



LOTS A & B

Manheim



LOT C



PEPSICO

PEPSI

XPO Logistics

LOT D

amazon
fulfillment

I-4 and SR-33 Industrial Land Parcels

State Road 33 N, Lakeland, Florida 33809



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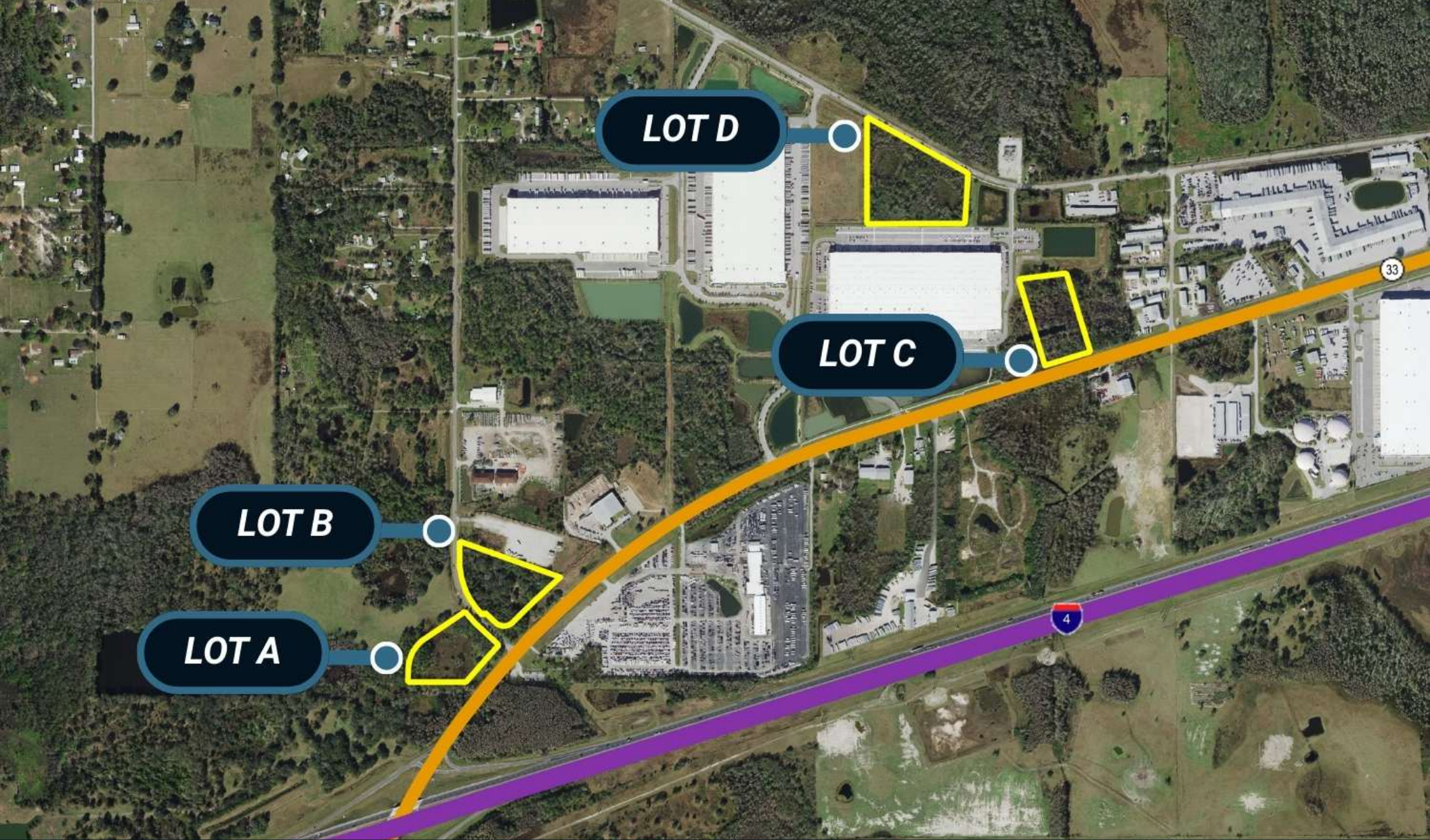
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LOT D

LOT C

LOT B

LOT A

SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Asking Price:	See Page 5
Total Land Size:	25.38 ± Acres
Total Uplands:	4.76 ± Acres
Total Wetlands:	20.62 ± Acres
Jurisdiction:	City of Lakeland
Zoning:	I-2
PINs:	242711000000033030, 242711000000034020, 242711000000032020, 242710000000024010, 242710000000024040

Property Description

These small commercial properties are well positioned along SR 33 near I-4. This neighborhood has seen extensive growth in the past 10 years, including the development of many large industrial facilities including Amazon and PepsiCo. The properties have a wide range of potential uses including industrial, office, and retail. Prospective purchasers can purchase the entire portfolio, but individual parcel purchases are an option as well. **For information about the parcels and their respective pricing, please see page 5.**



LOT #	PIN	GROSS ACRES	UPLAND ACRES	WETLAND ACRES	ASKING PRICE
A	242710000000024040	4.96	0.46	4.50	\$350,000
B	242710000000024010	5.74	3.66	2.08	\$1,220,000
C	242711000000032020	5.03	0.51	4.52	\$250,000
D	242711000000033030, 242711000000034020	9.65	0.13	9.52	\$250,000

LOTS A & B



LOTS A & B WETLANDS MAP



LOT C



LOT C WETLANDS MAP



LOT D



amazon
fulfillment

367 ± FT

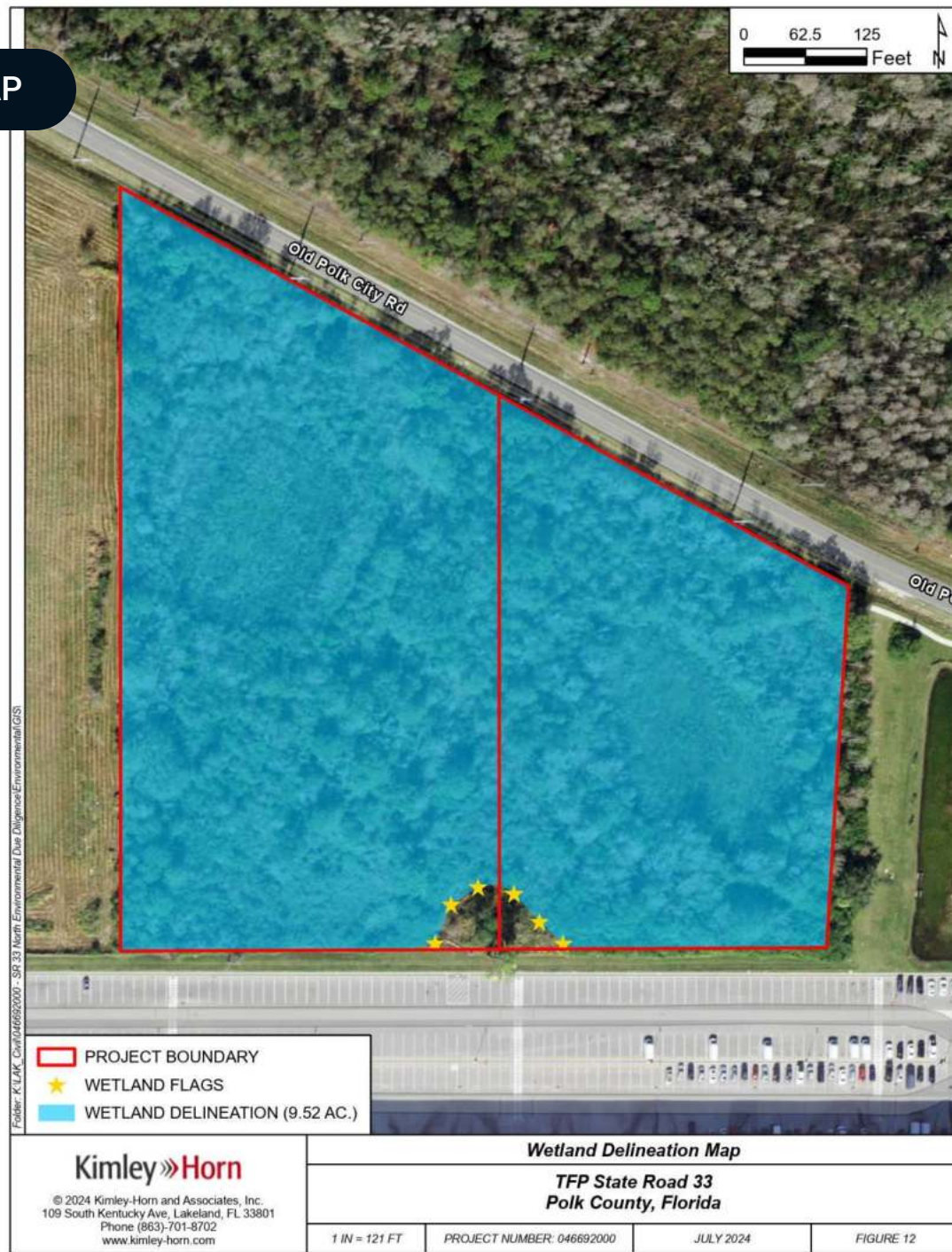
717 ± FT

843 ± FT

776 ± FT

XPO Logistics

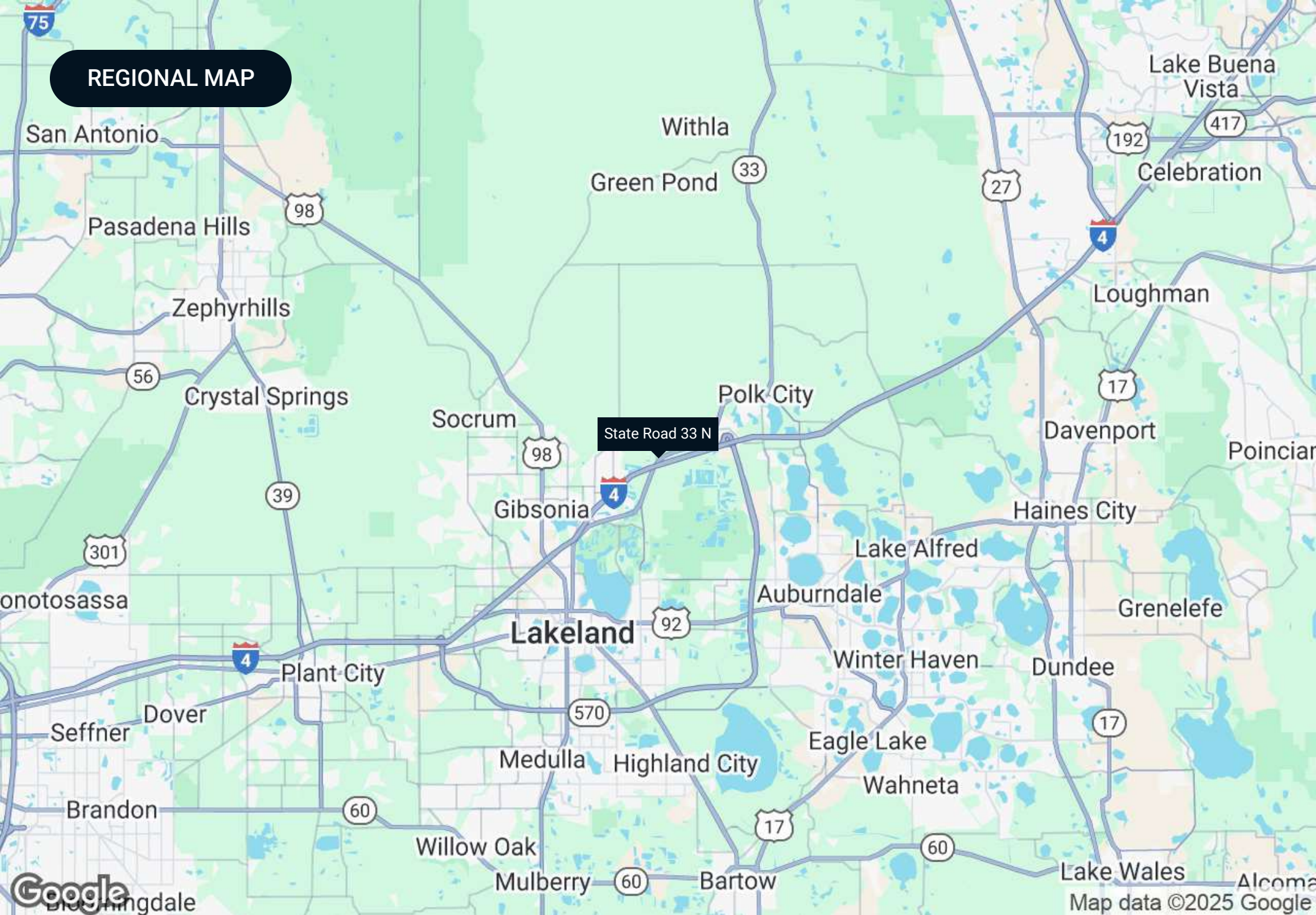
LOT D WETLANDS MAP





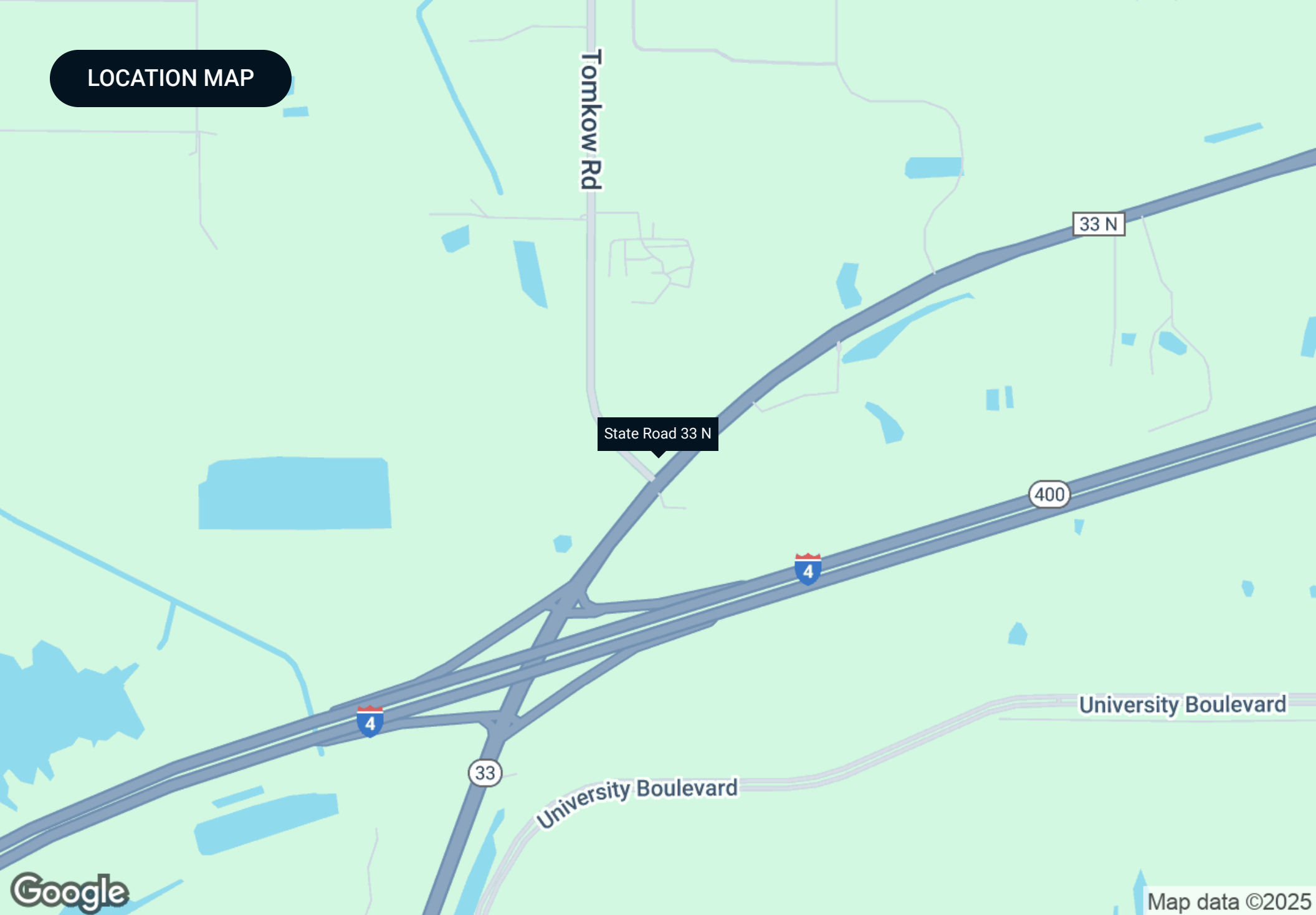
SECTION 2

Location Information



REGIONAL MAP

LOCATION MAP

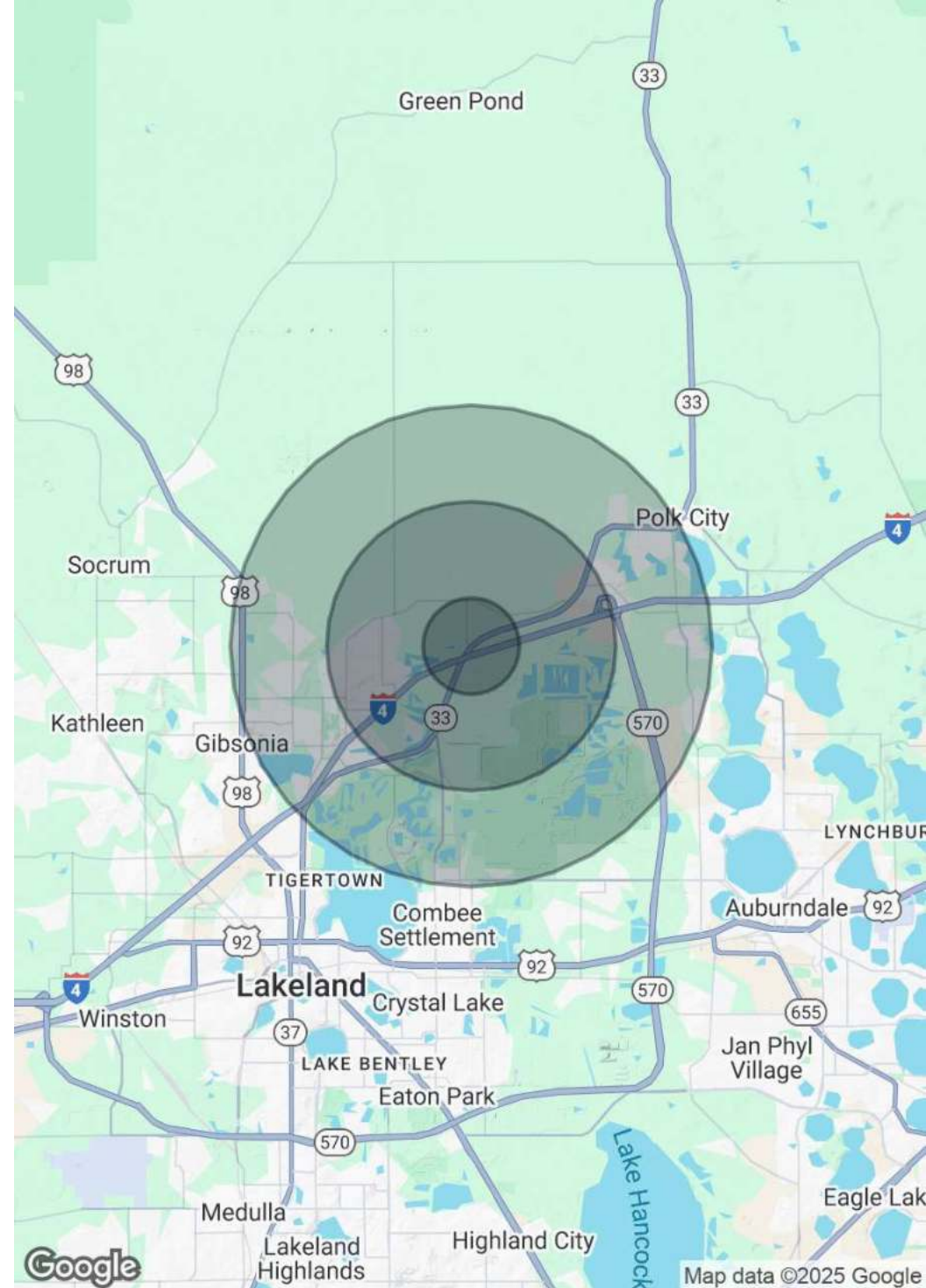


DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	357	14,701	46,619
Average Age	42	43	43
Average Age (Male)	41	42	42
Average Age (Female)	42	43	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	124	5,249	17,770
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$105,969	\$102,740	\$90,530
Average House Value	\$350,939	\$319,963	\$278,160

Demographics data derived from AlphaMap



AREA ANALYTICS

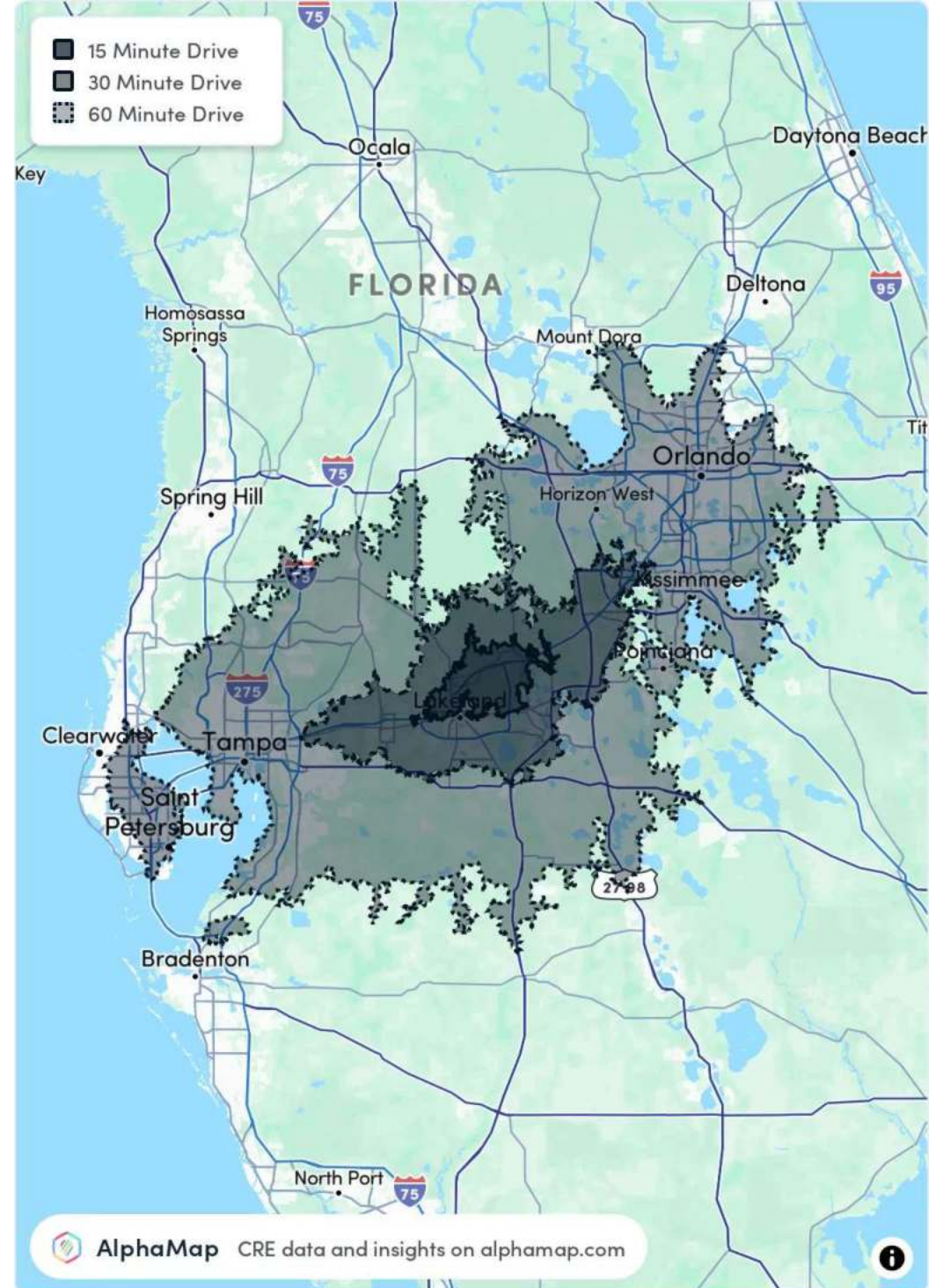
Population 15 Minutes 30 Minutes 60 Minutes

Total Population	103,038	645,223	4,775,321
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	43	42	41

Household & Income 15 Minutes 30 Minutes 60 Minutes

Total Households	39,954	241,170	1,796,510
Persons per HH	2.6	2.7	2.7
Average HH Income	\$79,928	\$87,933	\$100,014
Average House Value	\$242,113	\$306,439	\$383,850
Per Capita Income	\$30,741	\$32,567	\$37,042

Map and demographics data derived from AlphaMap



COUNTY



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.



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
	Advance Auto Parts

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.

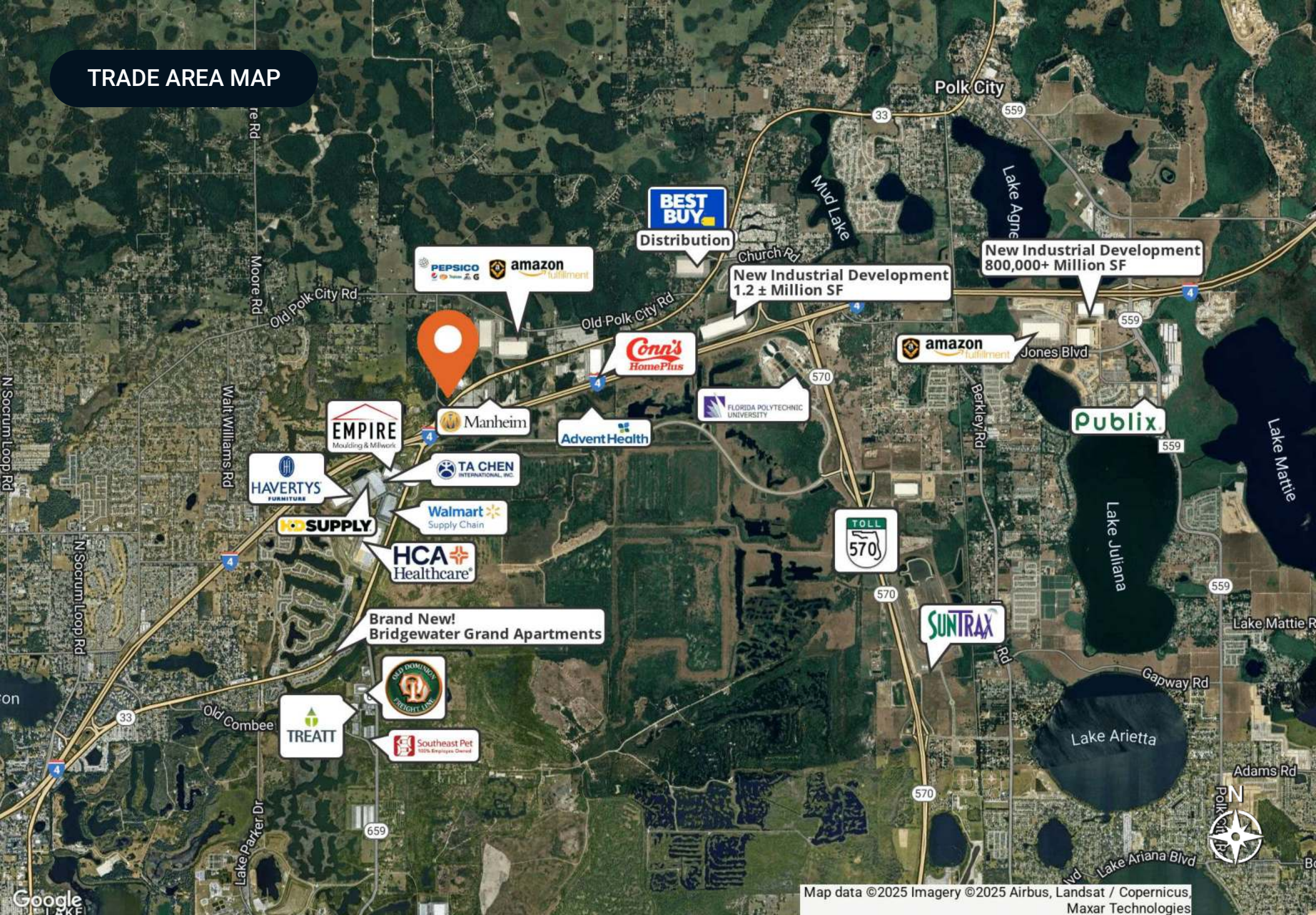
Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland's living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and 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.

MARKET AREA MAP

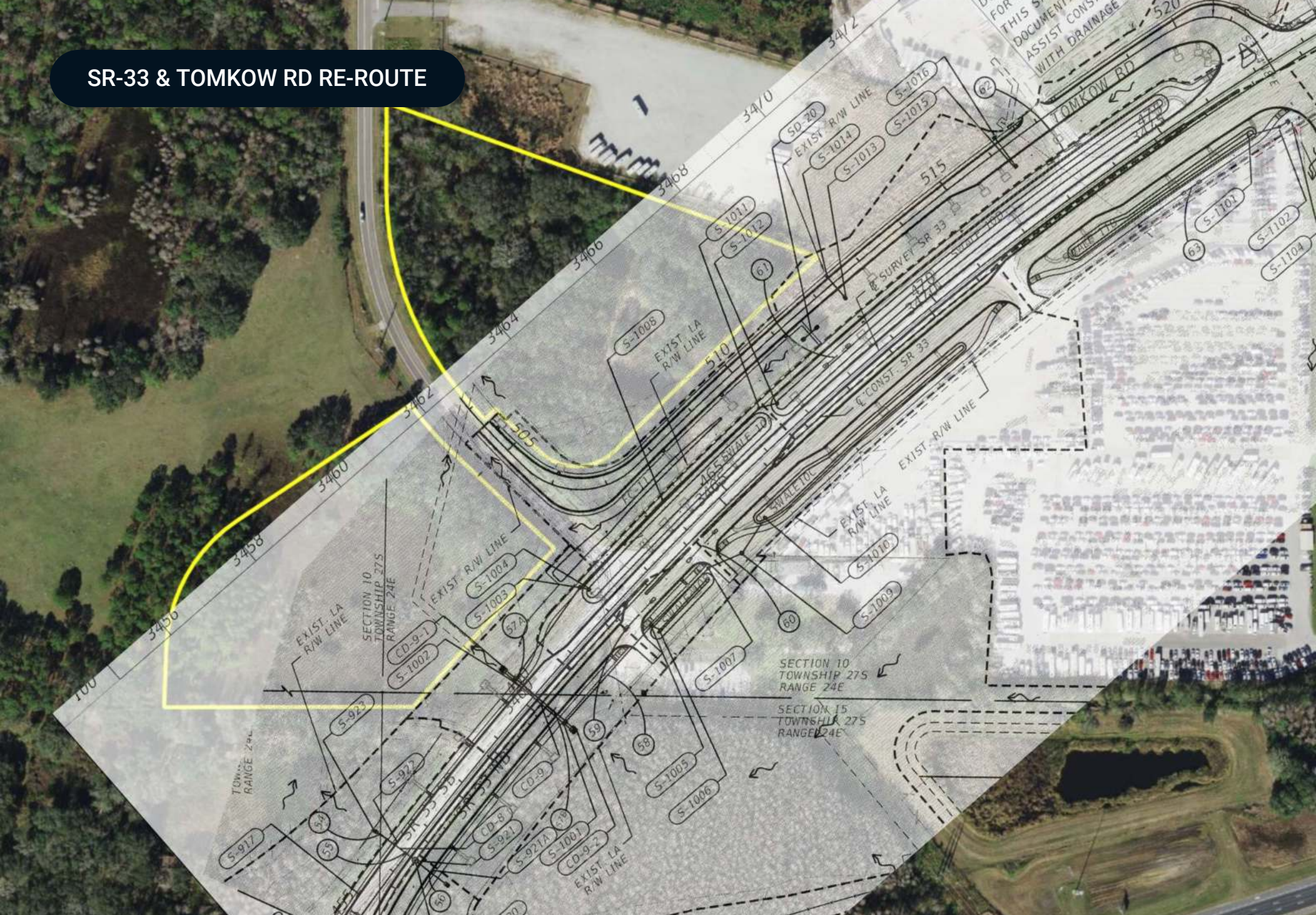
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TRADE AREA MAP

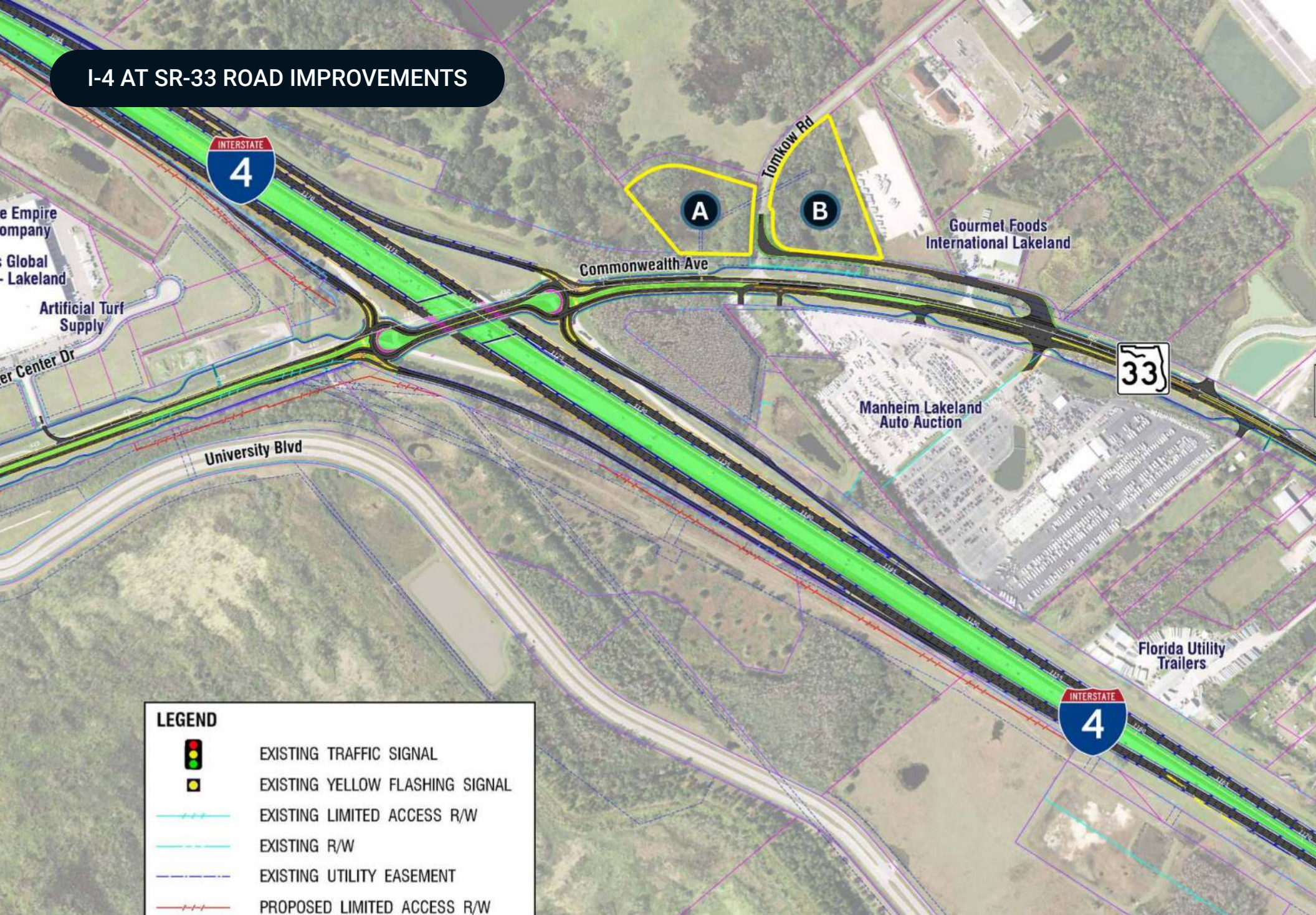


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SR-33 & TOMKOW RD RE-ROUTE



I-4 AT SR-33 ROAD IMPROVEMENTS





Saunders Ralston Dantzler Real Estate

SECTION 3

Agent And Company Info

ADVISOR BIOGRAPHY



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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



Joey Hungerford

Associate Advisor

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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, 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 on campus and concurrently began his professional career at Saunders Real Estate within the marketing department.

Joey is an active member of the Lakeland Association of REALTORS®, serving on its Public Policy Committee, 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



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