



New Industrial Development
800,000 ± SF



Polk City Development Land

0 N CITRUS GROVE BLVD, Polk City, Florida 33868

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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,600,000
Total Acres:	18.71 ± AC
Uplands:	15.8 ± AC
Price / Upland Acre:	\$101,265
Zoning:	R-4: Mixed Residential Use
Potential Density:	168 MF units per Former PUD in Place
Utilities:	Water on site Sewer is nearby
APN:	252629295302010000, 252629295302009010, 252629295302003000, 252633296500105000, 252633296500102020

Property Overview

This is a unique opportunity to acquire sizable development land in one of Florida's quickest growing corridors. This 18.7 ± acre (15.8 ± upland) site previously held a PUD for 168 multifamily units, and the City has shown openness to alternative commercial uses, providing flexibility for development. The property also supports potential for a manufactured housing community, meeting growing demand for attainable housing. Its value is further enhanced by strong local and regional growth, driven by Florida Polytechnic University and the rapid expansion of Polk County, one of the fastest growing MSA's in the United States.

Property Highlights

- There is water is on site and sewer nearby
- Road frontage on both State Road 33 and Citrus Grove Blvd N
- Located a couple of miles north of Florida Polytechnic University
- Sandy soils drain north into wetland areas

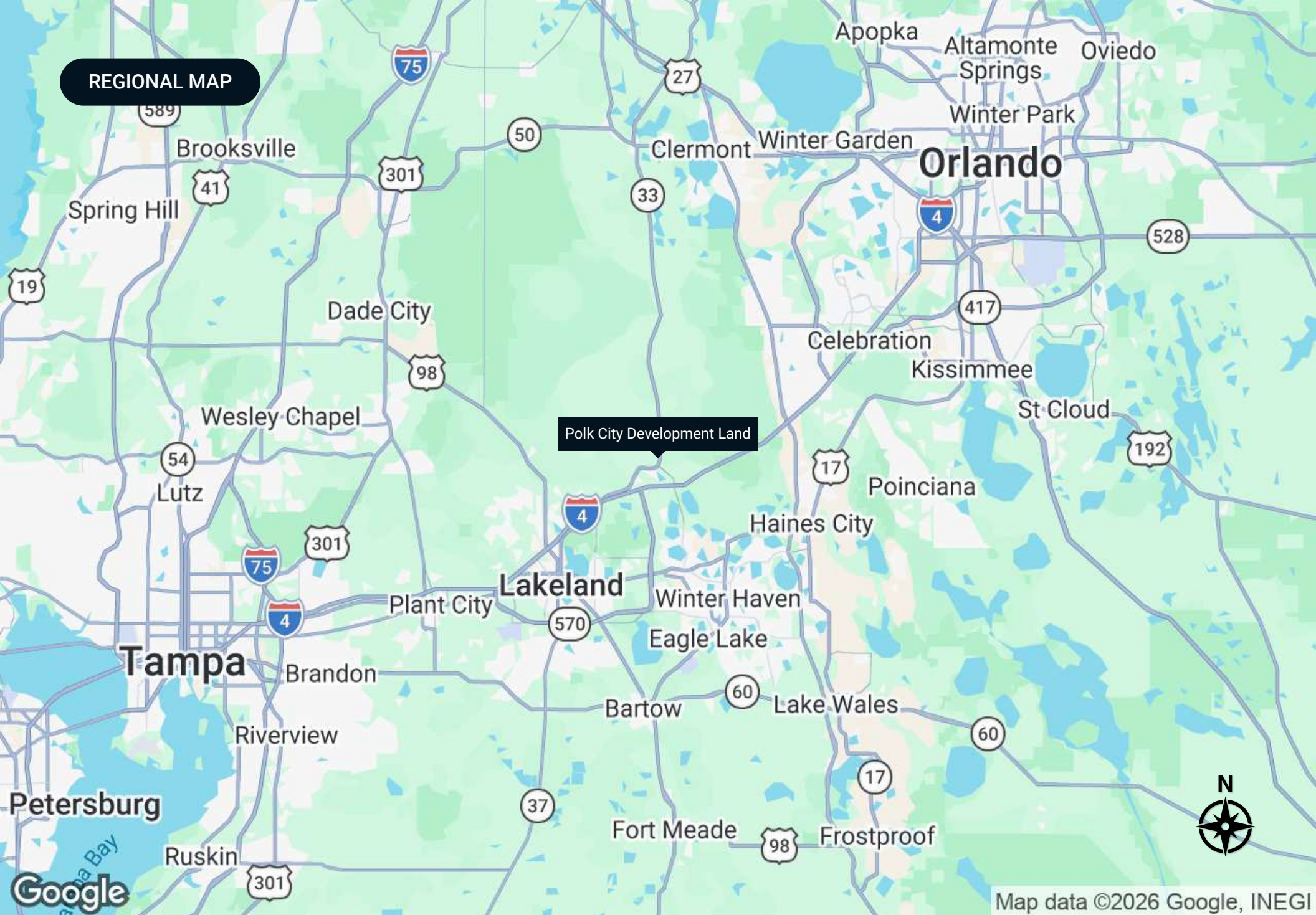


SECTION 2

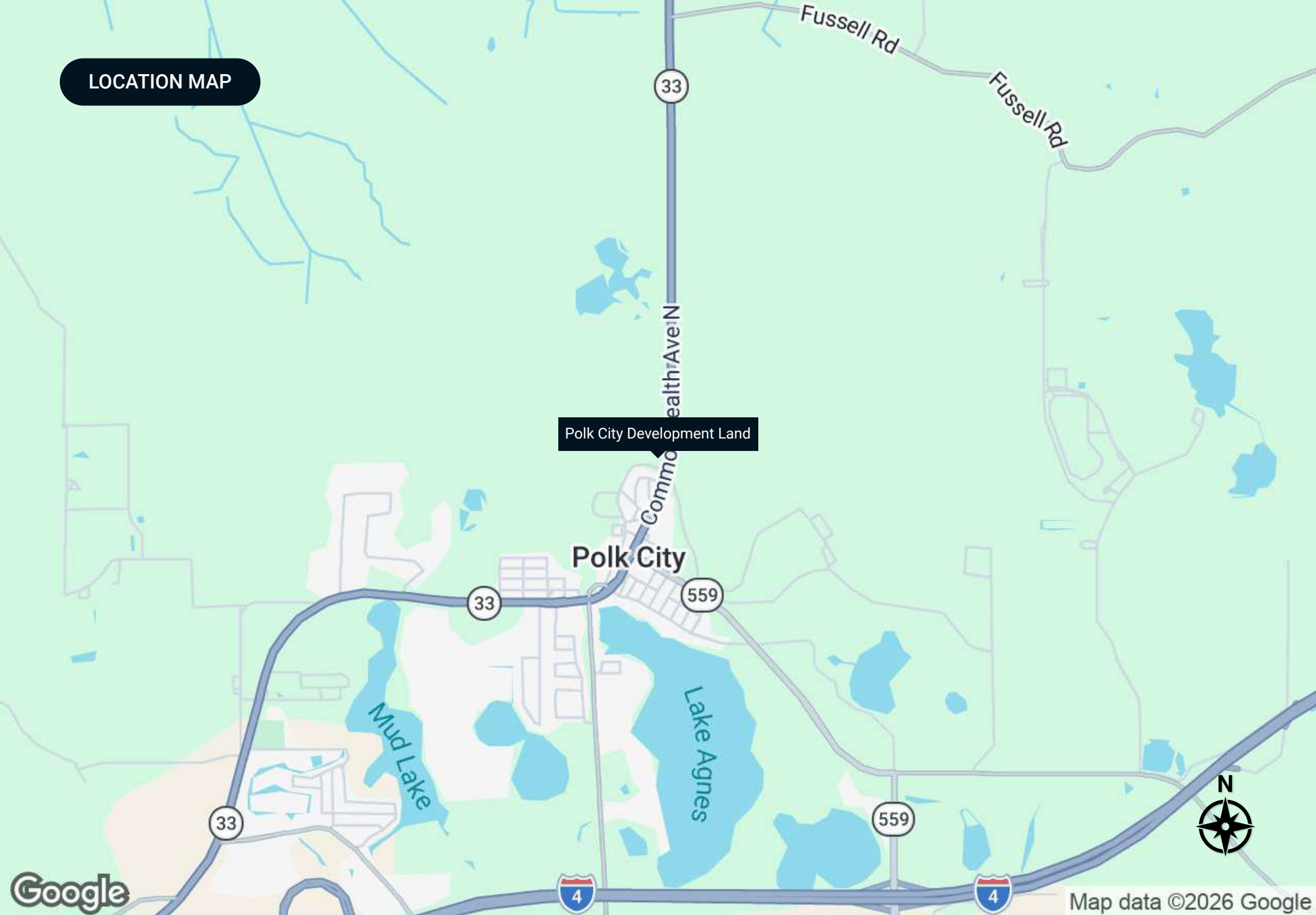
Location Information



REGIONAL MAP



LOCATION MAP



Polk City Development Land

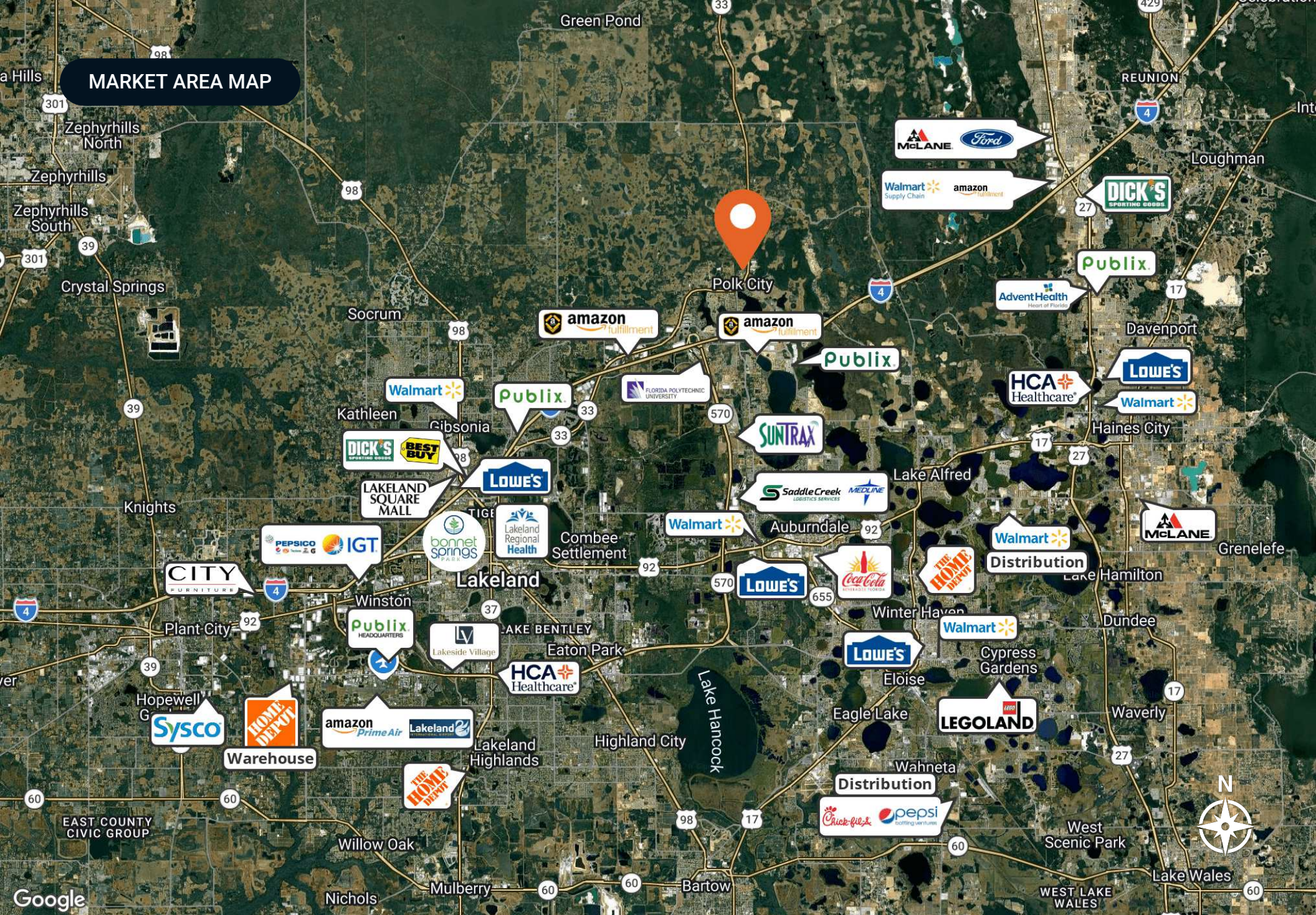
Polk City

Mud Lake

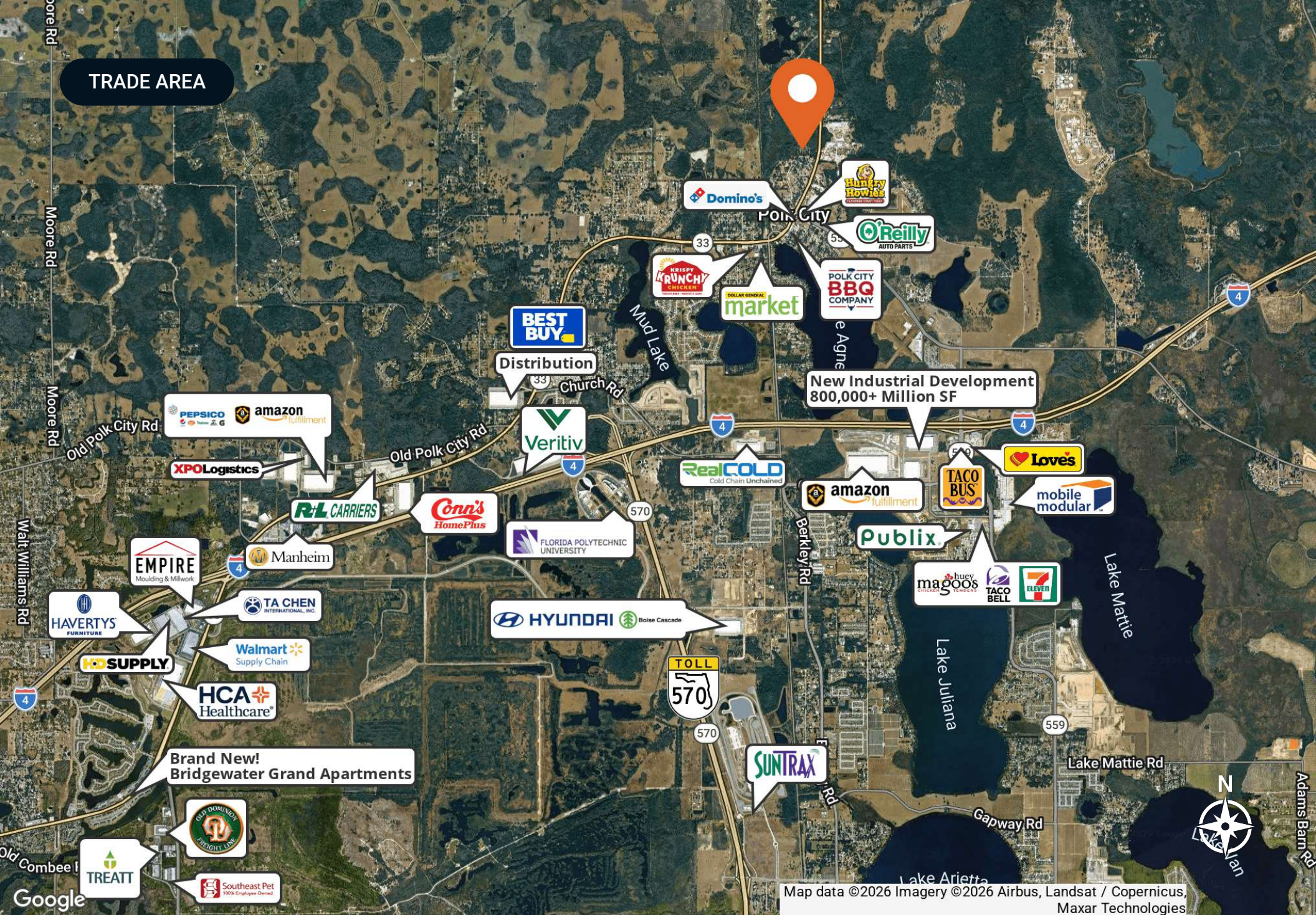
Lake Agnes



MARKET AREA MAP



TRADE AREA



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

SITE AERIAL



456 ± FT

992 ± FT

250 ± FT

398 ± FT

651 ± FT

485 ± FT

433 ± FT

Citrus Grove Blvd

33



Florida Polytechnic University

Florida Poly offers a dynamic, research-based, and hands-on science, technology, engineering, and math education delivered with the small-campus, one-on-one attention most often found at selective private colleges.

Florida Poly was established on April 20, 2012 to advance the state's economy. We've established a name for ourselves as a university with a rigorous curriculum, advanced research equipment, and a focus on solving industry problems with creative solutions.

- The university has received a \$175,000 grant from National Science Foundation (NSF) to help develop error-resilient and highly energy-efficient computing platforms for ultra-low power applications.
- Researchers at Florida Polytechnic University are working to help close the gaps in broadband connectivity in Polk County through a \$250,000 feasibility study recently approved by the Polk County Board of County Commissioners.
- Florida Polytechnic University is experiencing rapid growth, with over 1,900 students enrolled for the 2025-2026 academic year, marking a more than 10% increase over last year's historic enrollment, and a goal to reach 3,000 students by 2030
- Finishing touches are underway at the new, state-of-the-art Gary C. Wendt Engineering Building. The 40,000-square-foot facility will house engineering research and development labs, faculty and staff offices, collaboration spaces and more.
- The university is launching its first-ever summer camp, the Phoenix STEM Academy, offering students entering grades 3-12 an immersive, hands-on experience. It will feature engaging, project-based learning led by Florida Poly faculty, local educators, and trained student counselors. Participants will explore real-world STEM concepts through interactive activities tailored to their age group.



SECTION 3

Agent And Company Info

ADVISOR BIO



David Hungerford, CCIM, SIOR

Senior Advisor

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Professional Background

David Hungerford, MBA, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

David specializes in retail and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and ArcGIS specialist within the firm and formerly served as the firm's Director of Research.

David previously worked in his family-owned business, Hungerford & Associates, as a financial advisor. Prior to becoming a financial advisor, he served as the company's marketing director.

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 there, he was an active member of the Florida State University Real Estate Society. David recently graduated 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. He is also a CCIM (Certified Commercial Investment Member) designee and serves on the board for the CCIM Florida West Coast District.

David is a member and serves on the finance committee of the Lakeland Association of Realtors® and is an active member of The International Council of Shopping Centers (ICSC). He is married and lives with his wife Aimee in Bartow, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Retail Properties
- Site Selection
- Real Estate Analytics

ADVISOR BIO



Joey Hungerford, MiCP

Advisor

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Professional Background

Joey Hungerford, MiCP is an 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 Public Policy Committee 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.

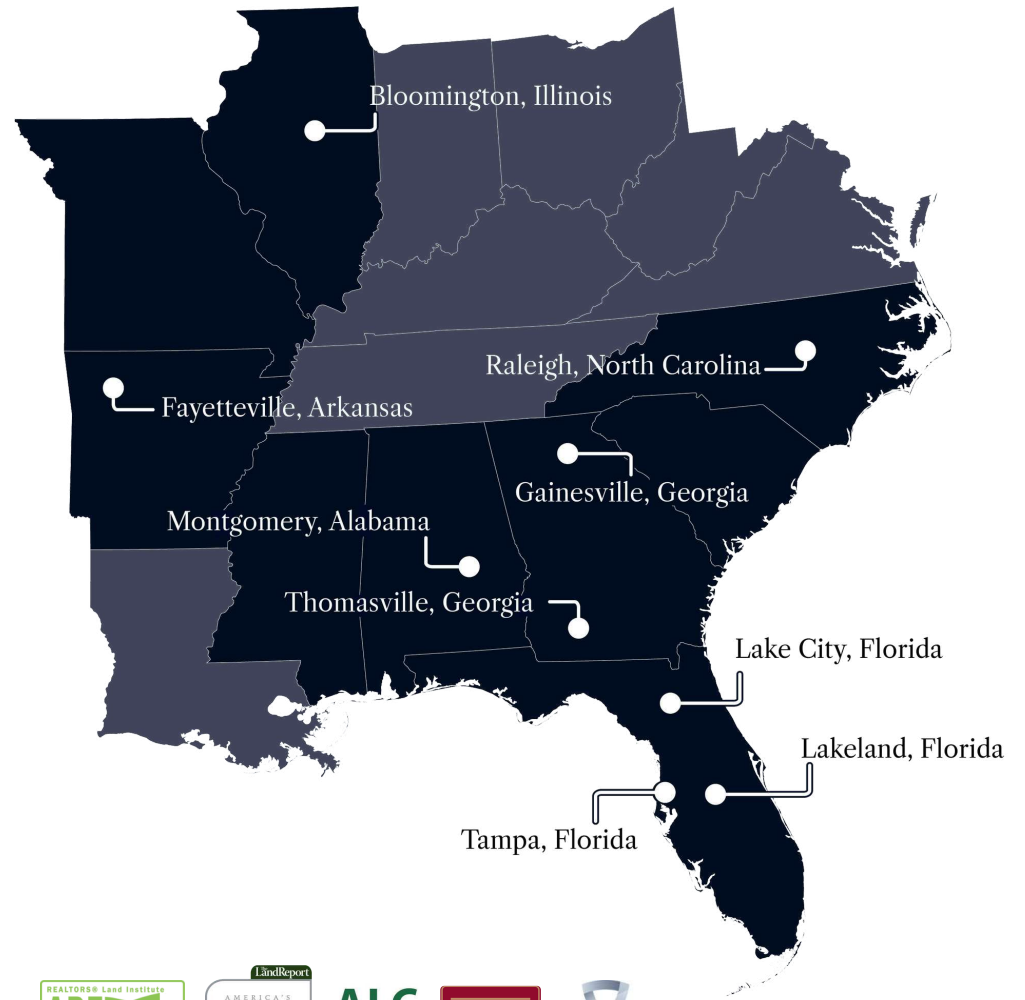
Joey and his wife, Hope, are proud parents of two boys, Levi and Hudson. They are members of Together Church in Lakeland, where Joey leads a connect group.

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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