

**LAND FOR SALE**

# Rail Adjacent Mulberry Industrial Land

**OLD HIGHWAY 37**

Mulberry, FL 33830

**PRESENTED BY:**

**DAVID HUNGERFORD, CCIM,  
SIOR**

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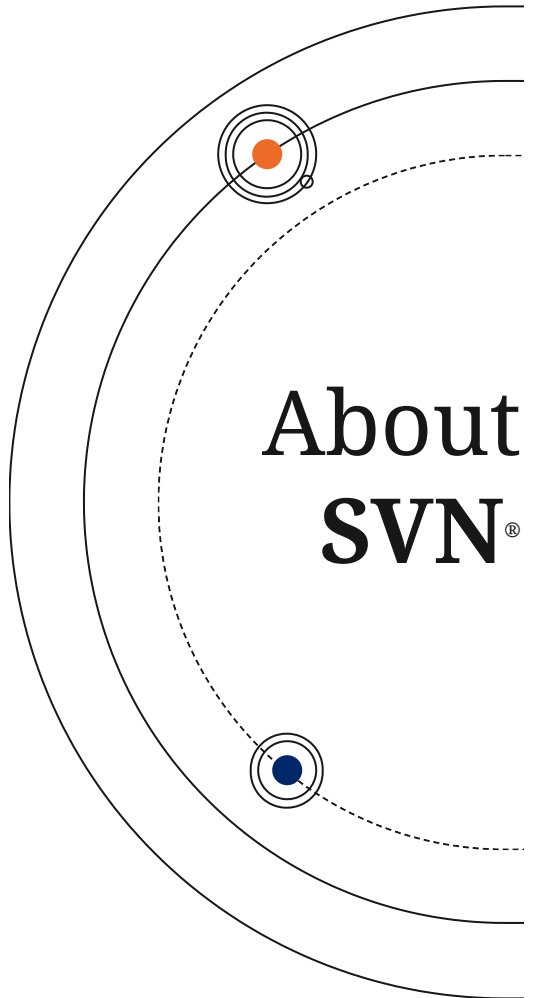
## SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose

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The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

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PROPOSED CLEAN  
HYDROGEN PLANT

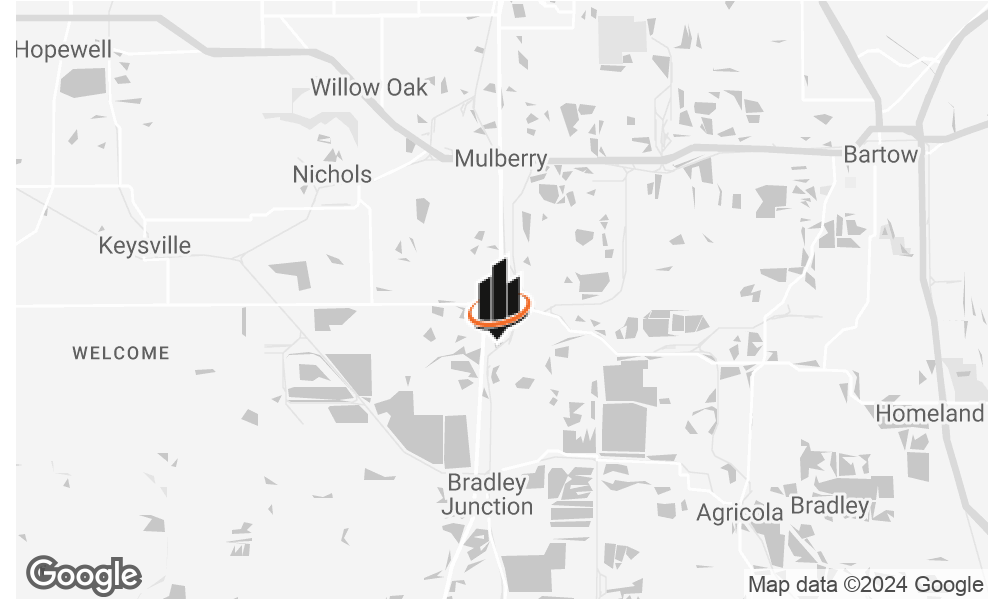
CCC GROUP  
INDUSTRIAL CONSTRUCTION

TRANS-PHOS  
DELIVERING TRUST

OLD HIGHWAY 37

SECTION 1  
Property  
Information

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$2,640,000</b>
<b>LOT SIZE:</b>	16.5 Acres
<b>PRICE / ACRE:</b>	\$160,000
<b>ZONING:</b>	FLU: Industrial (IND)
<b>UTILITIES:</b>	Water - 1,400 ± FT Away
<b>APN:</b>	233026000000022070, 233025000000044030, 233035000000011050

### PROPERTY OVERVIEW

Boasting a Future Land Use of Industrial (IND), these strategically located land parcels offer a compelling opportunity for heavy industrial users. The property's location just south of Mulberry and SR 60 both allows for generous land use and generous distribution channels.

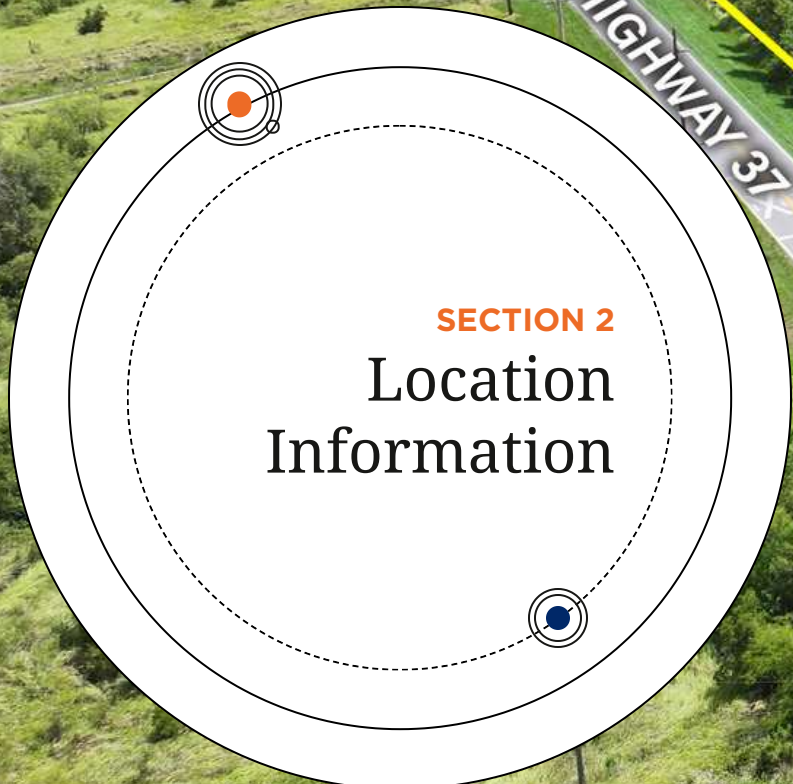
The land fronts along CSX rail. There is no design yet, but a rail spur could be available per CSX.

Additional contiguous acreage for larger users could be available as well; please inquire.

**AERIAL FACING EAST**



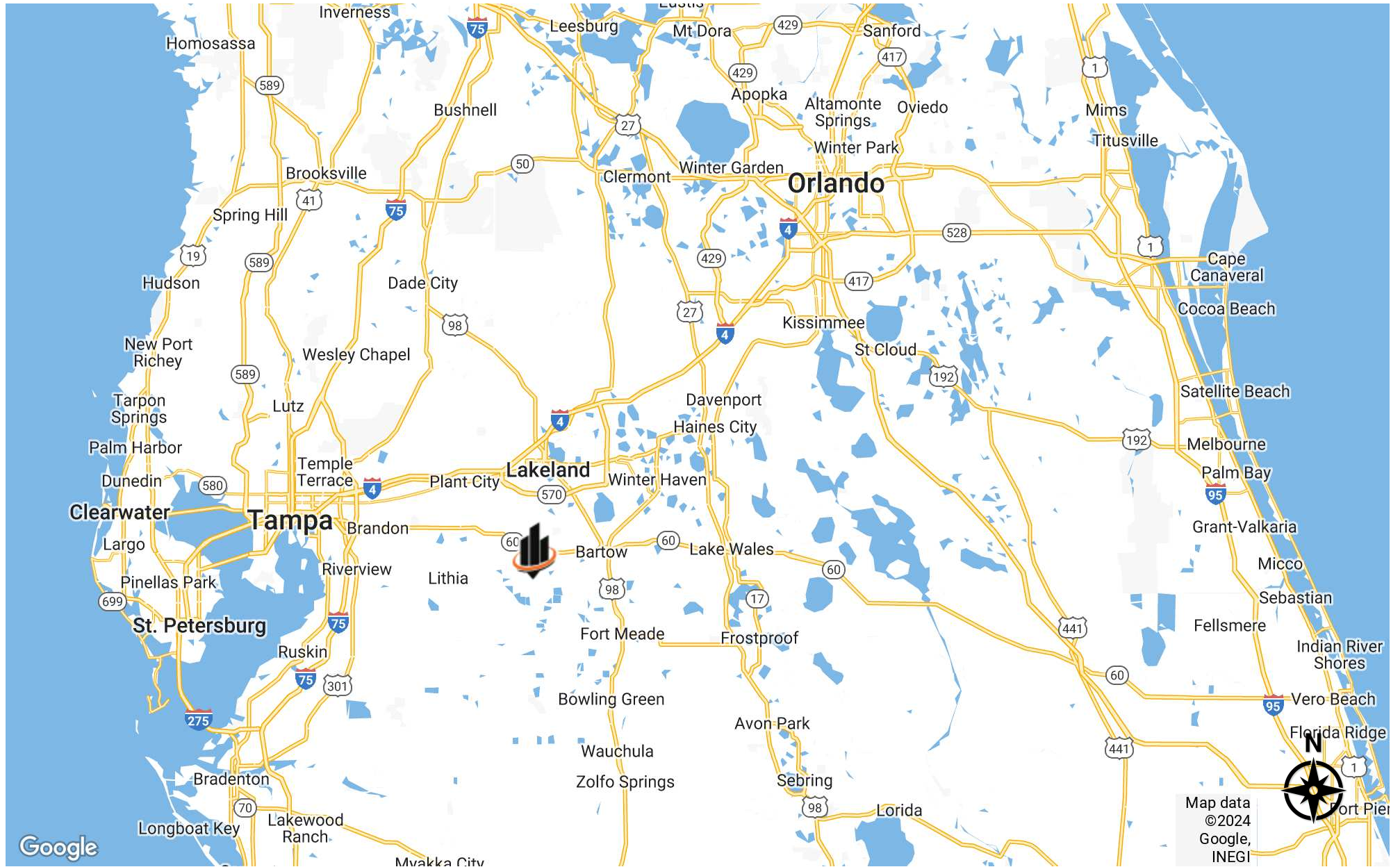




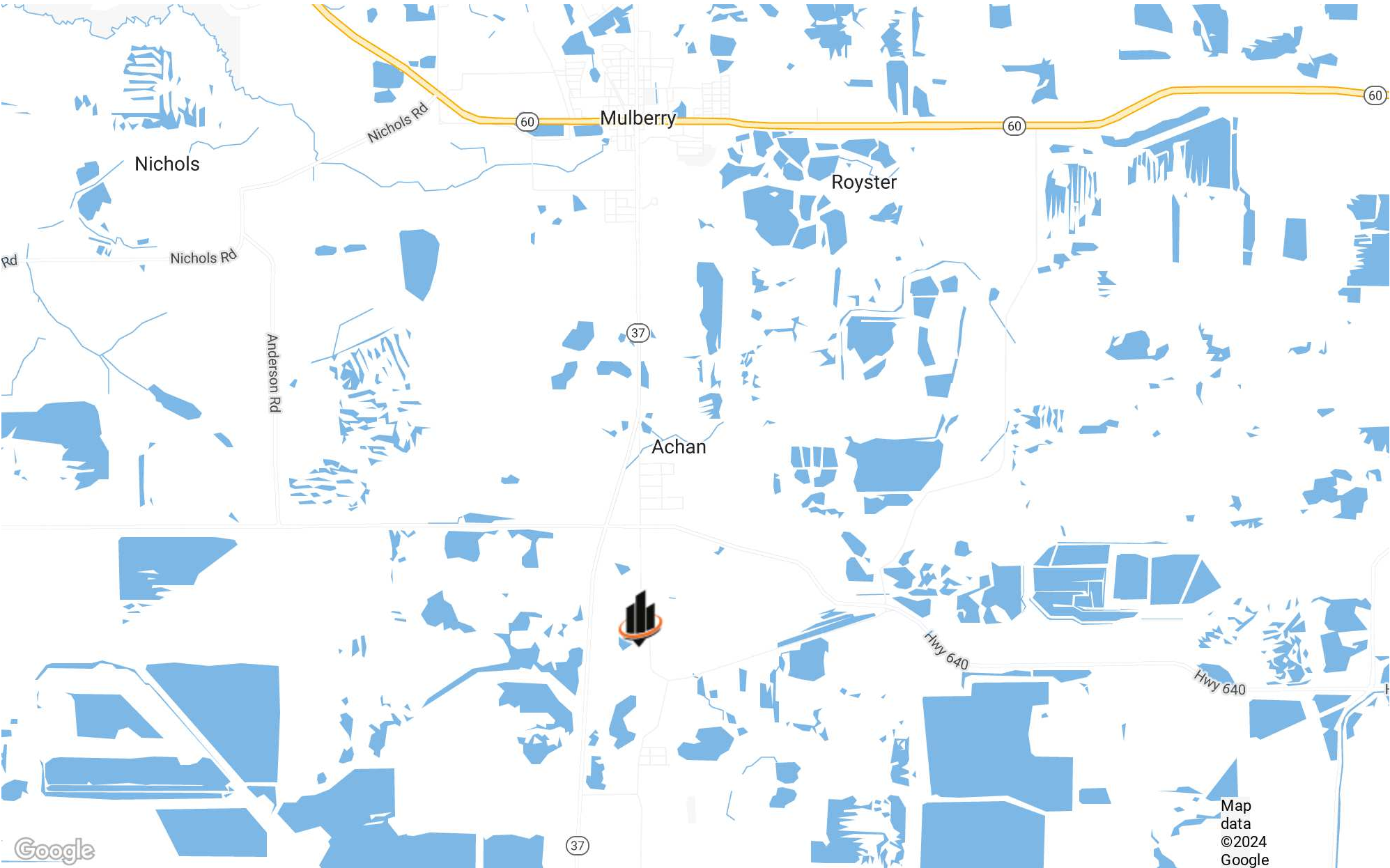
**SECTION 2**  
Location  
Information



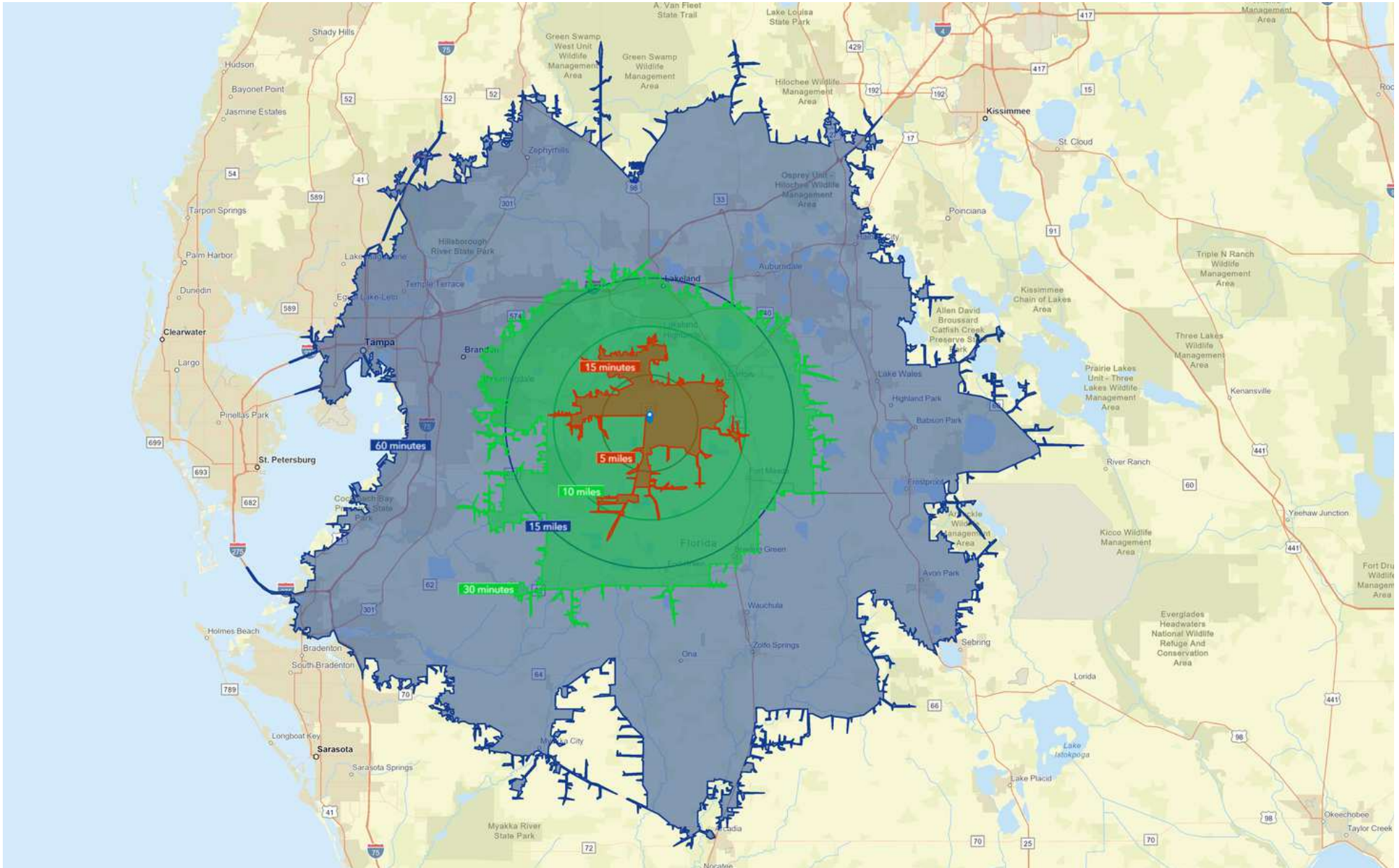
# REGIONAL MAP



LOCATION MAP



# DEMOGRAPHICS MAP



# Benchmark Demographics

	5 Miles	10 Miles	15 Miles	15 Mins	30 Mins	60 Mins	Polk	FL	US
Population	5,278	110,525	272,835	41,311	357,211	2,135,366	775,084	22,381,338	337,470,185
Households	1,948	39,978	100,045	14,992	128,774	817,391	290,783	8,909,543	129,917,449
Families	1,335	29,768	69,156	10,944	91,339	535,976	201,187	5,732,103	83,890,180
Average Household Size	2.71	2.75	2.64	2.75	2.71	2.55	2.61	2.46	2.53
Owner Occupied Housing Units	1,573	30,562	69,810	11,192	92,562	537,746	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	375	9,416	30,235	3,800	36,212	279,645	85,323	2,991,741	45,630,951
Median Age	38.7	39.7	38.9	38.2	39.0	39.7	42.0	42.9	39.1
<b>Income</b>									
Median Household Income	\$50,728	\$76,122	\$64,513	\$66,178	\$67,466	\$63,077	\$57,572	\$65,081	\$72,603
Average Household Income	\$62,213	\$102,239	\$93,146	\$92,276	\$96,654	\$92,361	\$81,989	\$97,191	\$107,008
Per Capita Income	\$22,919	\$36,792	\$34,260	\$33,500	\$35,070	\$35,465	\$30,811	\$38,778	\$41,310
<b>Trends: 2021 - 2026 Annual Growth Rate</b>									
Population	2.80%	0.49%	0.42%	0.12%	0.32%	0.74%	0.85%	0.63%	0.30%
Households	2.58%	0.43%	0.41%	0.06%	0.32%	0.79%	0.81%	0.77%	0.49%
Families	2.59%	0.39%	0.36%	-0.02%	0.27%	0.75%	0.76%	0.74%	0.44%
Owner HHs	3.45%	0.83%	0.80%	0.43%	0.73%	1.10%	1.02%	0.93%	0.66%
Median Household Income	1.95%	2.48%	3.26%	2.75%	3.04%	3.51%	2.77%	3.34%	2.57%

# Benchmark Demographics

*5 Miles 10 Miles 15 Miles 15 Mins 30 Mins 60 Mins Polk FL US*

## *Households by Income*

<\$15,000	9.50%	6.90%	10.00%	7.50%	9.50%	10.90%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	10.70%	6.00%	7.60%	6.80%	7.30%	7.70%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	14.90%	7.90%	8.90%	9.40%	8.40%	8.60%	9.70%	8.40%	7.40%
\$35,000 - \$49,999	13.80%	11.00%	11.80%	11.90%	11.50%	11.90%	13.20%	11.80%	10.80%
\$50,000 - \$74,999	22.20%	17.40%	17.40%	19.70%	17.20%	17.80%	19.60%	17.80%	16.50%
\$75,000 - \$99,999	9.80%	14.20%	13.00%	14.30%	13.20%	12.90%	13.20%	13.10%	12.80%
\$100,000 - \$149,999	15.90%	20.70%	17.10%	18.30%	17.30%	15.70%	14.70%	15.90%	16.90%
\$150,000 - \$199,999	3.20%	7.30%	6.50%	5.30%	7.30%	7.30%	5.20%	7.00%	8.60%
\$200,000+	0.00%	8.60%	7.50%	6.80%	8.20%	7.20%	5.00%	8.40%	10.60%

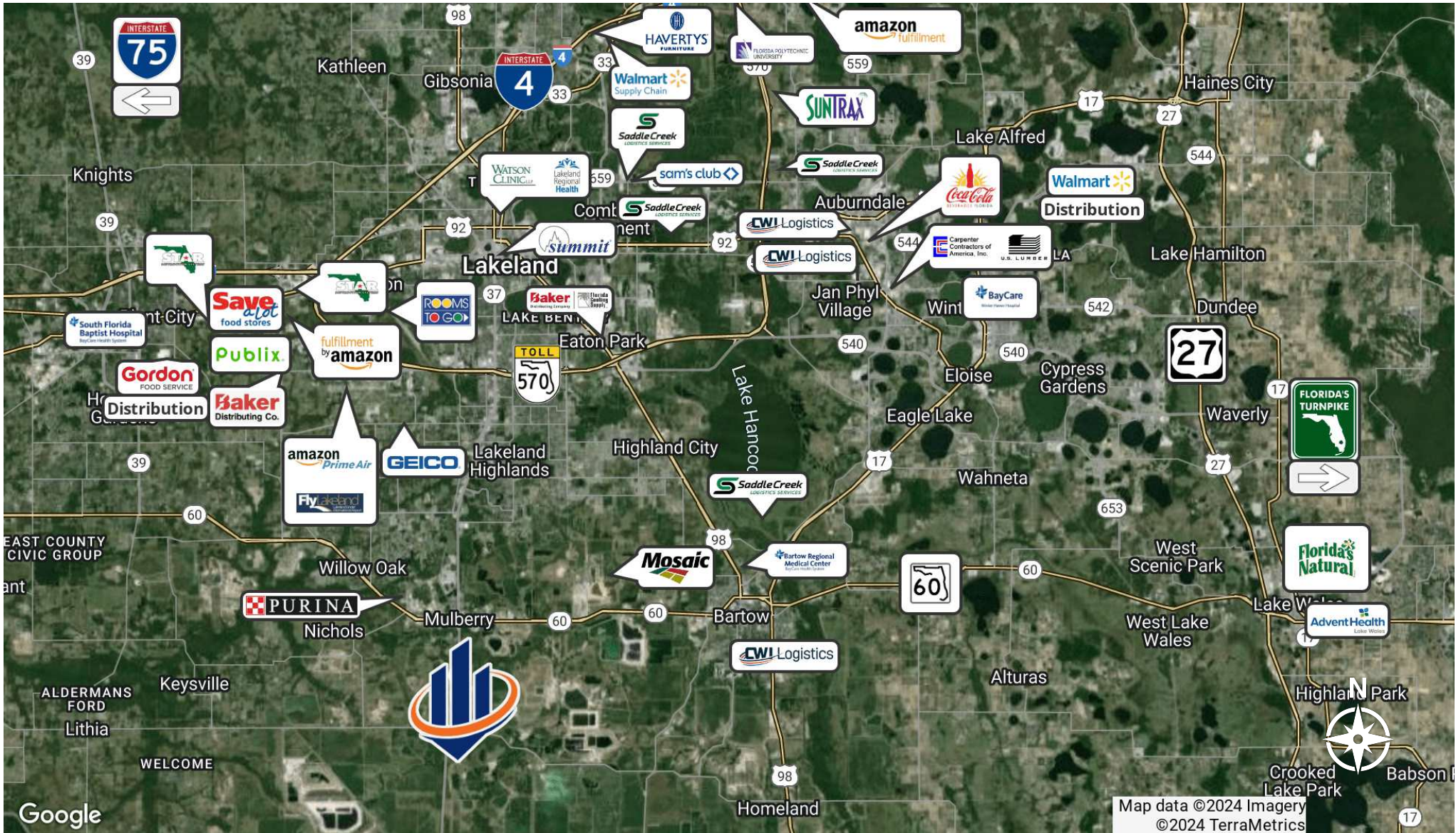
## *Population by Age*

0 - 4	6.70%	6.00%	5.90%	6.60%	5.90%	5.70%	5.60%	5.00%	5.70%
5 - 9	7.10%	6.50%	6.30%	7.00%	6.40%	6.00%	5.90%	5.30%	6.10%
10 - 14	6.70%	6.70%	6.50%	7.00%	6.70%	6.10%	5.90%	5.50%	6.30%
15 - 19	6.20%	6.50%	7.10%	6.50%	7.00%	6.20%	6.00%	5.60%	6.30%
20 - 24	5.50%	5.50%	6.30%	5.70%	6.10%	6.50%	5.60%	5.90%	6.40%
25 - 34	12.90%	12.80%	13.00%	12.90%	12.90%	13.60%	12.60%	13.10%	13.70%
35 - 44	12.20%	13.00%	12.40%	13.10%	12.60%	12.60%	11.90%	12.10%	13.10%
45 - 54	10.80%	12.40%	11.70%	11.80%	12.00%	11.50%	11.10%	11.70%	11.90%
55 - 64	12.00%	13.20%	12.50%	12.10%	12.50%	12.10%	12.70%	13.30%	12.70%
65 - 74	11.50%	10.90%	10.80%	10.40%	10.60%	11.30%	12.90%	12.60%	10.60%
75 - 84	6.50%	5.10%	5.70%	5.40%	5.50%	6.40%	7.40%	7.30%	5.30%
85+	1.80%	1.50%	1.90%	1.50%	1.80%	2.20%	2.30%	2.70%	1.90%

## *Race and Ethnicity*

White Alone	63.30%	67.70%	64.30%	66.80%	63.90%	56.90%	59.60%	57.10%	60.60%
Black Alone	16.70%	10.40%	11.90%	9.00%	11.40%	16.20%	14.60%	15.00%	12.50%
American Indian Alone	1.00%	0.40%	0.50%	0.70%	0.60%	0.50%	0.60%	0.50%	1.10%
Asian Alone	0.90%	2.70%	2.20%	1.80%	2.50%	3.60%	2.00%	3.10%	6.20%
Pacific Islander Alone	0.20%	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	6.90%	6.60%	8.00%	8.60%	8.30%	8.60%	9.90%	7.60%	8.70%
Two or More Races	11.10%	12.10%	13.00%	13.00%	13.30%	14.00%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	21.50%	20.30%	23.00%	25.00%	24.00%	25.60%	26.80%	27.00%	19.40%

# INDUSTRIAL & WORKFORCE MARKET



# TRADE AREA MAP





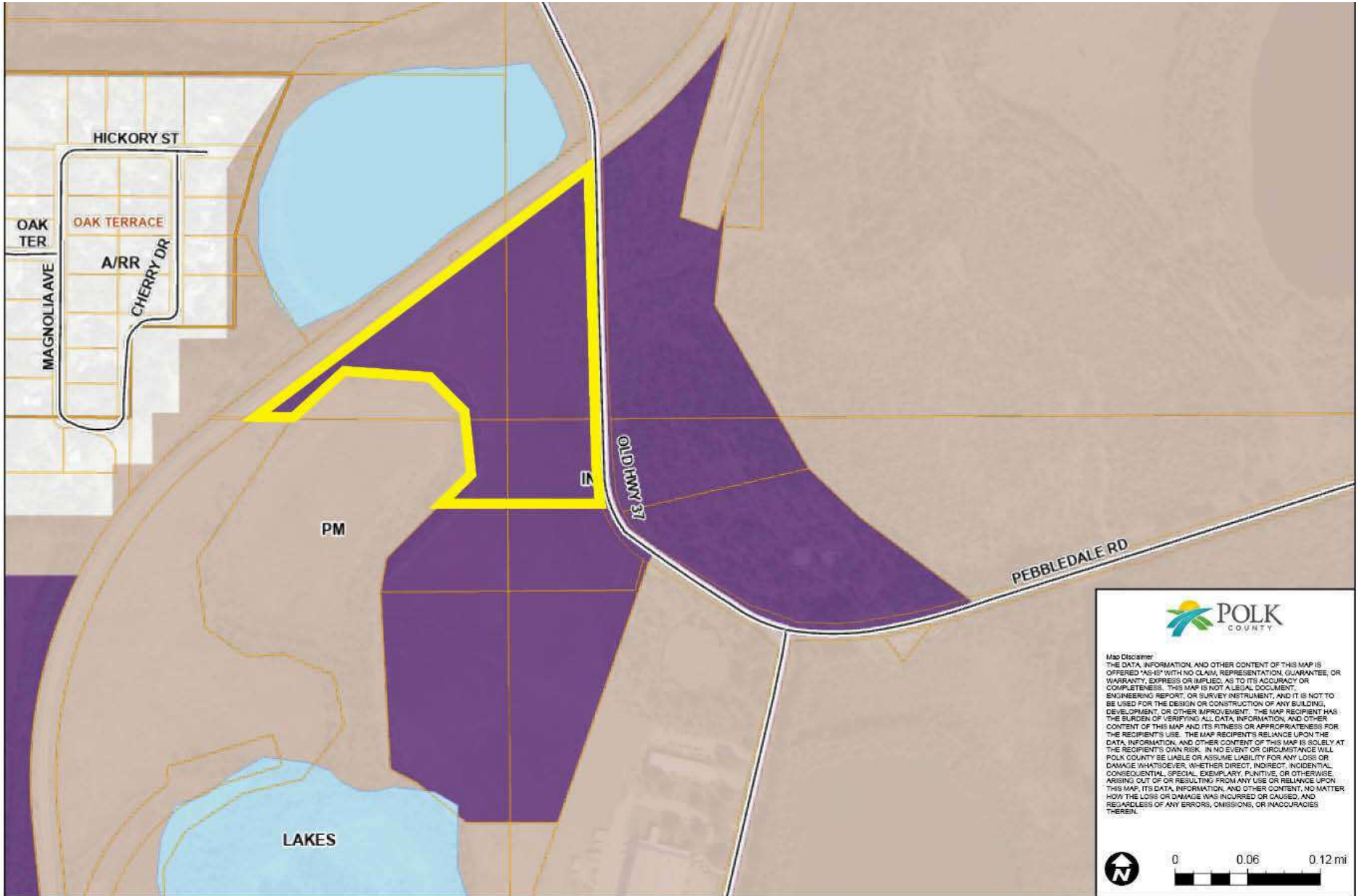
AERIAL MAP



**SITE DIMENSIONS**



# LAND USE - IND



## NEARBY DEVELOPMENT



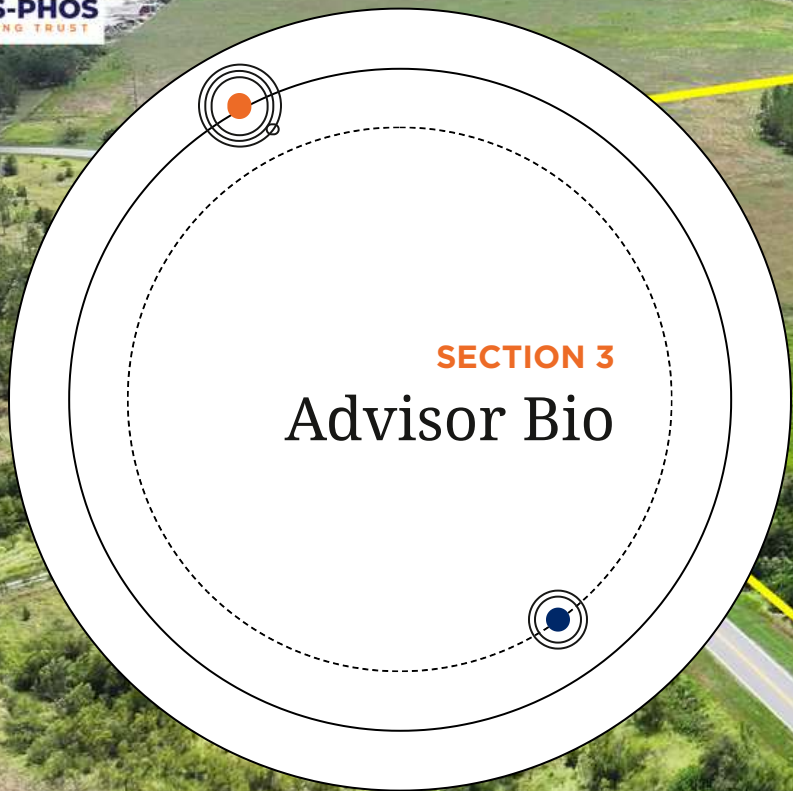
### **CLEAN HYDROGEN PLANT TO BE BUILT IN POLK COUNTY FOLLOWING MAJOR INVESTMENT**

LowCarbon Hydrogen Corp., a South Korean company, is making a significant investment in Polk County, Florida, by allocating \$100 million to establish a clean hydrogen production facility in Mulberry. This project, which is in collaboration with Space Florida and Ocean Green, aims to support Florida's aerospace industry and foster a research hub dedicated to clean hydrogen technology. The new facility will focus on the production of hydrogen for various clean fuel applications, highlighting the state's commitment to advancing sustainable energy solutions.

This investment is anticipated to have a substantial positive impact on the local economy and technological landscape. By integrating clean hydrogen production with Florida's space program, the project is expected to create new job opportunities and drive innovation within the region. The initiative aligns with Florida's broader goals of becoming a leader in both the aerospace sector and the clean energy industry, enhancing the state's competitive edge and promoting environmental sustainability.

**For more details, visit the CFDC website.**

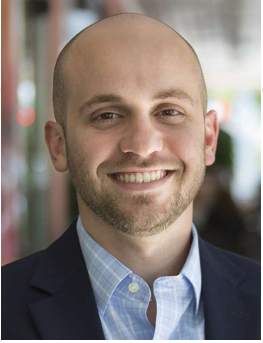
PHOS  
LIVERING TRUST



**SECTION 3**  
Advisor Bio



## ADVISOR BIOGRAPHY



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## PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM, SIOR 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 \$240 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 a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

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 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



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