

Lakeland



POLK PARKWAY EXTENSION (UNDER CONSTRUCTION)

Winter Lake Rd

RaceTrac

17 ± Acres Available

Thornhill Rd

Hwy 540 and Thornhill Rd Signalized Corner

3115 Thornhill Rd, Winter Haven, Florida 33880

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Winter Lake Rd

RaceTrac

1,290 ± FT



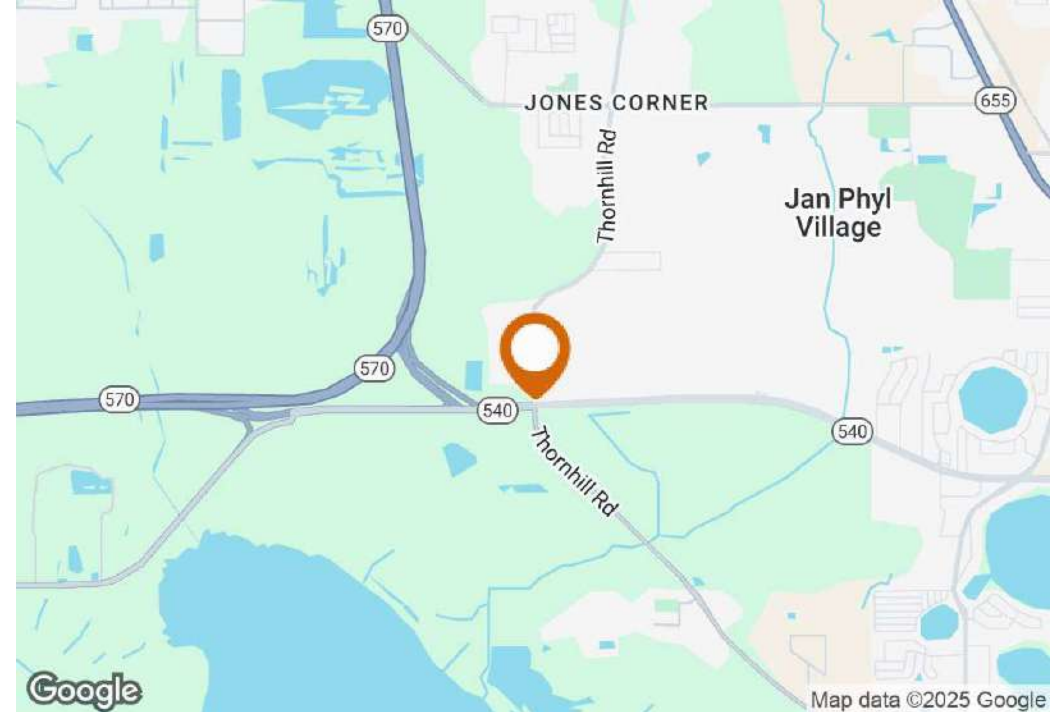
**POLK PARKWAY EXTENSION
(UNDER CONSTRUCTION)**

17 ± Acres Available

SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$2,000,000
Lot Size:	2.235 ± Acres
Price per Acre:	\$894,854 per Acre
Frontage:	323 ± FT on Winter Lake Road
Future Land Use:	NAC
Traffic Count:	35,000 Cars per Day on Winter Lake Road
Utilities:	Water and Sewer
PIN:	Portion of 252833000000033040

Property Overview

Discover an exceptional 2+ acre commercial opportunity on the SW corner of Winter Lake Rd (Hwy 540) and Thornhill Rd in Winter Haven. This high-traffic corridor—35,000 vehicles per day—connects Lakeland and Winter Haven, offering outstanding exposure and easy access. The site will also enjoy premium visibility from the new Polk Parkway extension, now under construction, enhancing long-term growth potential.

Ideal for retail, service, or mixed-use development, this property sits within an area of expanding commercial activity. An additional 17 acres surrounding the site are also available, providing flexibility for larger-scale projects or investment assemblage.

Property Highlights

- Zoned NAC for flexible development options
- Located in the thriving Winter Haven area

AERIAL PHOTO

35,000
Cars/Day

17 ± Acres Available



Lake Wales

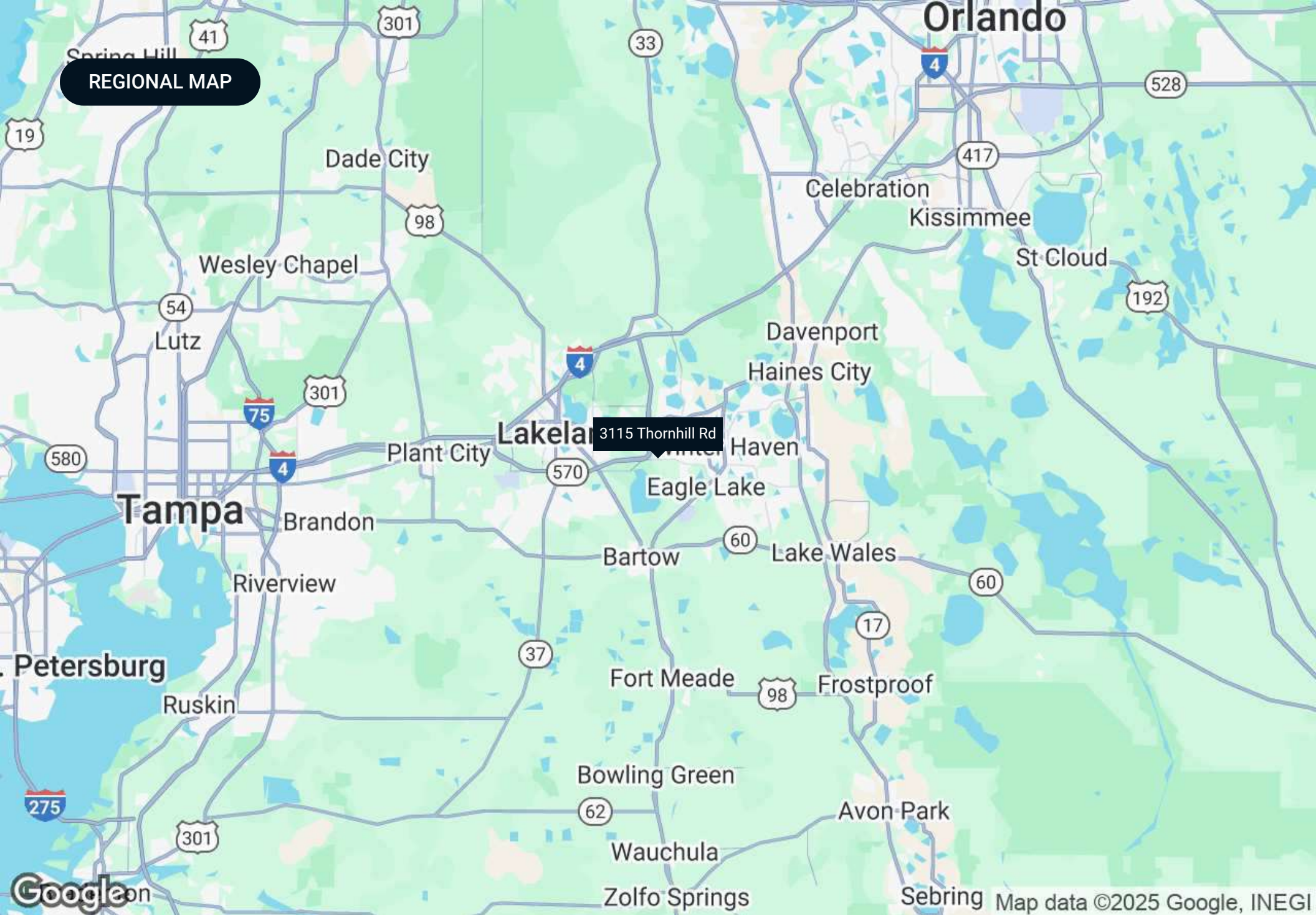
Bartow

Thornhill Rd

**POLK PARKWAY EXTENSION
(UNDER CONSTRUCTION)**

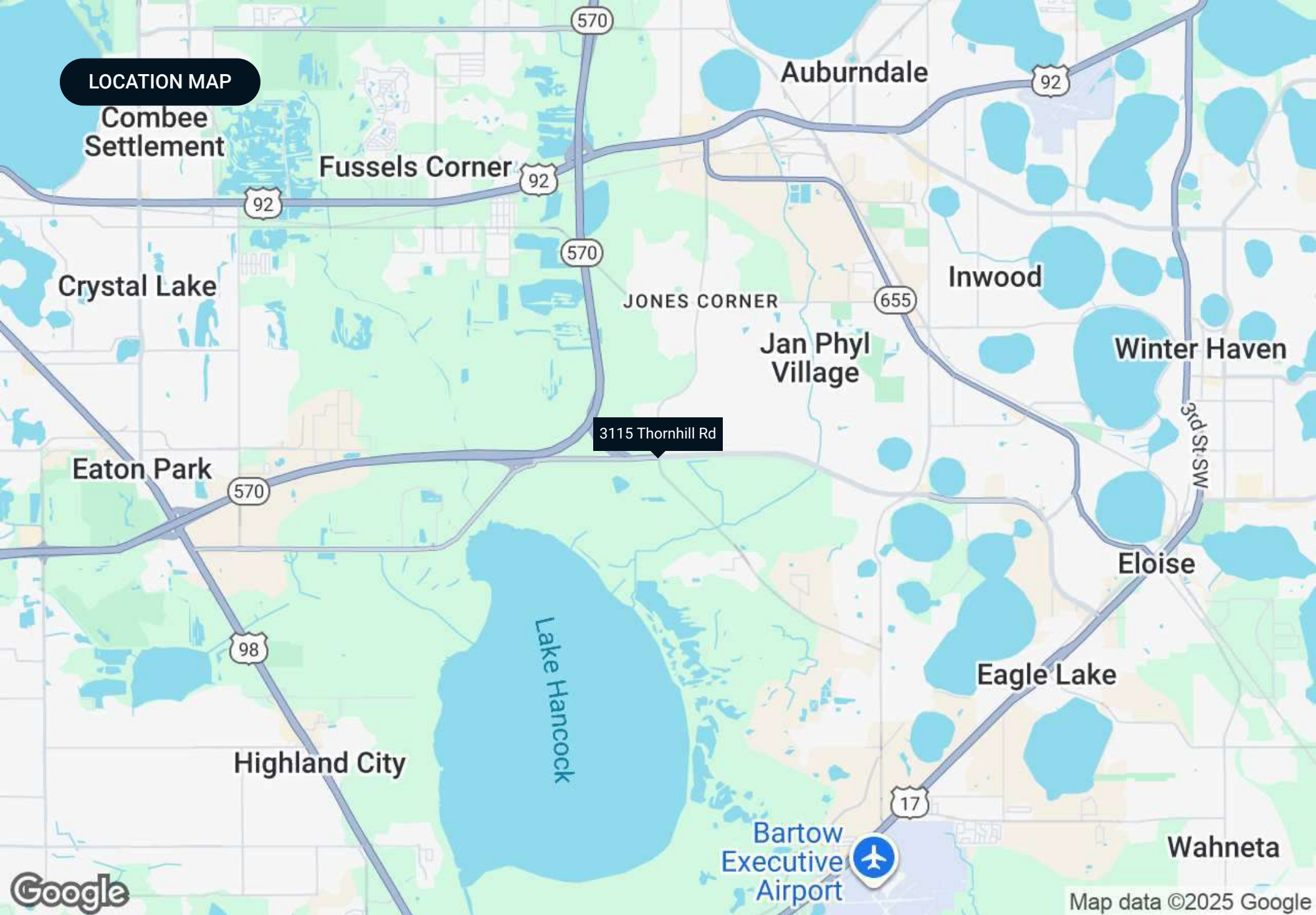
SECTION 2

Location Information



REGIONAL MAP

3115 Thornhill Rd



LOCATION MAP

Combee
Settlement

Fussells Corner

Auburndale

Crystal Lake

JONES CORNER

Inwood

Winter Haven

Jan Phyl
Village

Eaton Park

3115 Thornhill Rd

Eloise

Eagle Lake

Highland City

Lake Hancock

Bartow
Executive
Airport

Wahneta

Map data ©2025 Google

DEMOGRAPHICS MAP & REPORT

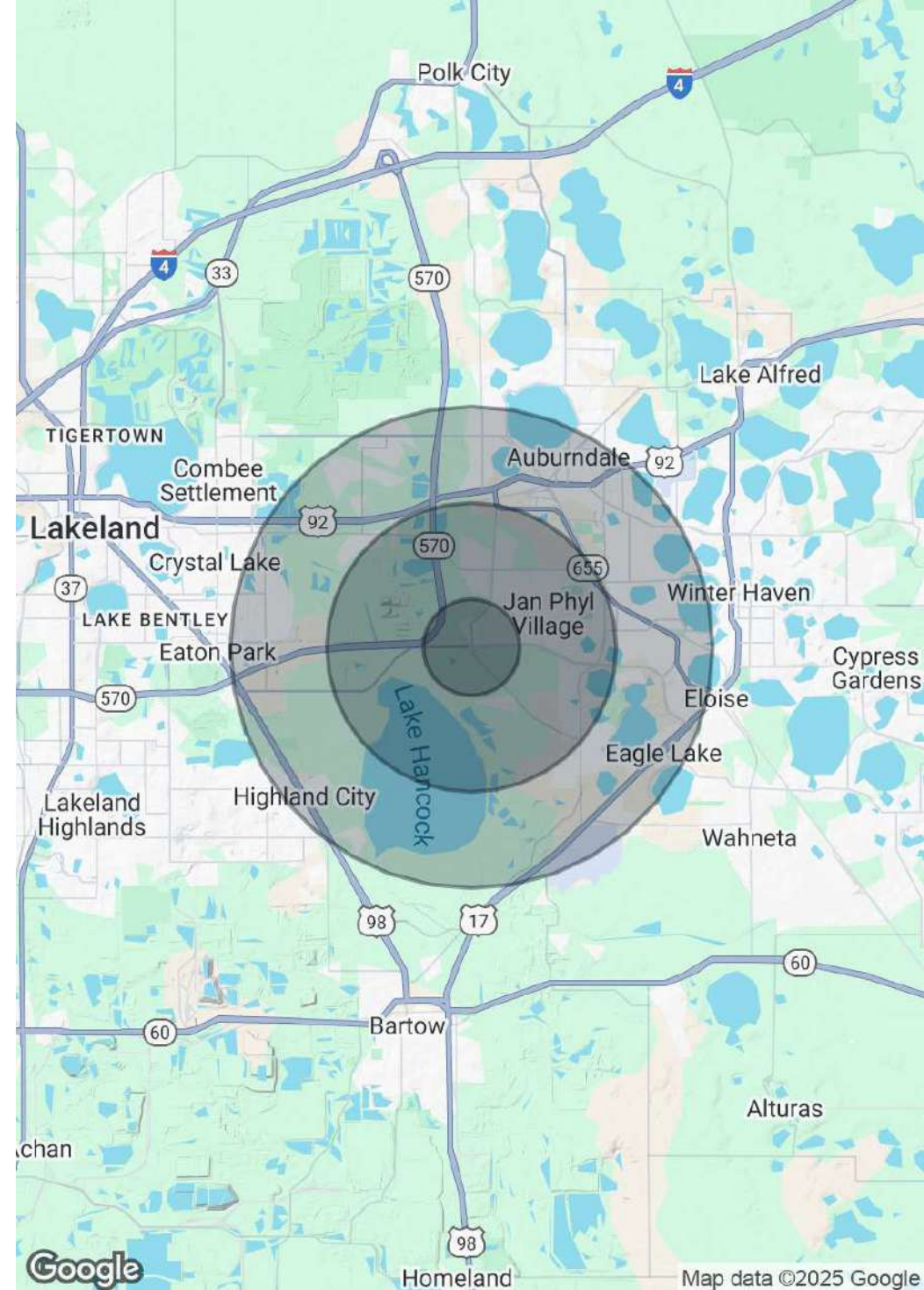
Population

	1 Mile	3 Miles	5 Miles
Total Population	840	14,659	71,580
Average Age	43	41	41
Average Age (Male)	42	41	40
Average Age (Female)	43	42	42

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	324	5,398	27,511
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$100,818	\$91,155	\$77,853
Average House Value	\$272,168	\$263,193	\$230,182

Demographics data derived from AlphaMap



AREA ANALYTICS

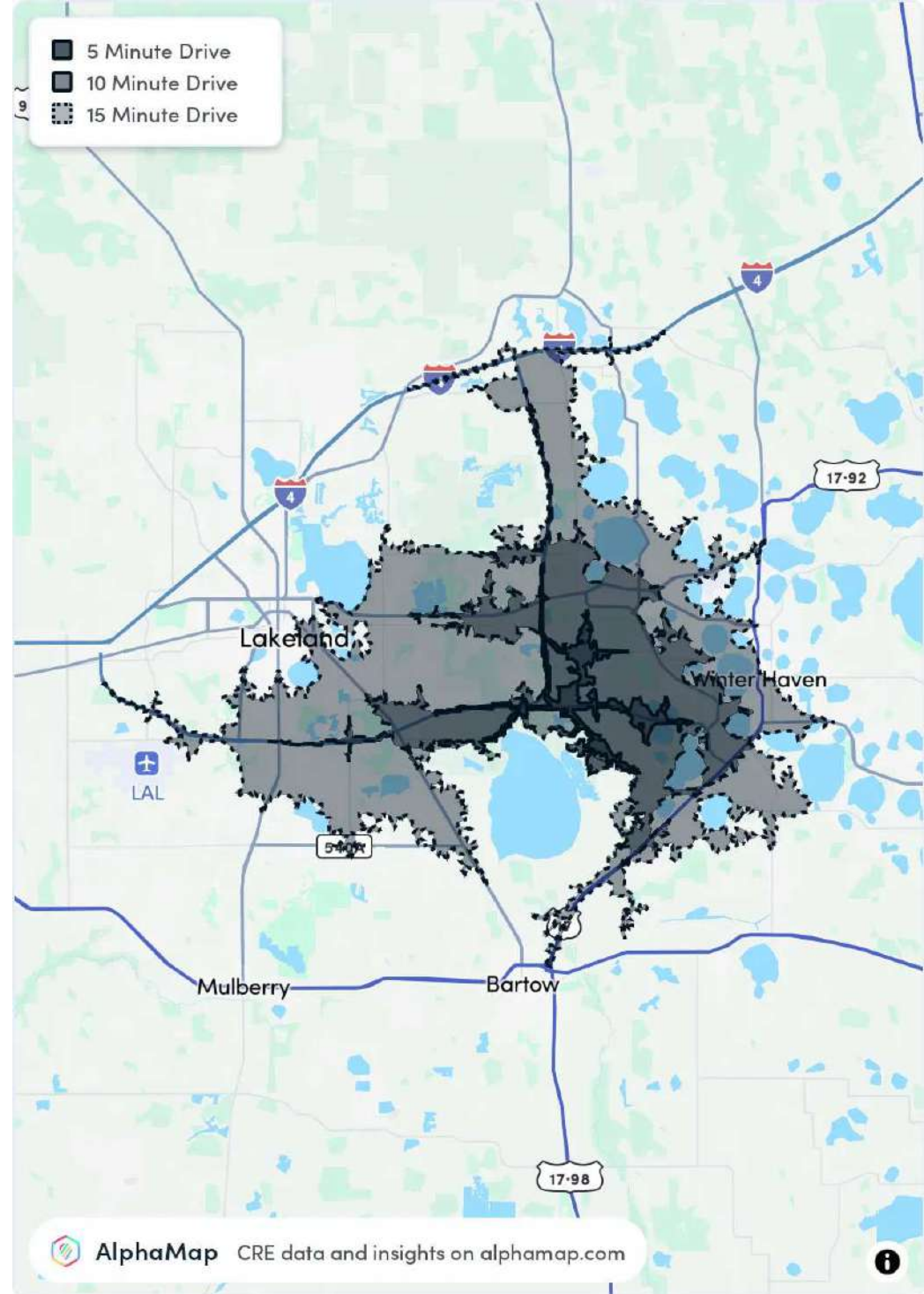
Population

	5 Minutes	10 Minutes	15 Minutes
Total Population	3,777	39,380	148,237
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	42	41	42

Household & Income

	5 Minutes	10 Minutes	15 Minutes
Total Households	1,382	14,614	56,702
Persons per HH	2.7	2.7	2.6
Average HH Income	\$88,052	\$78,555	\$85,930
Average House Value	\$270,321	\$235,278	\$268,402
Per Capita Income	\$32,611	\$29,094	\$33,050

Map and demographics data derived from AlphaMap





COUNTY

Polk County

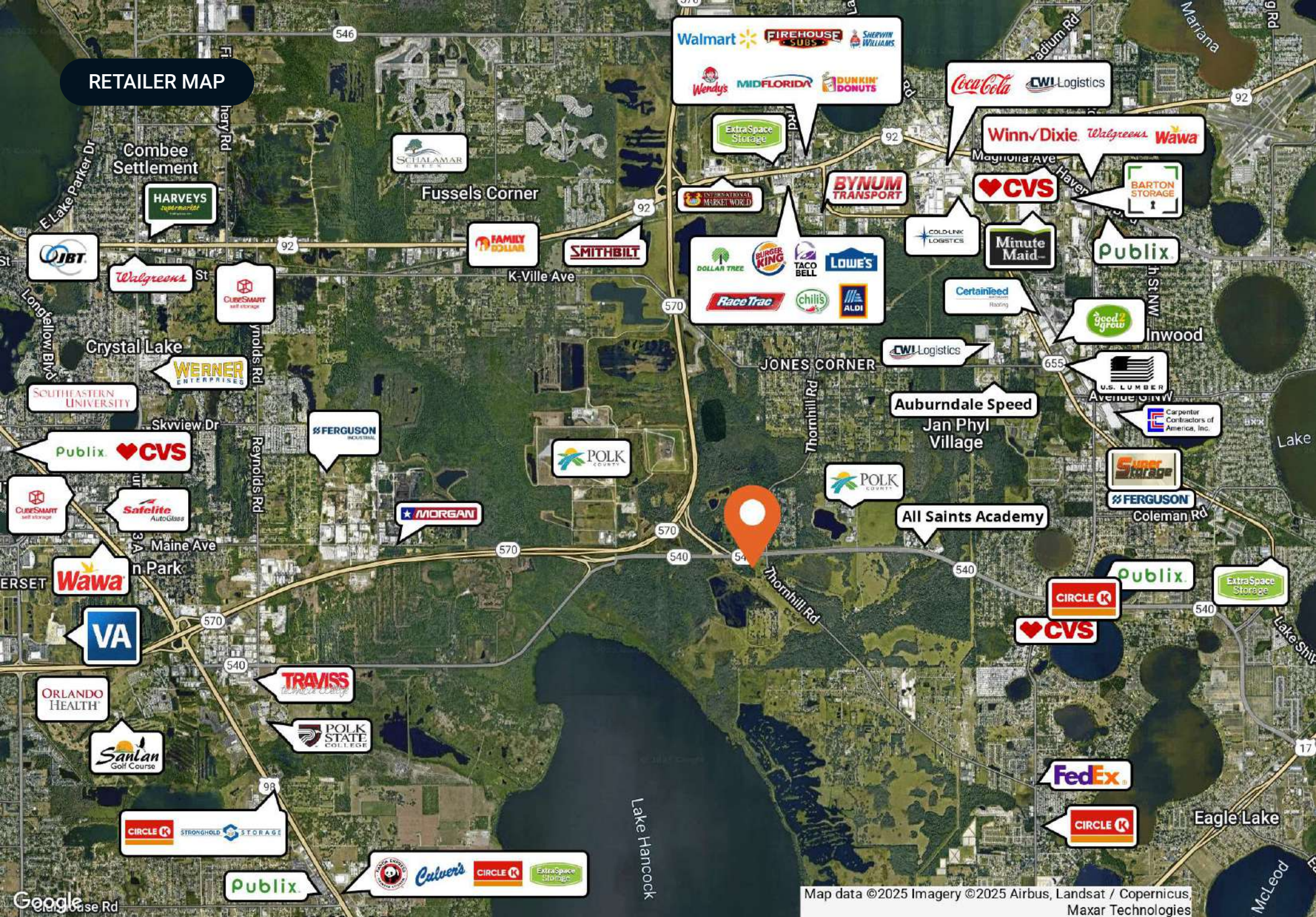
FLORIDA



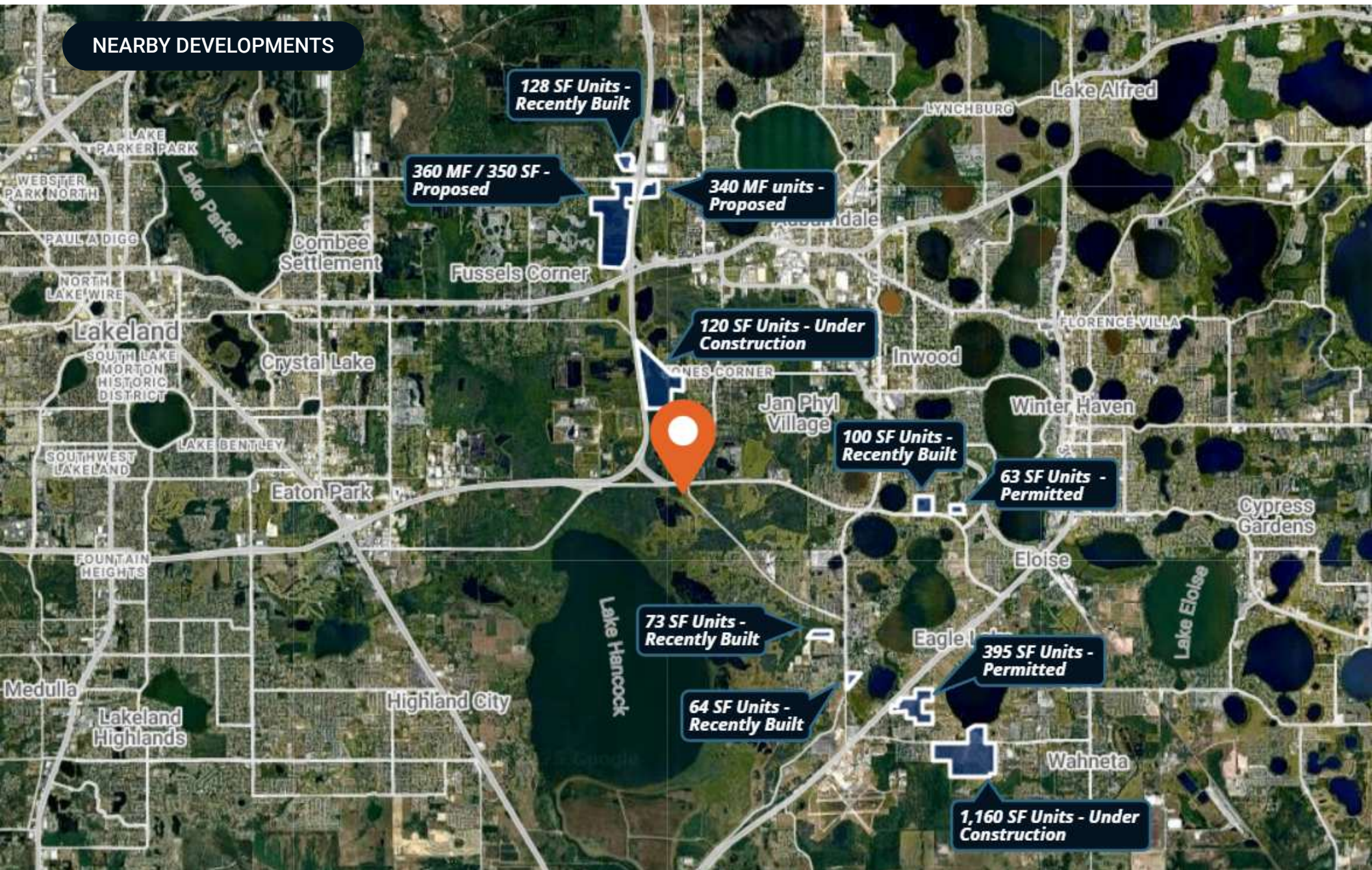
Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

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.

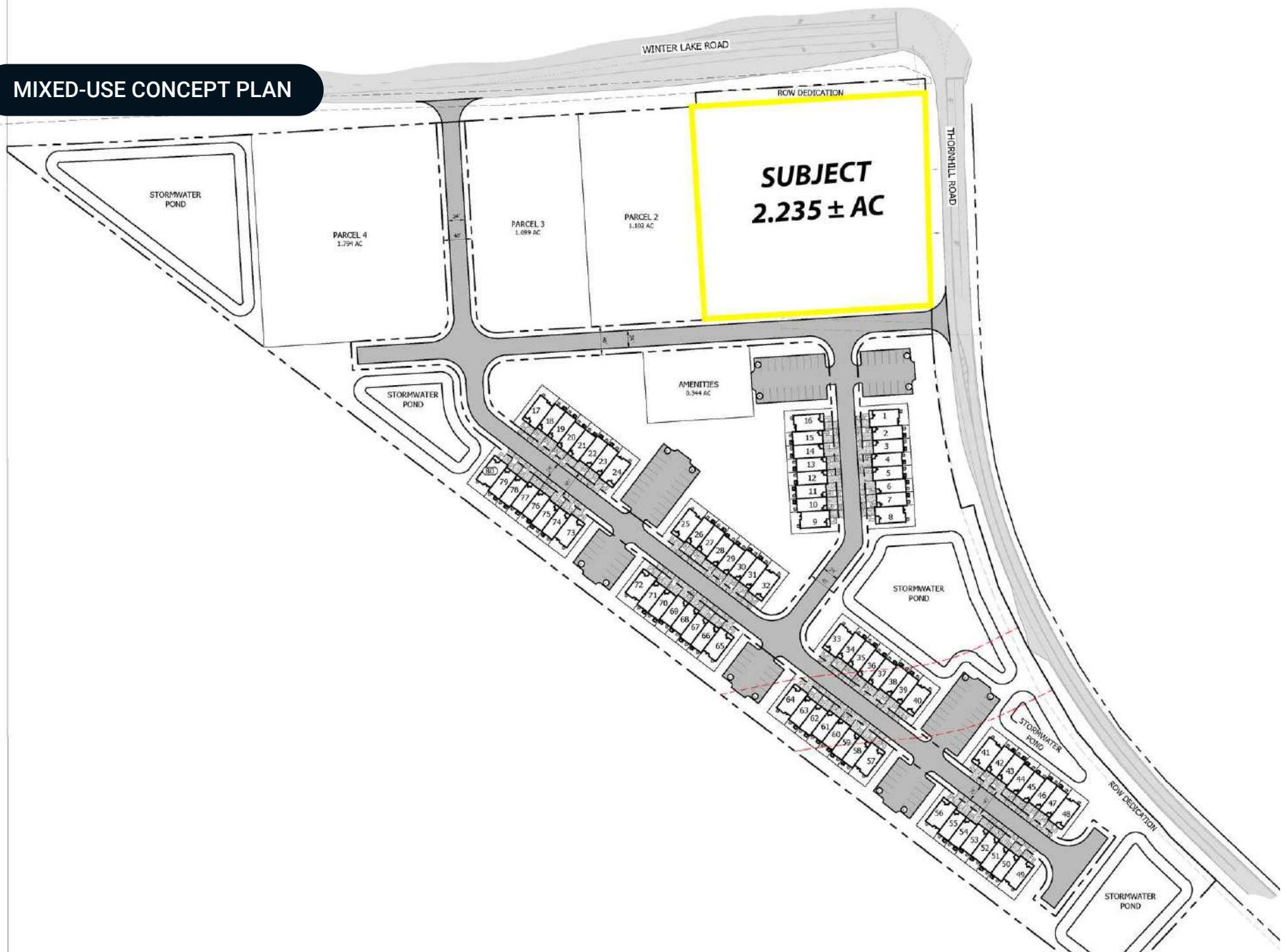
RETAILER MAP



NEARBY DEVELOPMENTS

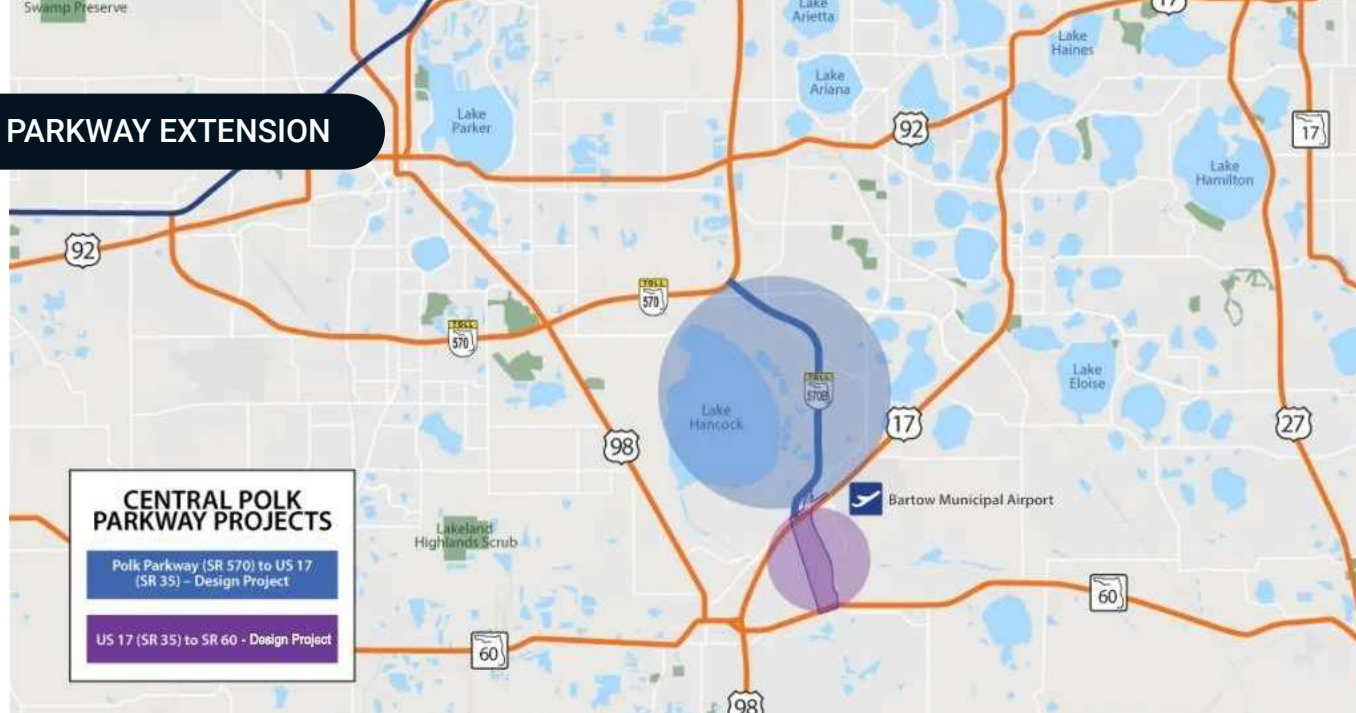


MIXED-USE CONCEPT PLAN



This is for illustrative purposes only. Actual lot sizes and access points can and likely will be modified.

CENTRAL POLK PARKWAY EXTENSION



Project Description

Florida's Turnpike Enterprise is constructing Central Polk Parkway/State Road (SR) 570B, a new, four-lane (two lanes in each direction) tolled roadway. This new stretch of roadway will begin at Polk Parkway/SR 570 and Winter Lake Road/SR 540 and extend approximately 6.5 miles to US 17/SR 35. Central Polk Parkway will serve future traffic needs by accommodating population growth in Polk County, providing a more direct route for north and south commuter and truck traffic, as well as expanding emergency evacuation options.

Benefits from this project include:

- Increasing roadway capacity for commuters and travelers in West Central Florida
- Reducing congestion and improving connectivity by providing a more direct route from US 17/SR 35 to Winter Lake Road/SR 540, Polk Parkway, and Interstate 4
- Delivering a more resilient facility by using pavement materials designed to help rainwater drain off the roadway quickly
- Enhancing safety by installing skid resistant pavement on travel lane surfaces to improve vehicle braking and reduce road noise
- Providing additional safety measures by installing:
 - o New guardrails meeting the latest height requirements
 - o Wrong-way driver detection technology at all interchange exit ramps to monitor, detect, and deter wrong-way drivers
 - o Highly reflective signage and pavement markings to improve visibility in all lighting and weather conditions



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



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 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. He is also an active member of The International Council of Shopping Centers (ICSC).

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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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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