

BERKLEY ROAD COMMERCIAL LAND OPPORTUNITY

129 Berkley Rd, Auburndale, FL 33823

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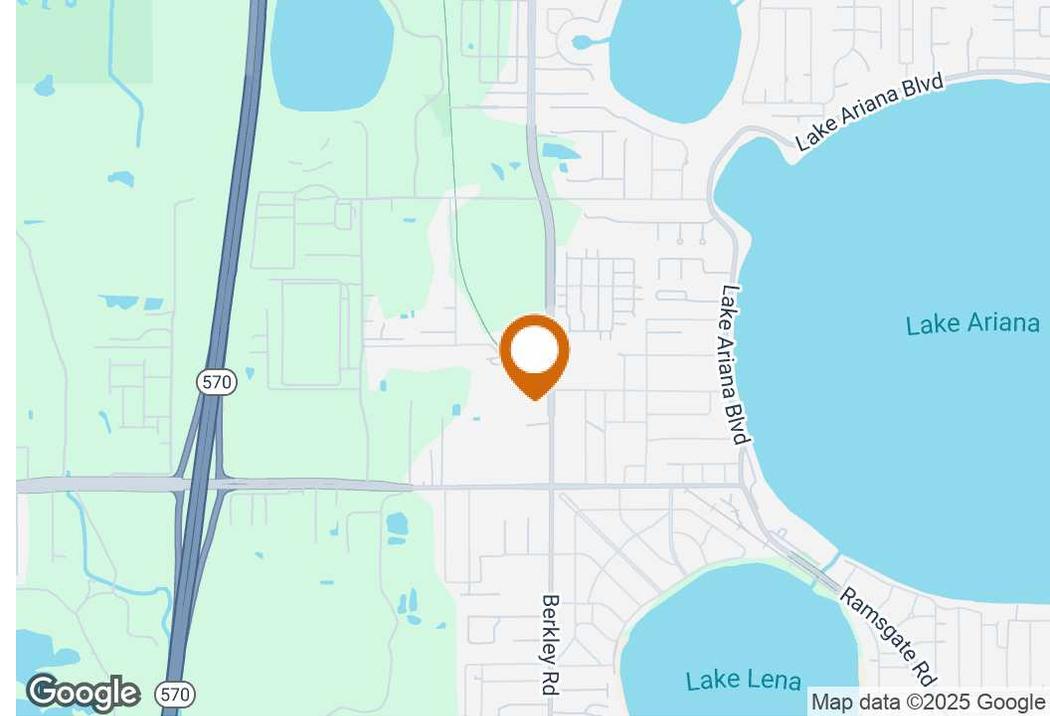
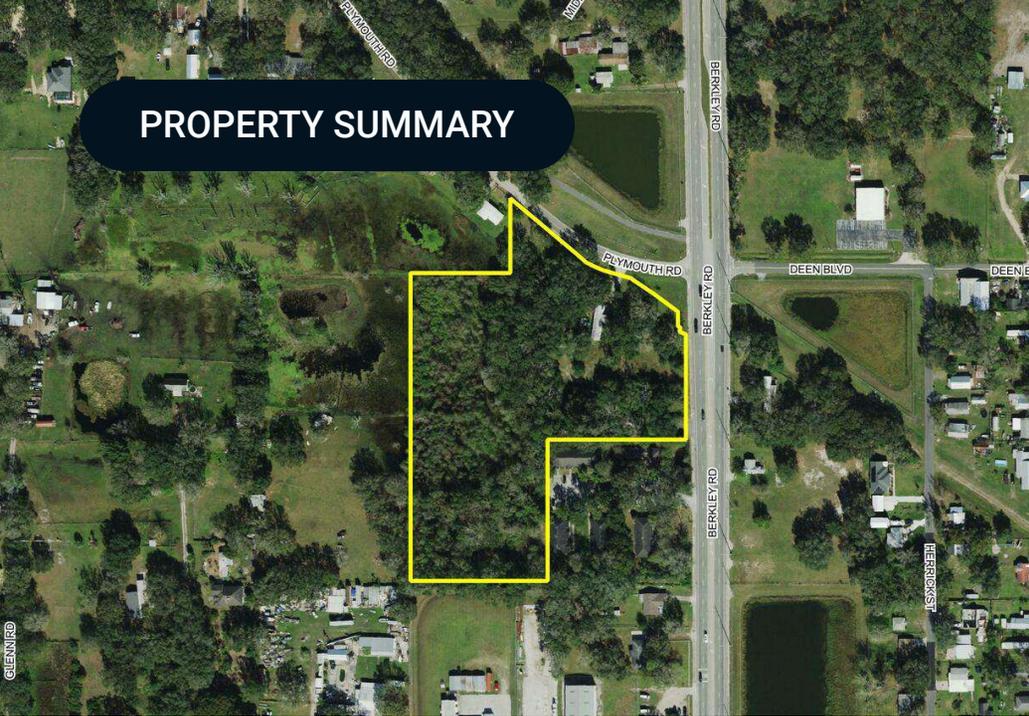
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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$925,000
Lot Size:	7.24 Acres
Price / Acre:	\$127,762
Zoning:	CG-1
Traffic Count:	12,600 ± Cars/Day

PROPERTY OVERVIEW

This versatile property, zoned CG-1, is a strategic investment for developers, retailers, and entrepreneurs. Capitalize on its prime location and flexible zoning, allowing for a wide range of uses including retail, offices, service establishments, and more. Don't miss this opportunity to establish your presence in a thriving market.

Permitted Uses:

- Public buildings and lands.
- Retail stores (excluding vehicle, manufactured home, RV, and building material sales)
- Service and repair establishments (including service stations and garages)
- Personal service establishments (e.g., barber shops, laundries)
- Offices, studios, clinics, and laboratories
- Financial institutions
- Clubs and lodges
- Churches
- Funeral homes
- Vocational schools (excluding industrial operations)
- Plant nurseries
- Existing single-family and two-family dwellings

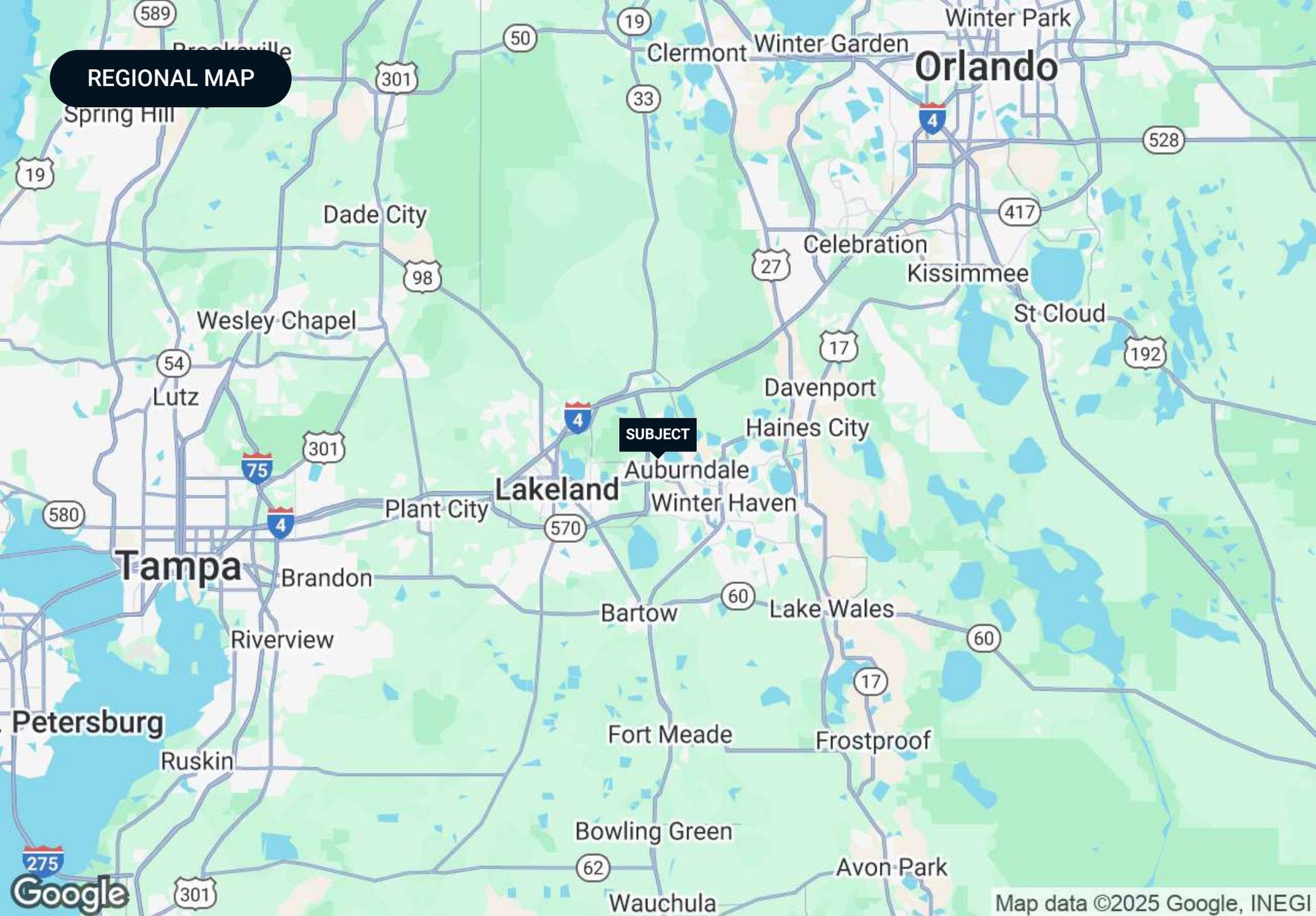
LOCATION DESCRIPTION



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129 Berkley Rd, Auburndale, FL 33823, boasts a highly accessible location with direct connectivity to U.S. Highway 92, Polk Parkway (SR 570), and Interstate 4 (I-4), providing seamless access to Tampa, Orlando, and key Central Florida markets. Situated in a growing commercial corridor, the property is surrounded by national and regional retailers, restaurants, and service providers, including Publix, Walmart, Lowe's, and several fast-food chains.

Its proximity to downtown Auburndale and major distribution hubs makes it an attractive site for businesses looking to benefit from strong visibility, steady traffic, and a well-established consumer base.



REGIONAL MAP

SUBJECT

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Zip 33823	Auburndale	Polk County	FL	US
Population	4,578	11,748	28,851	9,437	42,034	120,795	38,821	18,625	812,640	22,779,514	338,440,954
Households	1,953	4,968	12,041	3,969	17,734	50,858	15,928	7,350	349,967	10,438,861	145,184,826
Families	3,815	9,424	23,306	7,846	33,905	95,248	31,515	15,581	649,835	17,601,365	263,318,296
Average Household Size	2.54	2.56	2.63	2.59	2.64	2.60	2.66	2.75	2.62	2.45	2.53
Owner Occupied Housing Units	1,273	3,234	8,095	2,619	11,883	31,430	10,717	5,025	216,091	6,029,935	84,133,084
Renter Occupied Housing Units	528	1,334	2,828	1,014	3,948	14,109	3,635	1,714	87,510	3,054,947	46,583,487
Median Age	42.0	42.3	42.2	42.6	42.4	40.9	41.9	40.7	41.2	43.5	39.3
Housing Unit/Household Ratio	1.22	1.18	1.15	1.20	1.19	1.21	1.16	1.15	1.21	1.19	1.12
Adjusted Population	4,972	12,365	29,678	10,141	44,444	130,601	40,126	19,098	878,319	24,122,879	338,440,954
Income											
Median Household Income	\$58,416	\$68,081	\$67,677	\$66,294	\$67,346	\$56,229	\$72,702	\$78,607	\$63,515	\$74,715	\$79,068
Average Household Income	\$79,575	\$85,250	\$85,074	\$85,190	\$86,695	\$77,923	\$91,440	\$91,224	\$83,346	\$105,305	\$113,185
Per Capita Income	\$31,007	\$32,797	\$32,057	\$32,837	\$32,748	\$29,587	\$33,831	\$33,020	\$31,188	\$42,078	\$43,829
Trends: 2024 - 2029 Annual Growth Rate											
Population	1.21%	1.25%	1.21%	1.24%	1.59%	1.34%	1.47%	1.72%	1.93%	0.93%	0.38%
Households	1.26%	1.27%	1.26%	1.28%	1.47%	1.31%	1.30%	1.52%	1.73%	1.09%	0.61%
Owner HHs	1.19%	1.21%	1.19%	1.20%	1.52%	1.29%	1.39%	1.60%	1.84%	1.15%	0.64%
Median Household Income	7.11%	5.53%	7.11%	6.10%	4.40%	5.15%	4.23%	4.82%	4.27%	3.25%	2.95%

- Over 120,000 people with a median age of 40.9 within a 15-minute drive from the property.
- Median household income of over \$68,000 within a 2-mile radius from the property.

March 2025

Households by Income

<\$15,000	13.4%	11.1%	9.7%	11.5%	9.3%	11.7%	9.2%	8.9%	9.3%	8.4%	8.6%
\$15,000 - \$24,999	8.8%	7.4%	8.6%	7.6%	8.2%	9.1%	8.1%	7.7%	8.0%	6.6%	6.3%
\$25,000 - \$34,999	13.2%	12.0%	11.4%	12.8%	12.0%	12.6%	11.2%	9.9%	12.9%	11.0%	10.1%
\$35,000 - \$49,999	9.8%	9.1%	9.3%	9.6%	9.1%	11.7%	9.1%	8.2%	10.3%	7.4%	6.7%
\$50,000 - \$74,999	11.7%	13.4%	14.2%	11.9%	15.0%	14.9%	13.4%	13.0%	15.2%	16.9%	15.7%
\$75,000 - \$99,999	11.3%	11.8%	12.9%	11.6%	13.2%	12.6%	12.6%	13.2%	14.2%	13.6%	12.8%
\$100,000 - \$149,999	19.9%	22.6%	21.0%	21.4%	20.3%	17.1%	21.6%	24.5%	18.7%	17.2%	17.6%
\$150,000 - \$199,999	8.3%	8.6%	8.6%	9.3%	8.0%	6.0%	9.0%	10.3%	6.7%	8.6%	9.5%
\$200,000+	3.7%	4.1%	4.3%	4.3%	5.0%	4.1%	5.9%	4.4%	4.6%	10.4%	12.6%

Population by Age

0 - 4	7.7%	7.2%	7.6%	27.4%	7.7%	7.6%	7.6%	7.7%	7.4%	6.7%	7.3%
5 - 9	8.7%	8.3%	8.4%	6.7%	8.5%	8.2%	8.5%	8.7%	7.9%	7.2%	7.7%
10-14	8.7%	8.7%	9.0%	6.9%	8.8%	8.5%	9.0%	9.0%	8.5%	7.7%	8.0%
15-19	8.6%	8.7%	8.8%	6.8%	8.6%	9.0%	8.6%	8.8%	8.8%	8.3%	8.5%
20-24	7.9%	8.2%	7.9%	6.4%	7.9%	8.9%	7.9%	7.7%	8.7%	8.7%	9.0%
25-29	7.9%	8.0%	7.6%	6.2%	7.6%	8.1%	7.4%	7.6%	8.2%	8.4%	8.6%
30-34	8.9%	8.5%	8.6%	6.8%	8.6%	8.7%	8.5%	8.3%	8.9%	9.0%	9.3%
35-39	8.2%	8.0%	8.3%	6.3%	8.5%	8.4%	8.5%	8.3%	8.7%	8.9%	8.9%
40-44	7.5%	8.0%	8.4%	6.1%	8.6%	8.2%	8.7%	8.7%	8.5%	8.9%	8.8%
45-49	8.0%	8.2%	8.0%	6.4%	7.9%	7.5%	7.9%	7.7%	7.8%	8.2%	7.8%
50-54	8.6%	9.0%	8.7%	6.8%	8.8%	8.3%	8.6%	9.0%	8.3%	9.0%	8.2%
55-59	9.2%	9.2%	8.7%	7.3%	8.9%	8.5%	8.9%	8.6%	8.2%	9.1%	7.9%
60-64	10.1%	10.2%	9.9%	8.2%	9.9%	9.3%	9.7%	9.3%	8.8%	9.9%	8.3%
65-69	9.4%	9.3%	9.3%	7.5%	9.4%	8.8%	9.0%	8.1%	8.7%	9.3%	7.6%
70-74	7.1%	6.7%	7.5%	5.9%	7.6%	7.3%	7.3%	6.4%	7.8%	8.3%	6.2%
75-79	5.9%	5.7%	6.4%	4.8%	6.5%	6.1%	6.0%	5.4%	6.4%	6.8%	4.7%
80-84	3.7%	3.6%	3.8%	3.0%	3.9%	3.6%	3.6%	3.0%	3.8%	4.2%	2.8%
85+	3.1%	2.8%	2.8%	2.3%	2.8%	2.9%	2.7%	2.4%	3.0%	3.8%	2.7%

Race and Ethnicity

White Alone	60.8%	60.8%	55.5%	53.8%	56.1%	50.0%	55.9%	55.6%	43.9%	44.3%	50.4%
Black Alone	7.6%	6.8%	8.0%	9.4%	7.8%	12.0%	8.1%	9.0%	11.6%	11.7%	10.4%
American Indian Alone	0.7%	0.5%	0.6%	0.6%	0.6%	0.5%	0.6%	0.5%	0.5%	0.4%	1.0%
Asian Alone	1.1%	1.0%	1.1%	1.1%	1.1%	1.2%	1.1%	1.4%	1.5%	2.5%	5.3%
Pacific Islander Alone	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.1%	0.1%	0.2%
Some Other Race Alone	5.0%	5.3%	6.6%	6.5%	6.4%	6.8%	6.3%	5.8%	8.2%	5.9%	7.4%
Two or More Races	9.7%	9.5%	9.8%	9.9%	9.8%	10.1%	9.9%	10.3%	11.3%	13.5%	9.0%
Hispanic Origin (Any Race)	15.2%	15.9%	18.4%	18.7%	18.1%	19.3%	18.1%	17.4%	23.0%	21.6%	16.4%

AERIAL MAP

98,000 ±
Cars/Day



(8 ± Minutes)



14,000 ±
Cars/Day

24,500 ±
Cars/Day

46,500 ±
Cars/Day



(3 ± Minutes)

SUBJECT

MARKET AREA MAP



Tenoroc Park

Lake Myrtle Sports Complex



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

LOCATION HIGHLIGHTS



FLORIDA POLYTECHNIC UNIVERSITY

FLORIDA POLYTECHNIC UNIVERSITY

Florida Poly is the nation's leading institution of change, engineered from the ground up to push the boundaries of education in science, technology, engineering, and math (STEM). Florida Poly has about 1,800 undergraduate and graduate students. The University is Florida's only all-STEM public university.

Website: <https://floridapoly.edu/>



SUNTRAX

SunTrax is a state-of-the-art transportation technology testing facility. It serves as a hub for research, development, and testing of emerging transportation technologies, including autonomous vehicles and intelligent transportation systems. Spanning 475 acres, SunTrax features a 2.25-mile-long oval test track encircling a 200-acre infield.

Website: <https://suntraxfl.com/>



LAKE MYRTLE SPORTS COMPLEX

The Lake Myrtle Sports Complex features nine (9) collegiate size baseball diamonds, 10 soccer fields and one (1) championship soccer stadium. Concessions, restrooms and drinking fountains are available. The Complex is also home to Polk County Tourism and Sports Marketing, Florida Youth Soccer Association, and Polk County Sports Hall of Fame.

Website: <http://www.lakemyrtlesportscomplex.com/>

LOCATION HIGHLIGHTS



CAMP MARGARITAVILLE

Camp Margaritaville RV Resort Auburndale, Central Florida offers 326 RV sites, including 11 Super Premium RV Sites along with 75 Cabana Cabins for those seeking the outdoor resort experience without an RV.

Website: <https://www.margaritavilleresorts.com/camp-margaritaville-rv-resort-auburndale>



MEDLINE INDUSTRIES AUBURNDALE

Medline, the nation's largest privately held manufacturer and distributor of medical supplies and clinical solutions operates this 830,000 square foot medical supplies distribution center.

Website: <https://www.medline.com/>

LOCATION HIGHLIGHTS



Saddle Creek
LOGISTICS SERVICES

SADDLE CREEK LOGISTICS SERVICES

Saddle Creek's 812,000 square foot facility provides highly efficient and affordable solutions for major companies in retail, food and beverage, health and beauty and other industries.

Website: <https://www.sclogistics.com/>



TENOROC STATE PARK

Tenoroc Public Use Area is a 7,300-acre recreational haven managed by the Florida Fish and Wildlife Conservation Commission (FWC). This area offers a diverse range of outdoor activities for nature enthusiasts and families alike, including hiking, bicycling, horseback riding, fishing and a shooting sport center.

Website: <https://myfwc.com/recreation/lead/tenoroc/>

NEIGHBORHOOD MAP



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

ADVISOR BIOGRAPHY



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PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner and Senior Advisor at Saunders Real Estate.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. (NYSE:NNN) - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member (CCIM), Society of Industrial and Office Realtors (SIOR), Specialist in Real Estate Securities (SRS), Certified Property Manager (CPM), Counselor of Real Estate (CRE), Certified Leasing Specialist (CLS), Certified Development, Design, and Construction Professional (CDP), Certified Retail Property Executive (CRX), Certified Retail Real Estate Professional (CRRP) and Fellow of the Royal Institute of Chartered Surveyors (FRICS). He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute (ULI), the International Council of Shopping Centers (ICSC), and the Commercial Real Estate Development Association (NAIOP).

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow (<http://hoytgroup.org/hoyt-fellows/>) in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.

Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

Gary specializes in:

- Commercial Real Estate
- Leasing and Tenant Representation
- Certified Building Contractor
- Development
- Group Investment Programs
- Instructor, Adjunct Faculty

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PROFESSIONAL BACKGROUND

David Lapham is an Associate Advisor at Saunders Real Estate.

With a focus on Florida's sod industry, David brings a fresh and innovative approach to the profession. Originally from Michigan, David relocated to Florida in 2008 and began an impactful journey in land management and technology.

At the age of 17, David enlisted in the Army, an experience that has profoundly shaped his work ethic and leadership style. The military instilled in him a strong sense of discipline and adaptability, traits he later applied to his academic and professional pursuits.

David's educational journey led him to Southeastern University, where he earned a degree in Communications. This education, combined with his military experience, has been instrumental in developing his exceptional communication skills, which are essential for relationship-building within the real estate industry.

However, David truly shines at the intersection of technology and agriculture. With a background in software engineering, he has been able to effectively apply technological solutions within the sod industry. Through these advancements, David streamlined operations and brought a new level of efficiency and insight into sod management practices.

David's contributions within the sod industry are not just enhancing current practices but are also paving the way for future advancements. As an advisor at Saunders Real Estate, David will continue making waves within Florida's land and commercial real estate industry.

David specializes in:

- Sod Farms
- Land
- Retail



For more information visit www.saundersrealestate.com

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