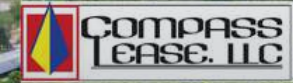


**PARK4 AT LAKELAND**  
1.14 Million SF Under Construction



**JUSTIS INDUSTRIAL**  
171,656 ± SF Under Construction



# 8536 State Road 33 N

Lakeland, Florida 33809

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**JUSTIS INDUSTRIAL**  
171,656 ± SF Under Construction



SECTION 1

# Property Information

## EXECUTIVE SUMMARY



## Offering Summary

<b>Sale Price:</b>	<b>\$3,250,000</b>
<b>Lot Size:</b>	8.06 ± Acres
<b>Price / Acre:</b>	± \$400,000
<b>Jurisdiction:</b>	Unincorporated Polk County
<b>Future Land Use:</b>	BPC-1
<b>Utilities:</b>	Water and Sewer at Site (Lakeland)
<b>Traffic Count:</b>	19,900 Cars/Day (SR-33)
<b>PINs:</b>	242712000000031120, 242712000000031140

## Property Overview

This 8.06-acre industrial site offers a premier development opportunity within Lakeland's rapidly expanding I-4 corridor. The property is just minutes from the I-4 and SR 33 interchange. Featuring a versatile BPC-1 Future Land Use designation, great site characteristics, and rare access to City of Lakeland water and sewer, the property is perfectly positioned for industrial development. With its seamless connectivity to the Tampa and Orlando markets and several major industrial projects currently under development nearby, this site provides an exceptional foundation for distribution, light manufacturing, business park, and potentially outdoor storage use in a high-demand submarket.



Manheim

GOURMET FOODS INTERNATIONAL

PEPSICO  
Tropicana G

INTERSTATE  
4

BBX INDUSTRIAL  
200,000 ± SF Under Construction

amazon  
Fulfillment

POWER PLUS!  
S. B. BNAF LLC

Conn's  
HomePlus

R+L CARRIERS

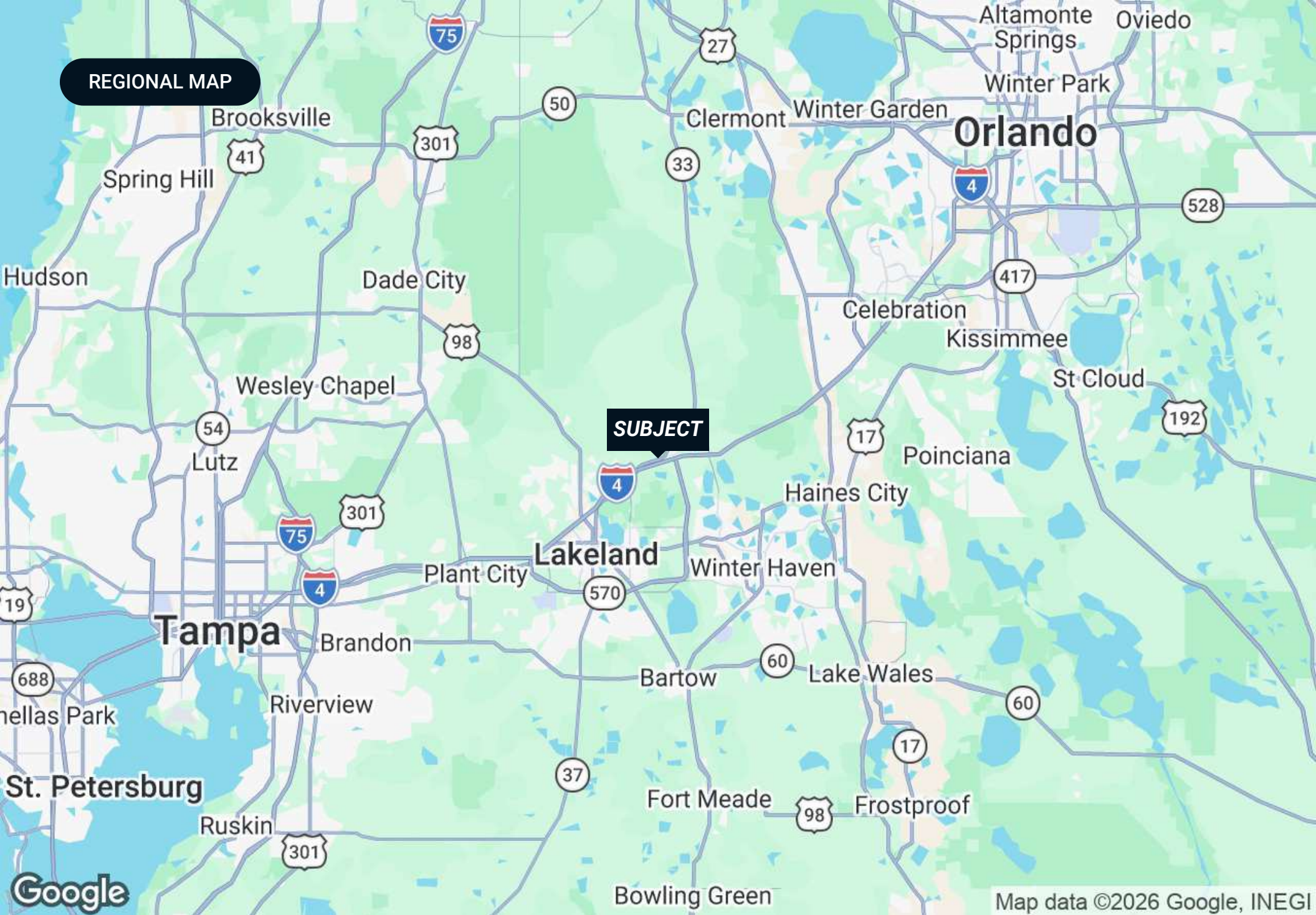
JUSTIS INDUSTRIAL  
171,656 ± SF Under Construction

33

COMPASS  
LEASE, LLC

SECTION 2

# Location Information



**SUBJECT**

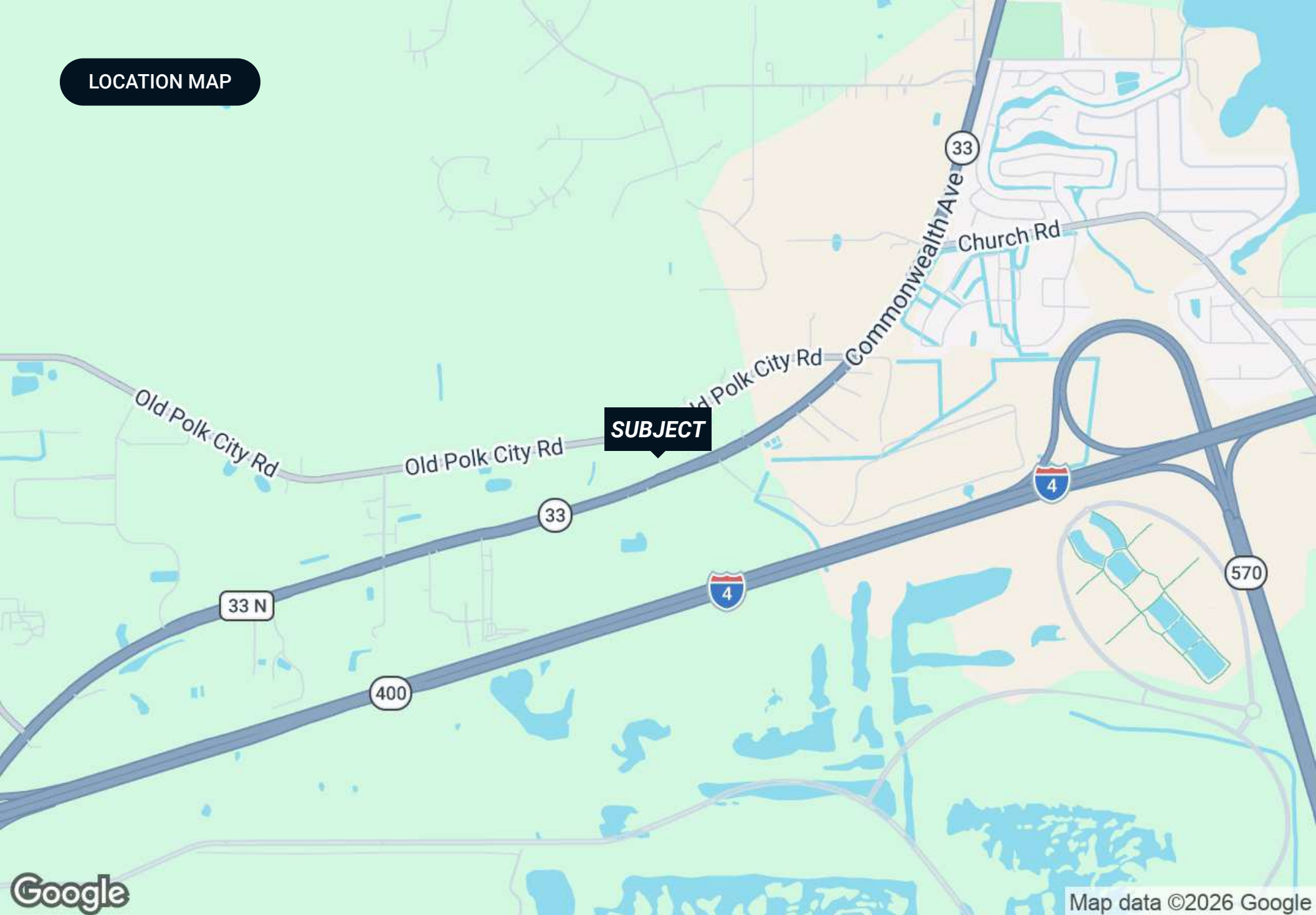
**REGIONAL MAP**

**Orlando**

**Tampa**

**Lakeland**

LOCATION MAP

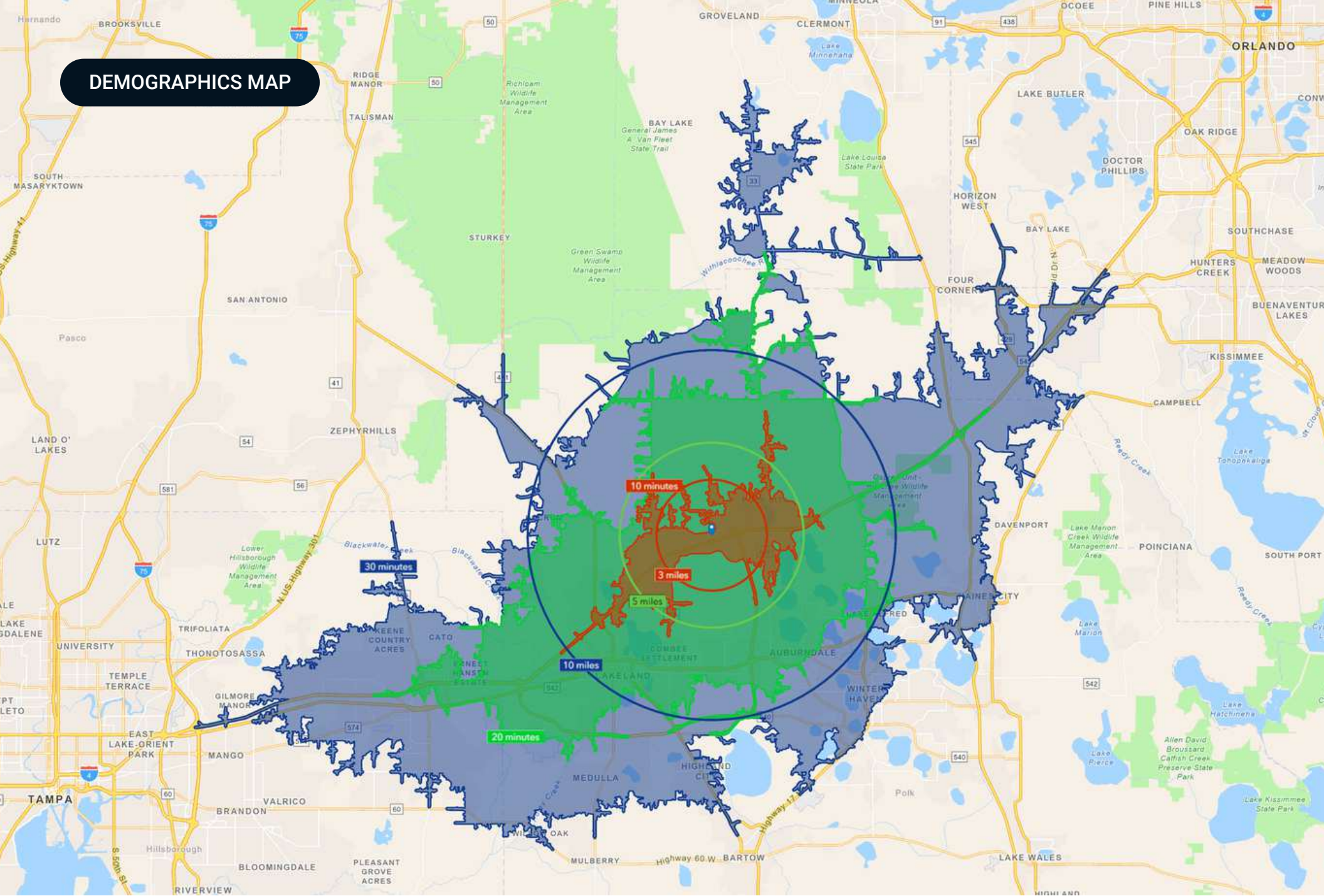


**SUBJECT**



Map data ©2026 Google

# DEMOGRAPHICS MAP



## BENCHMARK DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles	10 Mins	20 Mins	30 Mins	Polk	FL	US
Population	9,185	34,067	214,213	35,663	226,641	569,060	822,142	23,027,836	339,887,819
Households	3,312	12,785	82,163	13,987	87,738	217,336	313,012	9,263,074	132,422,916
Families	2,507	9,532	54,767	9,817	57,677	147,499	215,849	6,004,732	84,464,295
Average Household Size	2.75	2.66	2.49	2.53	2.48	2.56	2.57	2.43	2.50
Owner Occupied Housing Units	2,858	10,581	54,993	10,101	57,608	147,573	224,755	6,222,143	85,052,805
Renter Occupied Housing Units	454	2,204	27,170	3,886	30,130	69,763	88,257	3,040,931	47,370,111
Median Age	44.4	44.7	40.9	43.7	40.8	40.3	41.3	43.6	39.6
<b>Income</b>									
Median Household Income	\$80,149	\$87,275	\$66,680	\$81,072	\$66,939	\$72,759	\$70,958	\$78,205	\$81,624
Average Household Income	\$105,376	\$113,817	\$87,314	\$106,390	\$87,545	\$94,267	\$91,650	\$111,382	\$116,179
Per Capita Income	\$38,719	\$43,151	\$33,608	\$41,968	\$33,968	\$36,056	\$34,967	\$44,891	\$45,360
<b>Trends: 2025 - 2030 Annual Growth Rate</b>									
Population	2.2%	2.4%	2.0%	2.3%	2.1%	2.2%	2.36%	1.08%	0.42%
Households	2.4%	2.6%	2.3%	2.5%	2.3%	2.4%	2.57%	1.28%	0.64%
Families	2.3%	2.5%	2.3%	2.5%	2.3%	2.4%	2.55%	1.30%	0.54%
Owner HHs	2.8%	3.0%	3.0%	3.1%	3.2%	3.0%	3.08%	1.83%	0.91%
Median Household Income	3.4%	3.1%	2.5%	2.6%	2.5%	2.4%	2.34%	2.85%	2.53%

**Economically affluent market, with a median household income of over \$87,000 in a 5-mile radius. 23% higher than Polk County.**

# BENCHMARK DEMOGRAPHICS

3 Miles 5 Miles 10 Miles 10 Mins 20 Mins 30 Mins Polk FL US

## Households by Income

<\$15,000	3.7%	3.4%	8.1%	3.9%	8.2%	7.3%	7.4%	8.0%	8.3%
\$15,000 - \$24,999	4.4%	3.8%	6.9%	3.6%	7.0%	6.2%	6.1%	5.8%	5.9%
\$25,000 - \$34,999	6.0%	6.1%	7.6%	6.3%	7.8%	6.9%	7.2%	6.7%	6.3%
\$35,000 - \$49,999	11.9%	11.6%	12.9%	13.3%	12.8%	11.6%	12.0%	10.5%	9.8%
\$50,000 - \$74,999	20.1%	17.4%	20.0%	18.8%	19.6%	19.4%	19.8%	16.9%	15.6%
\$75,000 - \$99,999	15.0%	13.7%	13.3%	14.1%	13.1%	14.1%	14.6%	12.9%	12.5%
\$100,000 - \$149,999	19.0%	20.5%	17.5%	20.2%	17.9%	18.8%	18.1%	18.4%	17.8%
\$150,000 - \$199,999	9.7%	12.7%	7.7%	10.8%	7.8%	8.5%	8.1%	8.7%	9.8%
\$200,000 - \$499,999	9.1%	9.6%	5.3%	8.1%	5.1%	6.3%	5.8%	9.8%	11.9%
\$500,000	1.2%	1.2%	0.6%	1.0%	0.7%	0.9%	0.8%	2.3%	2.1%

## Population by Age

0 - 4	4.8%	4.8%	5.2%	4.8%	5.3%	5.4%	5.3%	4.7%	5.4%
5 - 9	5.2%	5.3%	5.5%	5.1%	5.6%	5.7%	5.6%	5.0%	5.8%
10 - 14	5.8%	5.9%	5.8%	5.6%	5.8%	6.0%	6.0%	5.3%	6.0%
15 - 19	5.6%	5.5%	6.3%	5.7%	6.3%	6.3%	6.3%	5.8%	6.5%
20 - 24	5.4%	5.4%	7.3%	5.7%	7.0%	6.5%	6.2%	6.0%	6.7%
25 - 34	11.8%	11.5%	12.8%	12.6%	12.8%	13.2%	12.6%	12.4%	13.6%
35 - 44	12.2%	12.1%	12.1%	12.1%	12.2%	12.8%	12.6%	12.4%	13.2%
45 - 54	11.3%	11.8%	11.2%	11.4%	11.1%	11.6%	11.5%	11.9%	12.0%
55 - 64	13.7%	13.7%	12.1%	13.2%	12.1%	12.1%	12.1%	13.1%	12.1%
65 - 74	14.2%	13.6%	12.0%	13.2%	11.9%	11.3%	11.9%	12.4%	10.7%
75 - 84	8.3%	8.3%	7.5%	8.4%	7.5%	7.0%	7.7%	8.1%	6.1%
85+	1.8%	2.2%	2.4%	2.4%	2.5%	2.2%	2.2%	2.7%	2.0%

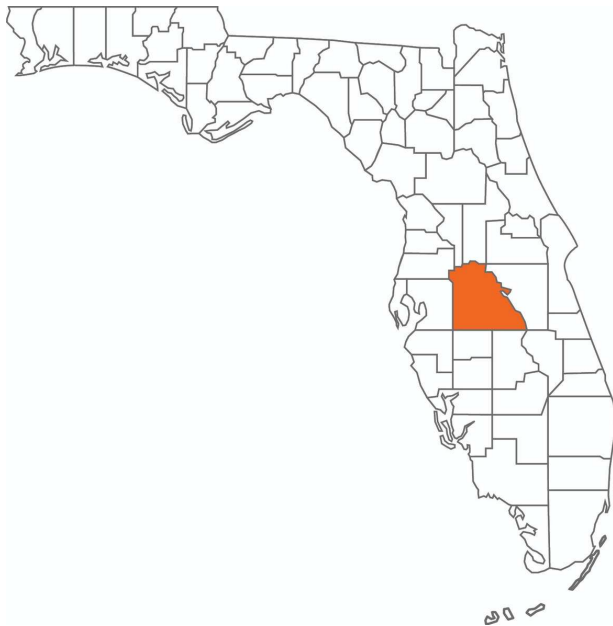
## Race and Ethnicity

White Alone	73.2%	70.9%	59.5%	67.6%	58.7%	57.9%	56.0%	56.3%	60.0%
Black Alone	4.5%	7.6%	16.5%	10.0%	16.2%	14.3%	15.3%	14.9%	12.5%
American Indian Alone	0.8%	0.5%	0.7%	0.5%	0.7%	0.7%	0.6%	0.5%	1.1%
Asian Alone	1.1%	1.9%	1.9%	1.8%	1.8%	2.2%	2.1%	3.3%	6.4%
Pacific Islander Alone Some	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.2%
Other Race Alone	7.6%	6.3%	8.5%	7.0%	9.0%	10.0%	10.9%	7.6%	8.8%
Two or More Races	12.8%	12.7%	12.9%	13.1%	13.5%	14.9%	15.0%	17.4%	10.8%



# Polk County

## FLORIDA



Founded	1861	Density	386.5 (2019)
County	Bartow	Population	775,084 (2023)
Seat 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

<b>Founded</b>	1885
<b>Population</b>	117,606 (2023)
<b>Area</b>	74.4 sq mi
<b>Website</b>	<a href="http://lakelandgov.net">lakelandgov.net</a>

<b>Major Employers</b>	Publix Supermarkets
	Saddle Creek Logistics
	Geico Insurance
	Amazon
	Rooms to Go
	Welldyne
	Advance Auto Parts

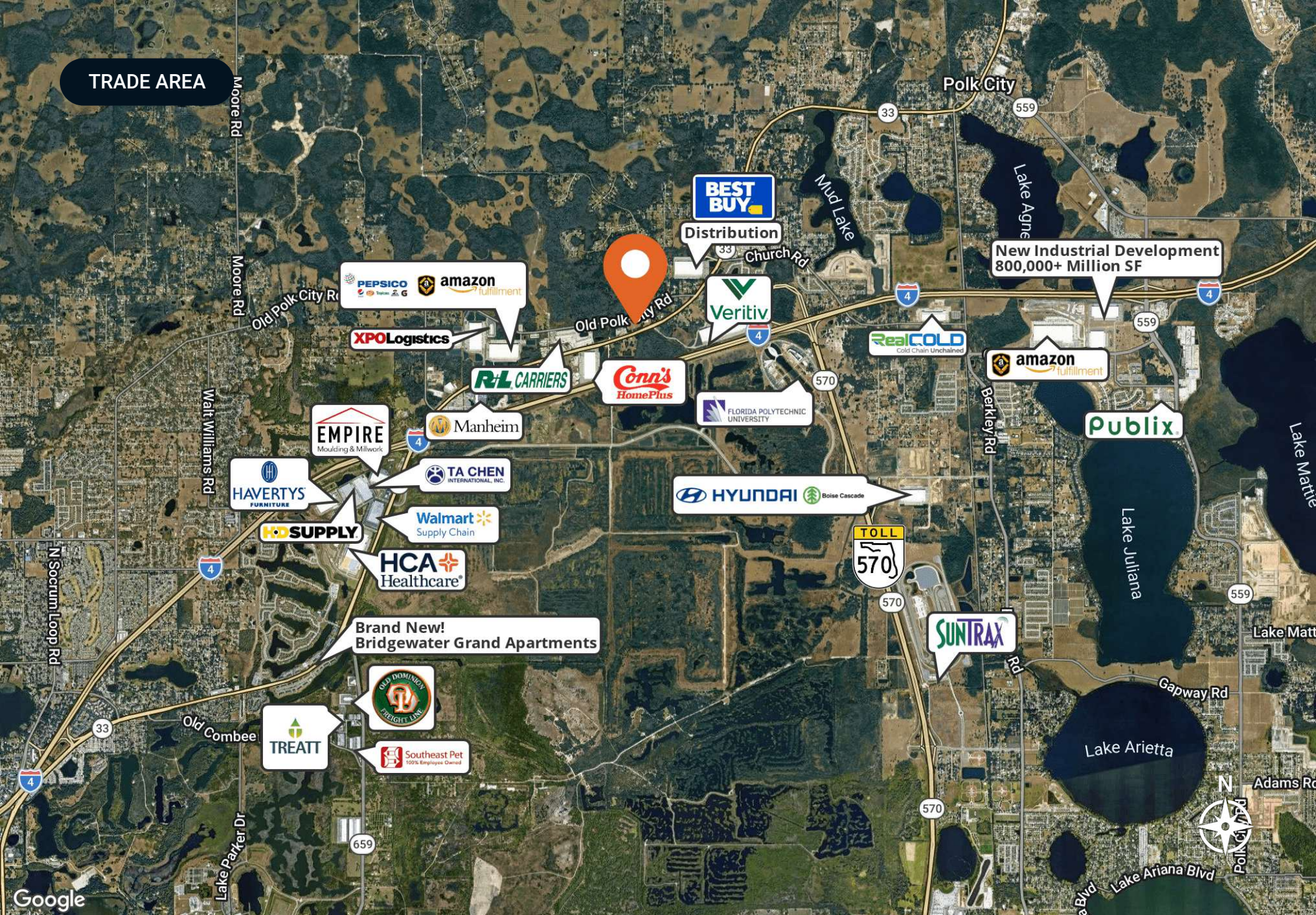
Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just under 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that 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.



**TRADE AREA**



Polk City

New Industrial Development  
800,000+ Million SF

**BEST BUY**

Distribution

**Veritiv**

**RealCOLD**  
Cold Chain Unchained

**amazon**  
fulfillment

**Publix**

**Conn's**  
HomePlus

FLORIDA POLYTECHNIC  
UNIVERSITY

**R/L CARRIERS**

**XPO Logistics**

**EMPIRE**  
Moulding & Millwork

**Manheim**

**TA CHEN**  
INTERNATIONAL, INC.

**HYUNDAI** Boise Cascade

**HAVERTYS**  
FURNITURE

**Walmart**  
Supply Chain

**HD SUPPLY**

**HCA**  
Healthcare

Brand New!  
Bridgewater Grand Apartments

**SEA DOMINION**  
FREIGHT LINE

**TREATT**

**Southeast Pet**  
100% Employee Owned

**SUNTRAX**

Lake Arietta

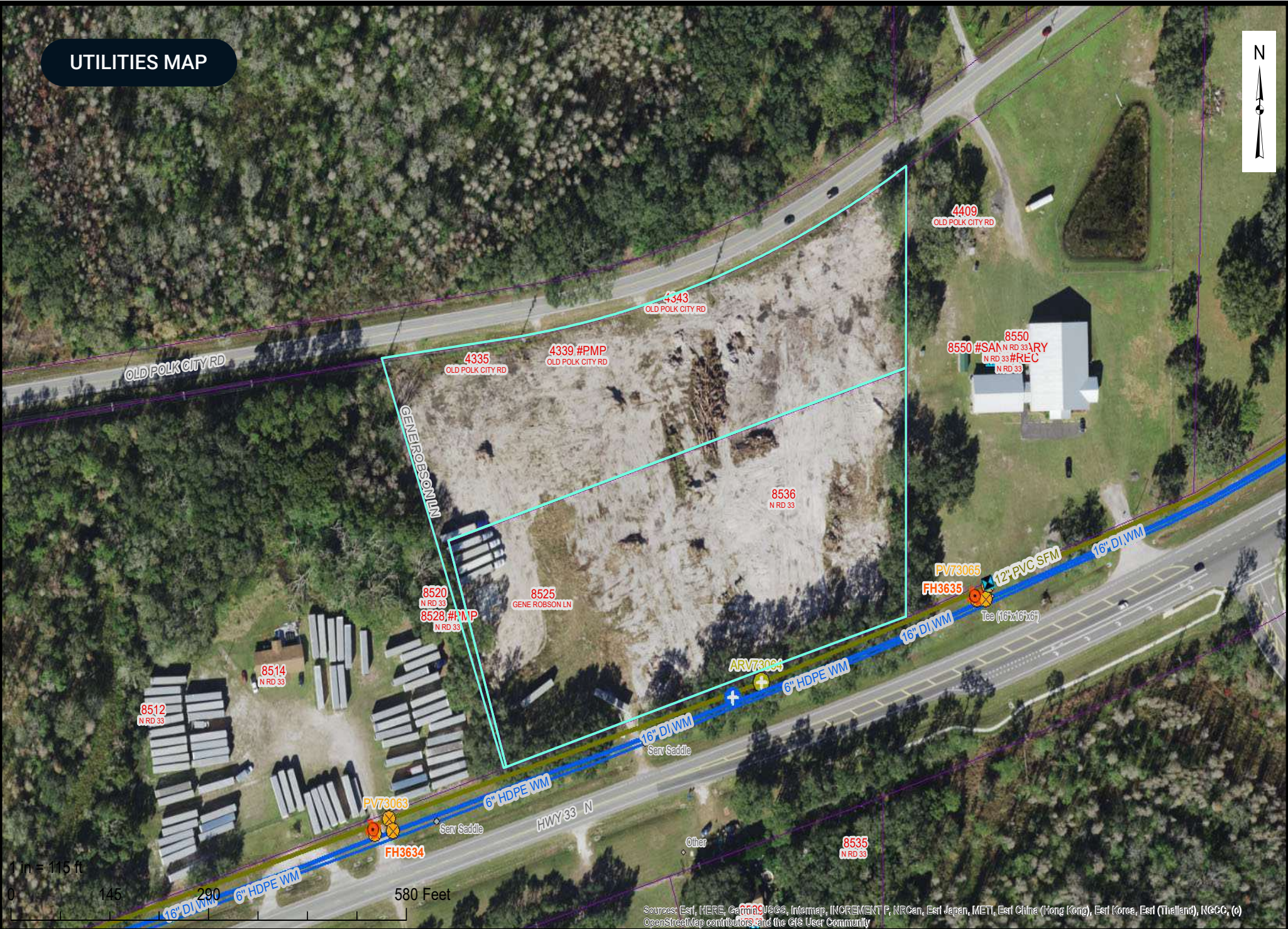


NEIGHBORHOOD AERIAL



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

# UTILITIES MAP



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NCGI, (c) OpenStreetMap contributors, and the GIS User Community



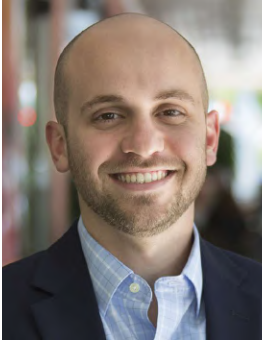
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SECTION 3

# Agent And Company Info

## ADVISOR BIO



### David Hungerford, CCIM, SIOR

Senior Advisor

david@saundersrealestate.com

Direct: **877-518-5263 x347** | Cell: **863-660-3138**

## 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, MiCP

Advisor

joey@saundersrealestate.com

Direct: **877-518-5263 x348** | Cell: **863-660-3511**

## Professional Background

Joey Hungerford, MiCP is an Associate Advisor at Saunders Real Estate.

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.

Prior to 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®, where he earned the 2025 Commercial Realtor of the Year award. He also serves as Co-Chair of the RPAC and Public Policy Committees and is a graduate of the association's Leadership Academy. In addition, Joey is a member of the International Council of Shopping Centers (ICSC), United Way of Central Florida Young Leaders Society, Emerge Lakeland, and the CCIM Florida West Coast District, where he serves on the Membership Committee. He is currently a CCIM Candidate working toward his designation.

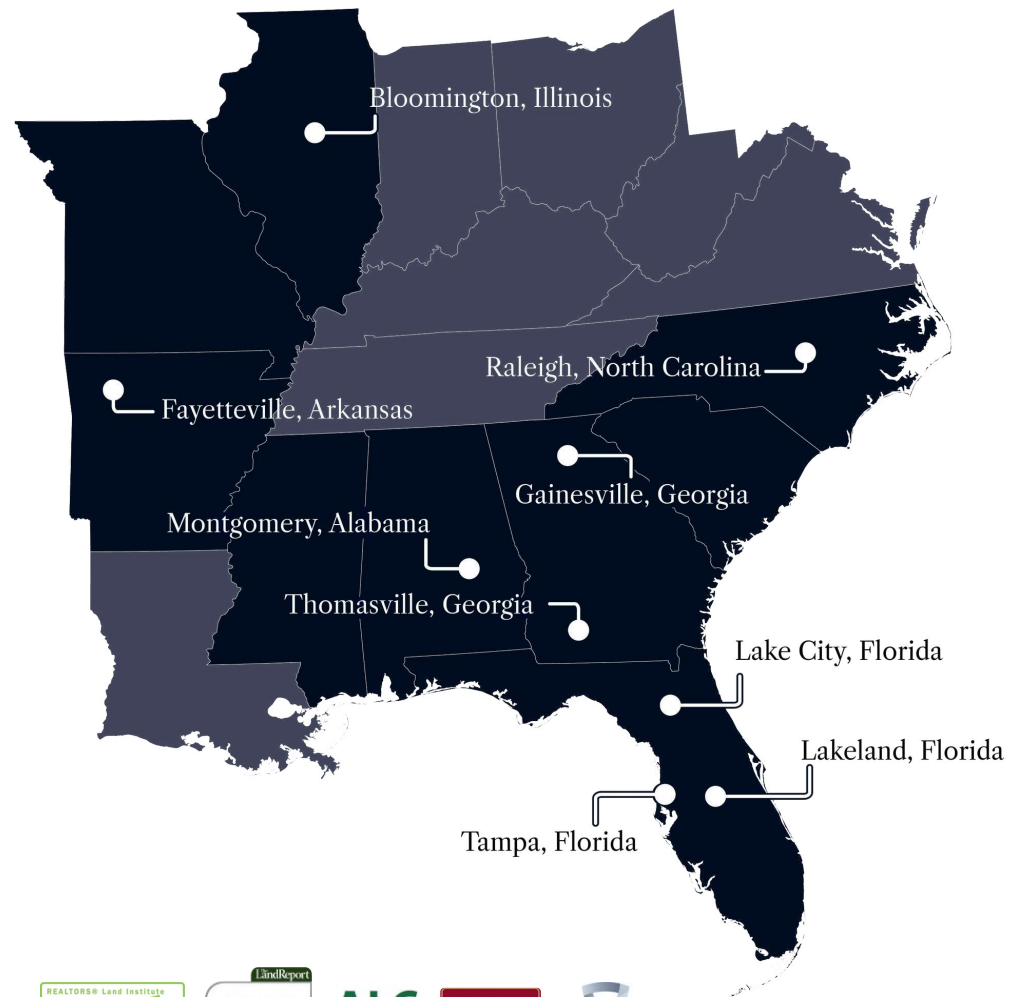
With his unique career experience and unmatched work ethic, Joey takes pride in his ability to build meaningful relationships while delivering exceptional service to his clients. Joey and his wife, Hope, are proud parents of two boys, Levi and Hudson. They are members of Together Church in Lakeland, where Joey leads a connect group.

Joey specializes in:

- Industrial
- Commercial Leasing
- Office
- Site Identification



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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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