,000 (SEE NEXT PAGE FOR INDIVIDUAL PRICING)**



**60 ± USABLE ACRES**



**CITY STAFF SUPPORTS IOS DEVELOPMENT ON SUBJECT**



**OPTIMAL ACCESS TO MAJOR HIGHWAYS**

Unlock the potential of over 127 gross acres between Lakeland and Auburndale, Florida, with this strategically located development land. Positioned along the impactful Polk Parkway, the property boasts both accessibility and visibility. Much of the due diligence for the property's development has been conducted, and is available to review upon request.

The City of Auburndale is eager for the site to be developed with industrial as its primary use, and have even conceptually approved Industrial Outdoor Storage (IOS). A small secondary use of residential has been approved in the past, and could be unlocked with a new PUD. The subject property is positioned along the route to the County transfer station, so industrial uses are compatible. Water and sewer are currently 1/4 mile + away from the site; however, city officials have express confidence on the usage of septic.

The property can be purchased in pieces, or as a whole, allowing for a variety of uses and users.

## Offering Summary

<b>Price/Upland Acre</b>	<b>\$116,667</b>
<b>Zoning:</b>	<b>PD-H1 &amp; I-PUD (Expired)</b>
<b>Taxes:</b>	<b>\$4,905.02 (2023)</b>
<b>PIN #s:</b>	<b>252817000000042020, 252817000000042010, 252820000000031010</b>

## Nearby Industrial Users



# PRICING SCHEDULE

MULTIPLE OPPORTUNITIES

**PARCEL 2**  
25281700000042010  
17.2 ± *USABLE ACRES*  
**\$2,700,000**

**PARCEL 1**  
25281700000042020  
12 ± *USABLE ACRES*  
**\$1,850,000**

**PARCEL 3**  
25282000000031010  
30.5 ± *USABLE ACRES*  
**\$4,200,000**

# POLK PARKWAY INDUSTRIAL DEVELOPMENT LAND

K Ville Ave, Auburndale, FL 33823

**BARTOW**



**Polk Parkway**

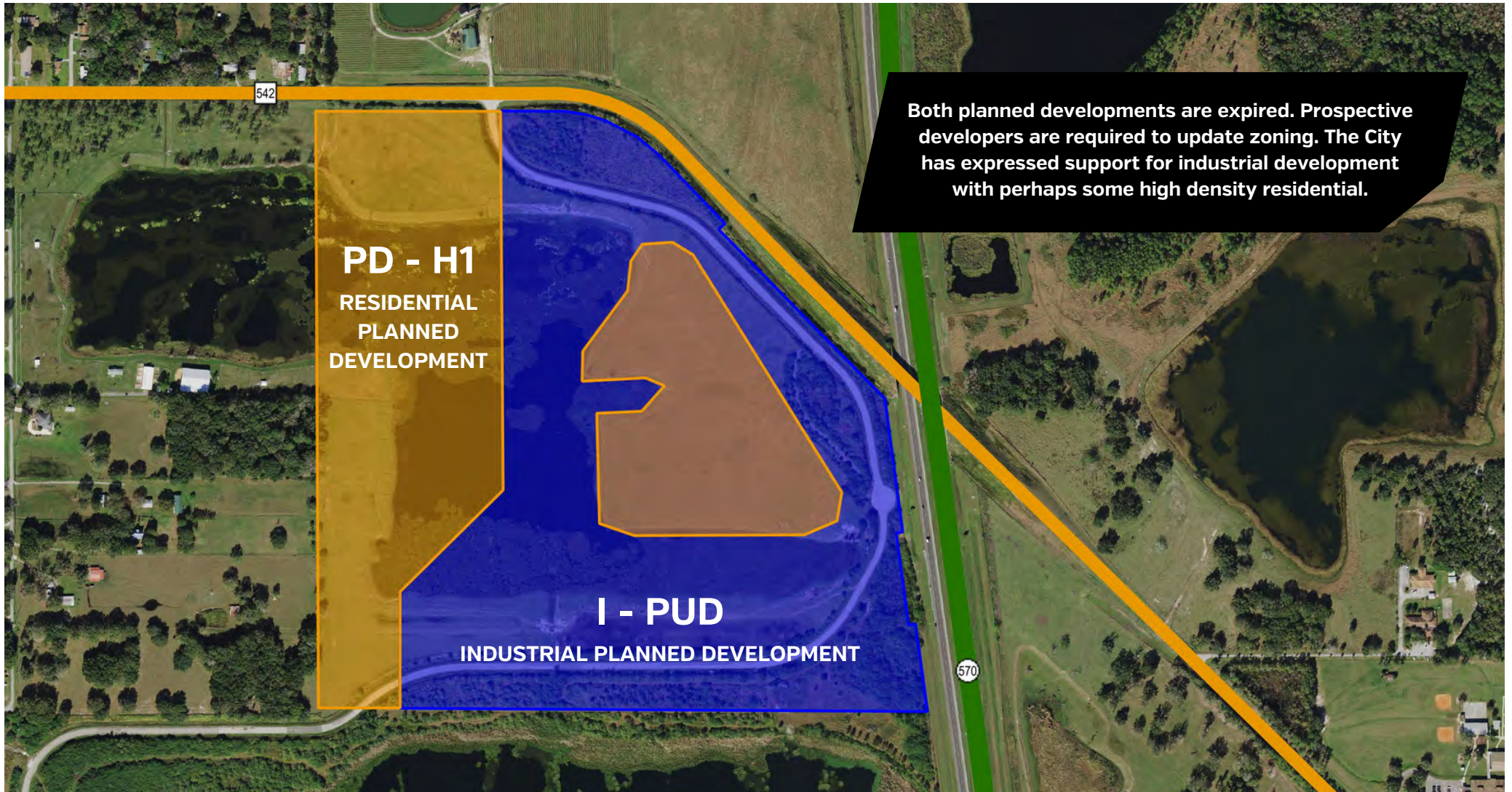
**SUBJECT**

**K Ville Ave**

Since Amazon's arrival to Auburndale, the city has shown immense growth, with more commercial development and large employers looking to Auburndale as their new home.

# ZONING MAP

CITY OF AUBURNDALE



# CONCEPT SITE PLAN

LIGHT INDUSTRIAL + IOS DEVELOPMENT

<b>236,000</b>	<b>229,000</b>	<b>88</b>	<b>283</b>
TOTAL BUILDABLE SF	TOTAL OPEN STORAGE SF	TRAILER SPACES	PARKING SPACES

## PARCEL 042020:

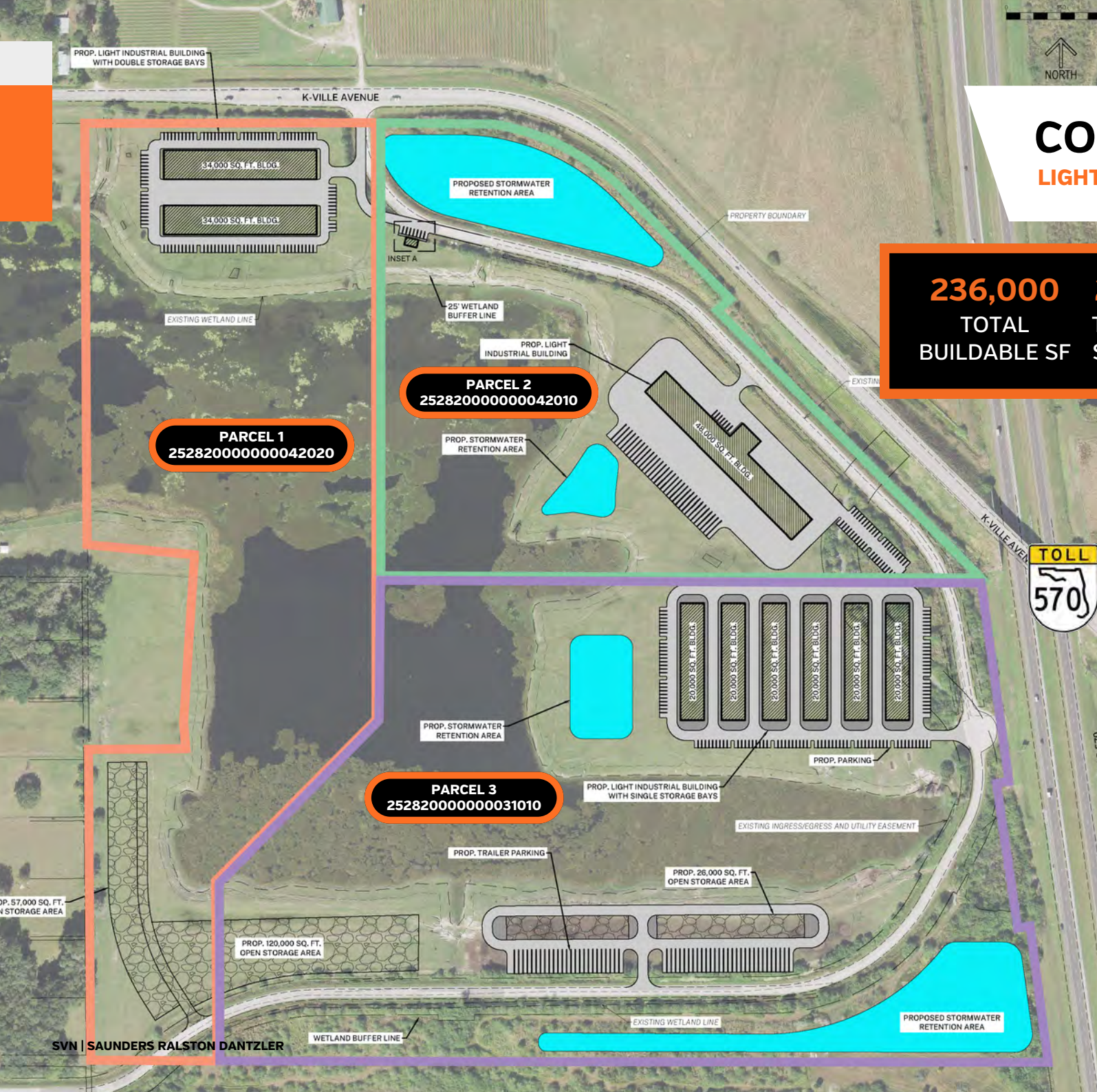
- [2] 34,000 ± SF FLEX SPACE BUILDINGS
- 112 COMMUTER PARKING SPACES
- 57,000 ± SF REAR OPEN STORAGE

## PARCEL 042010:

- 48,000 ± SF LIGHT INDUSTRIAL /TRUCK TERMINAL BUILDING
- 72 TRAILER LOADING BAYS, 32 TRAILER STORAGE SPACES AND 47 COMMUTER PARKING SPACES

## PARCEL 031010:

- [6] 20,000 ± SF LIGHT INDUSTRIAL BUILDINGS
- 116 COMMUTER PARKING SPACES
- 172,000 ± SF REAR OPEN STORAGE
- 56 TRAILER STORAGE SPACES





# CONCEPT SITE PLAN

## SELF STORAGE + INDUSTRIAL OUTDOOR STORAGE (IOS)

<b>250,000</b>	<b>140,000</b>	<b>56</b>	<b>100</b>
TOTAL BUILDABLE SF	TOTAL OPEN STORAGE SF	TRAILER SPACES	PARKING SPACES

### PARCEL 042020:

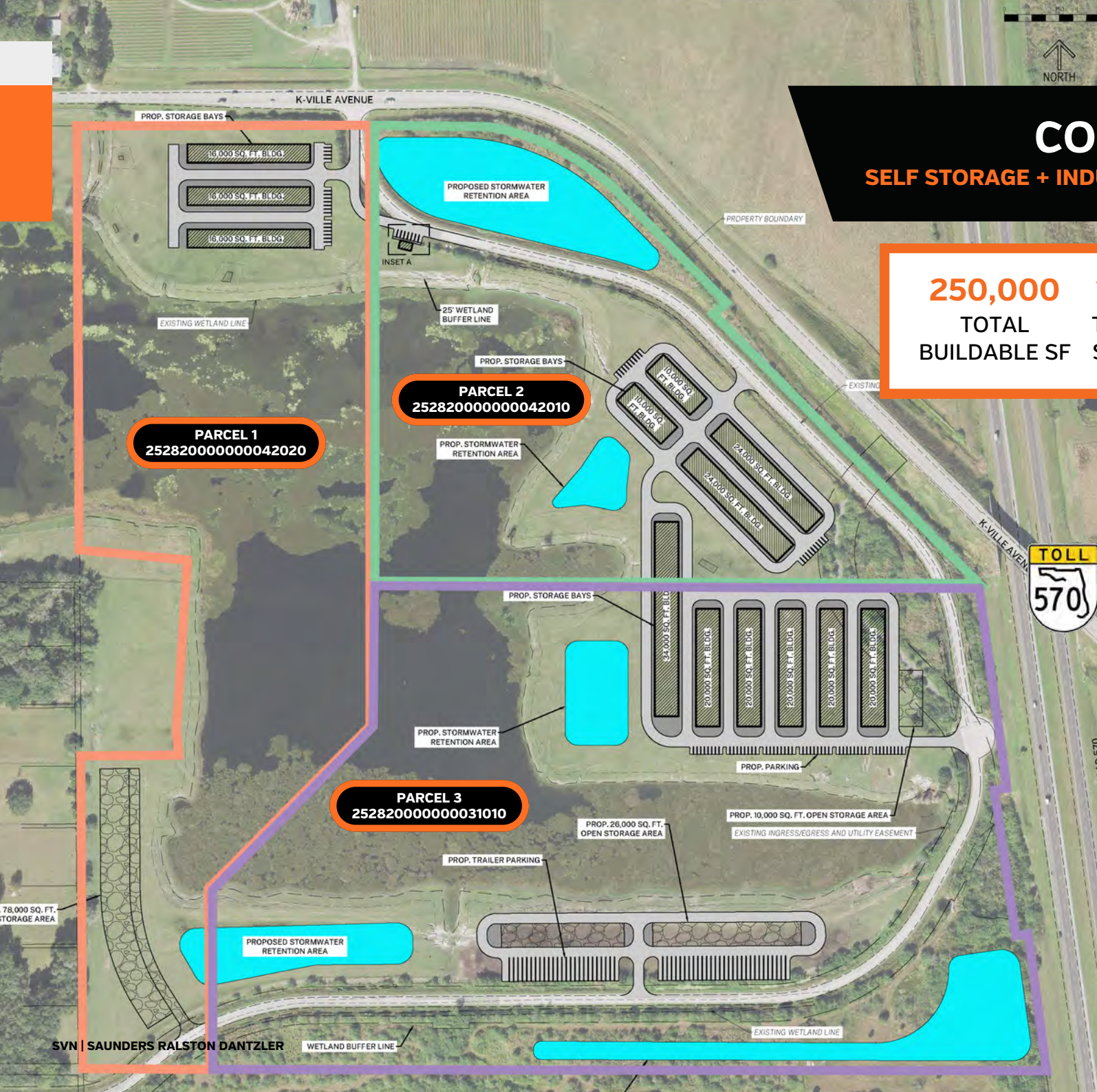
- [3] 16,000 ± SF STORAGE BAYS
- 20 COMMUTER PARKING SPACES
- 78,000 ± SF REAR OPEN STORAGE

### PARCEL 042010:

- [2] 24,000 ± SF STORAGE BAYS
- [2] 10,000 ± SF STORAGE BAYS
- 20 PARKING SPACES
- 800 ± SF MNGMT BUILDING

### PARCEL 031010:

- [5] 20,000 ± SF STORAGE BAYS
- 34,000 ± SF STORAGE BAY
- 10,000 ± SF OPEN STORAGE AREA
- 60 PARKING SPACES
- 52,000 ± SF OF OPEN STORAGE AREA W/ 56 TRAILER STORAGE SPACES



**PARCEL 1**  
25282000000042020

**PARCEL 2**  
25282000000042010

**PARCEL 3**  
25282000000031010

# GENERAL OVERVIEW

## CENTRAL FLORIDA & I-4 CORRIDOR

The growth along the I-4 Corridor has been astonishing. In 2023, these Central Florida counties accounted for approximately 30% of Florida's population but were responsible for more than 40% of the population growth.

Polk County's steadily growing population in central Florida positioned between major cities like Tampa and Orlando, economic stability, and a strong focus on various industries make it a promising market for retail businesses. Additionally, the region benefits from tourism, with proximity to popular attractions like Disney World and Legoland, attracting visitors who may frequent local malls. Polk County's well-developed infrastructure, affordability in real estate, community support, and ongoing redevelopment initiatives create a favorable environment for investment. Its quality of life, business-friendly policies, and a strong sense of community further enhance the appeal of this area for retail entrepreneurs and investors.



### CENTRAL FL COUNTIES      FLORIDA

	CENTRAL FL COUNTIES	FLORIDA	
Population Estimates 2022	7,411,083	22,245,521	33%
Population growth 2020 - 2022	295,536	707,305	42%

Counties: Hillsborough, Lake, Orange, Osceola, Polk, Pinellas, Brevard, Seminole, Sumter, Pasco  
Source: US Census Data



### DESTINATION

### DISTANCE

### DRIVE TIME

DESTINATION	DISTANCE	DRIVE TIME
Tampa	41 Miles	40 Min
Orlando	52 Miles	53 Min
Jacksonville	192 Miles	3 Hours
Miami	233 Miles	3.75 Hours
Savannah	331 Miles	5 Hours
Atlanta	454 Miles	7 Hours

### MAJOR TRANSPORTATION HUBS

Tampa Int'l Airport	49 Miles	48Min
Orlando Int'l Airport	54Miles	50 Min
Port Tampa	50 Miles	53 Min
Port Canaveral	93 Miles	1.5 Hours

**LOCATION MAP**  
FLORIDA



# LOCATION MAP

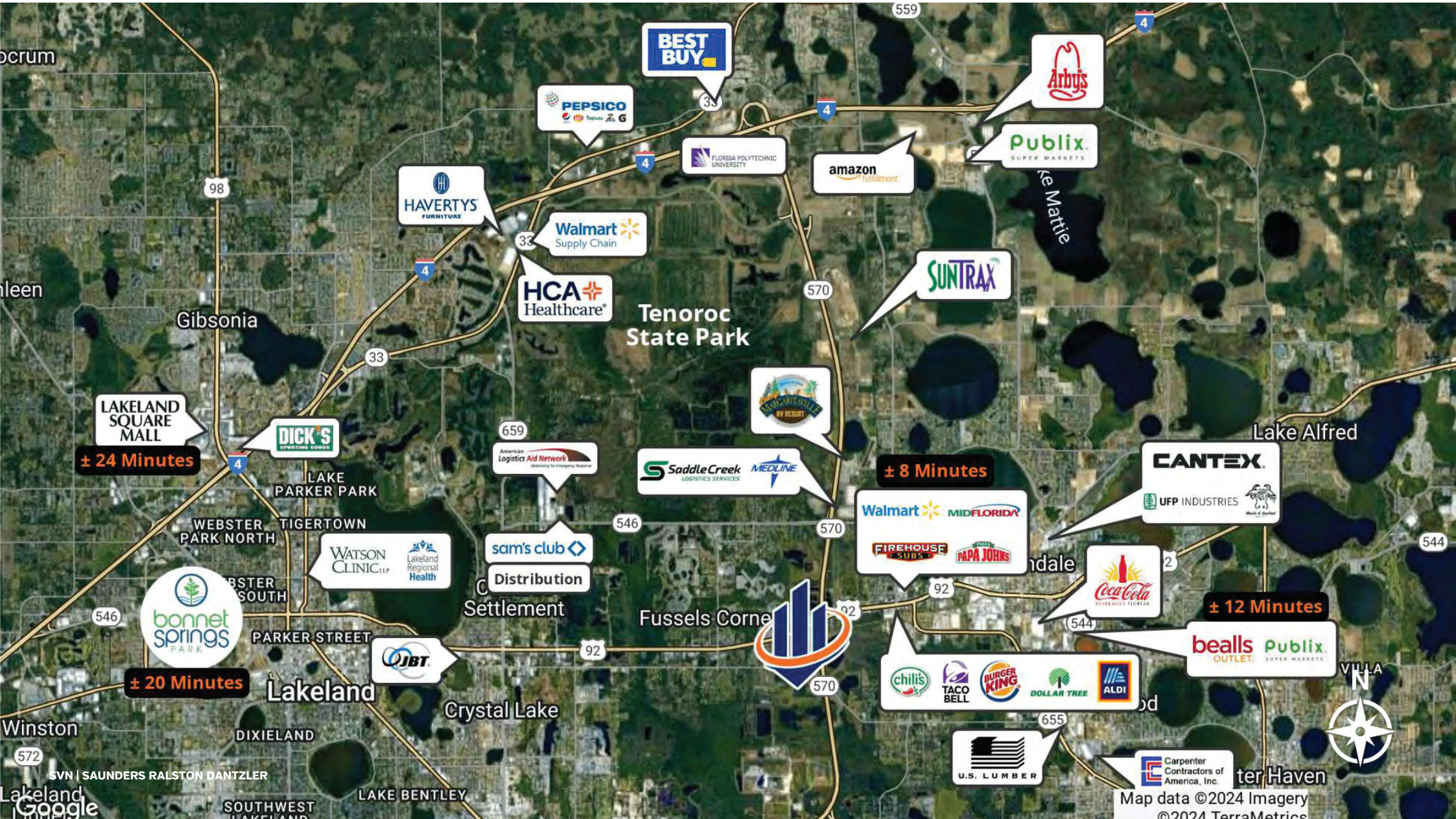
CENTRAL FLORIDA





# MARKET HIGHLIGHTS

## MARKET AREA MAP



# MARKET HIGHLIGHTS

## 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%.



# MARKET HIGHLIGHTS

## SUNTRAX TEST FACILITY



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.





# MARKET HIGHLIGHTS

## CAMP MARGARITAVILLE RV RESORT



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.



# MARKET HIGHLIGHTS

## LAKE MYRTLE SPORTS PARK



The Lake Myrtle Sports Complex features nine (9) colligate size baseball diamonds, 10 soccer fields, and one (1) championship soccer stadium. Concessions, restrooms, and drinking fountains are available. The Complex is also home to Polk County Tourism and Sports Marketing, Florida Youth Soccer Association, and Polk County Sports Hall of Fame. Grills, pets, and alcoholic beverages are prohibited.

Events hosted at Lake Myrtle have varied from the National Dog Agility Championships, to regional rugby championships as well as lacrosse, flag football, and the Russ Matt Central Florida Baseball Invitational, the largest collegiate baseball tournament in the nation.

The park is adjacent to the Auburndale Youth Baseball Complex, where two fields were dedicated to Chicago Cubs pitcher and Auburndale High grad Kyle Ryan and former city commissioner and youth baseball president Jim Spivey.



# MAJOR EMPLOYERS

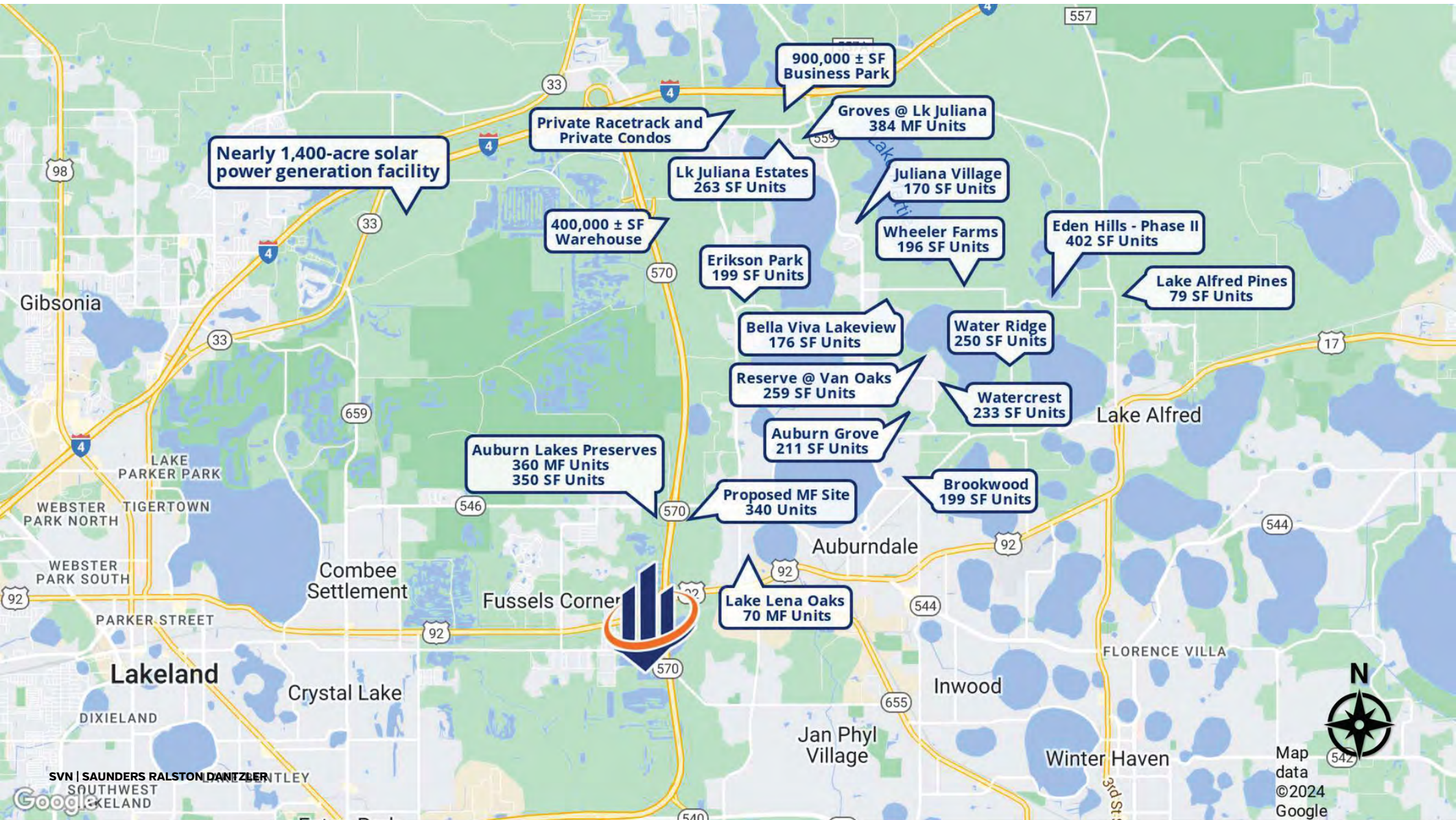
POLK COUNTY

Publix®



# MARKET HIGHLIGHTS

## NEARBY DEVELOPMENTS



# MARKET HIGHLIGHTS

## TRADE AREA MAP



# SITE CHARACTERISTICS

## WETLANDS DELINEATION & SURVEY MAP



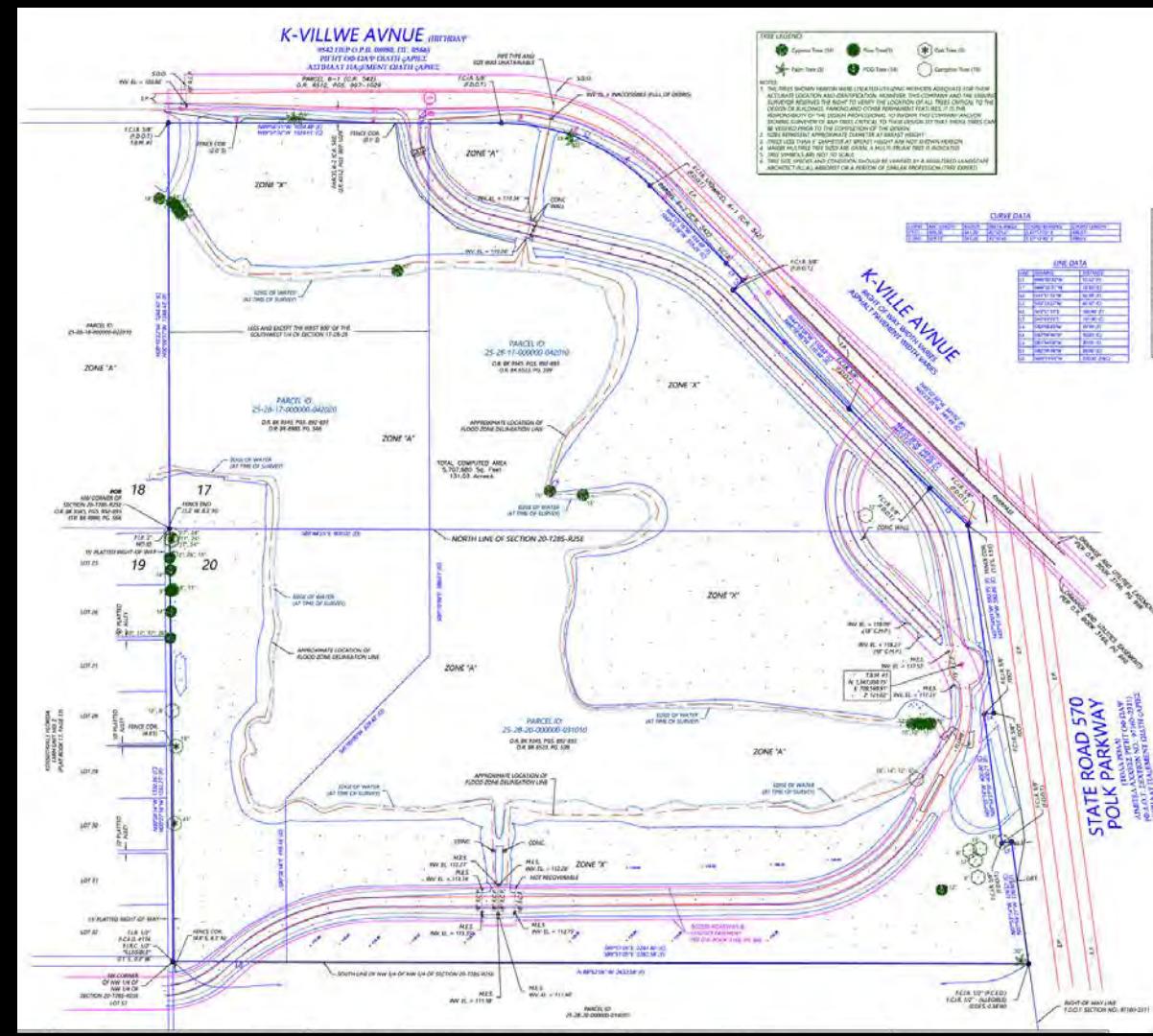
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

225 East Robinson Street, Suite 300  
Orlando, Florida 32801 | 407.839.4006

True Investors Development  
Polk County, FL  
Wetland Survey Map  
February 2022

Exhibit 1

0 200 400 Feet



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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True Investors Development  
Polk County, FL  
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February 2022

Exhibit 1

0 200 400 Feet



**AUBURNDALE**



2327

# NEARBY EMPLOYERS

**AUBURNDALE'S HIGH INDUSTRIAL ACTIVITY**



# DEMOGRAPHICS

## POLK PARKWAY COMMERCIAL MIXED-USE ACREAGE

**3, 5, 10 MILE RADIUS**  
GROWTH IN THE COMMUNITY

POPULATION SUMMARY	3 MILES	5 MILES	10 MILES
2023 Population	±16,036	±70,275	±346,181
2028 Population <small>*high estimate projection</small>	±16,335	±70,584	±353,990
AVG. HOUSEHOLD INCOME	3 MILES	5 MILES	10 MILES
2023 Income	\$68,324	\$69,387	\$82,707
EMPLOYMENT	3 MILES	5 MILES	10 MILES
2023 Businesses	±545	±2,347	±12,371
MEDIAN AGE	3 MILES	5 MILES	10 MILES
2023 Age	±46.8	±40.4	±41.6
MEDIAN HOME VALUE	3 MILES	5 MILES	10 MILES
2023 Home Value	\$111,925	\$174,736	\$231,599



Source: ArcGIS Business Analyst (Powered by ESRI)



# EXPERT ADVISORS



## DAVID HUNGERFORD, CCIM

Senior Advisor

SVN | Saunders Ralston Dantzler

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. He previously worked at his family-owned business, Hungerford & Associates, as a financial advisor.

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 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.

### MARKET RECOGNITION:



**2022 & 2023 SVN  
PARTNER'S CIRCLE  
MEMBER**



**2024 CCIM FLORIDA  
WEST COAST  
PRESIDENT**



# ONE OF AMERICA'S BEST BROKERAGES



One of America's Best Brokerages



APEX 2022 Top National Producer



Most Influential Business Leaders



Largest Commercial Real Estate Brokers in Tampa Bay



Ranked 210 on Inc. 5000 Regional List



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