

Former USDA Building

600 Avenue S NW, Winter Haven, Florida 33881

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Saunders Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Saunders Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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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SECTION 1

Property Information

PROPERTY OVERVIEW



Offering Summary

Sale Price	\$1,200,000
Building Size	24,700 ± SF
Lot Size:	1.87 ± Acres
Price / SF:	\$48.58/SF
Zoning:	C-2, R-Inst
Jurisdiction:	City of Winter Haven
Utilities:	Water, Sewer, and Gas
Taxes:	\$18,874.37 (2024)
PIN:	262817543000001010
Video:	View Here

Property Overview

This special use building is positioned just north of Downtown Winter Haven, and is visible from US 17 near its intersection with Havendale Blvd. Formerly used as a government office and laboratory facility, it presents an exceptional rehab opportunity for investors and business owners. The versatile space can be adapted for flex, industrial, office, or creative uses.

In addition to the main building is a four-car detached enclosed garage. The excess land on the property is ideal for uses with heavy parking requirements, or it can be used for expansion or redevelopment.

PROPERTY DESCRIPTION



Rear of Building and Parking



Reception Area



Warehouse Mezzanine

Office Highlights

- 9,100 ± SF
- (5) Offices
- (9) Laboratories with air, gas and vacuums at all workstations
- Large Legal Library
- Roof: Replaced in 2015 (confirm with permits)
- Brick exterior re-sealed in 2008
- 4-Car Enclosed Garage
- Security Gate
- 2 Restrooms
- Deep well for irrigation

Warehouse Highlights

- 6,500 ± SF
- Power: 3-Phase, 1,200 Amps, 120/208/480V
- (1) 12'w x 14'h rollup door
- (3) Walk-in Coolers
- Mezzanine
- (1) Laboratory
- Freight Elevator to Basement

Basement Highlights

- 9,100 ± SF
- (6) Walk-in Coolers
- (2) Walk-in Freezers
- Boiler Room
- Office and Storage Space
- Freight Elevator to Warehouse
- 1 Restroom and Locker Room

WAREHOUSE & OUTDOOR PHOTOS



Warehouse & Mezzanine



Mezzanine Laboratory



Four-Car Garage



Storage Shed

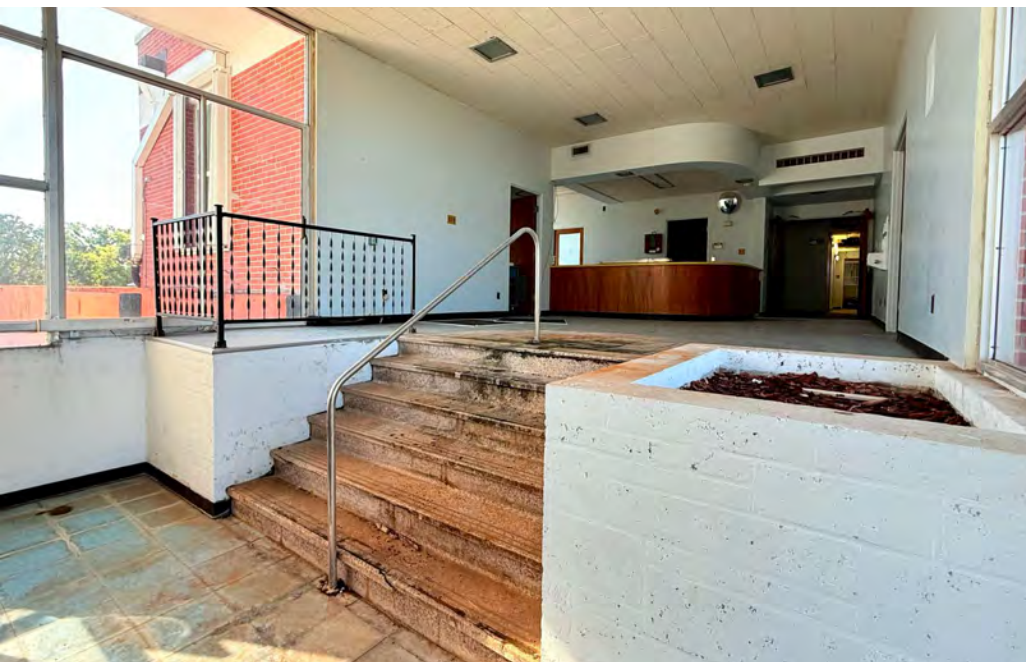
INTERIOR PHOTOS



Legal Library



One of Nine Chemistry Laboratories

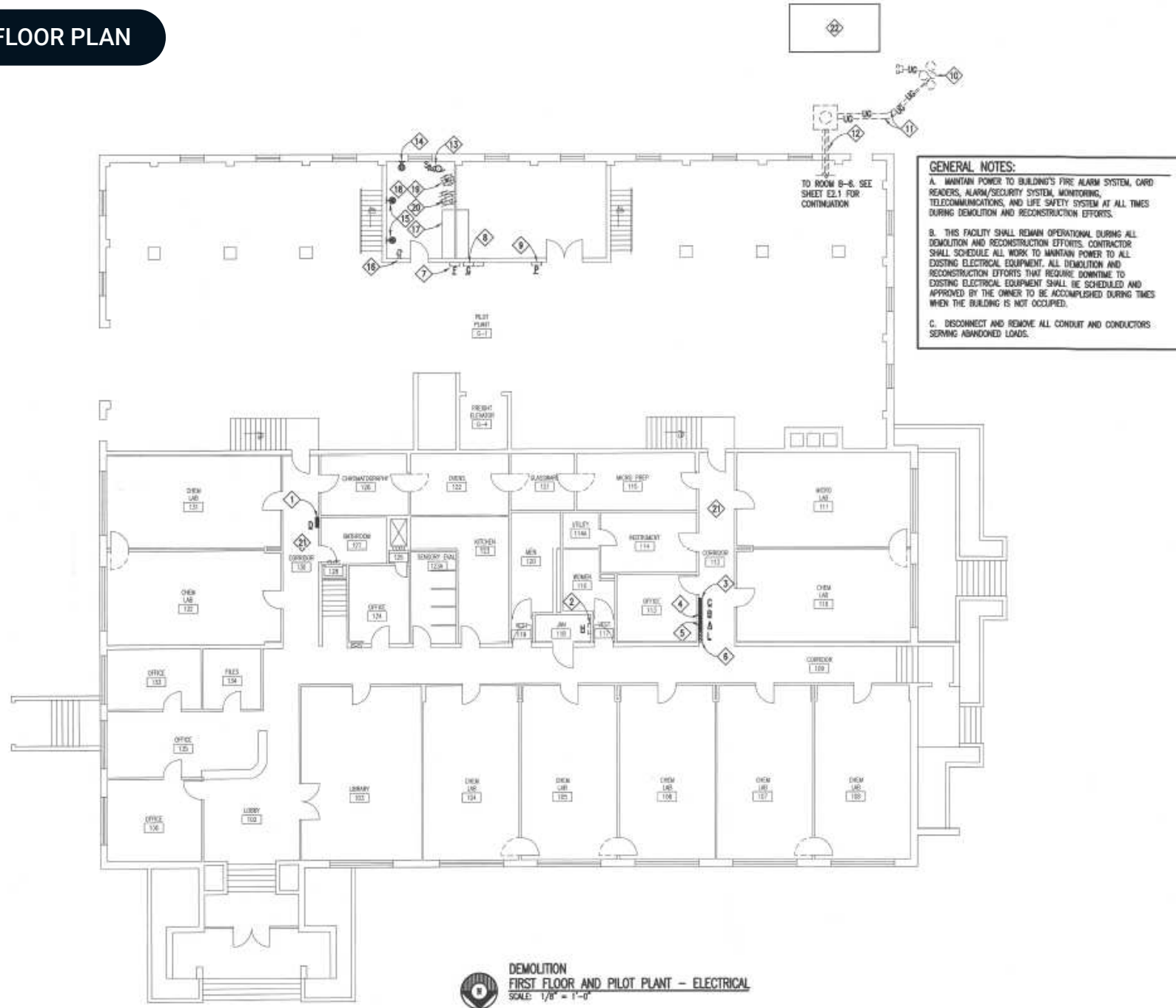


Reception Area

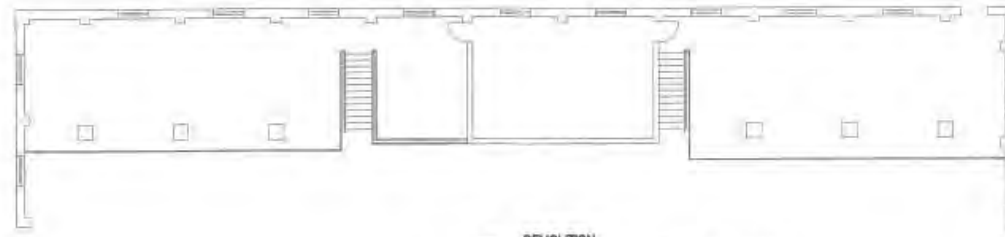


Office Space

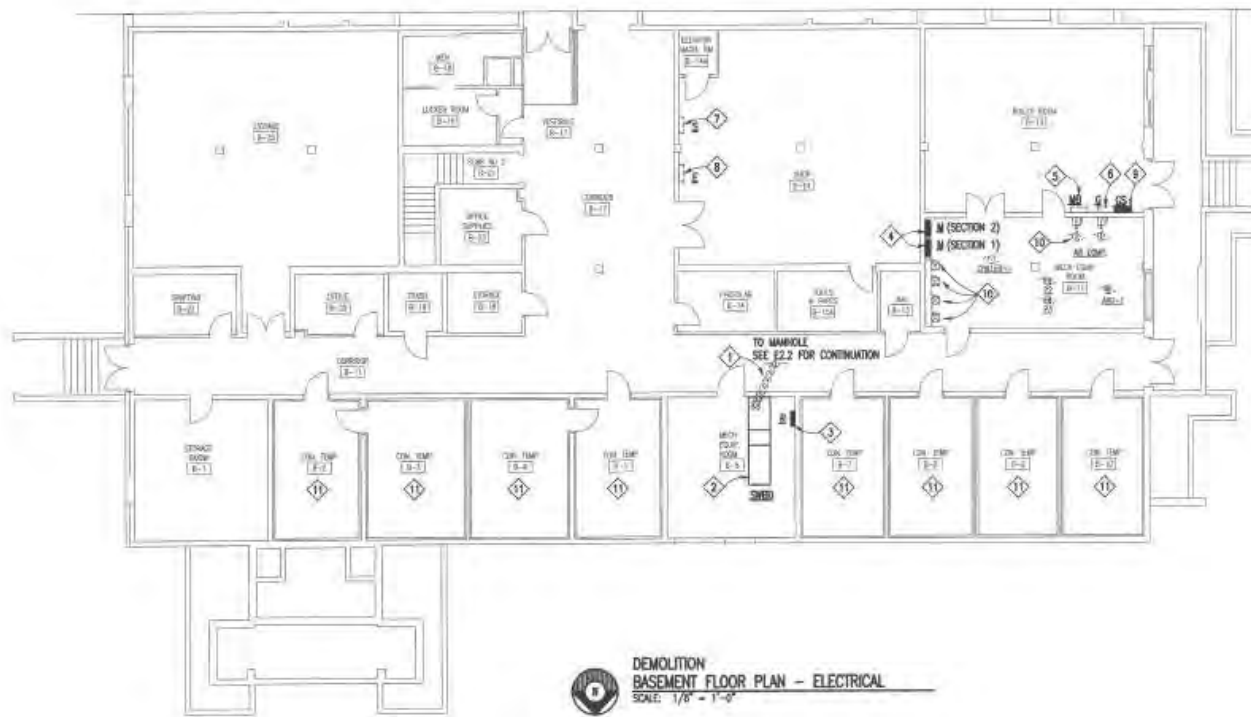
FIRST FLOOR PLAN



BASEMENT FLOOR PLAN



DEMOLITION
MEZZANINE FLOOR PLAN - ELECTRICAL
SCALE: 1/8" = 1'-0"

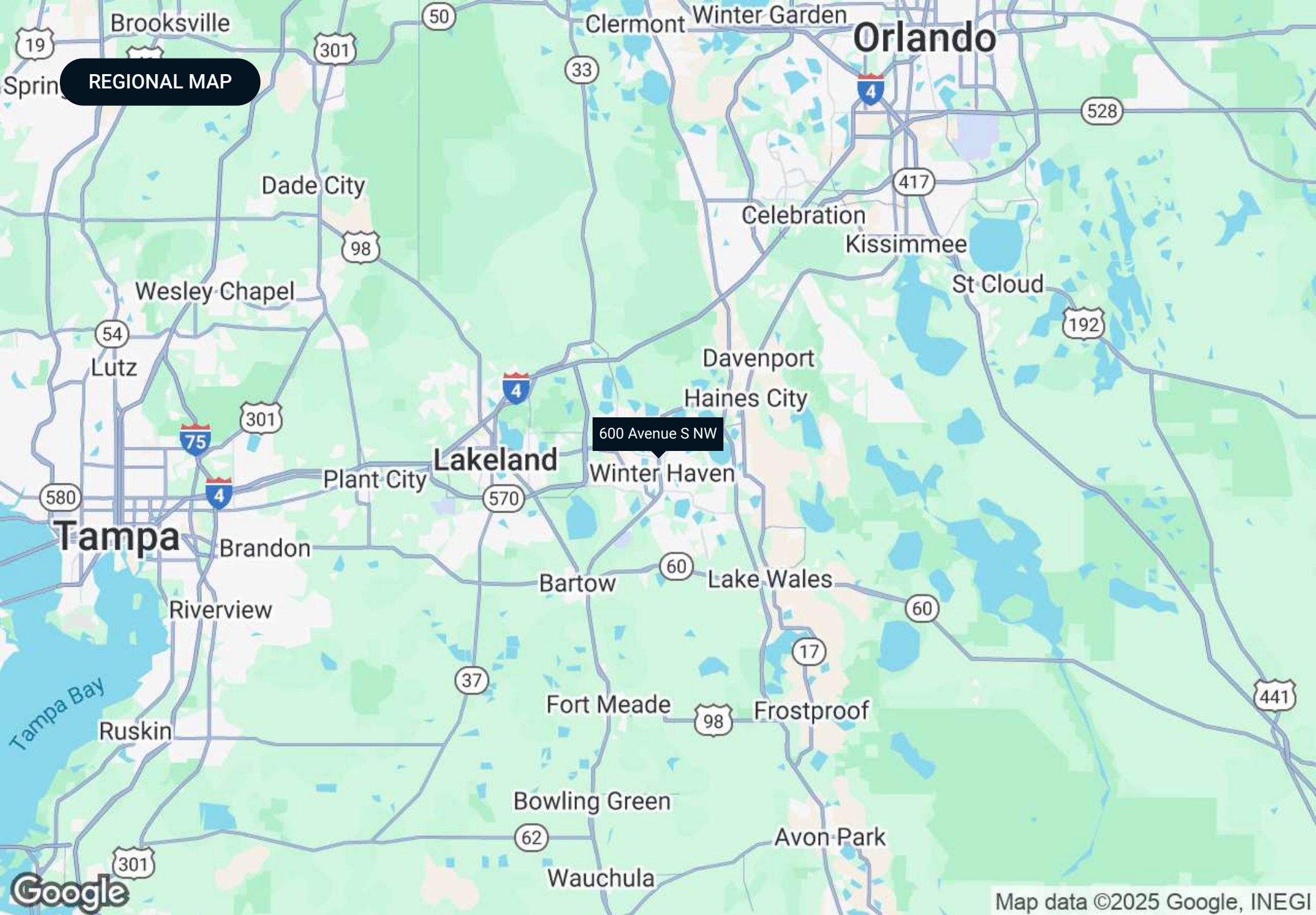


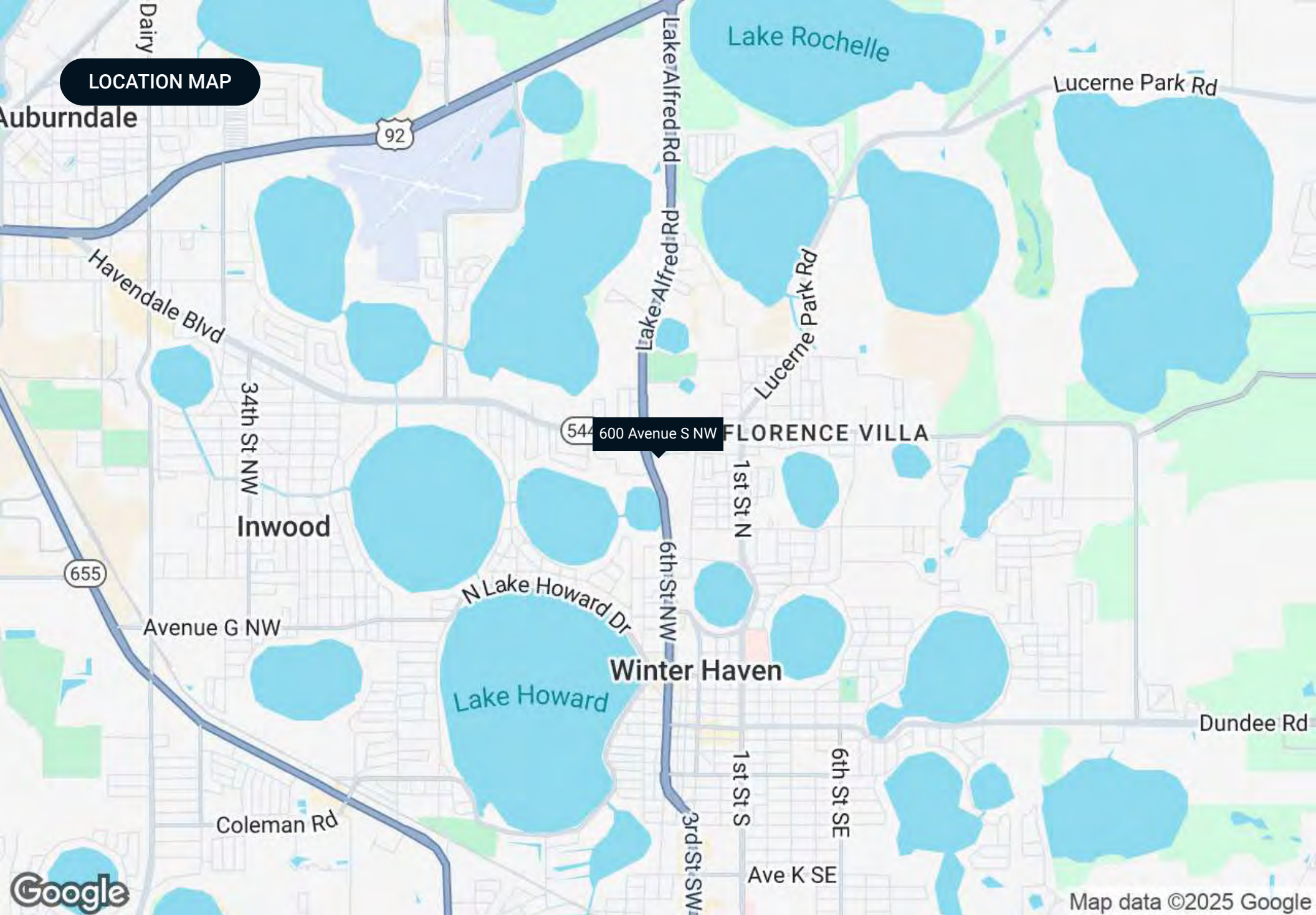
DEMOLITION
BASEMENT FLOOR PLAN - ELECTRICAL
SCALE: 1/8" = 1'-0"



SECTION 2

Location Information





LOCATION MAP

600 Avenue S NW

FLORENCE VILLA

655

92



Map data ©2025 Google

DEMOGRAPHICS MAP & REPORT

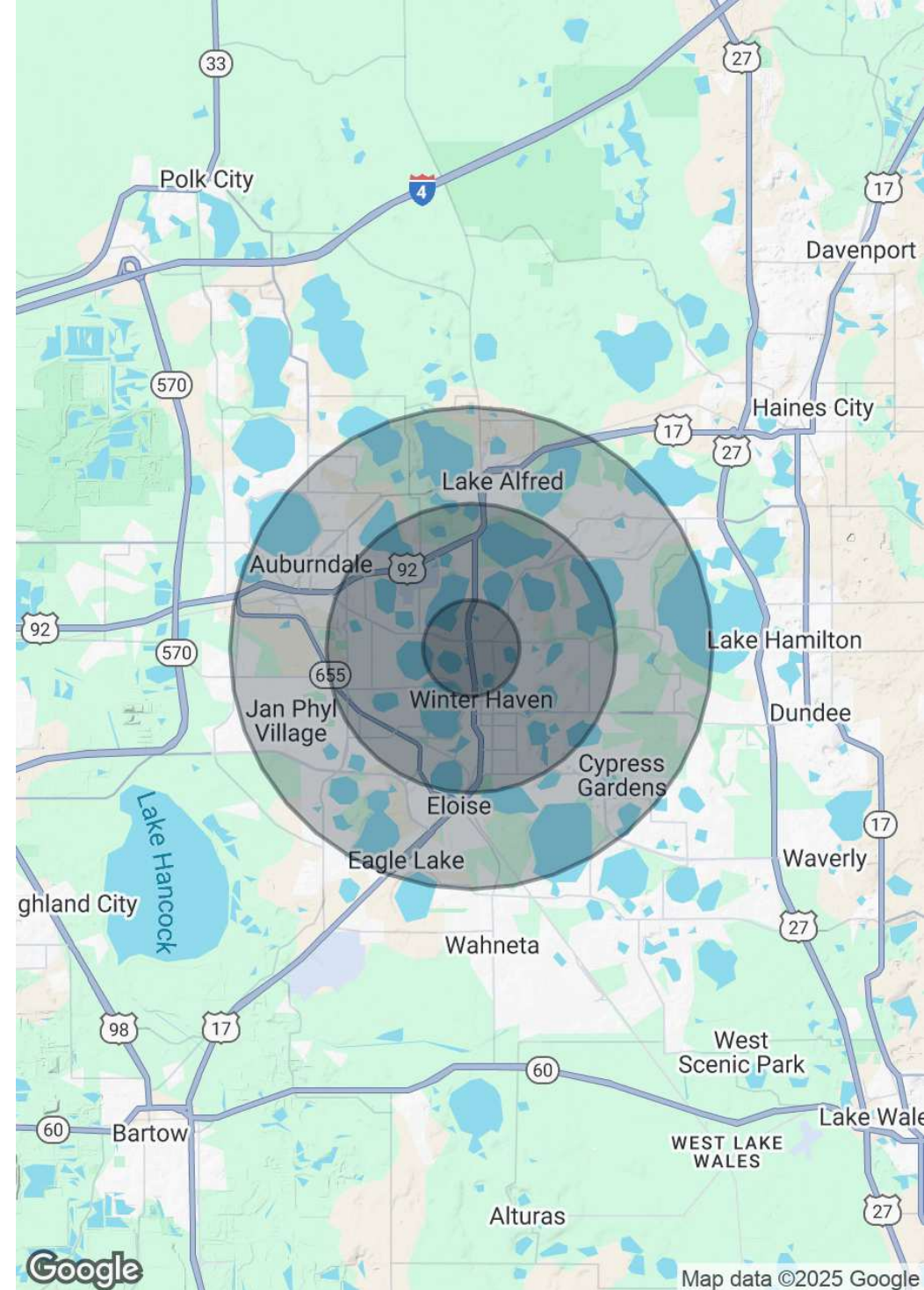
Population

	1 Mile	3 Miles	5 Miles
Total Population	7,767	53,893	111,247
Average Age	46	42	43
Average Age (Male)	44	40	42
Average Age (Female)	48	43	44

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,345	21,343	43,582
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$71,153	\$71,496	\$78,686
Average House Value	\$303,841	\$262,968	\$266,051

Demographics data derived from AlphaMap



AREA ANALYTICS

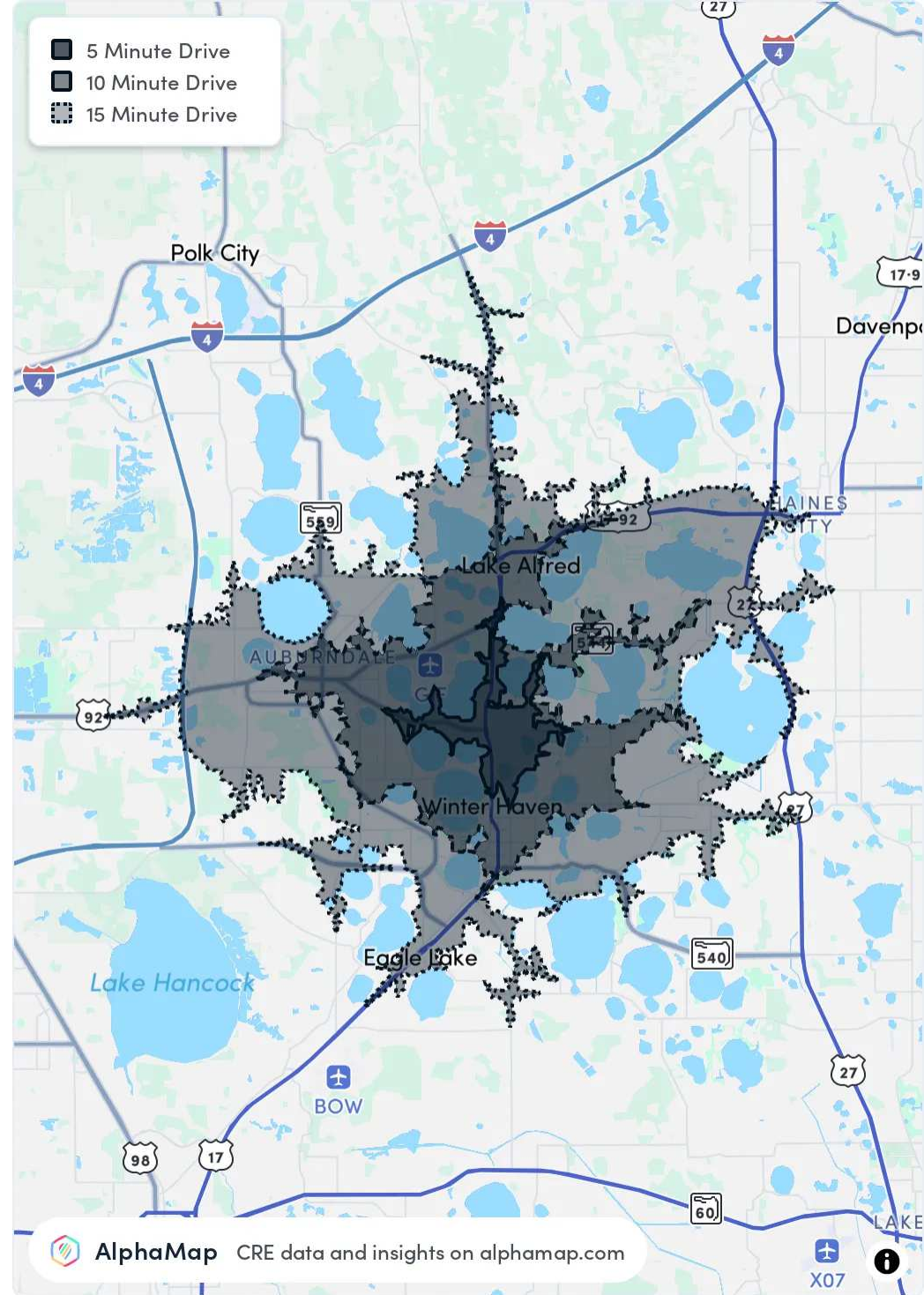
Population

	5 Minutes	10 Minutes	15 Minutes
Total Population	5,815	42,623	95,465
Average Age	47	42	43
Average Age (Male)	44	41	42
Average Age (Female)	48	44	44

Household & Income

	5 Minutes	10 Minutes	15 Minutes
Total Households	2,512	17,157	37,690
Persons per HH	2.3	2.5	2.5
Average HH Income	\$68,345	\$71,570	\$74,323
Average House Value	\$301,866	\$254,818	\$253,332
Per Capita Income	\$29,715	\$28,628	\$29,729

Map and demographics data derived from AlphaMap





TRADE AREA MAP

NEIGHBORHOOD AERIAL



UTILITIES MAP

GRATE
R-165.69
ALL-161.23

E-162.26

2"G.V.

2"G.V.

4"x2"TEE

4" PVC REUSE

OT
R-165.97
S-163.07

W-163.07

6" A/C PIPE

AVE S NW PRIVATE ROAD

2'

2" W.

RIM 165.75
INV (E) 161.68
(W) 161.89

OT	
R-166.13	
N-163.12	1

RIM 167.14
INV (E) 163.21
(W) 163.21

UTILITY ATLAS NOTE:

The atlas is a schematic of city owned utilities. The exact location, size and type of material will need to be field verified by a licensed surveyor or underground contractor in the presence of a city Inspector. The atlas is provided for planning purposes only and shall not be used for design. The atlas information in the attached pdf files shall not be inserted into a design drawing for depicting the actual location of the city's utilities. The City is not responsible for reliance of unverified atlas information.

MH
R-166.89
N-161.05 2
S-160.87
SE-161.03

STORY'S SUB.

RIM 167.29
INV (S) 159.57

89'-8"V.C.
(@ 0.40%)

GRATE	
R-164.17	
NW-162.15	
RIM 164.93	
INV (E) 159.17	
(SE) 159.17	

STREET CLOSED 7-7-65

RESOLUTION No 300

UTILITY EASEMENT

WZTS

NW 336

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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



R. Todd Dantzler, CCIM

Managing Director, Senior Advisor

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Direct: 877-518-5263 x403 | Cell: 863-287-3586

Professional Background

R. Todd Dantzler, CCIM is a Managing Director and Senior Advisor at Saunders Real Estate.

Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. He specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing and land development.

Todd has been active in Polk County real estate for over 42 years and is a second-generation real estate leader - his father served as a member and Chairman of the Florida Real Estate Commission (FREC) in the early '80s.

Todd was recognized as the 2012 Florida Realtor® of the Year, and in 2000, he was elected president of the Florida Realtors®. This would make him the youngest president in the history of Florida Realtors® until 2022. He is a current member of the board of directors, past Treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, and the Polk Transportation Planning Organization. Todd was the Commission liaison to the Central Florida Development Council (CFDC), the economic development arm of the county, and past chairman of the CFDC.

In addition, Todd is the immediate past Chairman of the Winter Haven Hospital/BayCare Board of Trustees. The Winter Haven Hospital is a 529-bed major medical center serving the east Polk and Highlands counties and is the largest private employer in East Polk County.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He was the president of his fraternity, Alpha Tau Omega, where he won the Morton Wolfson Award for the Best Fraternity President at UF in 1981 and the Harry L. Bird Award for best Public Relations Officer.

In addition to real estate, Todd serves as a Senior Consultant with Two Blue Aces, an executive leadership and management development company led by six retired United States Air Force (USAF) General Officers. Todd advises on political and real estate land use issues. He is also the host of a bi-monthly podcast titled "Todd's Podcast," which can be found on ToddDantzler.com.

Todd specializes in:

- Commercial Properties
- Industrial Properties
- Investment Properties
- Commercial Leasing
- Area: The Lakeland-Winter Haven Metro Area

ADVISOR BIOGRAPHY



Joey Hungerford, MiCP

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 Communications Advisor and Digital Director 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 Lakeland REALTORS®, serving on its Public Policy Committee, and in the Lakeland REALTORS® Leadership Academy, class of 2025. He is also an active member of Engage Lakeland, International Council of Shopping Centers (ICSC) and the CCIM Florida West Coast District.

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 Together Church in Lakeland.

Joey specializes in:

- Commercial Properties
- Commercial Leasing
- Industrial Real Estate
- Office Space
- Site Identification



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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