



Polk Pkwy



Berkley Rd

Auburndale Multifamily Site 17.62 Acres

5161 Berkley Rd, Auburndale, Florida 33823

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PROPERTY SUMMARY

I-4 ± 5 Minutes



Sale Price \$2,663,733

Property Overview

We are pleased to present a prime multifamily apartment site located in the rapidly growing city of Auburndale, Florida, at the intersection of Berkley Road and Pace Road.

Offering Summary

Lot Size: 17.62 Acres
Zoning: RC- Annexation to PD-H2
Price / Acre: \$151,177
APN: 25-27-17-000000-012020, 25-27-17-000000-012050, 25-27-17-000000-012040

This expansive property spans 17.62 acres across three parcels. Currently zoned in Unincorporated Polk County, the City of Auburndale has granted pre-approval for annexation, with the property adjacent to the TECO Trail. A "PD-H2" zoning classification is anticipated, allowing for 14 units per acre.

A master lift station development is currently underway to the south of the property, which will service this site and is scheduled for completion in August 2025. Water and sewer connections are readily accessible; further details can be provided upon request.

Strategically located just a few miles north of US 92, an essential east/west thoroughfare serving the state, Auburndale is ideally situated along the I-4 corridor, which connects Tampa and Orlando, as well as between Lakeland and Winter Haven, FL.

The site benefits from proximity to Berkley Charter School directly across the street and Florida Polytechnic University nearby. Additionally, it is just minutes from the US 92 corridor, offering convenient access to major retailers, grocery stores, and dining options. The Polk Parkway, a toll highway providing efficient transportation throughout Polk County, is also in very close proximity, linking Exits 26-41 on Interstate 4.

COMPLETE HIGHLIGHTS

*Downtown Auburndale
15 ± Minutes*



*Pace Logistics Center
New Class A
Industrial Park*



Property Highlights

- 17.62 Acres of Multi Family Apartment Land in Growing Auburndale along Berkley Road.
- FLU is Residential Medium, with recommended re-zone to PD-H2.
- Property annexation will create the ability to sustain 14 units per acre, 225-250 units. 50 foot max height /3 story structure.
- Annexation into the City of Auburndale can be achieved with minimal costs and a streamlined timeline. The City requires the submission of a site plan prior to approval, which will be subject to review and approval by the City Commission.
- The City of Auburndale has recently conducted a sewer capacity report, which indicates that there should be no issues associated with this proposed development. A 12-inch water main is located across Berkley Road at Berkley Charter School, providing essential utility access. Additionally, a 10-inch force main for sewer services runs westward along the TECO Trail, accompanied by a 16-inch reclaimed water line.
- A master lift station currently being undertaken on a property just to the south, that will feed this development. Scheduled to be completed approx. August 2025.
- AADT 10,400 on Berkley Road, 44,000 on US 92.
- Property tax total - \$7,131.
- Addresses include - 5161 Berkley Road, 100 My Way Drive and 1913 County Road 655, Auburndale , FL 33823
- Survey available. Multifamily rendering also available.
- *** NOTE - ALL PARCELS HAVE OWNER OCCUPIED HOMES - PLEASE DO NOT ENTER THE PROPERTIES WITHOUT PRIOR APPROVAL.

LOCATION DESCRIPTION



Location Description

In recent years, Auburndale has experienced growth, especially in the industrial sector. The region's strategic location between two major metropolitan areas (Tampa and Orlando) and its proximity to major transportation routes like I-4 and the Polk Parkway have made it an attractive destination for businesses and distribution centers.

This site in particular is just minutes from Pace Logistics Center, a recently constructed 464,000 \pm SF distribution warehouse. Amazon also has a fulfillment center 5 \pm minutes east of this site. The growth of these industrial warehouses in the area have contributed to increased economic activity, providing employment opportunities to local residents and boosting the region's economy.

Also nearby is the SunTrax facility, a dedicated autonomous vehicle testing and research center, operated by the Florida Department of Transportation (FDOT). The primary goal of SunTrax is to accelerate the development and deployment of autonomous vehicles while ensuring safety and effectiveness.

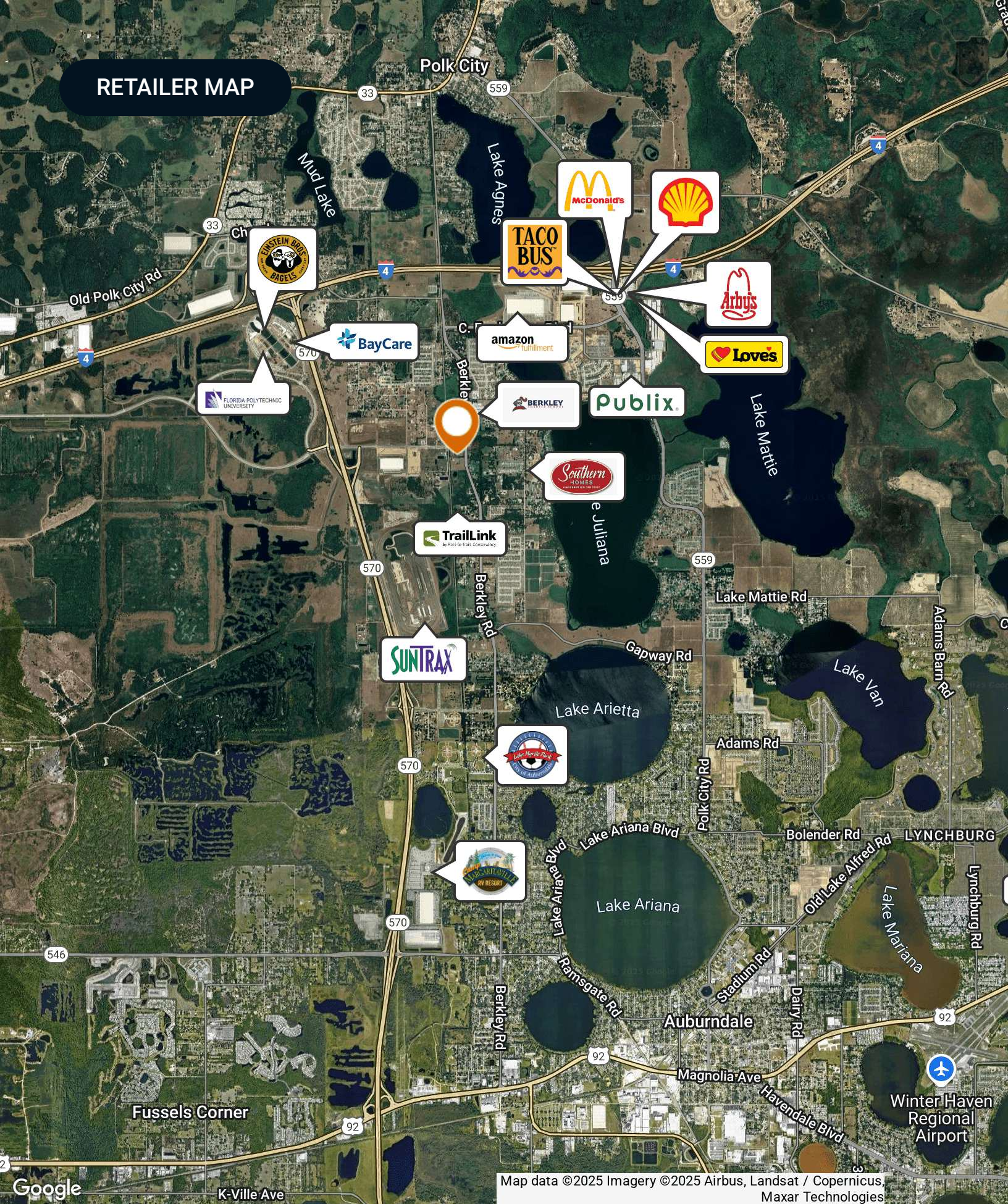
One feature of this site is the Auburndale TECO Trail, which abuts this property. This trail is 29.2 \pm miles and connects Lake Myrtle in Auburndale with Polk City, where it meets up with the General James A. Van Fleet Trail. This former railroad track extends 29.2 miles from Polk City to Mabel and traverses three counties; Polk, Lake, and Sumter. The trail is flat and invites walkers, joggers, cyclists, and inline skaters. Trails like this contribute to the quality of life for residents and add to the appeal of the city for potential newcomers.

With Polk County being one of the fastest growing counties in the nation, economic development will continue to thrive in this area.

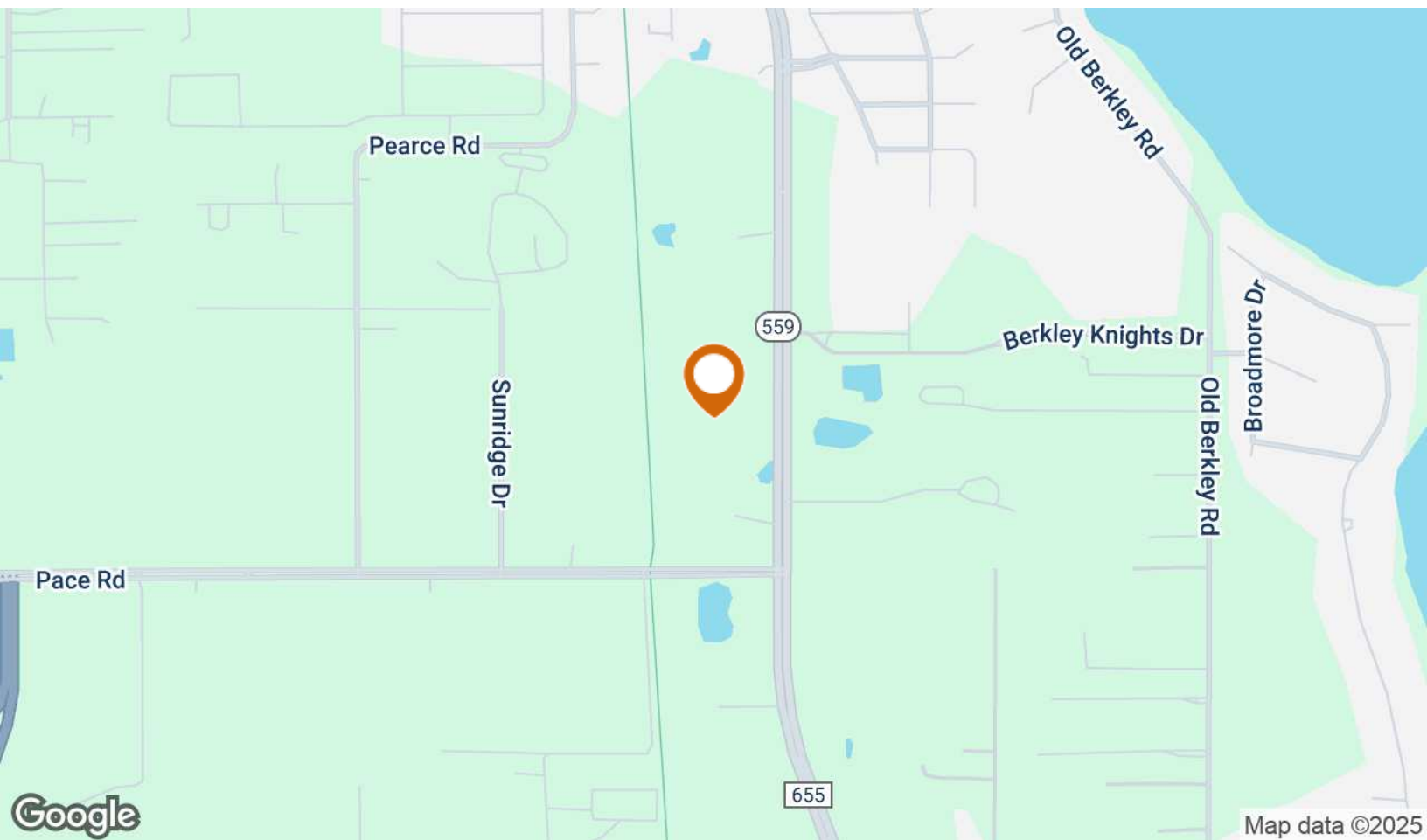
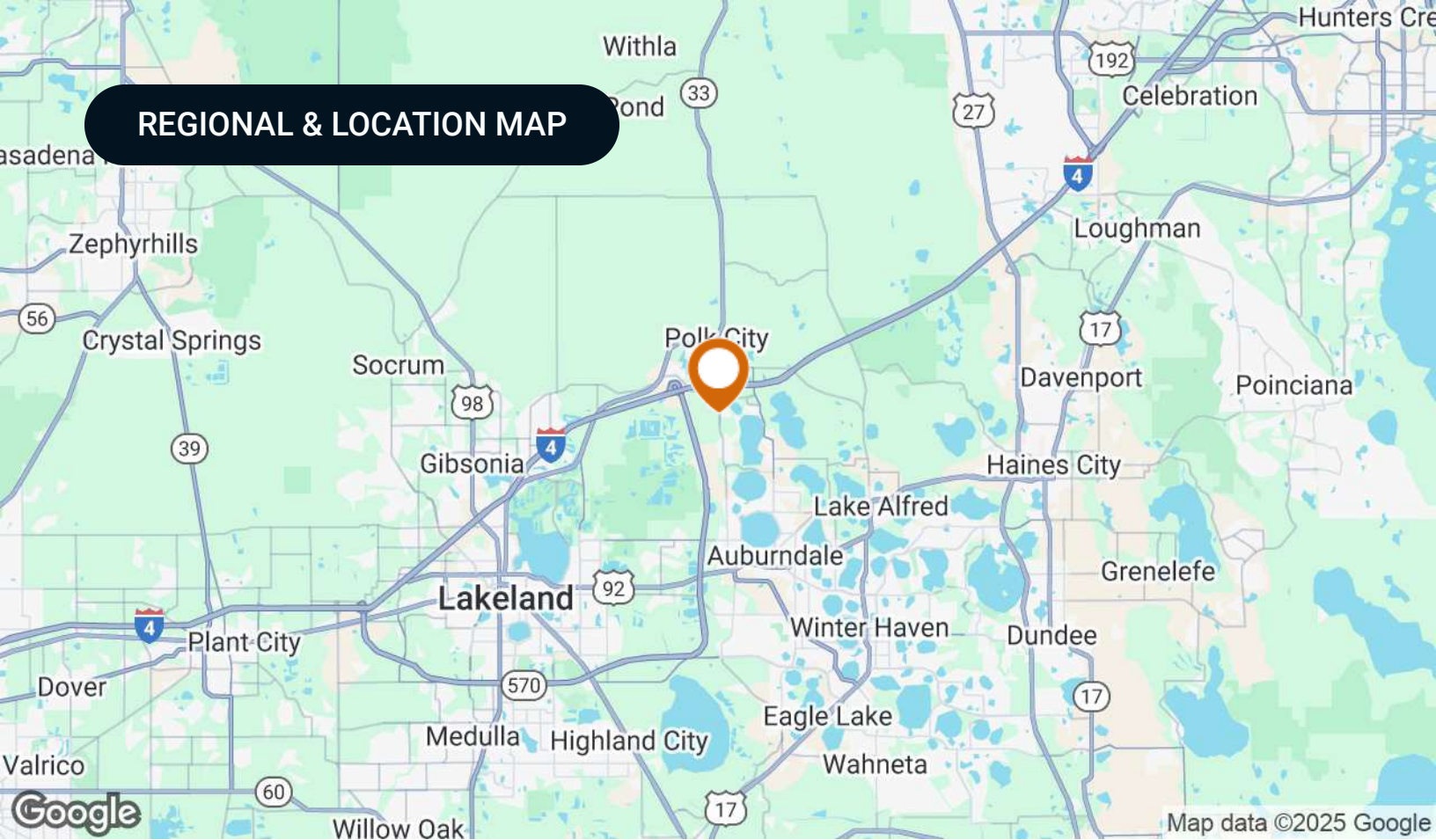
PROPERTY DIMENSIONS

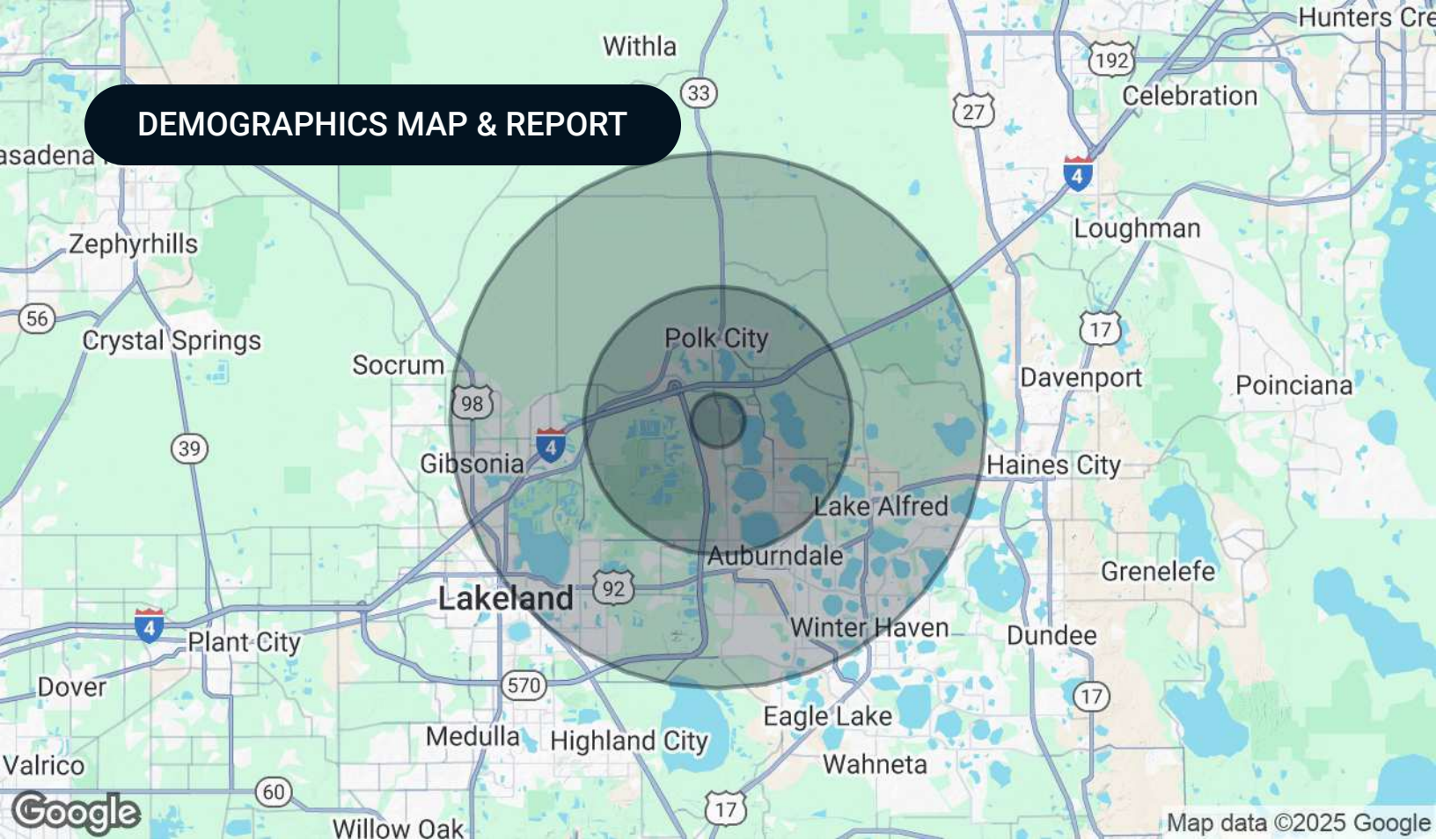


RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies





Population

	1 Mile	5 Miles	10 Miles
Total Population	1,510	28,130	186,513
Average Age	38.2	44	41.4
Average Age (Male)	40.6	45	40.2
Average Age (Female)	36.8	43.1	42.8

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	595	10,979	78,406
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$89,523	\$68,653	\$51,882
Average House Value	\$252,403	\$192,414	\$131,170

2020 American Community Survey (ACS)

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Eric Ammon, CCIM

Senior Advisor

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Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

Memberships

Certified Commercial Investment Member

ADVISOR BIOGRAPHY



Craig Morby

Senior Advisor

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Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

Memberships

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board



For more information visit www.saundersrealestate.com

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