



CHRISTINA COMMERCIAL DEVELOPMENT LAND

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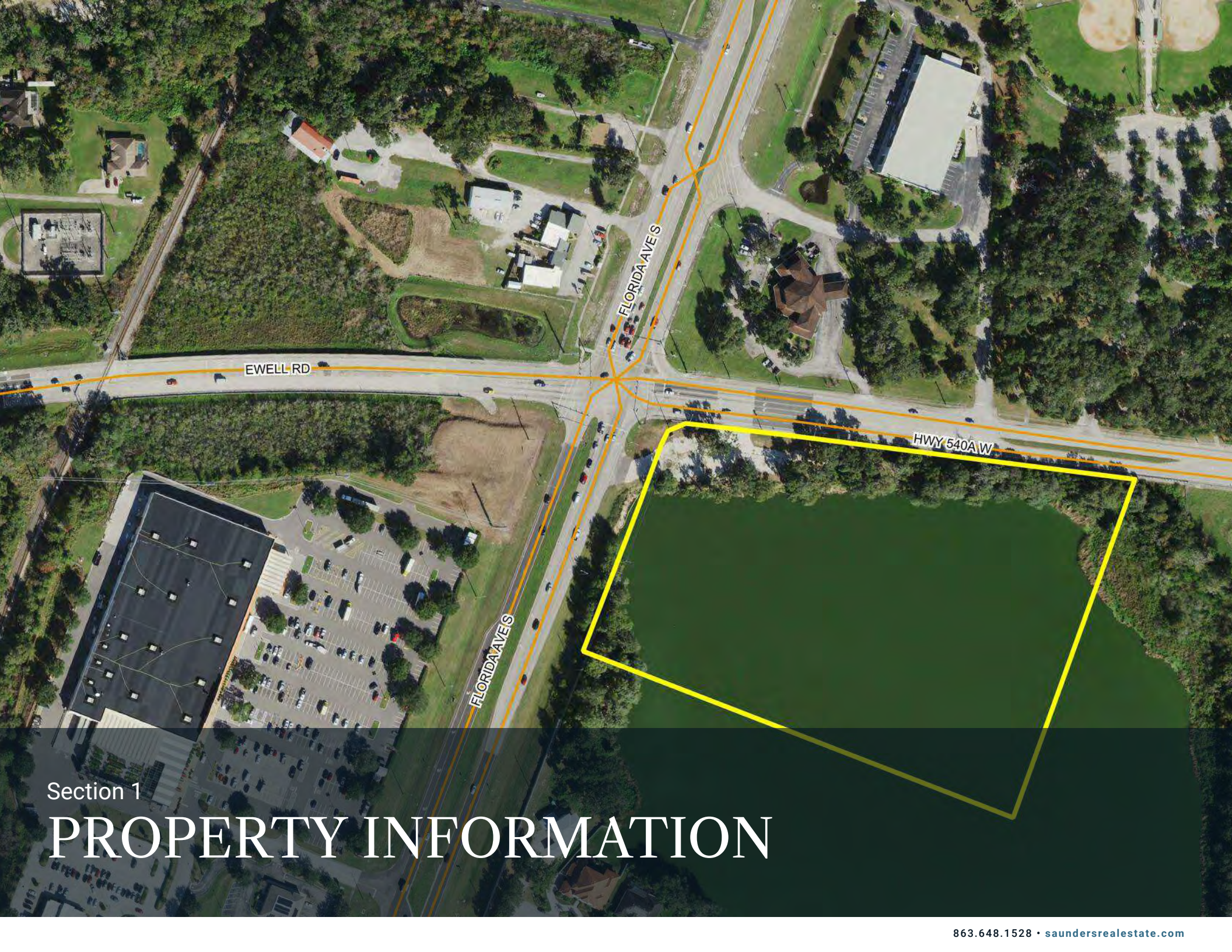
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Saunders Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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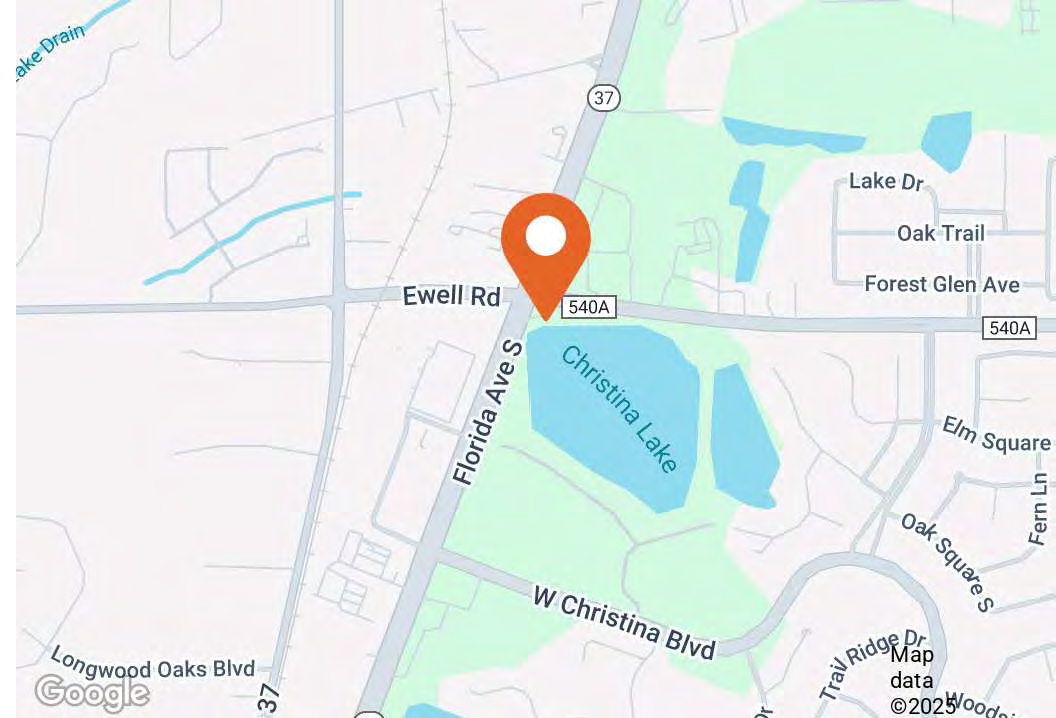
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Section 1

PROPERTY INFORMATION

PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,000,000
Lease Rate:	\$50,000.00 per year (Ground)
Lot Size:	0.85 ± Usable Acres
Utilities:	Water (City of Lakeland) Sewer (Polk County)
Price / Acre:	\$1,176,471
Zoning:	CAC
APN:	232924000000031010 & 232924000000013010

PROPERTY OVERVIEW

Just under an acre of usable land, this prime real estate is located on a hard signaled corner of two highly traveled highways - South Florida Ave and County Road 540-A. The site is situated within the County's most affluent submarket, with a median household income of nearly \$80,000 within a 2-mile radius.

A brand new large ER facility will soon begin construction directly across from the site, bringing even more traffic and customers to the area. Because of the high-profile traffic and small size of the site, this location is perfect for a small free-standing retail space, including drive-thru-only concepts.



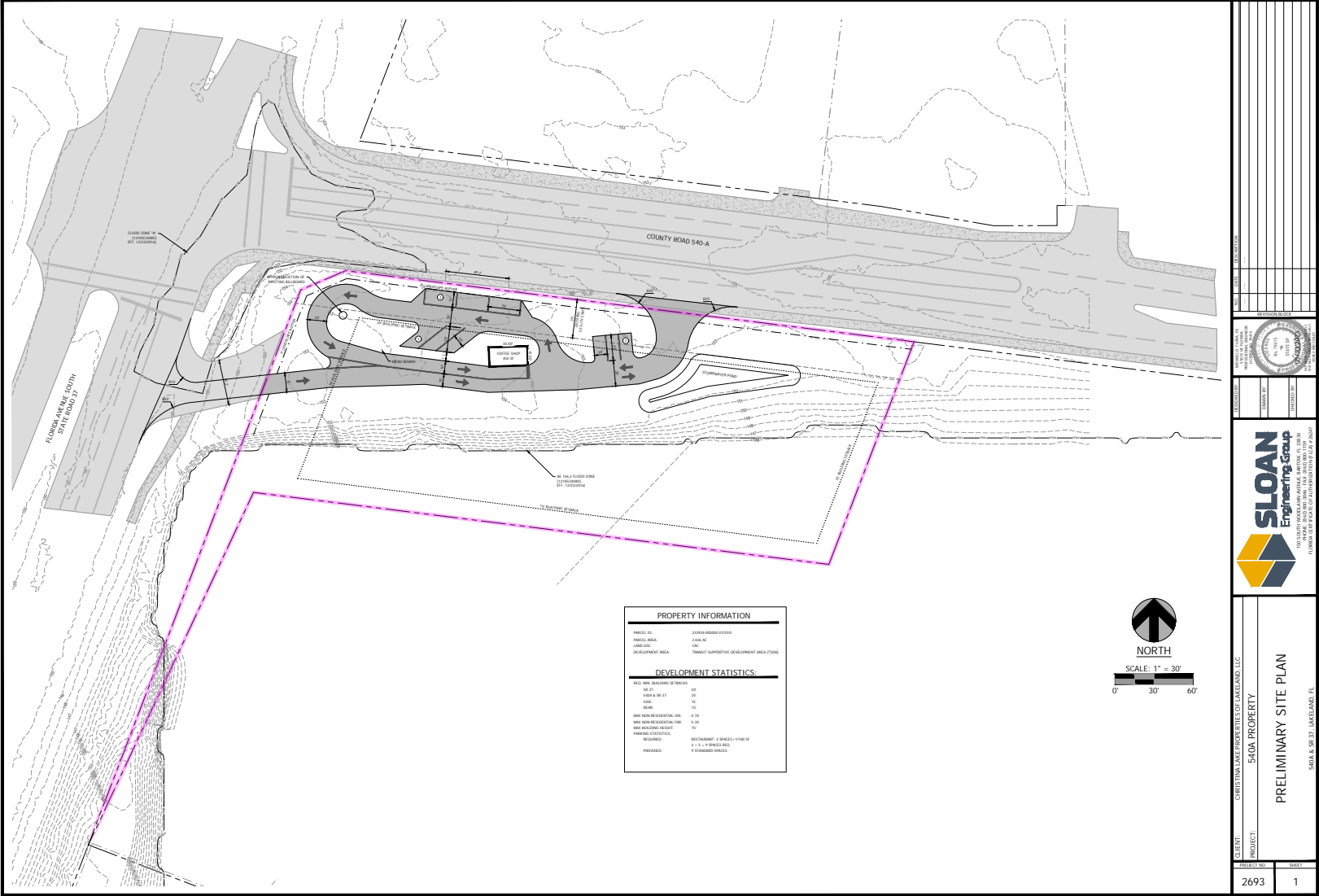
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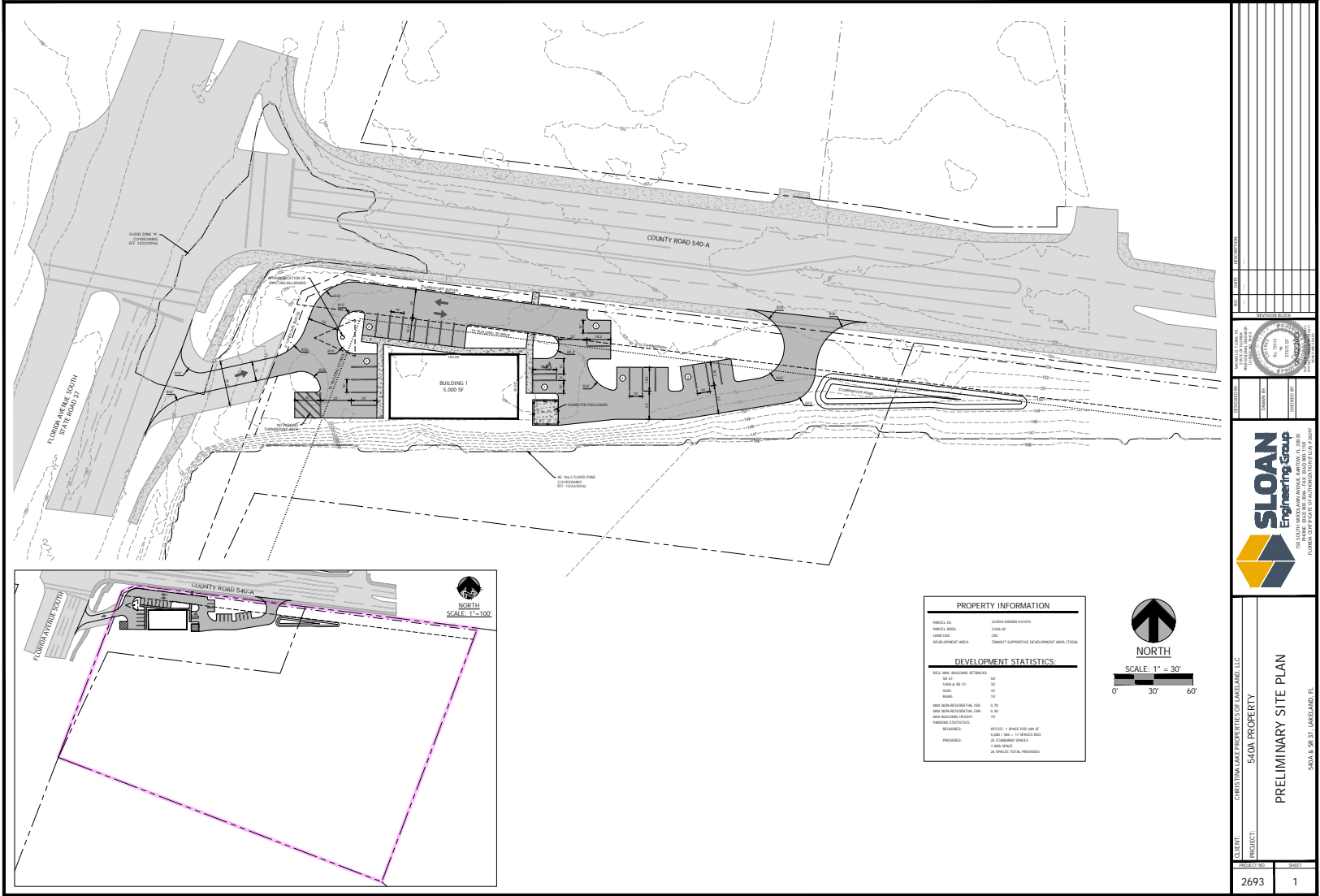
Major retailers and services within 1 mile of the site include Starbucks, MidFlorida Credit Union, Culvers, Suncoast Credit Union and Bob Evans. Downtown Lakeland is just 20 ± minutes north of the property while the Polk Parkway and I-4 are 10-15 ± minutes also north of the site.

One major development just across the subject site at the northeast corner of Hwy 540A and S Florida Ave is a Lakeland Regional Health Emergency Department. The new facility is part of the hospital's plan to expand healthcare options in Lakeland, adding significant value to the area. Not only will the facility broaden healthcare options but it will also bridge the gap between physicians and patients in the community. The proposed plans of the facility are a one-story 24,500 SF medical building.

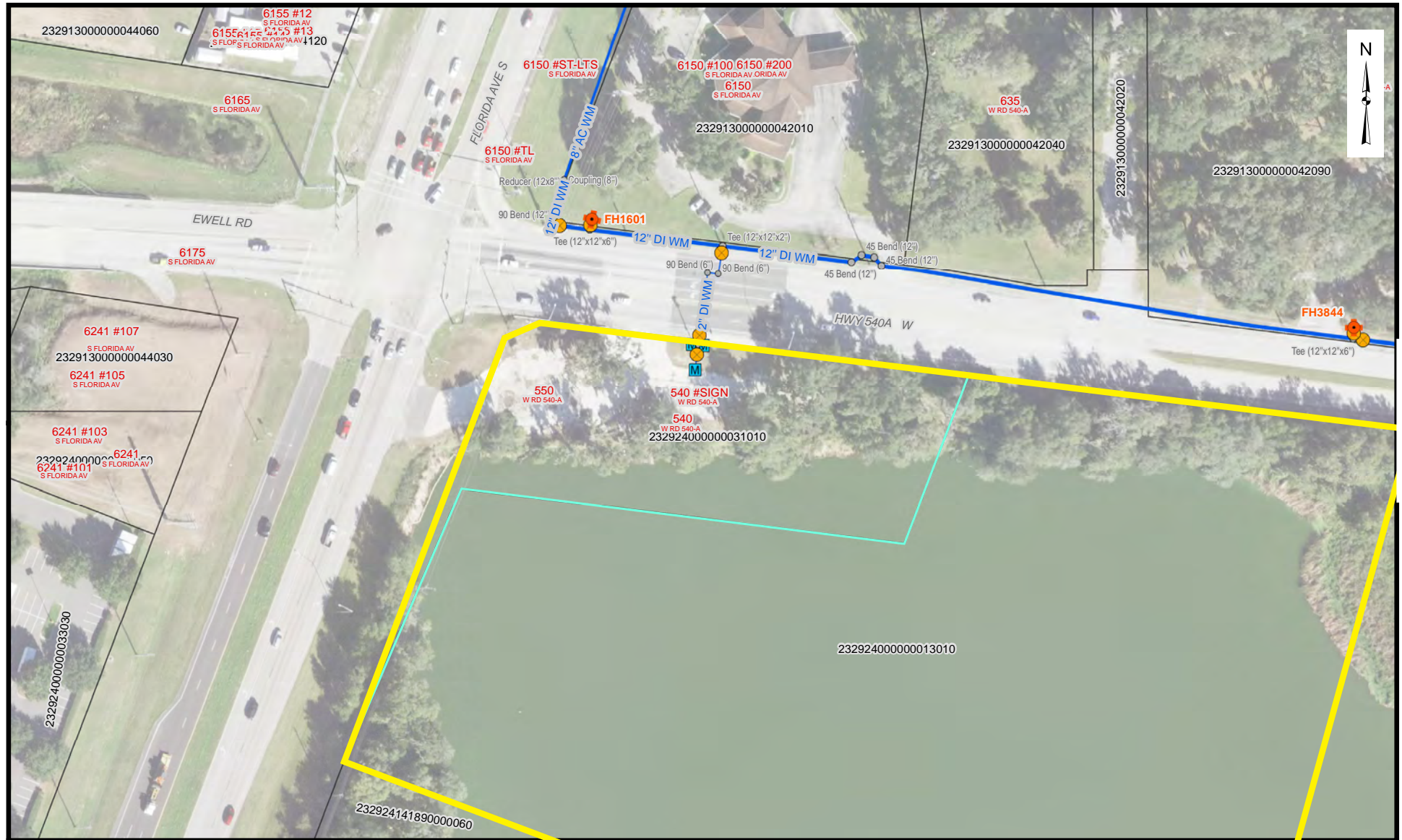
CONCEPT PLAN #1 - DRIVE THRU KIOSK



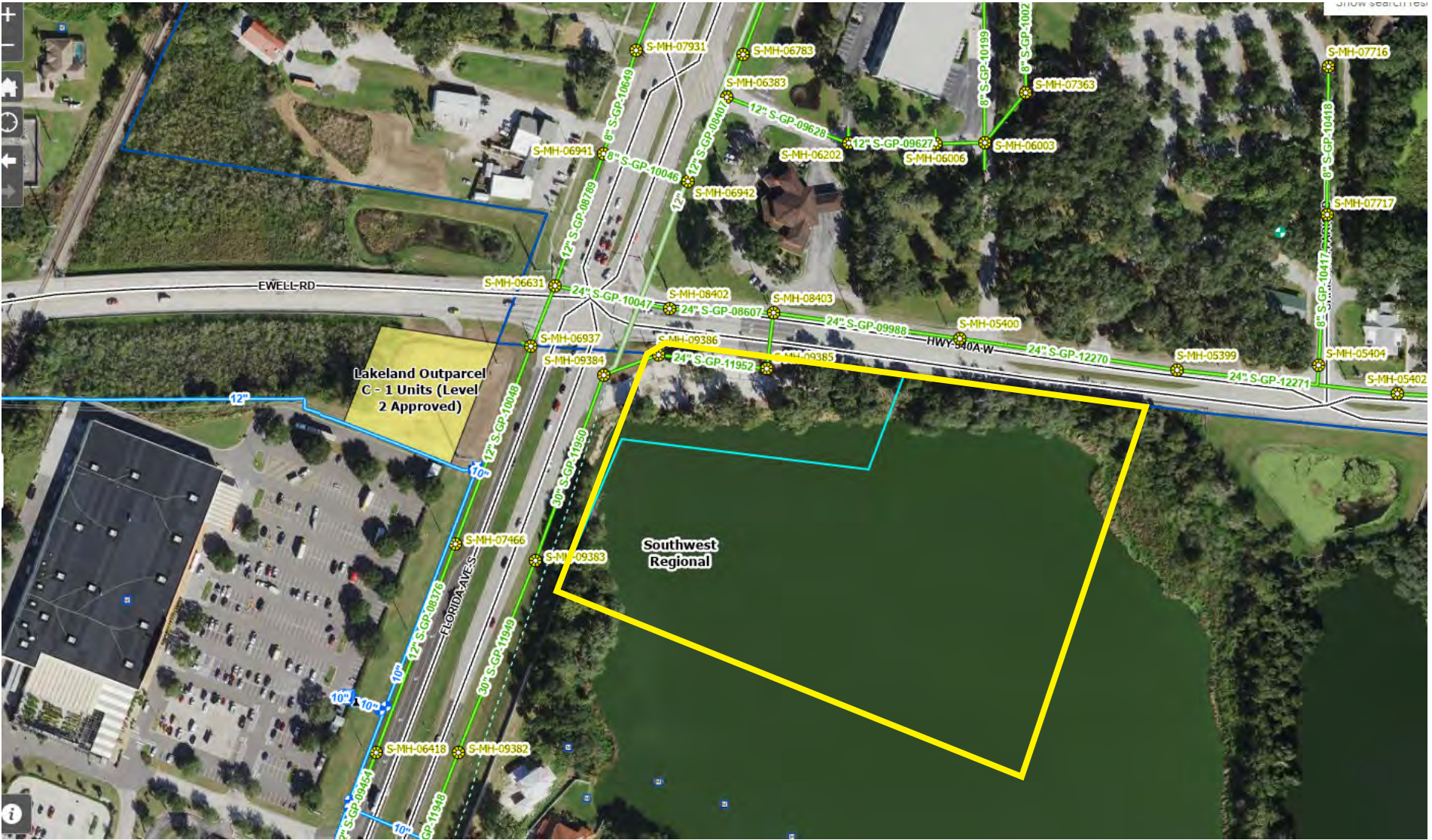
CONCEPT PLAN #2



WATER - CITY OF LAKELAND



SEWER - POLK COUNTY



Downtown
Lakeland
20 ± Minutes

Old Hwy 37
23,500
Cars/Day

Ewell Rd
9,400
Cars/Day

43,000
Cars/Day

Hwy 540A
23,000
Cars/Day

SUBJECT

Christina
Lake

36,000
Cars/Day

S Florida Ave



charles SCHWAB



Bob Evans

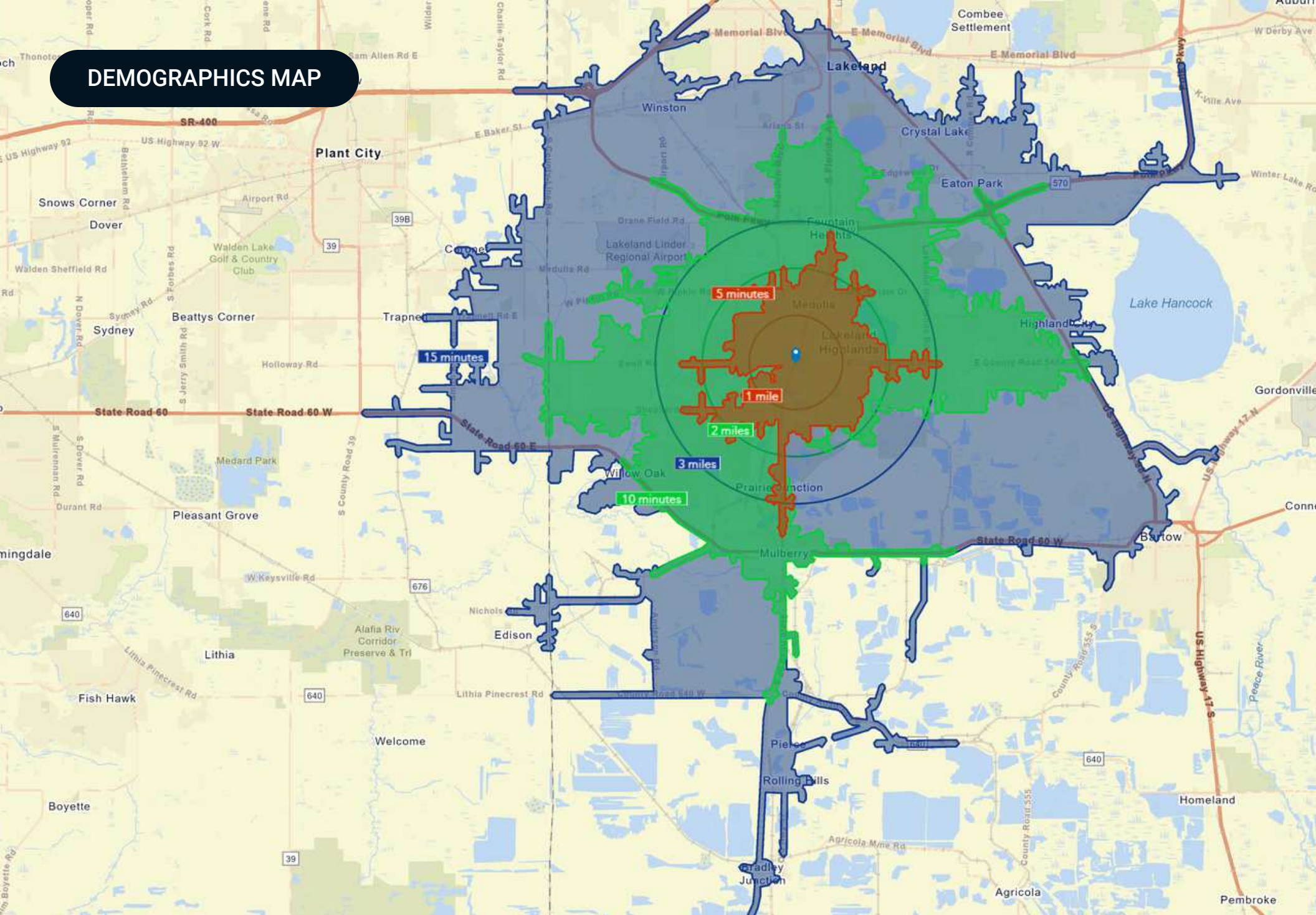


Section 2

LOCATION INFORMATION



DEMOGRAPHICS MAP



Benchmark Demographics

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
Population	5,303	25,130	51,430	18,143	98,405	171,149	754,798	22,114,754	335,707,897
Households	2,016	9,719	19,905	7,027	37,333	65,063	283,648	8,760,977	128,657,669
Families	1,454	7,220	14,656	5,174	27,112	43,987	196,634	5,648,790	83,407,414
Average Household Size	2.63	2.59	2.58	2.58	2.63	2.56	3	2	3
Owner Occupied Housing Units	1,521	7,664	15,642	5,665	28,518	45,079	199,229	5,794,353	83,145,410
Renter Occupied Housing Units	495	2,055	4,264	1,363	8,815	19,985	84,419	2,966,624	45,512,259
Median Age	42.6	43.2	42.5	44.3	41.2	39.80	41.90	42.80	38.90
Income									
Median Household Income	\$70,541	\$79,259	\$77,602	\$77,135	\$76,134	\$63,997	\$57,063	\$65,438	\$72,414
Average Household Income	\$101,762	\$106,790	\$103,701	\$104,376	\$101,777	\$89,506	\$78,175	\$96,086	\$105,029
Per Capita Income	\$38,550	\$41,230	\$39,867	\$40,319	\$38,660	\$34,133	\$29,438	\$38,149	\$40,363
Trends: 2021 - 2026 Annual Growth Rate									
Population	1.05%	0.72%	0.77%	0.74%	1.25%	1.11%	1.23%	0.61%	0.25%
Households	1.14%	0.76%	0.80%	0.78%	1.23%	1.13%	1.23%	0.62%	0.31%
Families	1.08%	0.68%	0.73%	0.71%	1.21%	1.08%	1.19%	0.59%	0.28%
Owner HHs	1.36%	0.72%	0.90%	0.74%	1.46%	1.39%	1.43%	0.83%	0.53%
Median Household Income	1.97%	2.24%	2.08%	1.93%	2.29%	3.49%	3.27%	3.75%	3.12%

Almost 100,000 people with a median age of 41.2 within a 10-minute drive from the property.

Median household income of over \$79,000 within a 2-mile radius from the property.

Benchmark Demographics

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Polk FL US

Households by Income

<\$15,000	3.40%	3.40%	3.80%	3.50%	4.40%	7.40%	8.90%	8.30%	8.50%
\$15,000 - \$24,999	6.80%	5.10%	5.30%	6.20%	5.80%	8.10%	9.60%	7.60%	7.20%
\$25,000 - \$34,999	11.10%	9.00%	7.60%	9.90%	7.80%	8.90%	10.00%	8.40%	7.50%
\$35,000 - \$49,999	13.30%	11.50%	11.70%	11.00%	11.70%	12.70%	13.60%	12.60%	11.10%
\$50,000 - \$74,999	17.70%	17.40%	19.20%	17.60%	19.20%	19.50%	21.00%	18.70%	16.90%
\$75,000 - \$99,999	13.60%	16.30%	17.00%	16.10%	16.50%	15.90%	14.90%	13.80%	13.20%
\$100,000 - \$149,999	16.80%	19.70%	19.60%	19.00%	19.30%	15.40%	13.50%	15.90%	17.20%
\$150,000 - \$199,999	8.60%	8.80%	7.60%	8.30%	7.00%	5.50%	4.50%	6.70%	8.40%
\$200,000+	8.70%	8.70%	8.20%	8.50%	8.20%	6.40%	4.00%	7.90%	9.90%

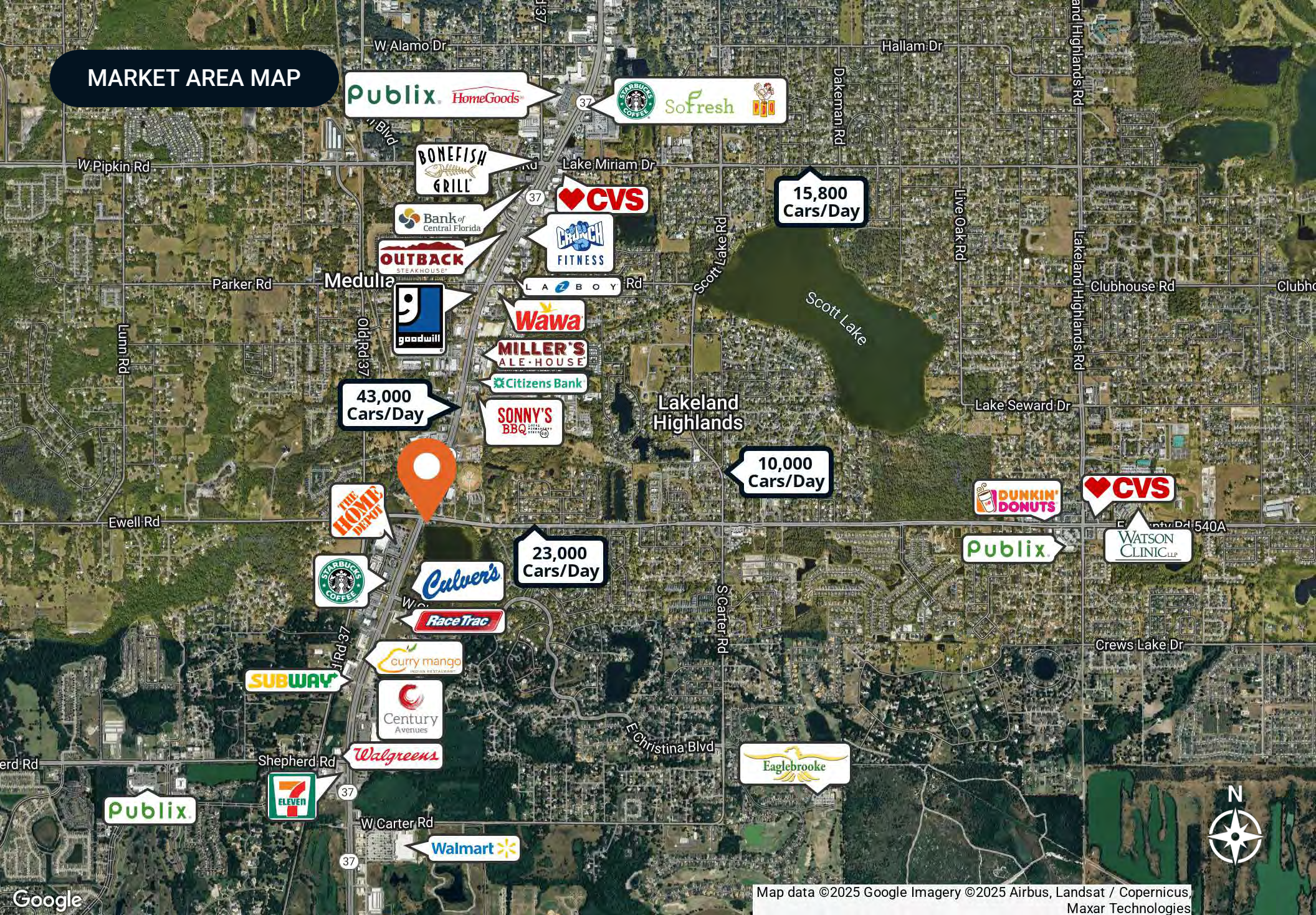
Population by Age

0 - 4	5.70%	5.30%	5.40%	5.20%	5.60%	5.70%	5.70%	5.10%	5.80%
5 - 9	5.90%	5.80%	5.90%	5.60%	6.00%	6.00%	5.90%	5.30%	6.10%
10 - 14	6.60%	6.30%	6.30%	6.20%	6.20%	6.00%	5.90%	5.50%	6.20%
15 - 19	6.70%	6.30%	6.10%	6.40%	6.10%	6.90%	5.90%	5.50%	6.30%
20 - 24	5.30%	5.10%	5.10%	5.10%	5.30%	6.30%	5.60%	5.90%	6.50%
25 - 34	11.00%	11.10%	11.70%	10.60%	12.80%	13.20%	12.90%	13.30%	14.00%
35 - 44	12.00%	12.30%	12.70%	11.70%	12.60%	12.00%	11.60%	11.90%	12.80%
45 - 54	12.20%	13.10%	12.70%	12.70%	12.50%	11.70%	11.20%	11.90%	12.00%
55 - 64	14.90%	15.20%	14.40%	15.40%	13.90%	12.90%	12.80%	13.40%	12.80%
65 - 74	11.80%	12.10%	12.00%	12.60%	11.30%	11.00%	12.60%	12.20%	10.20%
75 - 84	6.40%	5.80%	5.90%	6.60%	5.70%	6.00%	7.40%	7.10%	5.20%
85+	1.70%	1.70%	1.90%	2.00%	2.00%	2.20%	2.50%	2.80%	2.10%

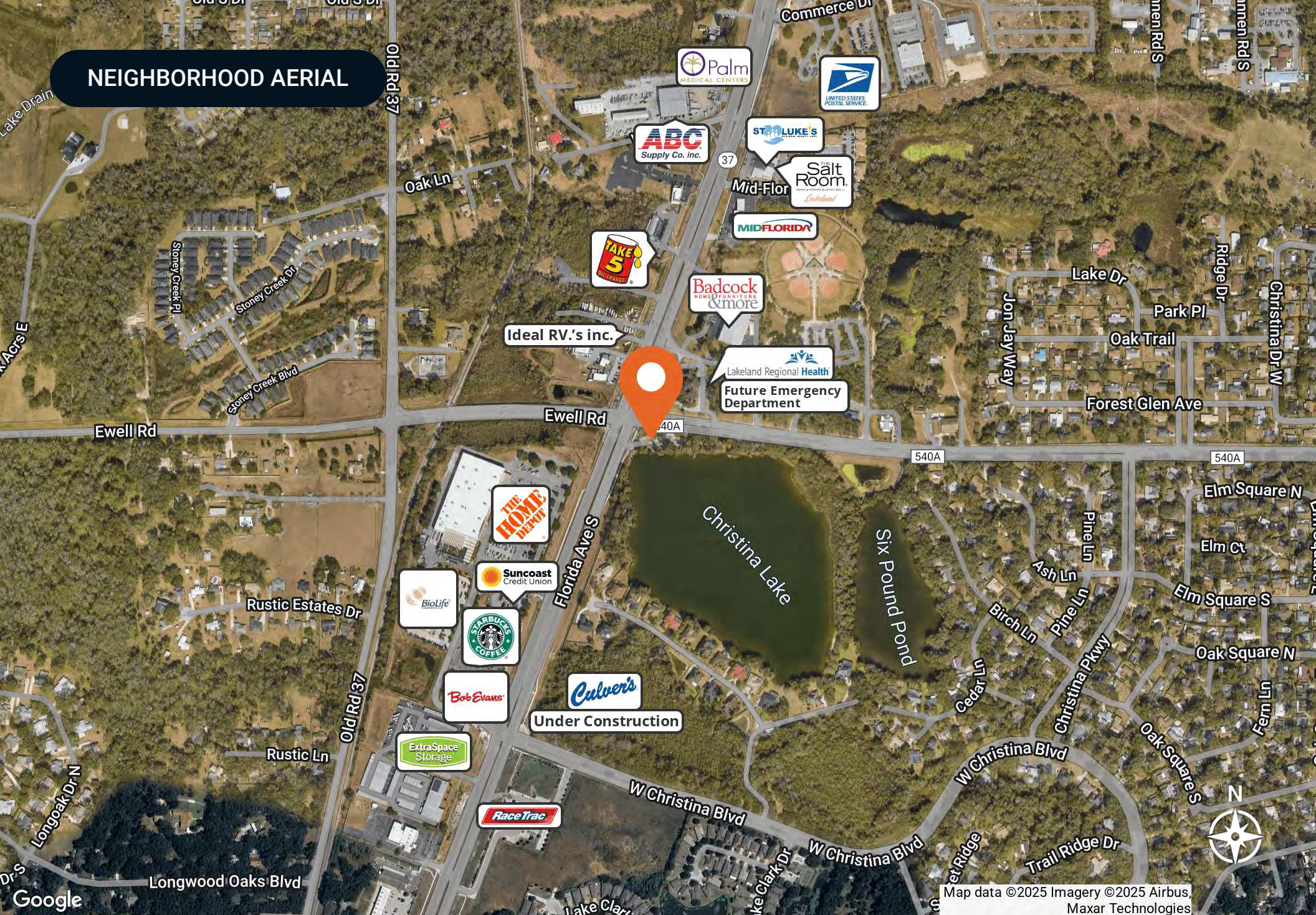
Race and Ethnicity

White Alone	66.80%	70.50%	71.50%	70.70%	70.20%	65.80%	59.50%	56.70%	61.00%
Black Alone	10.30%	9.10%	8.20%	8.70%	8.10%	10.90%	14.60%	14.90%	12.40%
American Indian Alone	0.40%	0.20%	0.30%	0.30%	0.40%	0.50%	0.50%	0.40%	1.10%
Asian Alone	1.50%	2.80%	2.50%	2.60%	3.00%	2.40%	1.90%	3.00%	6.10%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	7.00%	5.00%	5.00%	5.20%	5.60%	7.30%	9.80%	7.50%	8.60%
Two or More Races	14.00%	12.40%	12.50%	12.50%	12.70%	13.00%	13.70%	17.40%	10.60%
Hispanic Origin (Any Race)	22.20%	17.80%	17.50%	18.30%	18.70%	21.50%	26.70%	27.10%	19.00%

MARKET AREA MAP



NEIGHBORHOOD AERIAL



COUNTY

LEGO
FLORIDA



POLK COUNTY FLORIDA

FOUNDED

1861

DENSITY

413.4 people/sq. mi.

COUNTY SEAT

Bartow

POPULATION

775,084 [2023]

AREA

1,875 sq. mi.

WEBSITE

polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both 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 and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.

Saunders Real Estate



LAKELAND
POLK COUNTY

Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	lakelandgov.net

Major Employers	Publix Supermarkets
	Saddle Creek
	Logistics
	Geico Insurance
	Amazon
	Rooms to Go
	Welldyne

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just under 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland’s culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland’s living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland’s rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright’s most extensive on-site collection of architecture.



Section 3

AGENT AND COMPANY INFO

ADVISOR BIOGRAPHY



DAVID HUNGERFORD, CCIM, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$250 million across nearly all types of commercial properties and development land. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research. He prides himself on solving complex problems for his clients and stakeholders.

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, Ezra, and Shepherd on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Industrial Properties
- Commercial Properties
- Real Estate Analytics

ADVISOR BIOGRAPHY



JIM ALLEN

Senior Advisor

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PROFESSIONAL BACKGROUND

Jim Allen is an Advisor at Saunders Real Estate.

He has a strong background in agriculture, cattle, citrus, land management, and land development. Before joining Saunders Real Estate, Jim was a land manager for a development company. He manages cattle for local producers and manages his own cattle operation as well.

In addition, Jim is a commercial pilot with multi-engine, instrument, and seaplane ratings. He flies and manages several planes on a contract basis.

He is a livestock appraiser and farm equipment appraiser, certified by the International Society of Agricultural Appraisers. In addition, he is a Florida Crop Insurance salesman and is also licensed for pesticide applications.

With a solid background in Florida agriculture, he brings years of experience with cattle operation management and land management, which includes controlled burning, mowing, and hay production.

Jim has held offices in the Polk County Cattlemen's Association and the Coastal Conservation Association Polk Chapter.

DISCIPLINES

- Agricultural Land
- Citrus Groves
- Cattle Operations
- Land Development
- Land Management

ADVISOR BIOGRAPHY



JOEY HUNGERFORD

Associate Advisor

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PROFESSIONAL BACKGROUND

Joey Hungerford is an Associate Advisor at Saunders Real Estate.

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 Saunders 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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