

Kathleen Road Development Land

3330 Kathleen Road, Lakeland, Florida 33810

Jackson Benton
863-258-7791
jackson@saundersrealestate.com

David Hungerford, CCIM, SIOR
863-660-3138
david@saundersrealestate.com

Joey Hungerford, MiCP
863-660-3511
joey@saundersrealestate.com

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DOWNTOWN LAKELAND
10 ± MINUTES

116,500
Cars/Day



GRIFFIN
ELEMENTARY

KATHLEEN ROAD

20,200 CARS/DAY



SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price	\$350,000
Lot Size:	1.39 ± Acres
Price Acre:	\$251,799
City:	Lakeland
County:	Polk
Utilities:	Water & Sewer*
Zoning:	RL-1 (Polk County)
Parcel ID:	232734000000024070

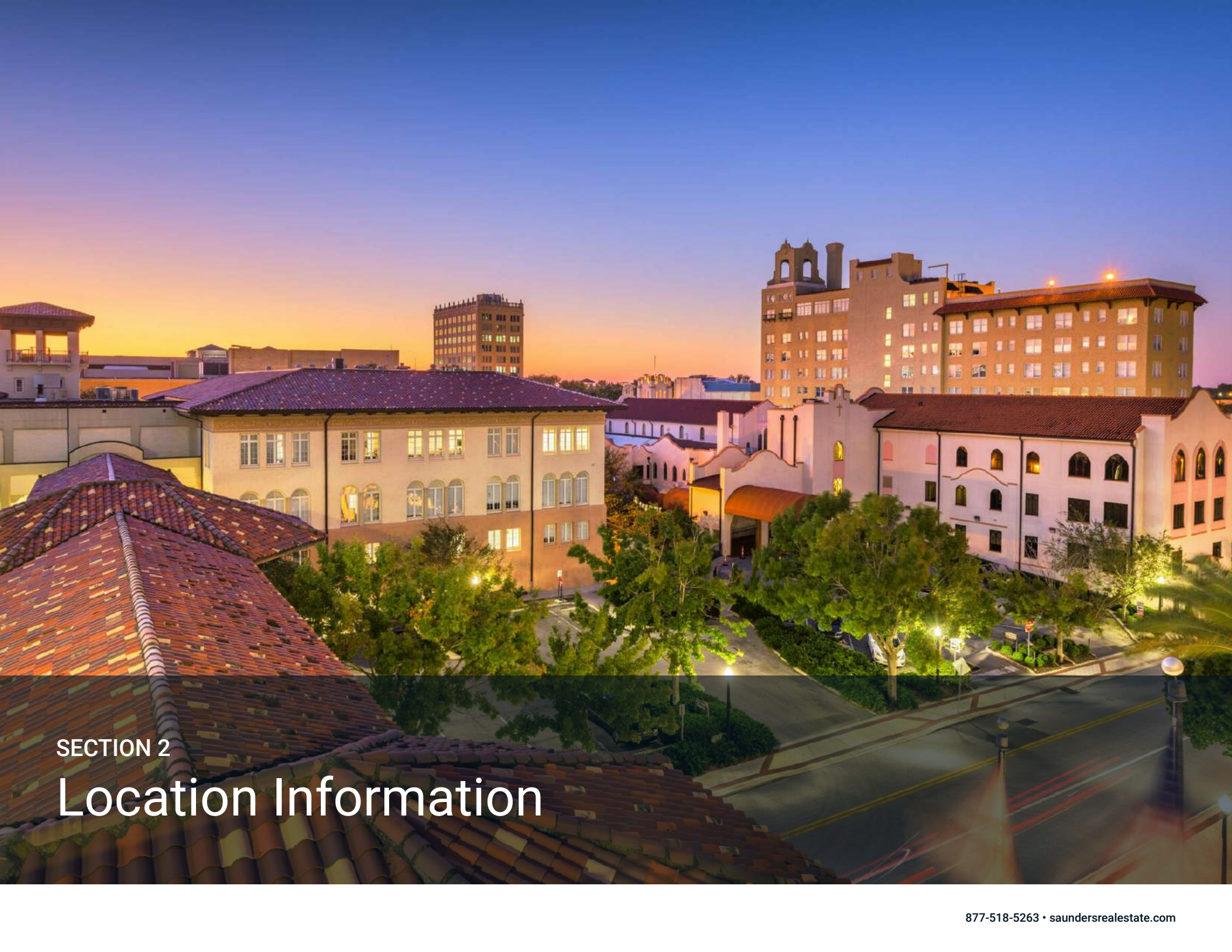
Property Overview

This 1.39 ± acre parcel offers outstanding visibility with approximately 230 ± feet of frontage along Kathleen Road, a high-traffic corridor surrounded by established businesses and residential neighborhoods. Nearby national anchors include Publix, McDonald's, and Walgreens.

Its strategic location near major roadways and essential amenities positions the property as an excellent opportunity for future commercial development. Potential highest and best uses include retail, restaurant, office, medical, daycare, or other compatible commercial uses.

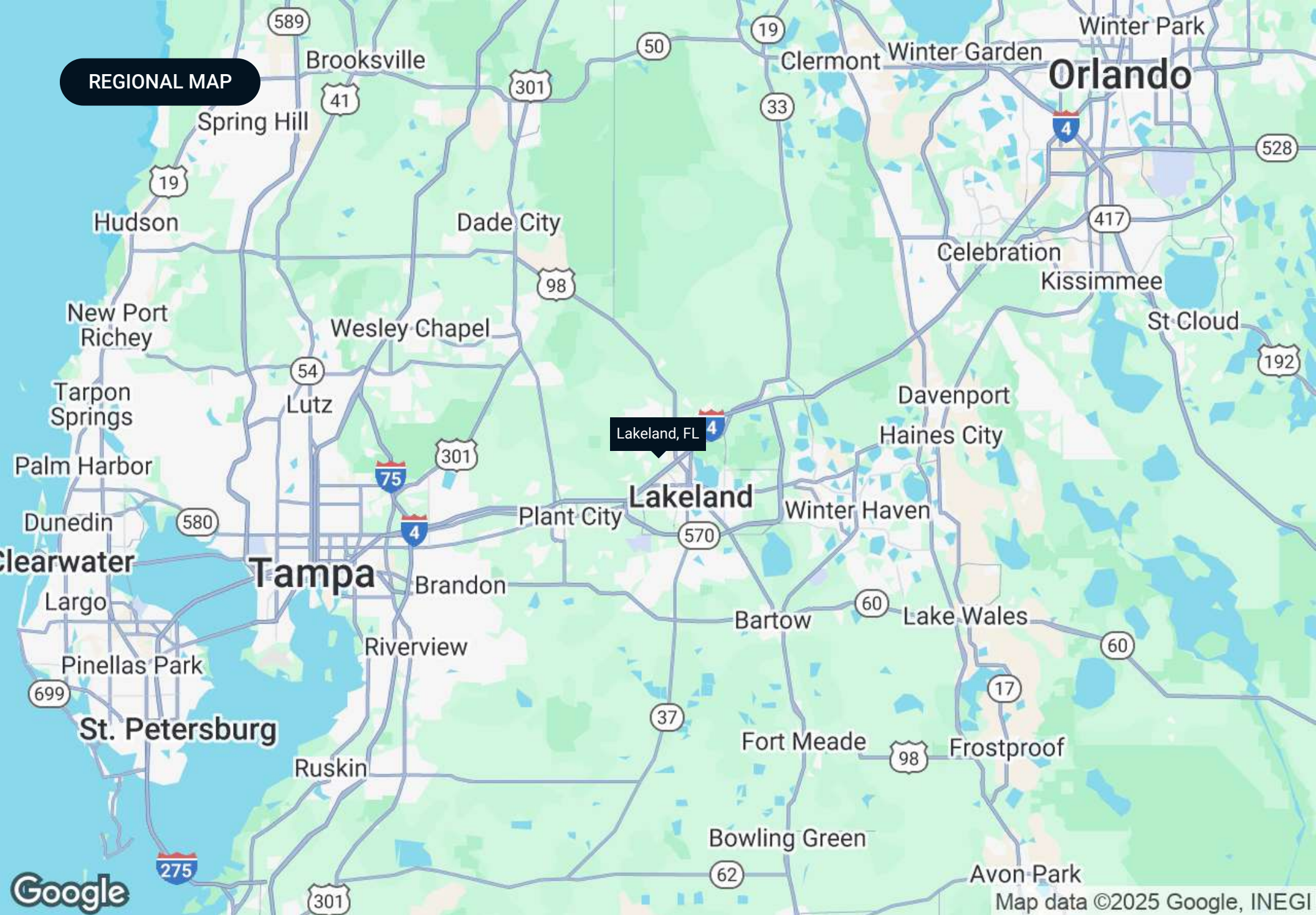
Currently zoned RL-1, the property presents a potential opportunity for a future land use change to accommodate commercial or mixed-use projects.

*Water at sight, sewer nearby.

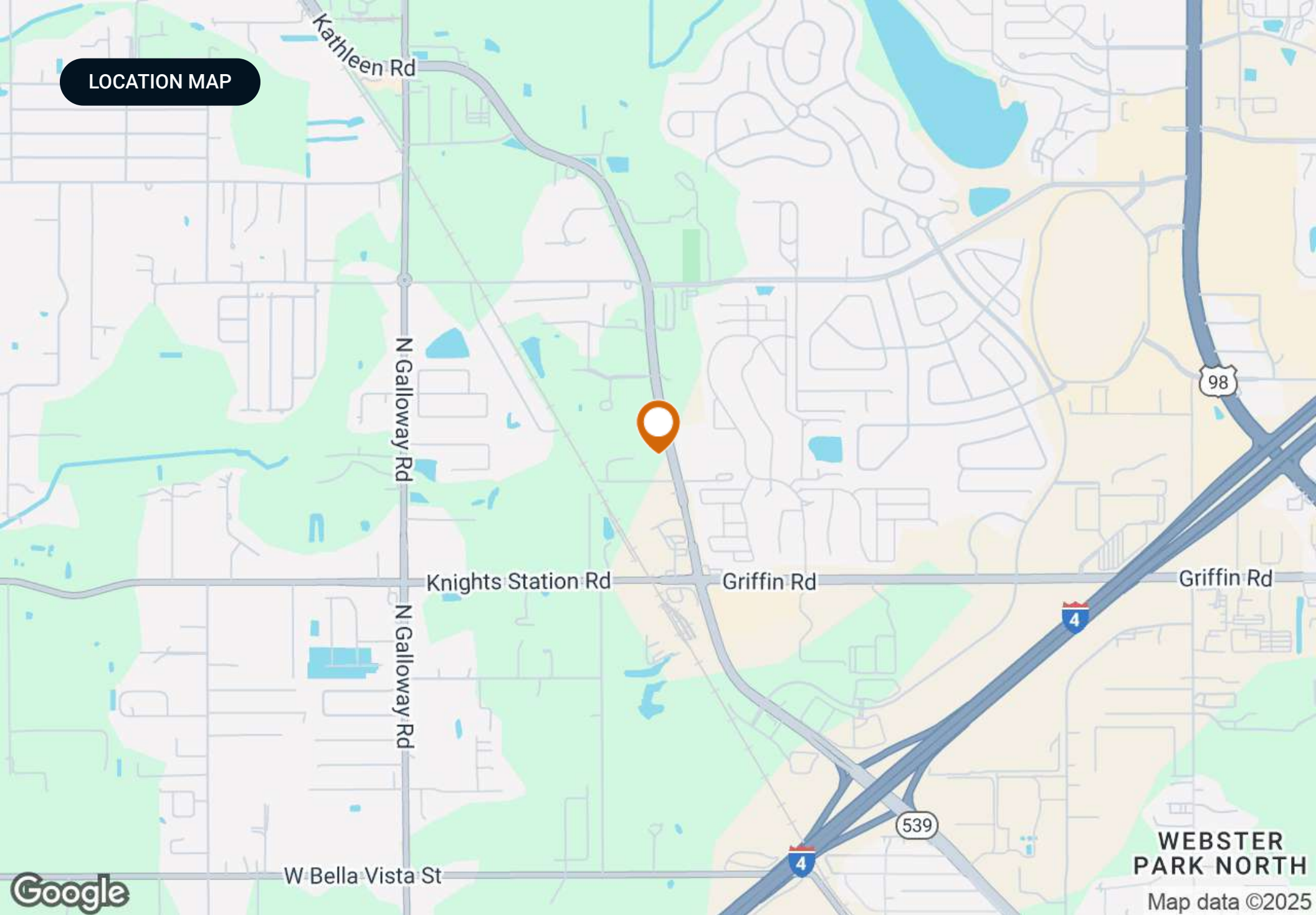


SECTION 2

Location Information



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

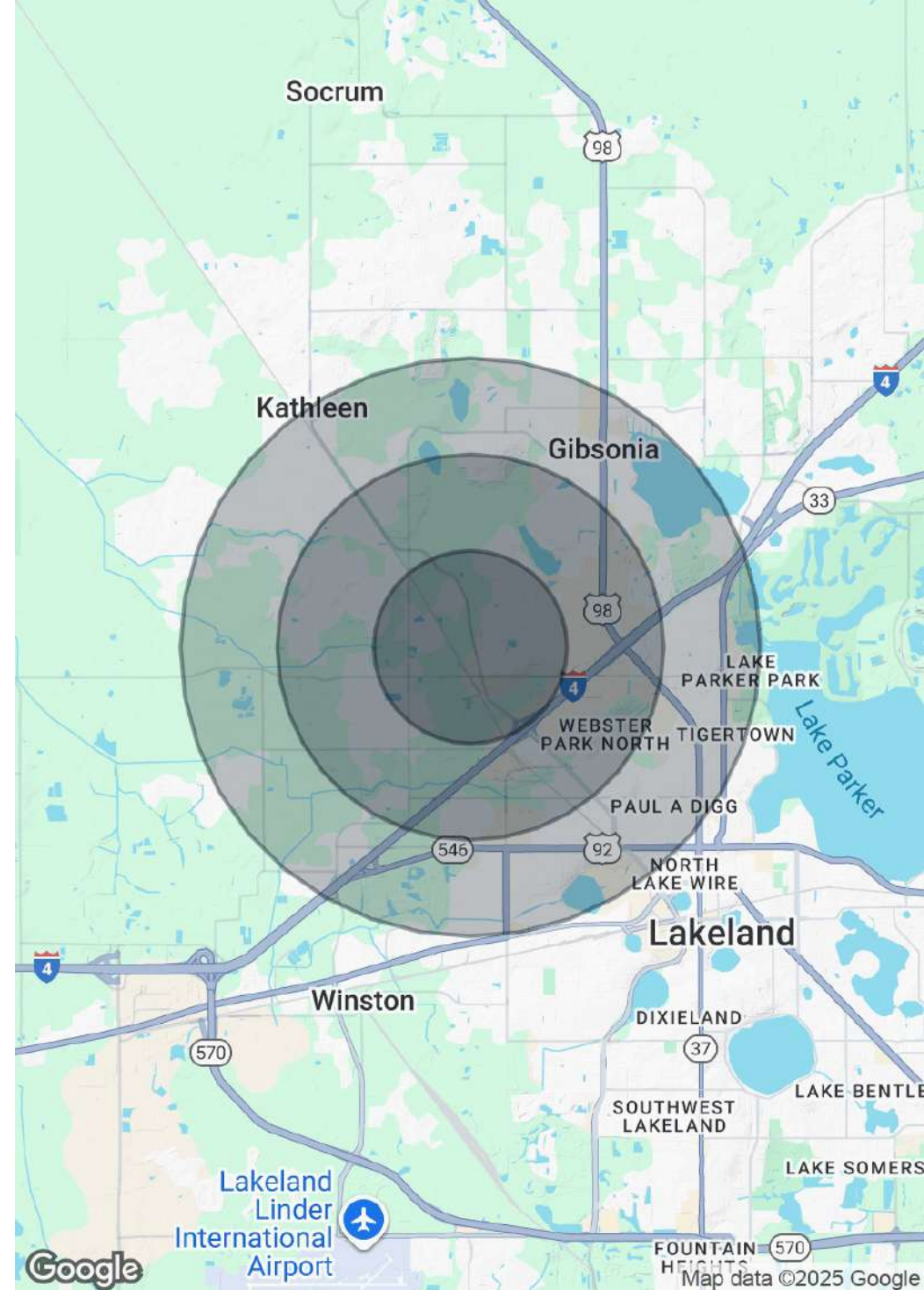
Population

	1 Mile	2 Miles	3 Miles
Total Population	7,678	25,734	53,670
Average Age	41	42	42
Average Age (Male)	39	40	40
Average Age (Female)	43	43	43

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	2,818	9,957	20,894
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$89,849	\$79,812	\$70,229
Average House Value	\$278,096	\$282,185	\$234,554

Demographics data derived from AlphaMap





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.



Lakeland
POLK COUNTY

Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	lakelandgov.net

Major Employers

- Publix Supermarkets
- Saddle Creek Logistics
- Geico Insurance
- Amazon
- Rooms to Go
- Welldyne
- Advance Auto Parts

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just under 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland’s culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland’s living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland’s rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright’s most extensive on-site collection of architecture.

MARKET AREA MAP



TRADE AREA MAP





SECTION 3

Agent And Company Info

ADVISOR BIOGRAPHY



Jackson Benton

Associate Advisor

jackson@saundersrealestate.com

Direct: **877-518-5263 x415** | Cell: **863-258-7791**

Professional Background

Jackson Benton is an Associate Advisor at Saunders Real Estate, serving business owners, investors, and property owners across the Central Florida market.

Originally from Fort Worth, Texas, Jackson has called Lakeland, Florida, home for the better part of a decade. An internship at Saunders Real Estate provided valuable hands-on experience supporting brokers with property research, client communications, and market analysis.

His performance and initiative during the internship led to a full-time offer, and he now serves as an Associate Advisor focusing on investment sales, leasing, and tenant/landlord representation. With a strategic emphasis on industrial real estate, Jackson supports every transaction with local market insight, a strong analytical mindset, and a commitment to long-term client success.

While residing in Lakeland, Jackson balances his professional work with outdoor hobbies. He's an avid fan of Alabama football, enjoys hunting and fishing, and loves playing pickleball with friends and family. Jackson is also an active member of Church for the One, where he participates regularly in faith-based outreach and community service. His commitment to service and integrity extends beyond his professional role and shapes the way he builds client relationships.

Jackson's client-centric focus, love of deal analysis, and strong community ties make him a trusted advisor in the Lakeland and Central Florida commercial real estate market. He is motivated by winning long-term relationships built on integrity and results.

Jackson specializes in:

- Industrial Real Estate

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, MiCP

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 Communications Advisor and Digital Director 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, 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 on campus and concurrently began his professional career at Saunders Real Estate within the marketing department.

Joey is an active member of the Lakeland REALTORS®, serving on its Public Policy Committee, and in the Lakeland REALTORS® Leadership Academy, class of 2025. He is also an active member of Emerge Lakeland, International Council of Shopping Centers (ICSC) and the CCIM Florida West Coast District.

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 Together Church in Lakeland.

Joey specializes in:

- Commercial Properties
- Commercial Leasing
- Industrial Real Estate
- Office Space
- Site Identification



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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