

Harvest District Mixed Use

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SECTION 1

Property And Location Information

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$4,900,000
Apartment Units:	72 Units
Permitted Commercial Space:	± 32,000 SF
Lot Size:	5.16 ± Acres
Jurisdiction:	Town of Oakland
Zoning:	PD
FLU:	Mixed Use Activity Center
Utilities:	Water and Sewer (Town of Oakland)
PIN:	27-22-21-0000-00-018
Building Size:	32,117 SF

Property Description

Shovel-ready mixed-use development site in a high-traffic commercial corridor connecting Lake and Orange County, Florida. The project comprises two 3-story buildings totaling over 32,000 SF of commercial space and 72 apartment units. The project connects to The Grove neighborhood behind it by a pedestrian and golf cart path.

SITE PLAN



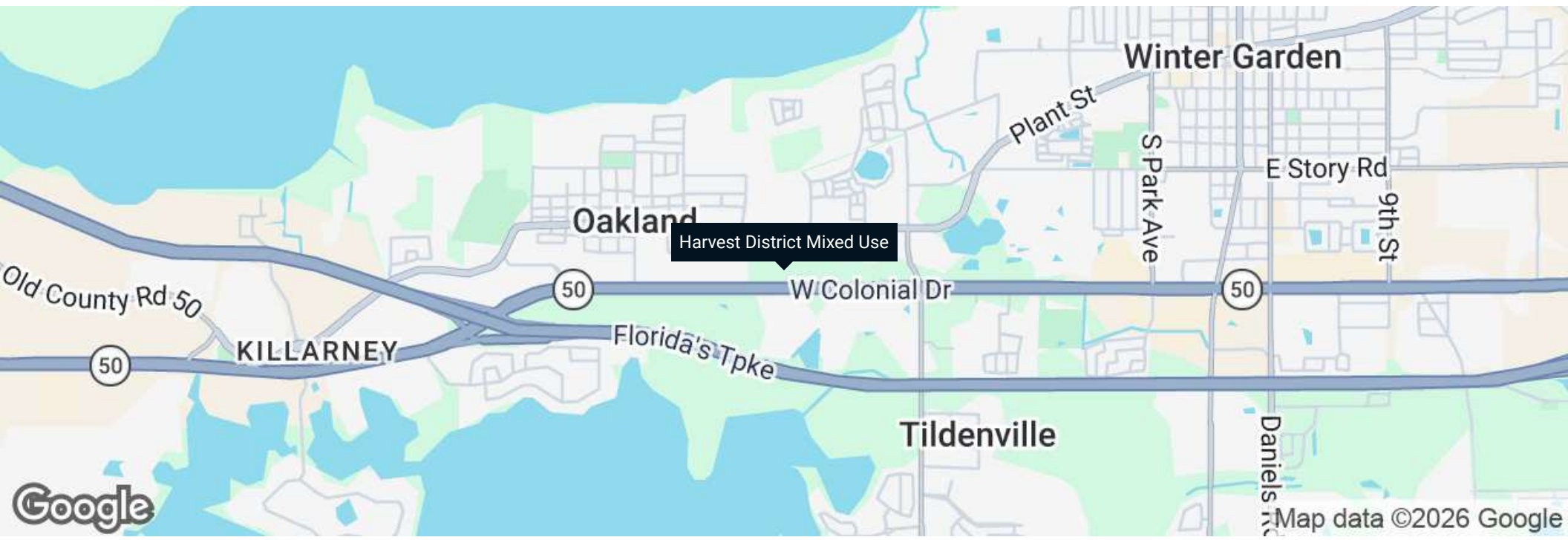
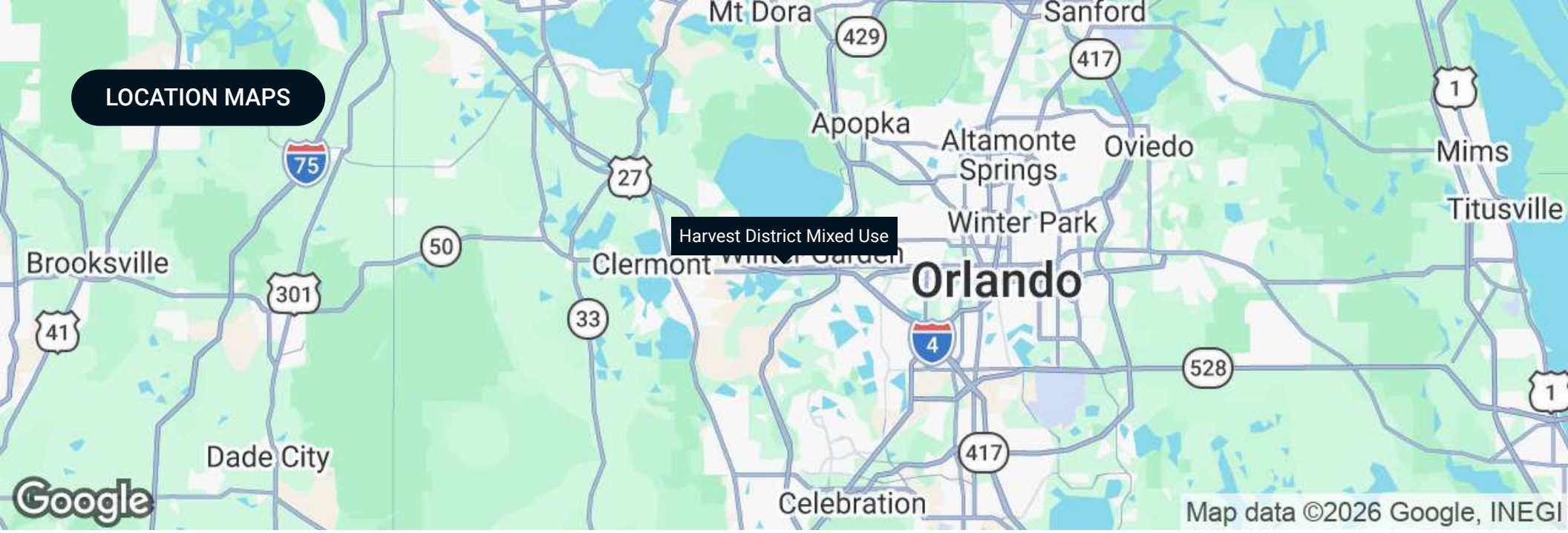
ADDITIONAL PHOTOS



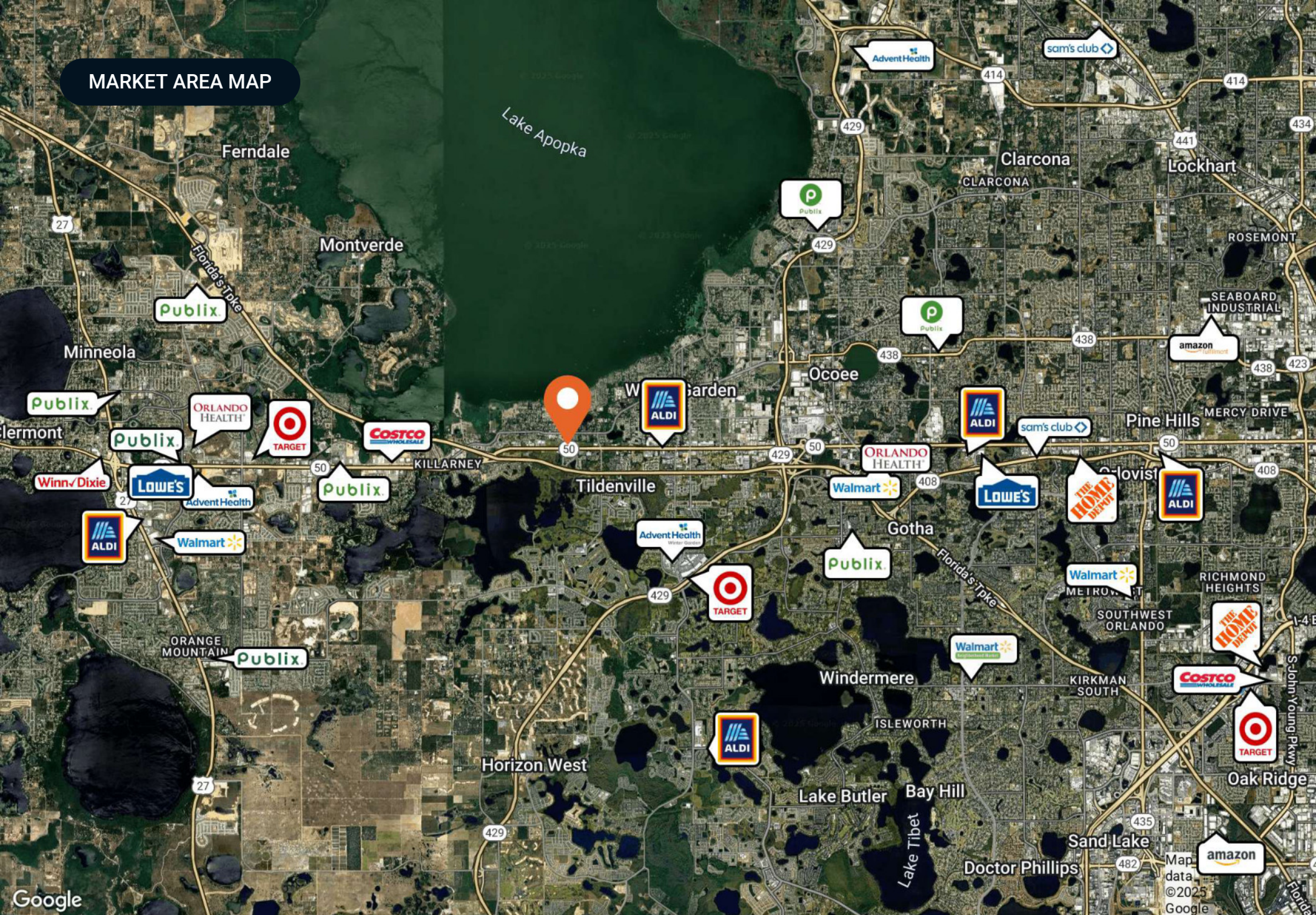
AERIAL PHOTOS



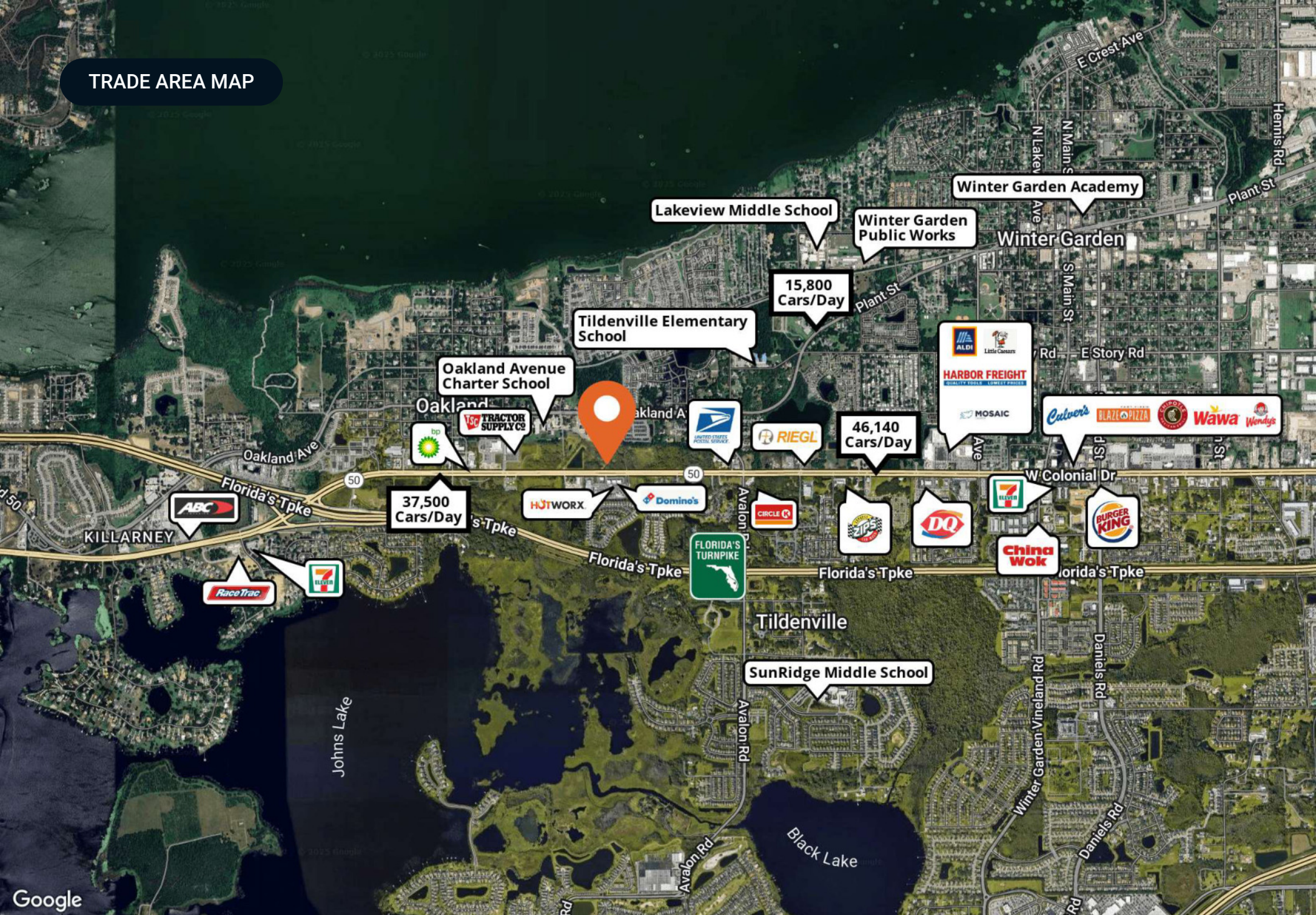
LOCATION MAPS



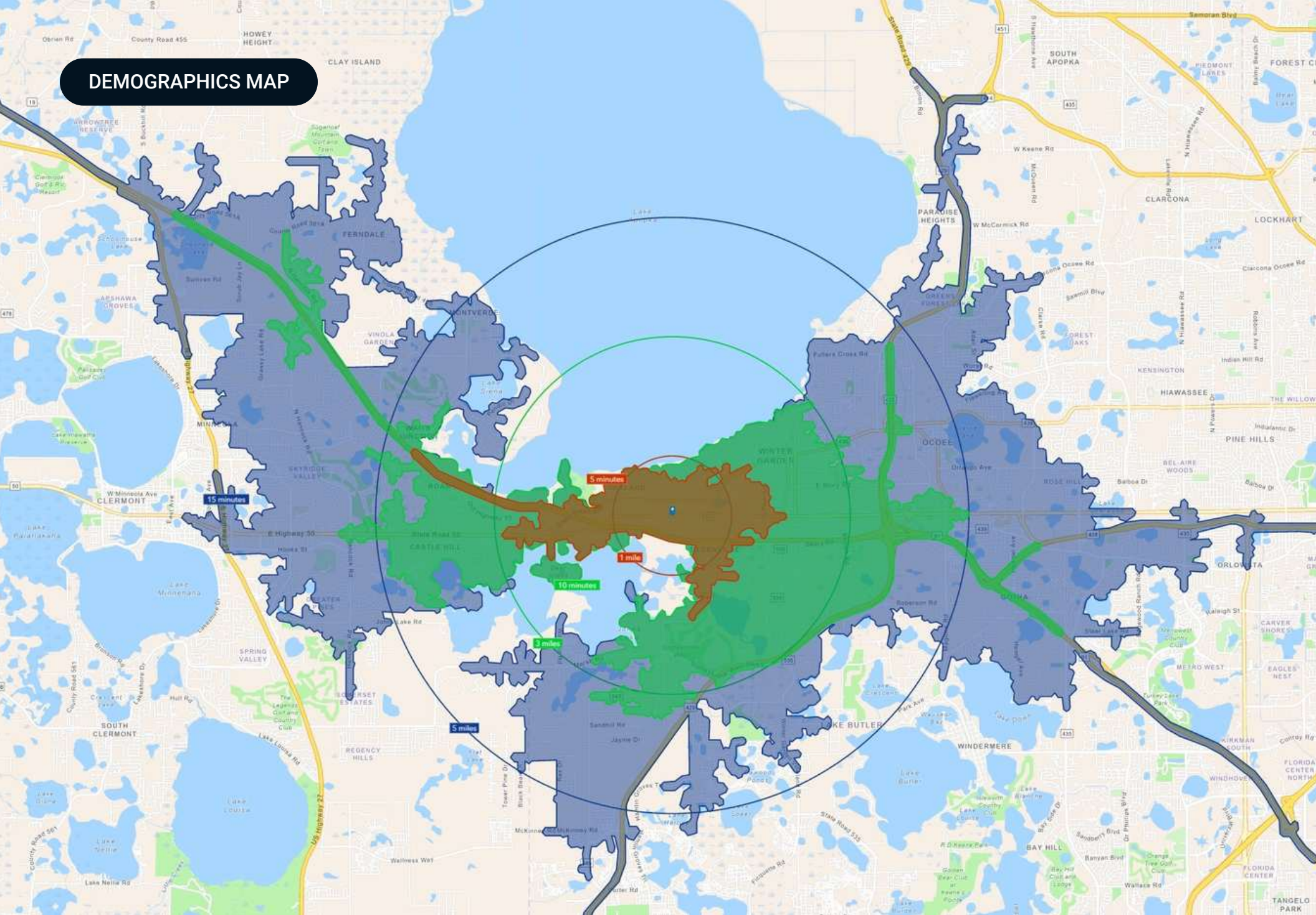
MARKET AREA MAP



TRADE AREA MAP



DEMOGRAPHICS MAP



BENCHMARK DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Orange	FL	US
Population	7,283	45,448	101,179	12,271	54,100	160,896	1,541,631	23,027,836	339,887,819
Households	2,677	15,901	34,808	4,516	19,176	56,637	559,277	9,263,074	132,422,916
Families	1,876	11,759	26,775	3,160	14,164	42,460	369,790	6,004,732	84,464,295
Average Household Size	2.65	2.83	2.88	2.68	2.79	2.82	2.69	2.43	2.50
Owner Occupied Housing Units	1,766	11,439	26,630	3,033	14,213	40,236	307,506	6,222,143	85,052,805
Renter Occupied Housing Units	911	4,462	8,178	1,483	4,963	16,401	251,771	3,040,931	47,370,111
Median Age	40.2	39.3	39.5	39.8	39.8	39.2	36.5	43.6	39.6
Income									
Median Household Income	\$109,346	\$114,535	\$119,851	\$99,003	\$112,926	\$103,785	\$84,689	\$78,205	\$81,624
Average Household Income	\$155,999	\$146,560	\$152,931	\$142,725	\$140,779	\$133,653	\$117,402	\$111,382	\$116,179
Per Capita Income	\$58,273	\$51,447	\$52,936	\$53,546	\$50,434	\$47,173	\$42,683	\$44,891	\$45,360
Trends: 2021 - 2026 Annual Growth Rate									
Population	1.57%	0.70%	1.25%	0.96%	1.28%	1.54%	1.06%	1.08%	0.42%
Households	1.62%	0.69%	1.35%	0.95%	1.40%	1.68%	1.07%	1.28%	0.64%
Families	1.60%	0.67%	1.34%	0.97%	1.39%	1.66%	1.07%	1.30%	0.54%
Owner HHs	1.87%	1.36%	1.63%	1.50%	1.91%	1.89%	1.79%	1.83%	0.91%
Median Household Income	2.69%	2.53%	2.36%	3.04%	2.50%	2.21%	3.40%	2.85%	2.53%

Important Stats:

- Median Household Income in a 5-mile radius is 41% higher when compared to Orange County
- Over 100,000 people within a 5-mile radius
- Population within a 5-mile radius is expected to grow at an almost 18% faster pace compared to Orange County

BENCHMARK DEMOGRAPHICS

1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Orange FL US

Households by Income

<\$15,000	5.1%	4.9%	4.5%	4.4%	5.3%	5.2%	7.2%	8.0%	8.3%
\$15,000 - \$24,999	6.5%	5.2%	4.2%	7.1%	4.8%	3.8%	5.2%	5.8%	5.9%
\$25,000 - \$34,999	5.1%	4.0%	3.3%	5.8%	3.9%	4.5%	6.2%	6.7%	6.3%
\$35,000 - \$49,999	6.6%	7.6%	6.8%	6.8%	7.4%	8.2%	9.7%	10.5%	9.8%
\$50,000 - \$74,999	11.5%	10.4%	10.8%	11.8%	10.8%	12.4%	16.0%	16.9%	15.6%
\$75,000 - \$99,999	11.3%	10.6%	10.5%	14.4%	10.8%	13.3%	12.5%	12.9%	12.5%
\$100,000 - \$149,999	16.5%	21.7%	22.5%	14.1%	22.6%	21.9%	20.2%	18.4%	17.8%
\$150,000 - \$199,999	16.4%	15.8%	15.6%	18.5%	15.6%	14.1%	9.7%	8.7%	9.8%
\$200,000+	21.0%	20.0%	22.0%	17.0%	18.7%	16.5%	13.3%	12.1%	14.0%

Population by Age

0 - 4	5.9%	5.8%	5.7%	5.9%	5.7%	5.6%	5.2%	4.7%	5.4%
5 - 9	6.2%	6.5%	6.4%	6.2%	6.2%	6.2%	5.5%	5.0%	5.8%
10 - 14	6.1%	6.8%	7.0%	6.2%	6.5%	6.6%	5.9%	5.3%	6.0%
15 - 19	6.3%	6.7%	6.7%	6.5%	6.5%	6.5%	7.3%	5.8%	6.5%
20 - 24	6.6%	6.0%	5.8%	6.4%	6.0%	6.1%	7.7%	6.0%	6.7%
25 - 34	12.0%	12.4%	12.5%	12.3%	12.6%	13.4%	16.1%	12.4%	13.6%
35 - 44	14.2%	14.5%	14.1%	14.3%	14.1%	14.0%	14.3%	12.4%	13.2%
45 - 54	12.9%	14.0%	14.2%	12.9%	13.9%	13.6%	12.8%	11.9%	12.0%
55 - 64	12.7%	12.2%	12.5%	12.2%	12.7%	12.4%	11.1%	13.1%	12.1%
65 - 74	10.0%	8.8%	8.9%	10.0%	9.2%	9.2%	8.3%	12.4%	10.7%
75 - 84	5.5%	4.6%	4.7%	5.6%	4.9%	4.9%	4.3%	8.1%	6.1%
85+	1.7%	1.6%	1.5%	1.7%	1.7%	1.6%	1.4%	2.7%	2.0%

Race and Ethnicity

White Alone	59.0%	54.9%	56.8%	55.5%	55.8%	53.0%	42.6%	56.3%	60.0%
Black Alone	13.6%	12.9%	12.0%	13.8%	12.4%	14.9%	19.2%	14.9%	12.5%
American Indian Alone	0.2%	0.3%	0.3%	0.3%	0.3%	0.4%	0.5%	0.5%	1.1%
Asian Alone	1.8%	5.5%	6.4%	3.0%	5.4%	6.1%	5.9%	3.3%	6.4%
Pacific Islander Alone	0.0%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.2%
Some Other Race Alone	9.3%	9.4%	7.9%	10.1%	9.3%	9.0%	12.2%	7.6%	8.8%
Two or More Races	16.0%	16.9%	16.4%	17.2%	16.7%	16.5%	19.4%	17.4%	10.8%
Hispanic Origin (Any Race)	24.3%	24.7%	22.2%	27.1%	24.7%	24.2%	34.2%	27.7%	19.7%



Orange County FLORIDA



Founded	1824	Density	1,534.6 (2019)
County Seat	Orlando	Population	1,541,631 (2025)
Area	908 sq. mi.	Website	orangecountyfl.net

Located in Central Florida, Orange County boasts a thriving economy. Based on the 2023 census, the county's population was 1,497,941, making it the fifth-most populous county in the entire state. With the city of Orlando as the county seat, Orange County is also home to some of the largest tourist attractions in the world. Destinations like Disney World, Universal Studios, and SeaWorld keep visitors coming year-round. Orange County was originally established on December 29, 1824, from a segment of what was once St. Johns County. Upon establishment, the county would derive its name from the citrus fruit that had been its primary product at the time.



SECTION 2

Agent And Company Info

ADVISOR BIOGRAPHY



Clay Taylor, ALC

Senior Advisor

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Professional Background

Clay Taylor, ALC is a Senior Advisor at Saunders Real Estate.

Clay has been with Saunders Real Estate since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI (Realtor’s Land Institute) and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR (Florida Association of Realtors ®), the NAR (National Association of Realtors ®), the LAR (Lakeland Association of Realtors ®), and the CID (Commercial & Industrial Division of LAR).

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land

ADVISOR BIOGRAPHY



David Hungerford, CCIM, SIOR

Senior Advisor

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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 BIOGRAPHY



Joey Hungerford, MiCP

Advisor

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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 serves as Co-Chairman of the Public Policy Committee, and is a graduate of the association's Leadership Academy. He is also an active member of the International Council of Shopping Centers (ICSC), Emerge Lakeland, and the CCIM Florida West Coast District, where he sits on the Member Services Committee. Joey 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 a son, Levi. They are members of Together Church in Lakeland where Joey leads a connect group.

Joey specializes in:

- Industrial
- Commercial Leasing
- Office
- Site Identification

ADVISOR BIOGRAPHY



Clayton Taylor

Associate Advisor

clayton@saundersrealestate.com

Direct: **877-518-5263 x356** | Cell: **863-255-7406**

Professional Background

Clayton Taylor is an Associate Advisor at Saunders Real Estate.

Clayton was born and raised in Lakeland as a sixth-generation Floridian. While attending Santa Fe Catholic High School, he began to develop strong leadership and teamwork skills as a key player on the school's baseball team. He continued his passion for baseball at Santa Fe College before transferring to the University of Florida. There, he earned a Bachelor of Science in Food and Resource Economics, which would enrich his understanding of agriculture, land use, and real estate. While at UF, Clayton held various leadership roles in the Kappa Alpha Order, notably serving as the chapter's Vice President.

Prior to becoming a real estate advisor, Clayton worked with a land management company, where he deepened his knowledge of landowner needs and how to enhance the value of their properties. This role provided him with practical experience in managing various land types and addressing the challenges faced by property owners. Adding to his expertise in the land real estate industry, Clayton would later complete an internship with Saunders Real Estate. Having been mentored by the firm's expert land brokers, he is able to help clients effectively navigate the real estate process, upholding the highest standards of due diligence.

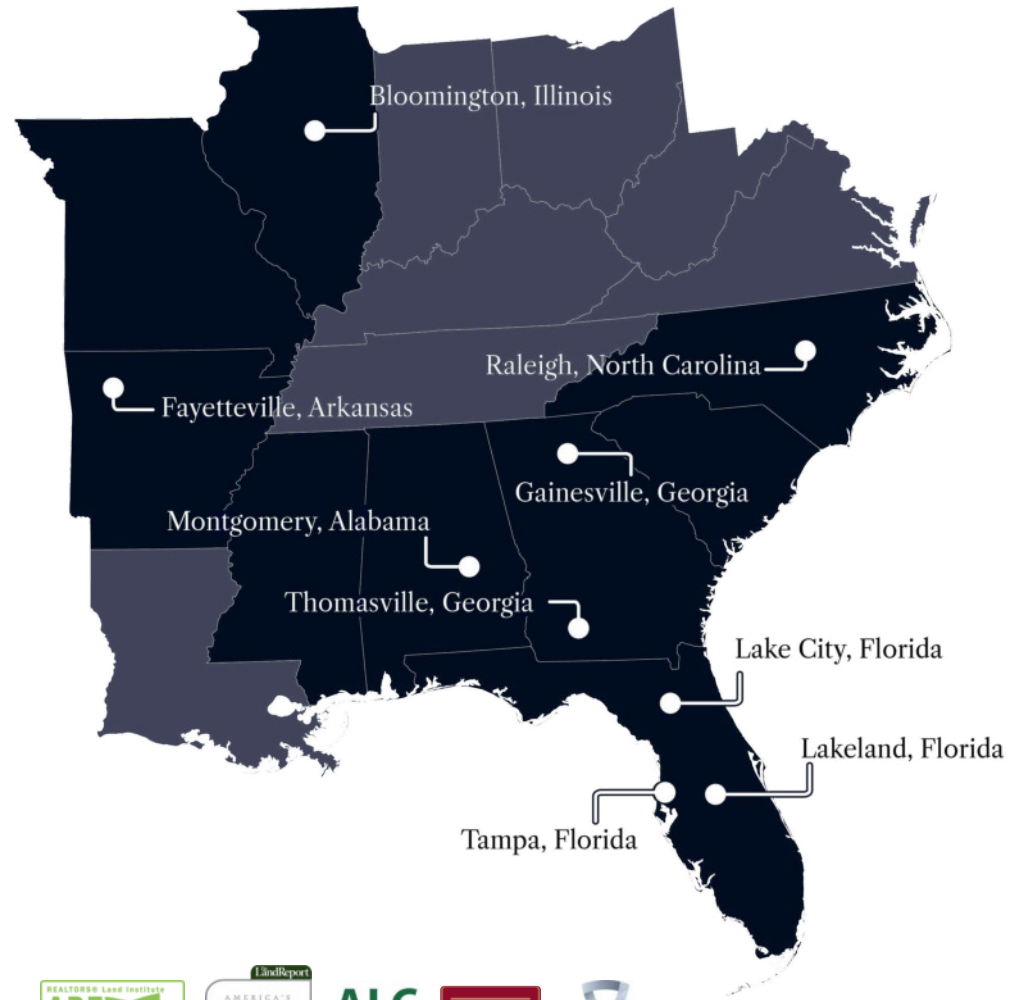
In his spare time, Clayton is an avid outdoorsman who enjoys duck, deer, and turkey hunting.

Clayton specializes in:

- Residential Development
- Agriculture
- Ranch
- Hunting & Recreation



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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