

SAUNDERS LAND

Kathleen Road Low Density Residential

3330 Kathleen Road, Lakeland, Florida 33810

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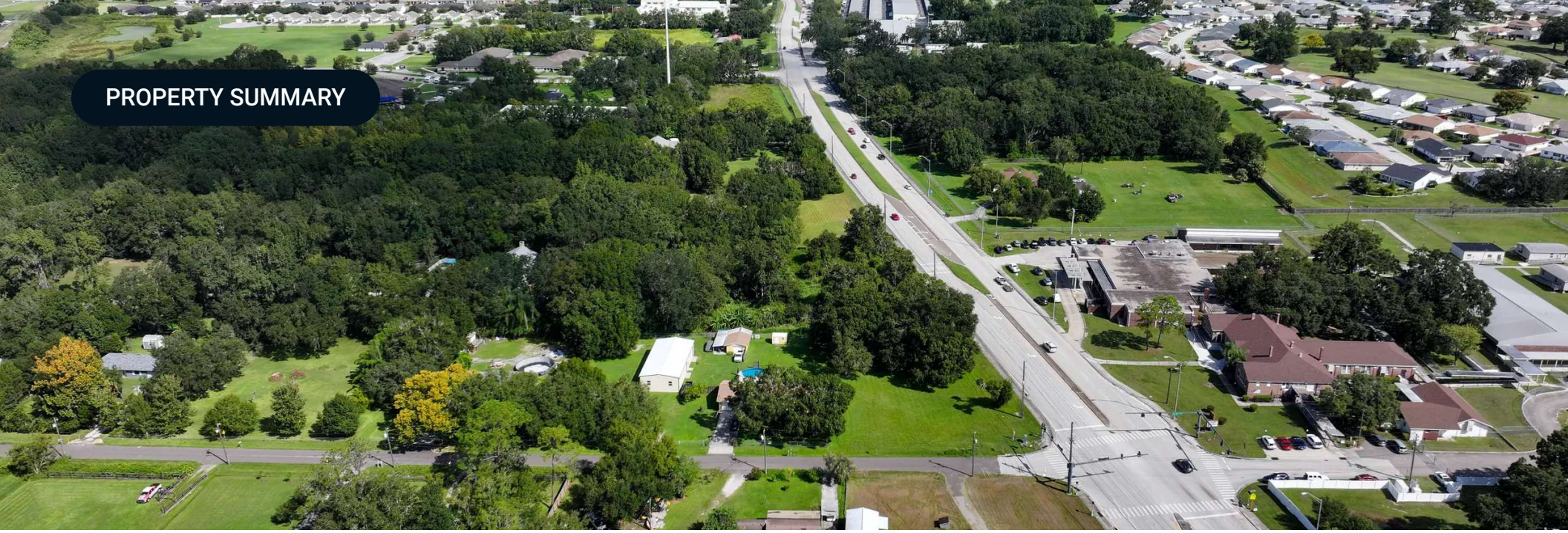
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SECTION 1

Property Information



Offering Summary

Sale Price	**$175,000**
Lot Size:	1.39 ± Acres
Lot Dimensions:	Approx. 222' wide by 278' deep
Price | Acre:	$125,899
City:	Lakeland
County:	Polk
Jurisdiction:	Unincorporated Polk County
Utilities:	Water*
Future Land Use:	RL-1 (Polk County)
Parcel ID:	232734000000024070

Property Overview

This 1.39 ± acre parcel is a well located, oversized residential lot with approximately 230 ± feet of frontage along Kathleen Road, a high-traffic corridor surrounded by established businesses and residential neighborhoods. Nearby retailers include Publix, McDonald's, and Walgreens.

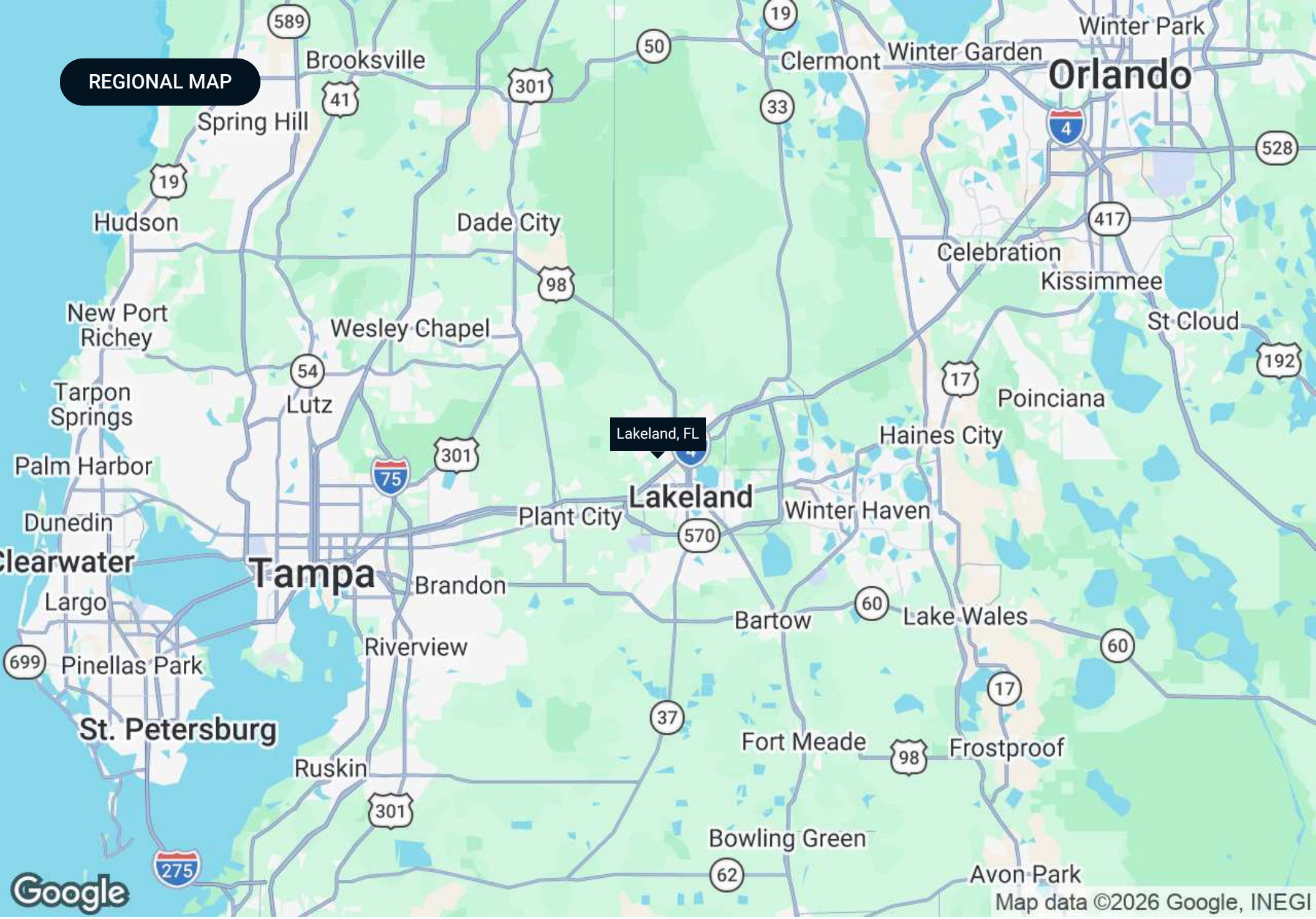
With a current land use of RL-1, the property works well for a residential homesite, or perhaps could be modified to allow more dense development.

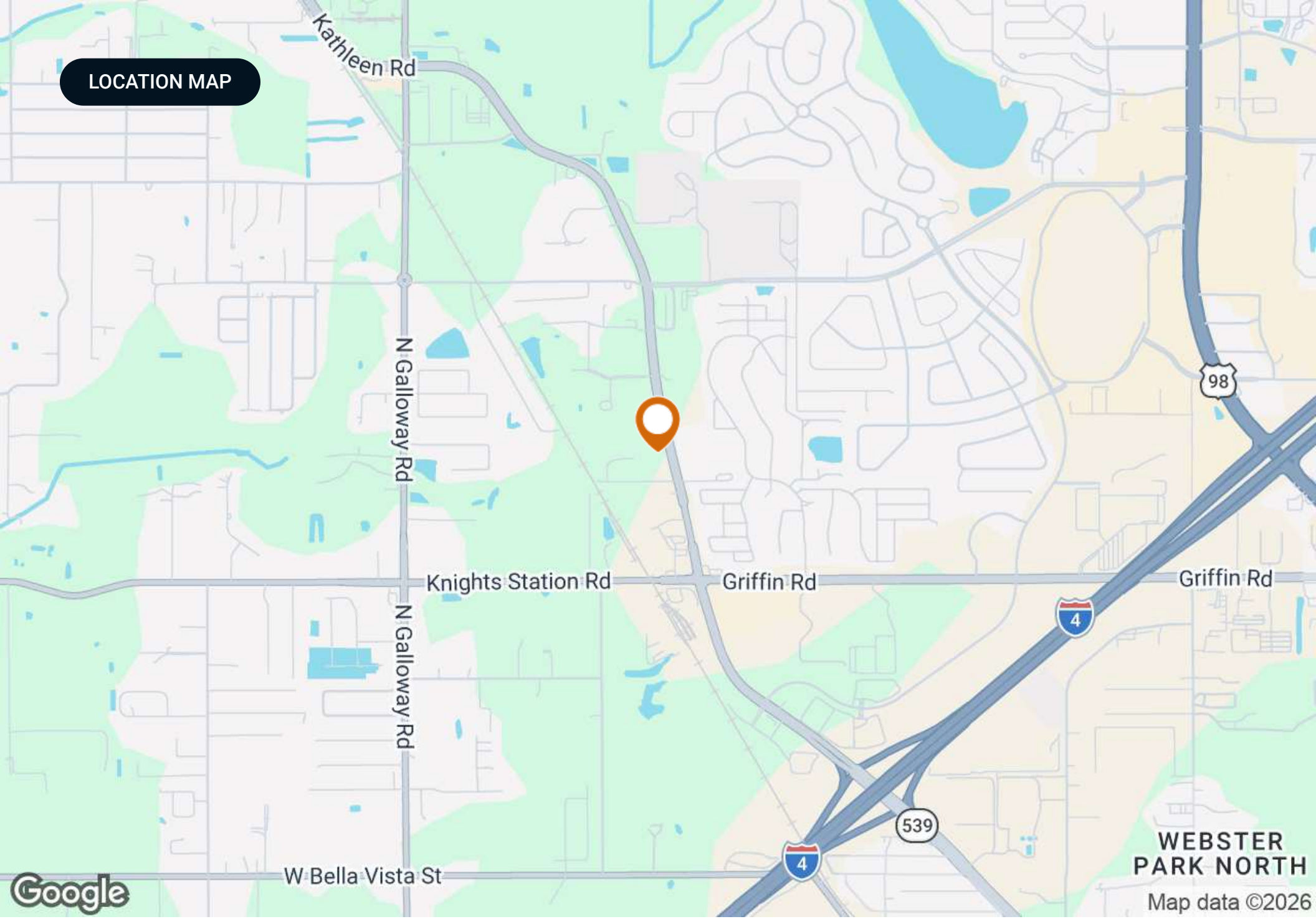
*County water lines run along Kathleen Road, and sewer could potentially be available to the south, otherwise the build would require a septic system.



SECTION 2

Location Information


REGIONAL MAP
Lakeland, FL
Brooksville
Spring Hill
Hudson
Dade City
New Port Richey
Wesley Chapel
Tarpon Springs
Lutz
Palm Harbor
Dunedin
Clearwater
Tampa
Largo
Pinellas Park
St. Petersburg
Brandon
Riverview
Ruskin
Plant City
Lakeland
Winter Haven
Bartow
Lake Wales
Fort Meade
Frostproof
Bowling Green
Avon Park
Clermont
Winter Garden
Winter Park
Orlando
Celebration
Kissimmee
St Cloud
Poinciana
Haines City
589
50
19
301
41
33
4
528
417
98
54
75
570
60
17
192
699
37
62
275
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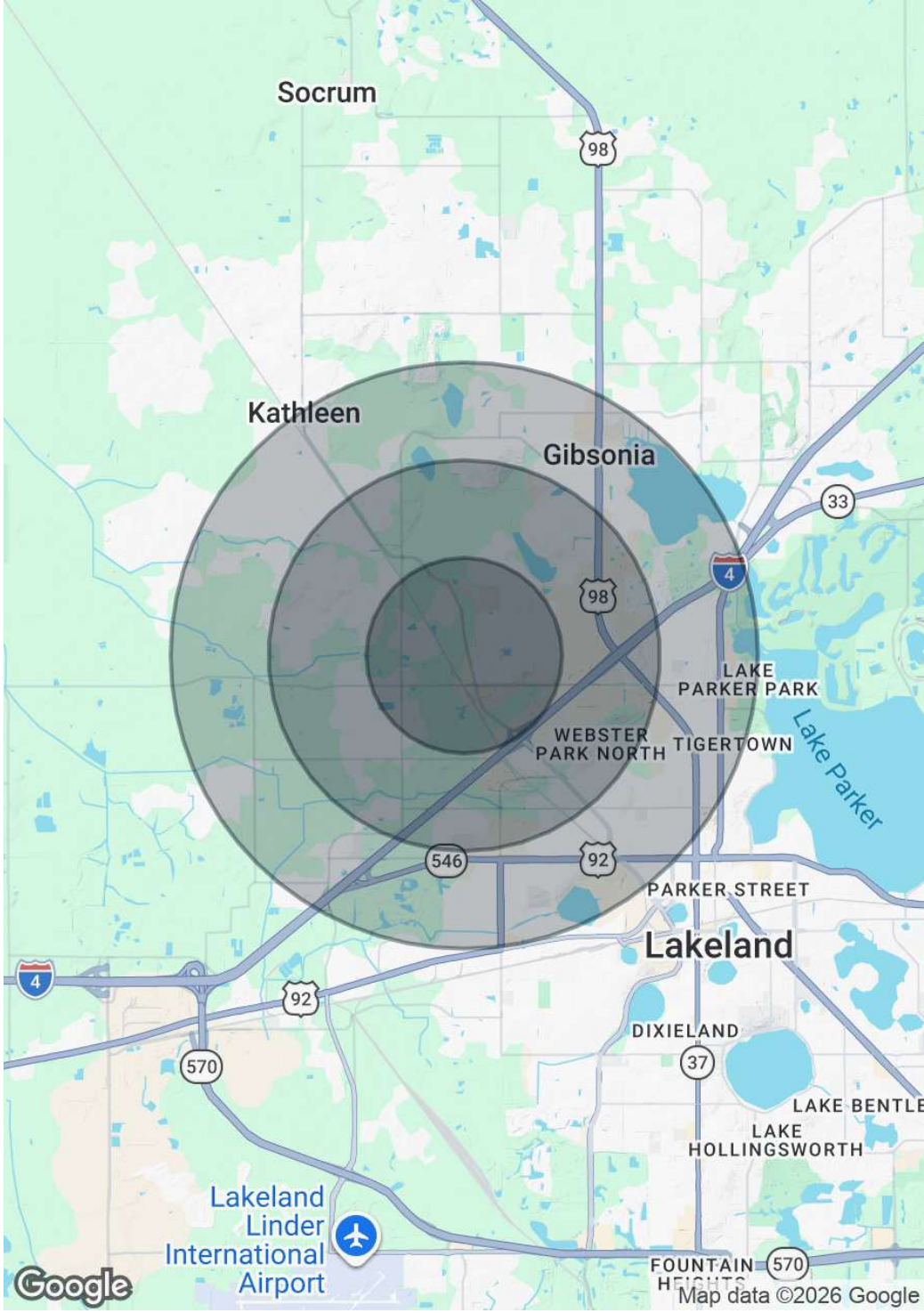

LOCATION MAP
Kathleen Rd
N Galloway Rd
N Galloway Rd
Knights Station Rd
Griffin Rd
Griffin Rd
98
4
539
4
W Bella Vista St
WEBSTER
PARK NORTH
Google
Map data ©2026

DEMOGRAPHICS MAP & REPORT

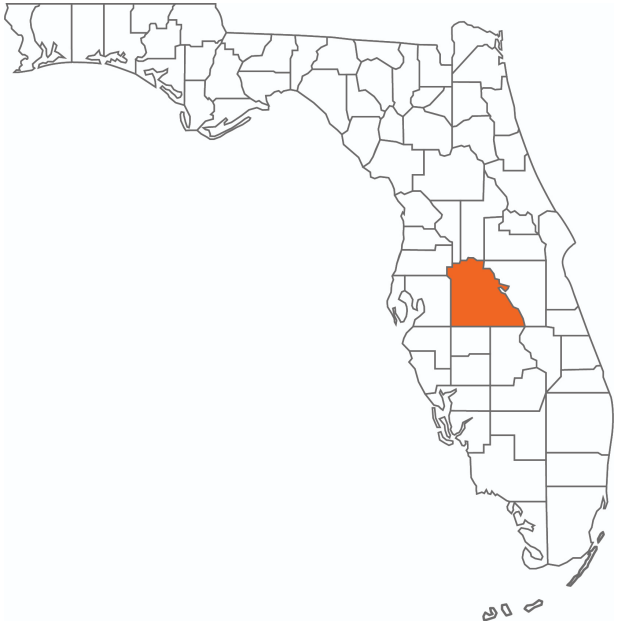
Population	1 Mile	2 Miles	3 Miles
Total Population	7,678	25,734	53,670
Average Age	41	42	42
Average Age (Male)	39	40	40
Average Age (Female)	43	43	43

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	2,818	9,957	20,894
# of Persons per HH	2.7	2.6	2.6
Average HH Income	$89,849	$79,812	$70,229
Average House Value	$278,096	$282,185	$234,554

2020 American Community Survey (ACS)







Polk County

FLORIDA

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

Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	lakelandgov.net
Major Employers	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 MAP
sam's club
ZAXBY'S
Corporate Ave
Carpenters Way
Meadow View Lake
Prima Lago Cir
Via Lago Dr
Prima Vista Dr
Altavista Cir
Terra Largo Blvd
Kennedy Blvd
FIRST WATCH
THE DAYTIME CAFE
OUTBACK STEAKHOUSE
CHIPOTLE
Wedgewood Estates Blvd
Carpenters Way
Staffordshire Dr
BEST BUY
OLLIE'S OUTLET
Chick-fil-A
chili's
TARGET
T.J.maxx
Sleepy Hill Rd
Mall Hill Dr
Mall Lp
LAKELAND SQUARE MALL
Olive Garden
TWIN PEAKS
Union Dr
Petteway Dr
W Crescent Dr
N Florida Ave
HOME2 SUITES BY HILTON
DICK'S SPORTING GOODS
THE SALVATION ARMY
CENTURY STORAGE
Kathleen Rd
Holton Rd
CINEMARK
Steak 'n Shake
Ford's GARAGE
MILLER'S ALE·HOUSE
LOWE'S
Comfort INN & SUITES
IHOP
LA QUINTA INNS & SUITES
Travelodge
Covington Ln
Hampton Hills Dr
Lynn Dr
Wilkens Ave
Hull St
Hennessee St
W Carver St
TOWNEPLACE SUITES BY MARRIOTT
HOOTERS
McDonald's
Howard Johnson BY WYNDHAM
Baird Ave
CARMAX
GRIFFIN ELEMENTARY
Prescott Loop
Extra Space Storage
Walgreens
MARATHON
Henley Rd
Knights Station Rd
Griffin Rd
LAKELAND
Bob Evans
DUNKIN' DONUTS
George Wheeler Rd
CIRCLE K
Publix
Wendy's
TOYOTA
Interstate Dr
KEYMARK
Kathleen Rd
LAKELAND
KEISER UNIVERSITY
Providence Rd
THE HOME DEPOT
Mall Hill Dr
Mobil
Lakeland Regional Health
PEPPERIDGE FARM
MISSION
Providence Reserve Loop
US Hwy 9
Antilla St
Google
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MARKET AREA MAP
Gatorade Distribution Warehouse (Saddle Creek Logistics)
Quaker Distribution Warehouse
Socrum
Kathleen
Publix
sam's club
LAKELAND SQUARE MALL
KNIGHTS COMMUNITY CLUB
Knights
LAKE PARKER PARK
TOWNEPLACE SUITES
DETROIT Tigers
Lakeland Regional Health
bonnet springs PARK
Downtown Lakeland
Lakeland
Settlement
Saddle Creek LOGISTICS SERVICES
MEDLINE
Camp Margaritaville RV Resort
FLORIDA POLYTECHNIC UNIVERSITY
CITY FURNITURE
IKEA
amazon fulfillment
ROOMS TO GO
CEDAR RUN
Plant City
Publix HEADQUARTERS
Grasslands
SOUTHWEST
SAUNDERS REAL ESTATE
FLORIDA SOUTHERN COLLEGE
SOUTHEASTERN UNIVERSITY
GLT Total Office
JONES CORNER
Lakeland Linder International
amazon Prime Air
LOCKHEED MARTIN
AdventHealth
Hopewell Gardens
Medulla
Lakeland Highlands
Highland City
Lake Hancock
Google
Map data ©2026



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

Advisor
joey@saundersrealestate.com
Direct: **877-518-5263 x348** | Cell: **863-660-3511**

Professional Background

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

Before entering commercial real estate, Joey served in senior communications roles within the federal government, including positions supporting the President of the United States, Communications Director for a Member of the U.S. House of Representatives, and Advisor to the Chairman of the House Judiciary Committee. Working in high-pressure environments where preparation, judgment, communication, and discretion mattered every day shaped the way Joey approaches real estate.

Today, Joey represents property owners, investors, developers, and businesses throughout Central Florida. He takes a broader view of each assignment, first understanding what his clients are ultimately trying to accomplish rather than simply focusing on the transaction in front of him. Whether advising on an acquisition, disposition, development opportunity, or lease, Joey works to identify opportunities, anticipate challenges, and help clients make informed decisions that advance their broader goals.

Joey has developed strong relationships throughout the commercial real estate community, including with lenders, attorneys, contractors, engineers, and other industry professionals. These relationships give his clients access to a trusted network of resources when evaluating opportunities and navigating complex transactions. His approach is disciplined and solutions-oriented, with an emphasis on preparation, clear communication, and keeping transactions moving toward the best possible outcome.

He was named the 2025 Commercial Realtor of the Year by Lakeland REALTORS® and currently serves as Chairman of the association's Public Policy Committee. He is a graduate of the Lakeland REALTORS® Leadership Academy and a member of ICSC, the 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 also a CCIM Candidate working toward earning the designation.

Joey believes exceptional representation extends well beyond closing a transaction. He is an advisor clients call before making important decisions and someone they trust for an honest opinion, a clear perspective, and the persistence to see things through. For Joey, success is not simply getting a deal done; it is helping clients make decisions that serve their broader goals.

Outside of real estate, 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 for young fathers.

Joey specializes in:
• Industrial
• Leasing
• Office
• Site Selection

ADVISOR BIOGRAPHY



Samuel Raley

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Professional Background

Samuel Raley is an Associate Advisor at Saunders Real Estate.

Born in Winter Haven, Sam is a fourth-generation Floridian. His family has been involved in the citrus industry for three generations, with even older ties to Florida agriculture through timber, cattle, and peanuts.

At 10 years old, Sam moved to Tampa, where he graduated from H.B. Plant High School. He later attended Florida State University in Tallahassee, earning a degree in Editing, Writing and Media with a minor in Hospitality Management.

After graduating from FSU, Sam moved to Seattle, Washington, where he worked with an exceptional team of chefs and discovered a love for restaurants. That experience led him to New York, where he enrolled at the Culinary Institute of America. Upon graduation, he worked in several Michelin Star restaurants across NYC and the world, including San Sebastián, Spain, and Hong Kong, before returning home to help open a restaurant in Orlando.

After working in the restaurant industry for a long time, Sam was ready to make a career change. Having grown up around land and agriculture his entire life–and his mother having been in real estate for a long time–he knew where his next step would be. With a love for the outdoors and Florida wildlife, Sam made the move into commercial land sales and conservation with the Saunders team.

In his free time, Sam enjoys hunting, fishing, skateboarding, and dining out–anything that gets him out and about.

Sam specializes in:
• Commercial Development
• Conservation Land

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SAUNDERS LAND

SAUNDERS COMMERCIAL

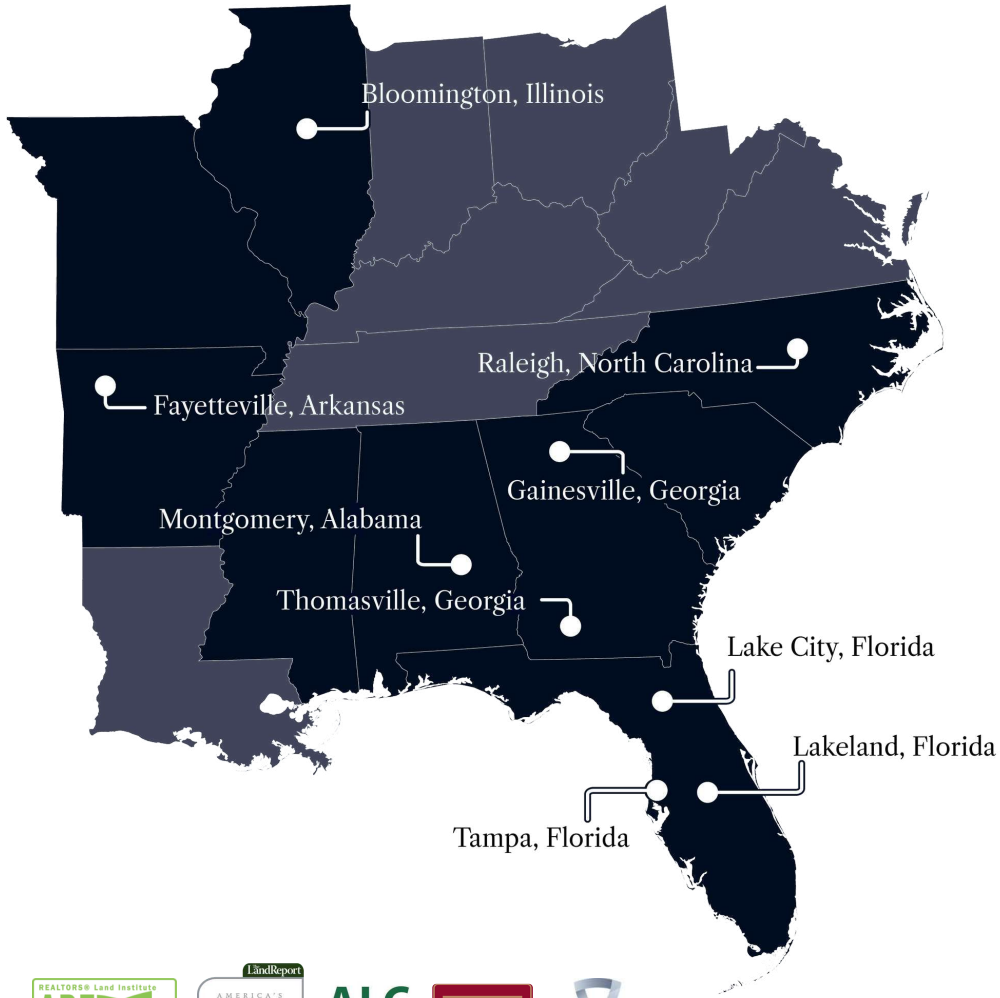
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At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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