



US Highway 27 N

31,500  
cars/day

# AVON PARK WALMART OUTPARCELS

801 US Highway 27 North, Avon Park, FL 33825



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## TABLE OF CONTENTS

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### TABLE OF CONTENTS

TABLE OF CONTENTS	2
PROPERTY SUMMARY	3
PRICING SCHEDULE	4
REGIONAL MAP	5
LOCATION MAP	6
DEMOGRAPHICS MAP & REPORT	7
AREA ANALYTICS	8
TRADE AREA MAP	9
SITE AERIAL	10
UTILITIES MAP	11
LOTS 1 & 2	12
LOT 6- UNDER CONTRACT	13
LOT 7 - UNDER CONTRACT	14
ADVISOR BIO	15
ADVISOR BIO	16

## PROPERTY SUMMARY



### VIDEO

## OFFERING SUMMARY

Sale Price:	\$350,000 - \$470,000
Lot Size:	1.010 - 1.435 Acres
Zoning:	C-2
Utilities:	Water & Sewer - City of Avon Park
Traffic Count:	33,500 cars/day on US Highway 27
PINs:	A16332801100000070; A16332801100000040; A16332801100000010

## PROPERTY DESCRIPTION

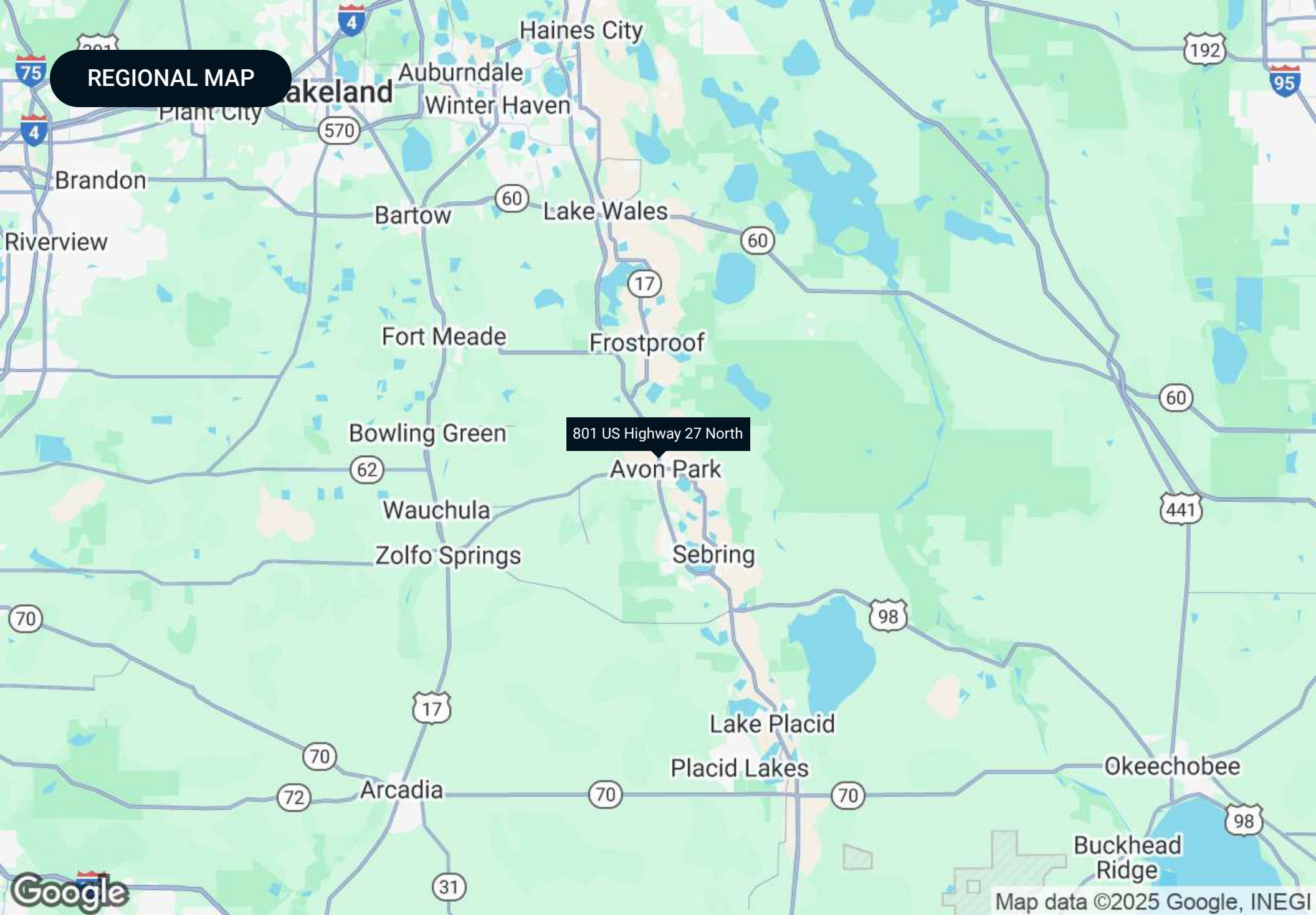
These retail outparcels are located directly in front of the Walmart in Avon Park. Some of the pads are 100% usable and include off-site retention. The sites vary in size, have site-specific restrictions, and all benefit from cross-access. Nearby economic drivers include the Avon Park Air Force Range as well as the South Florida State College. Scooters Coffee and Culvers have recently completed construction in the development on Lots 4 and 5.

**See Lot Prices and Sizes on Page 4**

## PRICING SCHEDULE

Lot #	Status	SF	Acres	Price	\$/AC	\$/SF
1	Available	62,291	1.430	\$470,000	\$328,671	\$7.55
2	Available	43,996	1.010	\$350,000	\$346,535	\$7.96
6	Under Contract	52,509	1.435	\$630,000	\$439,024	\$11.99
7	Under Contract	48,090	1.104	\$510,000	\$461,956	\$10.60



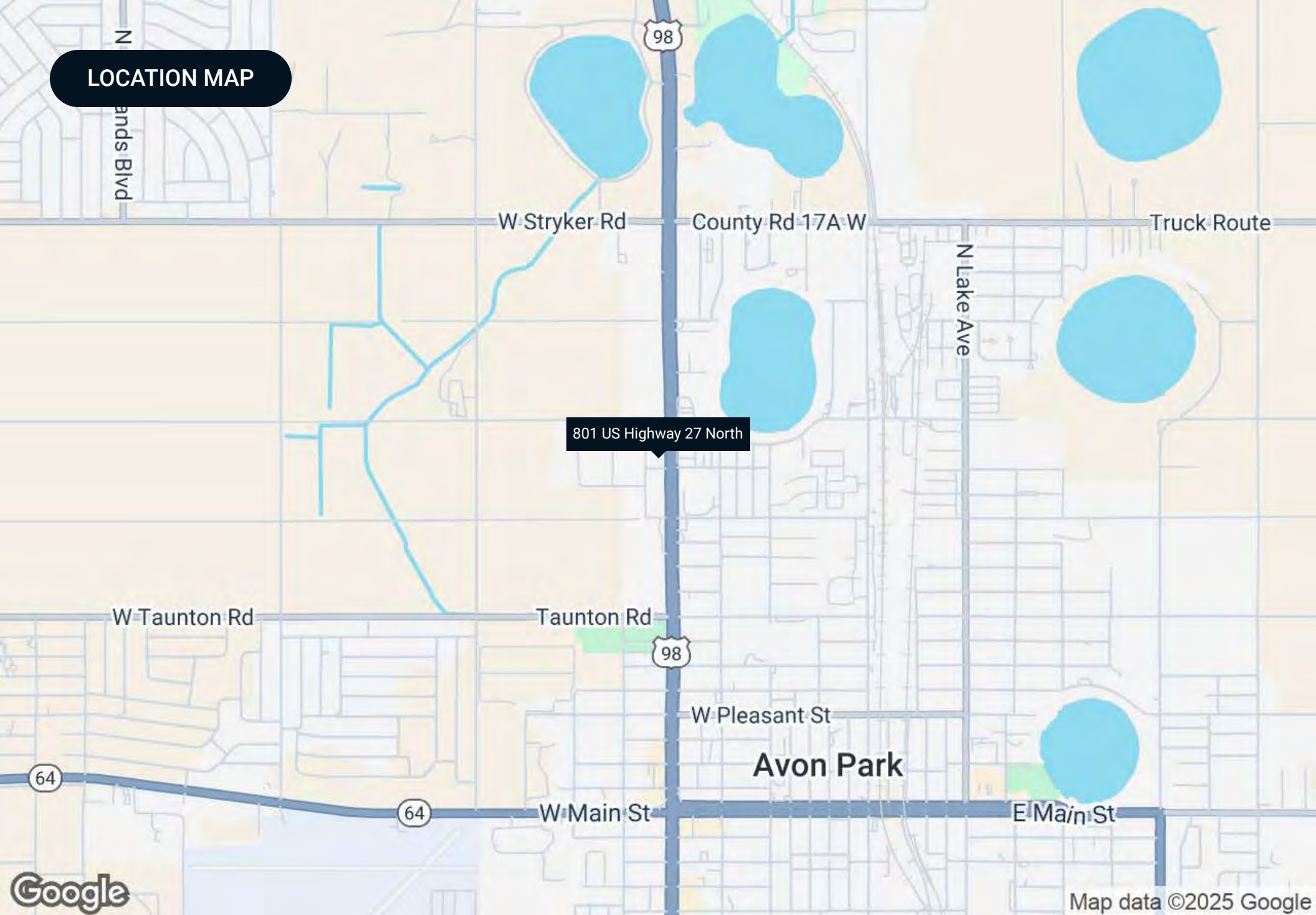


REGIONAL MAP

801 US Highway 27 North

Map data ©2025 Google, INEGI

LOCATION MAP



## DEMOGRAPHICS MAP & REPORT

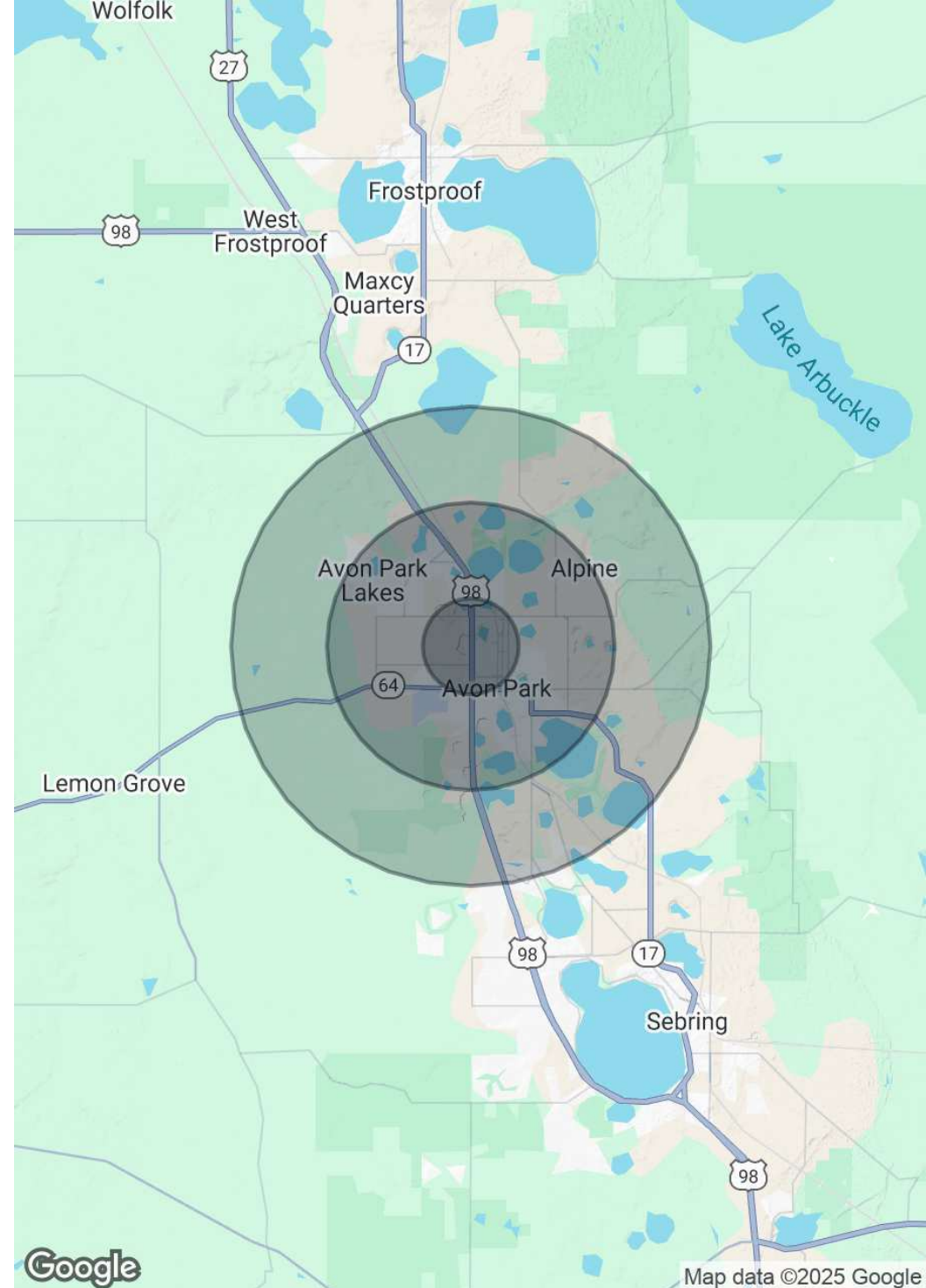
### POPULATION

	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	3,725	15,450	31,951
<b>Average Age</b>	35.1	44.8	48.6
<b>Average Age (Male)</b>	30.0	43.1	47.9
<b>Average Age (Female)</b>	41.4	47.4	50.0

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,382	5,756	12,112
<b># of Persons per HH</b>	2.7	2.7	2.6
<b>Average HH Income</b>	\$33,000	\$41,808	\$45,142
<b>Average House Value</b>	\$118,292	\$120,301	\$133,972

2020 American Community Survey (ACS)

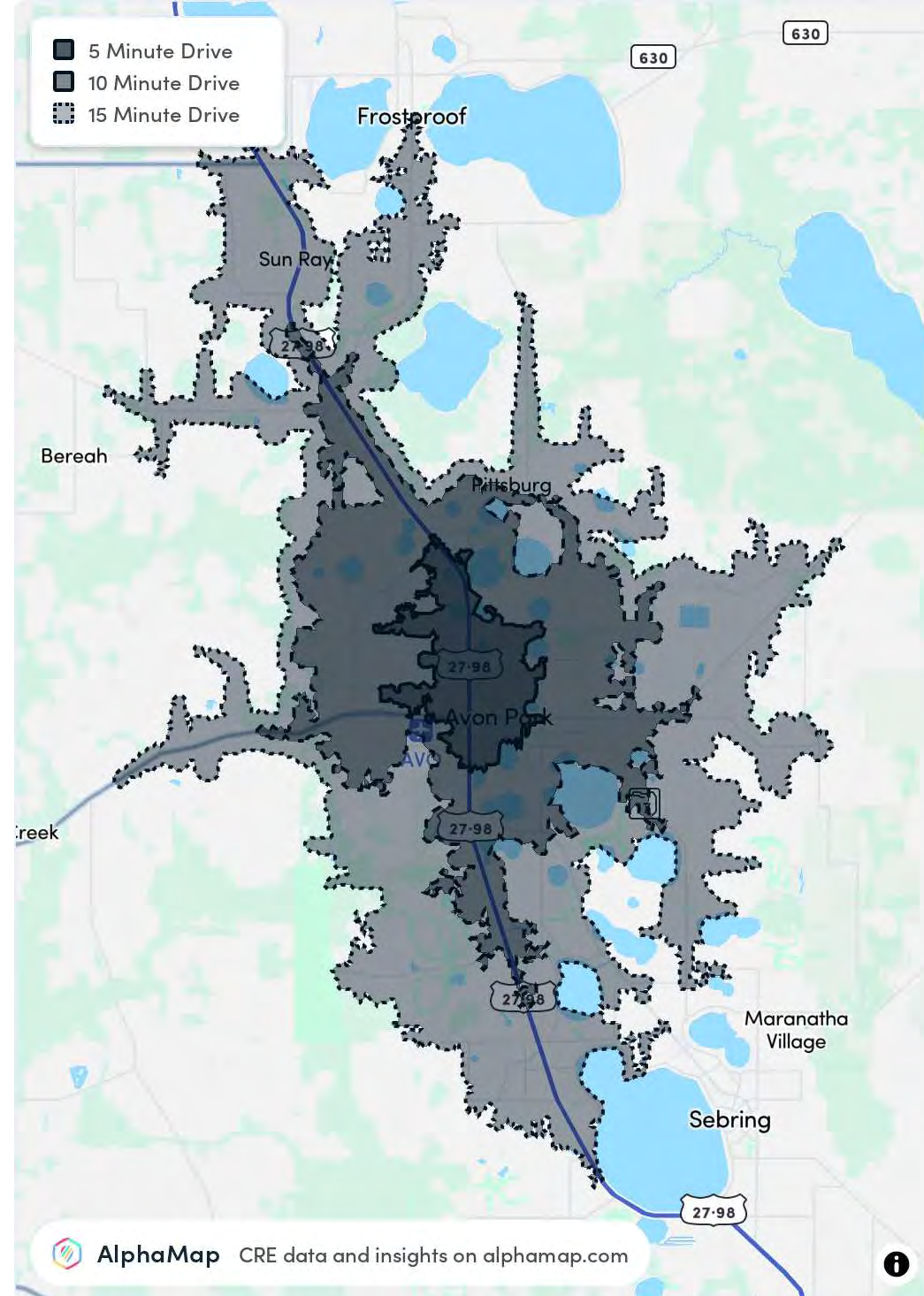


## AREA ANALYTICS

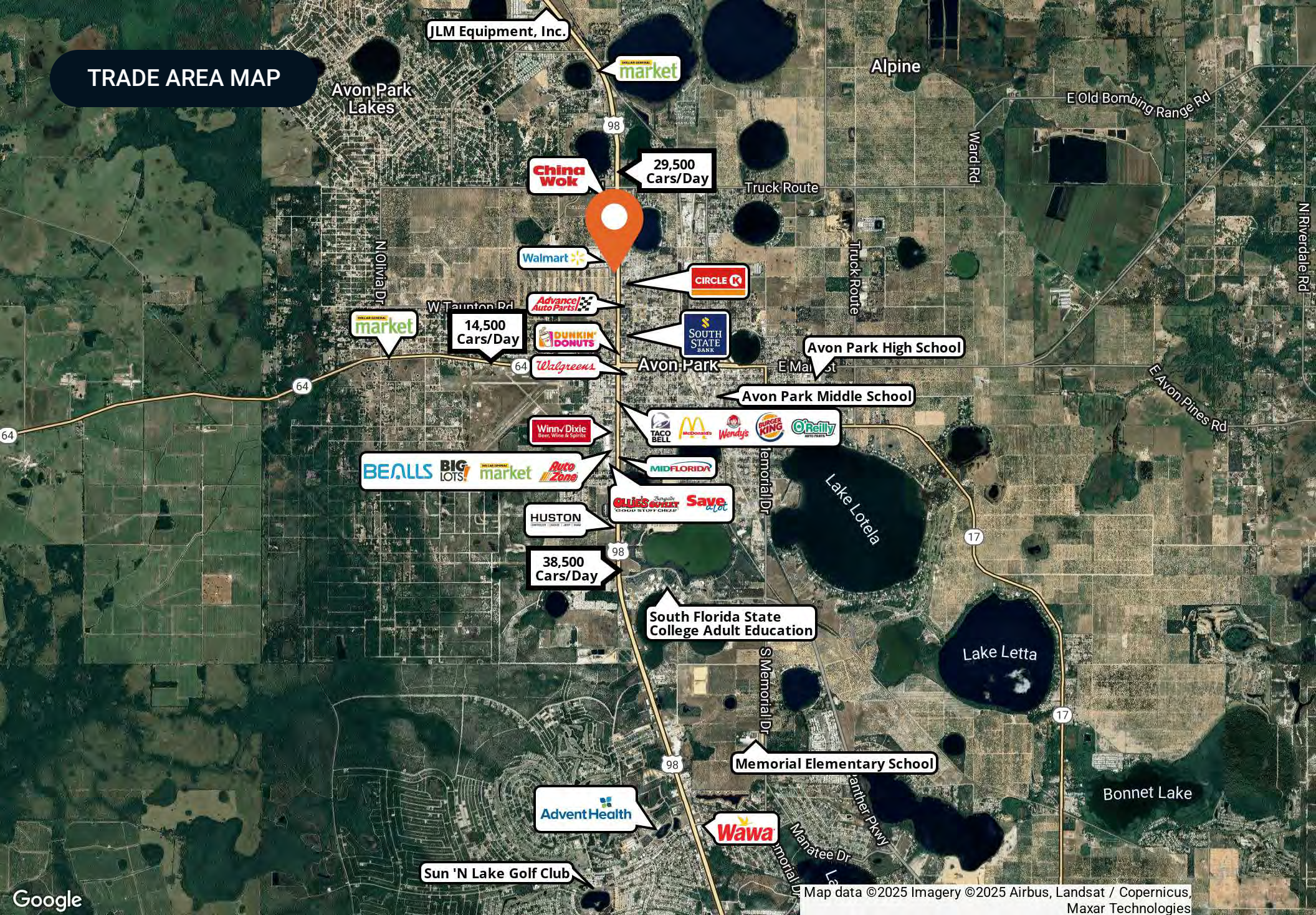
POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	7,069	18,236	40,009
Average Age	43	45	49
Average Age (Male)	42	44	49
Average Age (Female)	44	46	50

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,820	7,347	17,216
Persons per HH	2.5	2.5	2.3
Average HH Income	\$52,732	\$59,282	\$66,836
Average House Value	\$189,851	\$215,005	\$204,373
Per Capita Income	\$21,092	\$23,712	\$29,059

Map and demographics data derived from AlphaMap



# TRADE AREA MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

# SITE AERIAL



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

# UTILITIES MAP

E

Lot 1

Lot 2

SOLD



SOLD



Lot 6

UNDER CONTRACT

Lot 7

UNDER CONTRACT

SOLD



SHOP 16

US 27

DURRANCE

PALMETTO

ANOKA

KINGDOM

GRACE

MERCY

JOY

MORRISON

FAITH

LAKE ISIS

## Legend

--- Sewer-Gravity

--- Sewer-Forced

## Water Main

Diameter-inches

2

3

4

6

8

10

12

Parcel Boundary

**LOTS 1 & 2**

**Lot 2**

**Lot 1**

Right In/  
Right Out

**US Highway 27 N**



LOT 6- UNDER CONTRACT

UNDER  
CONTRACT

Lot 6

SOLD



SOLD

*Culver's*

Right In/  
Right Out

US Highway 27 N

Right In/  
Right Out  
and Left In





Shon 16 Rd

LOT 7 - UNDER CONTRACT

Full  
Access  
to Signal

SOLD

JARRETT  
Ford  
Avon Park

SOLD



UNDER  
CONTRACT

Lot 7

US Highway 27 N

Right In/  
Right Out



## ADVISOR BIO



### DAVID HUNGERFORD, CCIM, SIOR

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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 BIO



### JOEY HUNGERFORD

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## PROFESSIONAL BACKGROUND

Joey Hungerford is an Associate Advisor at Saunders Real Estate in Lakeland, Florida.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. His prior posts include serving as the Communications Director for a Congresswoman in the United States House of Representatives, as Digital Director and Communications Advisor to the Chairman of the House Judiciary Committee, and as a personal travel videographer for the President of the United States of America.

Before relocating to Washington, D.C., Joey was born and raised in Lakeland, Florida, where he earned a Bachelor of Science degree in Communications, with an emphasis in Broadcasting, and a minor in Theology, from Southeastern University. During his academic tenure, Joey was an active student leader and concurrently began his professional career at Saunders Real Estate within the marketing department.

Joey is a member of the Lakeland Association of Realtors® and in the Lakeland REALTORS® Leadership Academy, class of 2025.

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

Joey and his wife, Hope, are proud parents of a son, Levi. They attend Family Worship Center in Lakeland.

Joey specializes in:

- Commercial Properties
- Industrial Real Estate
- Office Space



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

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