

**LAND FOR SALE**  
**SR-60 Storage and  
Industrial Land**

**3456 BONNIE MINE ROAD**  
Mulberry, FL 33860

**BARTOW**



**PRESENTED BY:**

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**23,000 Cars per Day**

**Bonnie Mine Rd**





**SECTION 1**  
**Property  
Information**

*Bonnie Mine Rd*



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$700,000</b>
<b>LOT SIZE:</b>	4.88 ± Acres
<b>PRICE / ACRE:</b>	\$143,443
<b>ZONING:</b>	FLU: Industrial
<b>UTILITIES:</b>	Well/Septic Needed
<b>TRAFFIC COUNT:</b>	23,000 Cars per Day
<b>TAXES:</b>	\$2,605.80 (2023)
<b>APN:</b>	24-30-08-000000-011020

### PROPERTY OVERVIEW

This 4.88-acre parcel in Mulberry, Florida, presents an excellent value play for developers or users along SR 60. The site is entitled for a self-storage facility, and site work is nearly finished. The land is cleared, graded, the retention pond has been constructed, and the site is fully fenced.

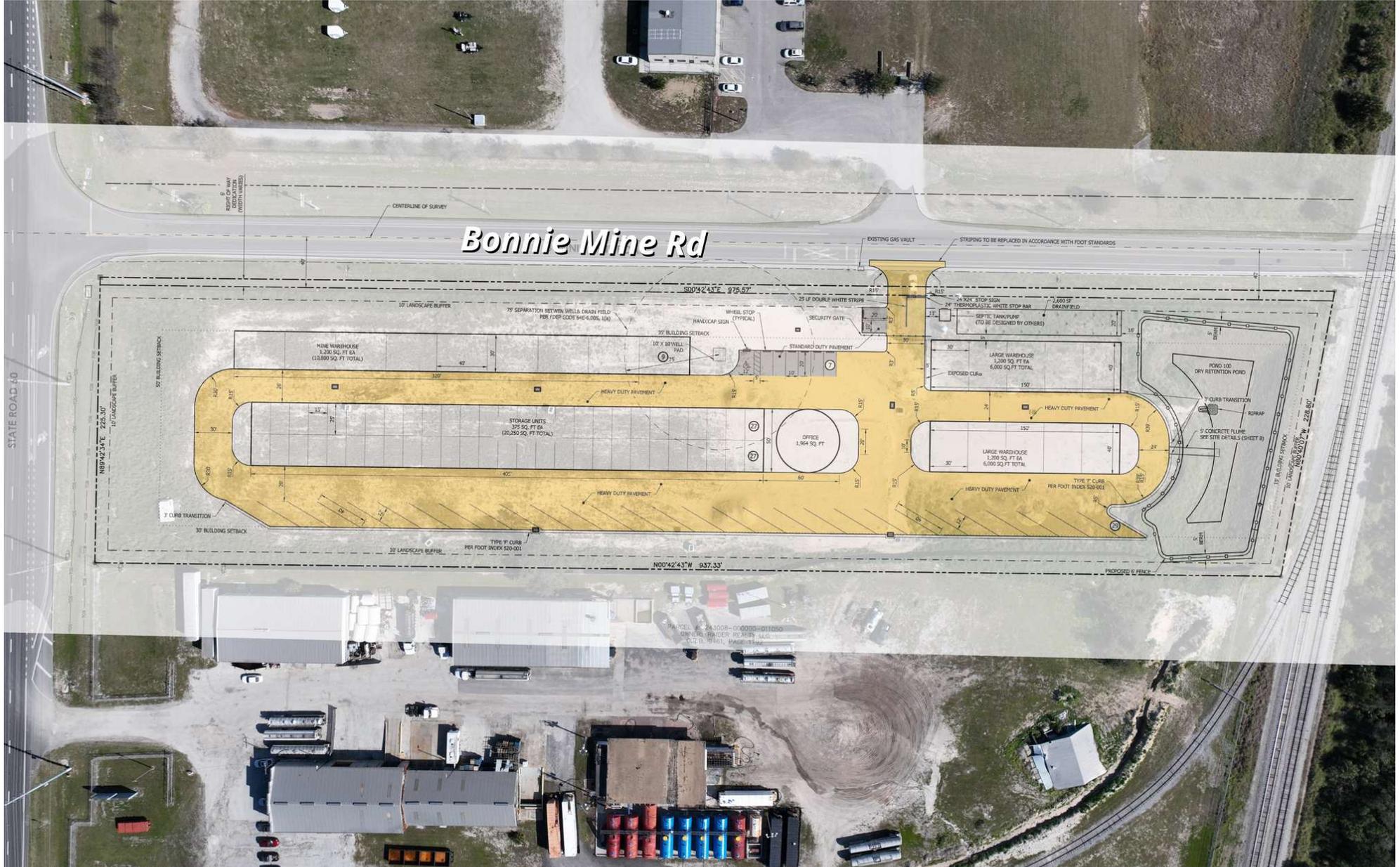
Buyers can step in and finish the project, or use the property for industrial outdoor storage (IOS), or even build a warehouse or office.

**AERIAL VIEWS**





# SITE PLAN - OVERLAY



**MULBERRY**

**Badcock**  
HOWARD COUNTY  
GA

**ArrMaz**  
THIS IS WHAT BETTER LOOKS LIKE

**Equipment Share**

**Crystal Clean**



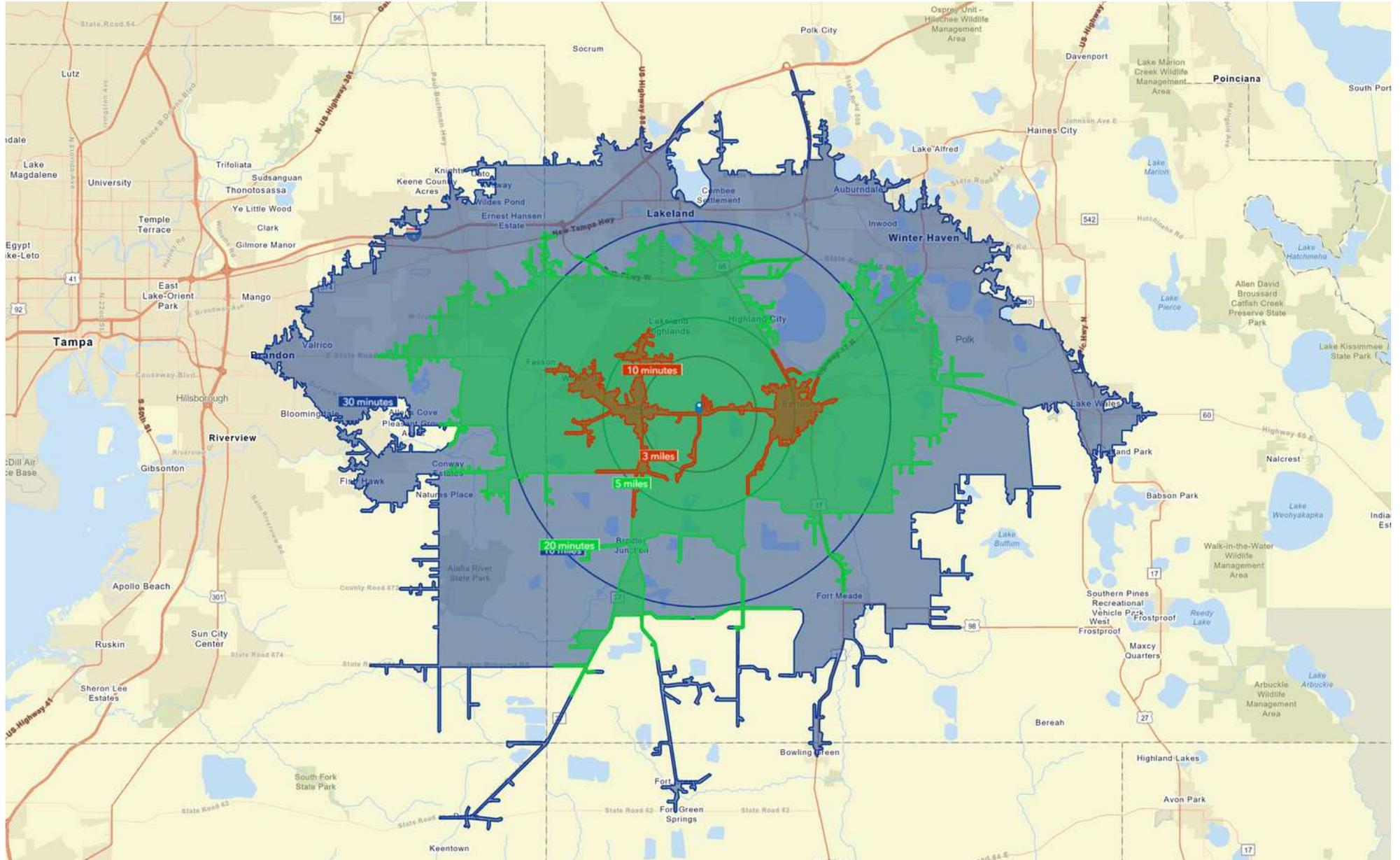
**SVN**  
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**Fly Lakeland**  
Lakeland International Airport

**SVN**  
COMMERCIAL ADVISORY GROUP  
**LAKELAND**



**SECTION 2**  
**Location Information**

# DEMOGRAPHICS MAP



# Benchmark Demographics

	3 Miles	5 Miles	10 Miles	10 Mins	20 Mins	30 Mins	Polk	FL	US
Population	1,725	46,070	185,089	21,048	181,028	528,471	775,084	22,381,338	337,470,185
Households	596	16,809	68,947	7,808	66,161	196,660	290,783	8,909,543	129,917,449
Families	427	12,593	47,664	5,269	47,739	135,459	201,187	5,732,103	83,890,180
Average Household Size	2.89	2.74	2.60	2.68	2.71	2.63	2.61	2.46	2.53
Owner Occupied Housing Units	566	13,450	48,775	5,076	48,886	134,317	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	30	3,359	20,172	2,732	17,275	62,343	85,323	2,991,741	45,630,951
Median Age	37.5	42.0	39.4	37.2	39.5	39.6	42.0	42.9	39.1
<b><i>Income</i></b>									
Median Household Income	\$60,315	\$83,658	\$66,481	\$52,741	\$69,854	\$59,546	\$57,572	\$65,081	\$72,603
Average Household Income	\$75,824	\$111,986	\$94,515	\$69,969	\$96,462	\$86,546	\$81,989	\$97,191	\$107,008
Per Capita Income	\$26,835	\$40,969	\$35,263	\$25,815	\$35,258	\$32,243	\$30,811	\$38,778	\$41,310
<b><i>Trends: 2021 - 2026 Annual Growth Rate</i></b>									
Population	8.22%	0.53%	0.35%	0.61%	0.49%	0.37%	0.85%	0.63%	0.30%
Households	8.18%	0.45%	0.30%	0.48%	0.45%	0.39%	0.81%	0.77%	0.49%
Families	8.02%	0.38%	0.26%	0.46%	0.40%	0.33%	0.76%	0.74%	0.44%
Owner HHs	8.57%	0.82%	0.77%	1.20%	0.87%	0.82%	1.02%	0.93%	0.66%
Median Household Income	1.22%	2.63%	3.01%	2.36%	2.76%	3.04%	2.77%	3.34%	2.57%

# Benchmark Demographics



3 Miles 5 Miles 10 Miles 10 Mins 20 Mins 30 Mins Polk FL US

## Households by Income

<\$15,000	2.50%	7.10%	8.70%	10.90%	8.00%	11.50%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	3.50%	5.10%	7.20%	8.90%	6.50%	8.40%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	15.40%	6.90%	8.50%	14.20%	8.10%	9.30%	9.70%	8.40%	7.40%
\$35,000 - \$49,999	14.60%	8.80%	12.00%	12.90%	11.90%	12.10%	13.20%	11.80%	10.80%
\$50,000 - \$74,999	26.30%	16.60%	18.40%	19.40%	18.30%	18.10%	19.60%	17.80%	16.50%
\$75,000 - \$99,999	9.20%	13.20%	13.70%	12.20%	14.10%	12.70%	13.20%	13.10%	12.80%
\$100,000 - \$149,999	24.80%	22.70%	17.70%	16.30%	18.80%	15.30%	14.70%	15.90%	16.90%
\$150,000 - \$199,999	2.70%	8.70%	6.10%	2.90%	6.70%	6.30%	5.20%	7.00%	8.60%
\$200,000+	0.80%	10.80%	7.60%	2.30%	7.50%	6.20%	5.00%	8.40%	10.60%

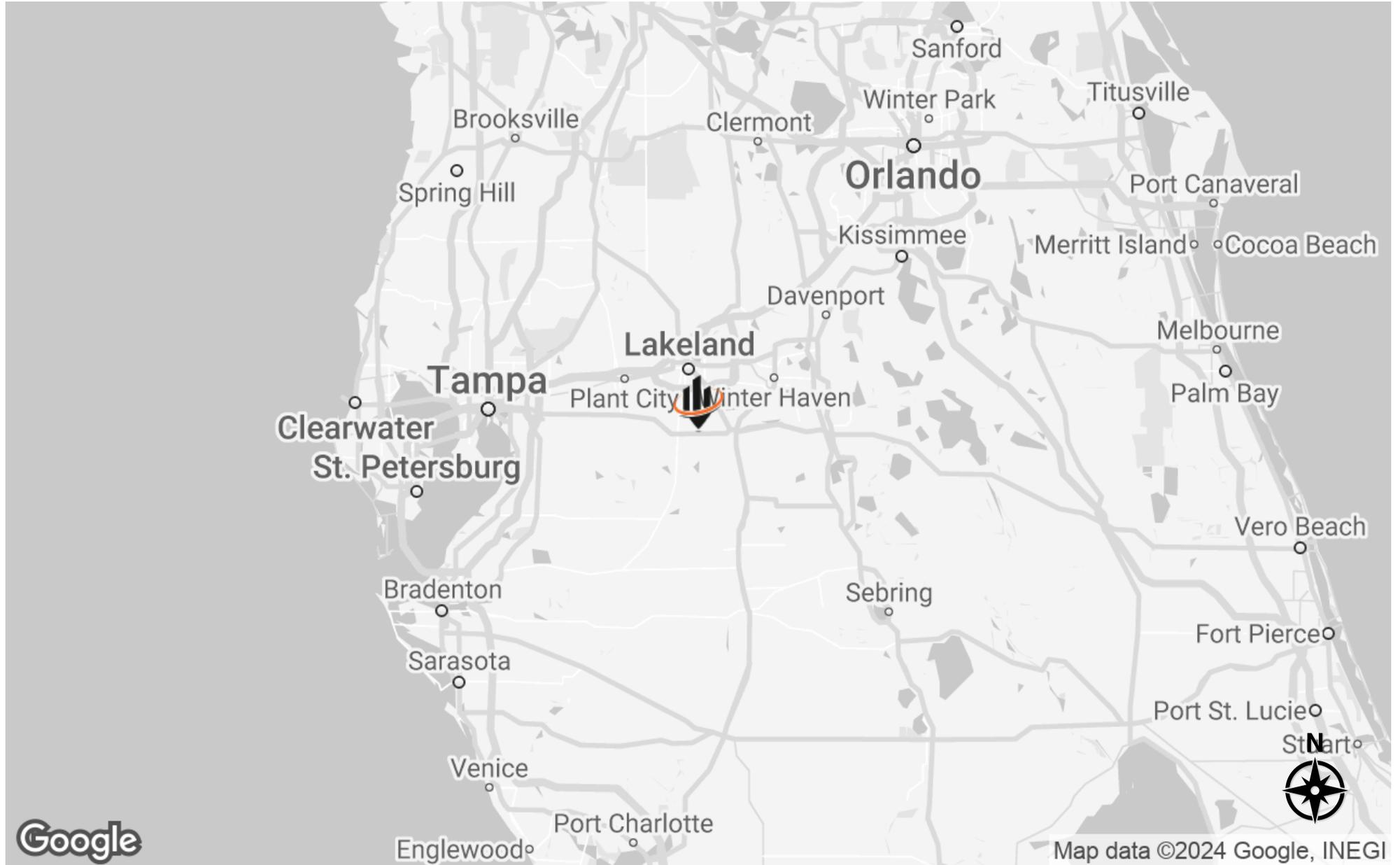
## Population by Age

0 - 4	6.20%	5.40%	5.60%	7.10%	6.00%	6.00%	5.60%	5.00%	5.70%
5 - 9	7.20%	6.20%	6.00%	7.20%	6.50%	6.30%	5.90%	5.30%	6.10%
10 - 14	7.00%	6.60%	6.20%	7.00%	6.60%	6.40%	5.90%	5.50%	6.30%
15 - 19	7.20%	6.60%	7.30%	6.50%	6.30%	6.60%	6.00%	5.60%	6.30%
20 - 24	5.50%	4.90%	6.60%	6.20%	5.60%	5.90%	5.60%	5.90%	6.40%
25 - 34	13.30%	11.60%	12.80%	13.20%	13.20%	13.10%	12.60%	13.10%	13.70%
35 - 44	12.30%	12.70%	12.40%	12.60%	12.80%	12.20%	11.90%	12.10%	13.10%
45 - 54	12.60%	13.00%	11.60%	10.80%	12.10%	11.50%	11.10%	11.70%	11.90%
55 - 64	11.80%	14.20%	12.80%	11.10%	12.90%	12.50%	12.70%	13.30%	12.70%
65 - 74	10.70%	11.60%	11.10%	10.40%	10.80%	11.20%	12.90%	12.60%	10.60%
75 - 84	5.00%	5.60%	5.80%	5.70%	5.40%	6.20%	7.40%	7.30%	5.30%
85+	1.00%	1.70%	2.00%	2.00%	1.70%	2.20%	2.30%	2.70%	1.90%

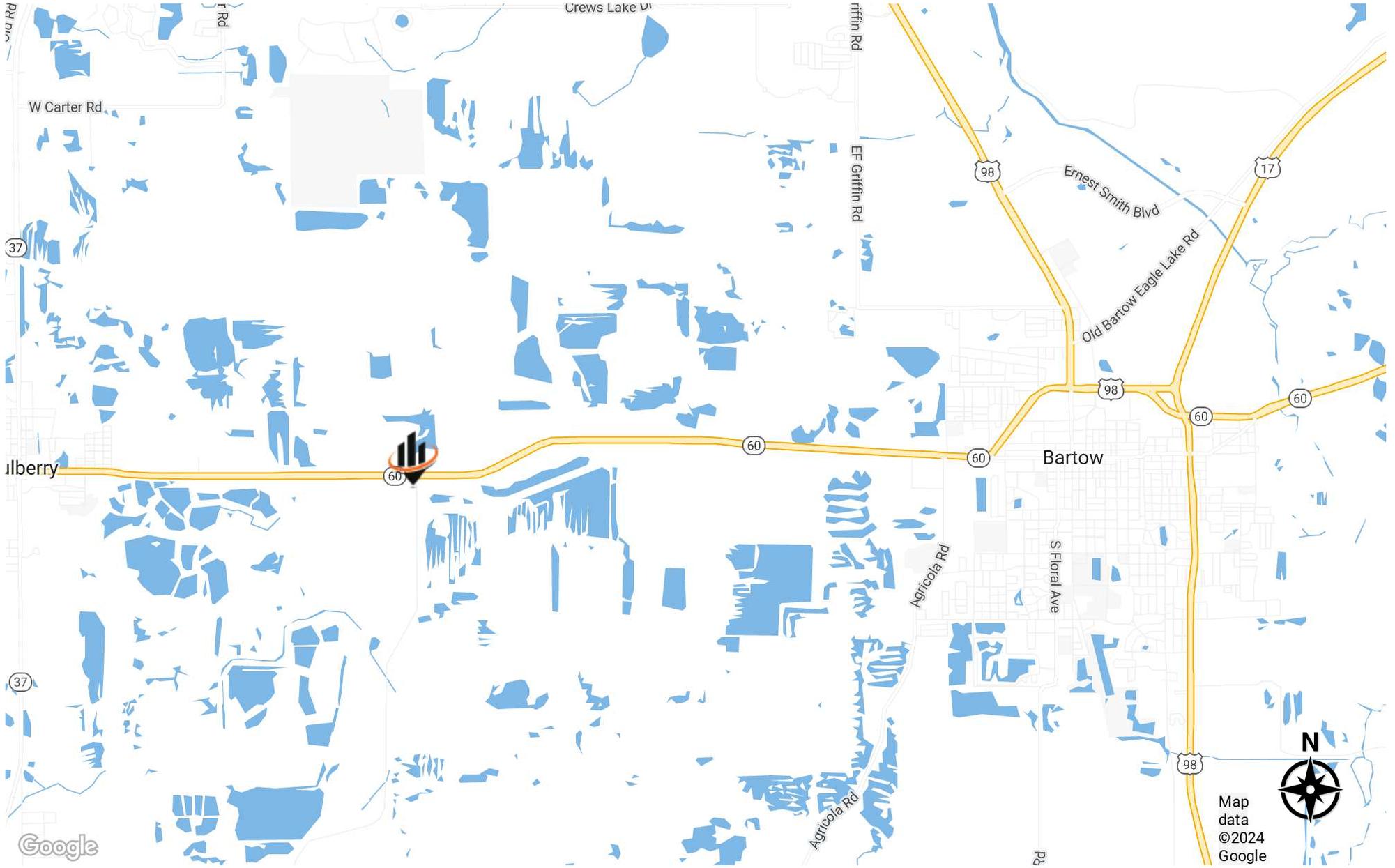
## Race and Ethnicity

White Alone	67.40%	69.70%	66.60%	60.10%	66.10%	60.80%	59.60%	57.10%	60.60%
Black Alone	9.40%	9.80%	11.40%	16.30%	10.60%	14.40%	14.60%	15.00%	12.50%
American Indian Alone	1.20%	0.40%	0.50%	0.90%	0.50%	0.60%	0.60%	0.50%	1.10%
Asian Alone	1.60%	4.40%	2.40%	1.10%	2.40%	2.40%	2.00%	3.10%	6.20%
Pacific Islander Alone	0.40%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	7.00%	4.80%	7.10%	9.50%	7.50%	8.80%	9.90%	7.60%	8.70%
Two or More Races	13.00%	10.90%	12.00%	12.20%	12.80%	12.90%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	24.20%	16.30%	20.40%	25.30%	22.40%	24.60%	26.80%	27.00%	19.40%

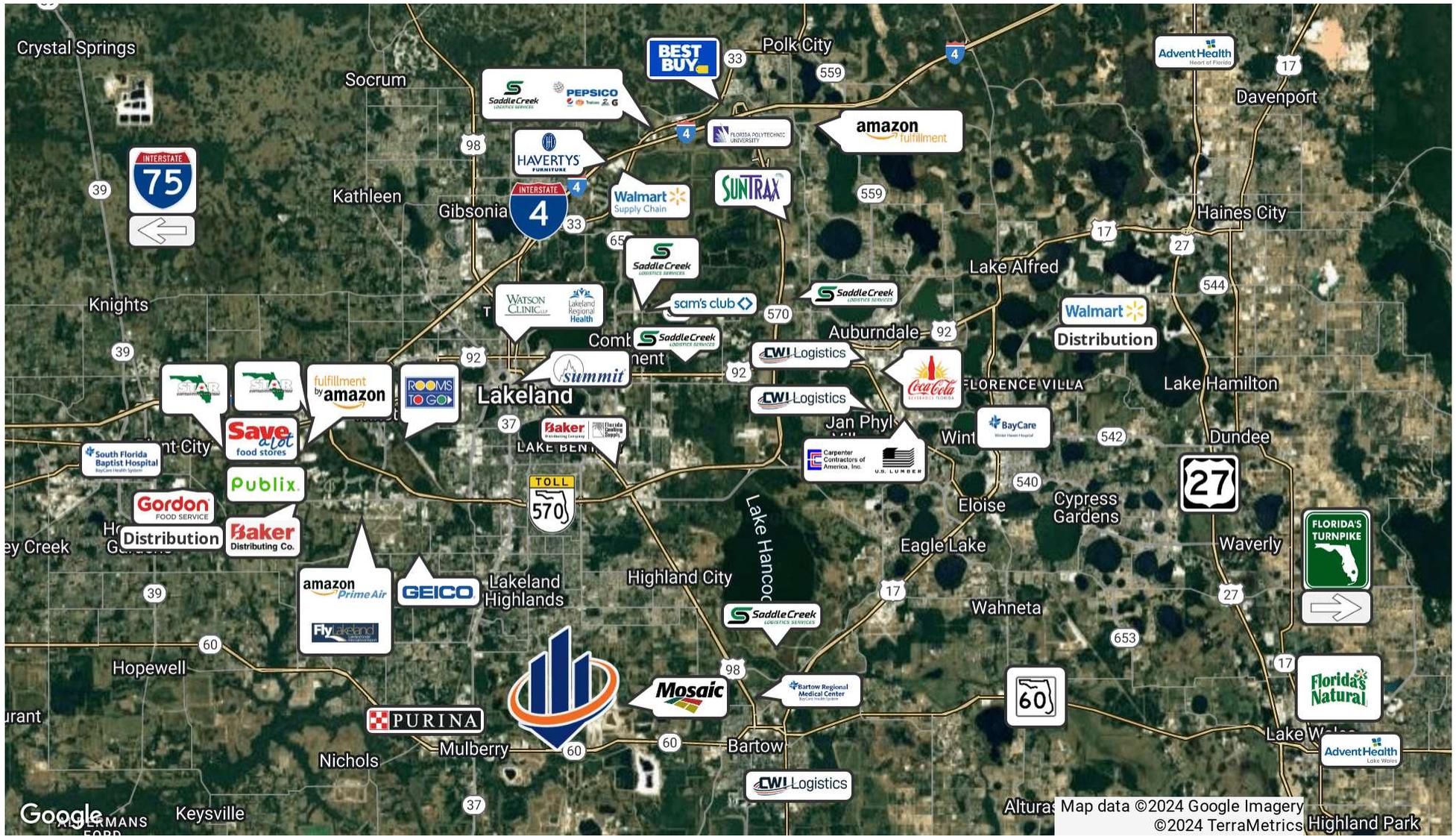
# REGIONAL MAP



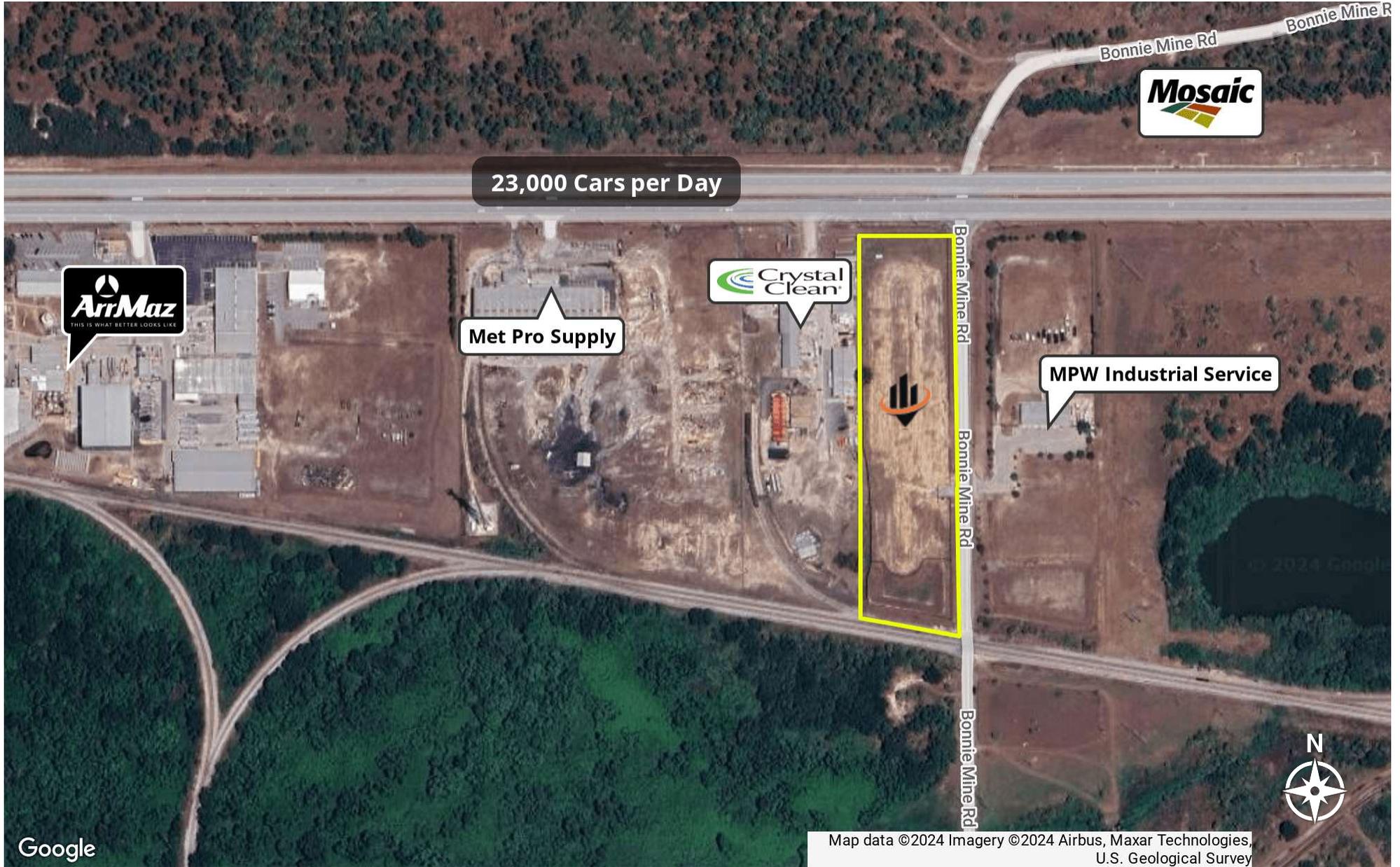
# LOCATION MAP



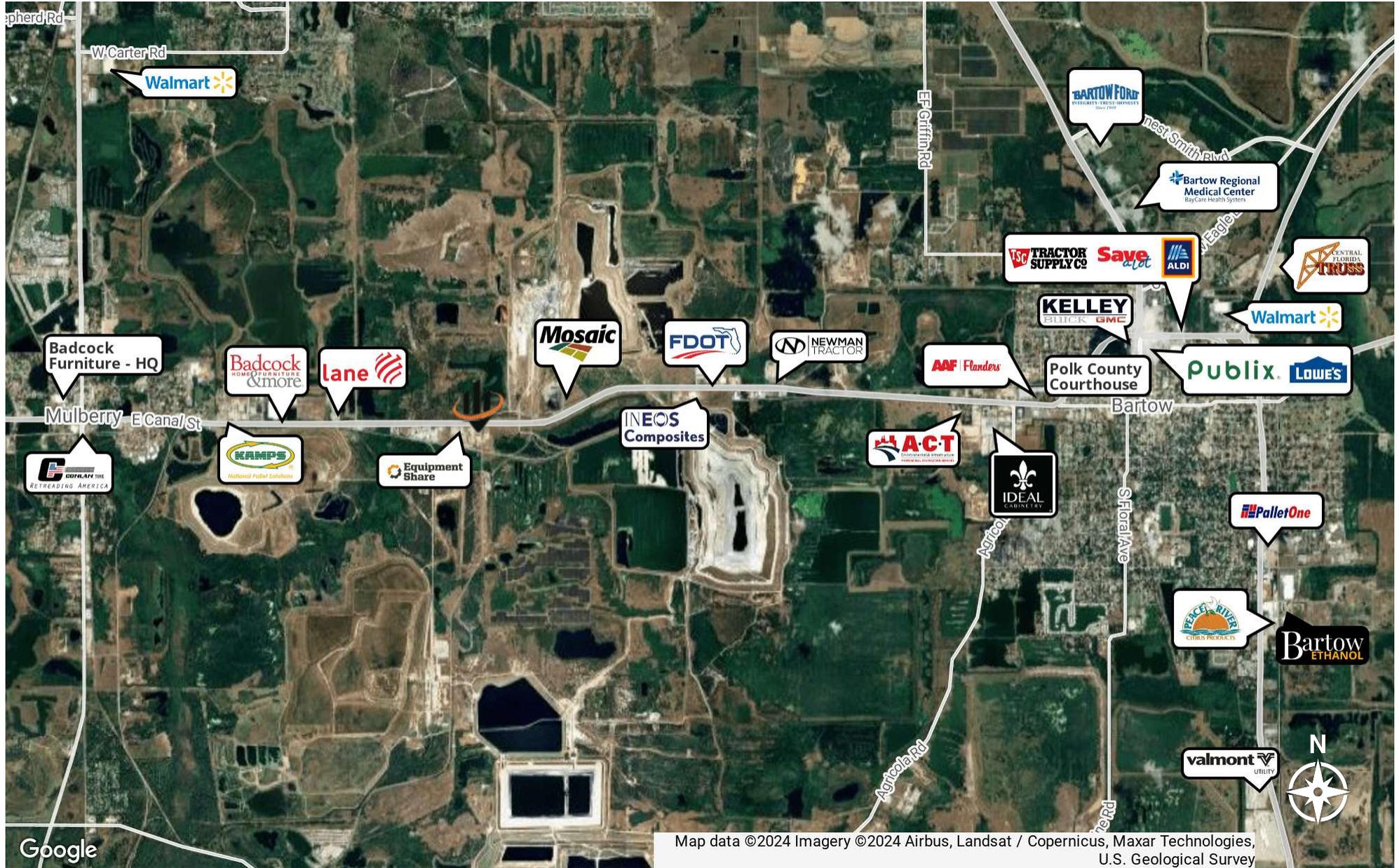
# INDUSTRIAL & WORKFORCE MARKET



# AERIAL MAP



# RETAILER MAP



**SITE AERIAL - DIMENSIONS**



## ADVISOR BIO



### DAVID HUNGERFORD, CCIM

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## PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM 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 \$170 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 the mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

David previously worked in his family-owned business, Hungerford & Associates, as a financial advisor. Prior to becoming a financial advisor, he served as the company's marketing director.

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 a CCIM (Certified Commercial Investment Member) designee and serves on the executive board for the CCIM Florida West Coast District. 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

## ADVISOR BIO



### MARY K O'MALLEY, CCIM

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### PROFESSIONAL BACKGROUND

Mary joined SVN Commercial Advisory Group in Sarasota in September 2020. Originally from the Maryland/DC area, Mary brings over 10 years of work experience in the marketing and sales fields while specializing in buying/selling of self storage facilities on the west coast Florida area. Mary previously was a part of a national self storage brokerage team that closed \$5 billion plus of self storage transactions over a 10 year period. Mary has attended several national self storage conferences & is a member of the National Self Storage Association and Florida Self Storage Association.

Mary attended Lebanon Valley College in Annville, PA. where she earned a Bachelors of Science degree in Business Administration. Mary completed the Negotiation Programme through the London School of Economics where she learned important negotiating skills in order to better serve her clients. Most recently, Mary earned her CCIM designation in April 2023. Mary seeks to deliver the best real estate experience to her commercial clients and share her industry knowledge by becoming a resource for them as a thought leadership expert on self storage. In that regard, Mary is the Florida West Coast representative for the SVN National Self Storage team, an elite group of commercial real estate advisors within SVN specializing in the self storage sector.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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