



Auburndale US-92 Commercial Land

US Highway 92 W, Auburndale, Florida 33823

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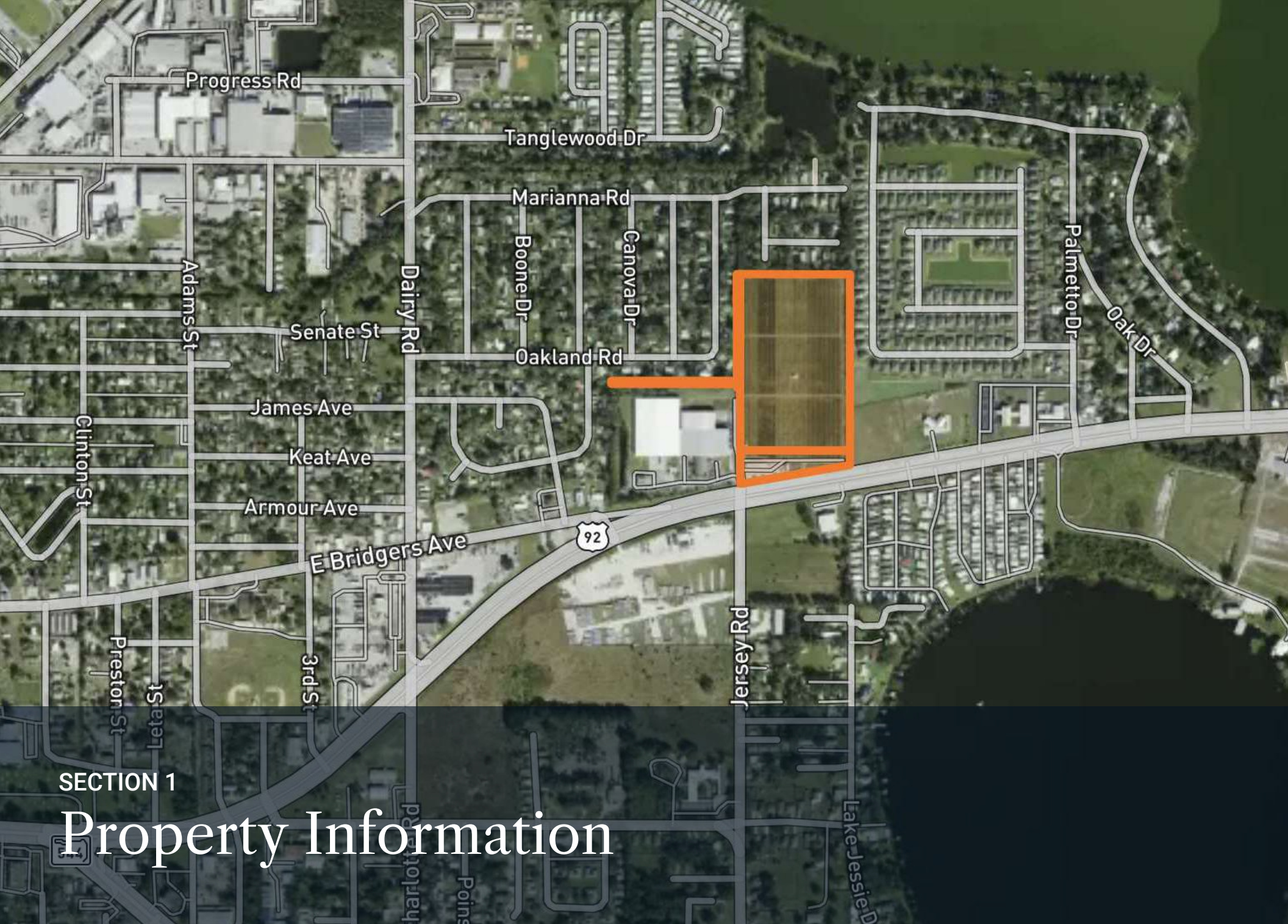
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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$4,000,000
Lot Size:	18.99 Acres
Price per Acre:	\$210,637 per Acre
Jurisdiction:	City of Auburndale
Zoning (Auburndale):	CG - Commercial General
Utilities:	Water - Auburndale Sewer - Nearby
Traffic Count:	26,500 Cars/Day (US 92)
PIN:	252812000000031600, 252812000000031010, 252812000000033010

Property Description

Positioned in a high-growth corridor of Auburndale, Florida, this expansive ±18.99-acre commercial tract offers premier visibility with significant frontage on US-92 West. The property benefits from a robust daily traffic count of 26,500 vehicles and holds a versatile Commercial General (CG) zoning designation within the Auburndale city limits. This zoning allows for a wide range of intensive commercial uses, making it an ideal canvas for large-scale retail, professional office, self-storage (special exception), or mixed-use projects looking to capitalize on Polk County's rapid expansion.

While the property's primary value lies in its development potential, it offers a rare advantage through an existing 4,100± SF warehouse. The building currently houses three tenants on month-to-month leases. This flexible lease structure is a significant asset for a user looking to step in and use the property, or for an investor/developer, providing immediate cash flow to offset carrying costs during the permitting and site-planning phases.

ADDITIONAL INFORMATION

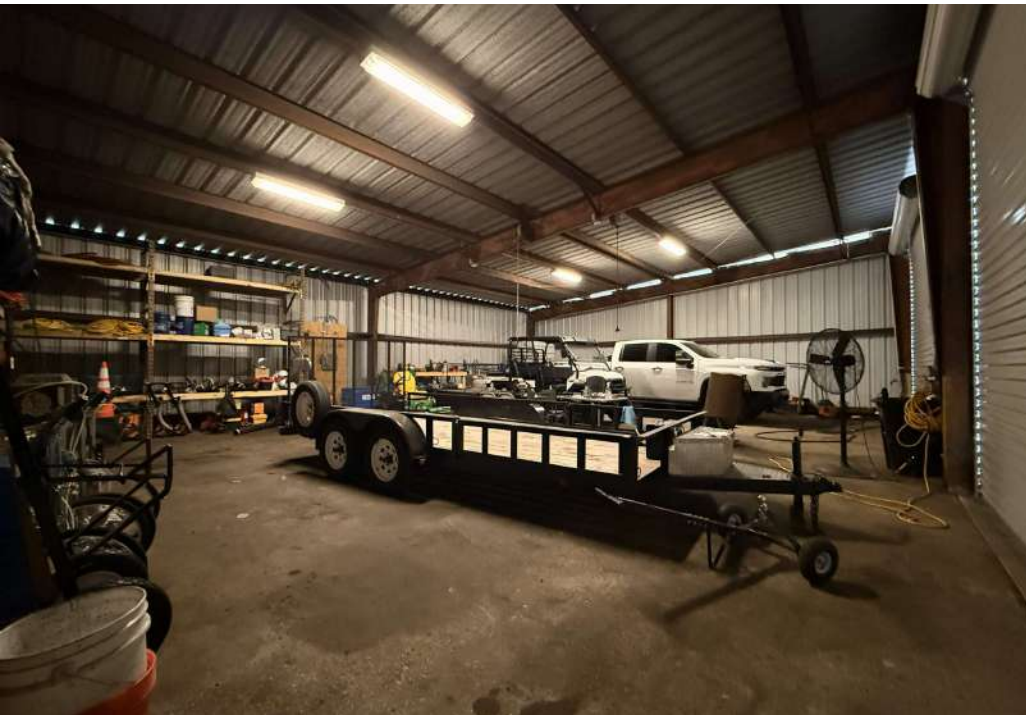


Blueberry Farm

- Active blueberry farm
- 3 phase power, 120/240V (one electric meter for property)
- 10" electric well
- 16" diesel well
- Each unit features modular office, restrooms, and storage

Small Warehouse Building

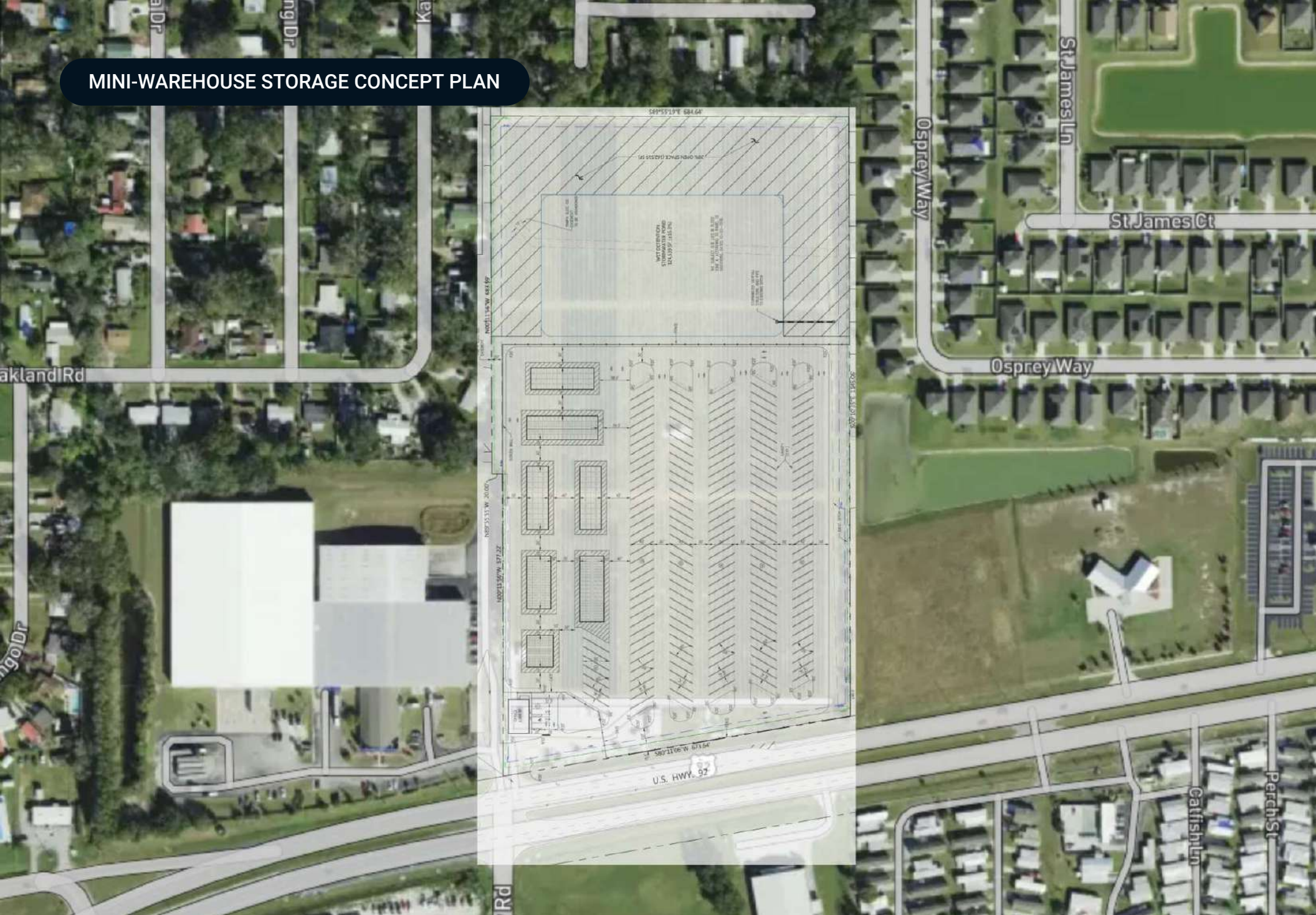
- Ceiling height: 14' clear
- Six (6) 14'w x 12'h grade-level doors
- 3 existing tenants - MTM leases
- \$82,800 annual gross income
- Unit Size: 50'x40'
- Each unit has 100 amps of power

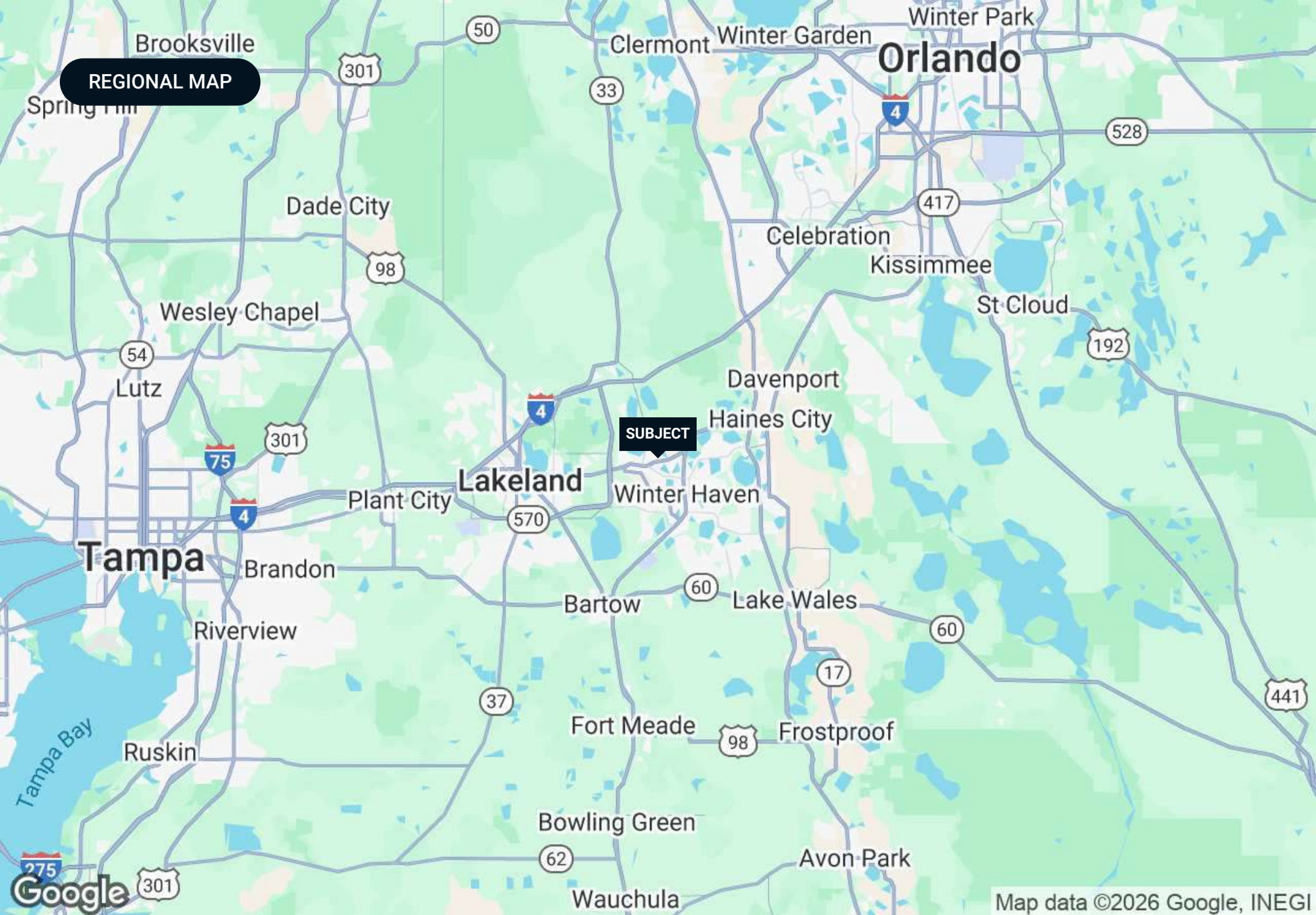


Other Structures

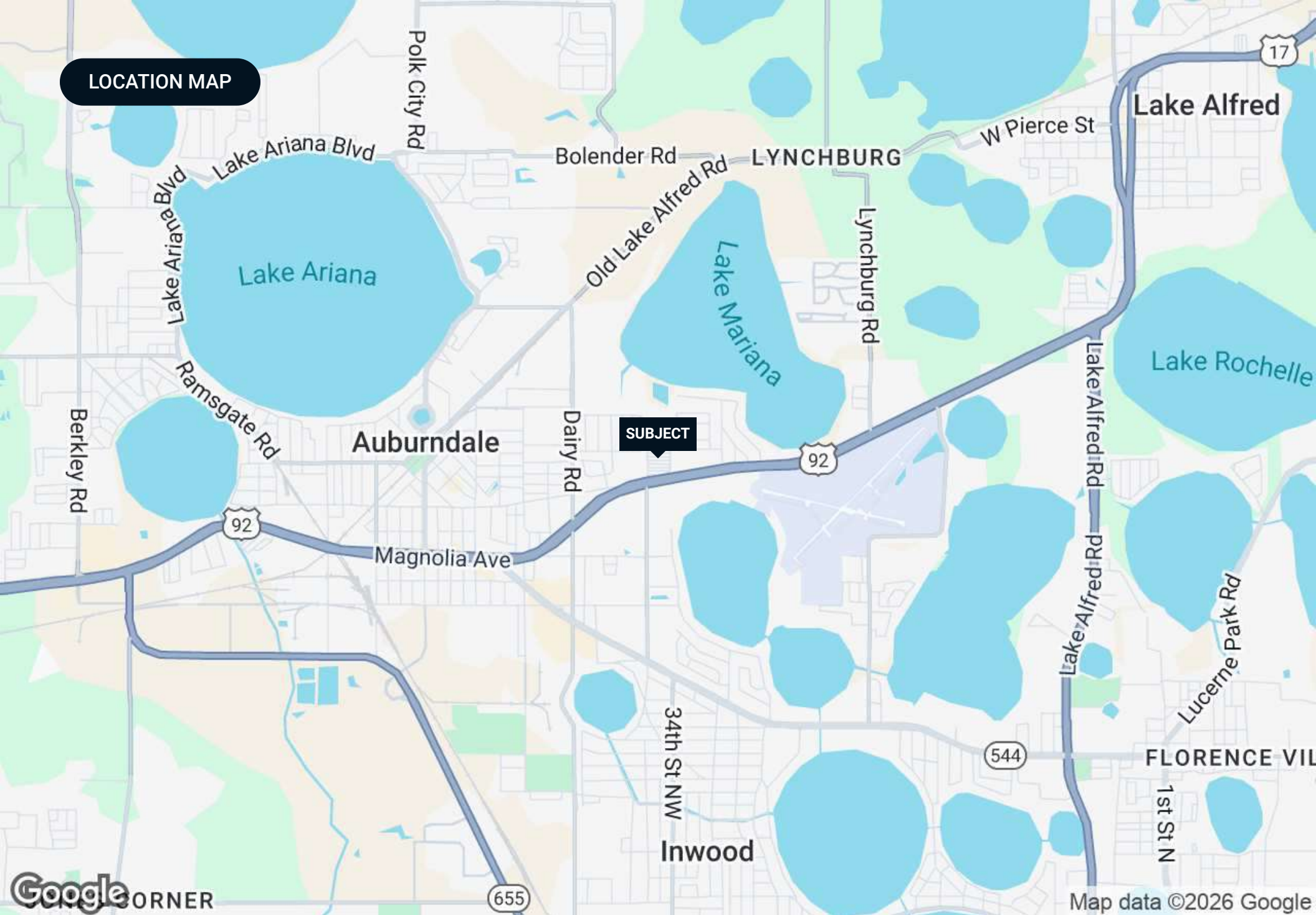
- Modular office
- Restroom
- Storage

MINI-WAREHOUSE STORAGE CONCEPT PLAN

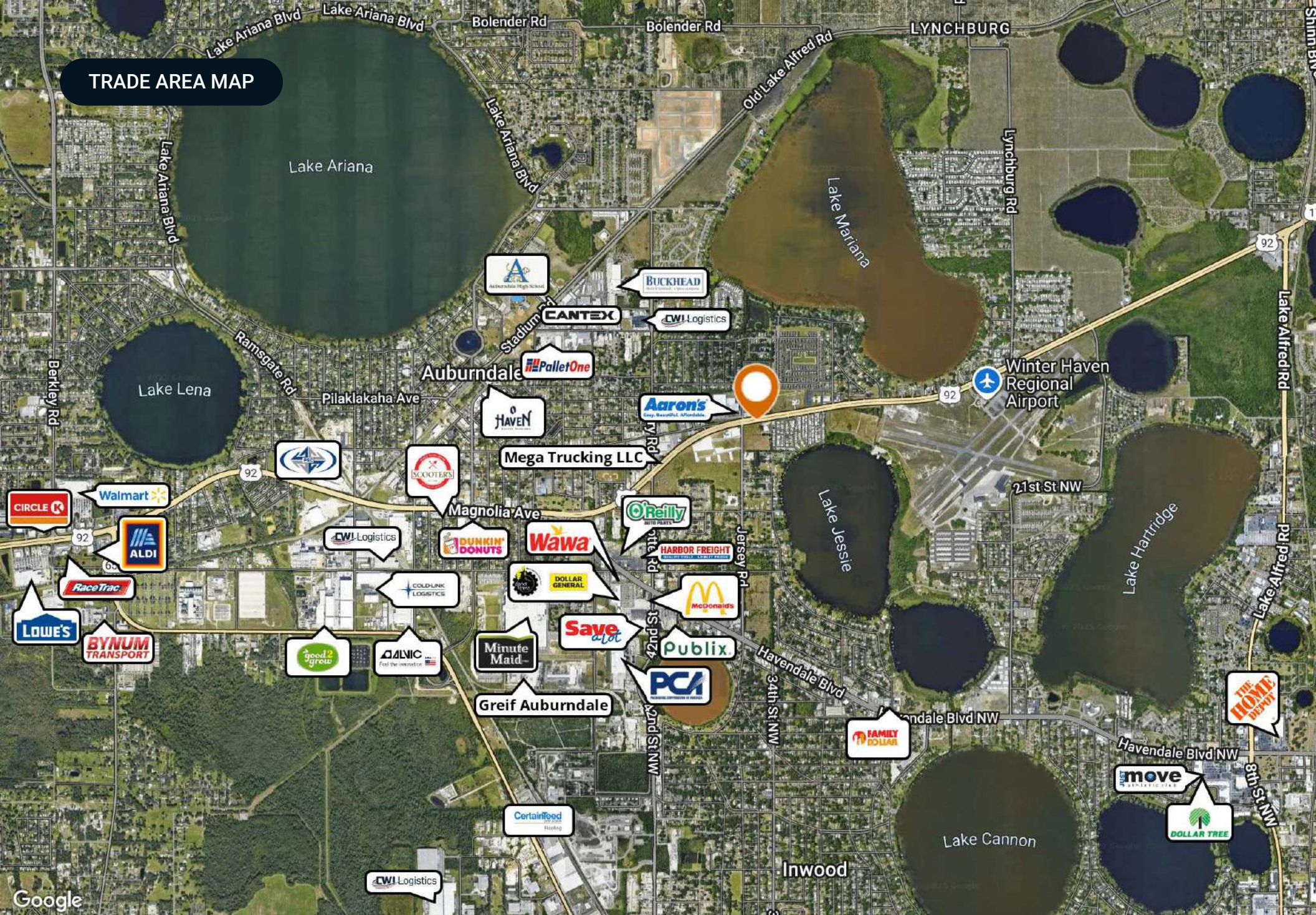




LOCATION MAP



TRADE AREA MAP



DEMOGRAPHICS MAP & REPORT

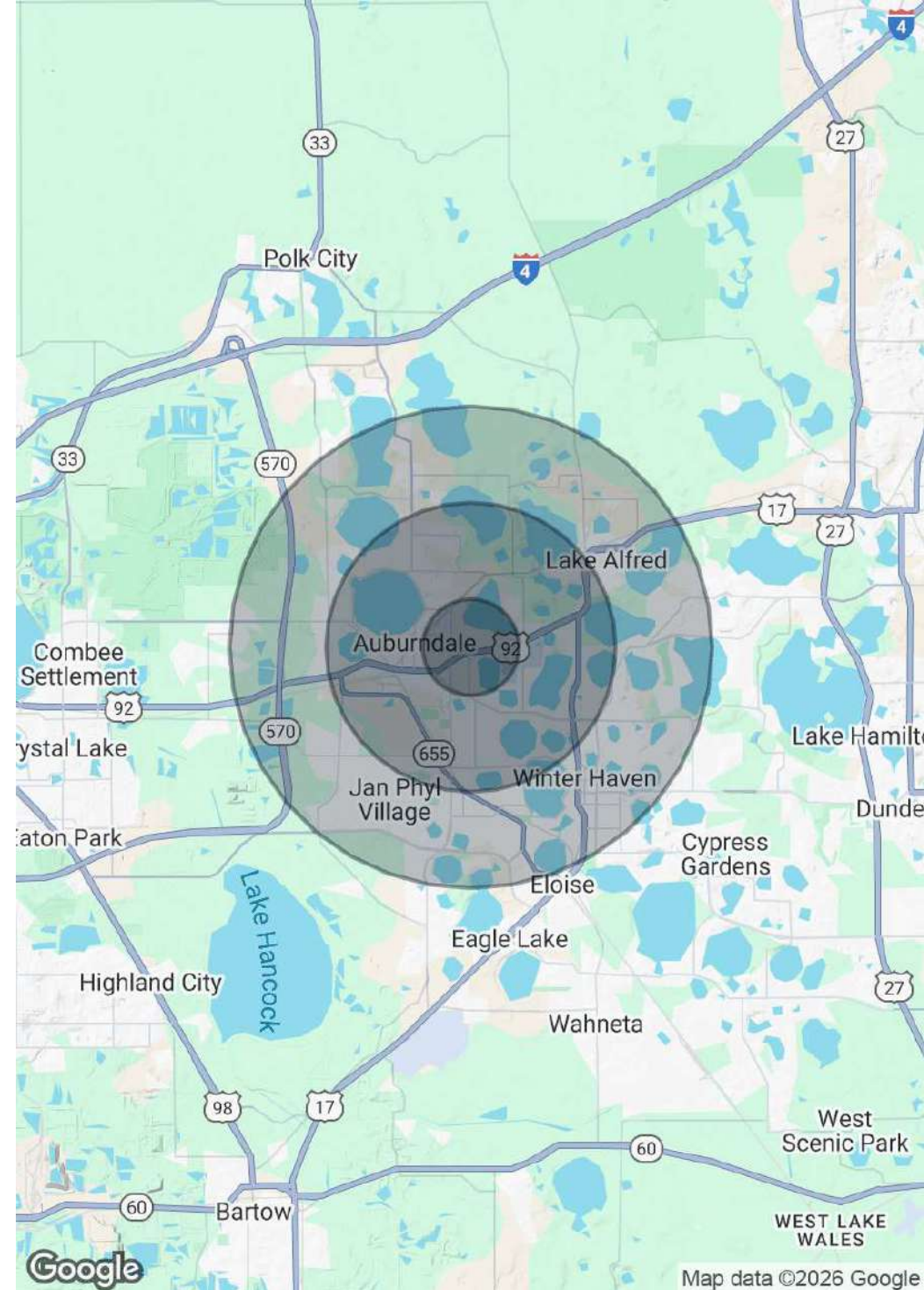
Population

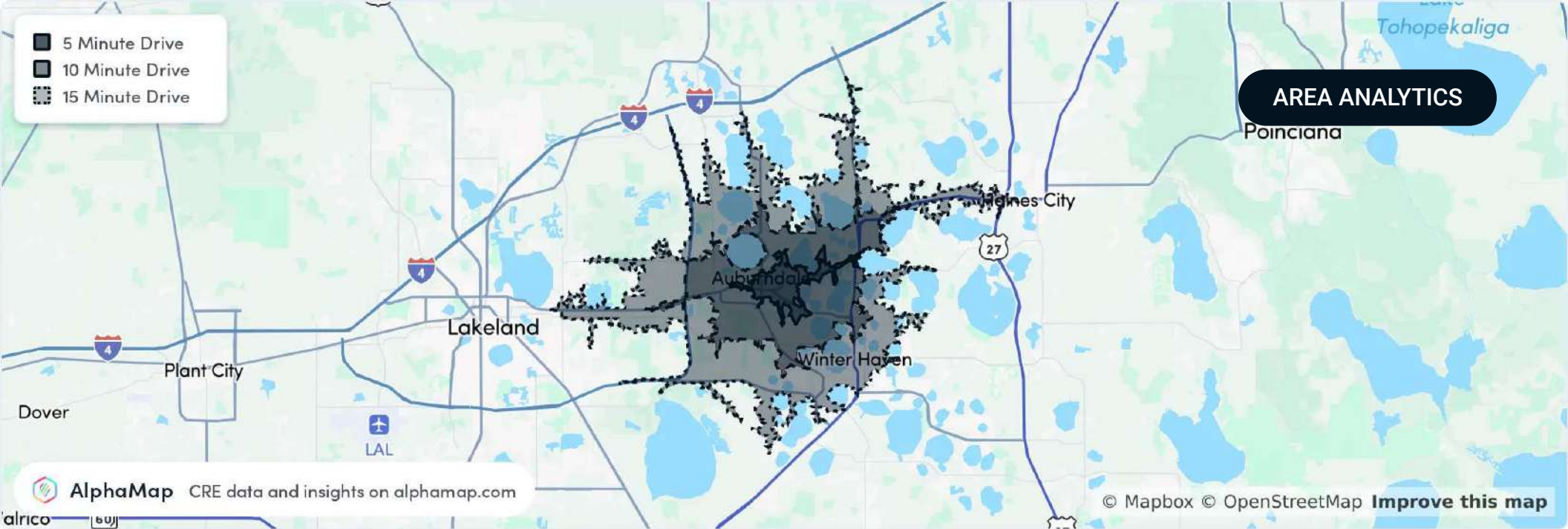
	1 Mile	3 Miles	5 Miles
Total Population	5,946	42,267	97,301
Average Age	40	42	42
Average Age (Male)	40	41	41
Average Age (Female)	41	43	43

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,182	16,428	37,805
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$68,192	\$76,923	\$77,850
Average House Value	\$185,092	\$249,194	\$260,352

Demographics data derived from AlphaMap





Population

	5 Minutes	10 Minutes	15 Minutes
Total Population	9,589	40,151	86,997
Average Age	40	42	42
Average Age (Male)	39	41	41
Average Age (Female)	41	43	43

Household & Income

	5 Minutes	10 Minutes	15 Minutes
Total Households	3,565	15,438	34,087
Persons per HH	2.7	2.6	2.6
Average HH Income	\$67,211	\$75,640	\$78,373
Average House Value	\$197,955	\$240,800	\$254,202
Per Capita Income	\$24,892	\$29,092	\$30,143

Map and demographics data derived from AlphaMap



COUNTY

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.



SECTION 2

Agent And Company Info

ADVISOR BIO



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 BIO



Joey Hungerford, MiCP

Associate Advisor

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Professional Background

Joey Hungerford, MiCP is an Associate 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), 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



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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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