

LAKELAND



LAND FOR SALE

East Bartow Industrial Land

0 HIGHWAY 60 E

Bartow, FL 33830

PRESENTED BY:

DAVID HUNGERFORD, CCIM

Senior Advisor

C: 863.660.3138

david.hungerford@svn.com



OLD BARTOW LAKE WALES RD.



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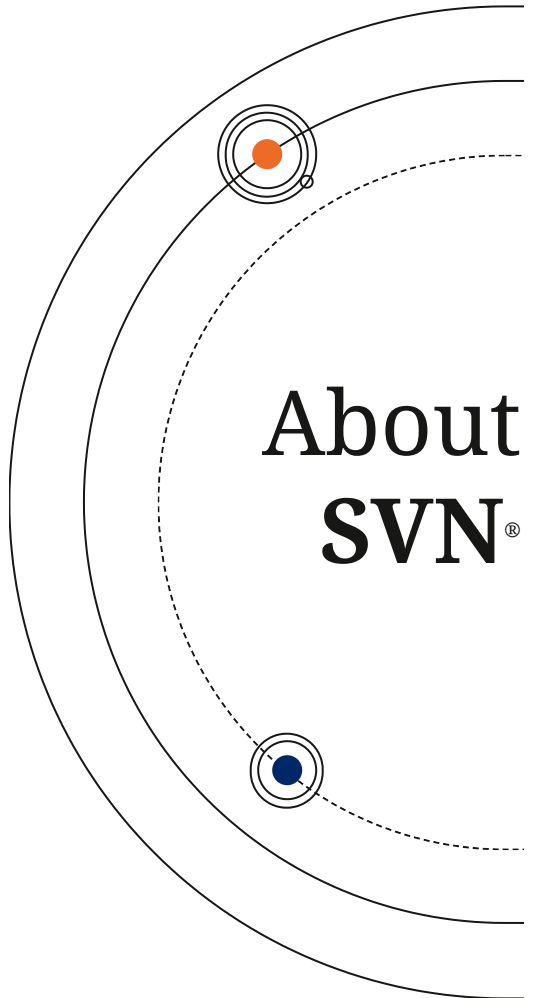
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

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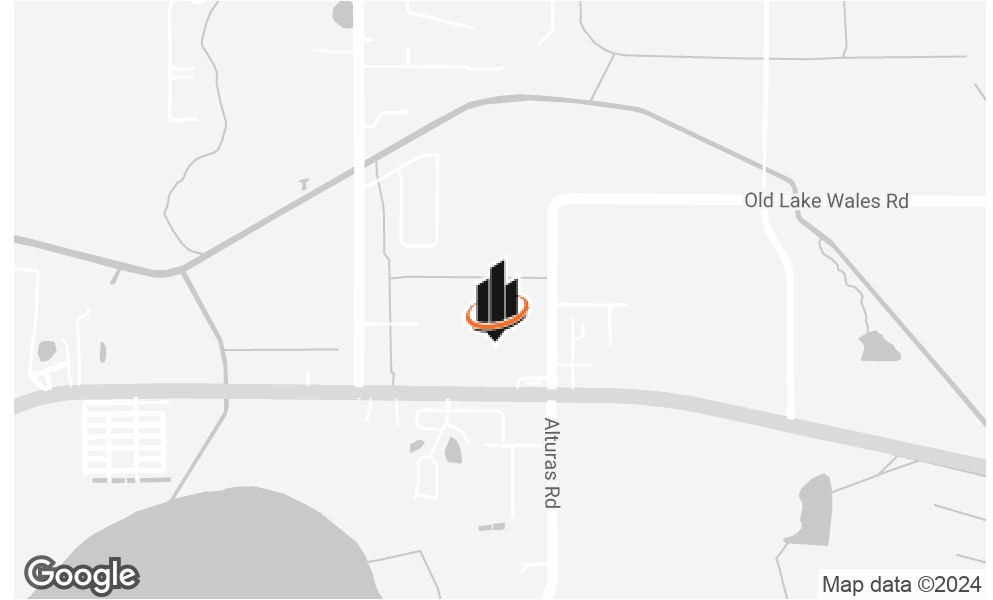


**CENTRAL FLORIDA INVESTMENTS
SAUNDERS
LOGISTICS CENTER - 7+ MILLION SF
DEVELOPEWNT**



SECTION 1
**Property &
Location
Information**

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
LOT SIZE:	11.46 ± Acres
PRICE / ACRE:	\$130,890
FLU:	Industrial & Residential Suburban**
UTILITIES:	Well and Septic
APN:	262933000000032080, 262933000000032070

PROPERTY OVERVIEW

This 11.46-acre property, located in the East Bartow Market, holds significant potential as it is designated for future industrial land use. With frontage on both Highway 60 and Old Bartow Lake Wales Rd, the property benefits from prime positioning. Furthermore, its proximity to the future Central Polk Parkway extension, where it will connect with Highway 60, and its location just south of the 7 million SF Central Florida Intermodal Logistics Center, make it an appealing opportunity.

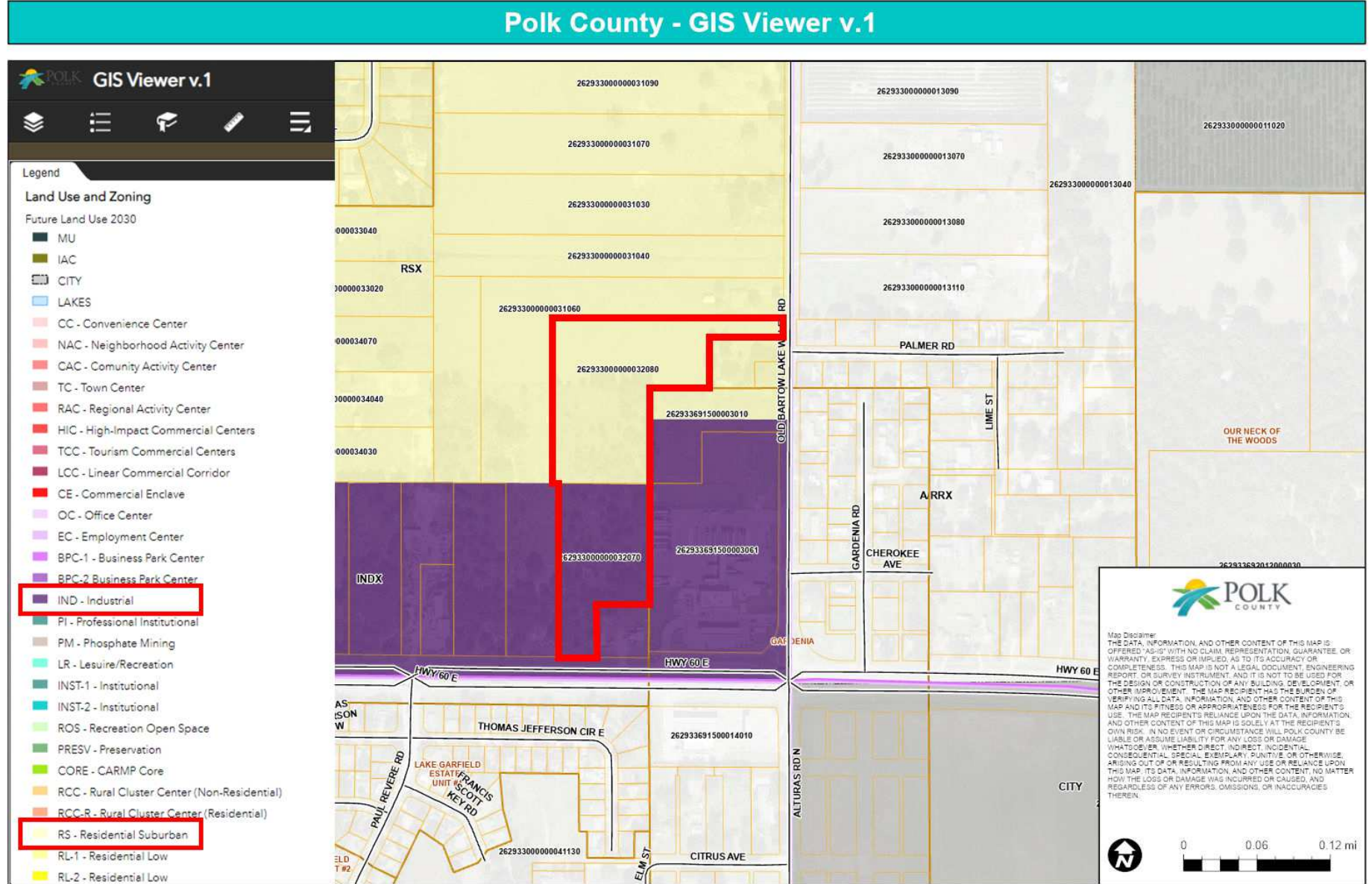
** Seller is submitting an application through the county to possibly change the FLU on the north parcel to also fall under industrial use.

ADDITIONAL PHOTOS

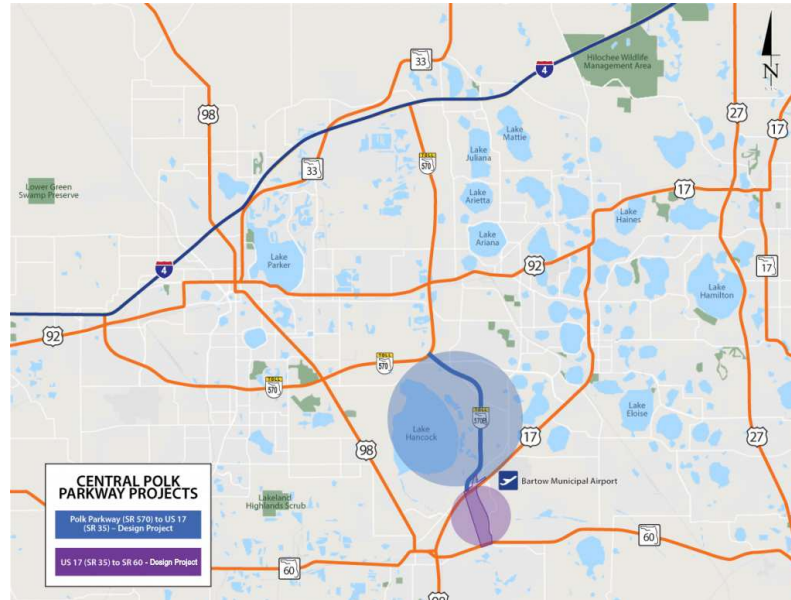


LAND USE MAP

April 23, 2024



CENTRAL POLK PARKWAY/STATE ROAD (SR-570B)



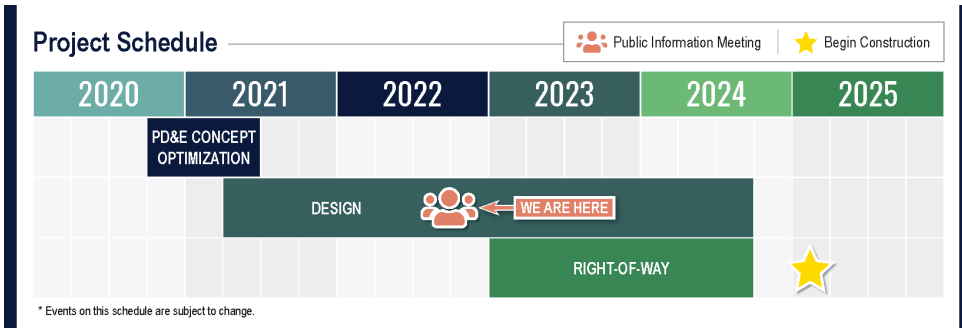
PROJECT DESCRIPTION

Florida's Turnpike Enterprise is constructing Central Polk Parkway/State Road (SR) 570B, a new, four-lane (two lanes in each direction) tolled roadway. This new stretch of roadway will begin at Polk Parkway/SR 570 and Winter Lake Road/SR 540 and extend approximately 6.5 miles to US 17/SR 35. Central Polk Parkway will serve future traffic needs by accommodating population growth in Polk County, providing a more direct route for north and south commuter and truck traffic, as well as expanding emergency evacuation options.

Benefits from this project include:

- Increasing roadway capacity for commuters and travelers in West Central Florida
- Reducing congestion and improving connectivity by providing a more direct route from US 17/SR 35 to Winter Lake Road/SR 540, Polk Parkway, and Interstate 4
- Delivering a more resilient facility by using pavement materials designed to help rainwater drain off the roadway quickly
- Enhancing safety by installing skid resistant pavement on travel lane surfaces to improve vehicle braking and reduce road noise
- Providing additional safety measures by installing:
 - o New guardrails meeting the latest height requirements
 - o Wrong-way driver detection technology at all interchange exit ramps to monitor, detect, and deter wrong-way drivers
 - o Highly reflective signage and pavement markings to improve visibility in all lighting and weather conditions

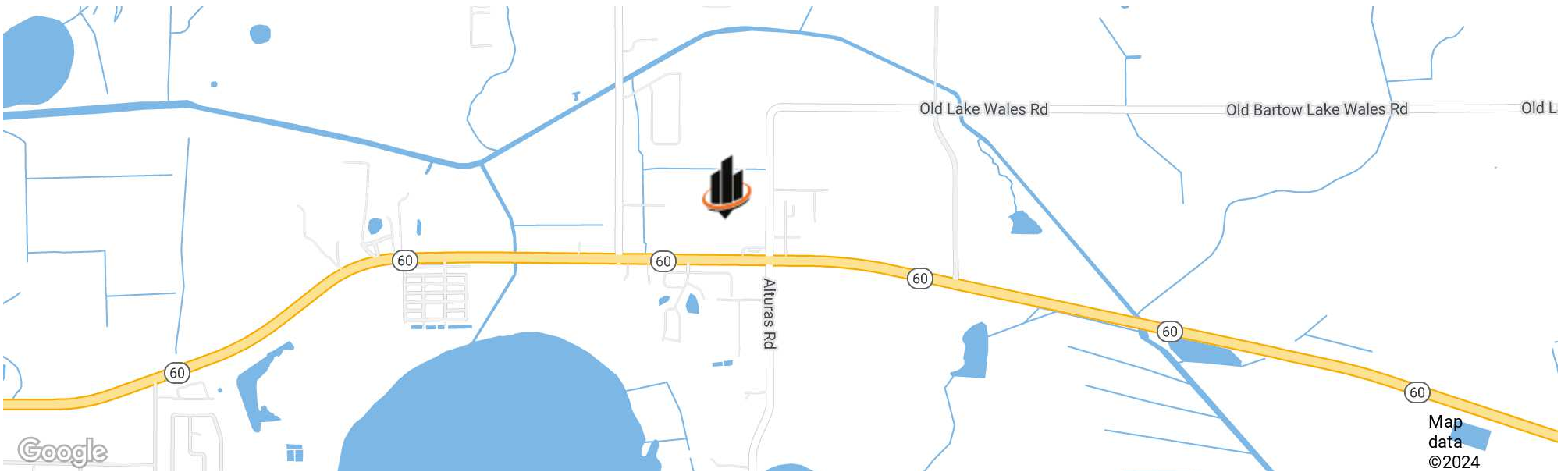
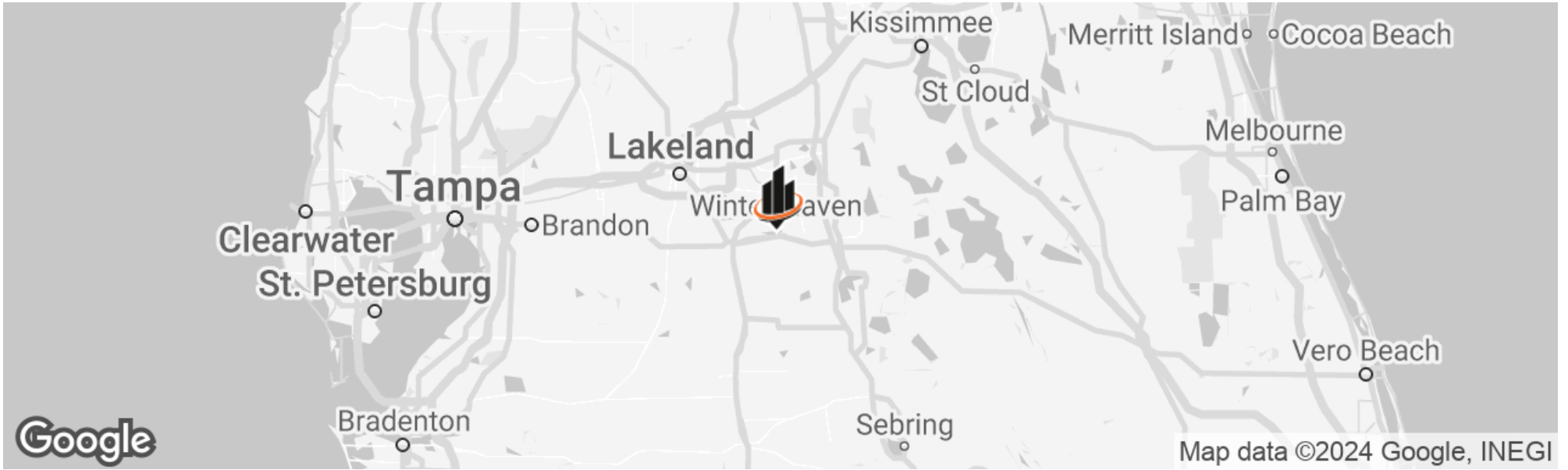
CENTRAL POLK PARKWAY (SR-570B) FROM US-17 (SR-35) TO SR-60



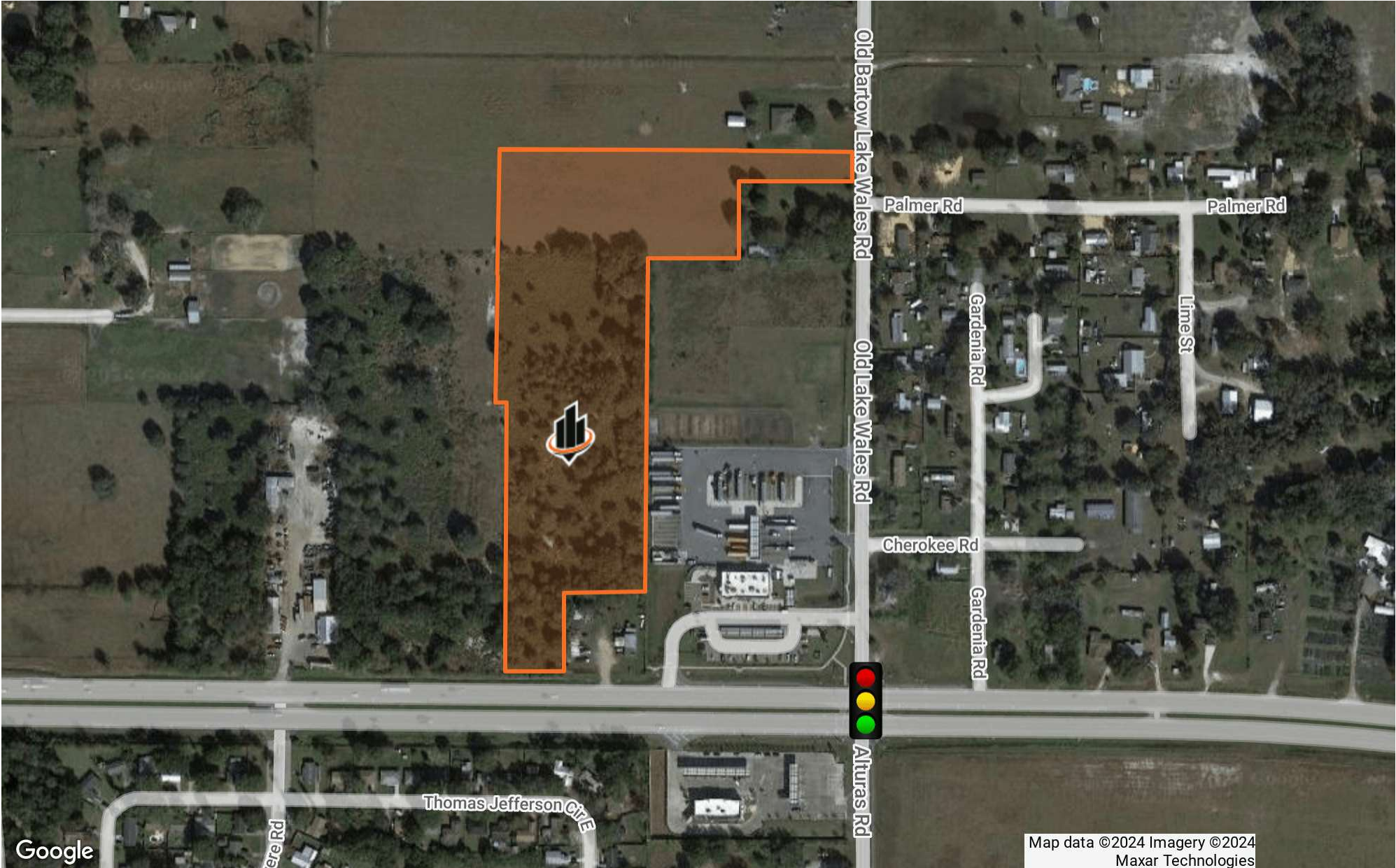
PROJECT OVERVIEW

The Florida Department of Transportation (FDOT) Florida's Turnpike Enterprise (FTE) is planning to construct improvements that are designed to accommodate traffic capacity on the Central Polk Parkway and interchanges to meet anticipated traffic demand. These improvements include a new four-lane, limited access toll road with an interchange at US 17, an intersection at SR 60, and a multiuse trail adjacent to the new roadway. This extension of the Central Polk Parkway will connect to the section of the Central Polk Parkway project to the north scheduled to begin construction in early 2023, providing a direct connection to I-4 via the Polk Parkway (SR 570).

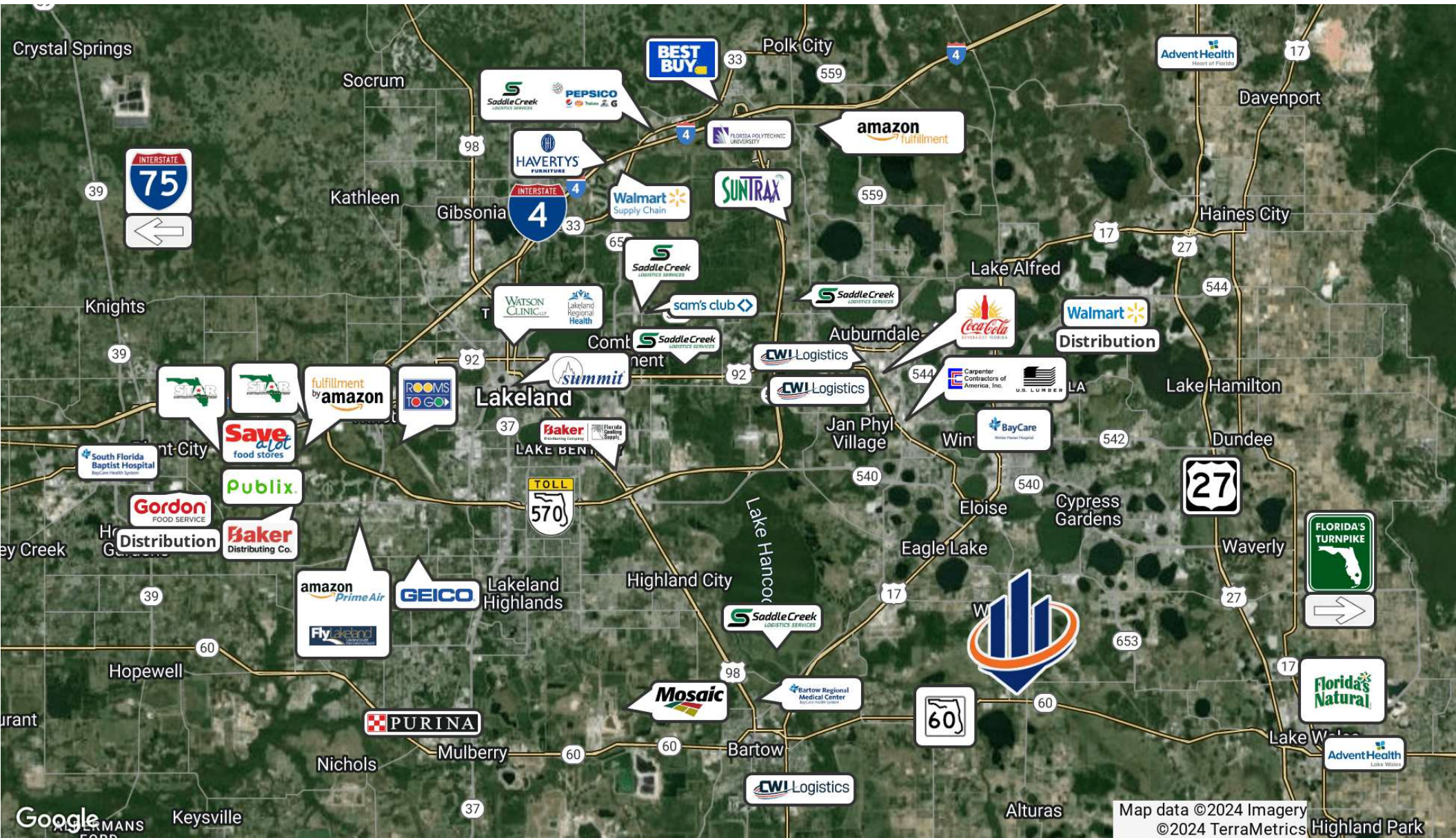
LOCATION MAPS



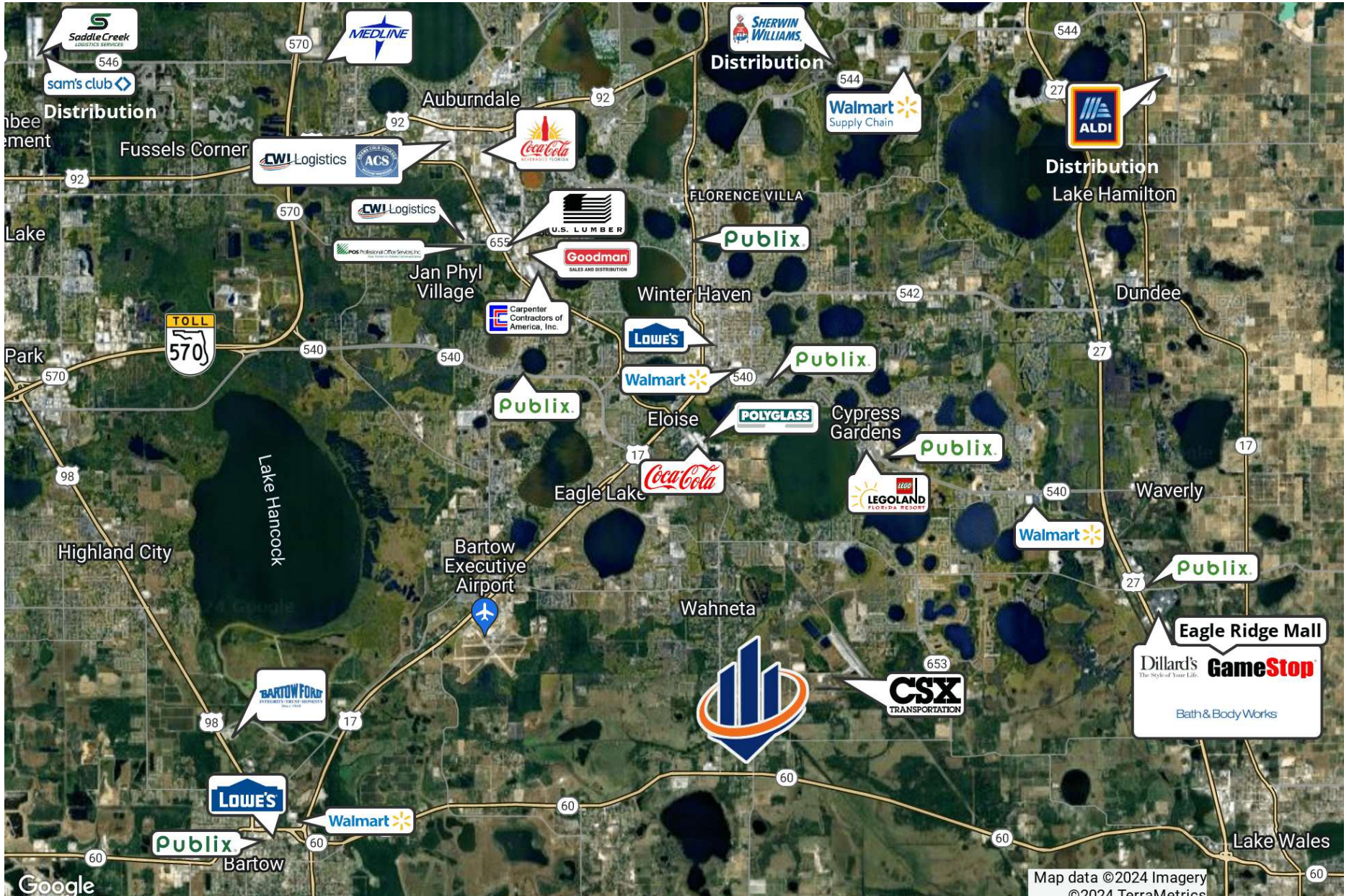
AERIAL MAP



INDUSTRIAL & WORKFORCE MAP



MARKET AREA MAP



TRADE AREA MAP



CENTRAL FLORIDA INTERMODAL



CENTRAL FLORIDA INTEGRATED LOGISTICS PARK

The 930-acre Central Florida Intermodal Logistics Center in Winter Haven has been sold to Phoenix-based Tratt Properties LLC, principal Jonathan Tratt told the Tampa Bay Business Journal. The property, home to a 400,000-square-foot warehouse recently purchased by Coca-Cola Florida, offers rail access serviced by CSX Corp. and is entitled for up to 8 million square feet of development.

That warehouse — and the ones that will follow — will be major job creators for Winter Haven, said Bruce Lyon, president of the Winter Haven Economic Development Council. The park is fully entitled and shovel ready, and construction on a new warehouse site could be underway within 30 days, Lyon said.

(Tampa Bay Business Journal - May 18, 2021)

DEMOGRAPHICS MAP & REPORT

POPULATION

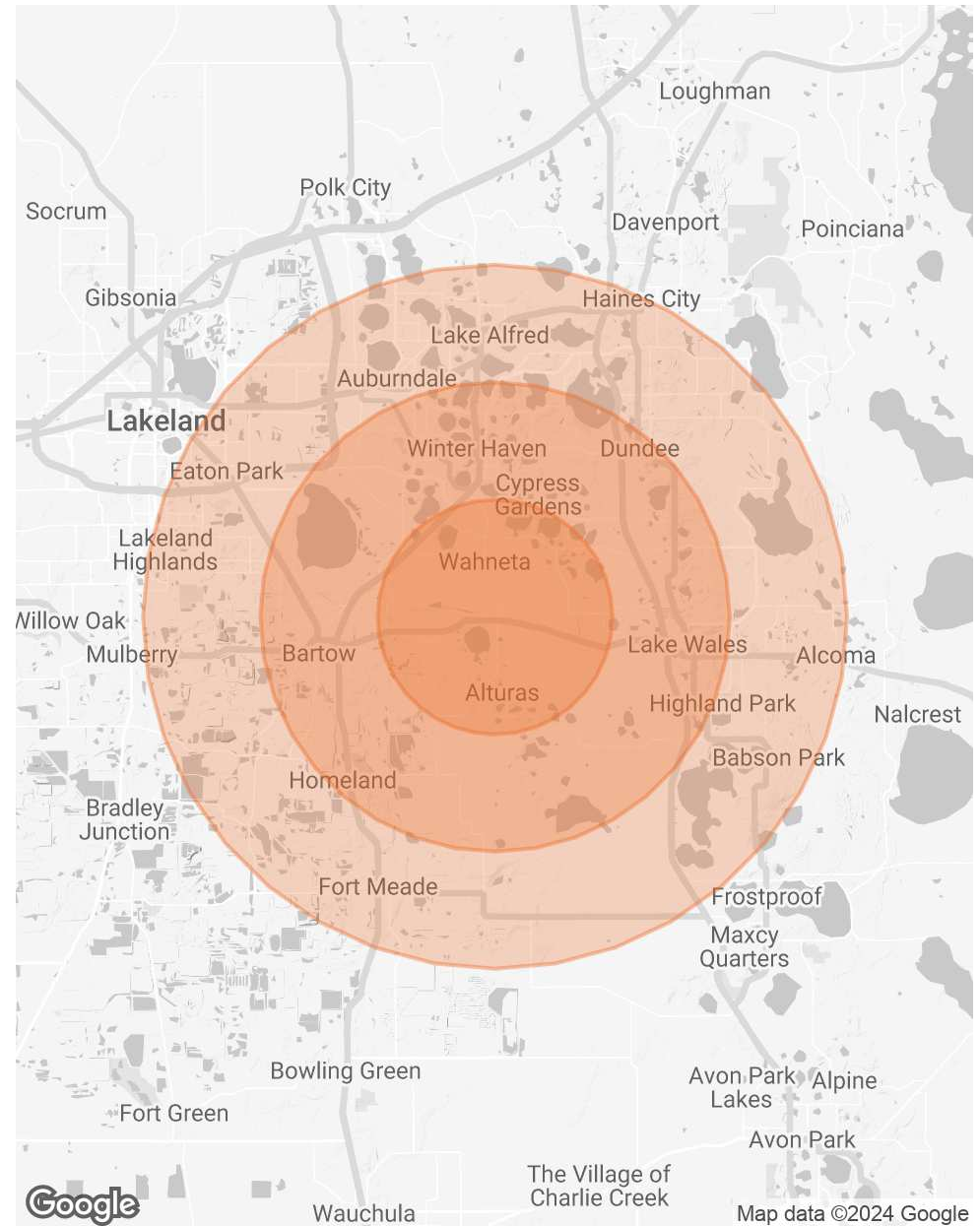
5 MILES 10 MILES 15 MILES

	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	27,244	163,895	333,916
AVERAGE AGE	42.0	41.4	41.3
AVERAGE AGE (MALE)	41.1	40.3	40.1
AVERAGE AGE (FEMALE)	43.2	42.6	42.5

HOUSEHOLDS & INCOME 5 MILES 10 MILES 15 MILES

	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	10,654	67,742	139,409
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$61,189	\$55,177	\$58,296
AVERAGE HOUSE VALUE	\$185,093	\$156,040	\$157,069

2020 American Community Survey (ACS)



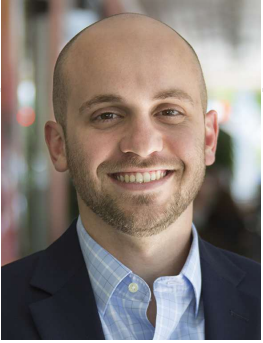
SECTION 2
Advisor Bios

LAKELAND



OLD BARTOW LAKE WALES RD.

ADVISOR BIO



DAVID HUNGERFORD, CCIM

Senior Advisor

david.hungerford@svn.com

Direct: **877.518.5263 x347** | Cell: **863.660.3138**

PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$170 million across nearly all types of commercial properties and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

David previously worked in his family-owned business, Hungerford & Associates, as a financial advisor. Prior to becoming a financial advisor, he served as the company's marketing director.

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 a CCIM (Certified Commercial Investment Member) designee and serves on the executive board for the CCIM Florida West Coast District. 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 and Ezra on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Commercial Properties
- Site Selection
- Real Estate Analytics



For more information visit SVNsaunders.com

HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

218 W Jackson Street, Suite 203
Thomasville, Georgia 31792
229.299.8600

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