

Lake Region Senior  
High School

Self Storage + Retail  
Development



RaceTrac

Hwy 540 West

SUBJECT

# HWY 540 W AND COOLEY RD DEVELOPMENT CORNER

361 COOLEY RD  
EAGLE LAKE, FL 33839

David Hungerford, CCIM, SIOR  
Senior Advisor  
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## PROPERTY INFORMATION

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- Industrial Development Concept Plan
- Residential Development Concept Plan

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- Retailer & Workforce Map
- County
- Demographics Map & Report

## AGENT AND COMPANY INFO

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- About SVN

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Lake Region Senior  
High School

Storage + Retail  
Development

2



Eagle Lake Ball

3

Eagle Lake Ball Park



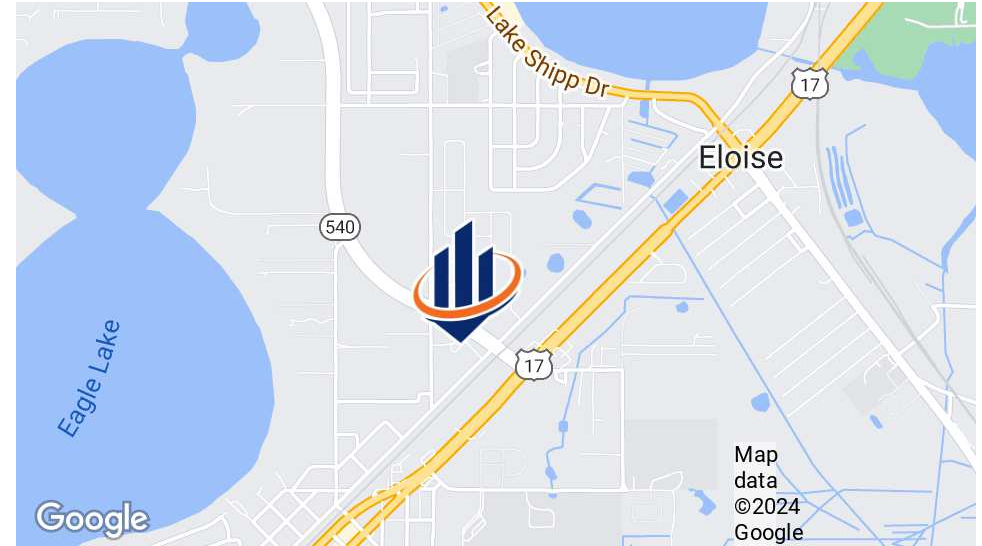
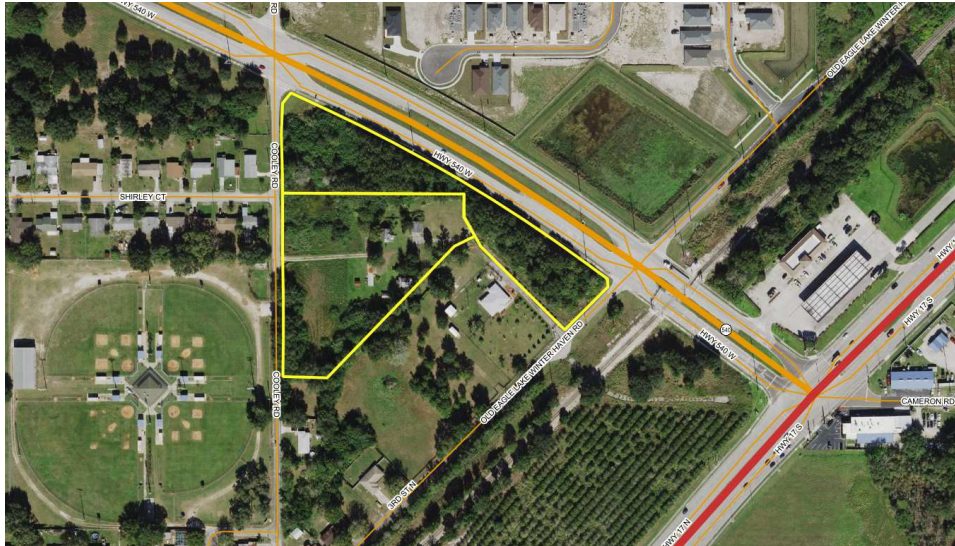
670 ± FT

900 ± FT  
Hwy 46 West

# 1 PROPERTY INFORMATION

361 Cooley Rd  
Eagle Lake, FL 33839

# Property Summary - CR-540 & US-17



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$695,000</b>
Lot Size:	5.93 ± Acres
Price / Acre:	\$117,200
Traffic Count:	20,300 Cars per Day
Utilities:	Residential Water and Sewer on Shirley Ct (Eagle Lake)
Zoning/FLU:	FLU: Residential-Low-2
PIN:	262906000000023010, 262906000000023050
Taxes:	\$1,784.75 [2022]

## PROPERTY OVERVIEW

The property is just off the signalized intersection of Winter Lake Rd. and US-17, separated from the hard corner by a rail line. CR-540 West boasts healthy traffic, with 20,300 cars per day, which then becomes Winter Lake Rd. The property benefits full right in/out and left in/out access to Hwy 540 W.

Eagle Lake

Eagle Lake Ball Park

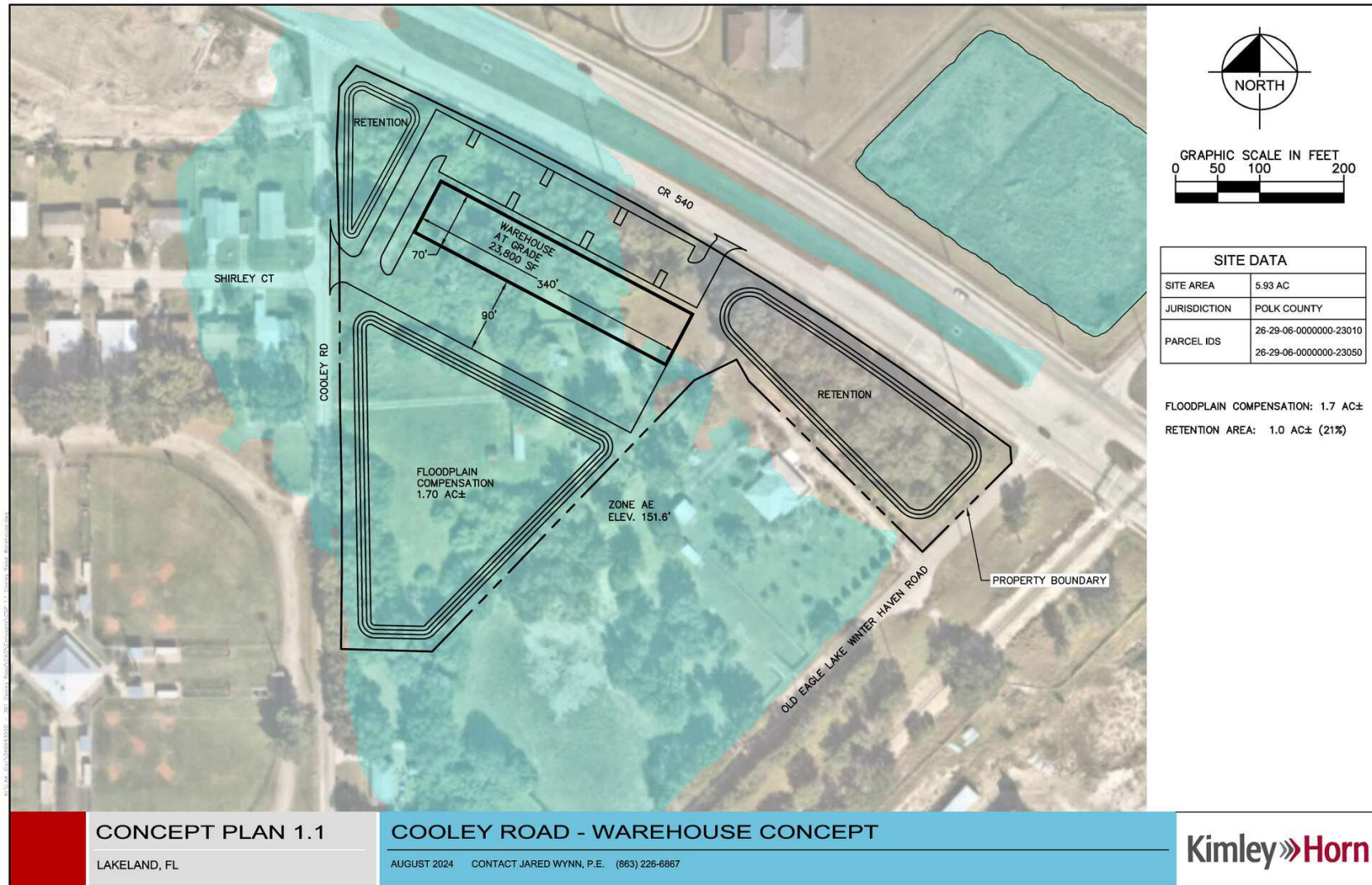


Hwy 540 West

Eagle Lake Self Storage and Retail  
85,362 ± SF Self-Storage under  
Construction  
Approved 5,190 ± Retail for Phase II



# Industrial Development Concept Plan



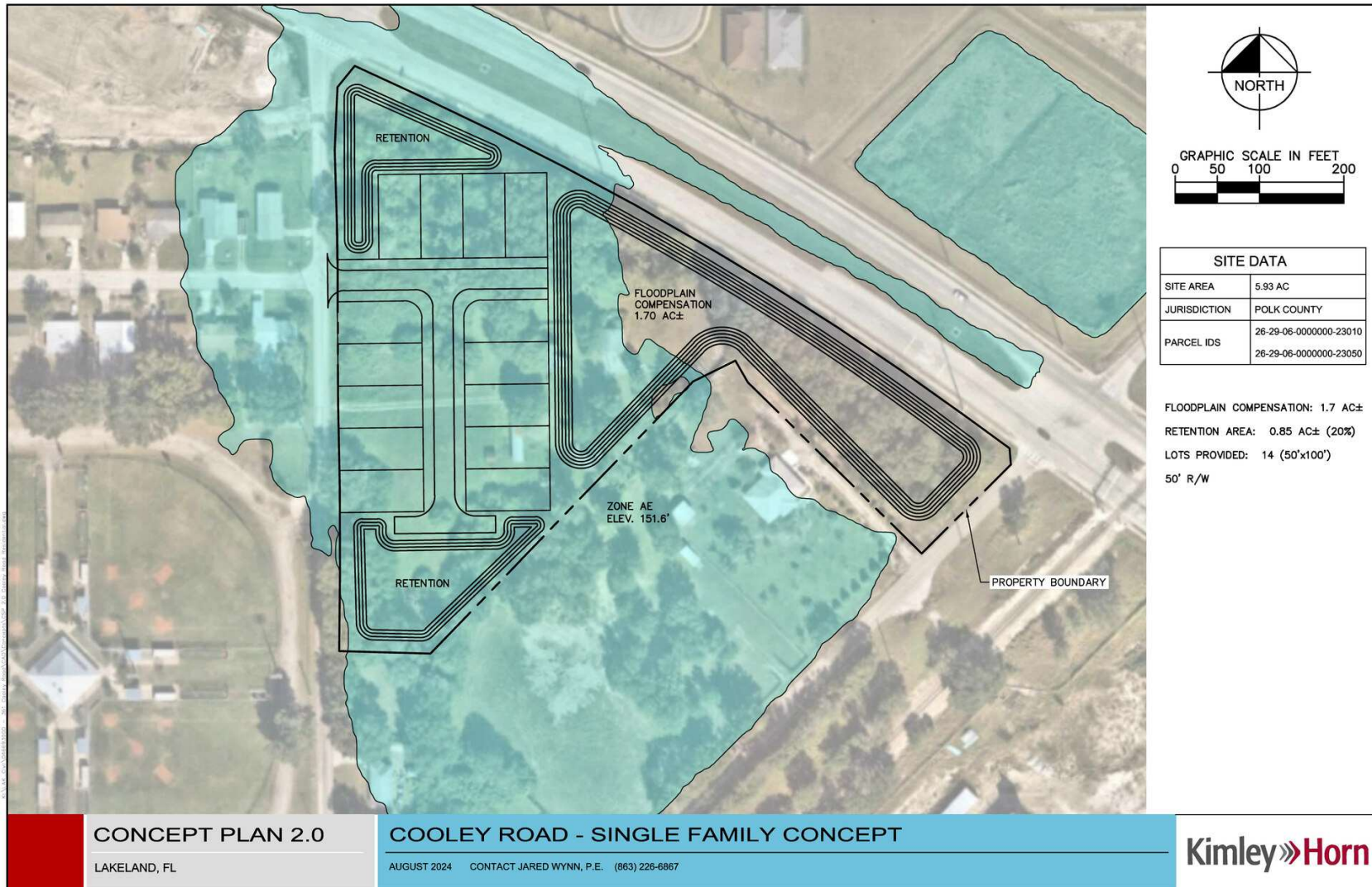
CONCEPT PLAN 1.1

LAKELAND, FL

COOLEY ROAD - WAREHOUSE CONCEPT

AUGUST 2024 CONTACT JARED WYNN, P.E. (863) 226-6867

# Residential Development Concept Plan





## 2 LOCATION INFORMATION

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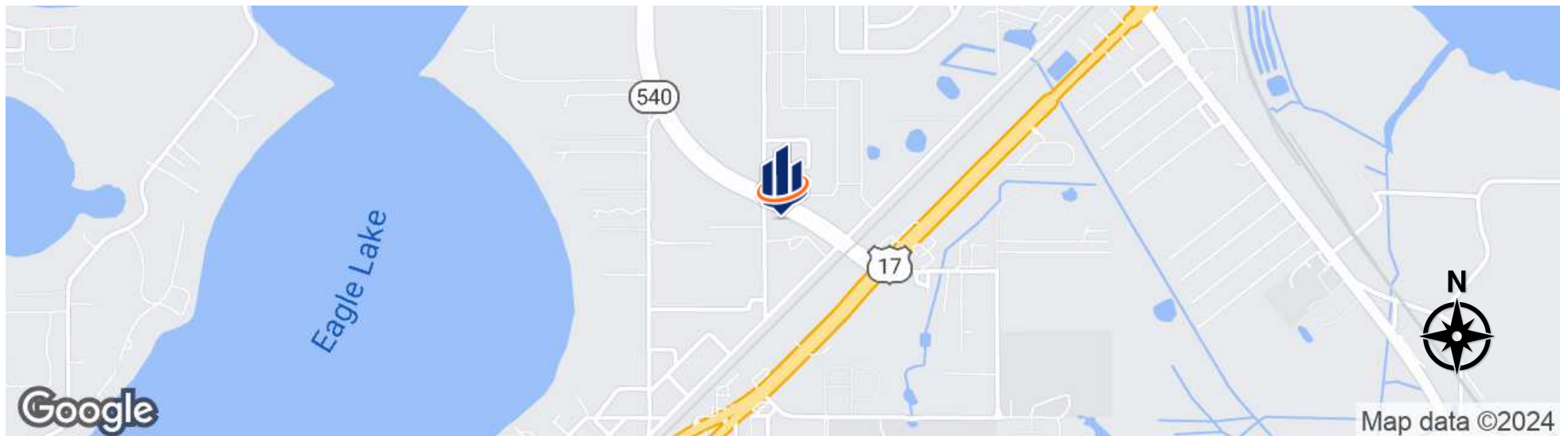


27,500  
Cars/Day

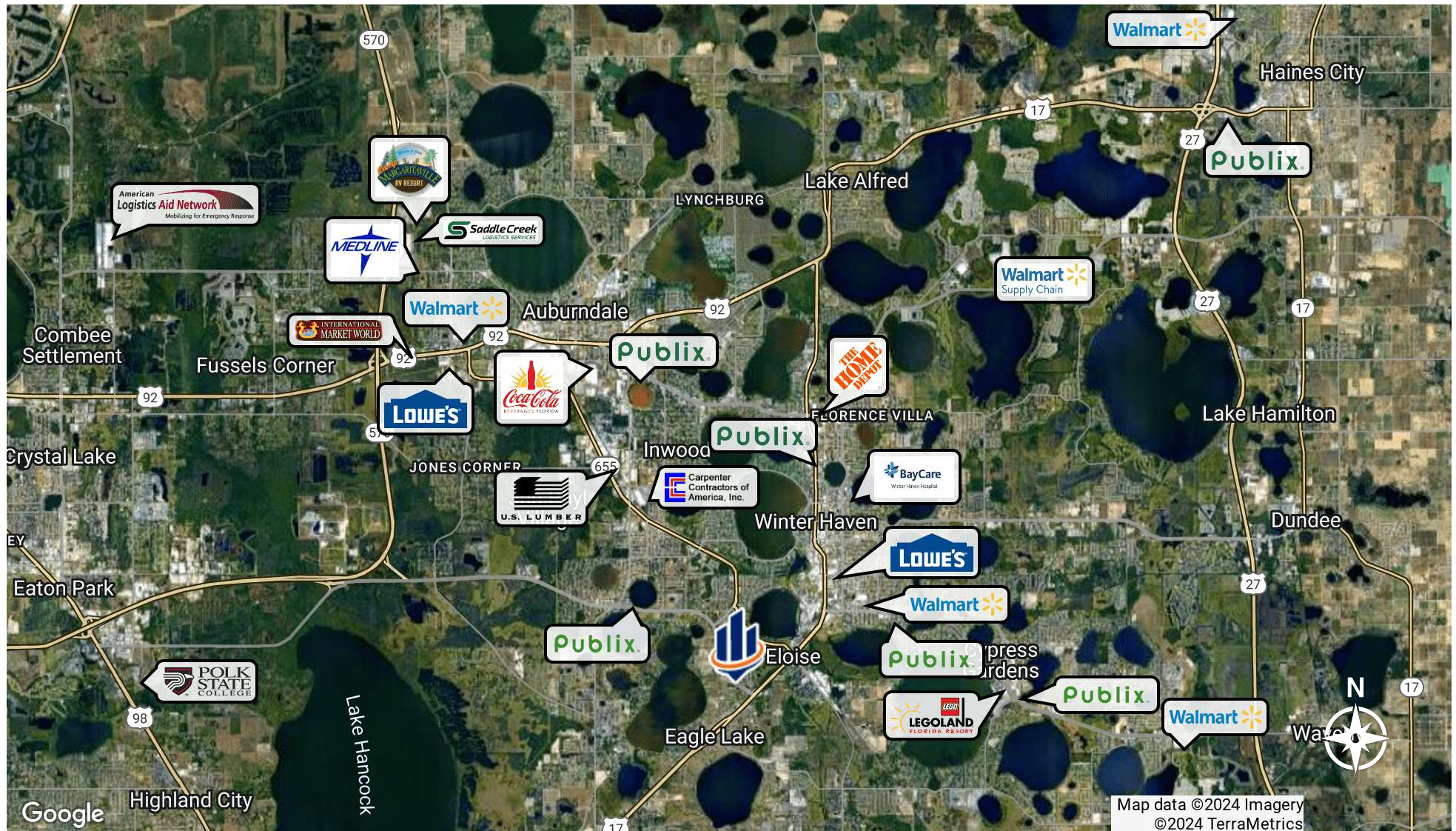


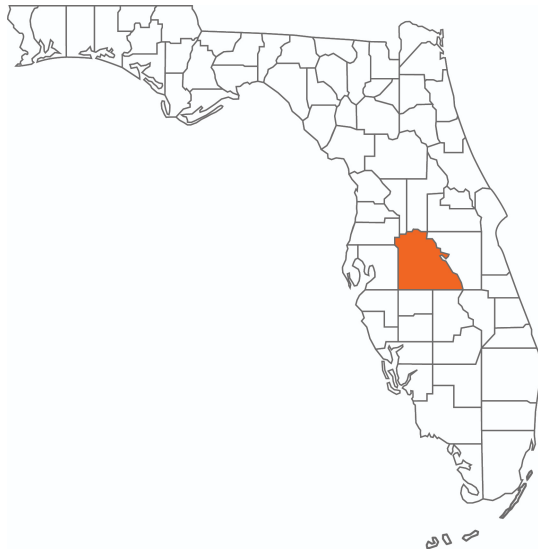


# Location Maps



# Retailer & Workforce Map





## POLK COUNTY FLORIDA

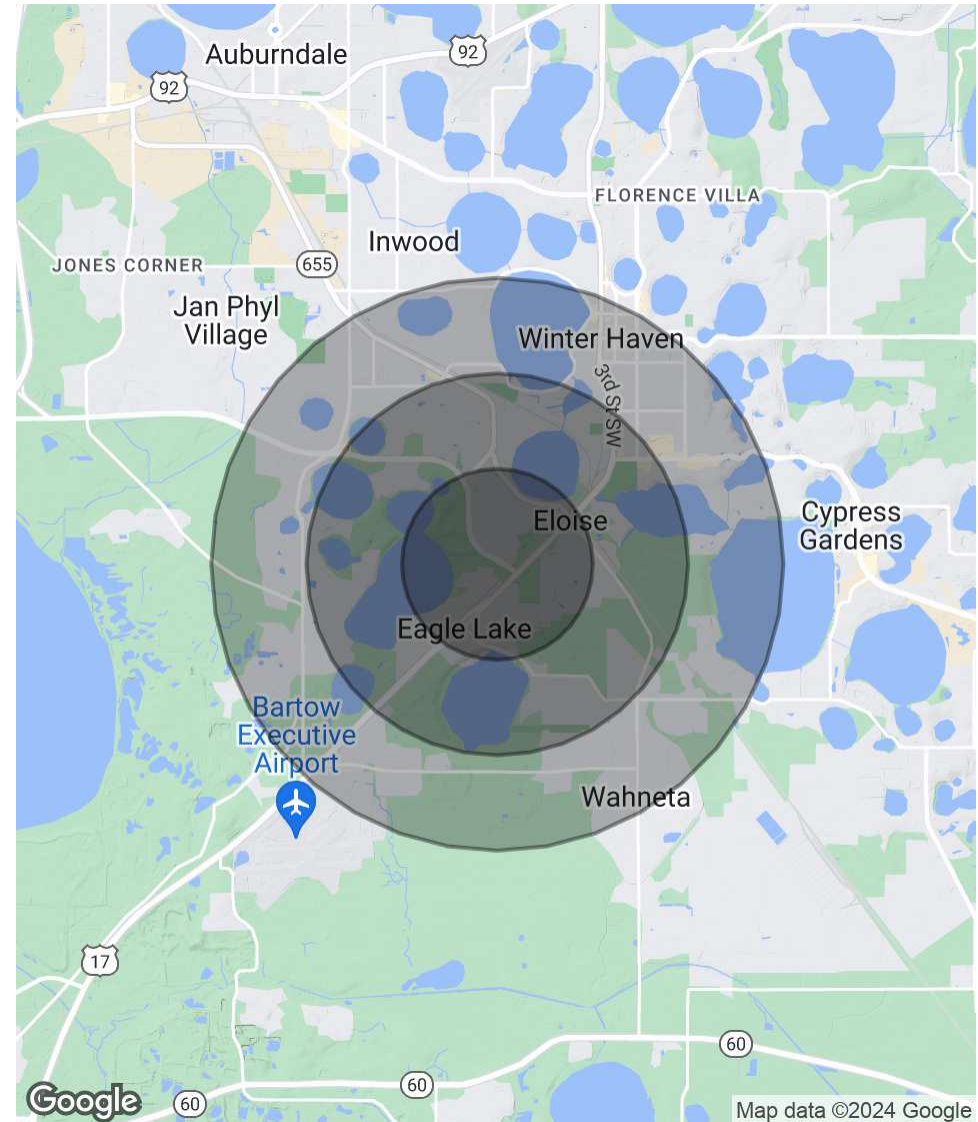
Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between 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, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

# Demographics Map & Report

	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
Total Population	2,351	12,959	37,998
Average Age	40.0	38.8	38.6
Average Age (Male)	37.7	37.1	35.9
Average Age (Female)	41.2	38.1	40.4
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	986	5,213	15,189
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$50,497	\$52,257	\$53,061
Average House Value	\$140,704	\$149,683	\$145,951

2020 American Community Survey (ACS)

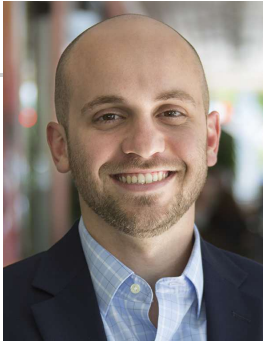




Hwy 540 West

# 3 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.

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



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.



For more information visit [www.SVNsaunders.com](http://www.SVNsaunders.com)

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