

STATE ROAD 33

HOWEY RD (SR-19)

GROVELAND TRANSITIONAL LAND

632 Florida 19, Groveland, FL 34736

David Hungerford, CCIM, SIOR
863.660.3138
david@saundersrealestate.com

Jim Allen
863.738.3636
jimmy@saundersrealestate.com

Joey Hungerford
863.660.3511
joey@saundersrealestate.com



TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Saunders Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Saunders Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Saunders Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Saunders Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Saunders Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Saunders Real Estate in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPOSED APARTMENT PLANS	5
UPLANDS MAP	6
UTILITIES MAP	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
DEMOGRAPHICS MAP & REPORT	11
COUNTY	12
MARKET AREA MAP	13
TRADE AREA MAP	14
AGENT AND COMPANY INFO	15
ADVISOR BIOGRAPHY	16
ADVISOR BIOGRAPHY	17



HOWEY RD

19

OSPREY COVE CIR

GROVE ST

THOMPSON ST

CENTRAL ST

HOWEY RD

Section 1

PROPERTY INFORMATION

PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$825,000
Lot Size:	5.98 ± Acres
Upland Acres:	5.18 ± Acres
Price per Upland Acre:	\$159,266
Zoning:	Moderate Density Residential
Utilities:	Water (At Site), Sewer (Nearby)
Taxes (Year):	\$3,338.87 (2024)
PINs:	242224000100000100, 132224000400002900

PROPERTY DESCRIPTION

This 5.98-acre property (approximately 5.18 upland) in rapidly growing Groveland offers a prime opportunity for builders and investors. It is zoned for moderate density residential development and ideally suited for a townhome community or other residential options, though commercial might also be possible.

Proposed plans already exist for 48 apartment units across four structures, offering a potential head start in addressing the area's growing rental demand, while the strategic location, development flexibility, substantial upland acreage, and Groveland's overall growth trajectory all combine to create a compelling investment with strong future appreciation potential.

UTILITIES MAP

Water Distribution Network Working Map - City of Groveland

Legend ×

Fire Hydrants - Rev. February 2014

- ★

HydroNetwork Service Points - Rev. July 2014

- ◆ LiftStation
- Sewer Manhole
- ▲ Sewer Plant
- Stormwater Manhole
- Water Meter
- Water Valve
- Reclaim Valve

Water Network lines

Sewer lines

Future Planning Area - Proposed180Area



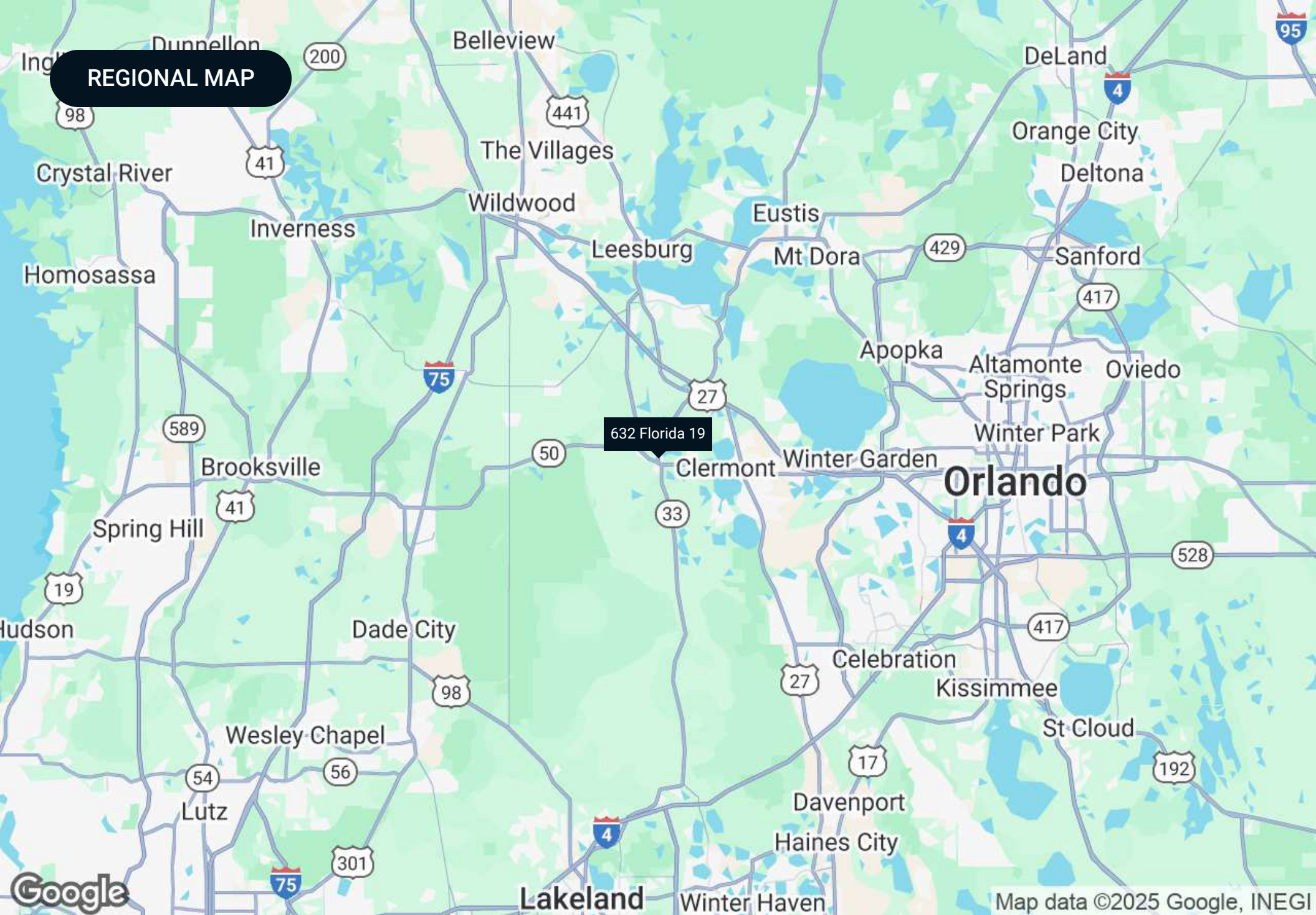
***DOWNTOWN
GROVELAND***



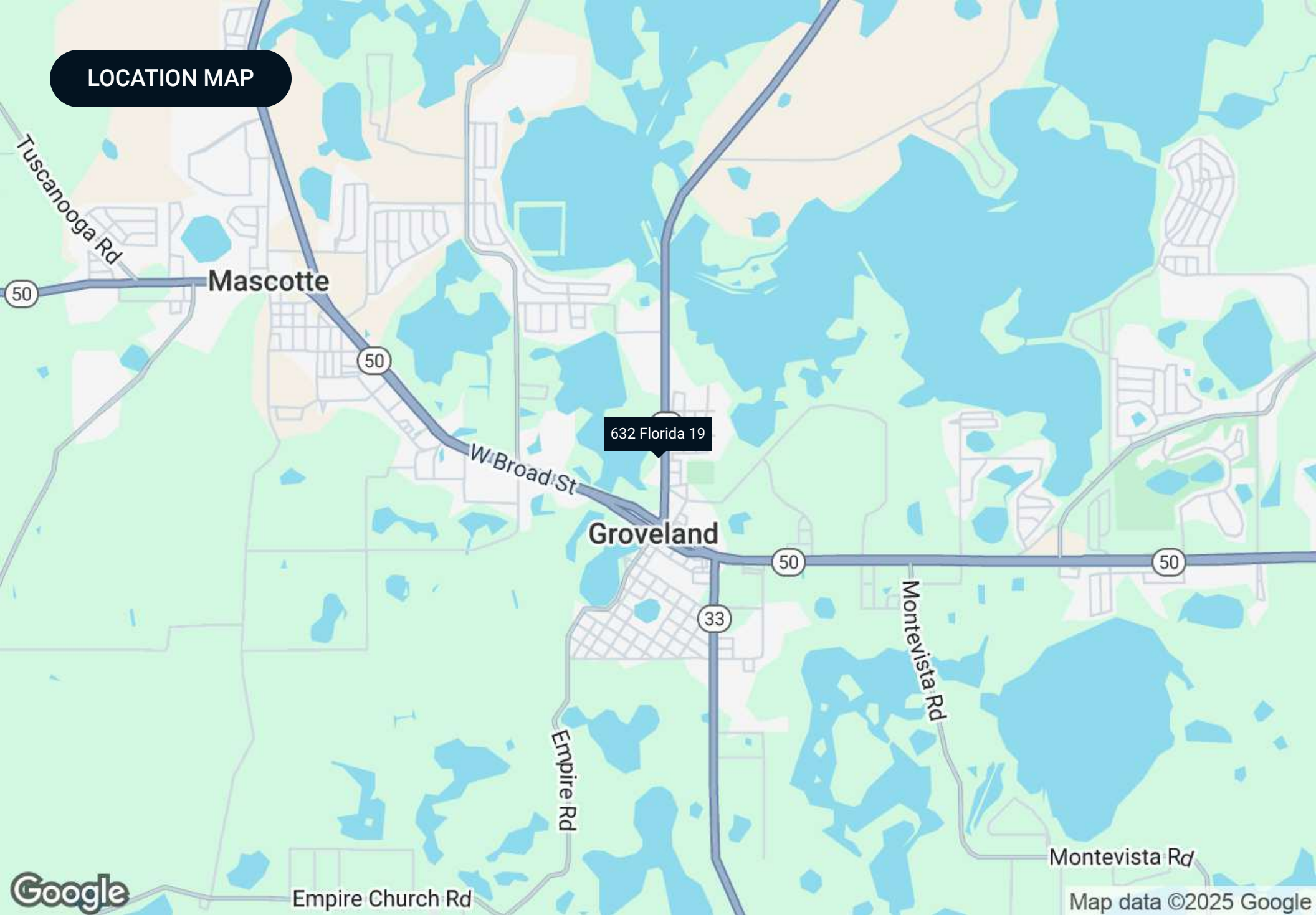
Section 2

LOCATION INFORMATION

REGIONAL MAP



LOCATION MAP



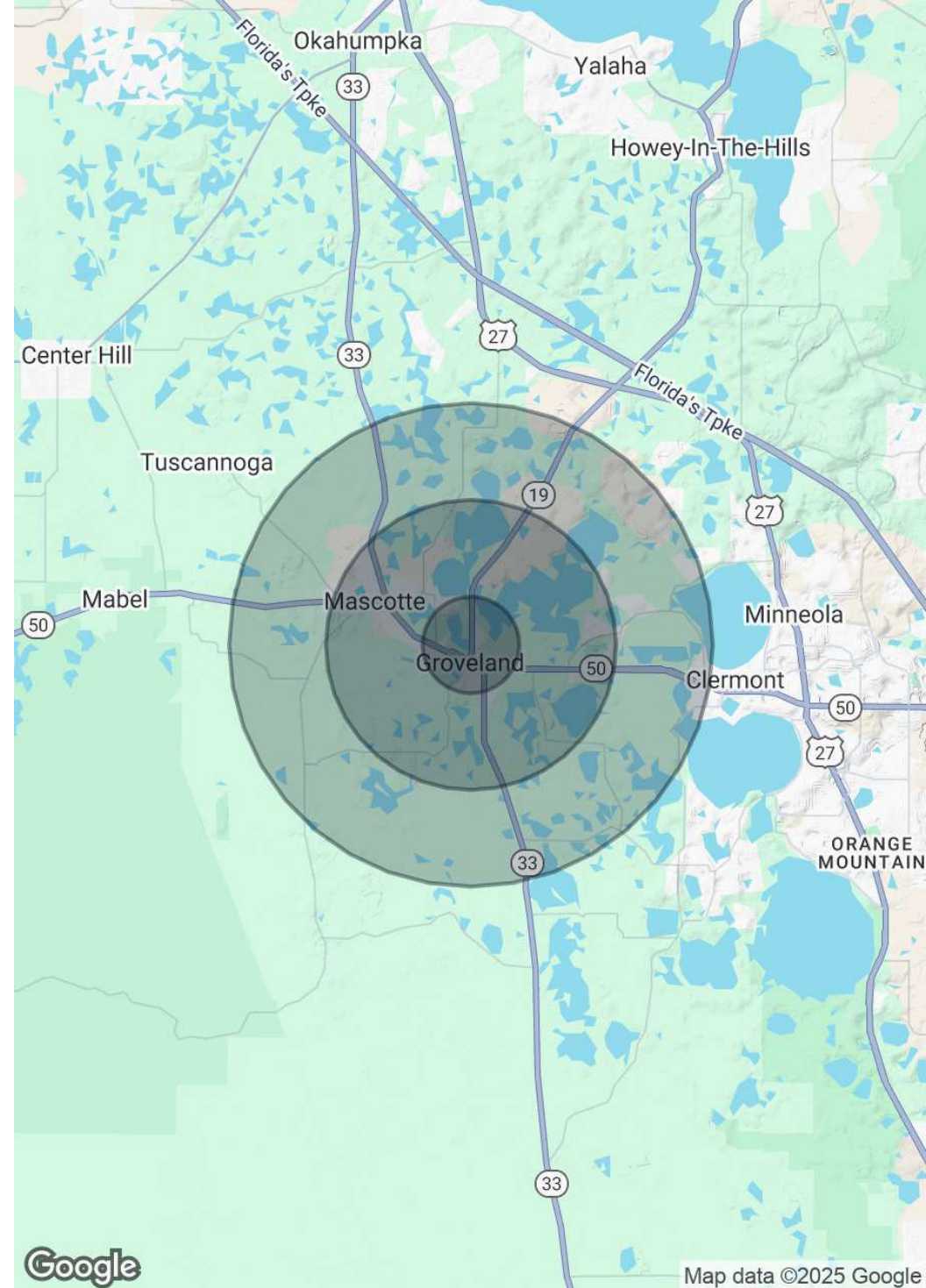
Empire Church Rd

Map data ©2025 Google

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,876	19,863	33,410
Average Age	37	38	40
Average Age (Male)	37	37	39
Average Age (Female)	38	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,220	6,522	11,333
# of Persons per HH	3.2	3	2.9
Average HH Income	\$85,880	\$86,925	\$95,322
Average House Value	\$373,109	\$357,340	\$366,331

Demographics data derived from AlphaMap



COUNTY



LAKE COUNTY FLORIDA

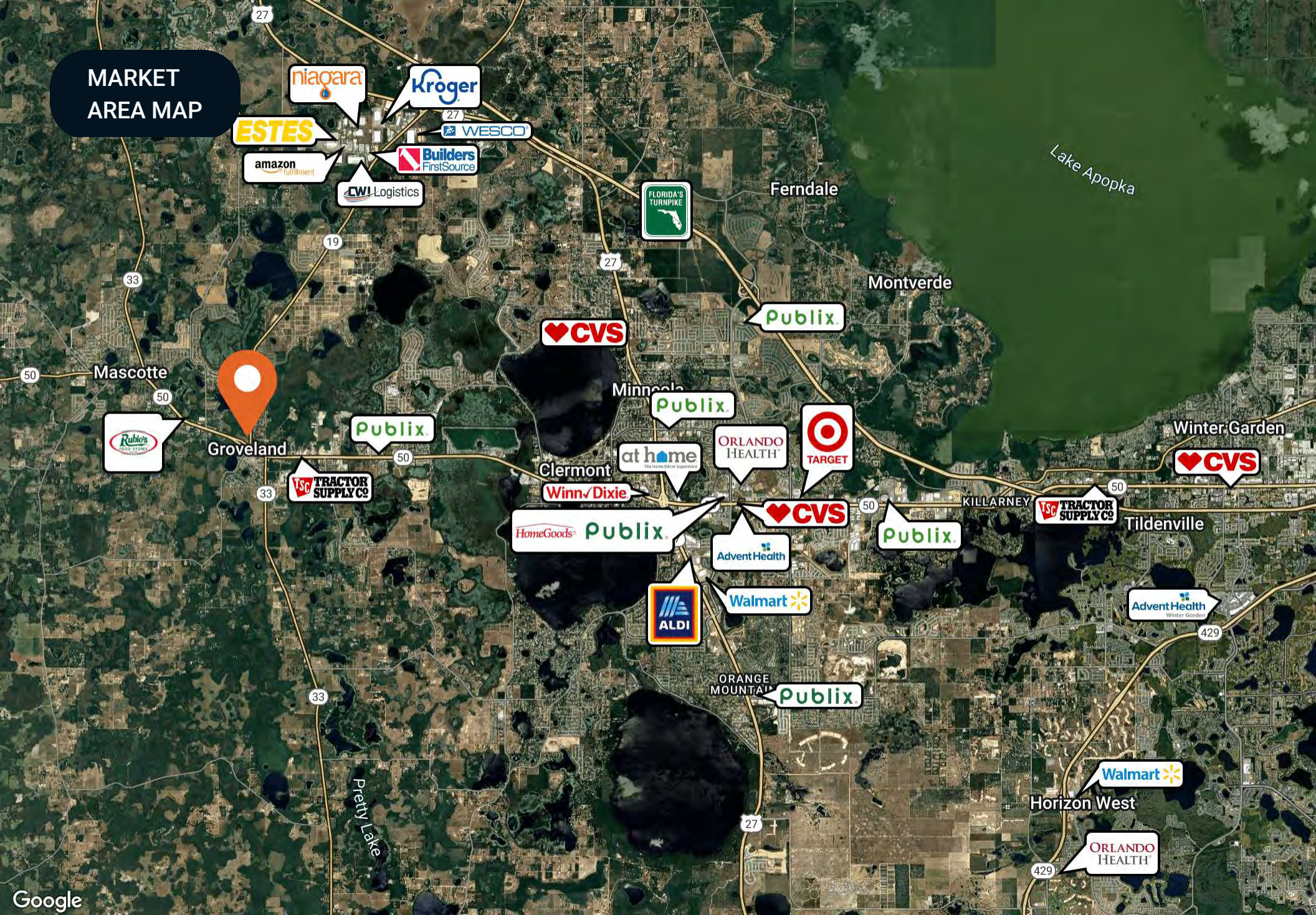


Founded	1887	Density	385.2 (2019)
County Seat	Tavares	Population	416,179 (2023)
Area	953 sq mi	Website	lakecountyfl.gov

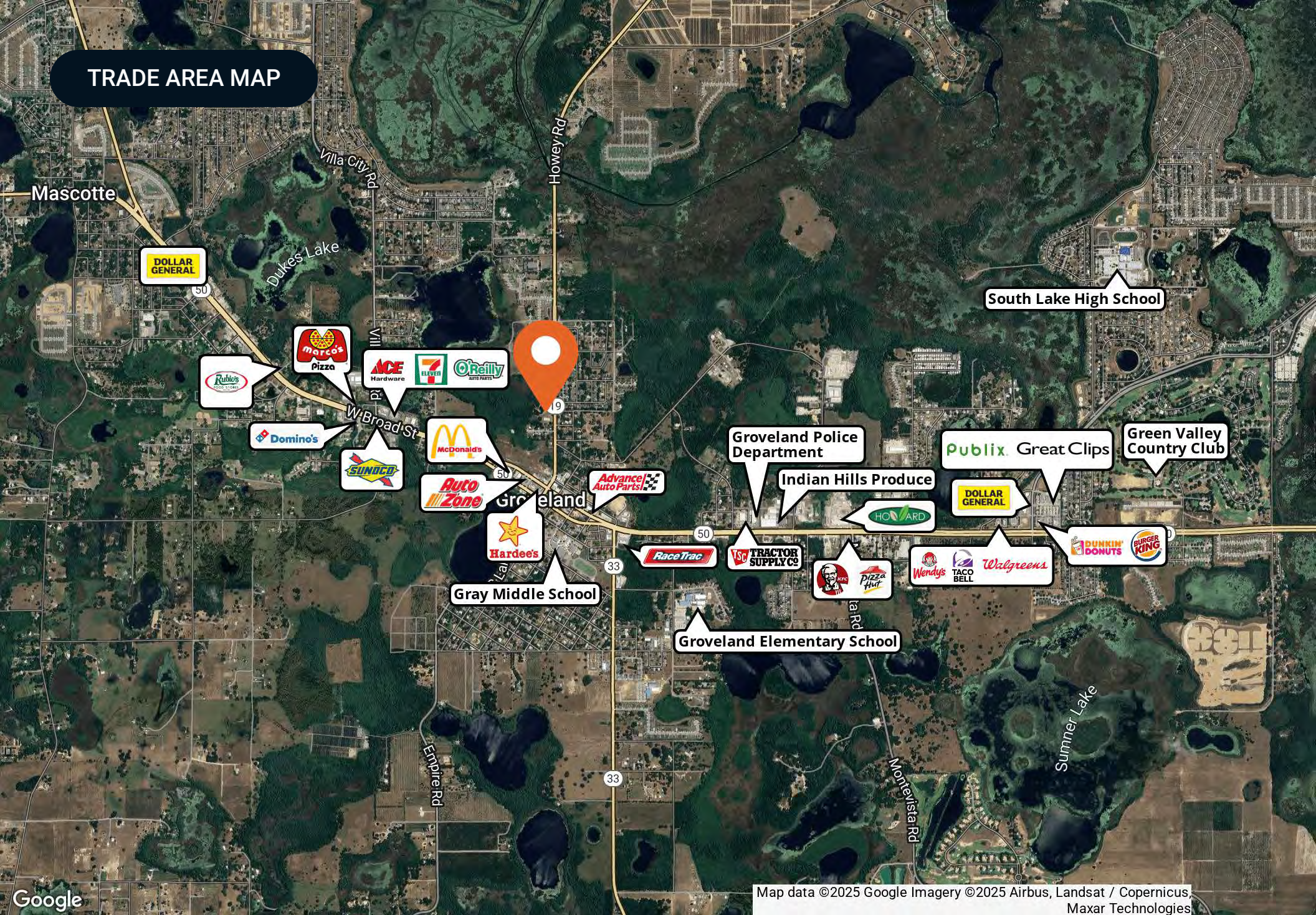
Lake County, part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, was created in 1887 from portions of Sumter and Orange counties. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the new Florida 429 Beltway. This strategic location makes the area ideal for industrial distribution, warehousing, and manufacturing. Additionally, the Wellness Way area, situated just 7 miles south of Clermont, is an area of significant economic growth focused on sports and wellness.

MARKET AREA MAP



TRADE AREA MAP



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



Saunders Ralston Dantzler Real Estate

Section 3

AGENT AND COMPANY INFO

ADVISOR BIOGRAPHY



DAVID HUNGERFORD, CCIM, SIOR

Senior Advisor

david@saundersrealestate.com

Direct: 877.518.5263 x347 | Cell: 863.660.3138

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

joey@saundersrealestate.com

Direct: **877.518.5263 x348** | Cell: **863.660.3511**

PROFESSIONAL BACKGROUND

Joey Hungerford is an Associate Advisor at Saunders Real Estate in Lakeland, Florida.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. His prior posts include serving as the Communications Director for a Congresswoman in the United States House of Representatives, as Digital Director and Communications Advisor to the Chairman of the House Judiciary Committee, and as a personal travel videographer for the President of the United States of America.

Before relocating to Washington, D.C., Joey was born and raised in Lakeland, Florida, where he earned a Bachelor of Science degree in Communications, with an emphasis in Broadcasting, and a minor in Theology, from Southeastern University. During his academic tenure, Joey was an active student leader and concurrently began his professional career at Saunders Real Estate within the marketing department.

Joey is a member of the Lakeland Association of Realtors® and in the Lakeland REALTORS® Leadership Academy, class of 2025.

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

Joey and his wife, Hope, are proud parents of a son, Levi. They attend Family Worship Center in Lakeland.

Joey specializes in:

- Commercial Properties
- Industrial Real Estate
- Office Space

ADVISOR BIOGRAPHY



JIM ALLEN

Senior Advisor

jimmy@saundersrealestate.com

Direct: **863.738.3636** | Cell: **863.738.3636**

PROFESSIONAL BACKGROUND

Jim Allen is an Advisor at Saunders Real Estate.

He has a strong background in agriculture, cattle, citrus, land management, and land development. Before joining Saunders Real Estate, Jim was a land manager for a development company. He manages cattle for local producers and manages his own cattle operation as well.

In addition, Jim is a commercial pilot with multi-engine, instrument, and seaplane ratings. He flies and manages several planes on a contract basis.

He is a livestock appraiser and farm equipment appraiser, certified by the International Society of Agricultural Appraisers. In addition, he is a Florida Crop Insurance salesman and is also licensed for pesticide applications.

With a solid background in Florida agriculture, he brings years of experience with cattle operation management and land management, which includes controlled burning, mowing, and hay production.

Jim has held offices in the Polk County Cattlemen's Association and the Coastal Conservation Association Polk Chapter.

DISCIPLINES

- Agricultural Land
- Citrus Groves
- Cattle Operations
- Land Development
- Land Management



For more information visit www.saundersrealestate.com

HEADQUARTERS

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
479.582.4113

