

BUILT BY ENTHUSIASTS, FOR ENTHUSIASTS

THE MOTOR VAULT

of CENTRAL FLORIDA

A PREMIER AUTOMOTIVE & ENTHUSIAST DESTINATION

LAKELAND, FLORIDA



EXCLUSIVELY MARKETING BY





THE MOTOR VAULT

of CENTRAL FLORIDA

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LAKELAND, FLORIDA





Crafting a Space for Passion

A facility that elevates how you protect, display, and enjoy your prized collections



THE MOTOR VAULT
of CENTRAL FLORIDA

INTRODUCTION



THE MOTOR VAULT
of CENTRAL FLORIDA



THE MOTOR VAULT
OF CENTRAL FLORIDA

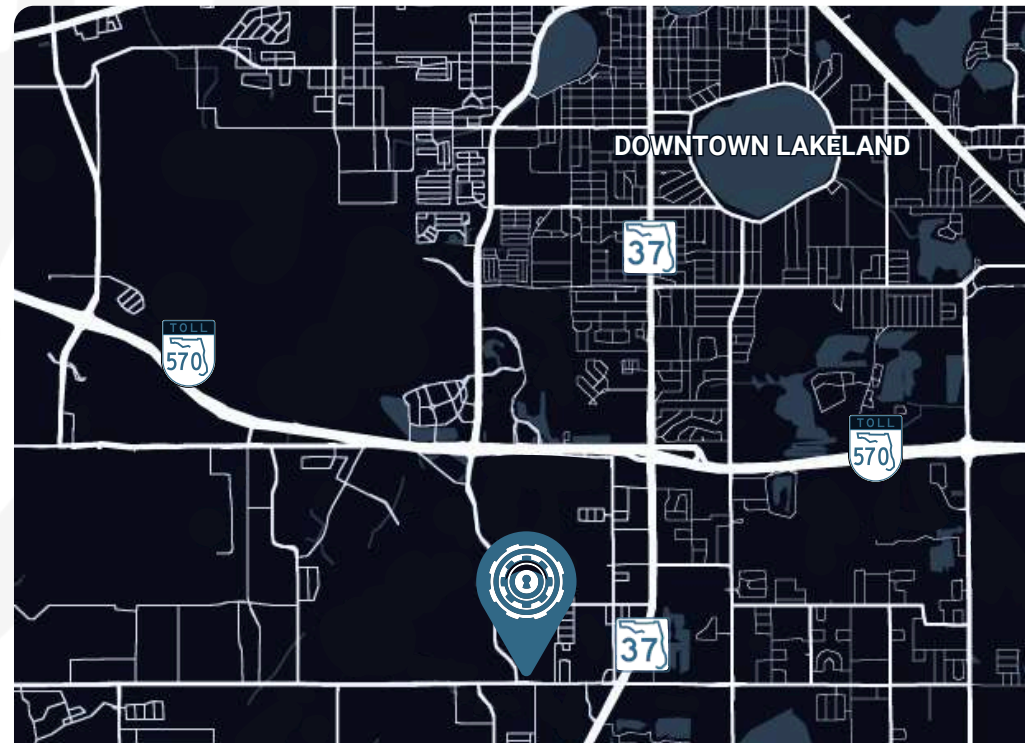
FOREWORD

The Motor Vault of Central Florida is a premier automotive and recreational condo community, purpose-built for collectors of exotic and classic cars, boats, motor coaches, and more. Located in South Lakeland, Florida—conveniently between Tampa and Orlando with direct access to I-4—The Motor Vault offers exceptional convenience, security, and customization for your most prized collections.

Spread across 5.54 acres, Phase I features 55 private, fully customizable units—each designed as a blank canvas to reflect your unique style, passion, and vision. Whether you're installing a vehicle lift, creating a mezzanine lounge, or simply securing your collection, The Motor Vault delivers the flexibility, security, and functionality collectors demand.



4954 HARDEN BOULEVARD
LAKELAND, FL 33813



A close-up photograph of the front of a classic red car. The car's body is a deep, glossy red, reflecting light in a way that creates a sense of movement and depth. On the right side of the frame, a large, round headlight with a chrome bezel is visible, showing its internal lens structure. Below the headlight, a portion of a chrome grille is visible. The background is dark and out of focus, with several warm, orange-toned bokeh lights that suggest an evening setting or a dimly lit interior. The overall mood is elegant and nostalgic.

OUR STORY

OUR VISION

REDEFINING AUTOMOTIVE STORAGE

At The Motor Vault of Central Florida, we've reimagined what it means to protect and enjoy your most prized automotive and recreational collections.

Inspired by the nation's premier storage facilities, we blend state-of-the-art security, climate control, and thoughtfully designed spaces into a refined, worry-free experience.

More than storage, The Motor Vault is a community built for people who live to drive, explore, and collect.





THE CLUB

DRIVE
STORE
BELONG

Engage

CONNECT AND UNWIND

The exclusive clubhouse serves as the heart of The Motor Vault community, offering a welcoming space where owners can relax, entertain, or network.





Kitchenette & Restroom

Fully equipped for your convenience during events or visits.



Wine & Liquor Lockers

Personalized and secure storage for your favorite beverages.



Event Hosting

The perfect venue for private gatherings, business meetings, or special celebrations.



The image depicts a sophisticated, multi-level interior. On the left, a wide staircase with wooden steps and glass railings is illuminated from below. The main floor features a lounge area with a dark sofa, a coffee table, and three bright green armchairs arranged around a round marble table. In the background, a bar area is visible with shelves of bottles and two sports cars parked: a white one with red accents and a bright green one in the foreground. The ceiling has a modern design with recessed lighting and a large, illuminated geometric pattern. The overall atmosphere is one of high-end luxury and modern design.

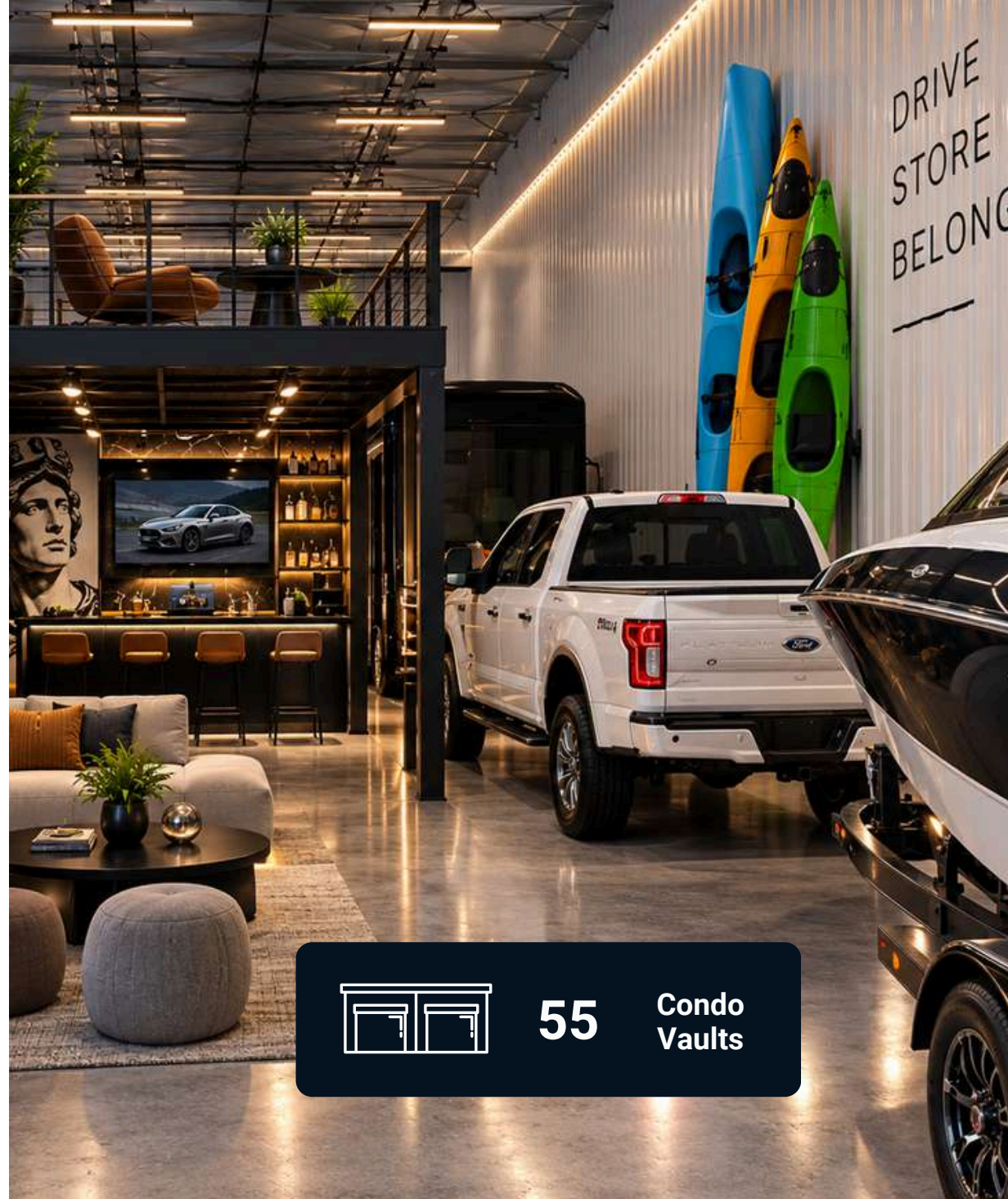
THE VAULTS

WELCOME TO YOUR VAULT

CUSTOMIZE THE RIGHT VAULT FOR YOU

Each Vault is your opportunity to create the ultimate automotive and recreational retreat—designed entirely around your lifestyle and passions. Whether you choose to use your Vault for your car collection, personal office, or man cave, we have you covered.

Personalize your space with vehicle lifts, custom flooring, and climate control to protect and showcase your collection. Add a private lounge to relax or host guests, a fully equipped workspace for hands-on projects, and integrated entertainment systems for game days or movie nights. Whether you're displaying rare vehicles, building out your dream garage, or creating a one-of-a-kind sanctuary, your Vault is a blank canvas ready to be tailored to you.



55

Condo
Vaults

CHOOSE YOUR VAULT

Three distinct configurations. The same quality, flexibility, and design. Whether you need a private retreat, a high-capacity showcase, or a drive-through experience, there's a Motor Vault designed for you.



AUTOMOTIVE
COLLECTION



ENTERTAINMENT
LOUNGE



RV / BOAT
STORAGE



PRIVATE
OFFICE



WORKSHOP
RETREAT



FITNESS
SPACE



MAN
CAVE

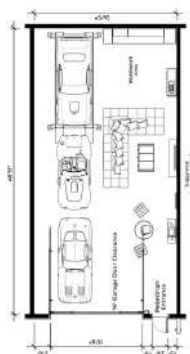


AND
MORE



SINGLE VAULT PREMIUM PRIVATE SPACE

25' W 50' D 22'H



2-6 CARS
(W/ LIFT)



LOUNGE OR
OFFICE SPACE



OPTIONAL
MEZZANINE



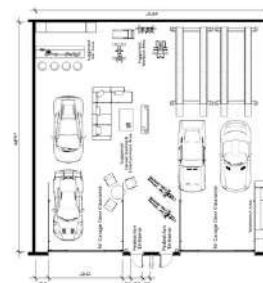
14' DOOR
CLEARANCE

IDEAL FOR OWNERS SEEKING A
PRIVATE, VERSATILE SPACE



DOUBLE VAULT EXPANDED CAPACITY

50' W 50' D 22'H



4-8 CARS
(W/ LIFT)



LOUNGE
AREA



OPTIONAL
MEZZANINE



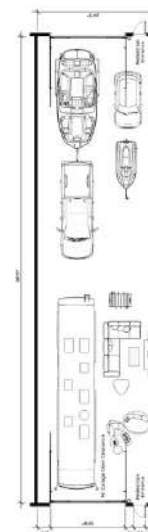
14' DOOR
CLEARANCE

IDEAL FOR COLLECTORS WHO
WANT MAXIMUM SPACE



PULL THROUGH VAULT THE ULTIMATE ACCESS

25' W 100' D 22'H



RV, BOAT, OR
MULTIPLE CARS



PULL THROUGH
ACCESS



OPTIONAL
MEZZANINE



14' DOOR
CLEARANCE
(BOTH SIDES)

IDEAL FOR LARGER COLLECTIONS,
RVs, AND BOATS



Designed for Comfort, Built for Leisure

Craft your haven with a custom design mezzanine and lighting that sets the perfect tone



THE MOTOR VAULT
by CENTRAL FLORIDA

THE COMMUNITY

COMMUNITY PLAN

DESIGNED AROUND THE ENTHUSIAST LIFESTYLE

The Motor Vault of Central Florida is more than premium storage, it's a vibrant community for enthusiasts who share a passion for cars, boats, motor coaches, and custom personal spaces.



55 PRIVATE VAULTS

Secure, spacious units designed for your vehicles, hobbies, and personal space.



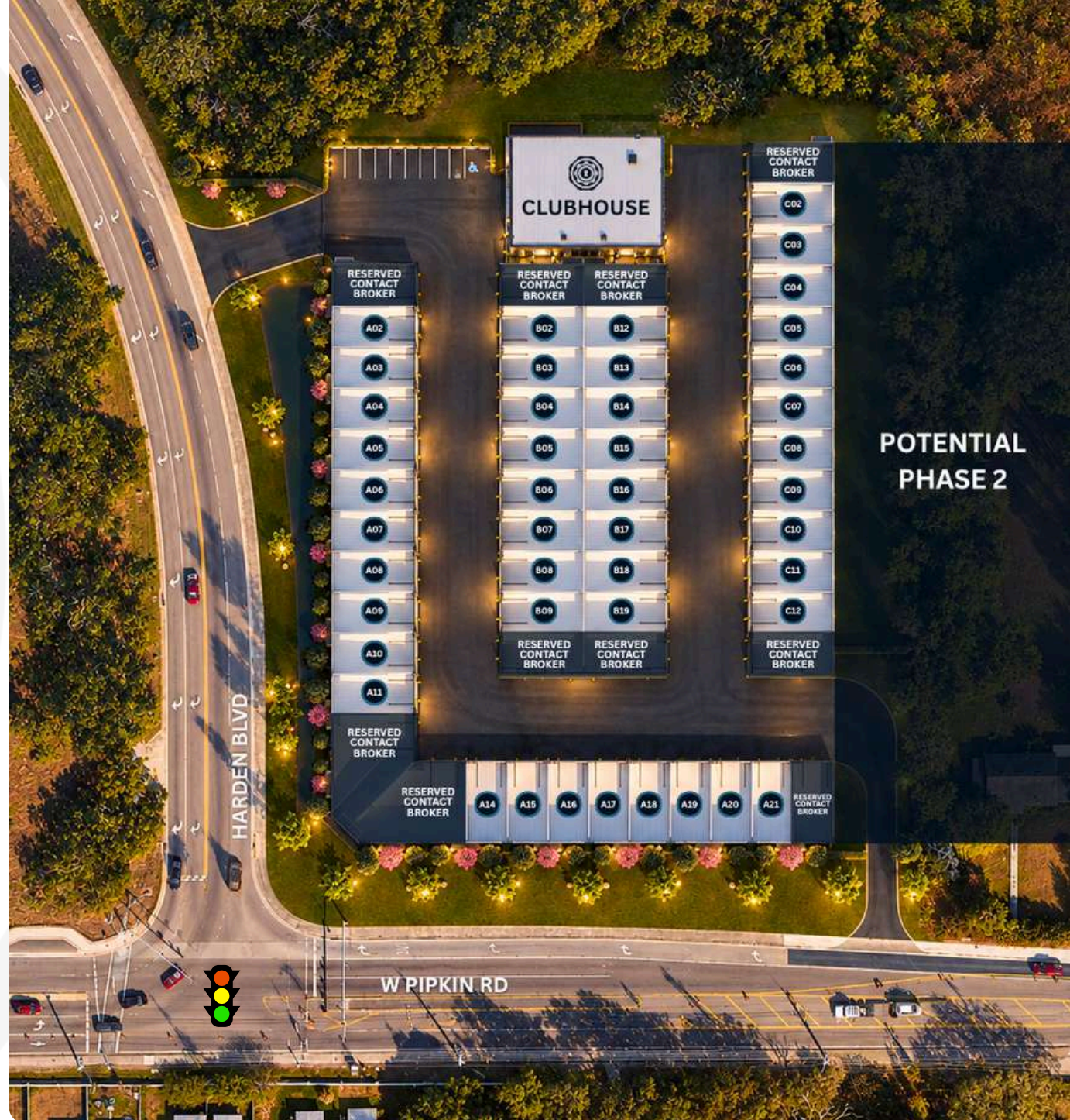
PRIVATE CLUBHOUSE

A welcome space for social events, casual gatherings, and business meetings.



PRIME LOCATION

Easy access, dedicated wash areas, and a layout that encourages connection.



POTENTIAL
PHASE 2

The background is a dark, monochromatic map of a city or town. It features a grid of streets, some of which are highlighted in a slightly lighter shade of dark blue. There are also some irregular shapes representing parks or bodies of water. The overall tone is dark and moody.

THE LOCATION

REGIONAL ENTERTAINMENT MAP

DRIVE TO MORE

Centrally located in Lakeland, The Motor Vault puts you within easy access to world-class attractions, professional sports, major airports, and Florida's best destinations.

38 MIN
TAMPA INTERNATIONAL AIRPORT



56 MIN
ORLANDO INTERNATIONAL AIRPORT



33 MIN
DOWNTOWN TAMPA



58 MIN
DOWNTOWN ORLANDO



MARKET AREA MAP

ENTERTAINMENT NEAR YOU

The Motor Vault is strategically located just minutes from entertainment, dining, shopping, and world-class attractions.



<10 MIN
INTERSTATE 4



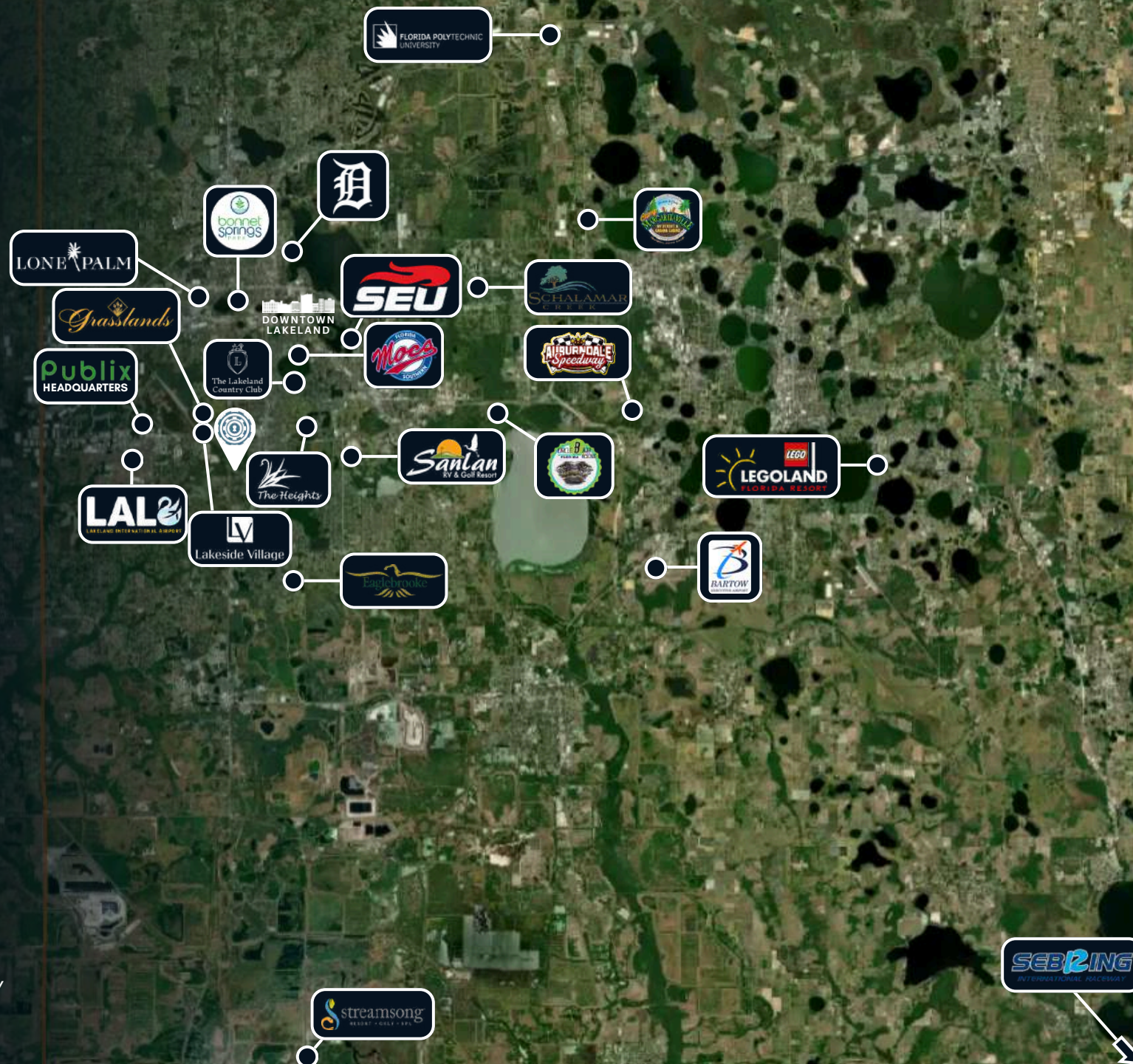
10 MIN
DOWNTOWN LAKELAND



15 MIN
DETROIT TIGERS SPRING TRAINING



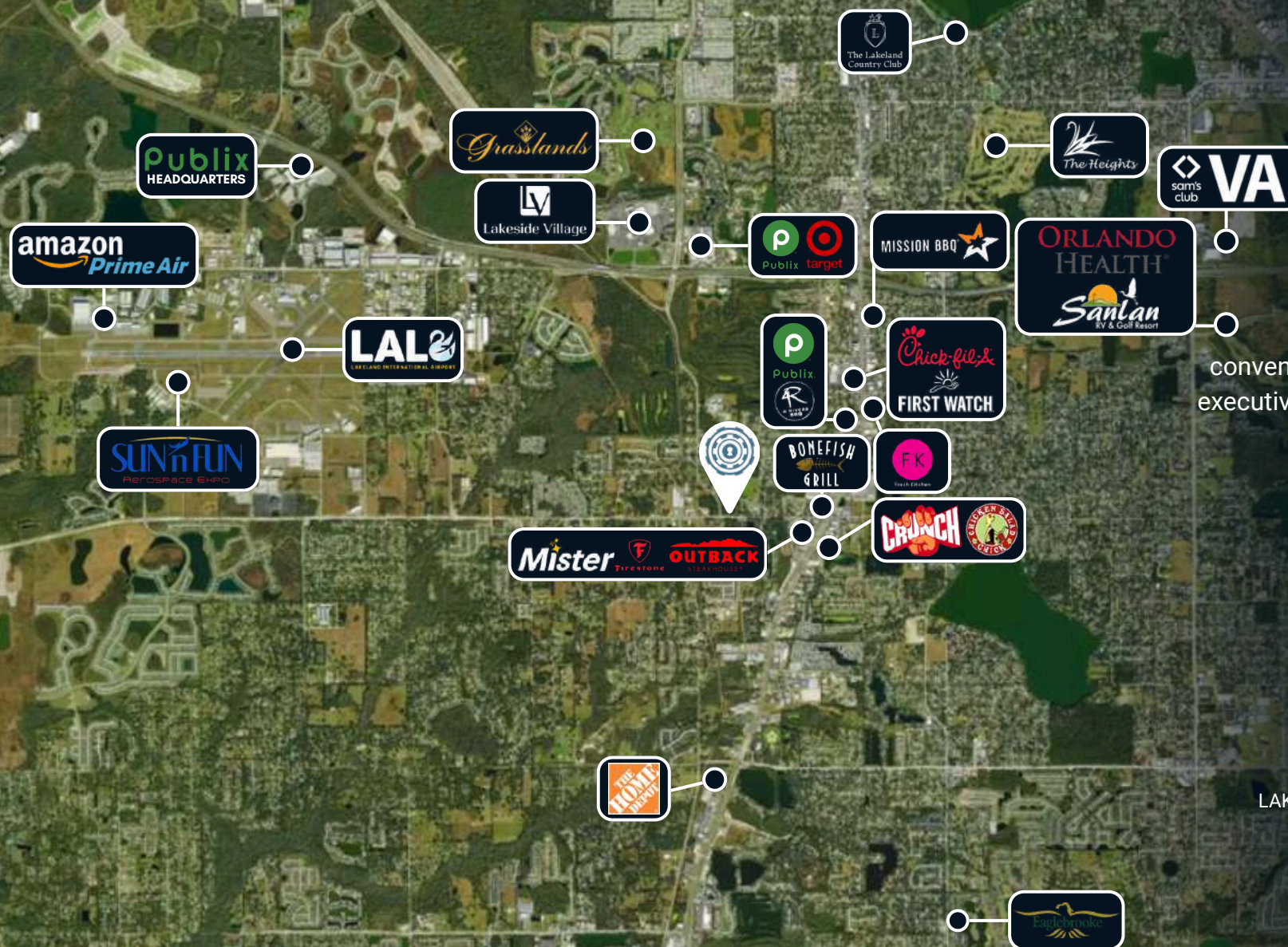
81 MIN
SEBRING INTERNATIONAL RACEWAY



TRADE AREA MAP

CLOSE TO IT ALL

A location designed around convenience. From everyday essentials and executive amenities to recreation and dining, The Motor Vault places owners at the center of everything

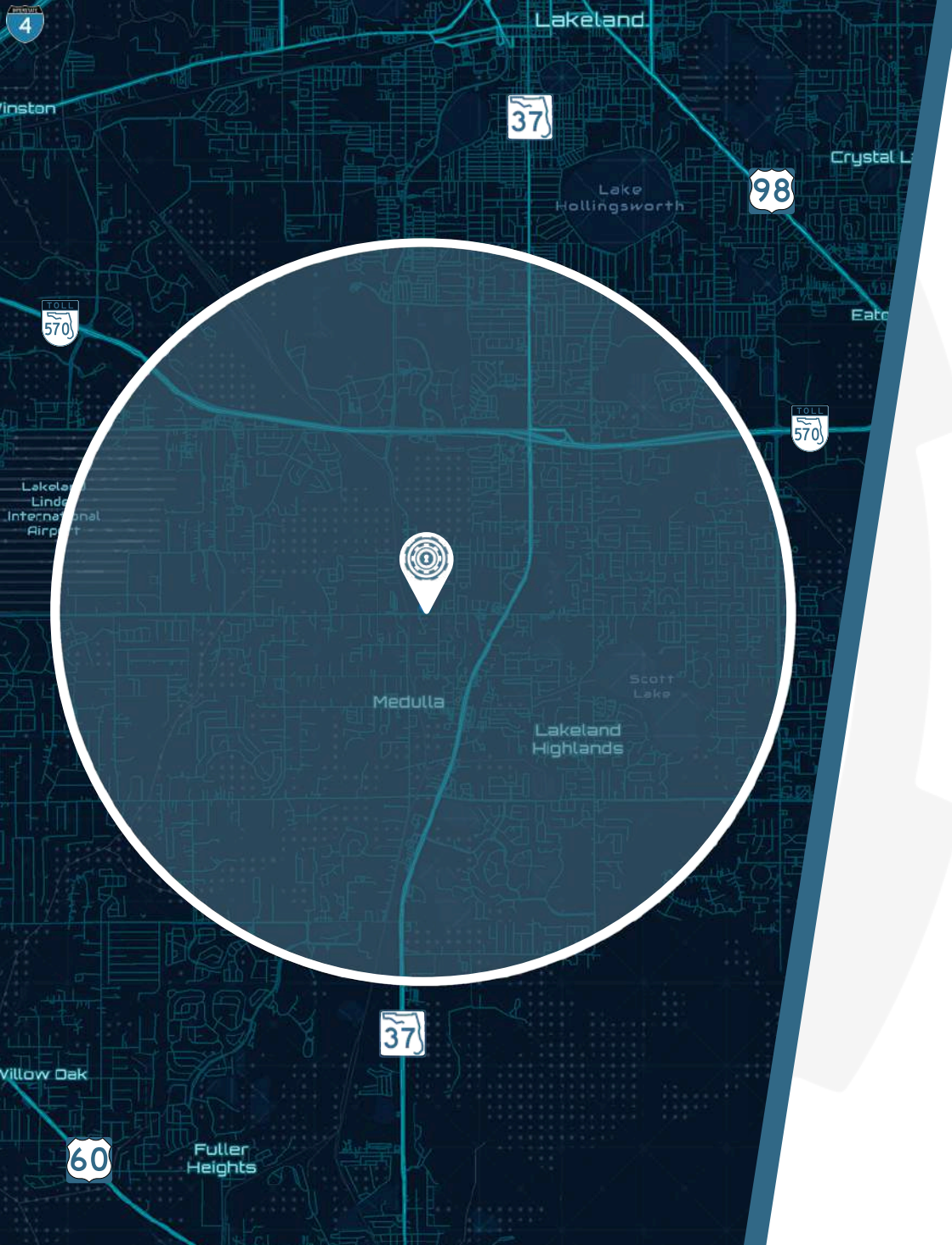


4 MIN
LAKESIDE VILLAGE 

5 MIN
NEAREST GOLF CLUB 

8 MIN
LAKELAND INTERNATIONAL AIRPORT 

10 MIN
BONNET SPRINGS PARK
(#1 RANKED PARK BY USA TODAY) 



LAKELAND, FL

DEMOGRAPHICS

The Motor Vault is located in Lakeland's most affluent corridor, delivering the perfect blend of luxury, security, and exclusivity—an intimate community where excellence isn't just expected, it's built in.



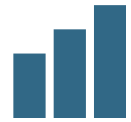
54,327

Total Population



56,733

Daytime Population



43.4

Median Age



22,668

Total Households



\$117,229

Average Household Income



\$86,783

Median Household Income



\$332,935

Median Net Worth



481

\$500k+ Household Income



613

\$300-499k Household Income

ALL STATISTICS SHOWN REFLECT A 3-MILE RADIUS

Source: esri



THE TEAM


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DAVID HUNGERFORD, CCIM, SIOR

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$300 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 several 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 Lakeland 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 three children on a farm in Lakeland, FL. They are proud members of Access Church.

JOEY HUNGERFORD, MICP

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.

SERVING THE SOUTHEAST

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—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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OF EXPERIENCE



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THE SOUTHEAST

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TRAVIS AVERY

Travis joined RLK Real Estate over 20 years ago, assisting owner, Randy Knapp, as a research analyst from site selection to development all while advancing in a career as a law enforcement deputy with the Polk County Sheriff's Office. He joined the RLK real estate team full-time in October 2024, after completing a 25-year career at Polk County Sheriff's Office.

Travis is a life-long resident of Polk County—raised in Lakeland and a 20+ year resident of Auburndale. He is a father to three daughters and married to his high-school sweetheart of 25 years. He and his family are actively engaged in the Epic Church Lakeland body and are also co-founders of Burning Bush—a bbq outreach ministry.

Travis is a graduate of Southeastern University with a bachelor's degree in business and a master's in business administration (MBA).

Travis' customer focused style and his ability to effectively work through complex situations makes him an asset to his clients and the commercial real estate marketplace.

TIM STEINMETZ

Tim has been immersed in the car world his entire life. Raised in a garage environment working alongside his grandfather and father, Tim grew up doing hands-on maintenance and repairs on cars, boats, and race cars. That early experience shaped a lifelong passion for all things automotive—from weekend wrenching to building real businesses around what he loves.

Professionally, Tim has spent years in and around the car industry, bringing both practical knowledge and business insight to the table. He's also an active part in RLK Real Estate & Development, where he contributes to projects that range from residential communities to commercial developments—adding another layer of hands-on experience in building and design. That unique combination of automotive passion and development expertise led to the creation of The Motor Vault, a secure, purpose-built storage solution designed to protect what matters most in your garage or workspace. Whether it's a classic car, a custom build, or valuable equipment, The Motor Vault is made for those who treat their vehicles like investments—because Tim does, too.

Tim is an active member of the Lakeland REALTORS®, and is a Polk County Native. Tim and his wife Elisha, of 26 years, enjoy living in lakeland with their two kids, Cole and Elaina. Tim and his family also attend Victory Church in Lakeland.

RLK REAL ESTATE
& DEVELOPMENT

SERVING CENTRAL FLORIDA

RLK Real Estate & Development is a Central Florida-based development firm specializing in industrial and logistics facilities, residential communities, and recreational properties. With a diverse portfolio throughout the region, RLK is committed to delivering high-quality, purpose-driven developments that support economic growth and enhance the communities they serve. Through strategic planning, thoughtful design, and a focus on long-term value, the firm continues to contribute to Polk County's expanding economic landscape while meeting the evolving needs of businesses and residents.



30+ YEARS
OF EXPERIENCE



FULL-SERVICE
REAL ESTATE SOLUTIONS



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