

LAND FOR SALE

Rail Adjacent Mulberry Industrial Land

OLD HIGHWAY 37

Mulberry, FL 33830

PRESENTED BY:

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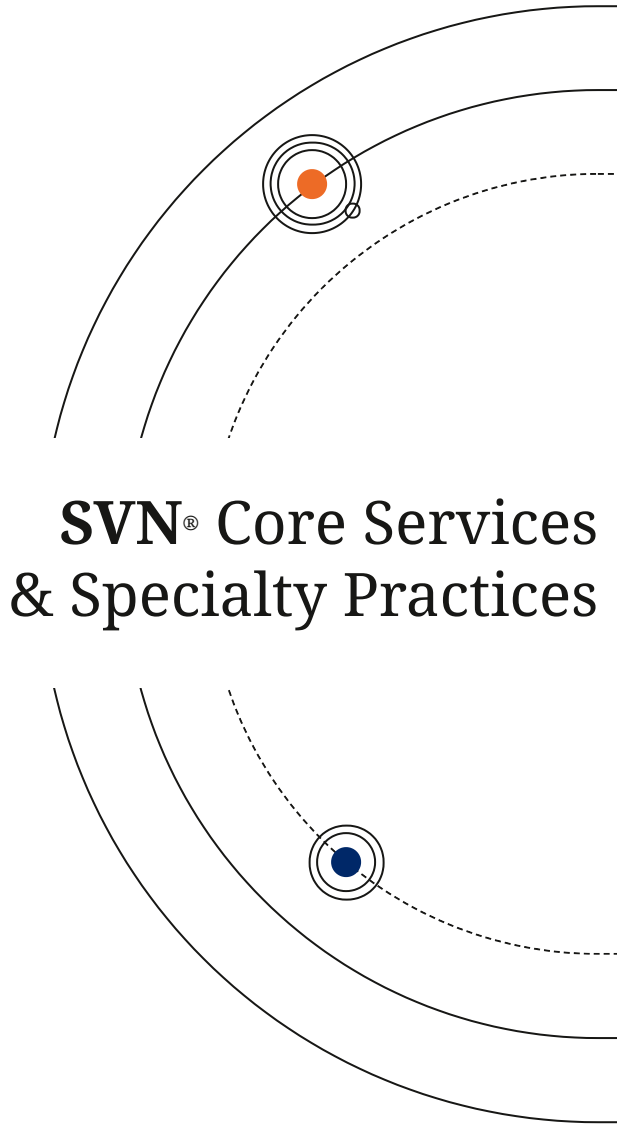
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SVN CORE SERVICES & SPECIALTY PRACTICES



THE SVN ORGANIZATION is comprised of over 2,000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network and just one of the many ways that SVN Advisors build lasting connections, create superior wealth for our clients, and prosper together.

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- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

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SPECIALTY PRACTICES

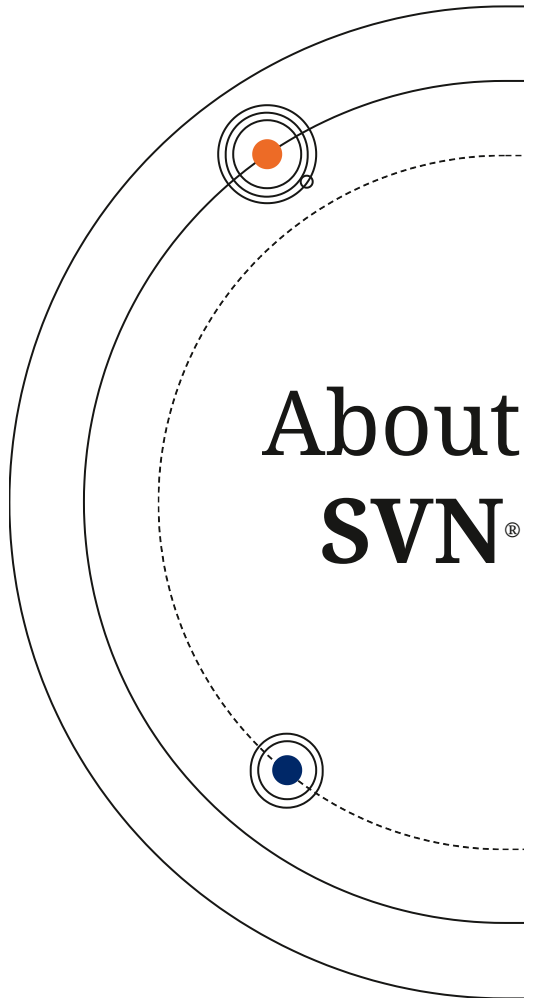
- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose

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PROPOSED CLEAN
HYDROGEN PLANT

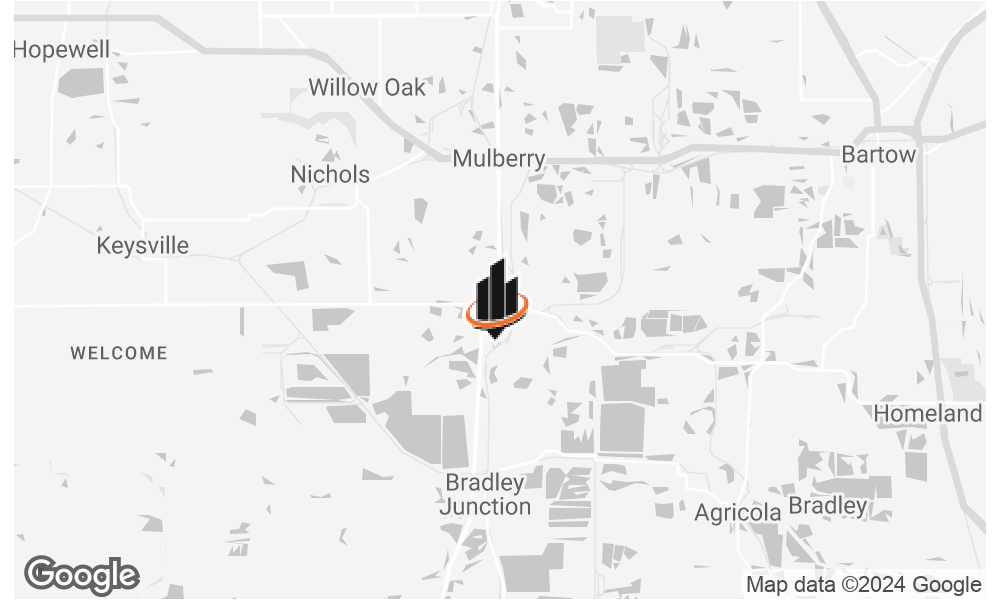
CCC GROUP
INDUSTRIAL CONSTRUCTION

TRANS-PHOS
DELIVERING VALUE

OLD HIGHWAY 37

SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|----------------------|--|
| SALE PRICE: | \$2,640,000 |
| LOT SIZE: | 16.5 Acres |
| PRICE / ACRE: | \$160,000 |
| ZONING: | FLU: Industrial (IND) |
| UTILITIES: | Water - 1,400 ± FT Away |
| APN: | 233026000000022070, 233025000000044030, 233035000000011050 |
| VIDEO: | View Here |

PROPERTY OVERVIEW

Boasting a Future Land Use of Industrial (IND), these strategically located land parcels offer a compelling opportunity for heavy industrial users. The property's location just south of Mulberry and SR 60 both allows for generous land use and generous distribution channels. Situated within an Opportunity Zone, this property offers potential tax incentives and financial benefits, making it an even more attractive investment.

The land fronts along CSX rail. There is no design yet, but a rail spur could be available per CSX.

Additional contiguous acreage for larger users could be available as well; please inquire.

AERIAL FACING EAST

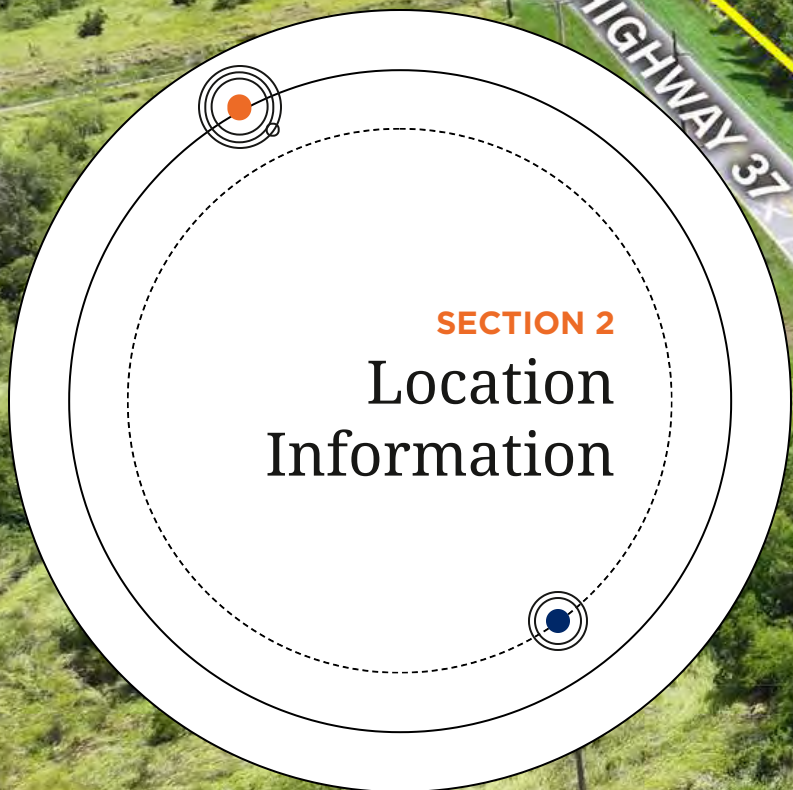




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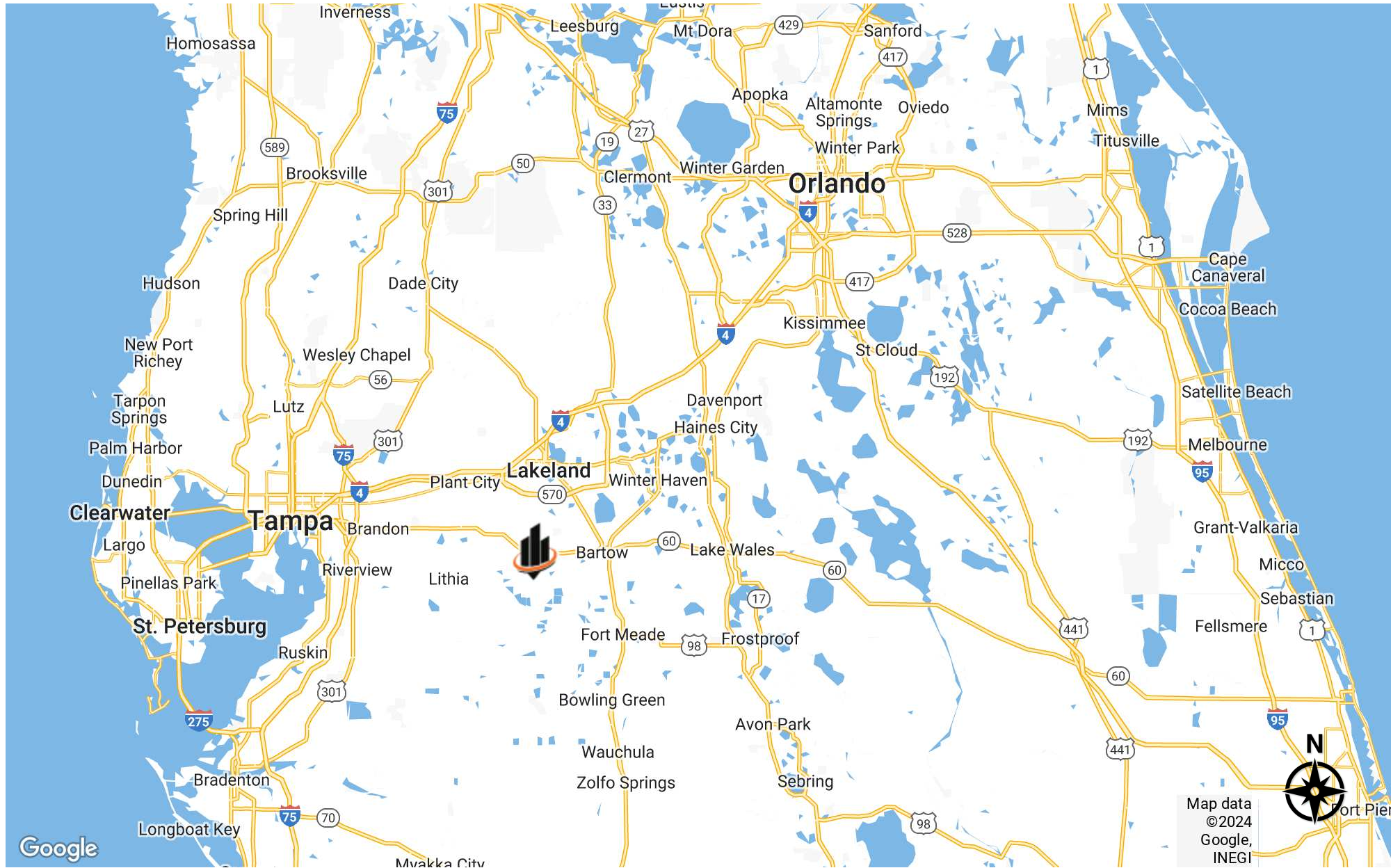
TRANS-PHOS
DELIVERING TRUST



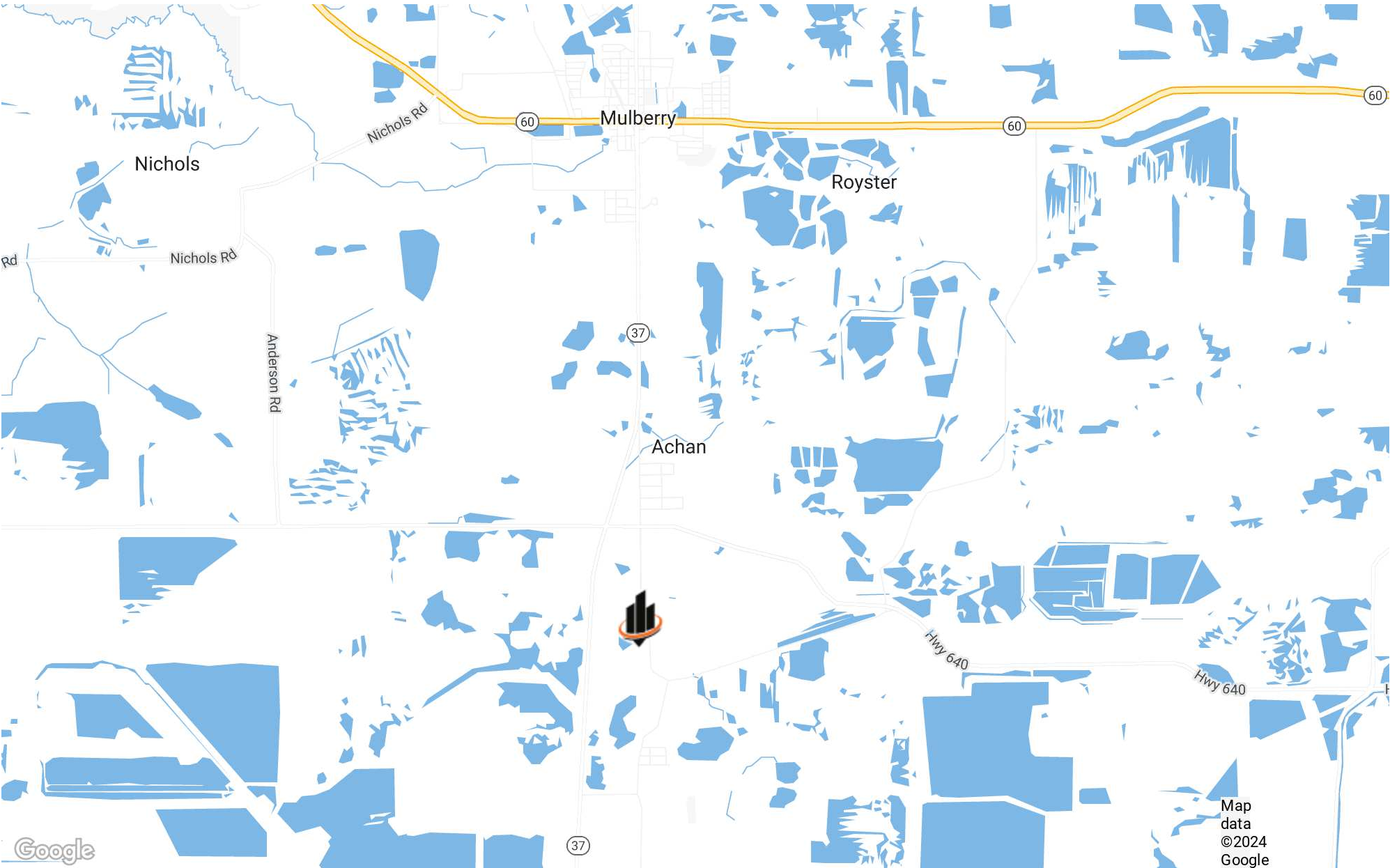
SECTION 2
Location
Information



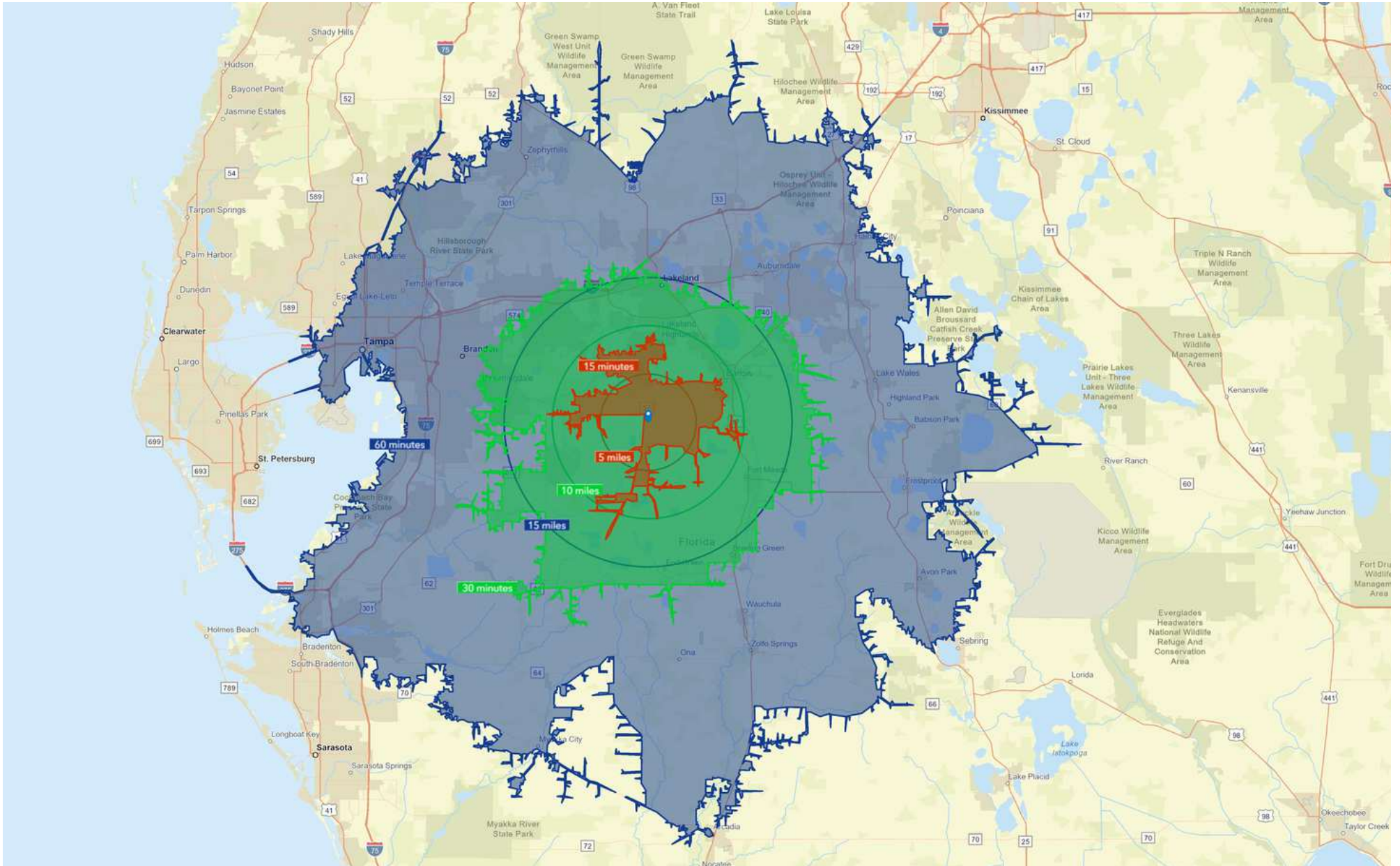
REGIONAL MAP



LOCATION MAP



DEMOGRAPHICS MAP



Benchmark Demographics

| | 5 Miles | 10 Miles | 15 Miles | 15 Mins | 30 Mins | 60 Mins | Polk | FL | US |
|---|----------|-----------|----------|----------|----------|-----------|----------|------------|-------------|
| Population | 5,278 | 110,525 | 272,835 | 41,311 | 357,211 | 2,135,366 | 775,084 | 22,381,338 | 337,470,185 |
| Households | 1,948 | 39,978 | 100,045 | 14,992 | 128,774 | 817,391 | 290,783 | 8,909,543 | 129,917,449 |
| Families | 1,335 | 29,768 | 69,156 | 10,944 | 91,339 | 535,976 | 201,187 | 5,732,103 | 83,890,180 |
| Average Household Size | 2.71 | 2.75 | 2.64 | 2.75 | 2.71 | 2.55 | 2.61 | 2.46 | 2.53 |
| Owner Occupied Housing Units | 1,573 | 30,562 | 69,810 | 11,192 | 92,562 | 537,746 | 205,460 | 5,917,802 | 84,286,498 |
| Renter Occupied Housing Units | 375 | 9,416 | 30,235 | 3,800 | 36,212 | 279,645 | 85,323 | 2,991,741 | 45,630,951 |
| Median Age | 38.7 | 39.7 | 38.9 | 38.2 | 39.0 | 39.7 | 42.0 | 42.9 | 39.1 |
| Income | | | | | | | | | |
| Median Household Income | \$50,728 | \$76,122 | \$64,513 | \$66,178 | \$67,466 | \$63,077 | \$57,572 | \$65,081 | \$72,603 |
| Average Household Income | \$62,213 | \$102,239 | \$93,146 | \$92,276 | \$96,654 | \$92,361 | \$81,989 | \$97,191 | \$107,008 |
| Per Capita Income | \$22,919 | \$36,792 | \$34,260 | \$33,500 | \$35,070 | \$35,465 | \$30,811 | \$38,778 | \$41,310 |
| Trends: 2021 - 2026 Annual Growth Rate | | | | | | | | | |
| Population | 2.80% | 0.49% | 0.42% | 0.12% | 0.32% | 0.74% | 0.85% | 0.63% | 0.30% |
| Households | 2.58% | 0.43% | 0.41% | 0.06% | 0.32% | 0.79% | 0.81% | 0.77% | 0.49% |
| Families | 2.59% | 0.39% | 0.36% | -0.02% | 0.27% | 0.75% | 0.76% | 0.74% | 0.44% |
| Owner HHs | 3.45% | 0.83% | 0.80% | 0.43% | 0.73% | 1.10% | 1.02% | 0.93% | 0.66% |
| Median Household Income | 1.95% | 2.48% | 3.26% | 2.75% | 3.04% | 3.51% | 2.77% | 3.34% | 2.57% |

Benchmark Demographics

5 Miles 10 Miles 15 Miles 15 Mins 30 Mins 60 Mins Polk FL US

Households by Income

| | | | | | | | | | |
|-----------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| <\$15,000 | 9.50% | 6.90% | 10.00% | 7.50% | 9.50% | 10.90% | 10.60% | 9.70% | 9.50% |
| \$15,000 - \$24,999 | 10.70% | 6.00% | 7.60% | 6.80% | 7.30% | 7.70% | 8.70% | 7.80% | 7.10% |
| \$25,000 - \$34,999 | 14.90% | 7.90% | 8.90% | 9.40% | 8.40% | 8.60% | 9.70% | 8.40% | 7.40% |
| \$35,000 - \$49,999 | 13.80% | 11.00% | 11.80% | 11.90% | 11.50% | 11.90% | 13.20% | 11.80% | 10.80% |
| \$50,000 - \$74,999 | 22.20% | 17.40% | 17.40% | 19.70% | 17.20% | 17.80% | 19.60% | 17.80% | 16.50% |
| \$75,000 - \$99,999 | 9.80% | 14.20% | 13.00% | 14.30% | 13.20% | 12.90% | 13.20% | 13.10% | 12.80% |
| \$100,000 - \$149,999 | 15.90% | 20.70% | 17.10% | 18.30% | 17.30% | 15.70% | 14.70% | 15.90% | 16.90% |
| \$150,000 - \$199,999 | 3.20% | 7.30% | 6.50% | 5.30% | 7.30% | 7.30% | 5.20% | 7.00% | 8.60% |
| \$200,000+ | 0.00% | 8.60% | 7.50% | 6.80% | 8.20% | 7.20% | 5.00% | 8.40% | 10.60% |

Population by Age

| | | | | | | | | | |
|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 0 - 4 | 6.70% | 6.00% | 5.90% | 6.60% | 5.90% | 5.70% | 5.60% | 5.00% | 5.70% |
| 5 - 9 | 7.10% | 6.50% | 6.30% | 7.00% | 6.40% | 6.00% | 5.90% | 5.30% | 6.10% |
| 10 - 14 | 6.70% | 6.70% | 6.50% | 7.00% | 6.70% | 6.10% | 5.90% | 5.50% | 6.30% |
| 15 - 19 | 6.20% | 6.50% | 7.10% | 6.50% | 7.00% | 6.20% | 6.00% | 5.60% | 6.30% |
| 20 - 24 | 5.50% | 5.50% | 6.30% | 5.70% | 6.10% | 6.50% | 5.60% | 5.90% | 6.40% |
| 25 - 34 | 12.90% | 12.80% | 13.00% | 12.90% | 12.90% | 13.60% | 12.60% | 13.10% | 13.70% |
| 35 - 44 | 12.20% | 13.00% | 12.40% | 13.10% | 12.60% | 12.60% | 11.90% | 12.10% | 13.10% |
| 45 - 54 | 10.80% | 12.40% | 11.70% | 11.80% | 12.00% | 11.50% | 11.10% | 11.70% | 11.90% |
| 55 - 64 | 12.00% | 13.20% | 12.50% | 12.10% | 12.50% | 12.10% | 12.70% | 13.30% | 12.70% |
| 65 - 74 | 11.50% | 10.90% | 10.80% | 10.40% | 10.60% | 11.30% | 12.90% | 12.60% | 10.60% |
| 75 - 84 | 6.50% | 5.10% | 5.70% | 5.40% | 5.50% | 6.40% | 7.40% | 7.30% | 5.30% |
| 85+ | 1.80% | 1.50% | 1.90% | 1.50% | 1.80% | 2.20% | 2.30% | 2.70% | 1.90% |

Race and Ethnicity

| | | | | | | | | | |
|----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| White Alone | 63.30% | 67.70% | 64.30% | 66.80% | 63.90% | 56.90% | 59.60% | 57.10% | 60.60% |
| Black Alone | 16.70% | 10.40% | 11.90% | 9.00% | 11.40% | 16.20% | 14.60% | 15.00% | 12.50% |
| American Indian Alone | 1.00% | 0.40% | 0.50% | 0.70% | 0.60% | 0.50% | 0.60% | 0.50% | 1.10% |
| Asian Alone | 0.90% | 2.70% | 2.20% | 1.80% | 2.50% | 3.60% | 2.00% | 3.10% | 6.20% |
| Pacific Islander Alone | 0.20% | 0.00% | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.20% |
| Some Other Race Alone | 6.90% | 6.60% | 8.00% | 8.60% | 8.30% | 8.60% | 9.90% | 7.60% | 8.70% |
| Two or More Races | 11.10% | 12.10% | 13.00% | 13.00% | 13.30% | 14.00% | 13.20% | 16.70% | 10.60% |
| Hispanic Origin (Any Race) | 21.50% | 20.30% | 23.00% | 25.00% | 24.00% | 25.60% | 26.80% | 27.00% | 19.40% |

TRADE AREA MAP



Map data ©2024 Imagery
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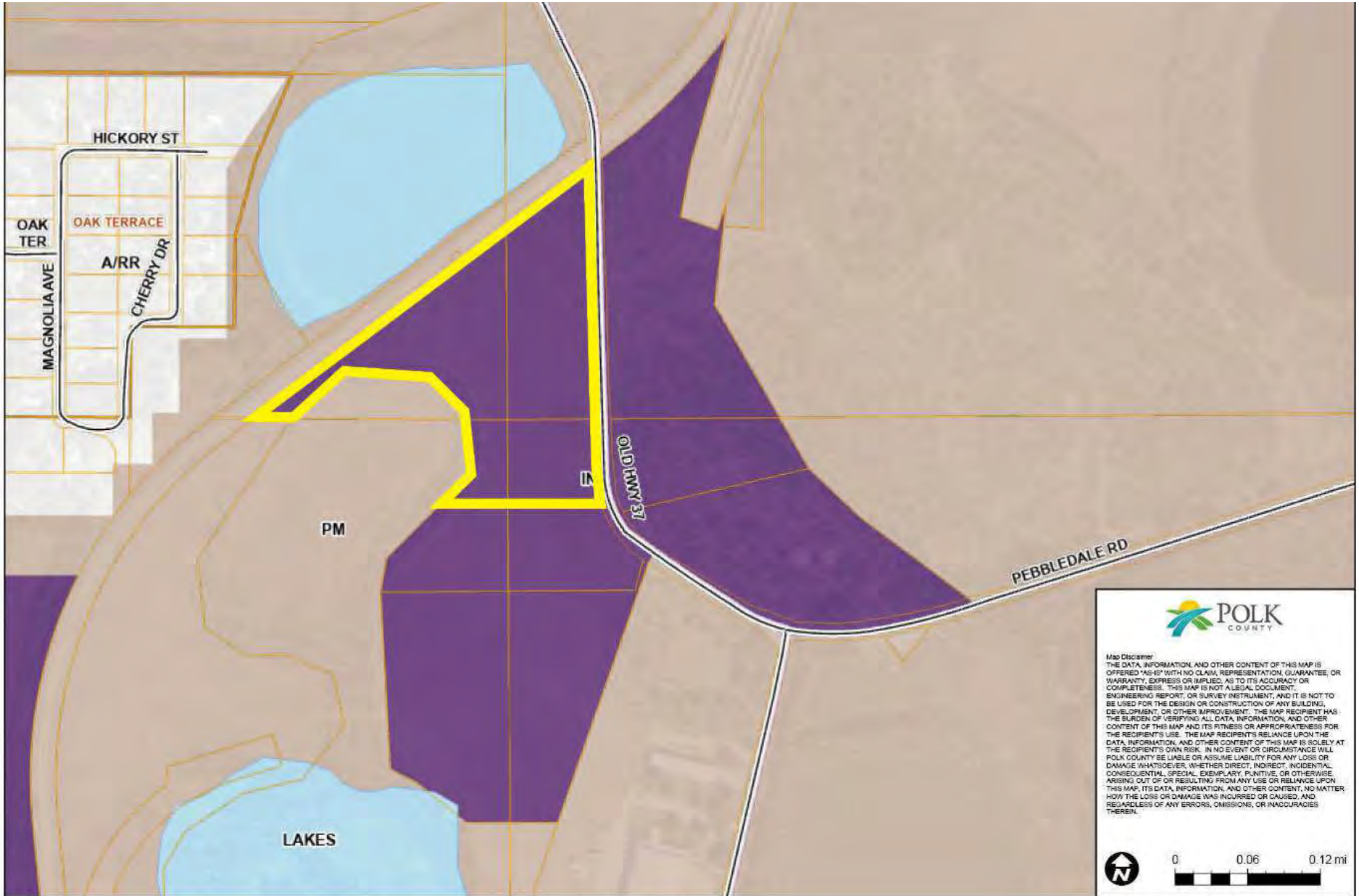
AERIAL MAP



SITE DIMENSIONS



LAND USE - IND



NEARBY DEVELOPMENT



CLEAN HYDROGEN PLANT TO BE BUILT IN POLK COUNTY FOLLOWING MAJOR INVESTMENT

LowCarbon Hydrogen Corp., a South Korean company, is making a significant investment in Polk County, Florida, by allocating \$100 million to establish a clean hydrogen production facility in Mulberry. This project, which is in collaboration with Space Florida and Ocean Green, aims to support Florida's aerospace industry and foster a research hub dedicated to clean hydrogen technology. The new facility will focus on the production of hydrogen for various clean fuel applications, highlighting the state's commitment to advancing sustainable energy solutions.

This investment is anticipated to have a substantial positive impact on the local economy and technological landscape. By integrating clean hydrogen production with Florida's space program, the project is expected to create new job opportunities and drive innovation within the region. The initiative aligns with Florida's broader goals of becoming a leader in both the aerospace sector and the clean energy industry, enhancing the state's competitive edge and promoting environmental sustainability.

For more details, visit the CFDC website.

PHOS
LIVERING TRUST

SECTION 3
Advisor Bio



ADVISOR BIOGRAPHY



DAVID HUNGERFORD, CCIM, SIOR

Senior Advisor

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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

ADVISOR BIOGRAPHY



JOEY HUNGERFORD

Associate Advisor

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PROFESSIONAL BACKGROUND

Joey Hungerford is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. This includes working as the Communications Director for a Congresswoman in the United States House of Representatives, serving as the Digital Director and Communications Advisor to the House Judiciary Committee Chairman, and operating as a travel videographer for a former United States President.

Prior to living in Washington, D.C., Joey was born and raised in Lakeland, where he graduated from Southeastern University. He obtained a Bachelor of Science degree in Communications with an emphasis in Broadcasting and a minor in Theology. While earning his degree, Joey was an active student leader and began his career here at SVN | Saunders Ralston Dantzler Real Estate in the marketing department.

With his unique career experience and unmatched work ethic, Joey takes pride in his ability to build meaningful relationships while delivering exceptional service.

Joey and his wife, Hope, are proud parents of a baby boy.

Joey specializes in:

- Commercial Properties
- Industrial Real Estate
- Office Space



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