



South Lakeland Walmart Outparcel

Church Ave | Lakeland, FL 33813

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Eddie Woodard Apartments
92 Units Recently Built

CARTER ROAD SPORTS COMPLEX
AND NATURE PARK

W. Carter Road



Mister
CAR WASH



SECTION 1

N. Church Avenue (SR-37)

Property Information

PROPERTY SUMMARY

N. Church Avenue (SR-37)



Offering Summary

Sale Price:	\$1,350,000
Lot Size:	5.84 ± Acres
Price per Acre:	\$231,164 per Acre
Jurisdiction:	City of Mulberry
Zoning:	C-2
Traffic Count:	27,517 Cars/Day via Church Ave.
Utilities:	Water and Sewer
Taxes (Year):	\$9,509.61 (2024)
PIN:	23292500000034030

Property Description

This vacant land property benefits significantly from its association with a high-traffic Walmart store and its advantageous proximity to the affluent Christina and Eaglebrooke neighborhoods in Lakeland. The configuration of the land is rectangular, and the parcel benefits from a cross access easement across the Walmart to the Carter Rd. signal.

The adjacent Walmart has restrictions on the Subject Property, including requiring its development to be for retail or offices uses only. That said, Walmart has shown willingness in the past to lift said restriction. For a full list of restrictions, see page 5.



Walmart Parcel Restrictions

Restricted Uses:

- Grocery Store/Supermarket (If 10,000 SF or greater)
- Wholesale Club
- Discount Department Store (If 35,000 SF or greater)
- Pharmacy
- Gas Station
- Package Liquor Sales
- Cafeteria
- Theatre
- Boiling Alley
- Billard Parlor
- Night Club
- Recreation/Amusement
- Businesses serving more than 50% or gross liquor sales to food ratio

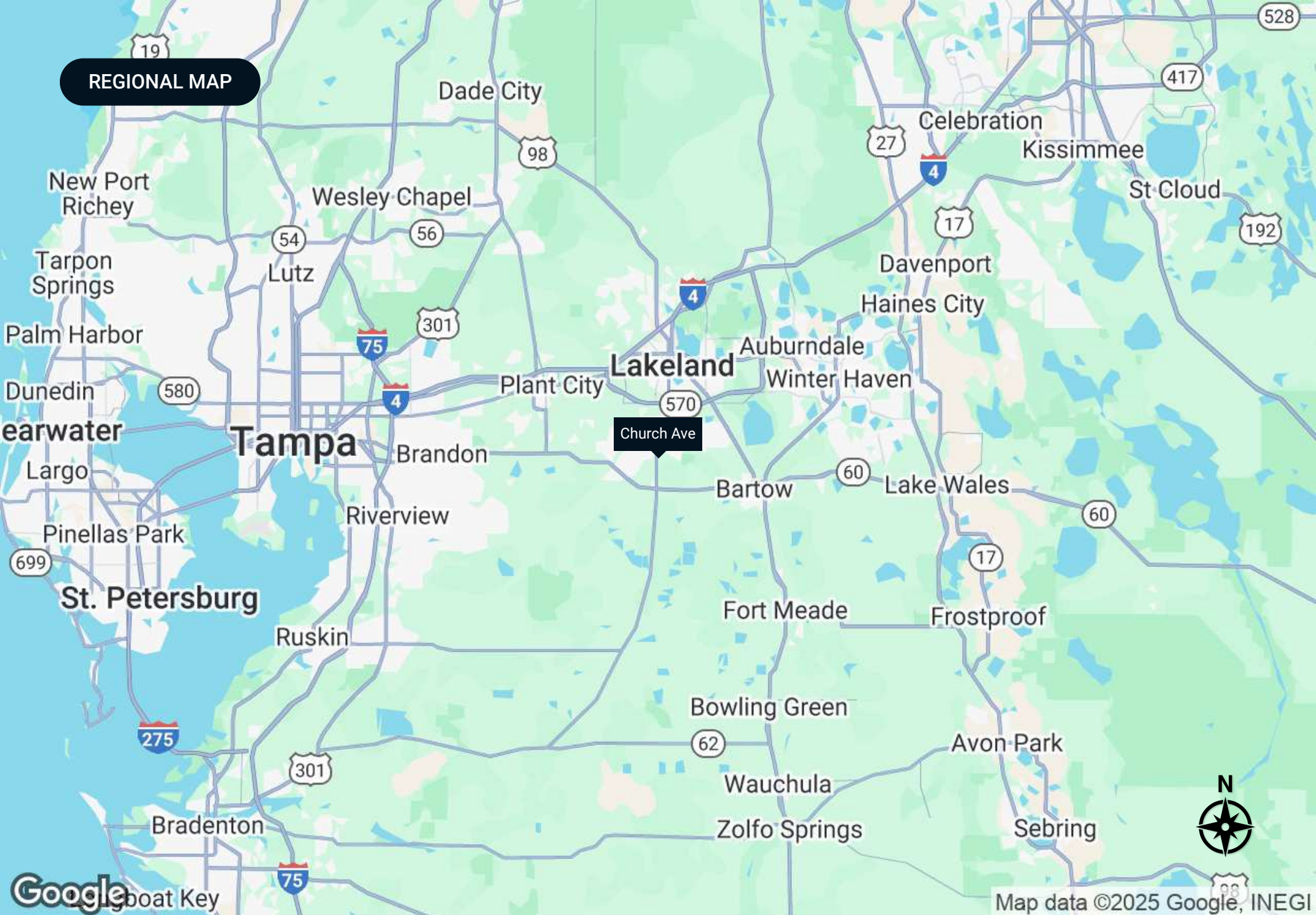
Building Height:

- Less than 38 feet



SECTION 2

Location Information

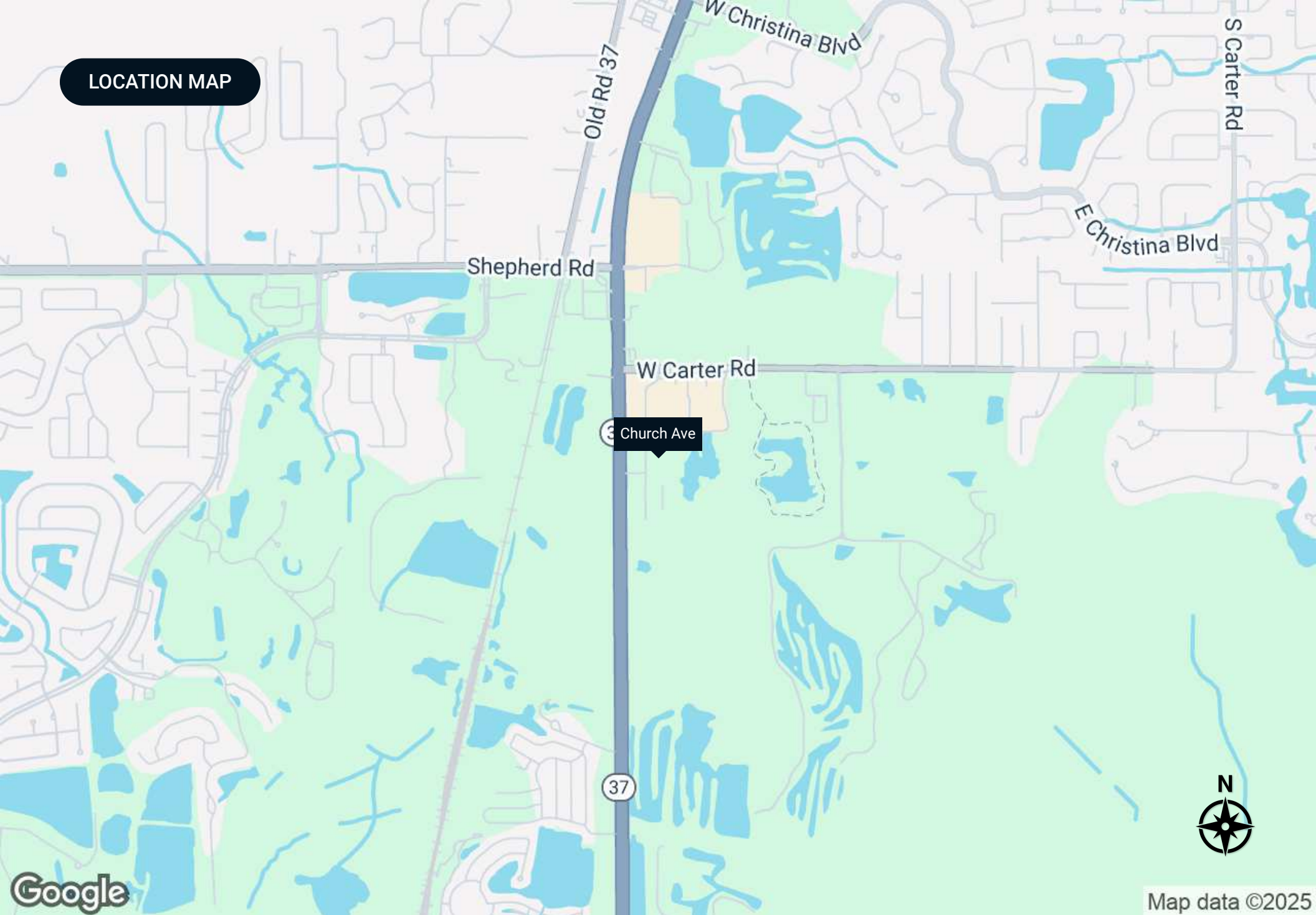


REGIONAL MAP

Church Ave

Map data ©2025 Google, INEGI

LOCATION MAP



DEMOGRAPHICS MAP & REPORT

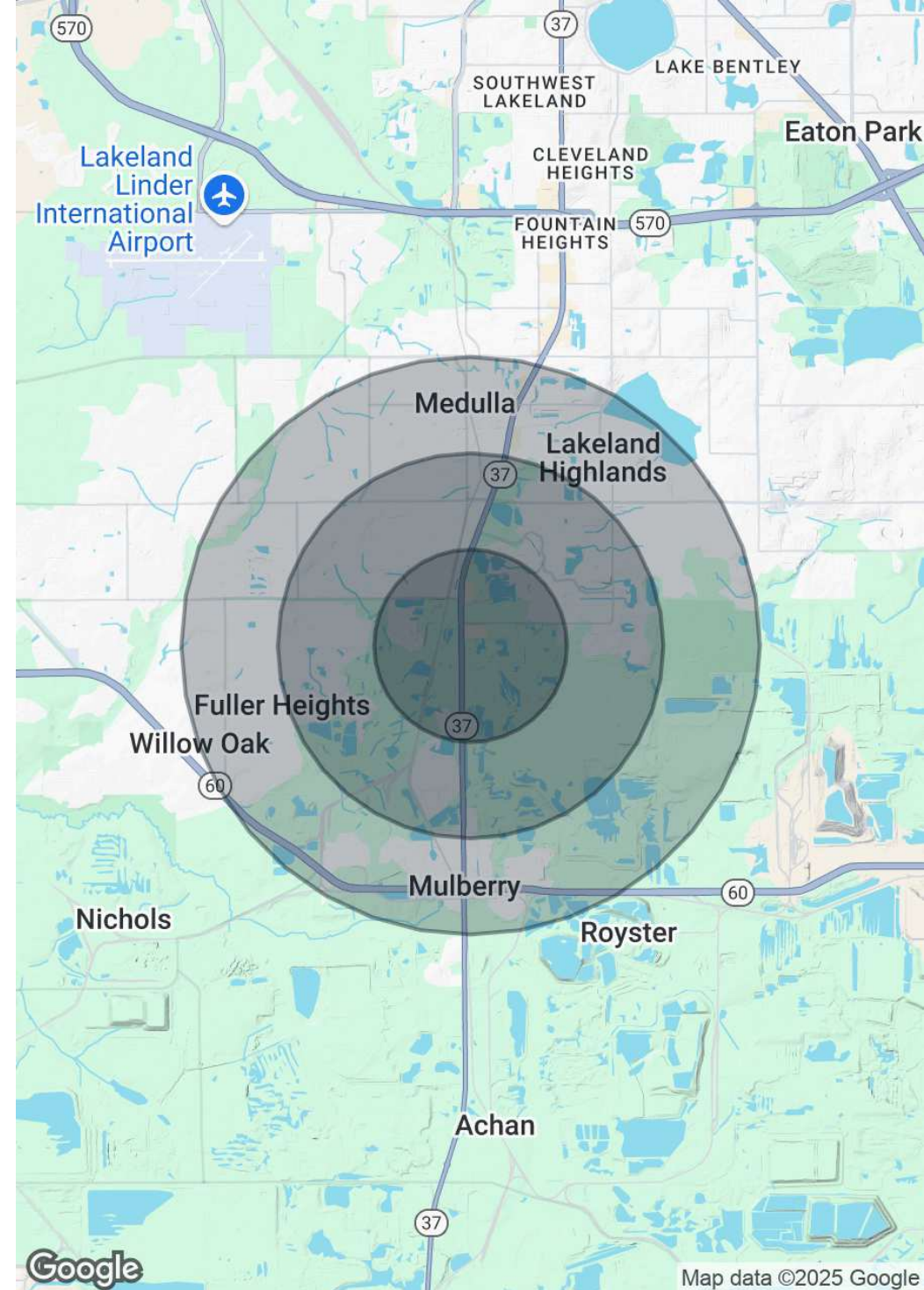
Population

	1 Mile	2 Miles	3 Miles
Total Population	3,305	13,846	29,388
Average Age	40.7	39.7	38.8
Average Age (Male)	39.1	38.3	38.1
Average Age (Female)	41.9	41	40

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	1,197	5,024	10,896
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$90,295	\$85,846	\$80,183
Average House Value	\$179,415	\$181,096	\$201,685

2020 American Community Survey (ACS)



AREA ANALYTICS

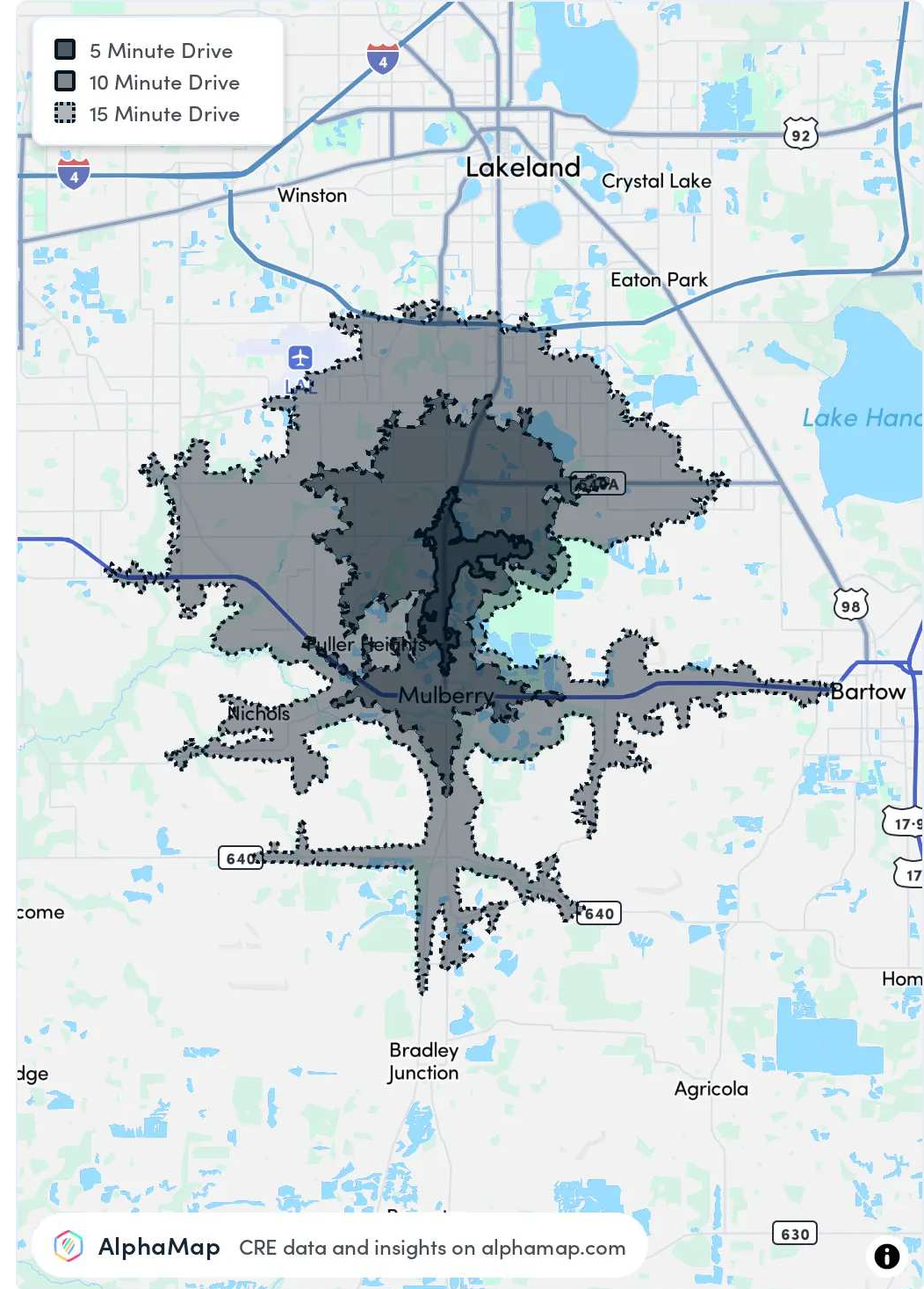
Population

	5 Minutes	10 Minutes	15 Minutes
Total Population	2,943	33,064	94,844
Average Age	48	41	41
Average Age (Male)	47	40	40
Average Age (Female)	49	42	42

Household & Income

	5 Minutes	10 Minutes	15 Minutes
Total Households	1,314	12,653	34,983
Persons per HH	2.2	2.6	2.7
Average HH Income	\$94,138	\$103,933	\$106,396
Average House Value	\$293,575	\$347,288	\$341,994
Per Capita Income	\$42,790	\$39,974	\$39,405

Map and demographics data derived from AlphaMap





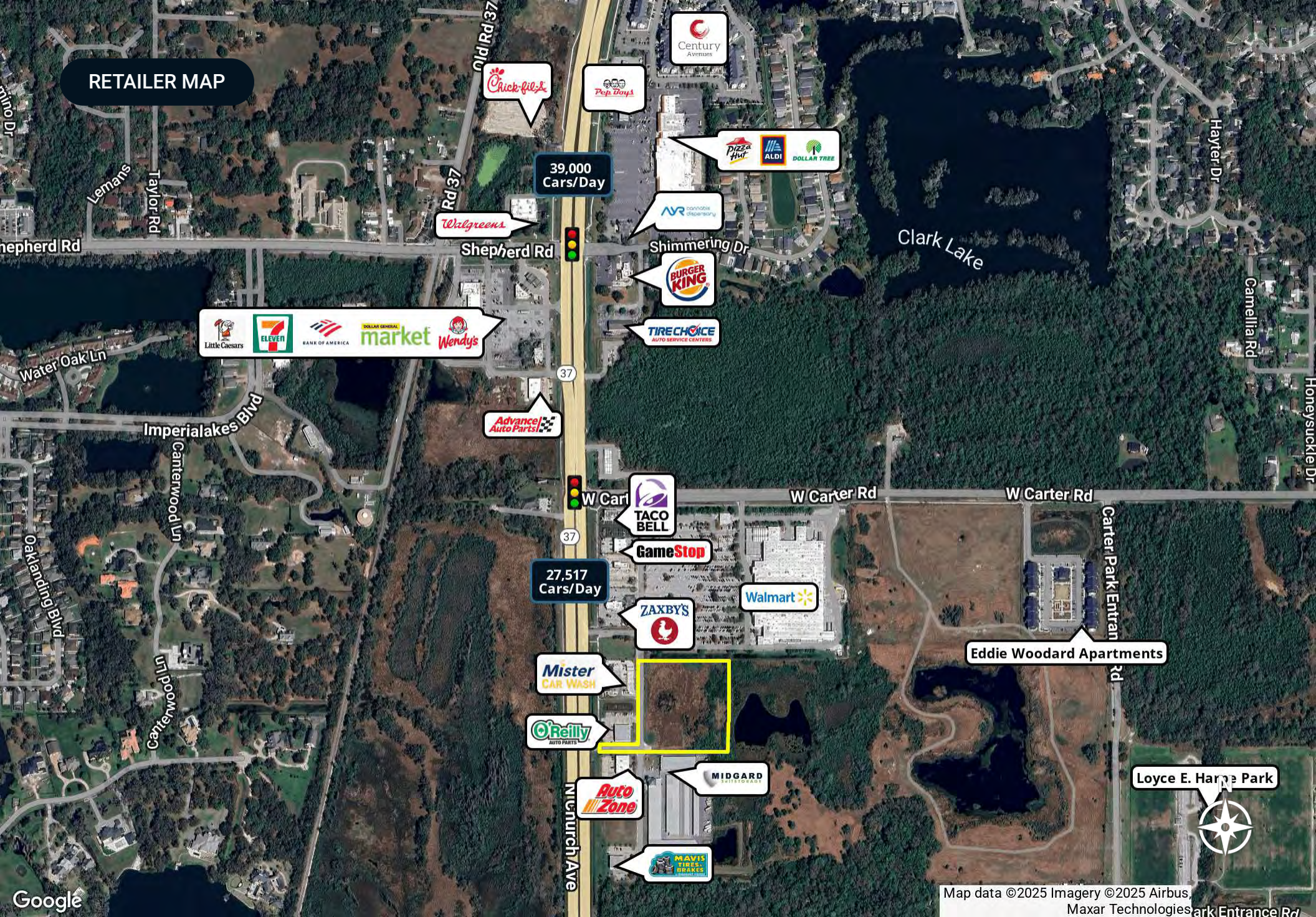
COUNTY

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.





SECTION 3

Agent And Company Info

ADVISOR BIO



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 BIO



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



For more information visit www.saundersrealestate.com

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