

LAKELAND



CENTRAL POLK PARKWAY EXTENSION

WINTER LAKE RD.

THORNHILL RD.

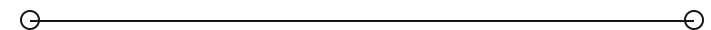


LAND FOR SALE

SWFWMD - Central Polk Parkway Development Land

3115 THORNHILL RD

Winter Haven, FL 33880



PRESENTED BY:

DAVID HUNGERFORD, CCIM

Senior Advisor

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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.



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The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. 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® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

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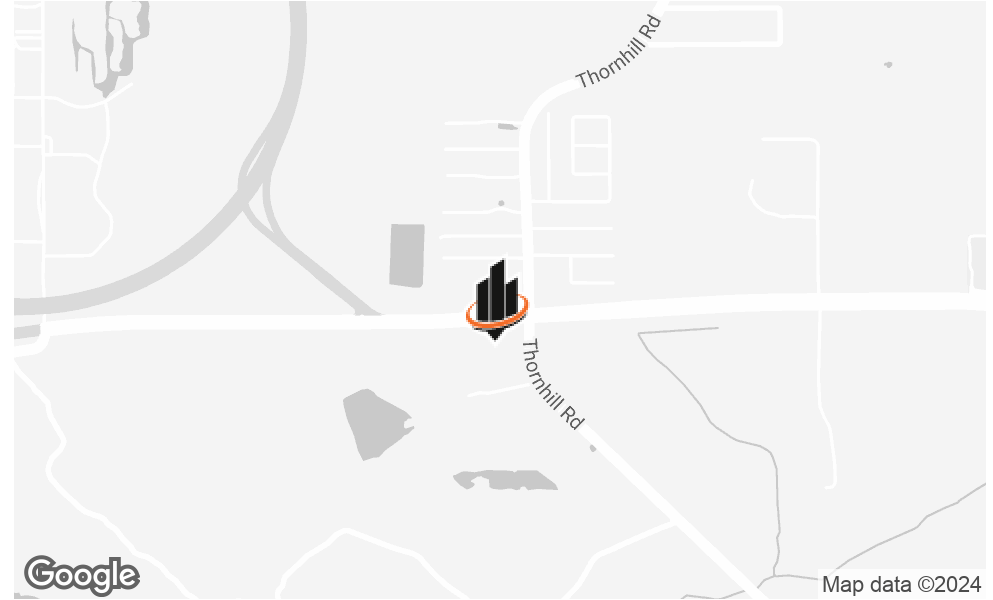


WINTER LAKE RD.



SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,262,000**
LOT SIZE:	19.22 Acres
PRICE / ACRE:	\$117,690
FLU:	Neighborhood Activity Centers (NAC) and Residential Low (RL-1)
UTILITIES:	Water and Sewer at Road
APN:	25283300000014010 (Portion)

PROPERTY OVERVIEW

Prime opportunity! Situated at the signalized intersection of Winter Lake Rd (SR 540) and Thornhill Rd., this development property offers a strategic location in the Lakeland - Winter Haven area. The property has access to water/sewer, mixed land use, and will have frontage along the new extension of the Polk Parkway.

**** The highest and best offers will be accepted until 5:00 pm EST on May 24, 2024. The winning offer will go before the Governing Board for execution June 25, 2024.**

The sellers reserve the right to enter into an agreement for the sale of the property prior to or after this date. Any modification to this date, terms, and conditions are subject to change. Please refer to the listing webpage for any modifications.

PROPERTY HIGHLIGHTS

- Ample space for versatile development
- Ideal for land investors seeking a promising venture
- Prime piece of real estate in a growing area

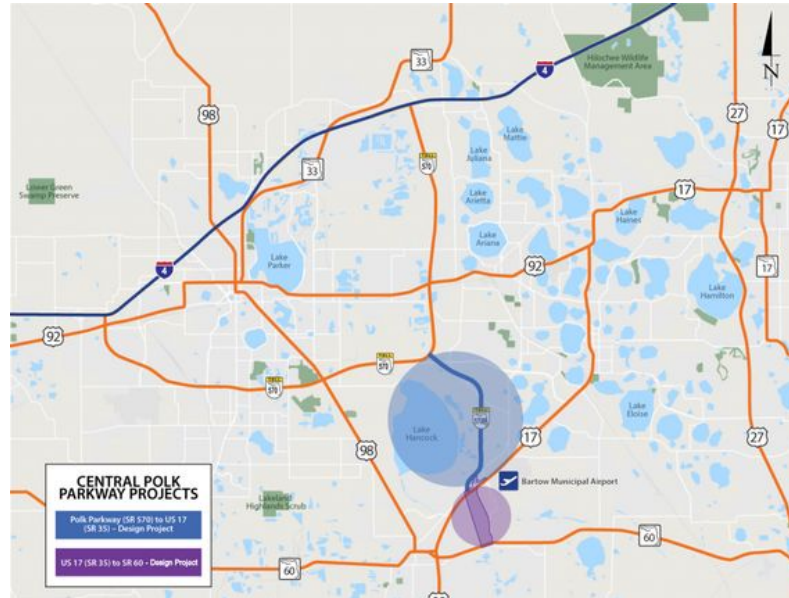
AERIAL PHOTO



CENTRAL POLK PARKWAY EXTENSION



CENTRAL POLK PARKWAY/STATE ROAD 570-B



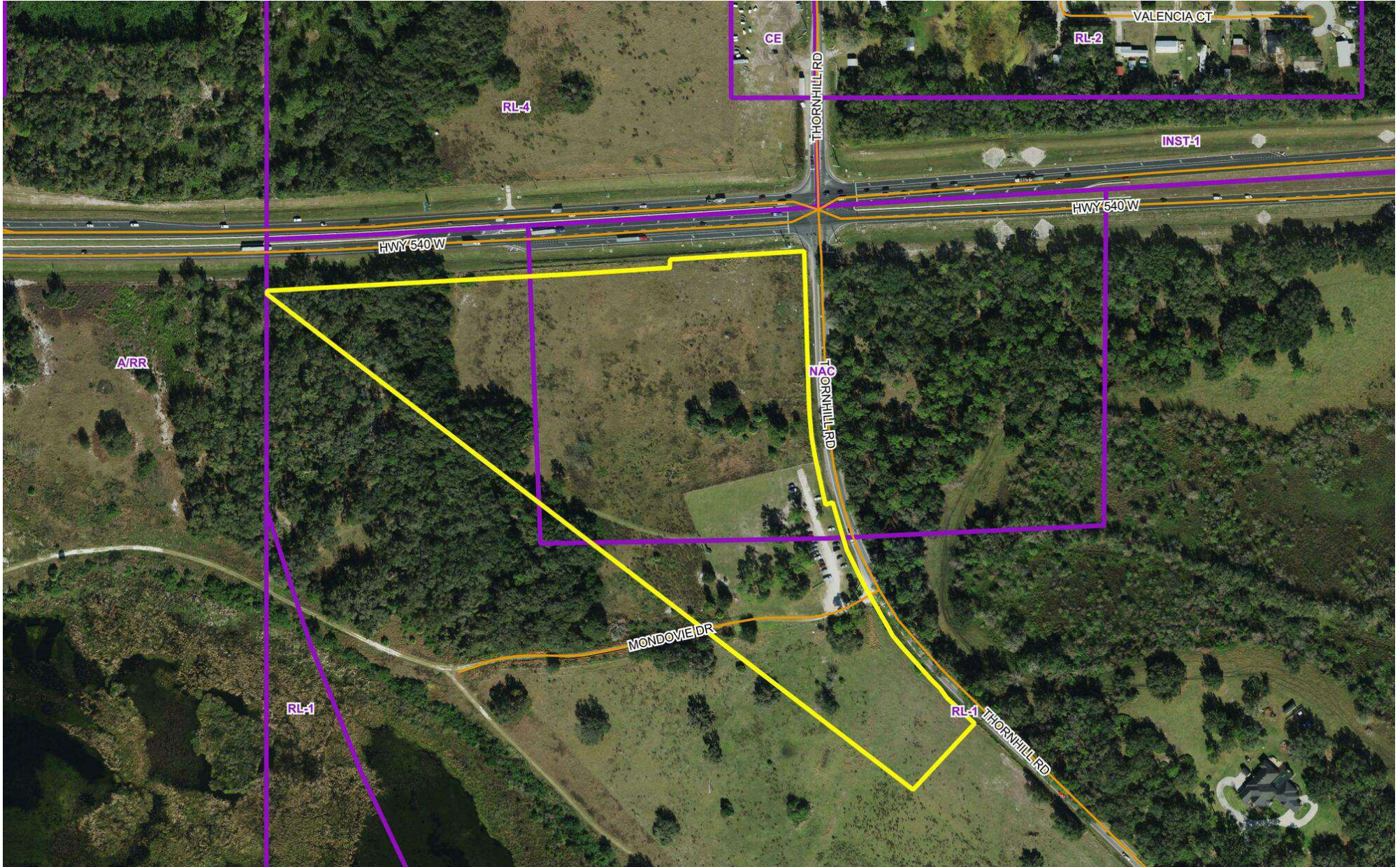
PROJECT DESCRIPTION

Florida's Turnpike Enterprise is constructing Central Polk Parkway/State Road (SR) 570B, a new, four-lane (two lanes in each direction) tolled roadway. This new stretch of roadway will begin at Polk Parkway/SR 570 and Winter Lake Road/SR 540 and extend approximately 6.5 miles to US 17/SR 35. Central Polk Parkway will serve future traffic needs by accommodating population growth in Polk County, providing a more direct route for north and south commuter and truck traffic, as well as expanding emergency evacuation options.

Benefits from this project include:

- Increasing roadway capacity for commuters and travelers in West Central Florida
- Reducing congestion and improving connectivity by providing a more direct route from US 17/SR 35 to Winter Lake Road/SR 540, Polk Parkway, and Interstate 4
- Delivering a more resilient facility by using pavement materials designed to help rainwater drain off the roadway quickly
- Enhancing safety by installing skid resistant pavement on travel lane surfaces to improve vehicle braking and reduce road noise
- Providing additional safety measures by installing:
 - o New guardrails meeting the latest height requirements
 - o Wrong-way driver detection technology at all interchange exit ramps to monitor, detect, and deter wrong-way drivers
 - o Highly reflective signage and pavement markings to improve visibility in all lighting and weather conditions

LAND USE MAP



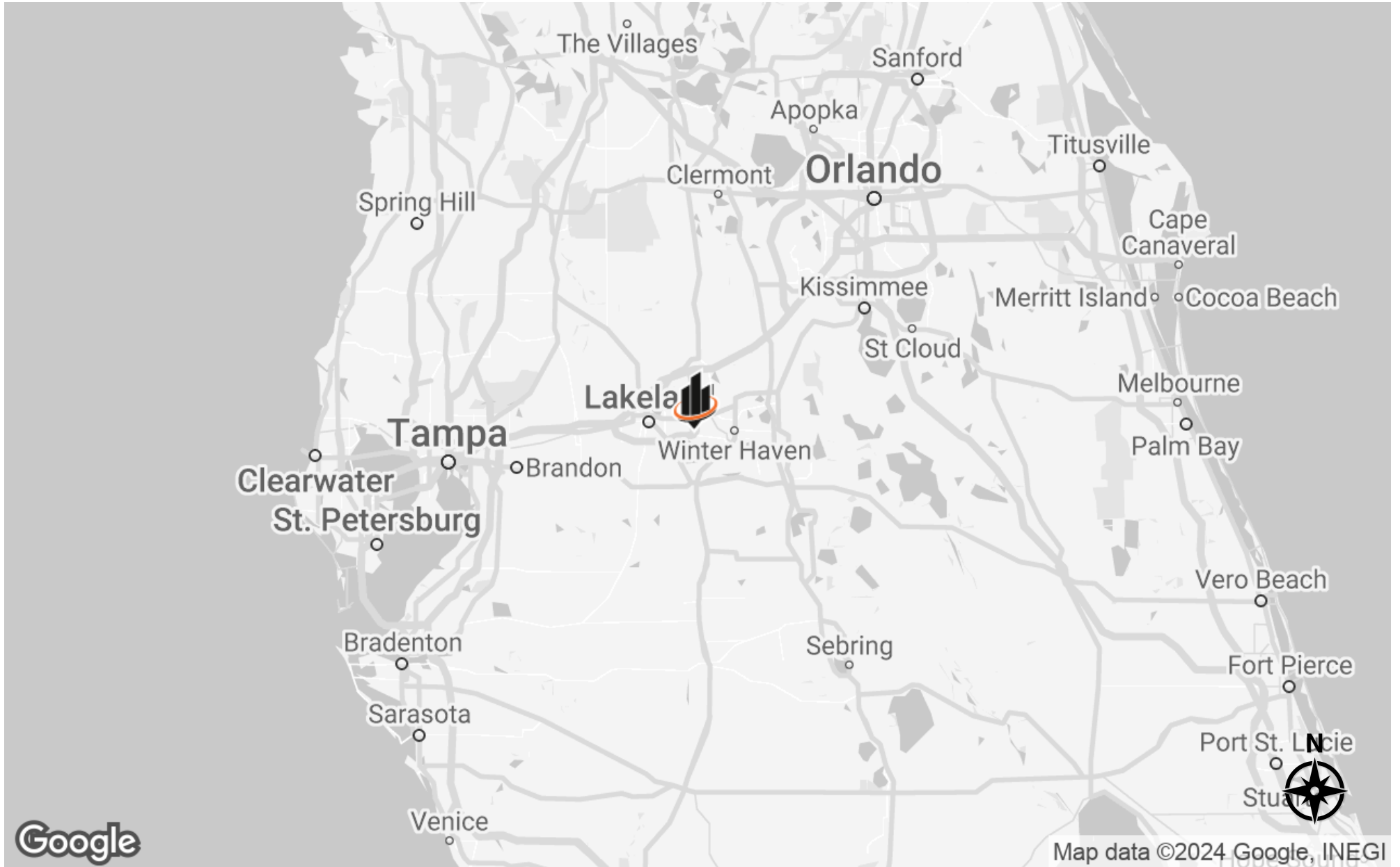


RaceTrac

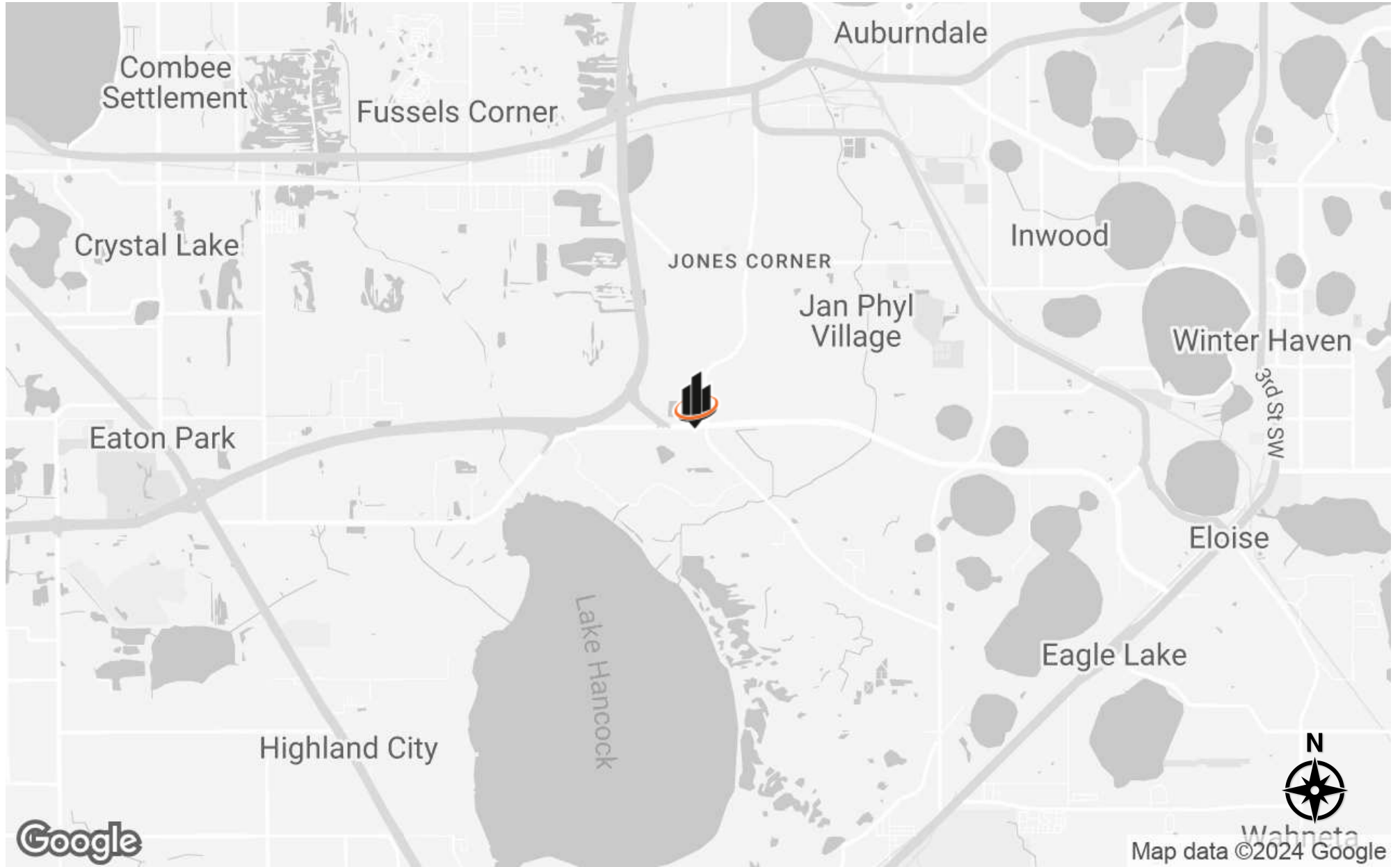
SUBJECT

SECTION 2
Location Information

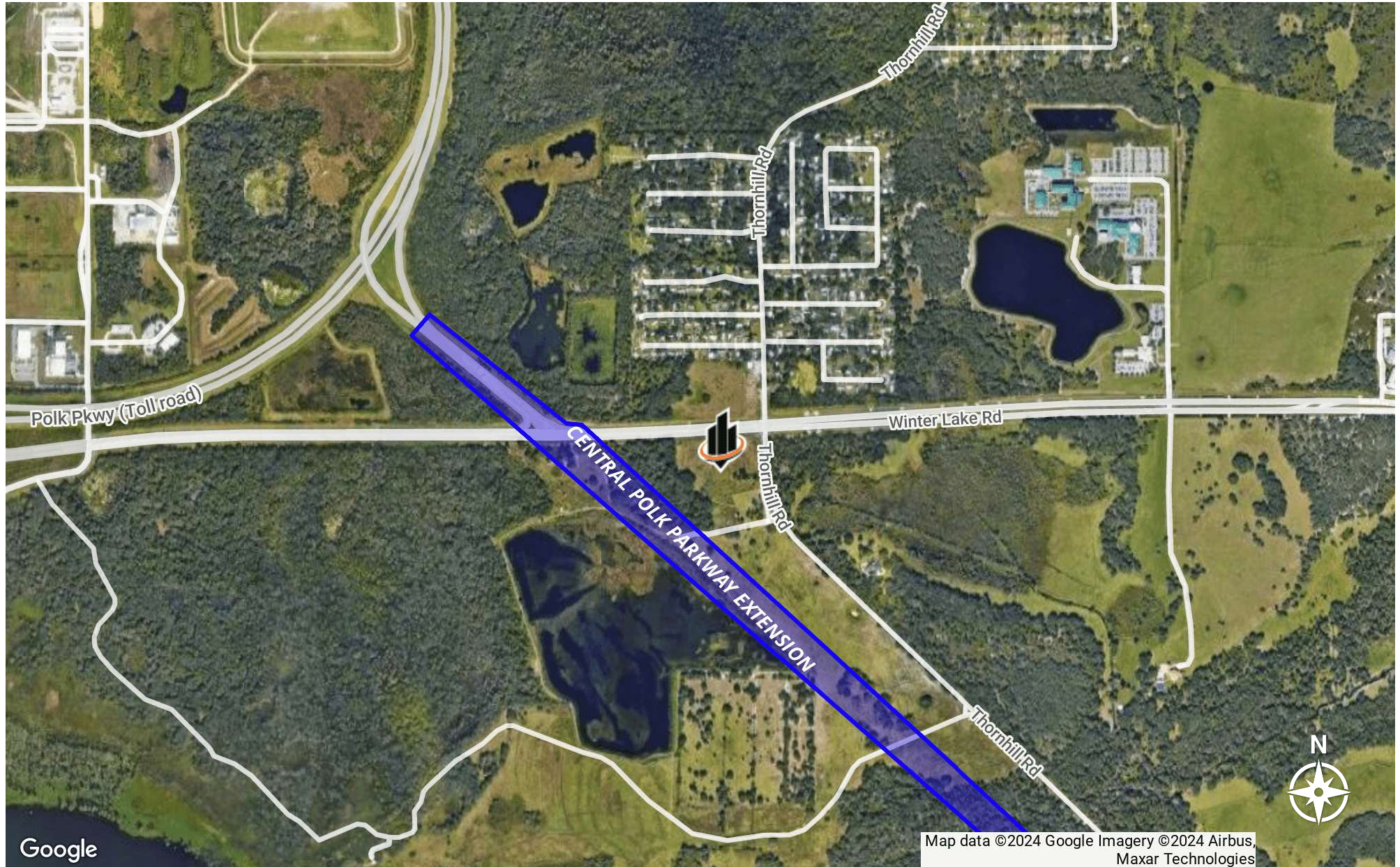
REGIONAL MAP



LOCATION MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

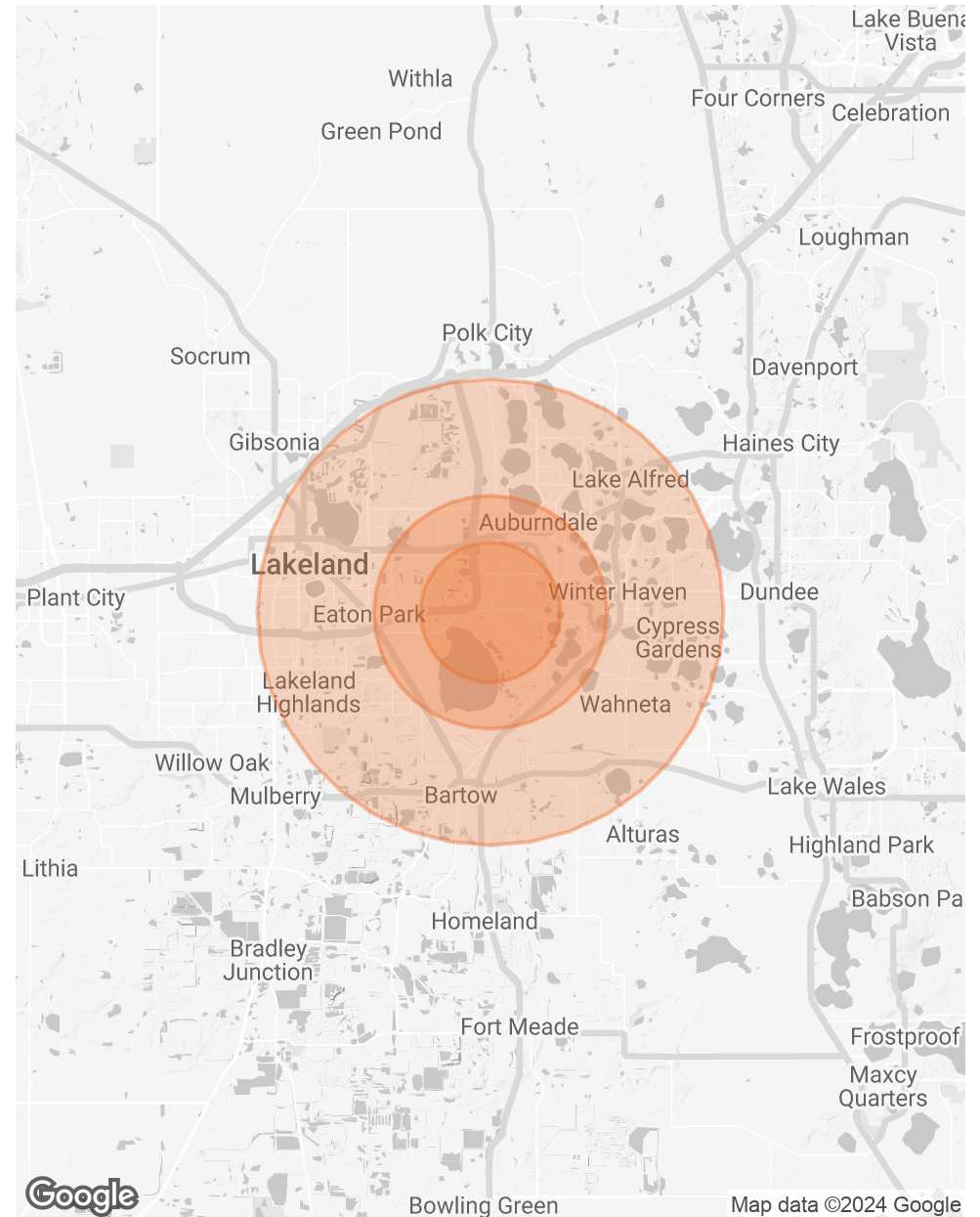
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	15,285	63,605	307,089
AVERAGE AGE	40.1	39.7	40.2
AVERAGE AGE (MALE)	38.7	38.2	38.9
AVERAGE AGE (FEMALE)	41.5	41.4	41.4

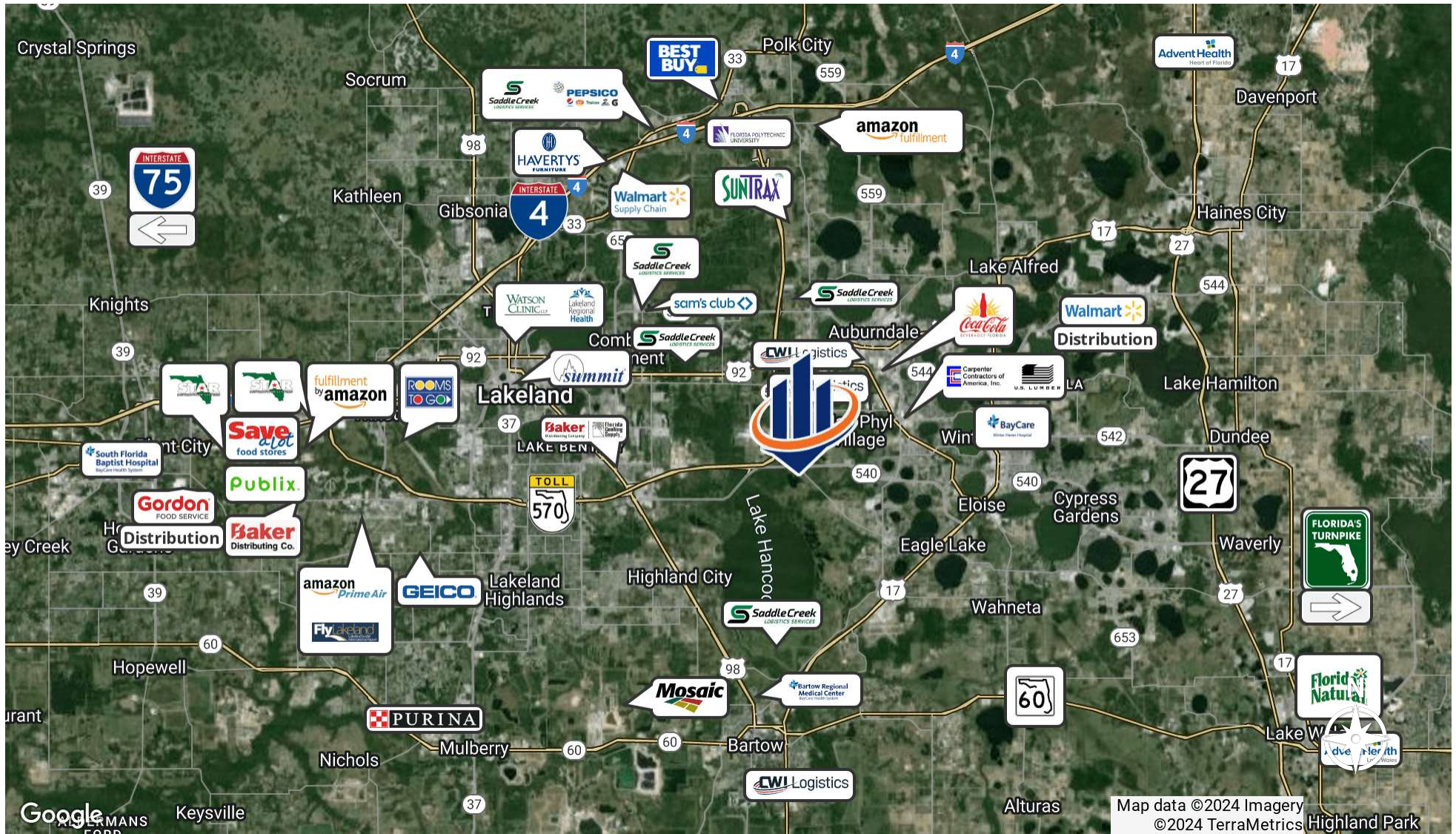
HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,898	25,948	125,491
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$57,921	\$49,140	\$60,857
AVERAGE HOUSE VALUE	\$138,404	\$115,175	\$155,033

2020 American Community Survey (ACS)



INDUSTRIAL & WORKFORCE AREA MAP



CENTRAL POLK PARKWAY EXTENSION



SECTION 3
Advisor Bio

ADVISOR BIOGRAPHY



DAVID HUNGERFORD, CCIM

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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



For more information visit www.SVNsaunders.com

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