

Prairie Mine Rd Industrial

607 Prairie Mine Rd, Mulberry, Florida 33860

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,300,000
Lot Size:	2.52 Acres
Total SF:	11,300 ± SF
Future Land Use:	Industrial (City of Mulberry)
Zoning:	I-H Industrial Heavy (City of Mulberry)
City:	Mulberry
County:	Polk
State	Florida

Property Overview

This heavy industrial property in Mulberry, Florida offers a prime opportunity for investors or owner-users seeking versatile space in a growing market. Situated on 2.52 acres across four parcels in an established industrial neighborhood just off State Road 60, the property features three warehouses totaling over 11,300 SF. The first building measures 4,472 SF, the second 4,080 SF, and the third 2,800 SF, providing a variety of configurations for storage, distribution, or manufacturing. With its strategic location and multiple structures, this property is well-suited for businesses looking to expand or investors seeking strong industrial demand in Central Florida.

Property Highlights

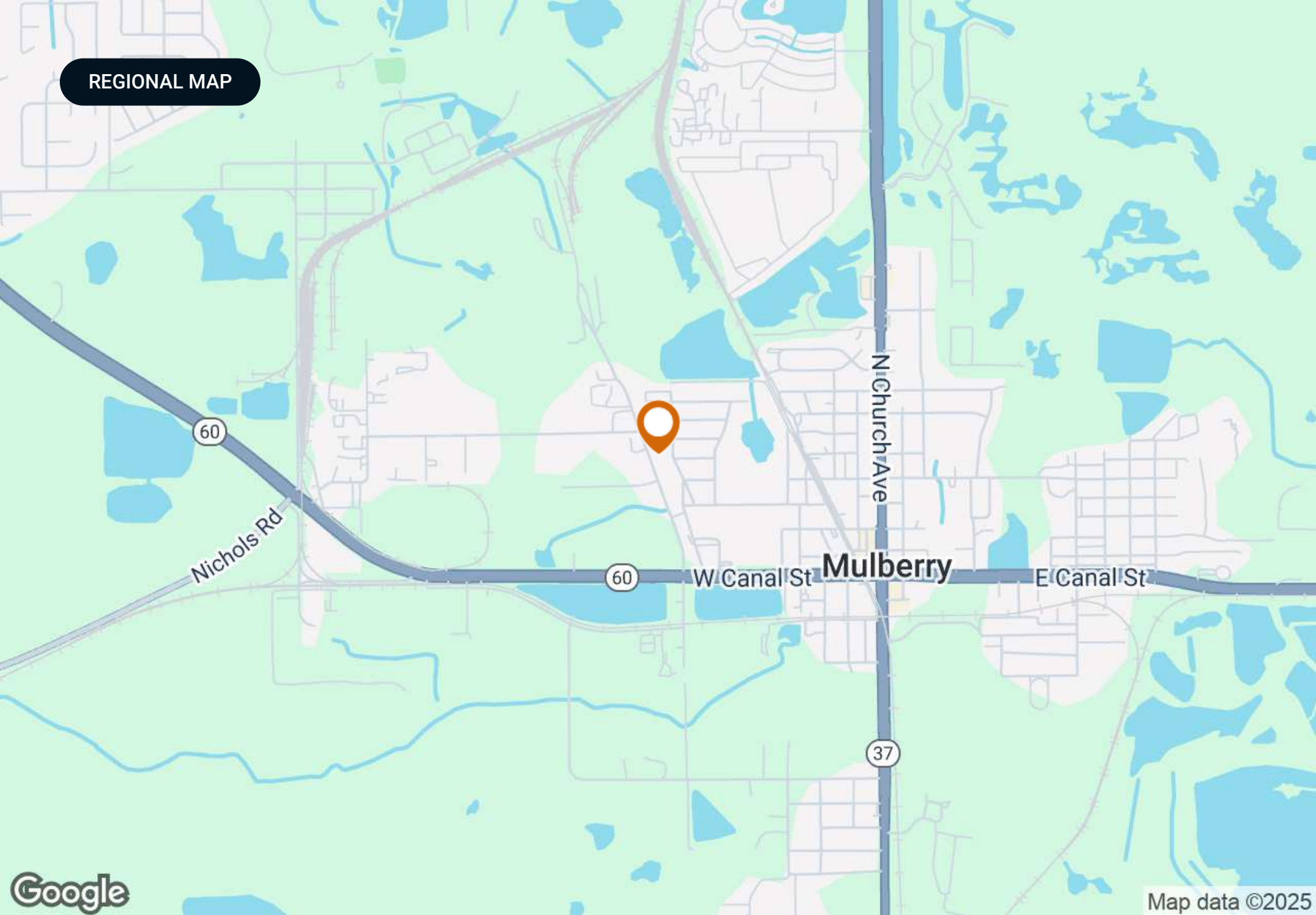
- Three separate warehouses
- Easy access
- Storage, distribution, or manufacturing potential



SECTION 1

Location Information

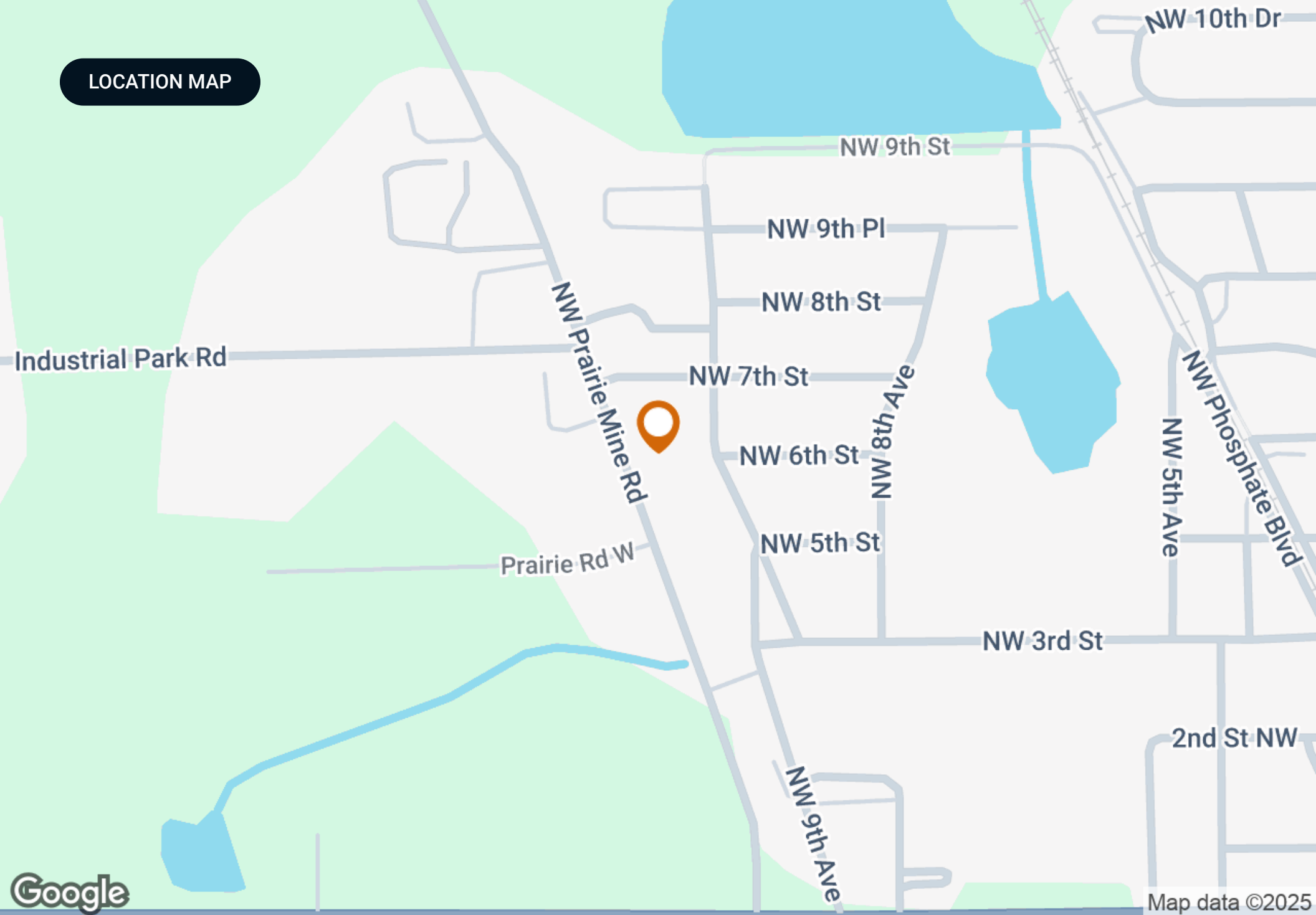
REGIONAL MAP



Google

Map data ©2025

LOCATION MAP



SURROUNDING BUSINESSES



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

DEMOGRAPHICS MAP & REPORT

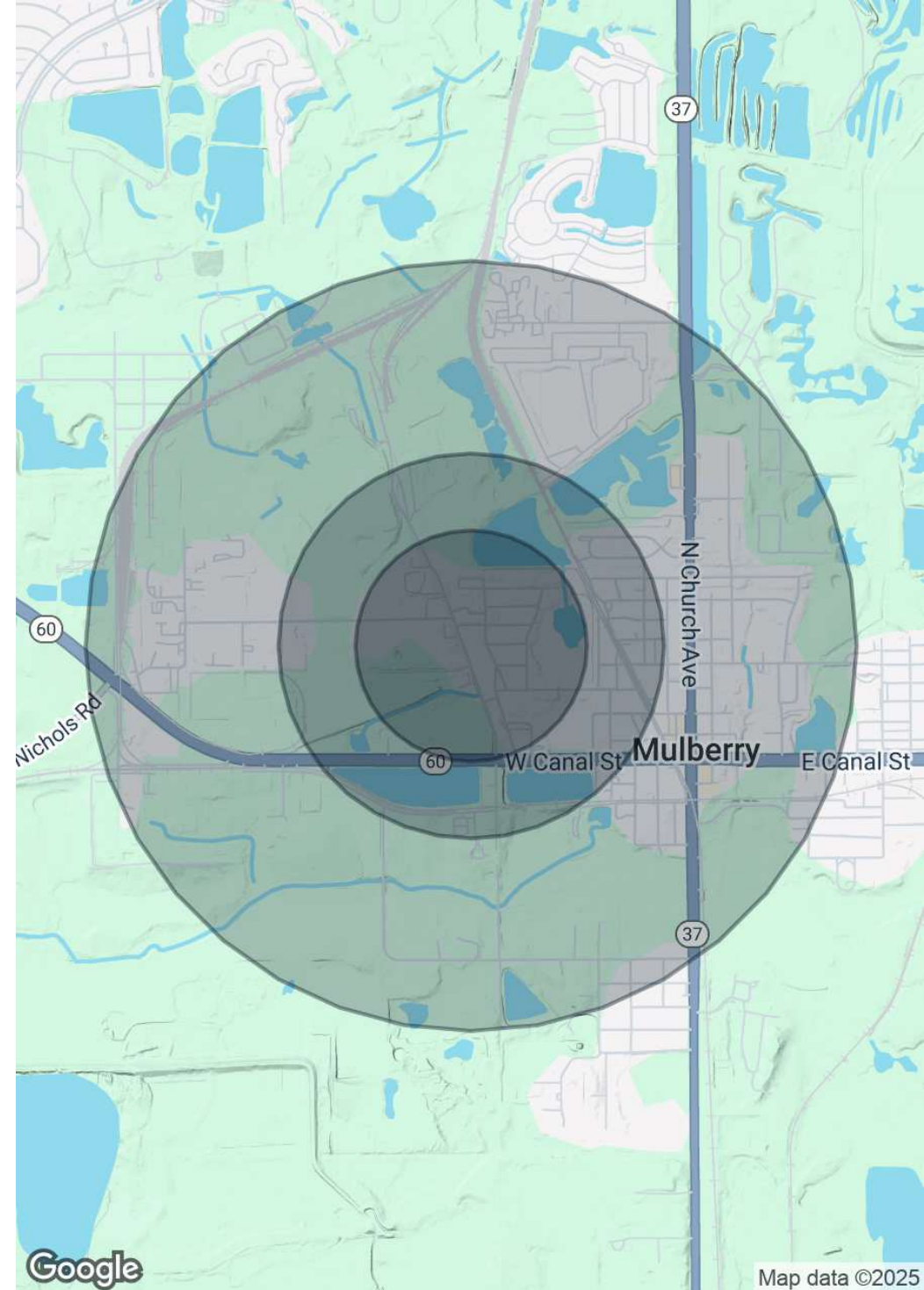
Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	439	1,502	4,638
Average Age	37	37	39
Average Age (Male)	36	36	37
Average Age (Female)	38	39	41

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	156	552	1,781
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$48,841	\$48,686	\$57,449
Average House Value	\$191,968	\$182,360	\$188,189

Demographics data derived from AlphaMap

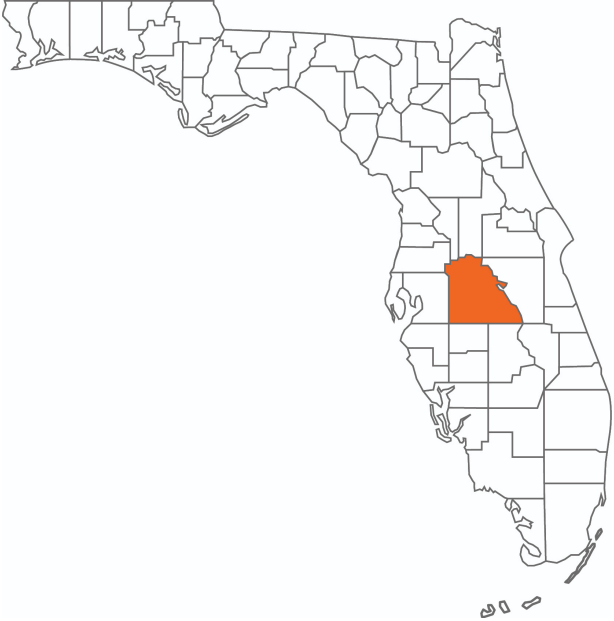




COUNTY

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.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





SECTION 2

Agent And Company Info

ADVISOR BIOGRAPHY



Linda Schultz

Advisor

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Professional Background

Linda Schultz is an Advisor at Saunders Real Estate.

Linda's educational background includes studying Business Law at Charles University in Prague, Czech Republic, earning a Juris Doctor from Nova Southeastern University, and a Bachelor of Arts in Criminology from the University of Florida.

In addition to Linda's impressive educational background, she is also a Florida Bar Attorney. Her legal training and professional experience provide her with a deep understanding of the legal aspects of the real estate industry, enabling her to better serve her clients.

As the leasing specialist at Saunders Real Estate Linda played a critical role in filling Christina Commons, achieving a 100% occupancy rate. By doing so, she was able to increase the cap rate and marketability of the property, positioning it for a successful sale.

Today, Linda is focused on representing sellers and buyers of all commercial properties. Her attention to detail, exceptional negotiation skills, and her ability to understand her clients' needs make her an invaluable asset to her clients. Outside of her professional career, Linda is an active member of Variety, the Children's Charity of Florida, and resides in Lakeland, Florida.

Linda specializes in:

- Office
- Industrial
- Retail



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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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