

 **KC INDUSTRIES, LLC**

 **PURINA®**

CSX
TRANSPORTATION

RUBBER
APPLICATIONS

**FLOW COMPONENTS
& INDUSTRIAL SUPPLY**
THINK FLOW FIRST

PROGEN
ENERGY SENSITIVE



LAND FOR SALE

State Road 60 Mulberry Industrial Land

PEERLESS RD

Mulberry, FL 33860

PRESENTED BY:

**DAVID HUNGERFORD, CCIM,
SIOR**

Senior Advisor

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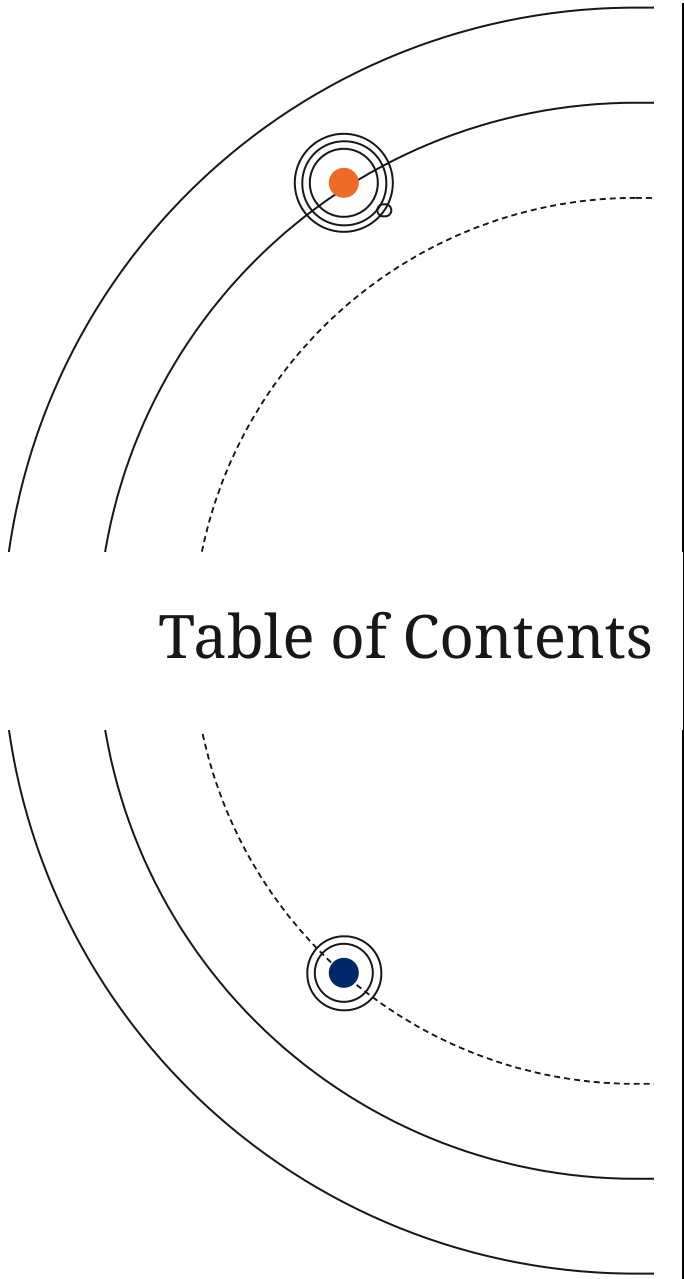


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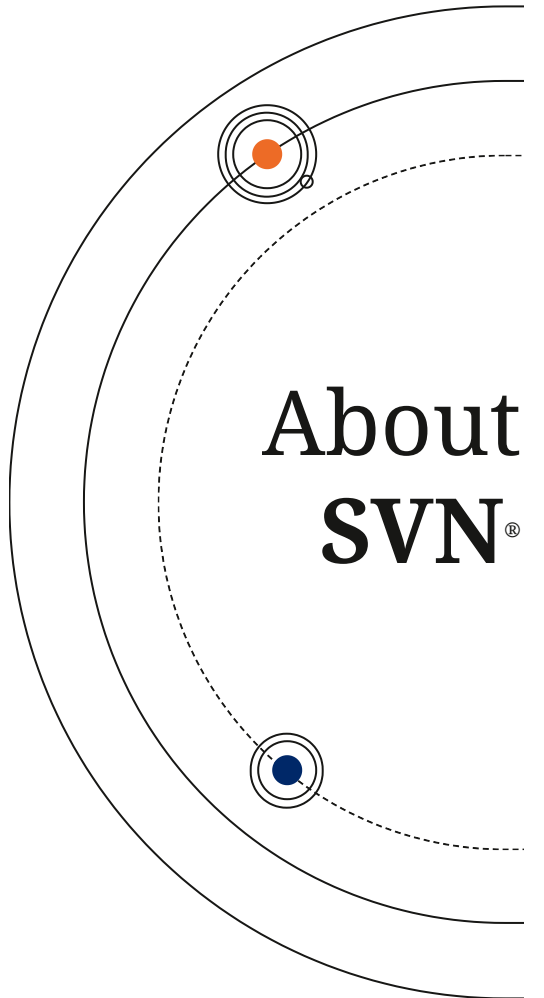
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving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

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This Proposal 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 Proposal 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.



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.

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.

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.

This is the SVN Difference.

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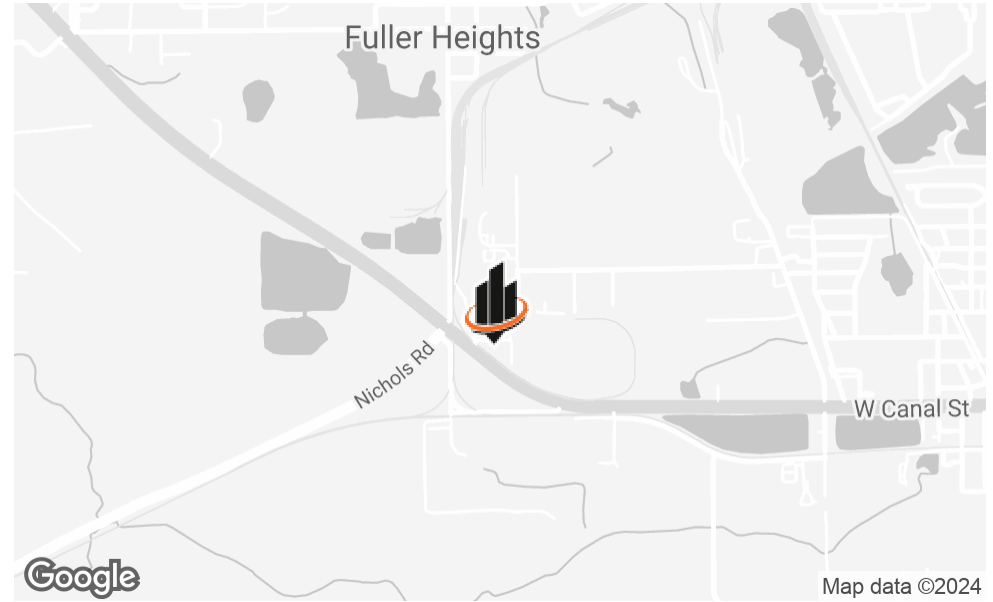


NICHOLS RD



SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$400,000
LOT SIZE:	2.34 ± Gross Acres
PRICE PER ACRE:	\$170,940
ZONING:	I-H - Heavy Industrial (City of Mulberry)
UTILITIES:	Water (City of Mulberry). No Sewer
TAXES:	\$4,900.18 (2023)
PIN #:	233003000000024190

PROPERTY DESCRIPTION

Discover a great opportunity for small businesses with this 2.34-acre industrial land property in Mulberry, Florida. Boasting highway frontage and convenient west-bound access from State Road 60, this site is perfectly positioned on a crucial east-west corridor in Central Florida. Its heavy industrial zoning allows for a wide variety of high-intensity uses, making it ideal for manufacturing, warehousing, distribution, outdoor storage and more.

Capitalize on this prime location and zoning flexibility to elevate your business operations. With ample space and strategic access to major hubs, this property is a rare find in the heart of Florida's industrial landscape. Don't miss the chance to secure this exceptional site.

ADDITIONAL PHOTOS





ENVIROSERVE

SRM
CONCRETE

AMERICAN
TRACK

PROGEN
ENERGY SIMPLIFIED

GMI
GRAPHITE
MAINTENANCE

INDUSTRIAL PKWY

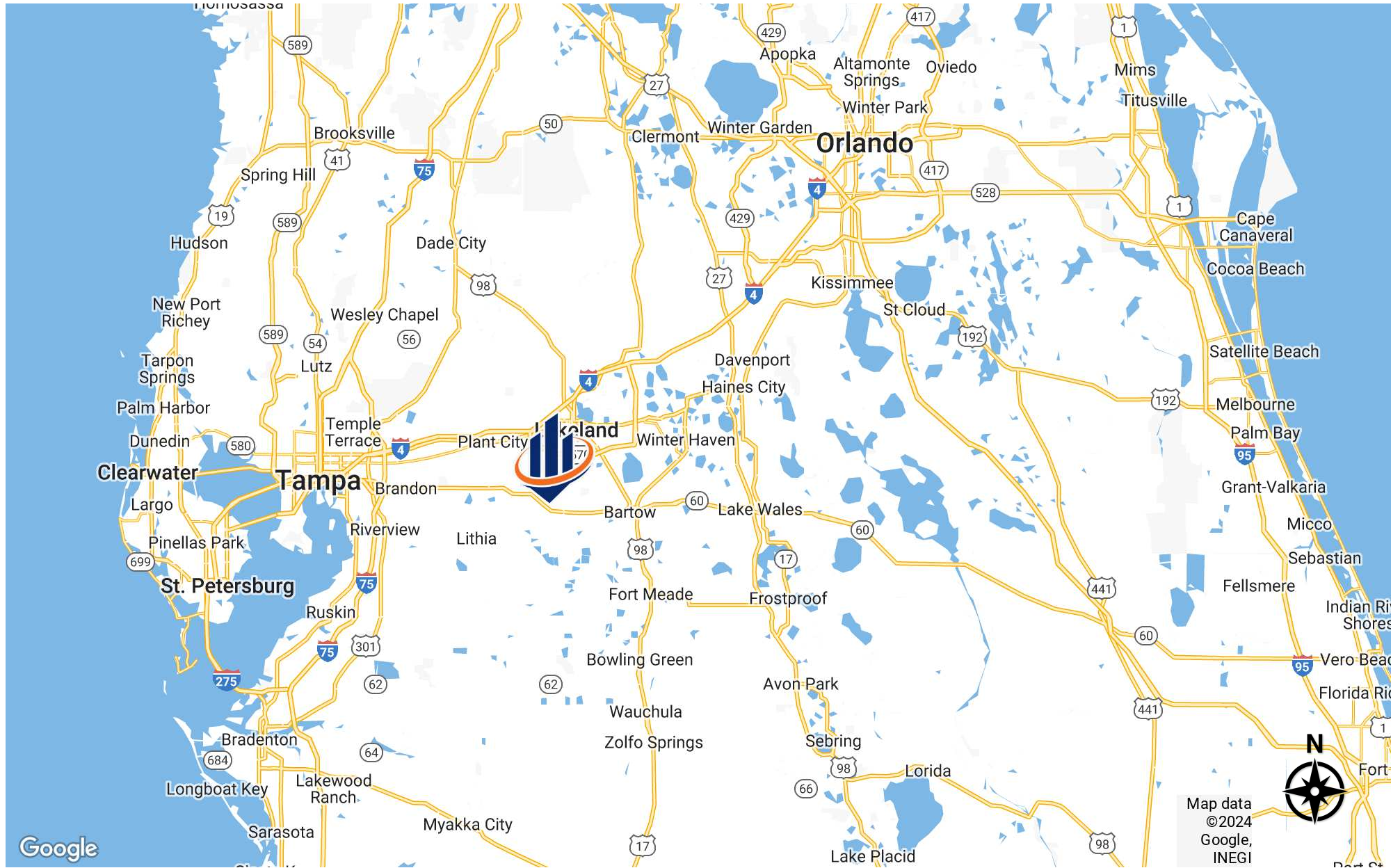
PEERLESS RD

SECTION 2
Location
Information

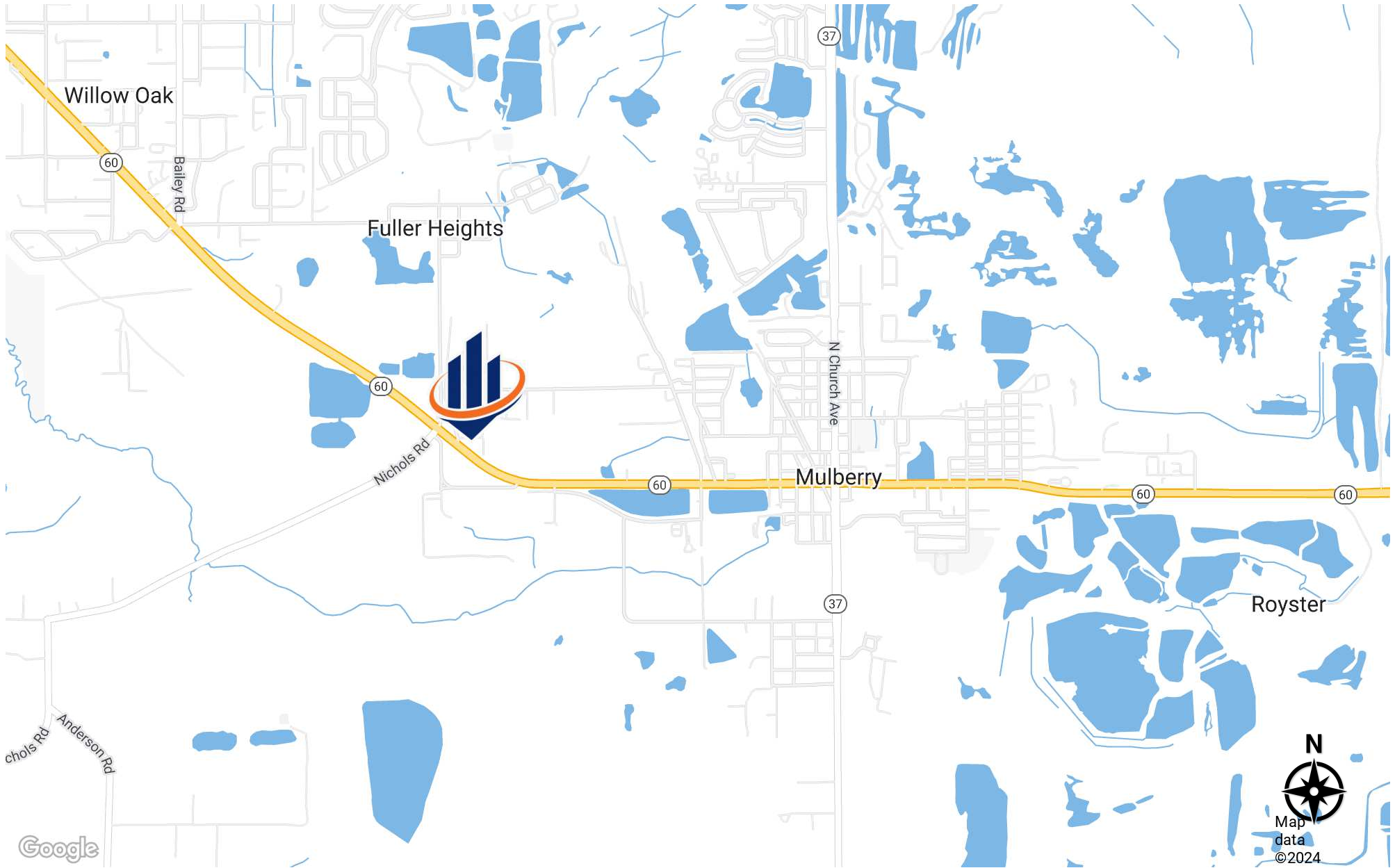
60

23,000
Cars/Day

REGIONAL MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

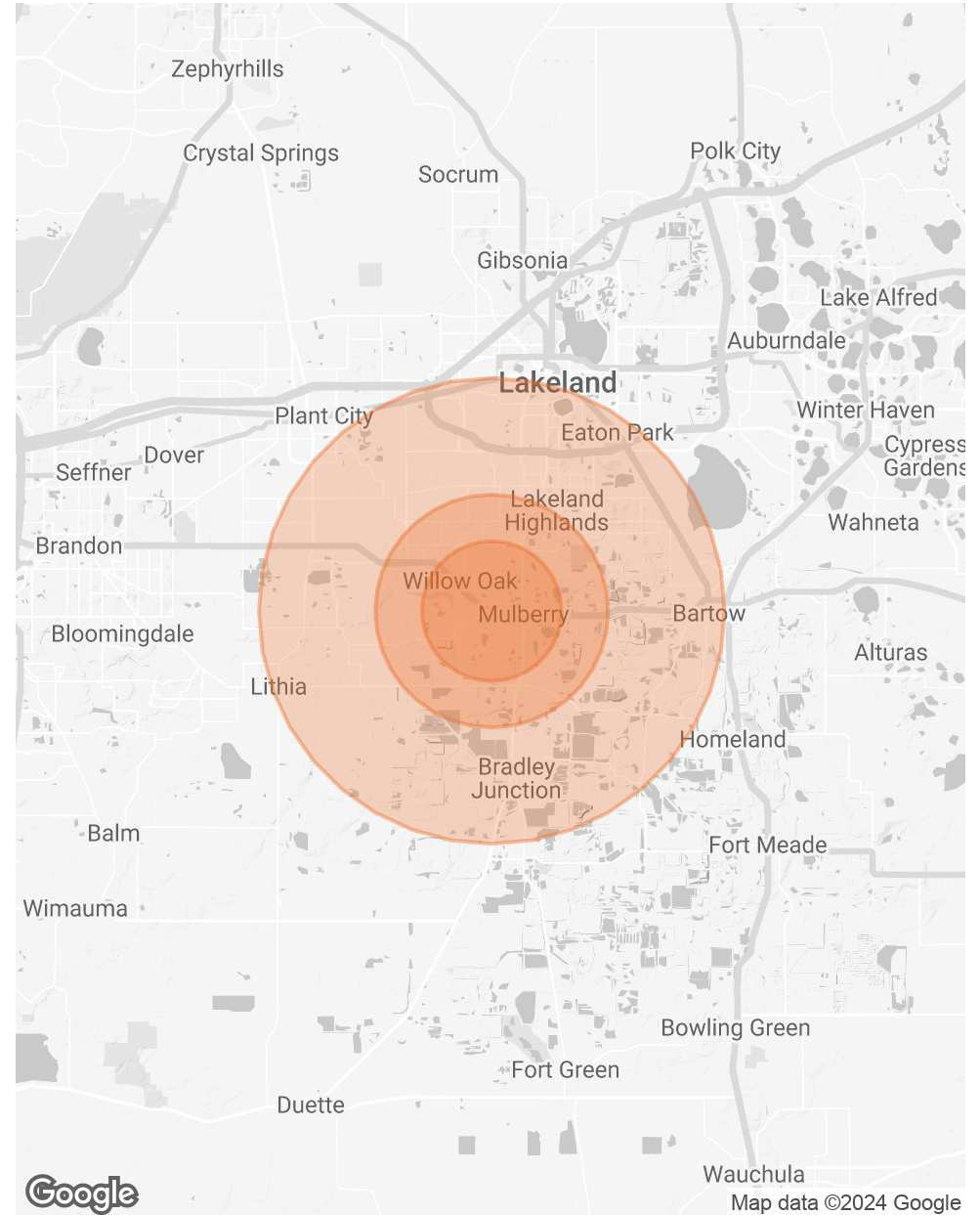
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	22,633	55,995	201,434
AVERAGE AGE	39	40	40
AVERAGE AGE (MALE)	38	39	39
AVERAGE AGE (FEMALE)	39	41	41

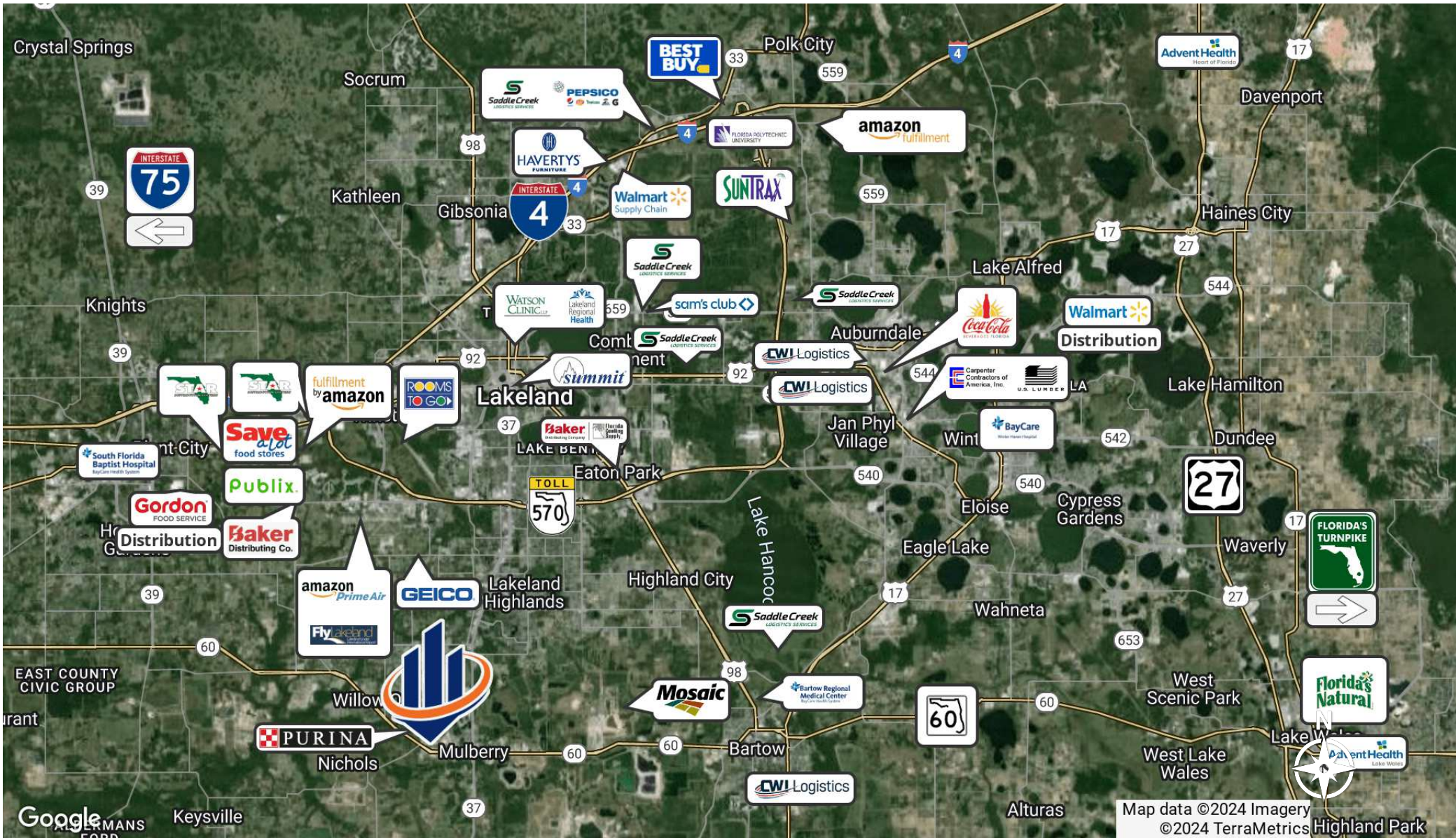
HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,049	20,484	74,658
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$77,852	\$98,728	\$98,027
AVERAGE HOUSE VALUE	\$259,913	\$326,909	\$322,132

Demographics data derived from AlphaMap



INDUSTRIAL MARKET



TRADE AREA MAP



NEIGHBORHOOD AERIAL



AERIAL MAP



WATER LINE MAP



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PROGEN
ENERGY-SIMPLIFIED



SECTION 3
Advisor Bio

ADVISOR BIOGRAPHY



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PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM, SIOR 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 \$240 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 a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

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 an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. 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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