

Walmart

Quick Lane
TIRE & AUTO CENTER

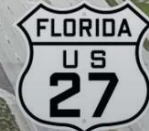


SAUNDERS
COMMERCIAL

Culver's



MURPHY
USA



CIRCLE K

Avon Park Walmart Outparcels

801 US Highway 27 North, Avon Park, Florida 33825

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PROPERTY SUMMARY



VIDEO

Offering Summary

Sale Price:	\$350,000 - \$470,000
Lot Size:	1.010 - 1.435 Acres
Zoning:	C-2
Utilities:	Water & Sewer
Traffic Count:	34,500 cars/day
PINs:	A16332801100000070; A16332801100000040; A16332801100000010

Property Description

These retail outparcels are located directly in front of the Walmart in Avon Park. Some of the pads are 100% usable and include off-site retention. The sites vary in size, have site-specific restrictions, and all benefit from cross-access. Nearby economic drivers include the Avon Park Air Force Range as well as the South Florida State College. Scooters Coffee and Culvers have recently completed construction in the development on Lots 4 and 5.

See Lot Prices and Sizes on Page 4

PRICING SCHEDULE

Lot #	Status	SF	Acres	Price	\$/AC	\$/SF
1	Available	62,291	1.430	\$470,000	\$326,671	\$7.55
2	Available	43,996	1.010	\$350,000	\$346,535	\$7.96
6	Under Contract	52,509	1.435	\$630,000	\$439,024	\$11.99
7	Under Contract	48,090	1.104	\$510,000	\$461,956	\$10.60

LOT 2

LOT 1

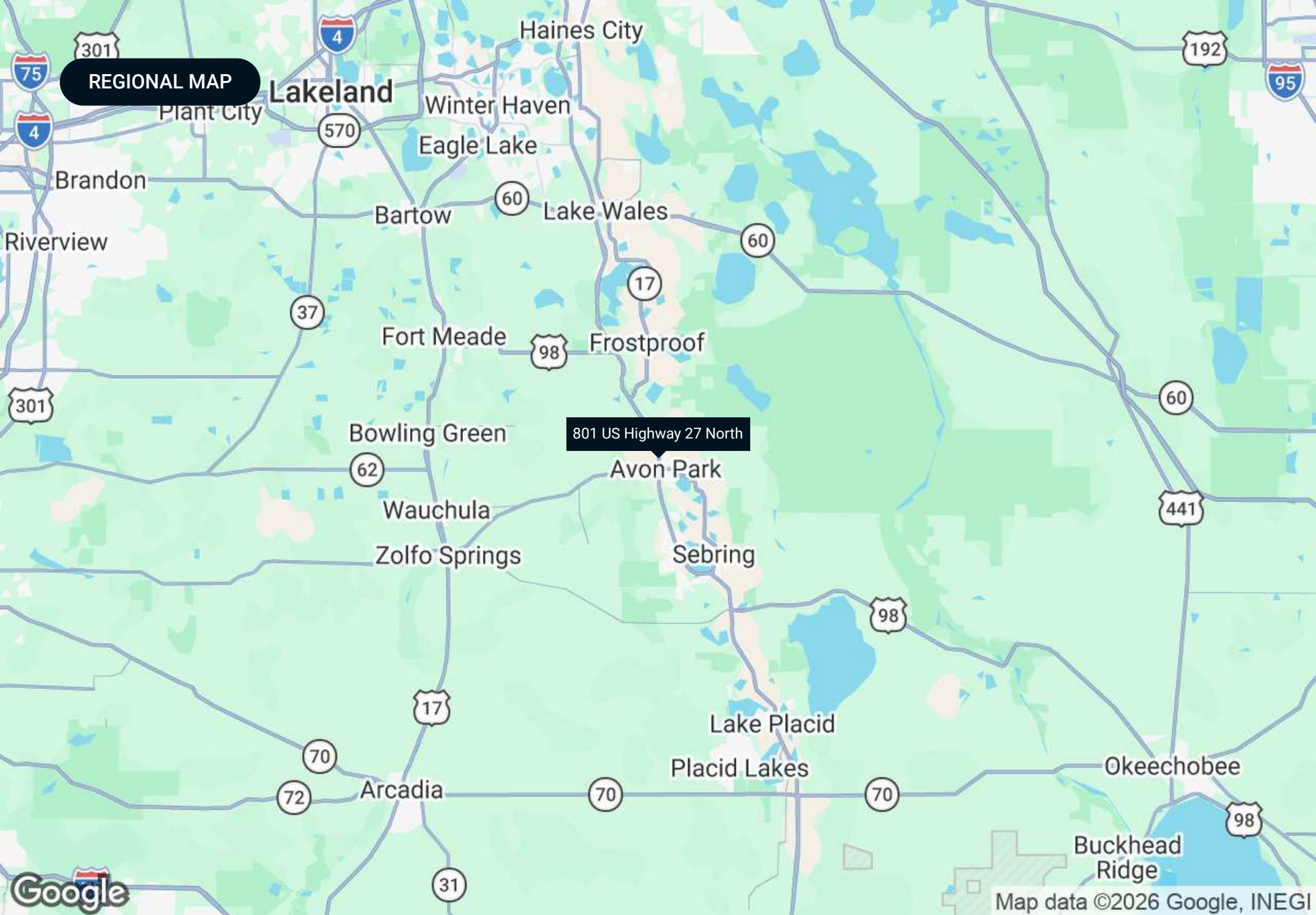
LOT 7
UNDER CONTRACT

LOT 6
UNDER CONTRACT

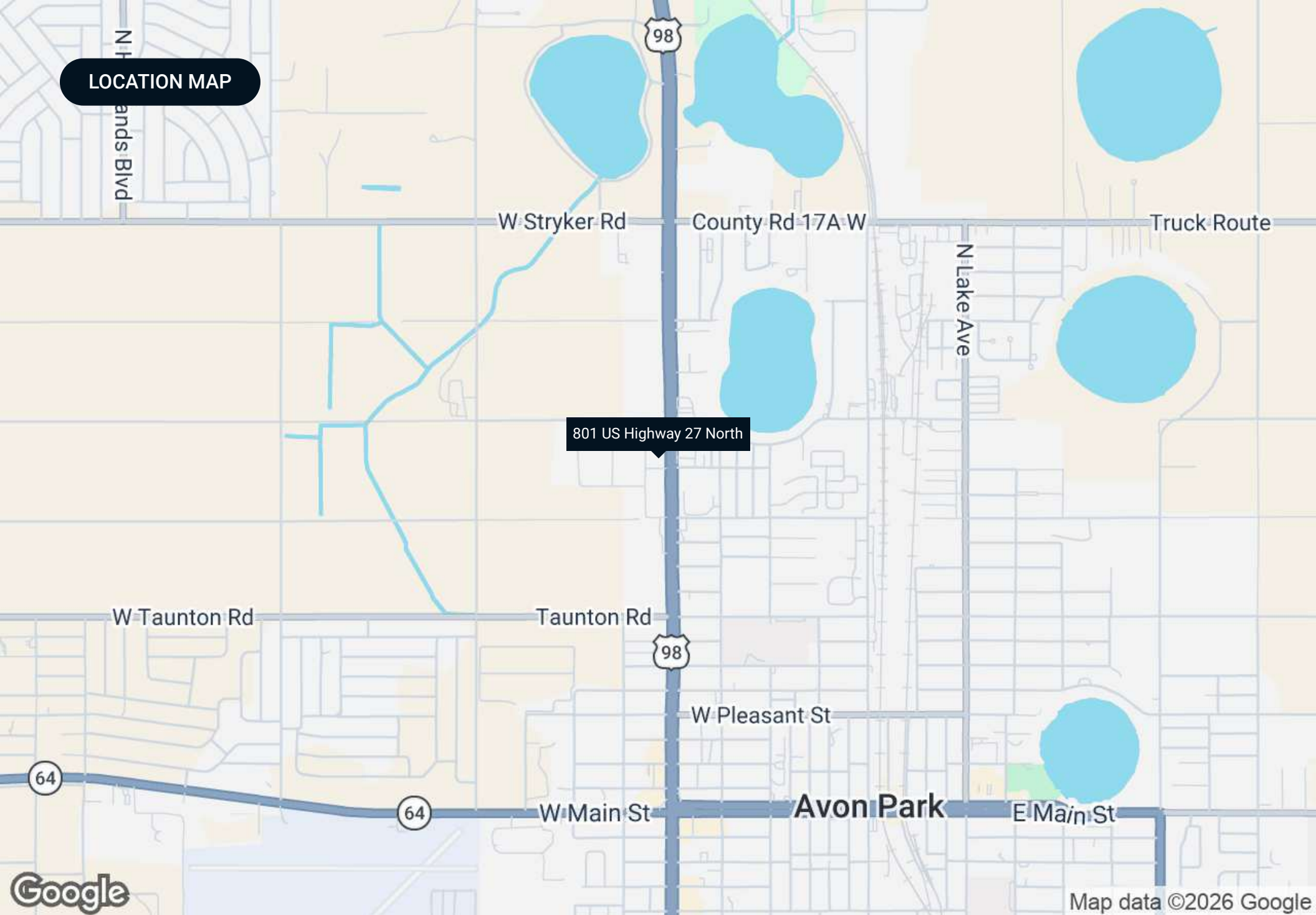
34,500
Cars/Day

Oaks At Avon





LOCATION MAP



DEMOGRAPHICS MAP & REPORT

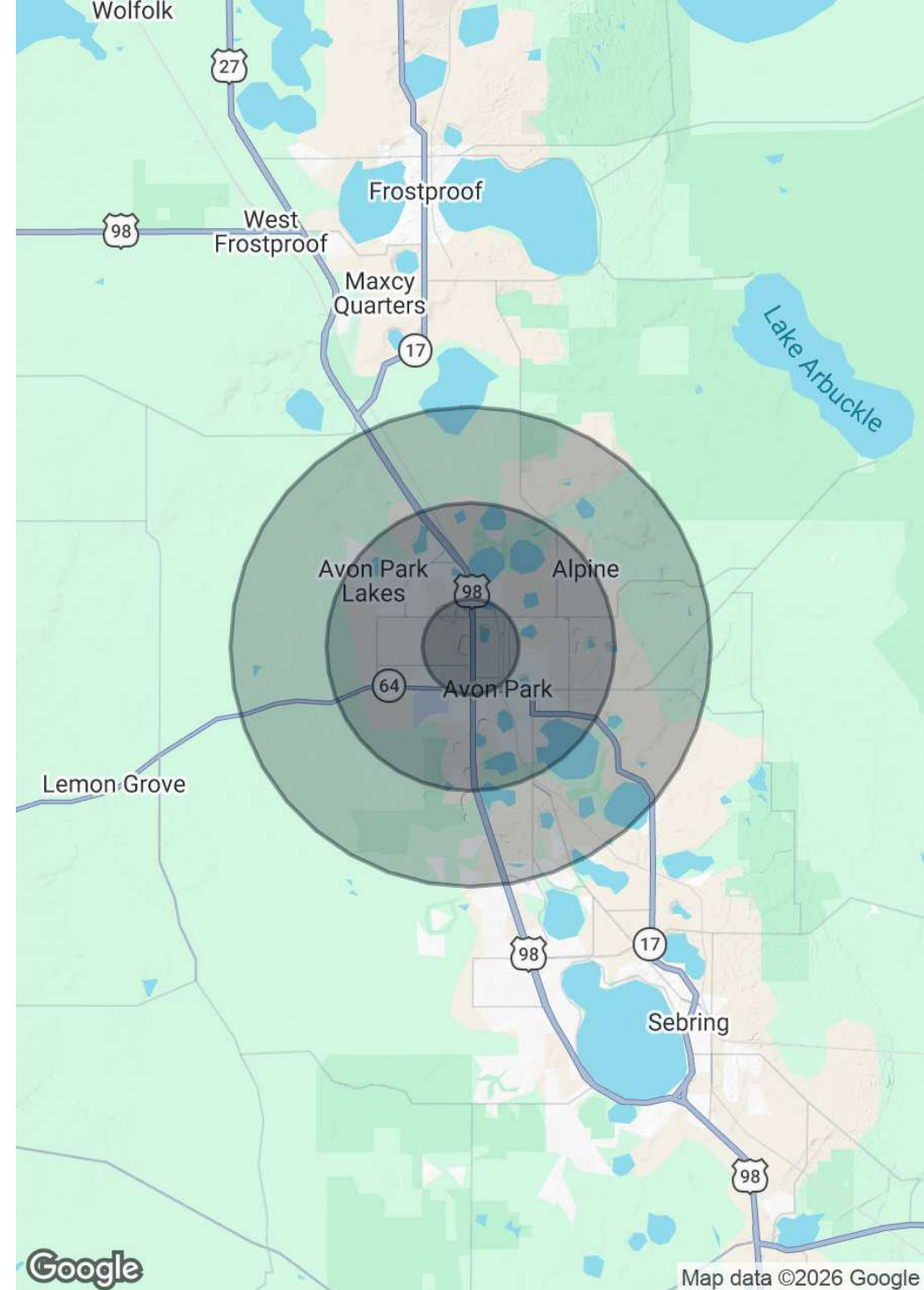
Population

	1 Mile	3 Miles	5 Miles
Total Population	3,725	15,450	31,951
Average Age	35.1	44.8	48.6
Average Age (Male)	30	43.1	47.9
Average Age (Female)	41.4	47.4	50

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,382	5,756	12,112
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$33,000	\$41,808	\$45,142
Average House Value	\$118,292	\$120,301	\$133,972

2020 American Community Survey (ACS)



BENCHMARK DEMOGRAPHICS

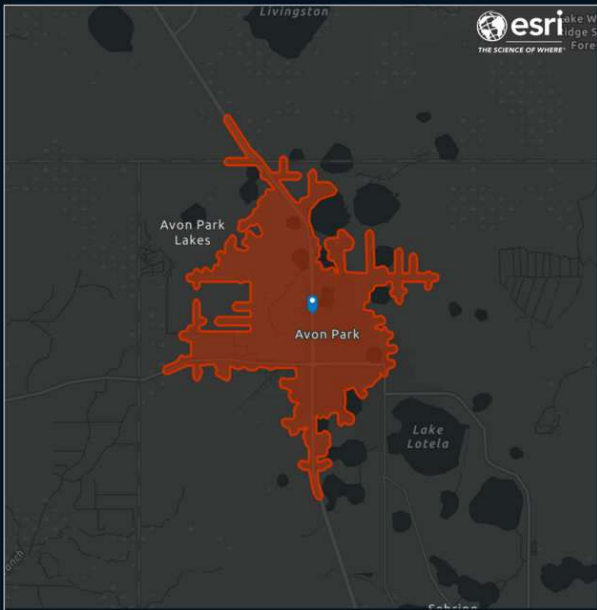
5 Minutes

INCOME


\$50,497
Median Household
Income


\$28,194
Per Capita
Income


\$136,514
Median Net
Worth



KEY FACTS

11,344
Population

44.0

Median Age



4,834

Households

\$41,936

Median Disposable Income

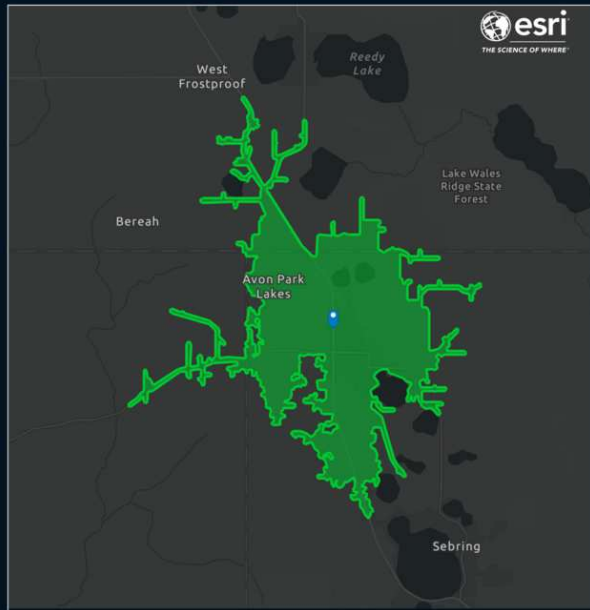
10 Minutes

INCOME


\$55,170
Median Household
Income


\$29,630
Per Capita
Income


\$185,208
Median Net
Worth



KEY FACTS

23,822
Population

46.6

Median Age



9,887

Households

\$46,607

Median Disposable Income

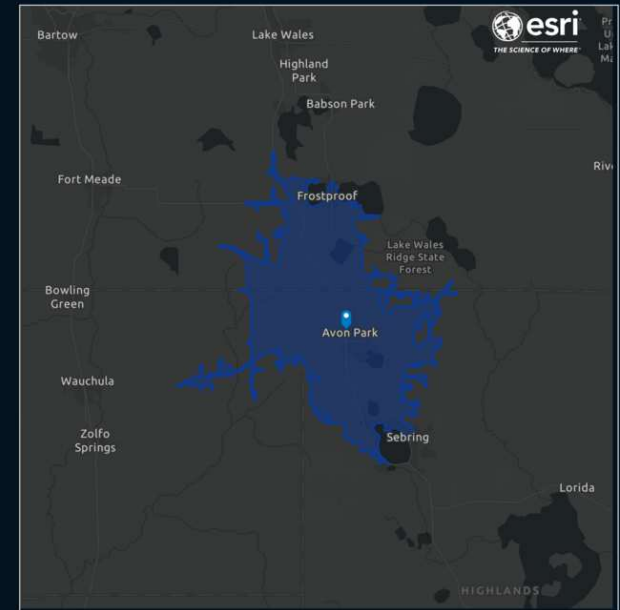
15 Minutes

INCOME


\$61,064
Median Household
Income


\$33,855
Per Capita
Income


\$257,173
Median Net
Worth



KEY FACTS

53,486
Population

51.7

Median Age



23,357

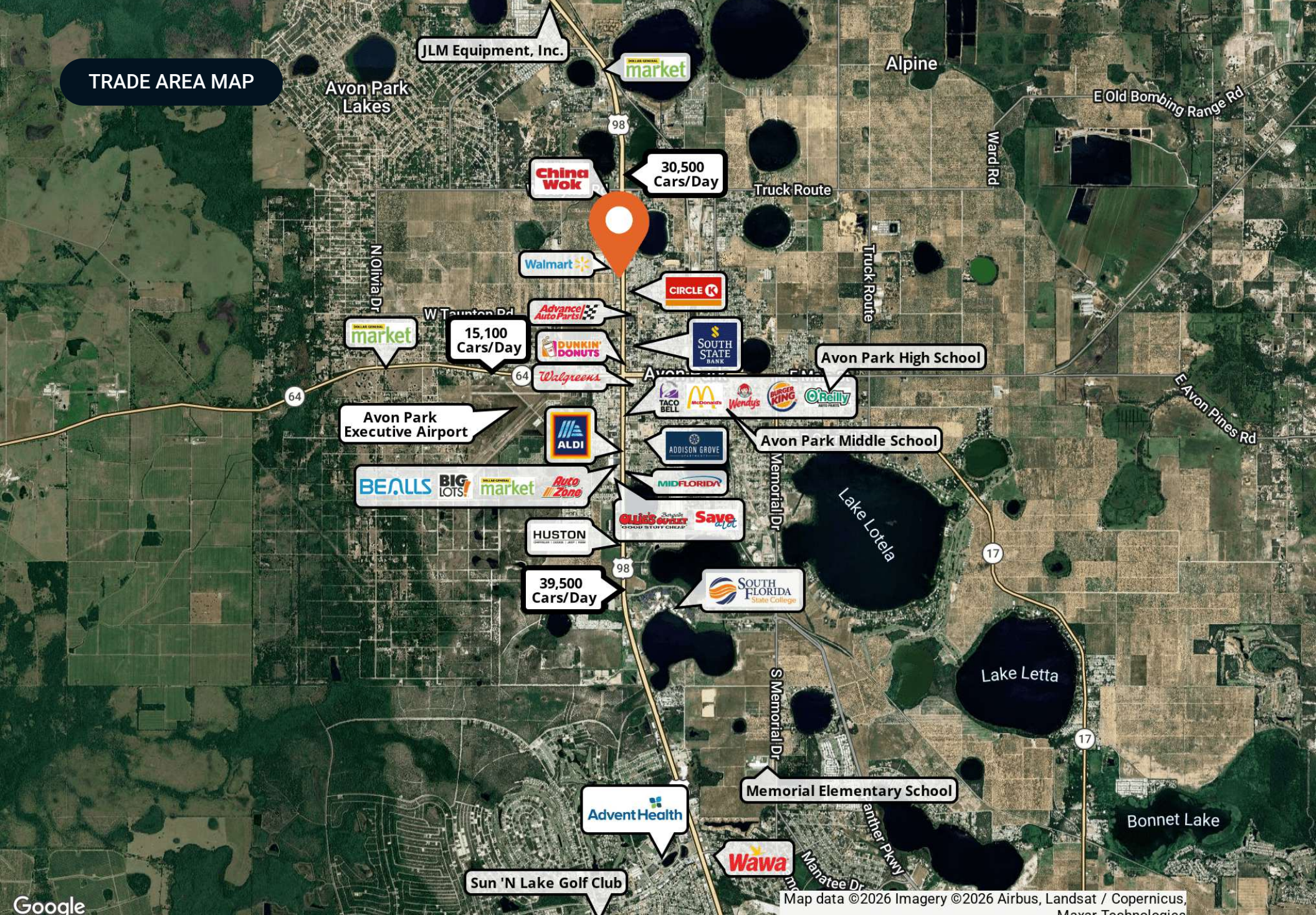
Households

\$51,533

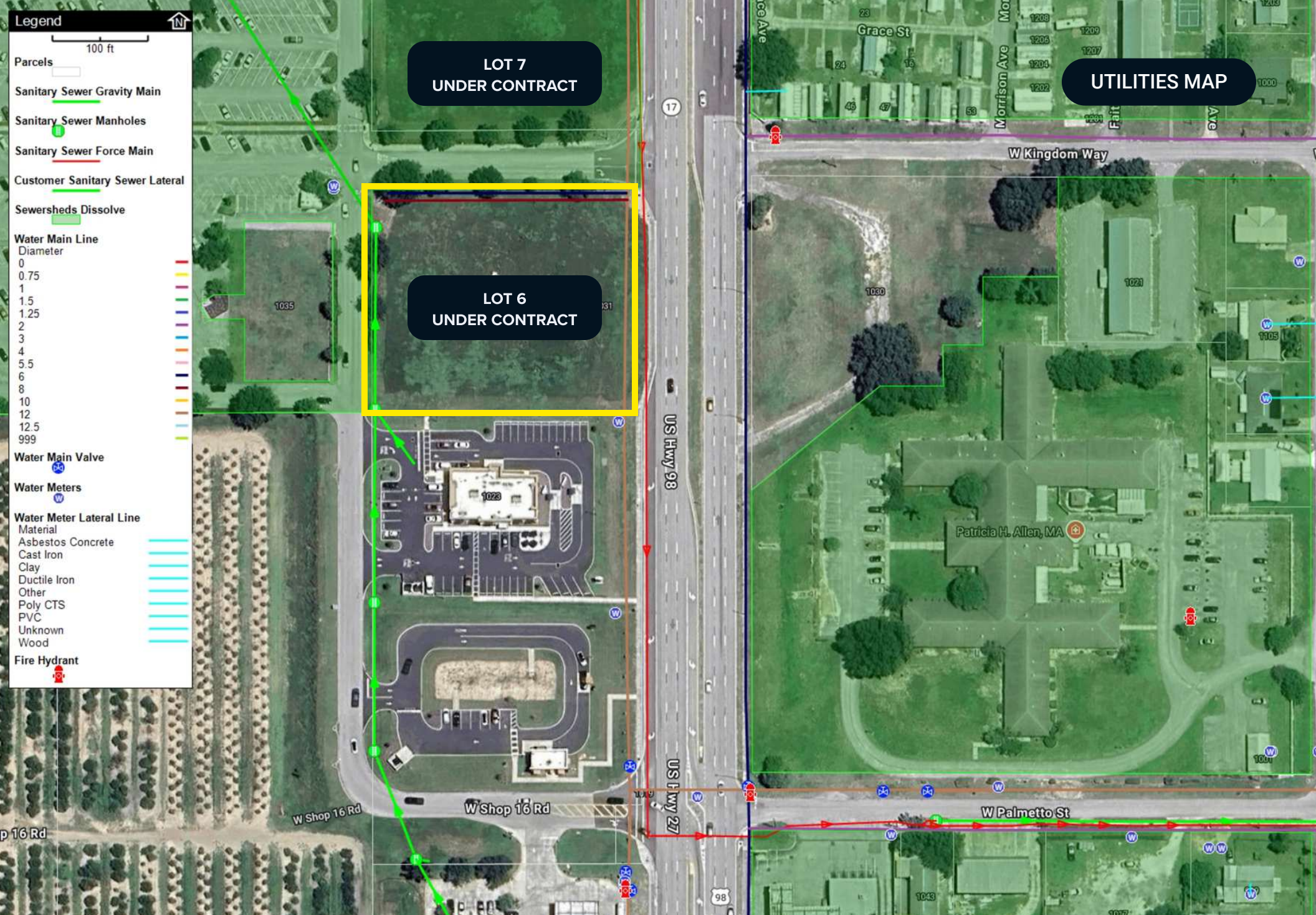
Median Disposable Income

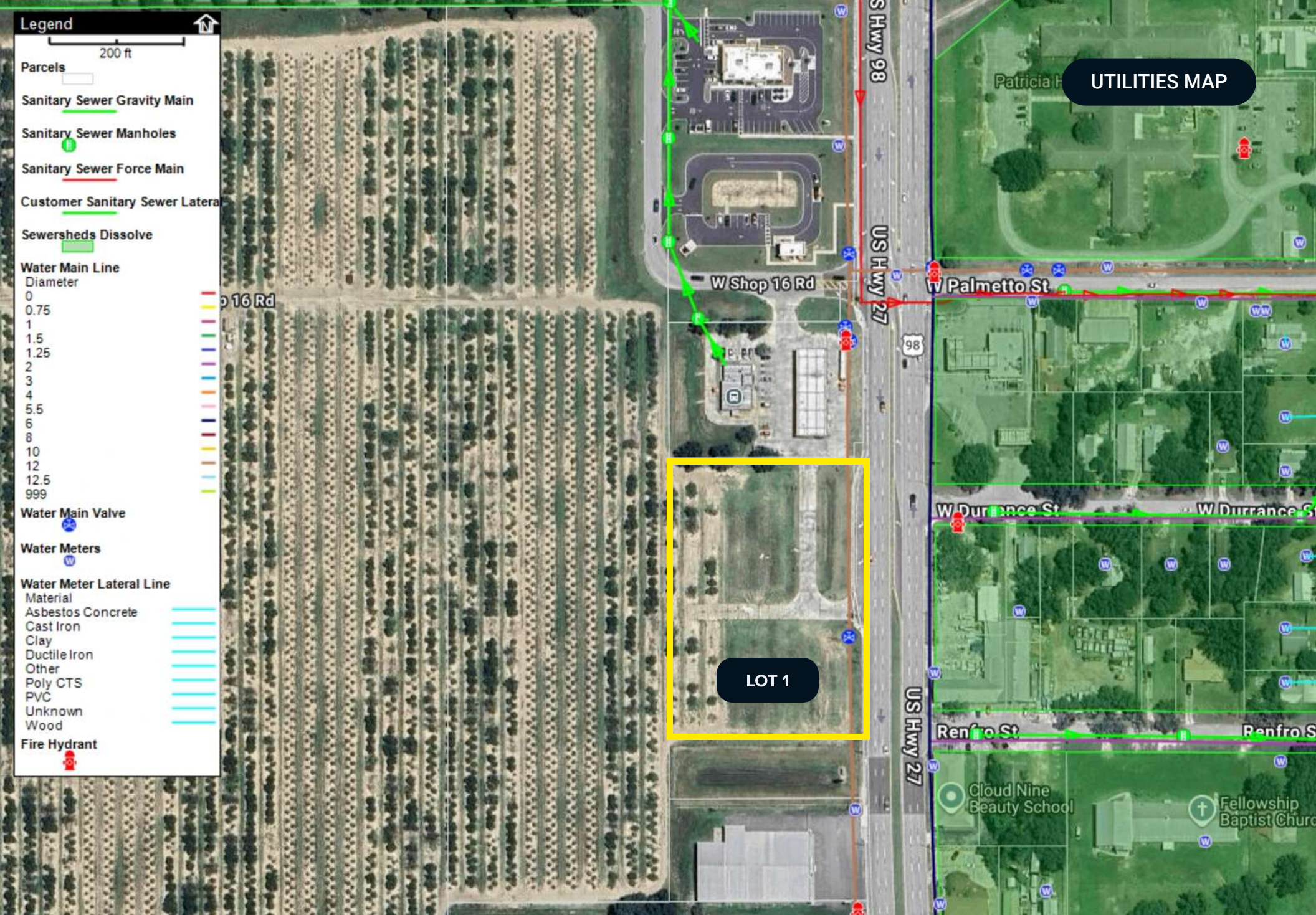


TRADE AREA MAP



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





LOTS 1 & 2



LOT 1

LOT 2

MURPHY
USA



LOTS 6 AND 7 - UNDER CONTRACT

LOT 6

UNDER CONTRACT

LOT 7

UNDER CONTRACT



ADVISOR BIO



David Hungerford, CCIM, SIOR

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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 BIO



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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 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:

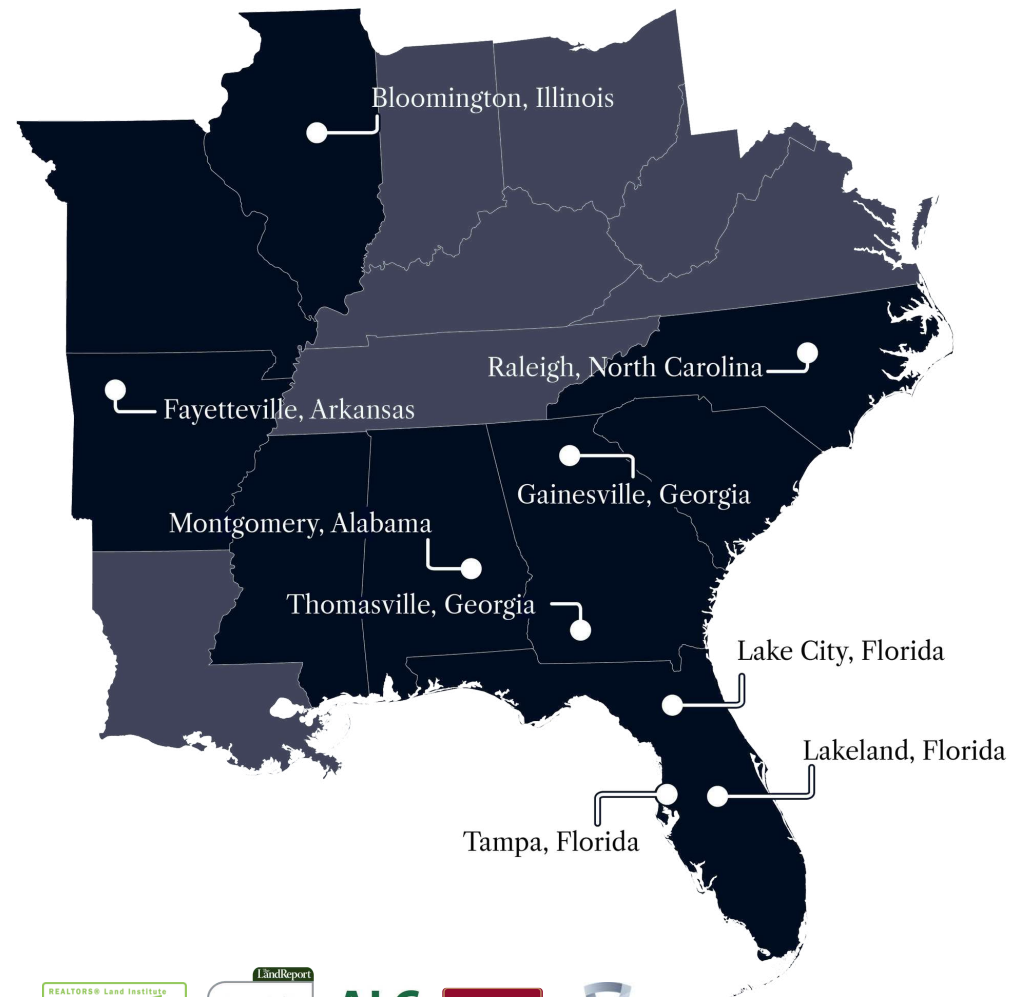
- Industrial
- Commercial Leasing
- Office



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