



SUPERCUTS
GNC
IMPERIAL LAKES
DENTAL CARE
Publix
ups
Pizzeria

Domino's
Pizza

SUNOCO
McDonald's

920
KIDS
PROPOSED

ExtraSpace
Storage

SHEPHERD RD

SHEPHERD'S
COMMUNITY

CHELSEA OAKS DR

CHELSEA OAKS DRIVE ACREAGE

Chelsea Oaks Drive, Lakeland, FL 33811

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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.

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Section 1
ELSEA OAKS DR

PROPERTY INFORMATION

PROPERTY OVERVIEW



OFFERING SUMMARY

Sale Price:	\$750,000
Acreage:	5.48 ± Acres
Price / Acre:	\$136,861
City:	Lakeland
County:	Polk
FLU:	INST-1 (Polk County)
Utilities:	Power: Lakeland Electric Water and Sewer: Polk County
Parcel ID:	Portion of 23292200000021030

PROPERTY OVERVIEW

This 5.5-acre plot of land, currently part of an existing church parcel, offers a unique institutional land use designation and provides flexible opportunities for development or investment. Situated near the Christina Lakeland submarket, Lakeland's most economically affluent area, this property is surrounded by dynamic market activity, including new self-storage developments and proposed multifamily projects.

This property is ideal for institutional uses such as an academy, school, or daycare. Alternatively, it presents an attractive opportunity for those seeking to rezone for more intensive commercial, office, or residential uses in this thriving market.

ADDITIONAL PHOTOS

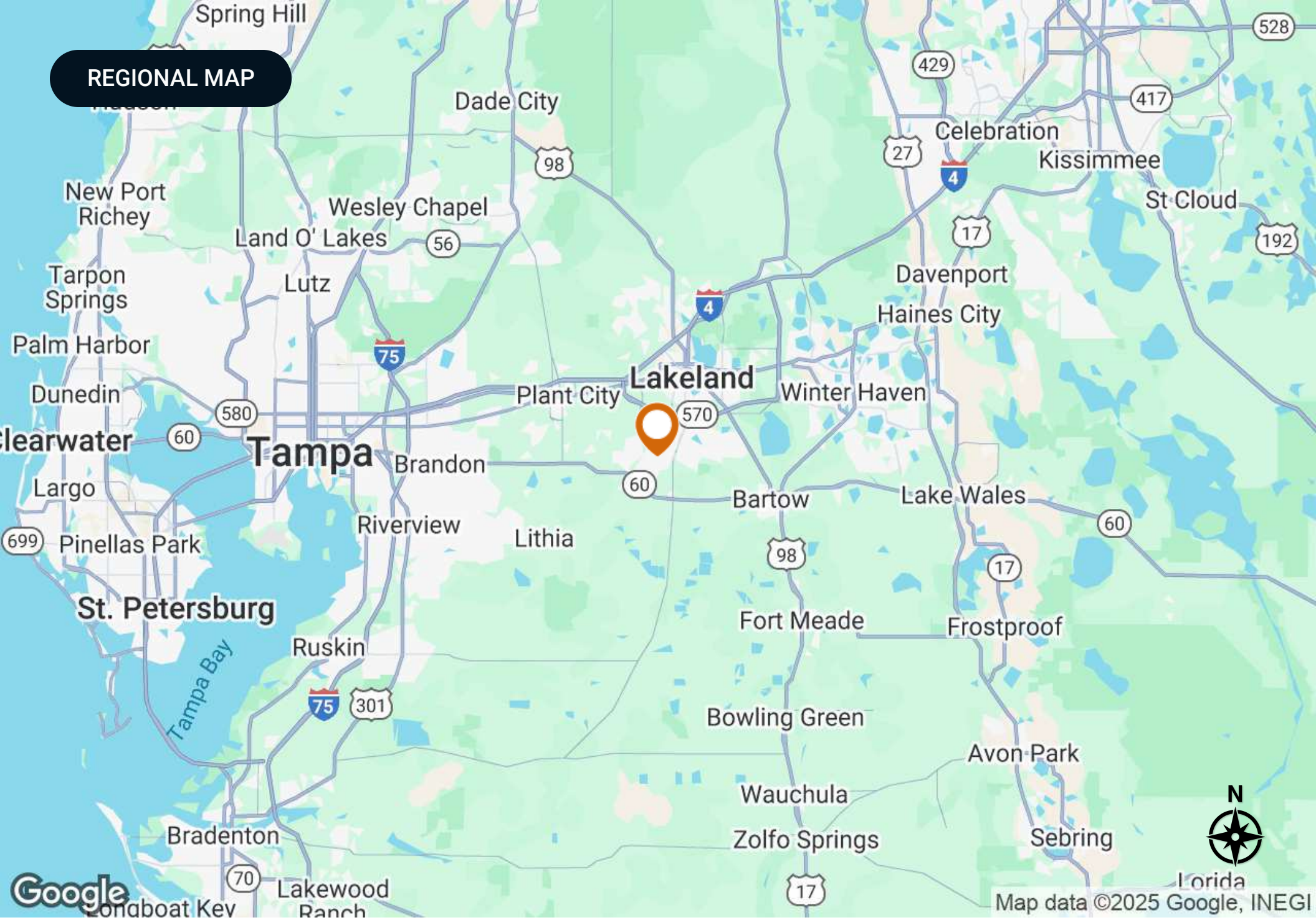




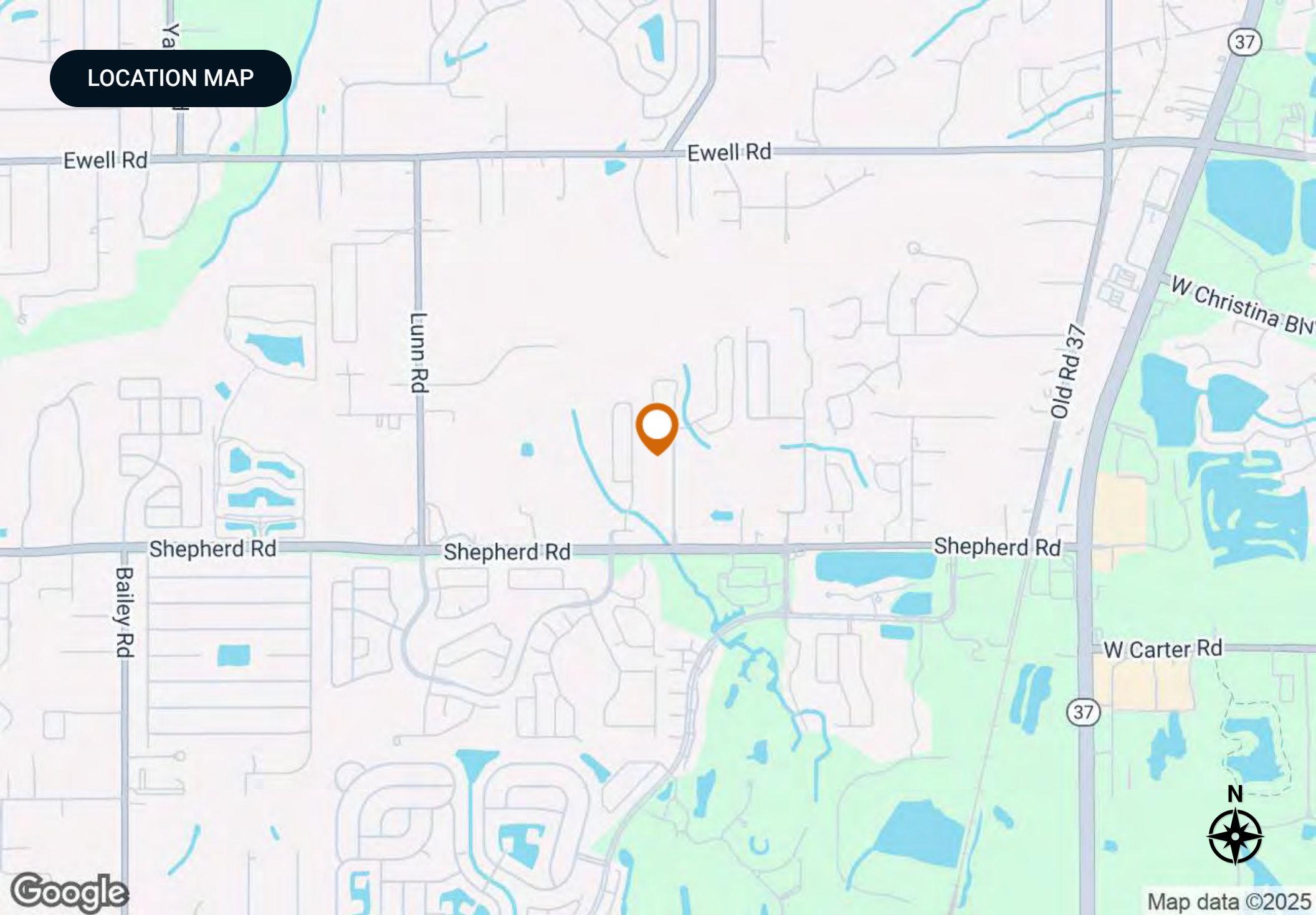
Section 2

LOCATION INFORMATION

REGIONAL MAP



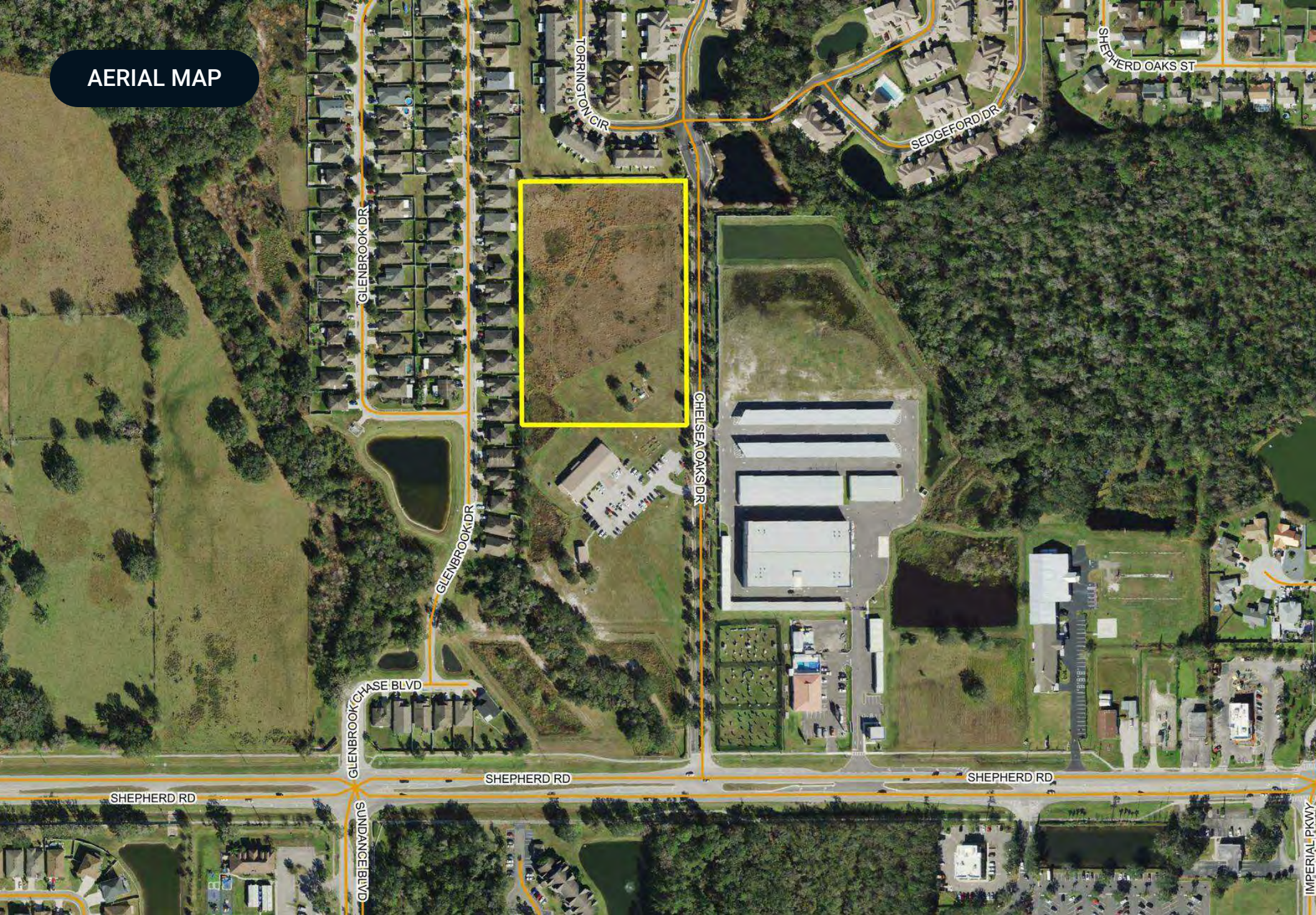
LOCATION MAP



Google

Map data ©2025

AERIAL MAP



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

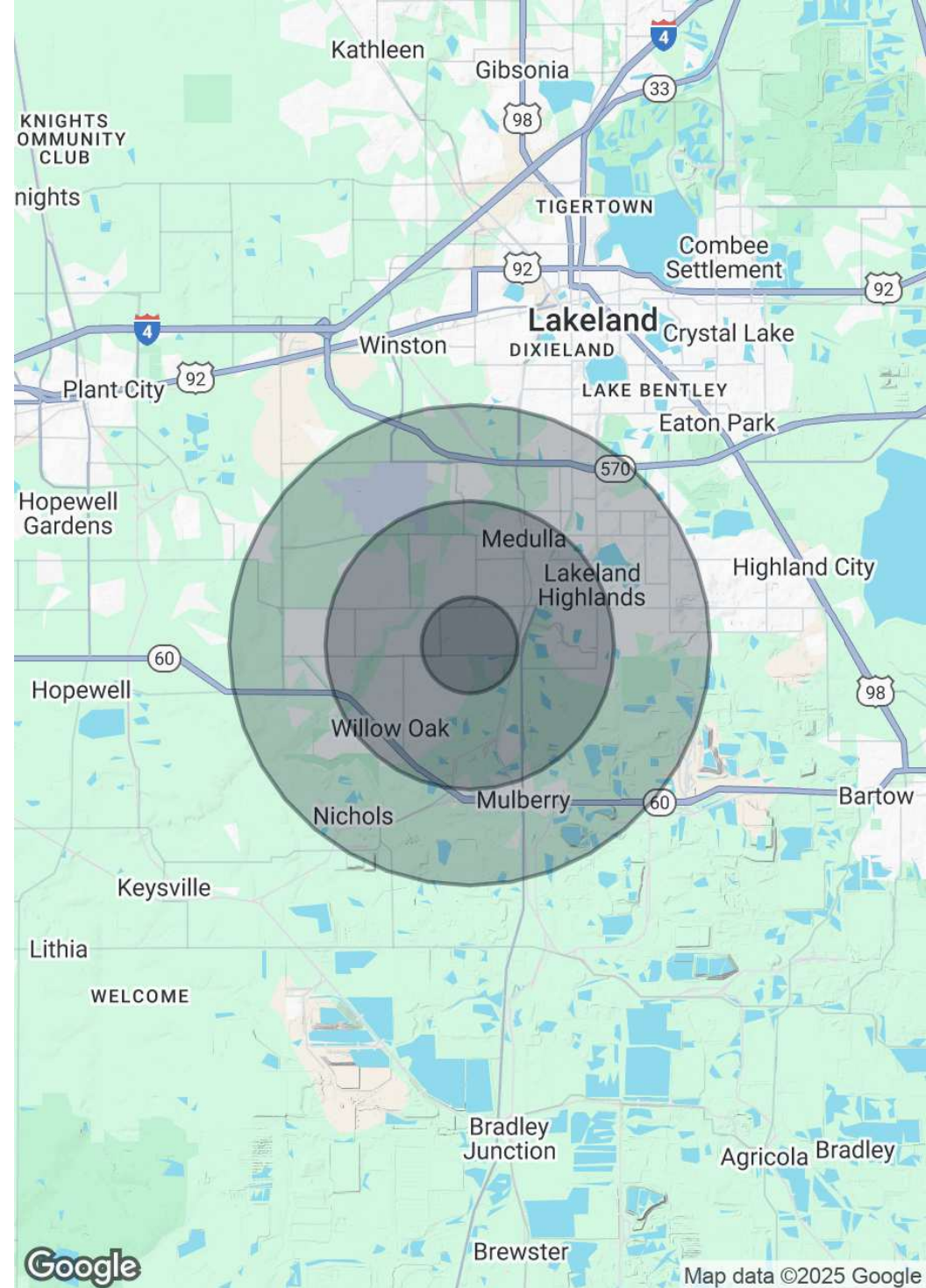
In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the 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.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,095	52,881	97,489
Average Age	38	40	41
Average Age (Male)	37	39	40
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,461	19,881	36,817
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$92,169	\$96,282	\$104,449
Average House Value	\$303,128	\$324,182	\$340,404

Demographics data derived from AlphaMap



TRADE AREA MAP

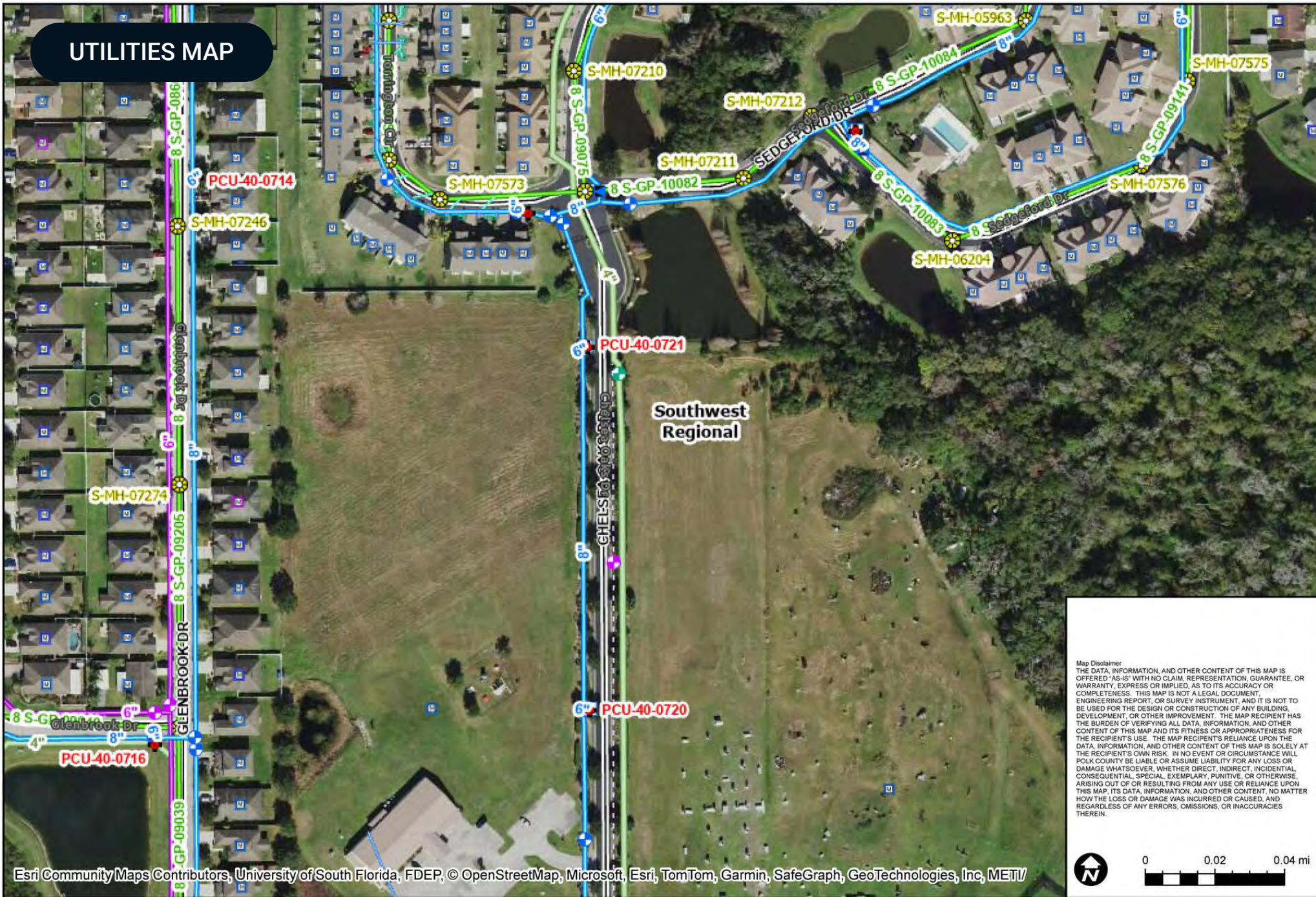


17,500 Cars/Day

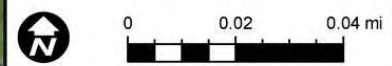
38,000 Cars/Day

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

UTILITIES MAP



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CHELSEA OAKS DR



Section 3

AGENT AND COMPANY INFO

ADVISOR BIOGRAPHY



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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 \$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

ADVISOR BIOGRAPHY



JOEY HUNGERFORD

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PROFESSIONAL BACKGROUND

Joey Hungerford is an Associate Advisor at Saunders Real Estate.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. This includes working as the Communications Director for a Congresswoman in the United States House of Representatives, serving as the Digital Director and Communications Advisor to the House Judiciary Committee Chairman, and operating as a travel videographer for a former United States President.

Prior to living in Washington, D.C., Joey was born and raised in Lakeland, where he graduated from Southeastern University. He obtained a Bachelor of Science degree in Communications with an emphasis in Broadcasting and a minor in Theology. While earning his degree, Joey was an active student leader and began his career here at Saunders Real Estate in the marketing department.

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

Joey and his wife, Hope, are proud parents of a baby boy.

Joey specializes in:

- Commercial Properties
- Industrial Real Estate
- Office Space



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