



Prairie Industrial Pkwy



State Road 60 Mulberry Industrial Land

Peerless Road, Mulberry, Florida

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Mosaic

Bradford's
Collision Center, LLC

**CIRCUIT
ELECTRIC**
CONTRACTORS • ENGINEERS

Red-D-Arc
Welderentals

60

Nichols Road

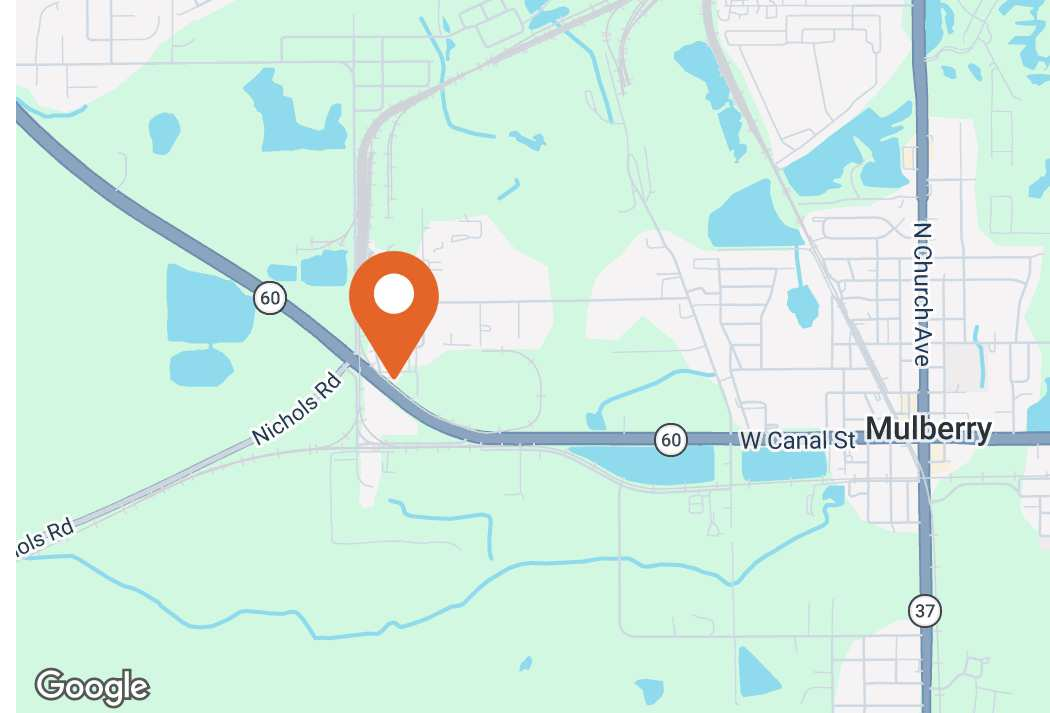
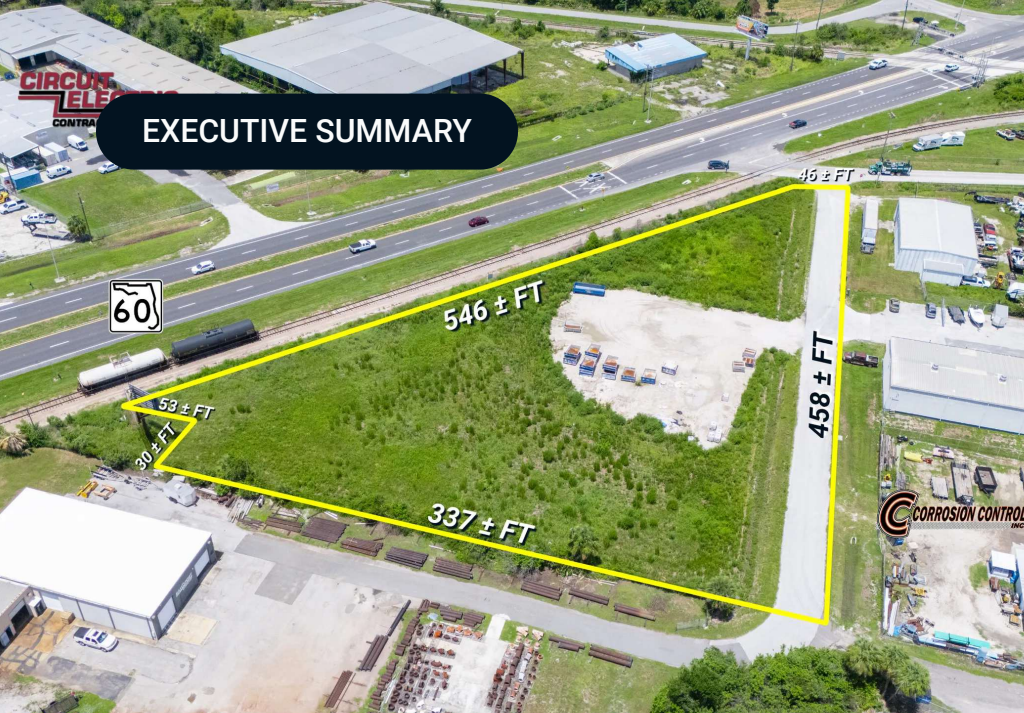
KC INDUSTRIES, LLC

**CORROSION CONTROL
INC.**

SPXFLOW

SECTION 1

Property Information



Offering Summary

Sale Price:	\$450,000
Lot Size:	2.34 Acres
Price / Acre:	\$192,308
Zoning:	I-H Heavy Industrial (City of Mulberry)
Utilities:	Water (City of Mulberry). No Sewer
Taxes: (Year):	\$483.92 (2025)
PIN:	233003000000024190

Property Overview

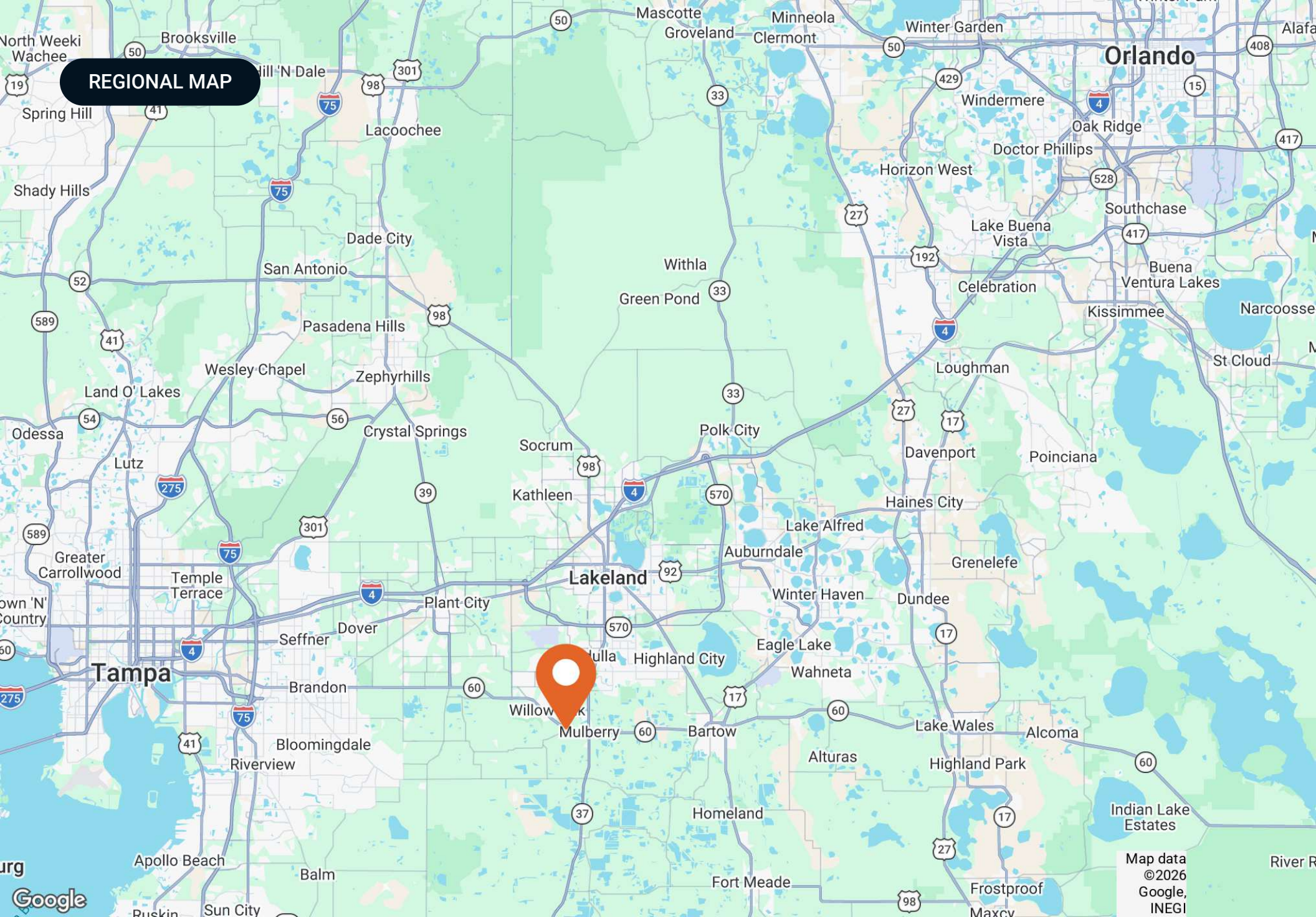
Discover a great opportunity for small businesses with this 2.34-acre industrial land property in Mulberry, Florida. Boasting highway frontage and convenient west-bound access from State Road 60, this site is perfectly positioned on a crucial east-west corridor in Central Florida. Its heavy industrial zoning allows for a wide variety of high-intensity uses, making it ideal for manufacturing, warehousing, distribution, outdoor storage and more.

Capitalize on this prime location and zoning flexibility to elevate your business operations. With ample space and strategic access to major hubs, this property is a rare find in the heart of Florida's industrial landscape. Don't miss the chance to secure this exceptional site.

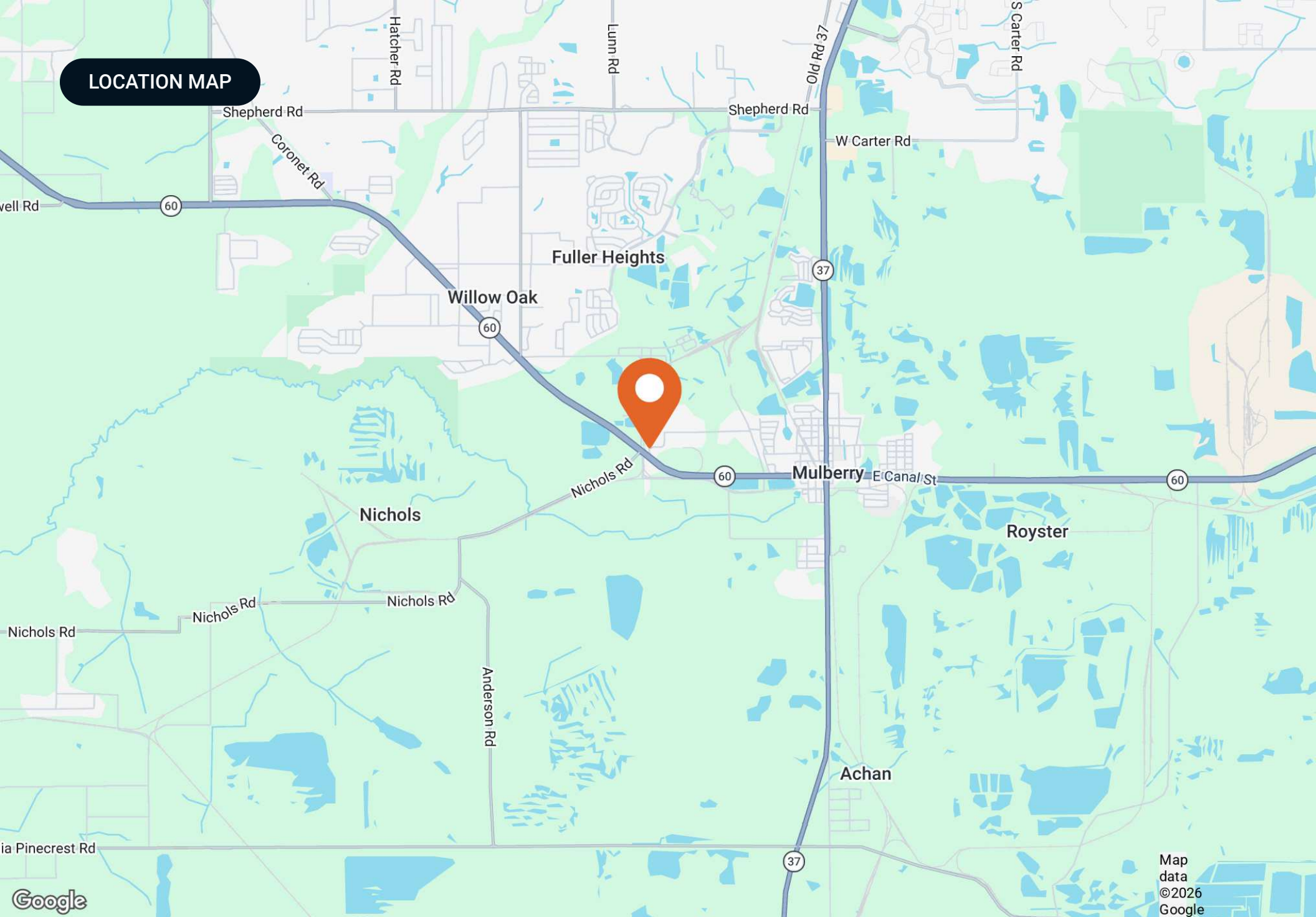


SECTION 2

Location Information



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

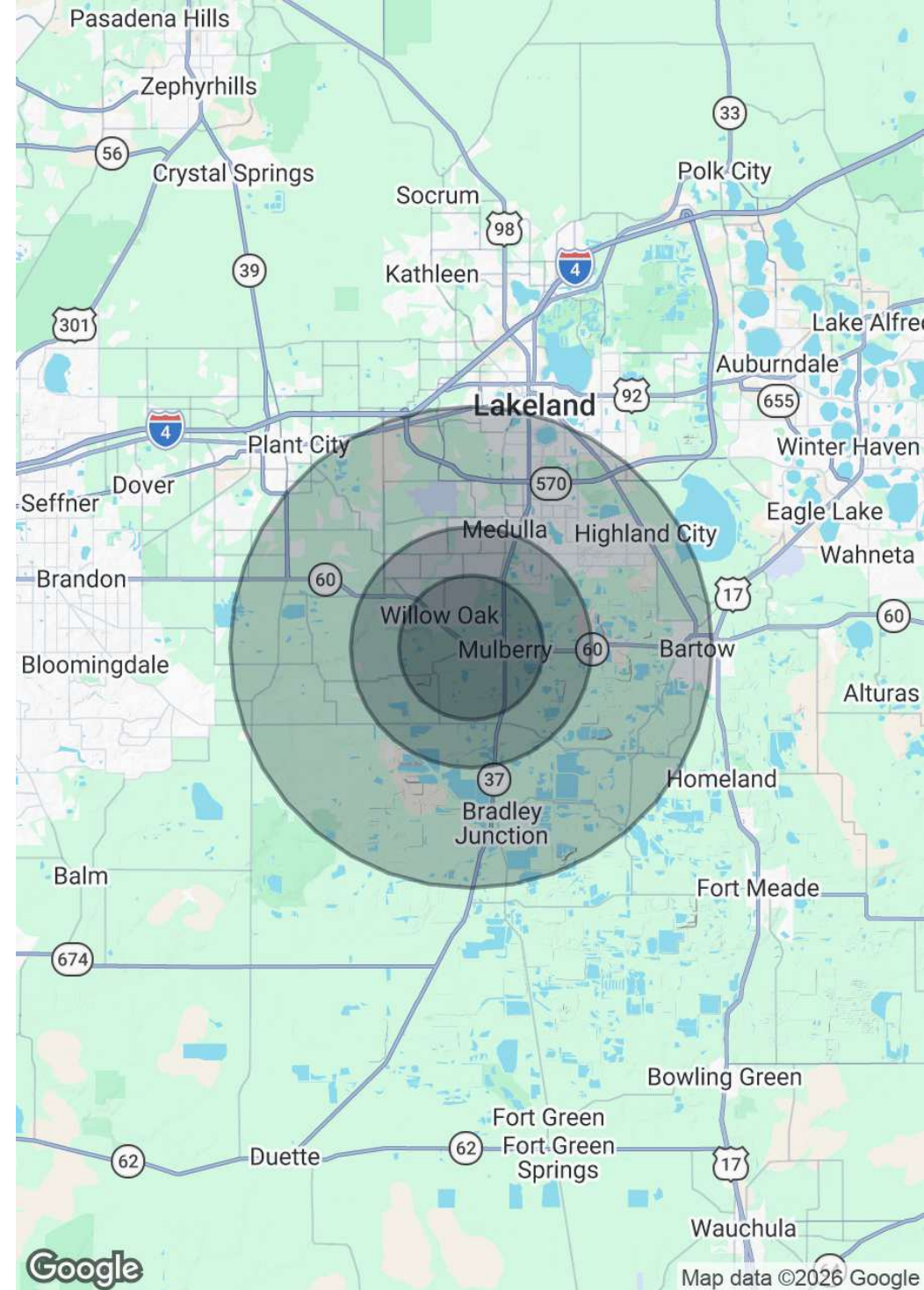
Population

	3 Miles	5 Miles	10 Miles
Total Population	22,633	55,995	201,434
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	39	41	41

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	8,049	20,484	74,658
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$77,852	\$98,728	\$98,027
Average House Value	\$259,913	\$326,909	\$322,132

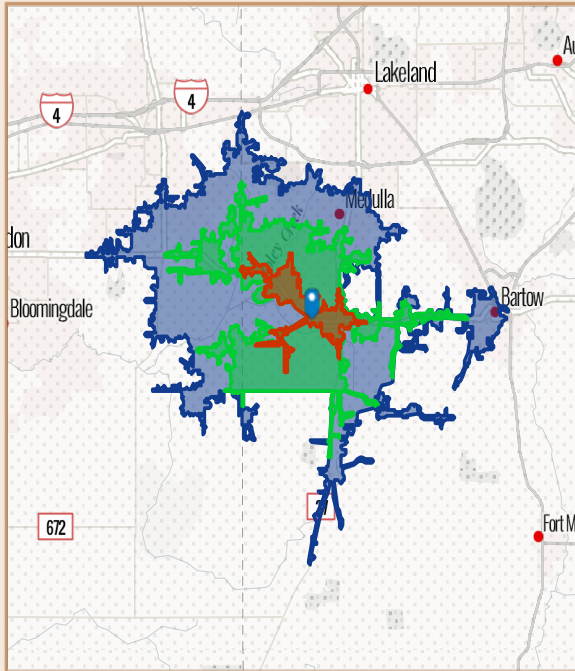
2020 American Community Survey (ACS)



BENCHMARK DEMOGRAPHICS

300-328 Prairie Industrial Pkwy 2

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

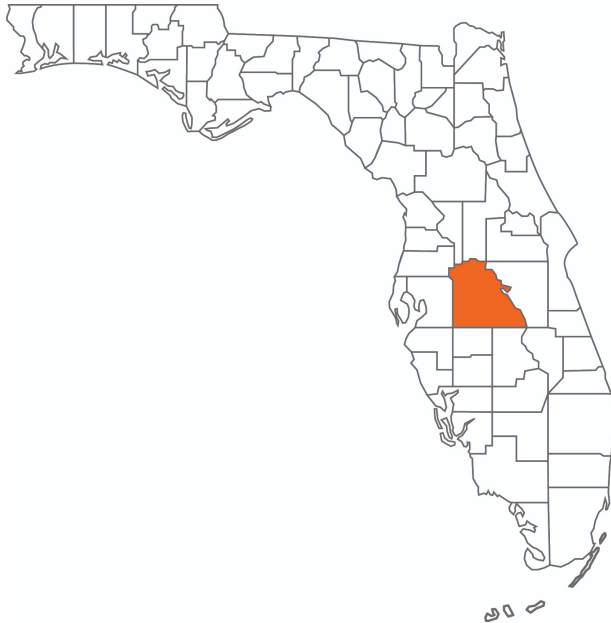
Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Polk County	CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	7.58%	6.32%	5.78%	5.30%	5.30%	4.69%	5.39%
5 - 9	7.53%	6.53%	6.13%	5.61%	5.61%	5.03%	5.75%
10 - 14	7.53%	6.85%	6.70%	6.00%	6.00%	5.34%	5.98%
15 - 19	7.82%	7.05%	6.73%	6.26%	6.26%	5.84%	6.47%
20 - 34	20.10%	19.59%	18.90%	18.85%	18.85%	18.43%	20.33%
35 - 54	23.89%	25.59%	25.56%	24.12%	24.12%	24.41%	25.20%
55 - 74	19.88%	21.11%	22.44%	23.96%	23.96%	25.55%	22.82%
75+	5.69%	6.92%	7.79%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	8.2%	6.1%	5.6%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	5.6%	5.2%	4.5%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	8.2%	5.5%	5.4%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	18.7%	12.7%	10.5%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	24.7%	21.2%	17.2%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	15.2%	15.8%	14.9%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	14.6%	21.3%	23.3%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	3.1%	7.0%	10.1%	8.1%	8.1%	8.7%	9.8%
\$200,000+	1.7%	5.3%	8.7%	6.6%	6.6%	12.1%	14.0%
KEY FACTS							
Population	7,202	32,193	83,087	822,142	822,142	23,027,836	339,887,819
Daytime Population	6,481	23,678	77,088	782,956	782,956	22,846,618	338,218,372
Employees	2,897	14,818	38,707	334,740	334,740	10,832,721	167,630,539
Households	2,287	11,586	30,461	313,012	313,012	9,263,074	132,422,916
Average HH Size	3.15	2.78	2.72	2.57	2.57	2.43	2.50
Median Age	34.6	37.6	39.3	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	188,958	301,055	357,185	319,676	319,676	416,969	370,578
Owner Occupied %	67.4%	72.8%	76.7%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	32.6%	27.2%	23.3%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	2,453	12,329	32,191	361,112	361,112	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$58,539	\$74,081	\$84,910	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$23,598	\$32,938	\$39,392	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$156,709	\$221,937	\$293,020	\$224,923	\$224,923	\$253,219	\$228,144



COUNTY

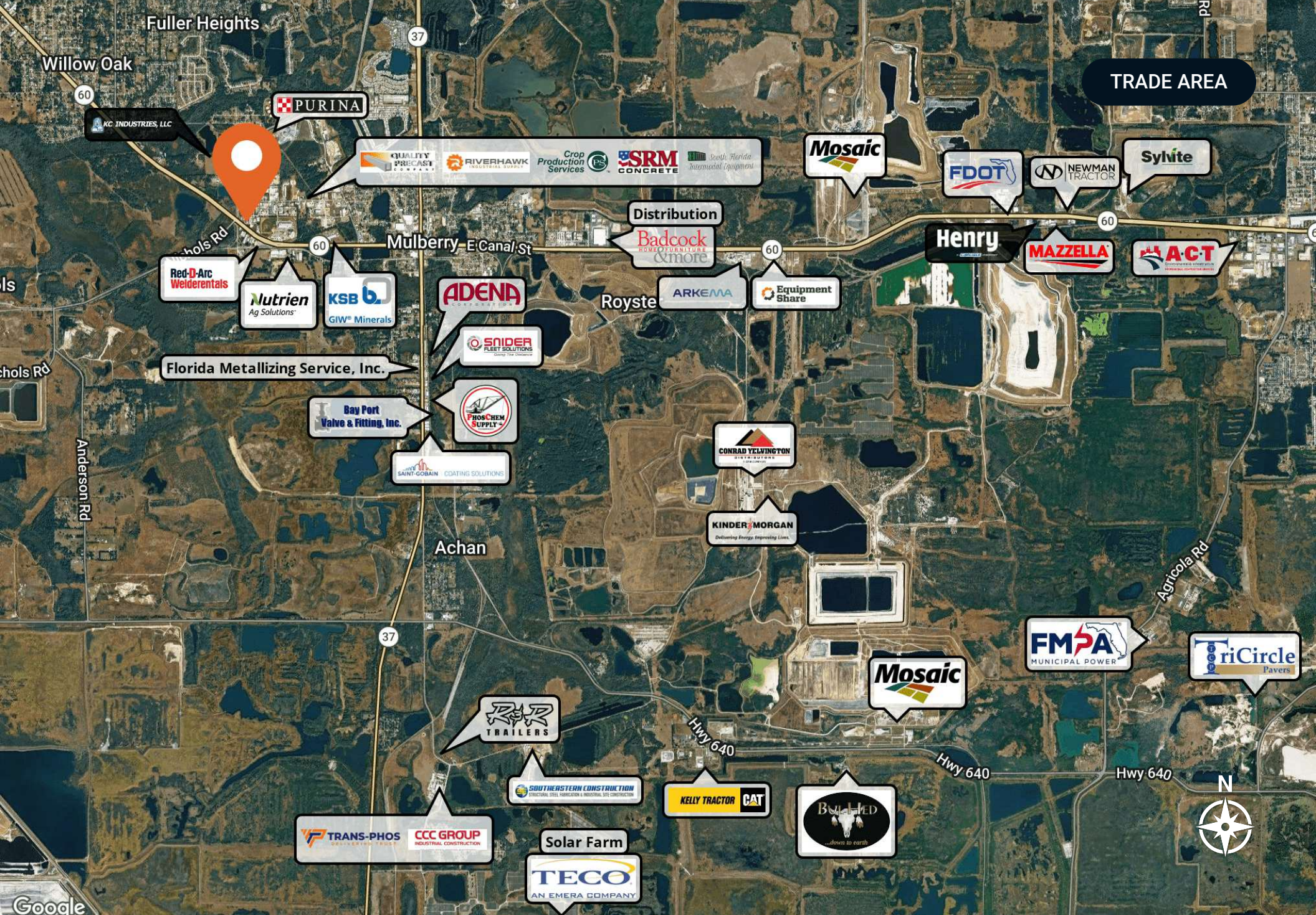
Polk County FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

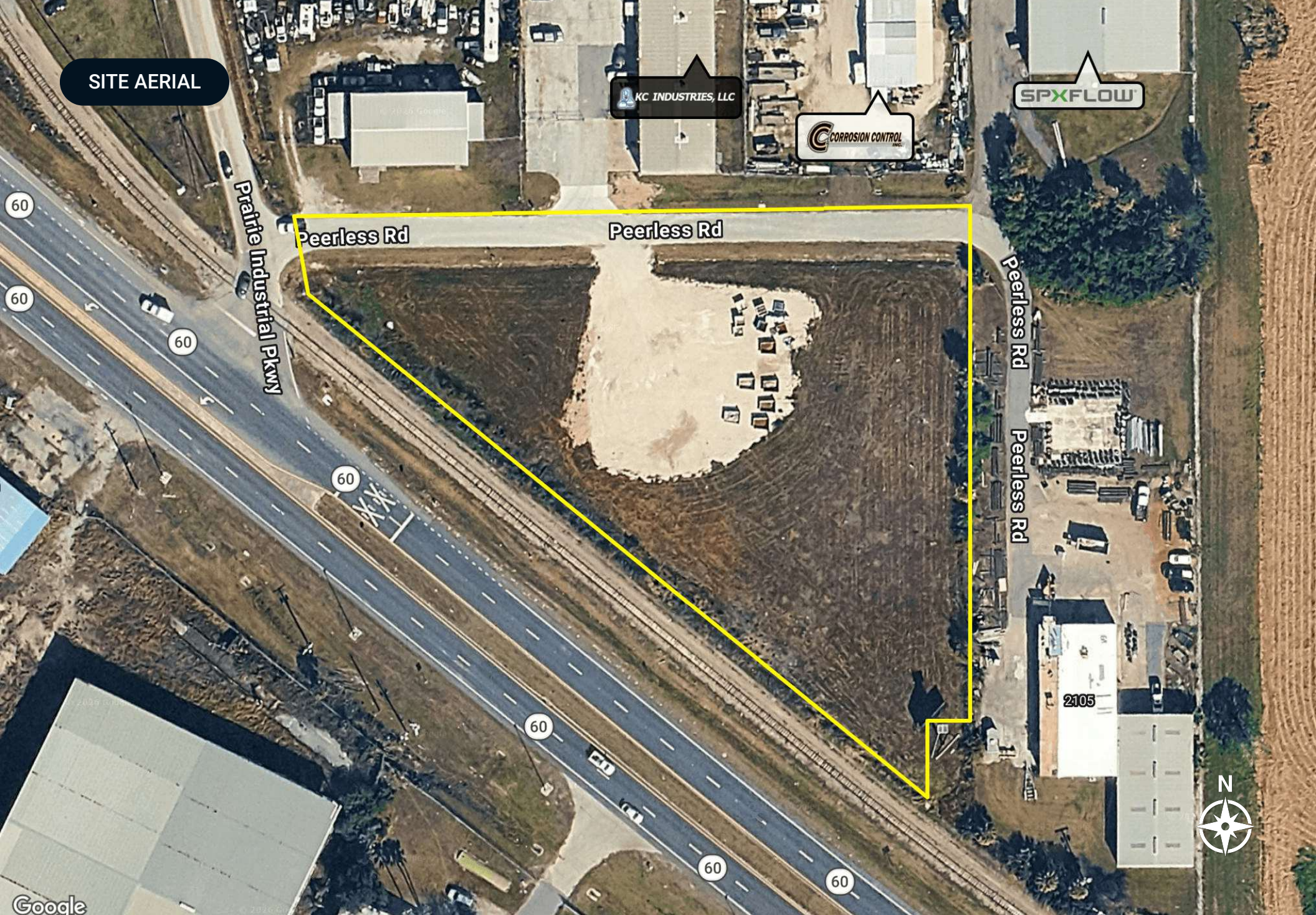
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NEIGHBORHOOD AERIAL



SITE AERIAL



KC INDUSTRIES, LLC

CORROSION CONTROL

SPXFLOW

Peerless Rd

Peerless Rd

Peerless Rd

Peerless Rd

2105





SECTION 3

Agent And Company Info

ADVISOR BIO



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 BIO



Joey Hungerford, MiCP

Advisor

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Professional Background

Joey Hungerford, MiCP is an Advisor at Saunders Real Estate.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. His prior experience includes serving as Communications Director for a Congresswoman in the United States House of Representatives, Communications Advisor to the Chairman of the House Judiciary Committee, and in communications and media roles supporting the President of the United States.

Prior to relocating to Washington, D.C., Joey was born and raised in Lakeland, where he earned a Bachelor of Science degree in Communications, with an emphasis in Broadcasting, and a minor in Theology, from Southeastern University.

Joey is an active member of Lakeland REALTORS®, where he earned the 2025 Commercial Realtor of the Year award. He also serves as Co-Chair of the Public Policy Committee and is a graduate of the association's Leadership Academy. In addition, Joey is a member of the International Council of Shopping Centers (ICSC), United Way of Central Florida Young Leaders Society, Emerge Lakeland, and the CCIM Florida West Coast District, where he serves on the Membership Committee. He is currently a CCIM Candidate working toward his designation.

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 two boys, Levi and Hudson. They are members of Together Church in Lakeland, where Joey leads a connect group.

Joey specializes in:

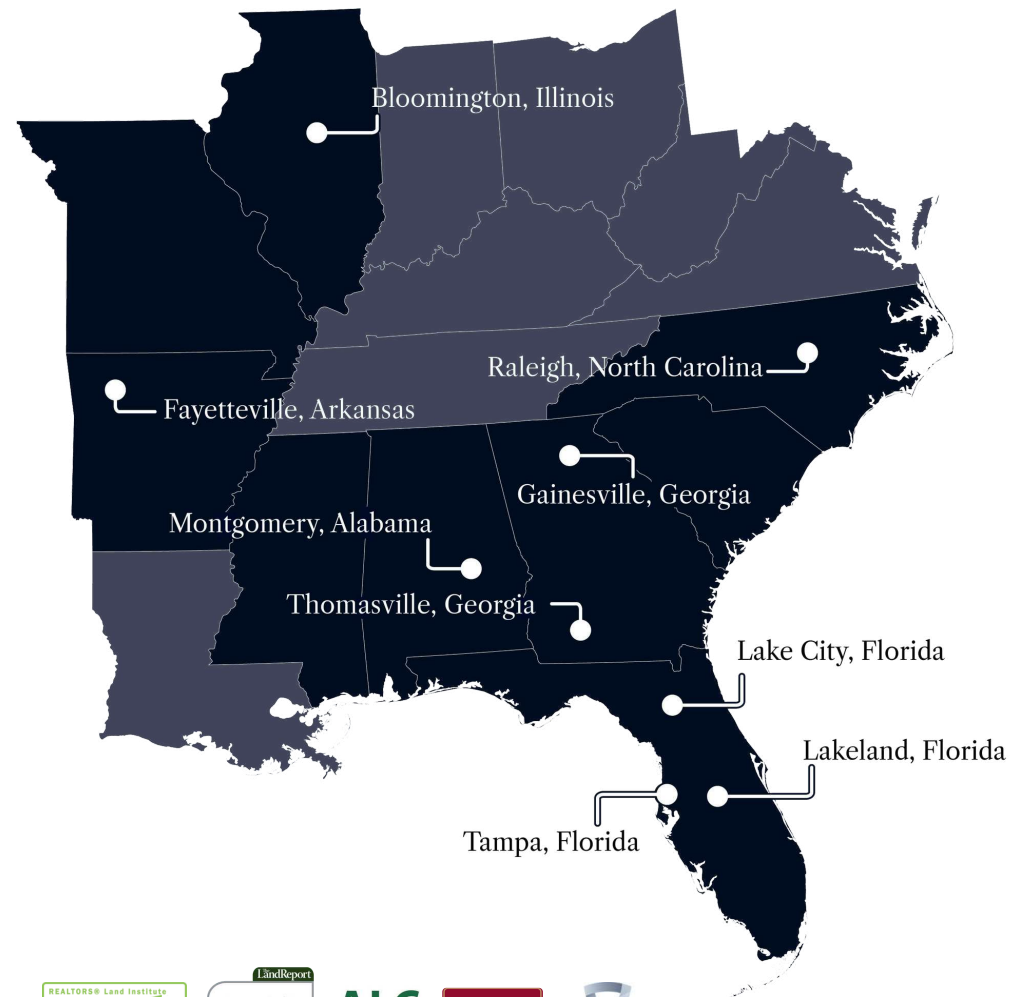
- Industrial
- Commercial Leasing
- Office
- Site Identification



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