

# LAKELAND



Residential Lot:  
7.12 ± AC

Industrial Lot:  
4.34 ± AC



OLD BARTOW LAKE WALES RD.

## EAST BARTOW DEVELOPMENT LAND

0 Highway 60 E, Bartow, FL 33830

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## TABLE OF CONTENTS

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### TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
LAND LOTS	5
LOCATION INFORMATION	6
LOCATION MAPS	7
DEMOGRAPHICS MAP & REPORT	8
MARKET AREA MAP	9
TRADE AREA MAP	10
ADDITIONAL PHOTOS	11
LAND USE MAP	12
AGENT AND COMPANY INFO	13
ADVISOR BIOGRAPHY	14
ADVISOR BIOGRAPHY	15

CENTRAL FLORIDA INTERMODAL  
LOGISTICS CENTER - 7+ MILLION SF  
DEVELOPMEWNT

*Residential Lot:*  
7.12 ± AC

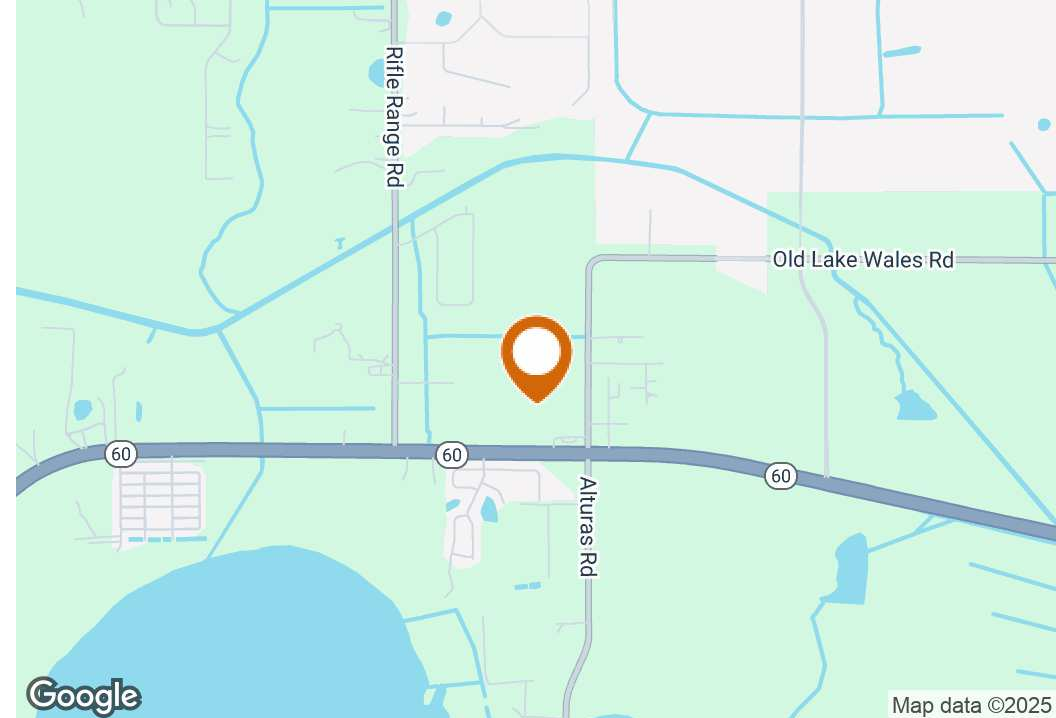
*Industrial Lot:*  
4.34 ± AC



Section 1

# PROPERTY INFORMATION

## PROPERTY SUMMARY



## OFFERING SUMMARY

Sale Price:	<b>See Lot Pricing Page</b>
Lot Size:	11.46 ± Total Acres
FLU:	Industrial & Residential Suburban
Utilities:	Well and Septic
Taxes (Year):	\$3,605.67 (2024)
Traffic Count:	28,000 Cars per Day (SR-60)
APN:	262933000000032080, 262933000000032070

## PROPERTY OVERVIEW

These two parcels located east of Bartow on SR 60, hold significant potential for various uses and can be sold separately or together. The industrial lot fronts on SR 60. 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. (new paragraph) The residential lot in the rear gets its access from Old Bartow Lake Wales Rd. The land is removed from the busyness of SR 60 and could be used as a homesite or small subdivision development.

**Industrial Lot: 4.34 ± Acres**  
**Residential Lot: 7.12 ± Acres**

## LAND LOTS



STATUS	LOT #	ADDRESS	PIN	SIZE	PRICE	PRICE PER ACRE	ZONING
Available	1 - Industrial	SR-60	262933000000032070		\$750,000	\$172,811/AC	FLU: Industrial
Available	2 - Residential	Old Lake Wales Rd	262933000000032080	7.12 ± AC	\$450,000	\$63,202/AC	FLU: Res - Suburban

# LAKELAND



Residential Lot:  
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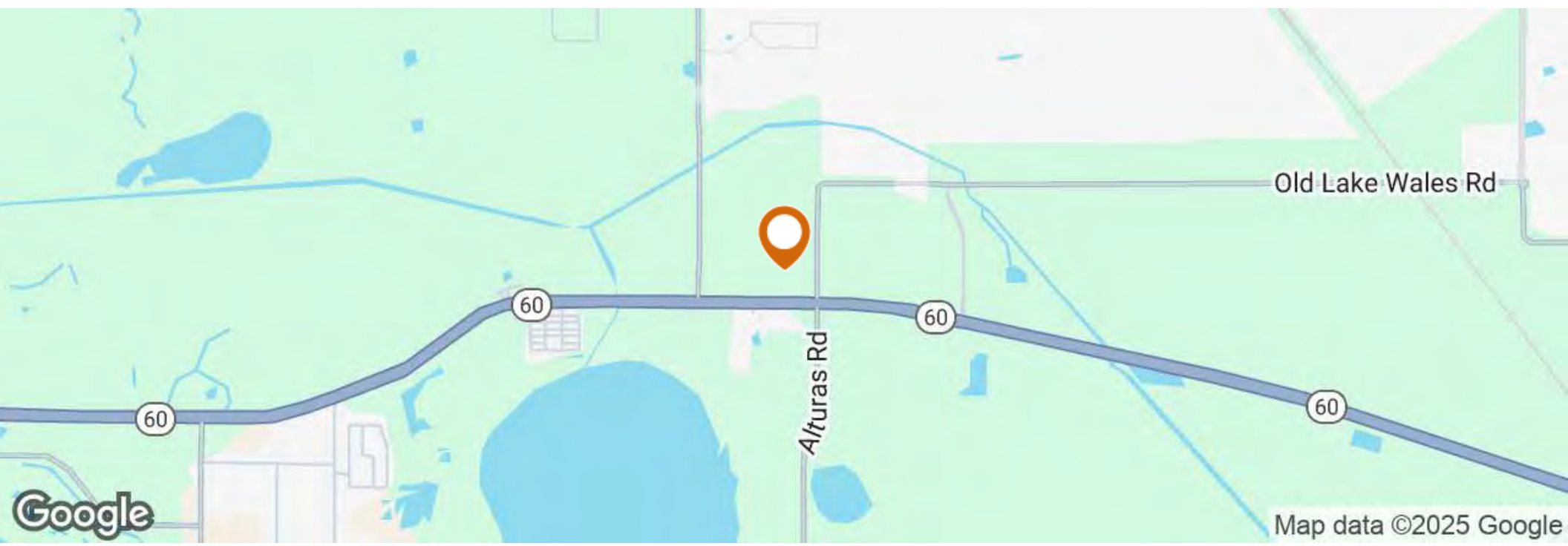
Industrial Lot:  
4.34 ± AC



OLD BARTOW LAKE WALES RD.

Section 2

# LOCATION INFORMATION

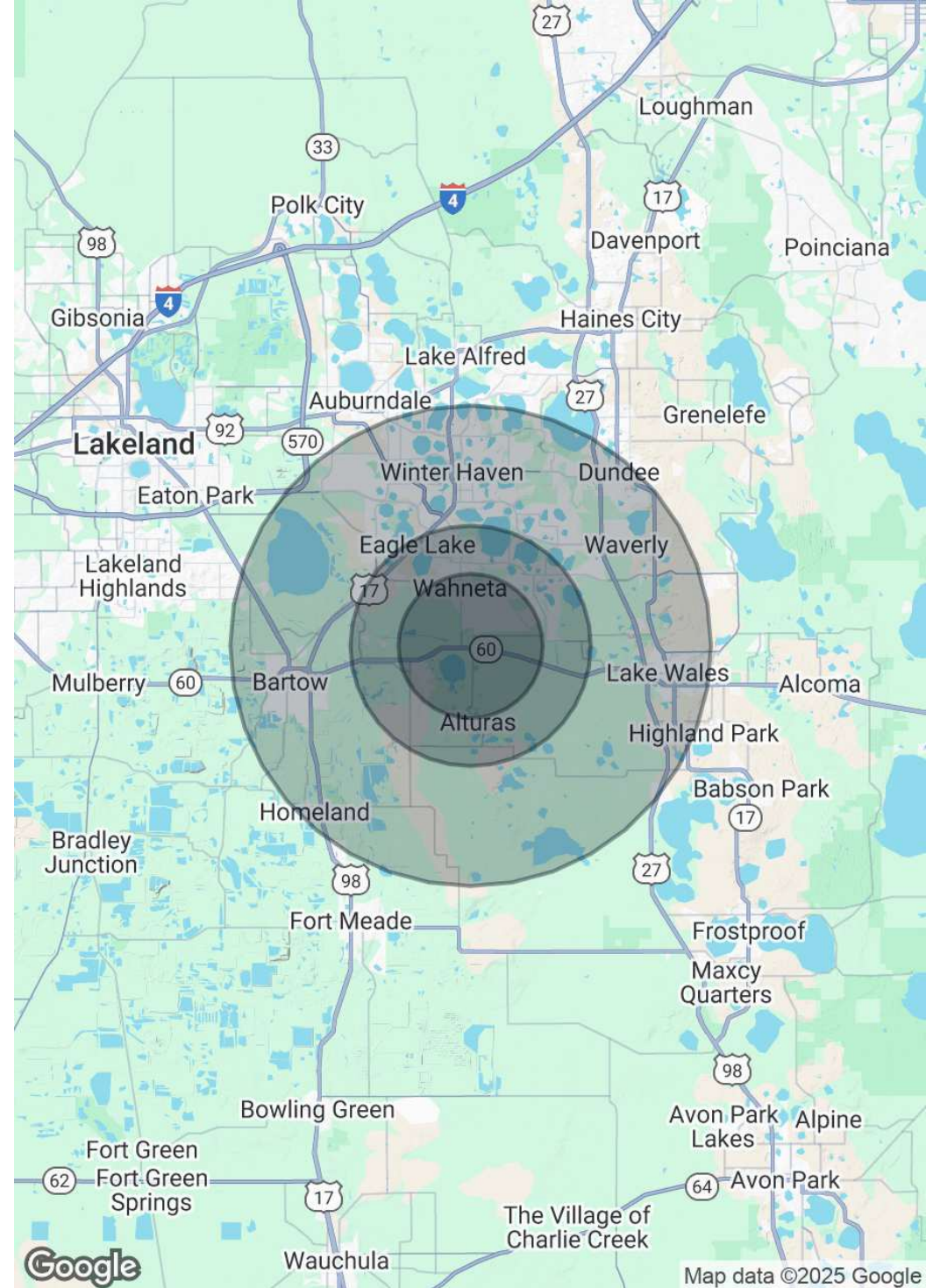


## DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	9,517	32,406	189,144
Average Age	38	41	42
Average Age (Male)	37	41	41
Average Age (Female)	39	42	43

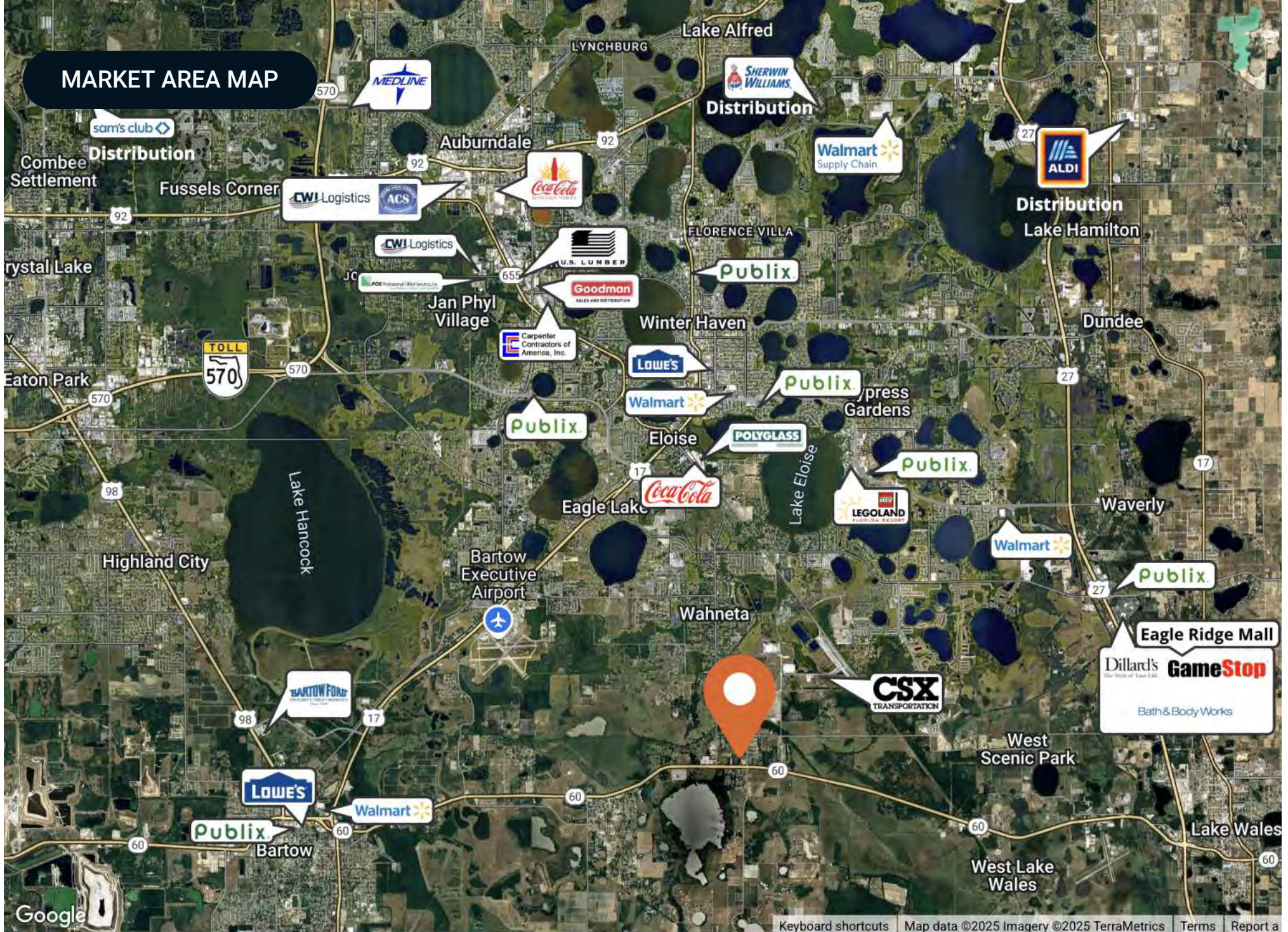
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,304	11,838	73,096
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$66,991	\$78,591	\$77,724
Average House Value	\$243,349	\$291,285	\$271,186

Demographics data derived from AlphaMap





# MARKET AREA MAP



Google

Keyboard shortcuts | Map data ©2025 Imagery ©2025 TerraMetrics | Terms | Report a

# TRADE AREA MAP



**ADDITIONAL PHOTOS**

**CAMPING  
WORLD**

26,000 Cars per Day



Industrial Lot:  
4.34 ± AC

Residential Lot:  
7.12 ± AC

**LAKE WALES**

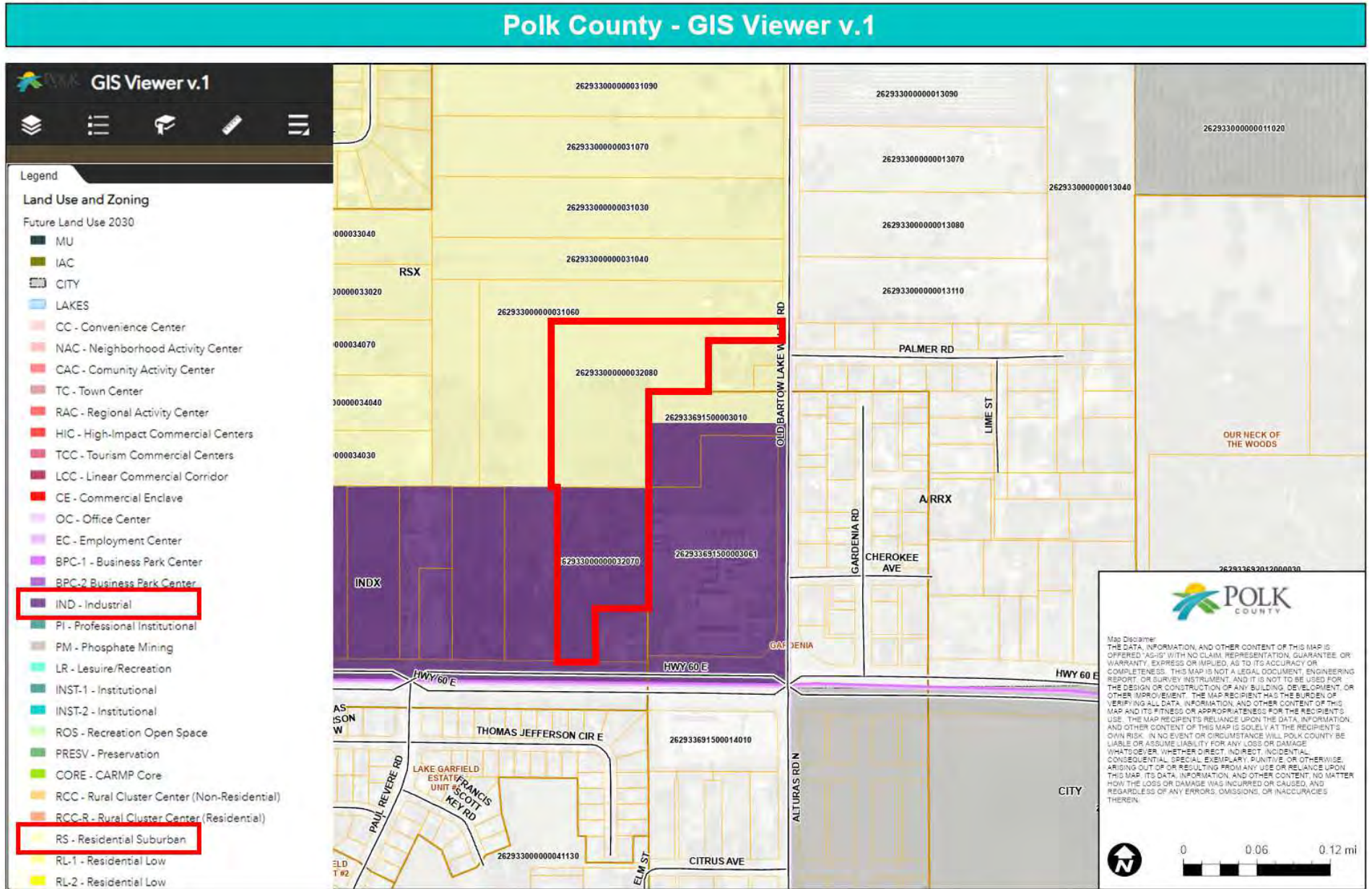


Industrial Lot:  
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Residential Lot:  
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# LAND USE MAP

April 23, 2024



# LAKELAND

Residential Lot:  
7.12 ± AC

Industrial Lot:  
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Pilot

Arbys



CIRCLE K

OLD BARTOW LAKE WALES RD

Section 3

# AGENT AND COMPANY INFO

## ADVISOR BIOGRAPHY



### 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 BIOGRAPHY



### JOEY HUNGERFORD

Associate Advisor

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## PROFESSIONAL BACKGROUND

Joey Hungerford 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. This includes working as the Communications Director for a Congresswoman in the United States House of Representatives, serving as the Digital Director and Communications Advisor to the House Judiciary Committee Chairman, and operating as a travel videographer for a former United States President.

Prior to living in Washington, D.C., Joey was born and raised in Lakeland, where he graduated from Southeastern University. He obtained a Bachelor of Science degree in Communications with an emphasis in Broadcasting and a minor in Theology. While earning his degree, Joey was an active student leader and began his career here at Saunders Real Estate in the marketing department.

With his unique career experience and unmatched work ethic, Joey takes pride in his ability to build meaningful relationships while delivering exceptional service.

Joey and his wife, Hope, are proud parents of a baby boy.

Joey specializes in:

- Commercial Properties
- Industrial Real Estate
- Office Space



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