



Old Highway 37



Rail Adjacent Mulberry Industrial Land

Old Highway 37, Mulberry, Florida 33830

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TABLE OF CONTENTS

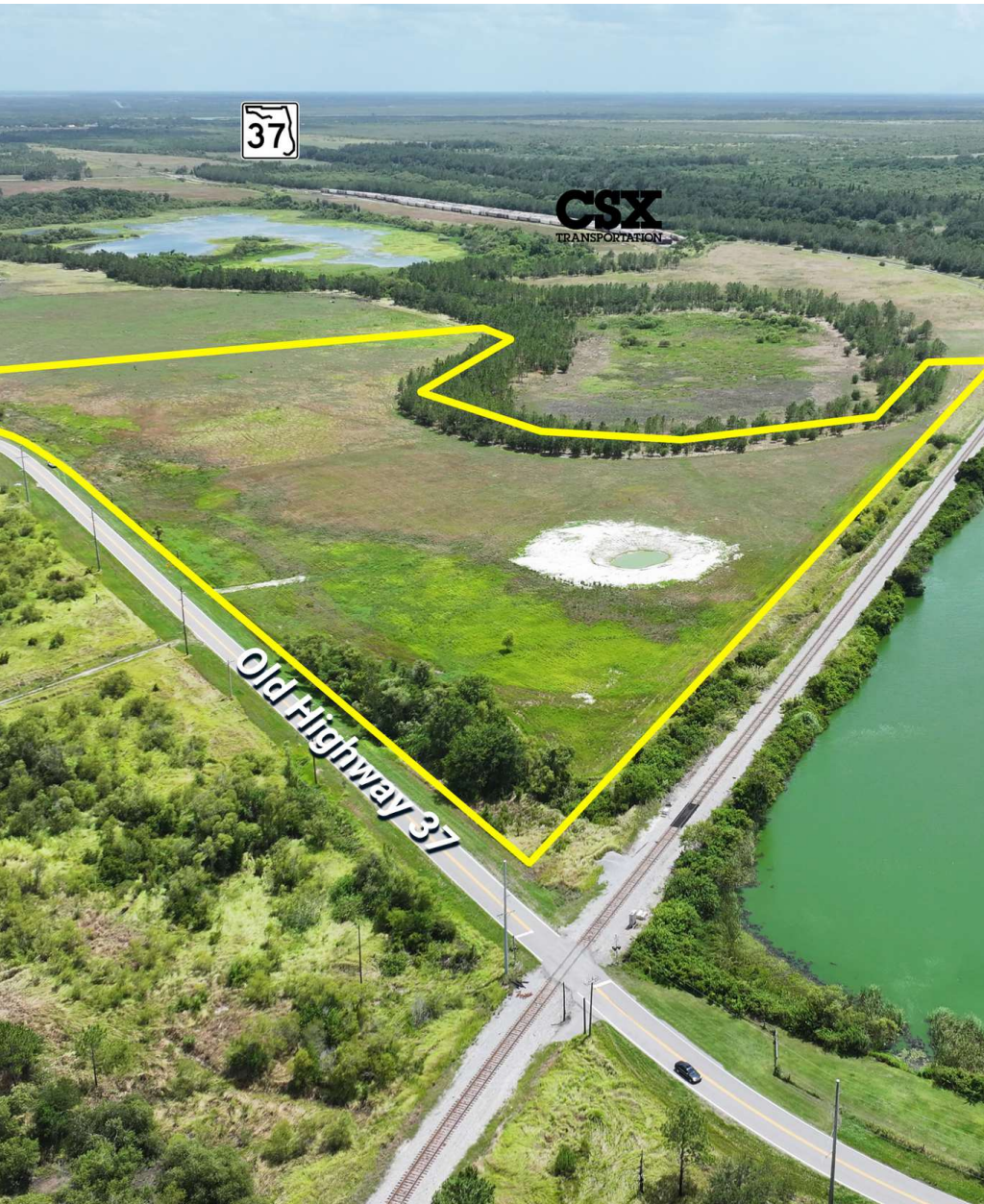


Table of Contents

Property Information	3
Property Summary	4
Location Information	5
Regional Map	6
Location Map	7
Demographics Map	8
Benchmark Demographics	9
Benchmark Demographics	10
Market Area Map	11
Trade Area Map	12
Site Dimensions	13
Utilities Map	14
Land Use - Ind	15
Agent And Company Info	16
Advisor Biography	17
Advisor Biography	18

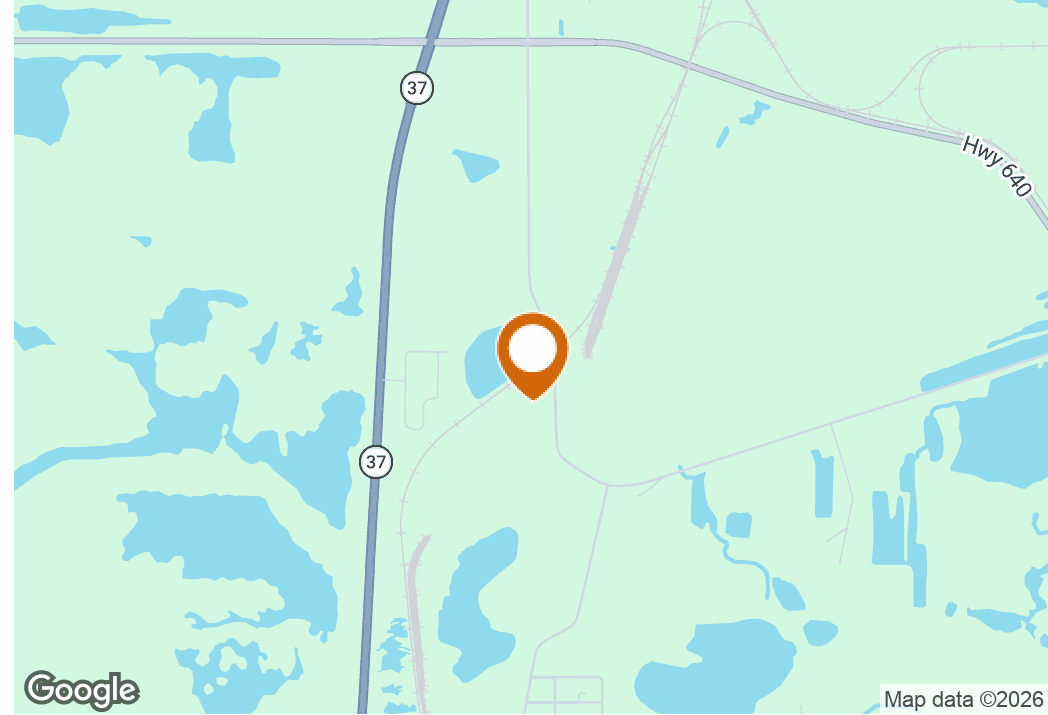


Old Highway 37



SECTION 1

Property Information



Offering Summary

Sale Price:	\$3,750,000
Lot Size:	22.77 ± Acres
Price / Acre:	\$164,690
Zoning:	FLU: Industrial (IND)
Utilities:	Water - 1,200 ± FT Away Gas Pipeline - 700 ± SF
Rail Frontage:	1,600 ± FT
APN:	233026000000022070, 233025000000044030, 233035000000011050, 233035000000011060, 2330360000000031010

Property Overview

Boasting a Future Land Use of Industrial (IND), these strategically located land parcels offer a compelling opportunity for heavy industrial users. The property's location just south of Mulberry and SR 60 both allows for generous land use and generous distribution channels. Situated within an Opportunity Zone, this property offers potential tax incentives and financial benefits, making it an even more attractive investment.

The land fronts along CSX rail. There is no design yet, but a rail spur could be available per CSX.



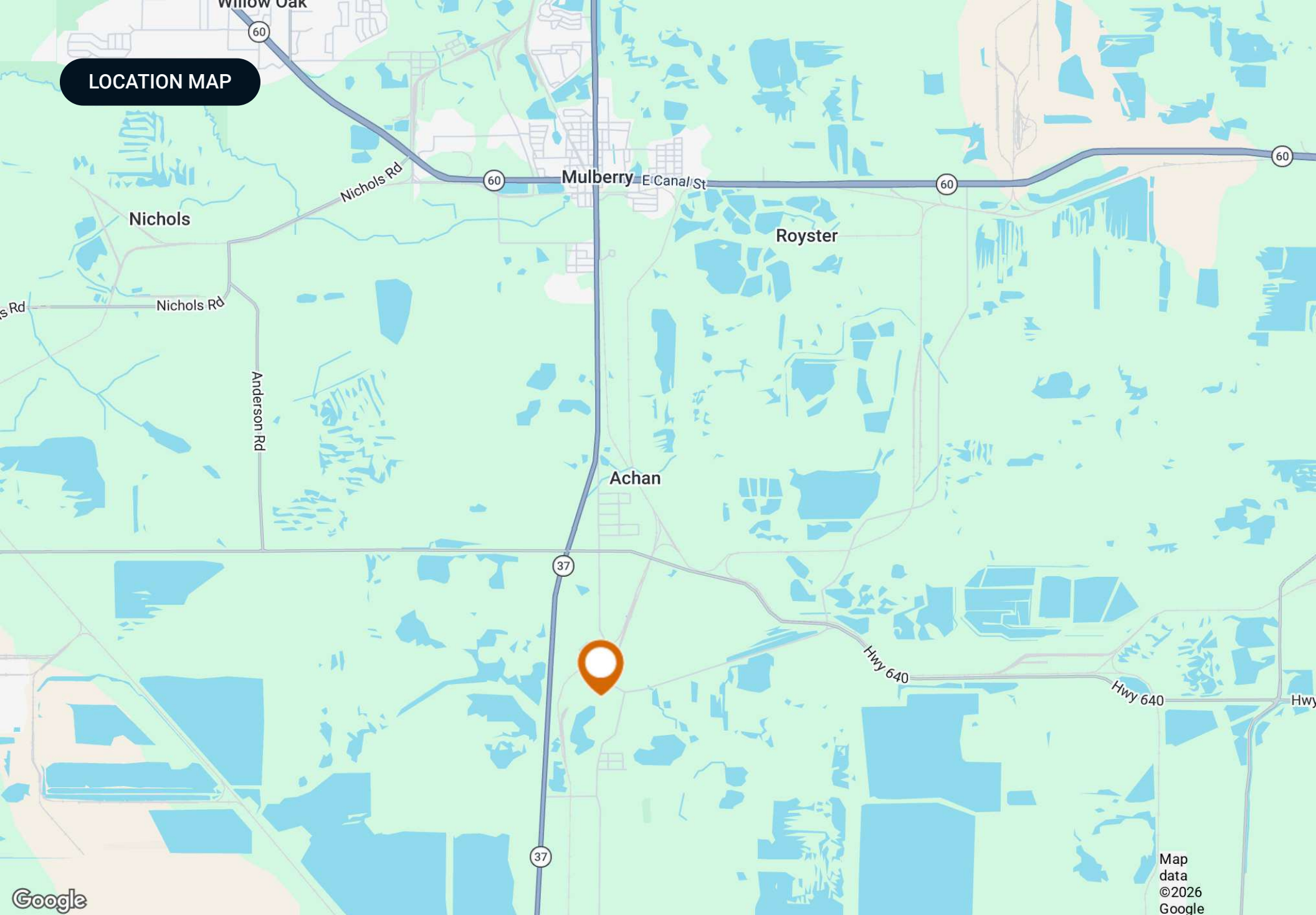
Old Highway 37



SECTION 2

Location Information

LOCATION MAP



BENCHMARK DEMOGRAPHICS

	5 Miles	10 Miles	15 Miles	15 Mins	30 Mins	60 Mins	Polk	FL	US
Population	4,995	109,495	272,262	36,283	328,080	2,105,180	822,142	23,027,836	339,887,819
Households	1,828	40,368	101,393	13,461	119,935	813,460	313,012	9,263,074	132,422,916
Families	1,265	29,787	69,816	9,437	84,225	538,155	215,849	6,004,732	84,464,295
Average Household Size	2.73	2.69	2.60	2.69	2.66	2.53	2.57	2.43	2.50
Owner Occupied Housing Units	1,354	31,483	72,296	10,087	86,996	543,025	224,755	6,222,143	85,052,805
Renter Occupied Housing Units	474	8,885	29,097	3,374	32,939	68,554	88,257	3,040,931	47,370,111
Median Age	39.2	39.8	39.0	38.8	39.1	41.1	41.3	43.6	39.6
Income									
Median Household Income	\$61,275	\$89,082	\$78,595	\$77,358	\$80,609	\$76,076	\$70,958	\$78,205	\$81,624
Average Household Income	\$74,844	\$113,239	\$104,133	\$98,050	\$106,045	\$103,706	\$91,650	\$111,382	\$116,179
Per Capita Income	\$27,554	\$41,522	\$38,845	\$36,660	\$38,971	\$40,208	\$34,967	\$44,891	\$45,360
Trends: 2025 - 2030 Annual Growth Rate									
Population	3.5%	2.0%	1.8%	1.3%	1.7%	1.8%	2.36%	1.08%	0.42%
Households	3.6%	2.2%	2.0%	1.5%	1.9%	2.0%	2.57%	1.28%	0.64%
Families	3.6%	2.2%	2.0%	1.4%	1.9%	2.0%	2.55%	1.30%	0.54%
Owner HHs	4.9%	2.8%	2.6%	2.2%	2.5%	2.6%	3.08%	1.83%	0.91%
Median Household Income	1.7%	2.7%	2.5%	2.1%	2.8%	2.7%	2.34%	2.85%	2.53%

Ability to reach over 2,000,000 people in just a 60-minute drive time from the property

BENCHMARK DEMOGRAPHICS

5 Miles 10 Miles 15 Miles 15 Mins 30 Mins 60 Mins Polk FL US

Households by Income

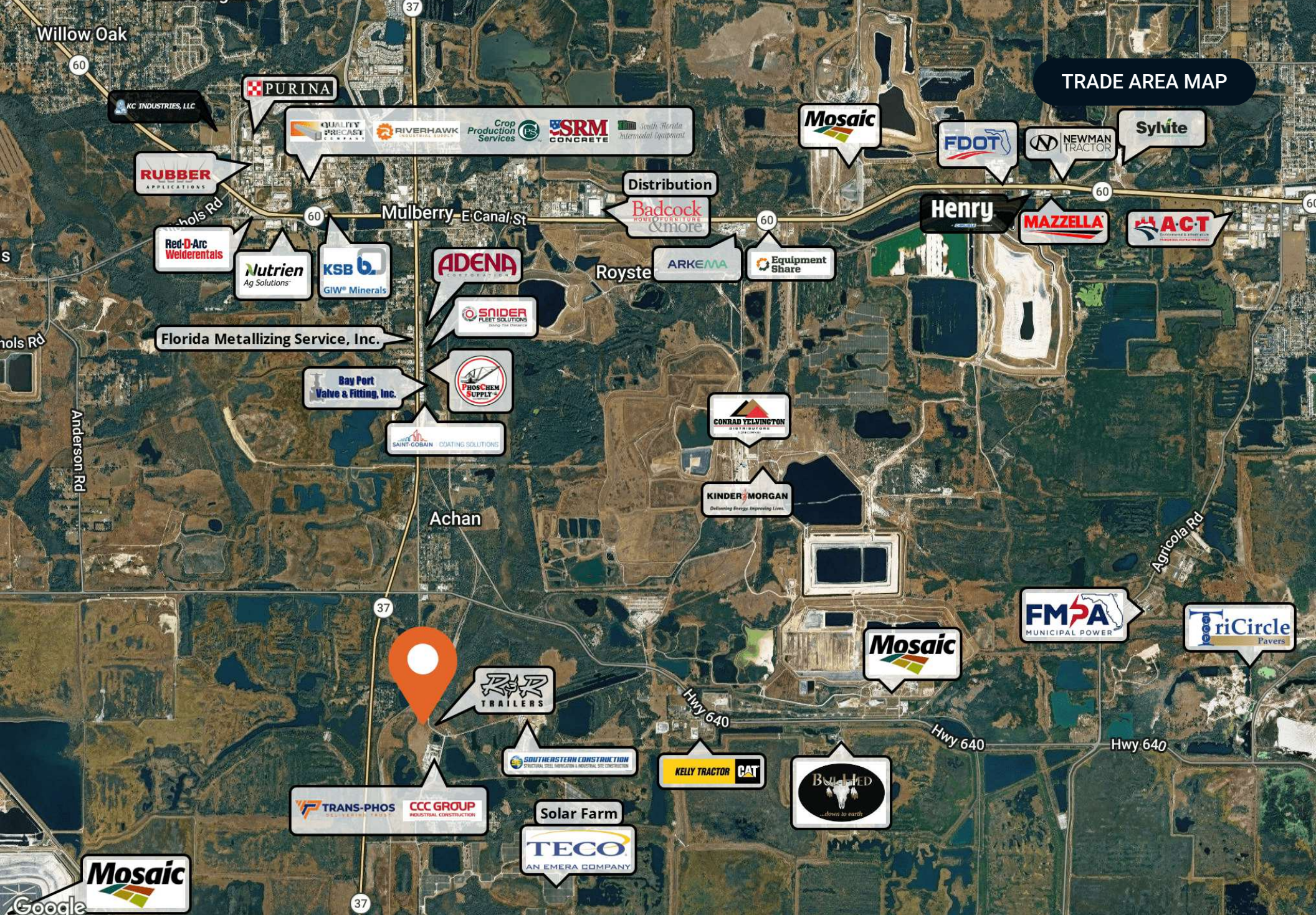
<\$15,000	7.6%	5.0%	7.2%	6.1%	7.1%	8.6%	7.4%	8.0%	8.3%
\$15,000 - \$24,999	6.0%	4.2%	5.5%	4.7%	5.5%	5.9%	6.1%	5.8%	5.9%
\$25,000 - \$34,999	7.8%	5.1%	6.7%	5.7%	6.3%	6.6%	7.2%	6.7%	6.3%
\$35,000 - \$49,999	17.9%	10.0%	10.9%	12.3%	10.3%	10.6%	12.0%	10.5%	9.8%
\$50,000 - \$74,999	24.1%	16.5%	17.2%	19.3%	17.0%	17.6%	19.8%	16.9%	15.6%
\$75,000 - \$99,999	7.7%	14.6%	13.4%	15.0%	13.6%	13.3%	14.6%	12.9%	12.5%
\$100,000 - \$149,999	22.4%	23.0%	20.1%	22.2%	20.4%	18.2%	18.1%	18.4%	17.8%
\$150,000 - \$199,999	5.8%	11.2%	9.4%	7.7%	9.7%	8.5%	8.1%	8.7%	9.8%
\$200,000 - \$499,999	0.7%	8.6%	8.0%	6.0%	8.7%	9.1%	5.8%	9.8%	11.9%
\$500,000+	0.1%	1.8%	1.5%	1.0%	1.5%	1.6%	0.8%	2.3%	2.1%

Population by Age

0 - 4	6.6%	5.7%	5.5%	6.1%	5.5%	5.3%	5.3%	4.7%	5.4%
5 - 9	6.5%	6.2%	5.8%	6.4%	5.9%	5.7%	5.6%	5.0%	5.8%
10 - 14	6.9%	6.6%	6.3%	6.7%	6.5%	6.0%	6.0%	5.3%	6.0%
15 - 19	6.7%	6.8%	6.9%	6.9%	7.0%	6.6%	6.3%	5.8%	6.5%
20 - 24	5.7%	5.9%	7.4%	6.0%	7.2%	6.7%	6.2%	6.0%	6.7%
25 - 34	12.5%	12.3%	12.8%	12.7%	12.7%	13.3%	12.6%	12.4%	13.6%
35 - 44	11.9%	13.5%	12.8%	13.5%	12.8%	13.1%	12.6%	12.4%	13.2%
45 - 54	11.3%	12.5%	11.9%	11.7%	12.2%	11.8%	11.5%	11.9%	12.0%
55 - 64	12.4%	12.2%	11.9%	11.7%	11.9%	11.8%	12.1%	13.1%	12.1%
65 - 74	11.1%	10.5%	10.4%	10.4%	10.2%	10.9%	11.9%	12.4%	10.7%
75 - 84	6.5%	6.1%	6.4%	6.2%	6.2%	6.9%	7.7%	8.1%	6.1%
85+	1.9%	1.6%	1.9%	1.7%	1.9%	2.1%	2.2%	2.7%	2.0%

Race and Ethnicity

White Alone	58.9%	64.4%	61.8%	63.5%	61.6%	55.6%	56.0%	56.3%	60.0%
Black Alone	18.5%	11.2%	12.2%	9.9%	11.7%	16.6%	15.3%	14.9%	12.5%
American Indian Alone	1.0%	0.5%	0.6%	0.9%	0.6%	0.6%	0.6%	0.5%	1.1%
Asian Alone	1.0%	2.9%	2.4%	1.7%	2.6%	3.4%	2.1%	3.3%	6.4%
Pacific Islander Alone Some	0.3%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.2%
Other Race Alone	7.5%	7.3%	8.5%	9.4%	8.9%	8.9%	10.9%	7.6%	8.8%
Two or More Races	12.8%	13.7%	14.5%	14.5%	14.6%	14.8%	15.0%	17.4%	10.8%
Hispanic Origin (Any Race)	24.7%	23.2%	25.5%	28.1%	26.4%	26.9%	30.6%	27.7%	19.7%



TRADE AREA MAP

Willow Oak

60

37

PURINA

KC INDUSTRIES, LLC

QUALITY PRECAST RIVERHAWK Crop Production Services SRM CONCRETE South Florida International Equipment

Mosaic

FDOT

NEWMAN TRACTOR

Sylvite

RUBBER APPLICATIONS

Distribution

Badcock HOME TO CULTURE & MORE

Henry

MAZZELLA

MACT

Red-D-Arc Welderentals

Nutrien Ag Solutions

KSB GIW Minerals

ADENA

Royste

ARKEMA

Equipment Share

SNIDER FLEET SOLUTIONS

Florida Metallizing Service, Inc.

Bay Port Valve & Fitting, Inc.

PRO-CHEM SUPPLY

SAINT-GOBAIN COATING SOLUTIONS

CONRAD YELWINGTON REALTY GROUP

KINDER MORGAN Delivering Energy-Improving Lives.

Achan

37



R&R TRAILERS

SOUTHERN CONSTRUCTION SPECIALTY STEEL FABRICATOR & INDUSTRIAL SITE CONSTRUCTION

KELLY TRACTOR **CAT**

Mosaic

FM&A MUNICIPAL POWER

TriCircle Pavers

TRANS-PHOS **CCC GROUP** INDUSTRIAL CONSTRUCTION

Solar Farm

BULLHED ...down to earth

TECO AN EMERA COMPANY

Mosaic

Google

37

Hwy 640

Hwy 640

Hwy 640

Agricola Rd

Anderson Rd

Chols Rd

Mulberry-E Canal St

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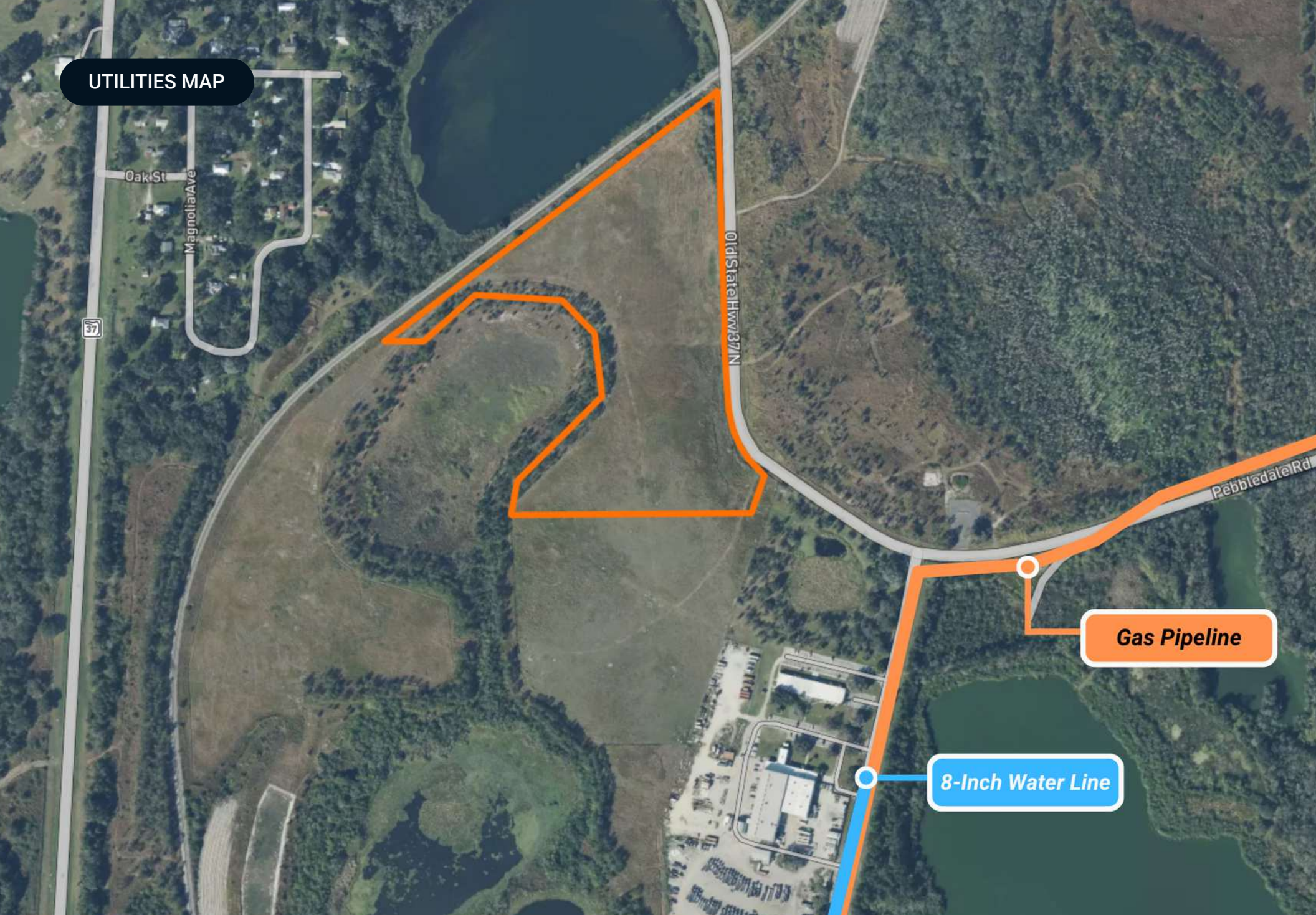
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SITE DIMENSIONS



All measurements are approximate and should not be relied upon as exact.

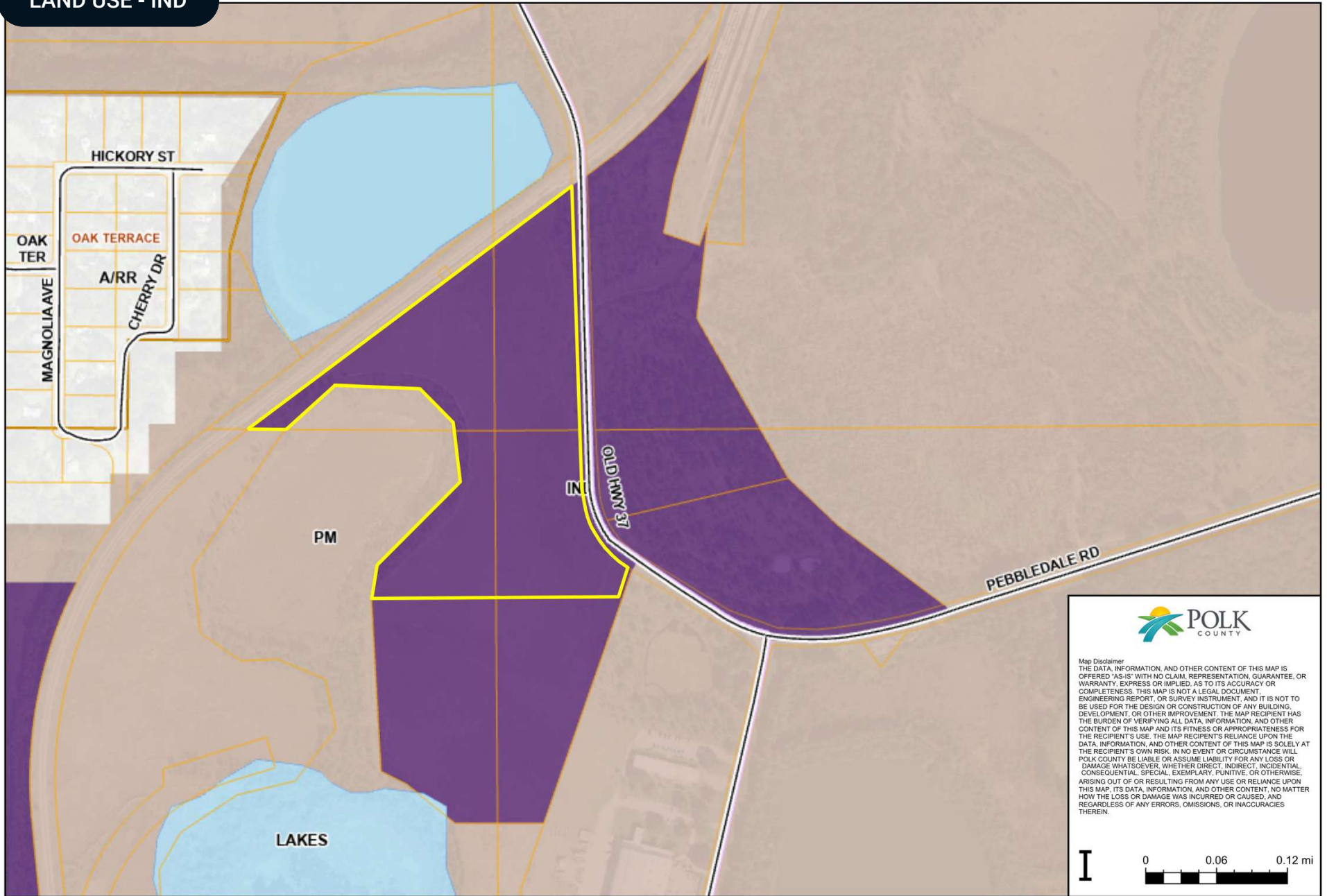
UTILITIES MAP



Gas Pipeline

8-Inch Water Line

LAND USE - IND





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

Advisor

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

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 experience includes serving as Communications Director for a Congresswoman in the United States House of Representatives, Communications Advisor to the Chairman of the House Judiciary Committee, and in communications and media roles supporting the President of the United States.

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.

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.

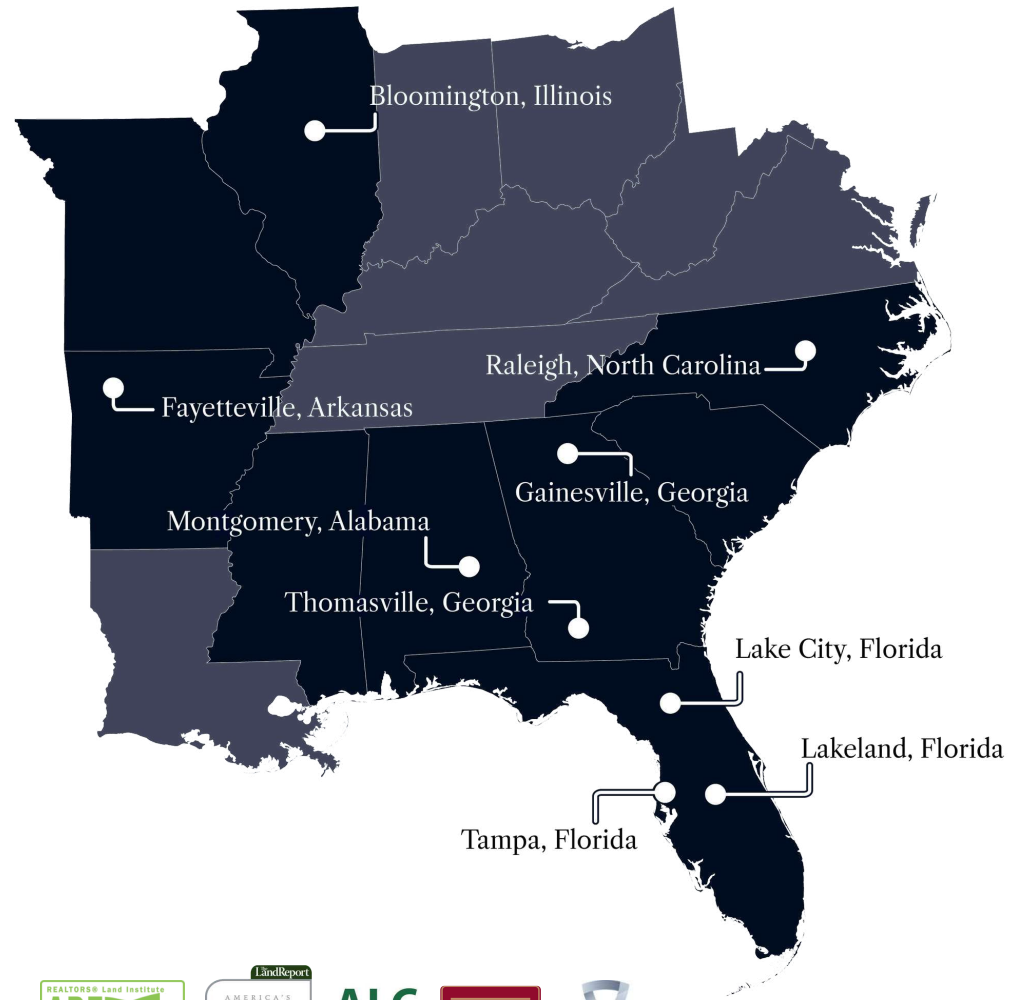
Joey and his wife, Hope, are proud parents of two boys, Levi and Hudson. They are members of Together Church in Lakeland, where Joey leads a connect group.

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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