



Polk Parkway Interchange Development Sites

Braddock RD @ Polk Parkway, Auburndale, Florida 33823

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Tenoroc Public Use Area

Direct Exit/Entrance to FL-570



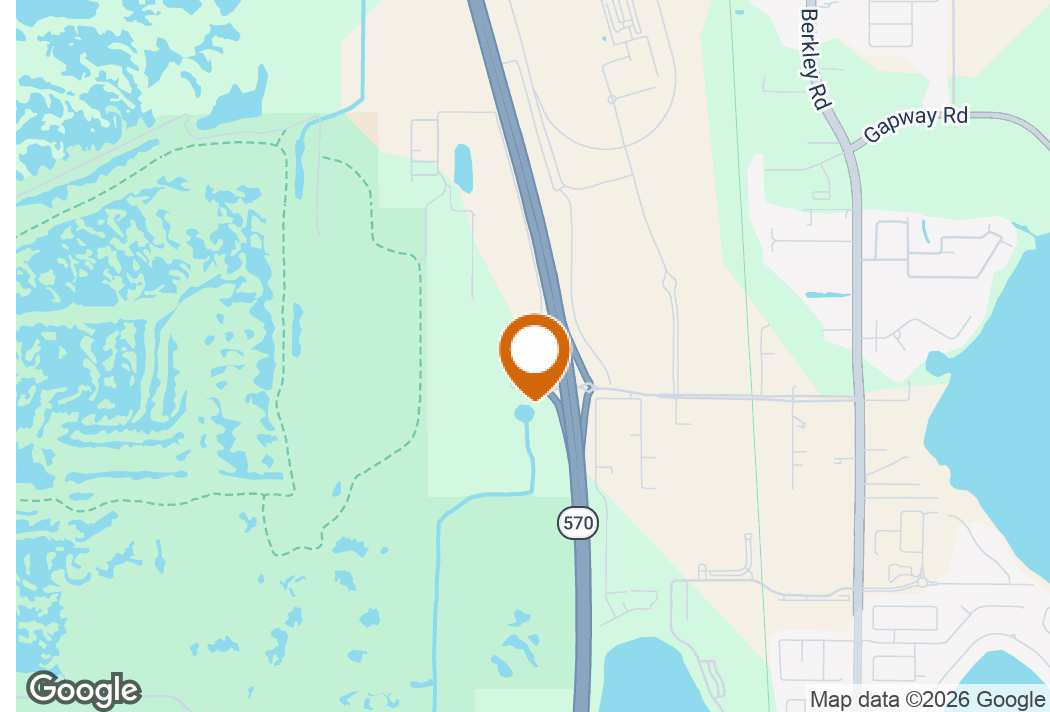
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PROPERTY SUMMARY



Sale Price

**Contact For
Pricing**

Offering Summary

Lot Size:	54.75 Acres
Upland Acres:	33.91 Acres
FLU:	Mixed-Use (Polk County)
APN:	252729000000042000, 252729000000044010, 252729000000044020
Due Diligence Documents:	Survey, Wetland Delineation, Geotech, Ecological, Phase 1, & Concept Plans available upon request
Property Type:	Development Land

Property Overview

This development property is located at the newly constructed Polk Parkway/Braddock Road interchange, just 3.5 miles south of I-4. The property consists of 33.91 acres of uplands with land use of Mixed-Use through Polk County which allows a wide range of uses including Residential, Industrial/Manufacturing, and Commercial. The site borders Tenoroc State Park to the west and has roughly 1,350 ft of frontage on the Polk Parkway. Sewer is currently being extended along the eastern boundary of the property.

The site is close to large industrial users such as Hyundai, Amazon, Medline, and Saddle Creek Logistics. Surrounding developments include Margaritaville RV Resort, SunTrax Test facility, Florida Polytechnic University, and Lake Myrtle Sports Complex.

Commercial and industrial sites available. The property may be purchased its entirety or in smaller tracts. See the conceptual plans for the many different uses on the pages that follow.

Property Highlights

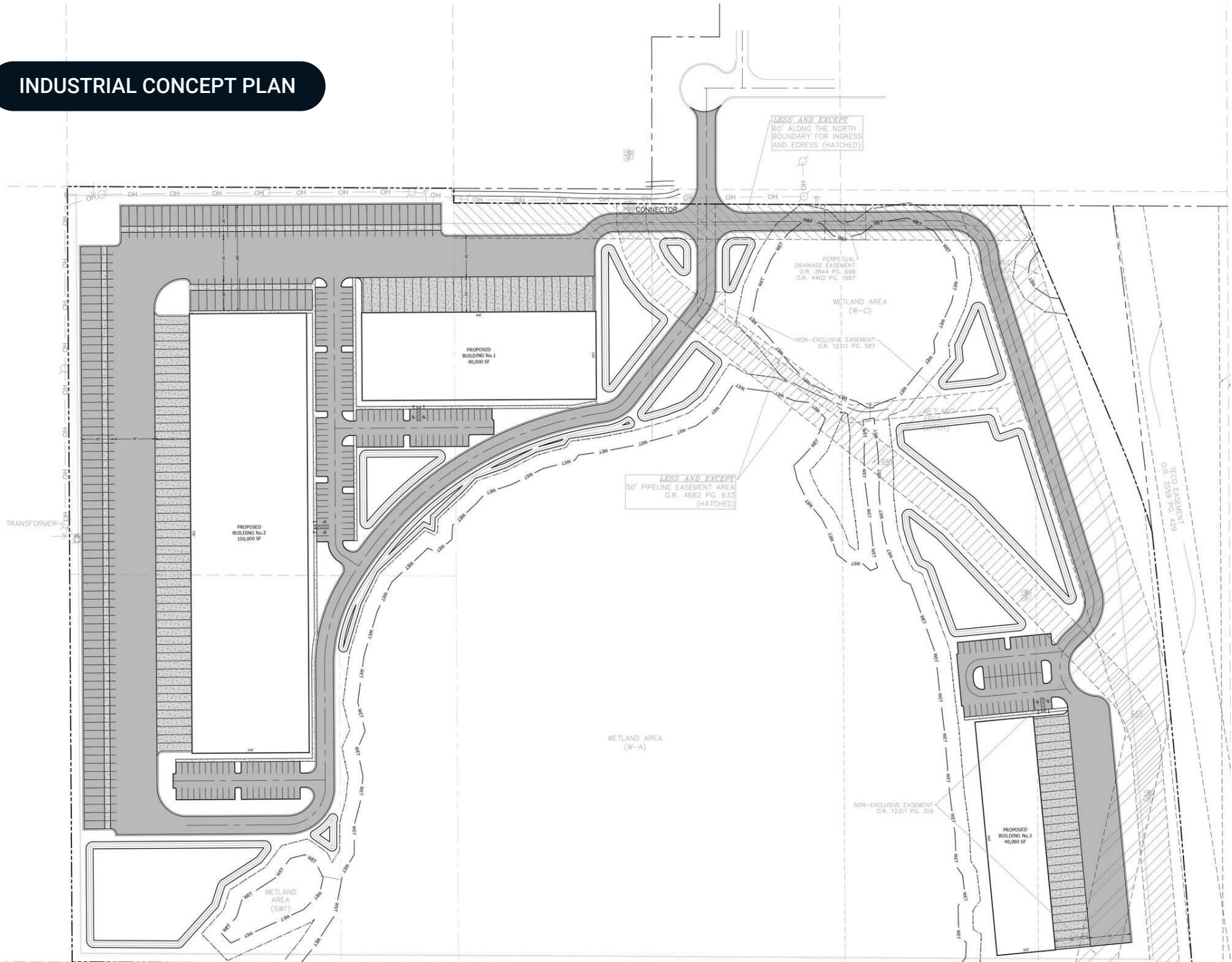
- Newly constructed Polk Parkway/Braddock Road interchange
- Just 3.5 miles south of I-4
- The site borders Tenoroc State Park to the west

AERIAL VIEWS

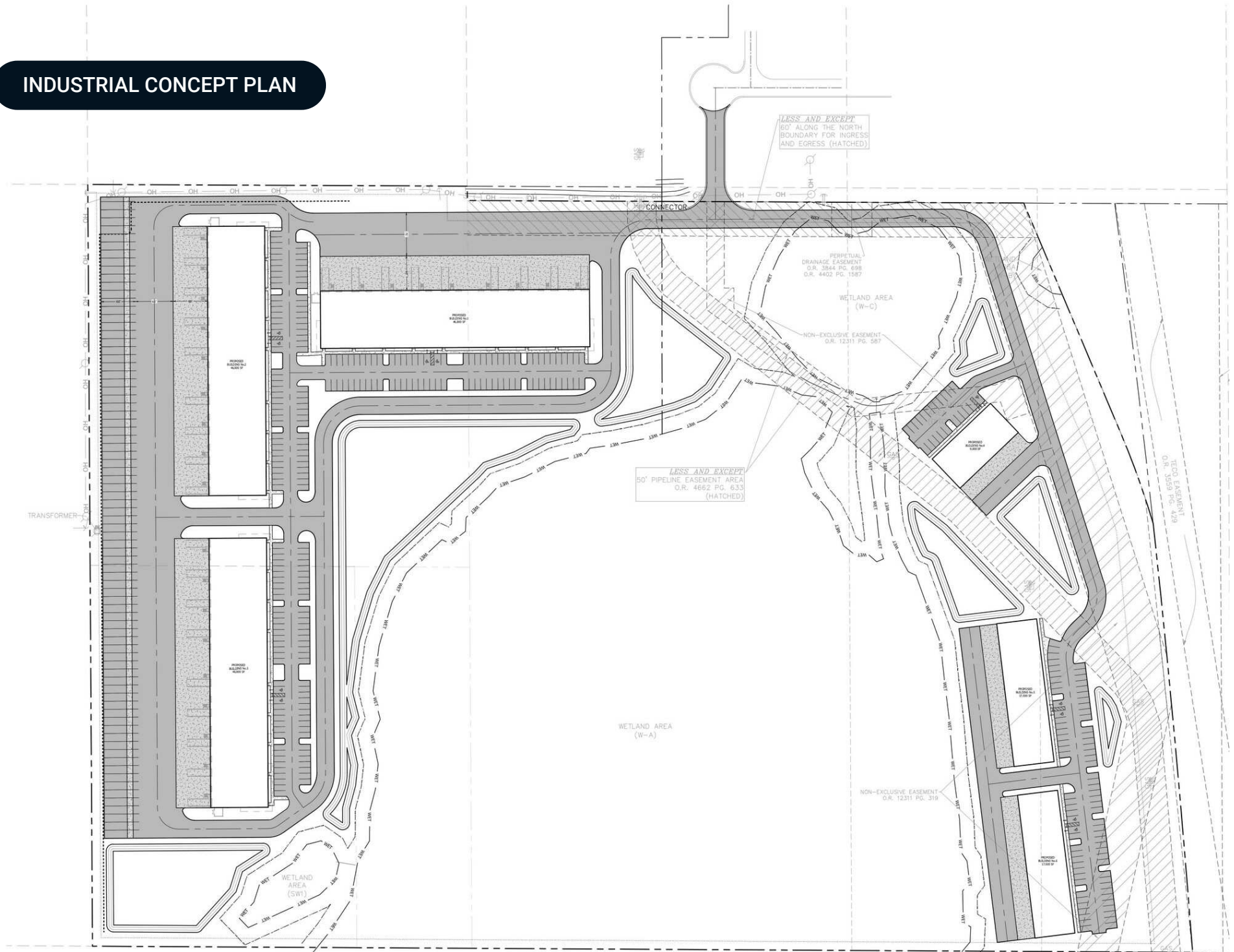
Lake Myrtle
Sports Park

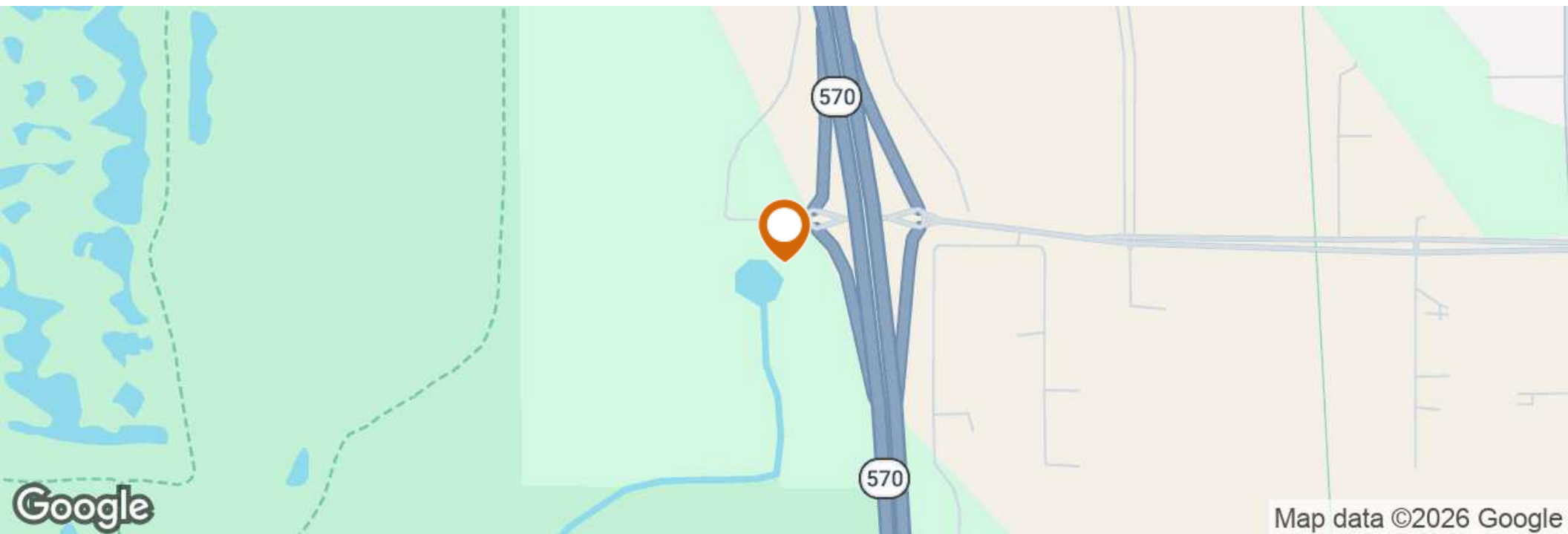


INDUSTRIAL CONCEPT PLAN



INDUSTRIAL CONCEPT PLAN





NEIGHBORHOOD AERIAL

SUNTRAX

SUNTRAX ENTRANCE AND PROPOSED HIGH-TECH DEVELOPMENT - TO INCLUDE:

- RESTAURANTS
- HOTELS
- CAR DEALERSHIP
- TECH-ORIENTED BUSINESSES



Saddle Creek
LOGISTICS SERVICES

MEDLINE

Lake Arietta

Lake Ariana

Lake Ariana Blvd

Lake Ariana Blvd

Bolender Rd

Lake Ariana Blvd

Adams Rd

Lake Mattie Rd

Berkley Rd

Gapway Rd

Gapway Rd

559

559

570

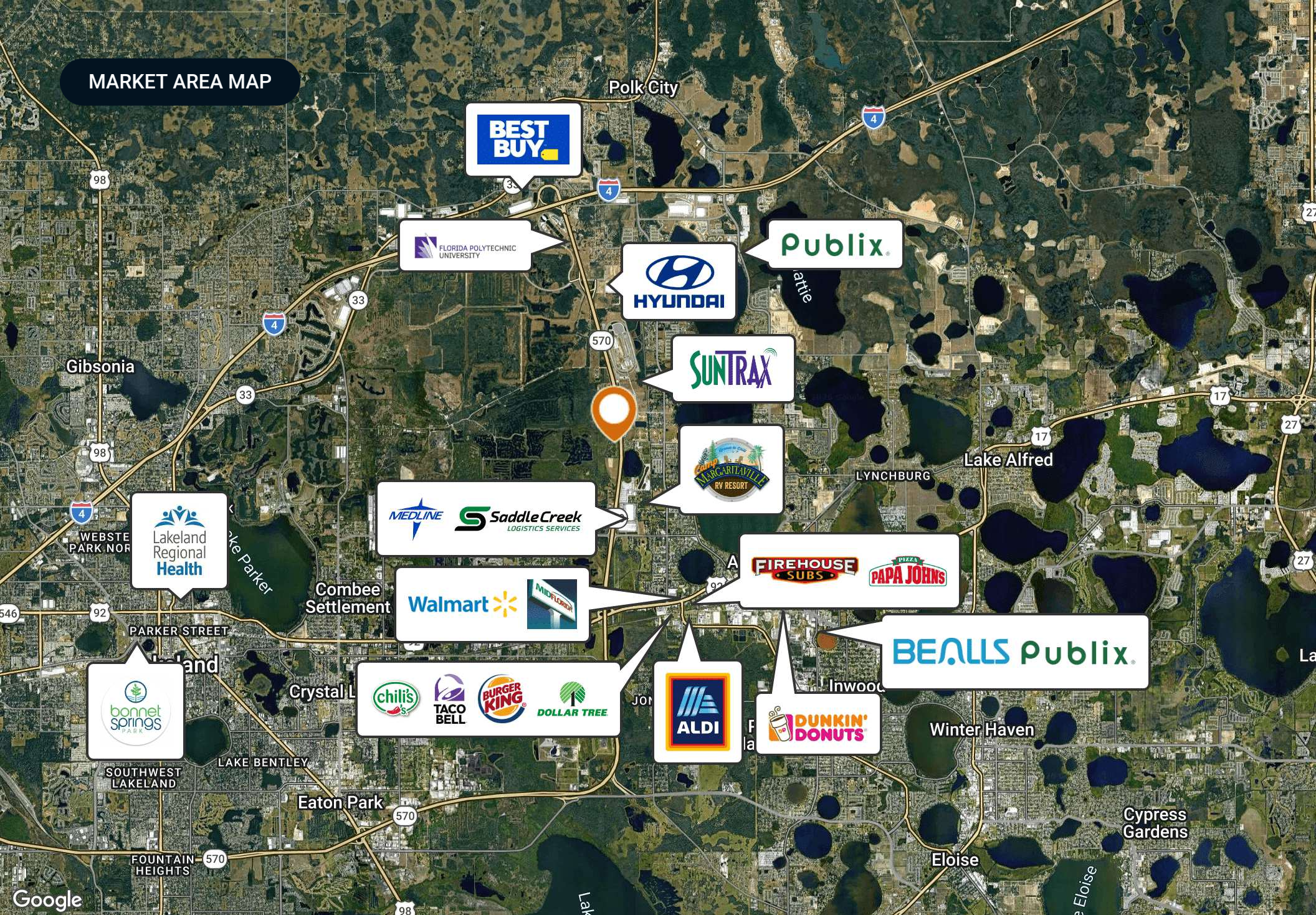
570

546

546

Google

MARKET AREA MAP



POINTS OF INTEREST

In addition to its ideal access to I-4, the property is surrounded by multiple residential, recreational, and even educational neighbors

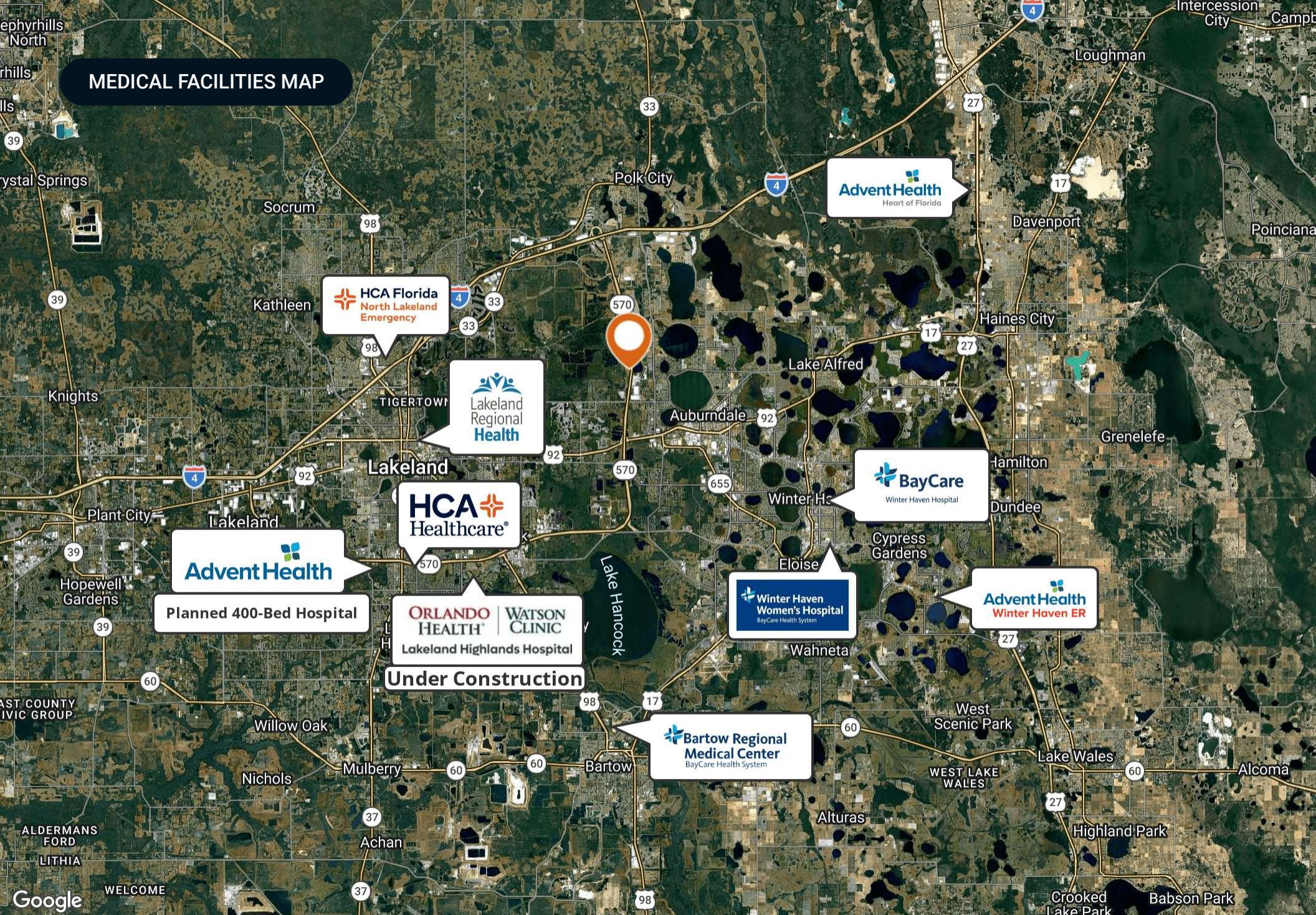
Bridgewater Grand

Tenoroc Picnic Lake

Tenoroc Public Use Area

The Groves at Lake Juliana





MEDICAL FACILITIES MAP

HCA Florida
North Lakeland
Emergency

Lakeland
Regional
Health

HCA
Healthcare

Advent Health

Planned 400-Bed Hospital

ORLANDO HEALTH | WATSON CLINIC
Lakeland Highlands Hospital

Under Construction

Winter Haven
Women's Hospital
BayCare Health System

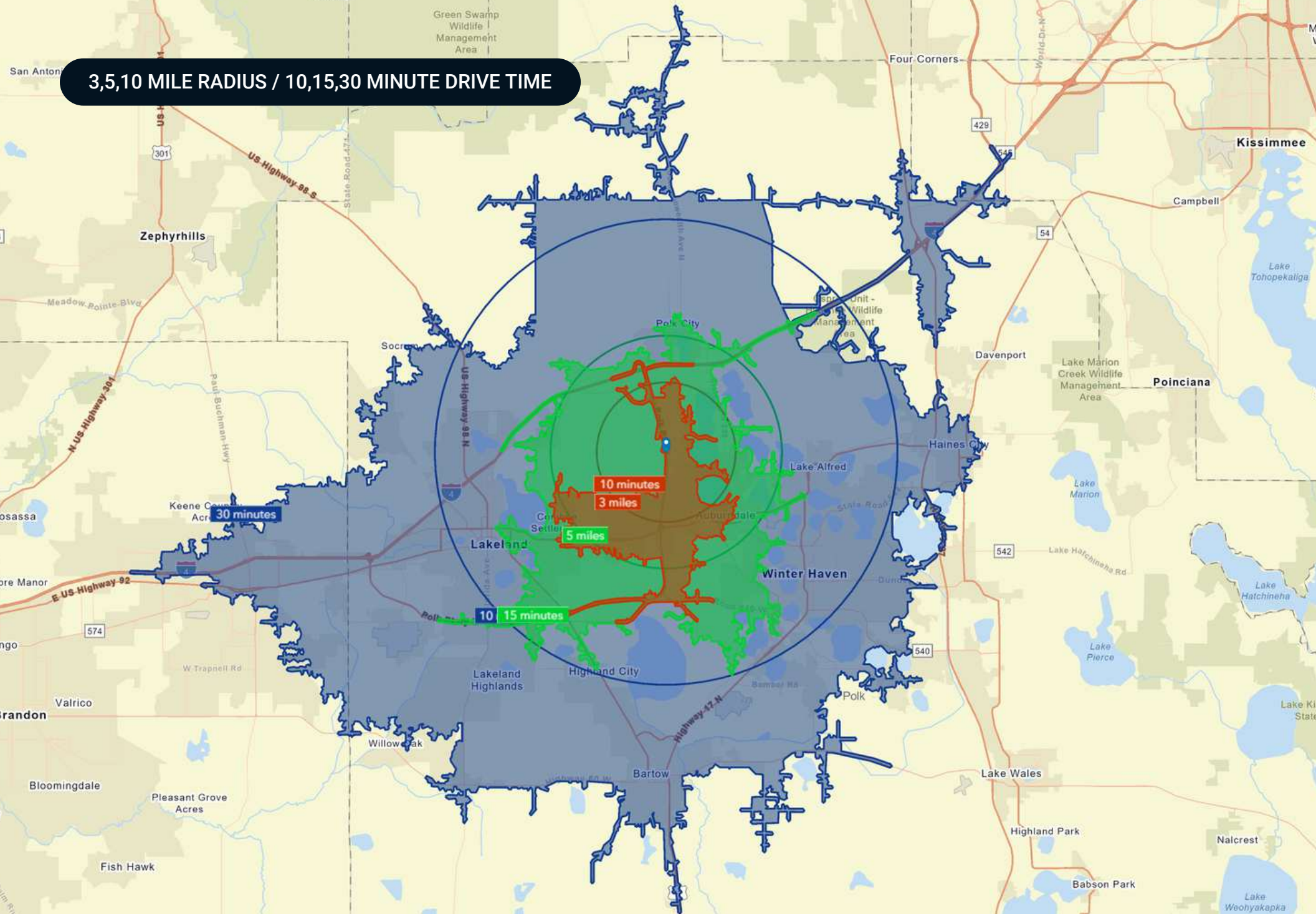
BayCare
Winter Haven Hospital

Advent Health
Winter Haven ER

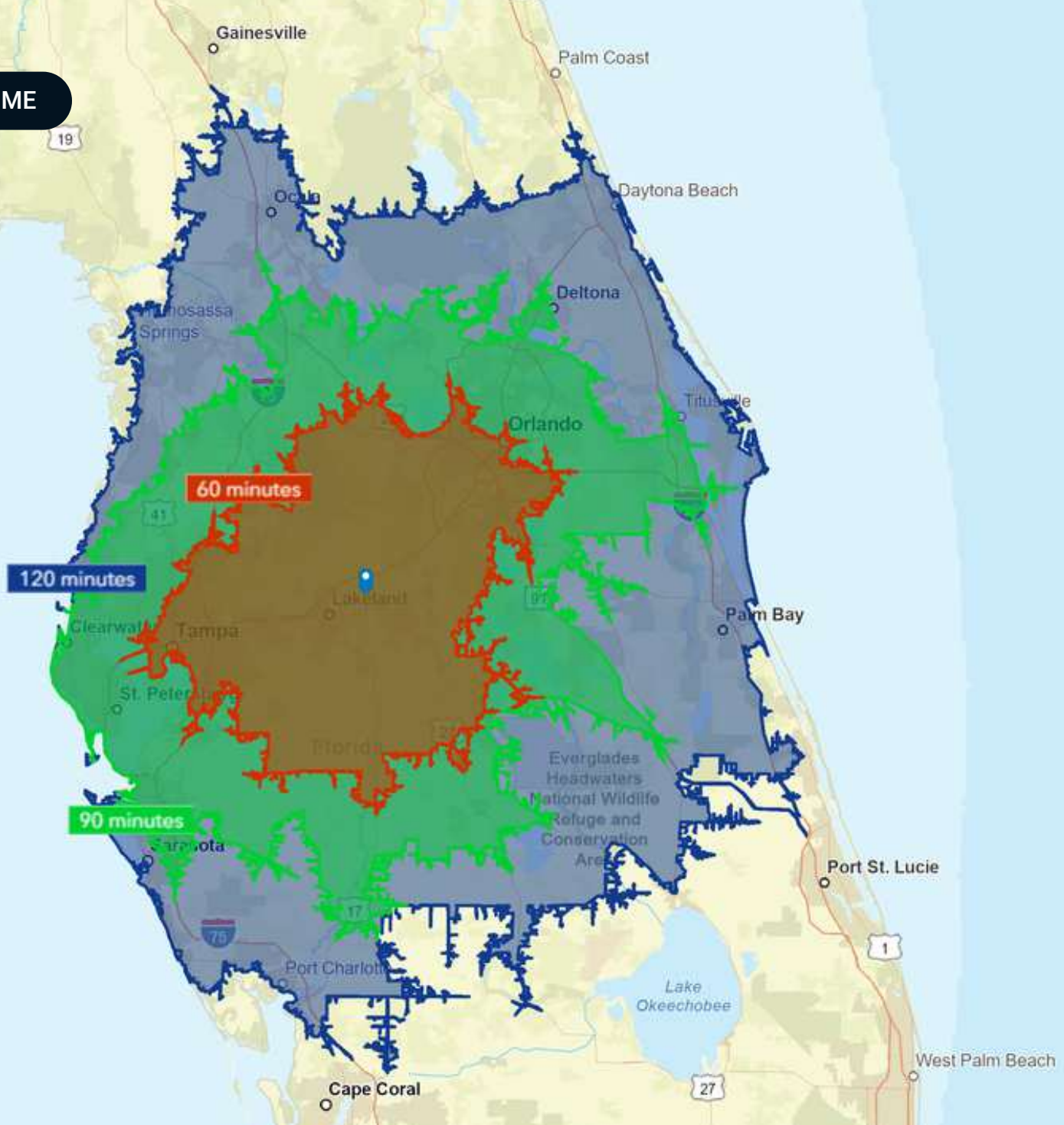
Bartow Regional
Medical Center
BayCare Health System

Advent Health
Heart of Florida

3,5,10 MILE RADIUS / 10,15,30 MINUTE DRIVE TIME



60,90,120 HOUR DRIVE TIME



BENCHMARK DEMOGRAPHICS

	2 MILES	3 MILES	5 MILES	10 MINS	15 MINS	30 MINS	60 MINS	90 MINS	120 MINS	AUBURNDALE	LAKELAND	POLK COUNTY	FL	US
Population	5,834	15,628	50,306	33,167	111,108	637,693	4,012,239	8,015,848	10,324,225	18,868	120,565	822,142	23,027,836	339,887,819
Households	2,171	5,826	19,348	13,058	43,343	243,885	1,494,682	3,180,433	4,201,683	6,996	49,322	313,012	9,263,074	132,422,916
Families	1,642	4,271	13,758	9,199	29,518	166,044	1,006,605	2,066,854	2,703,602	5,070	29,075	215,849	6,004,732	84,464,295
Average Household Size	3	3	3	2.52	2.53	2.56	2.64	2.47	2.41	2.68	2.28	2.57	2.43	2.50
Owner Occupied Housing	1,825	4,556	15,012	10,245	30,410	169,232	930,648	2,120,001	2,903,391	5,270	28,624	224,755	6,222,143	85,052,805
Renter Occupied Housing	346	1,270	4,336	2,813	12,933	74,653	564,034	1,060,432	1,298,292	1,726	20,698	88,257	3,040,931	47,370,111
Median Age	42	42	43	44.5	41.5	40.7	38.6	41.9	44.0	40.6	40.3	41.3	43.6	39.6
INCOME														
Median Household Income	\$103,531	\$90,301	\$76,042	\$78,247	\$68,314	\$72,294	\$78,967	\$79,414	\$77,313	\$82,804	\$65,995	\$70,958	\$78,205	\$81,624
Average Household Income	\$121,394	\$111,857	\$98,309	\$101,528	\$89,669	\$94,014	\$107,620	\$108,844	\$106,550	\$98,618	\$88,637	\$91,650	\$111,382	\$116,179
Per Capita Income	\$44,547	\$42,243	\$37,999	\$40,352	\$34,941	\$36,008	\$40,208	\$43,280	\$43,450	\$36,581	\$36,452	\$34,967	\$44,891	\$45,360
TRENDS: 2025 - 2030 ANNUAL GROWTH RATE														
Population	2.93%	2.68%	2.58%	2.52%	2.08%	2.32%	1.76%	1.43%	1.40%	2.82%	1.91%	2.36%	1.08%	0.42%
Households	3.08%	2.85%	2.75%	2.67%	2.27%	2.50%	1.86%	1.55%	1.54%	2.98%	2.18%	2.57%	1.28%	0.64%
Families	3.08%	2.84%	2.77%	2.69%	2.28%	2.52%	1.87%	1.59%	1.57%	3.06%	2.34%	2.55%	1.30%	0.54%
Owner HHs	3.34%	3.34%	3.38%	3.23%	3.13%	3.12%	2.48%	2.12%	2.07%	3.63%	2.97%	3.08%	1.83%	0.91%
Median Household Income	2.48%	3.05%	2.66%	2.84%	2.66%	2.43%	2.78%	2.82%	2.65%	3.23%	1.93%	2.34%	2.85%	2.53%

9/26/25

BENCHMARK DEMOGRAPHICS

	2 MILES	3 MILES	5 MILES	10 MINS	15 MINS	30 MINS	60 MINS	90 MINS	120 MINS	AUBURNDALE	LAKELAND	POLK COUNTY	FL	US
HOUSEHOLDS BY INCOME														
<\$15,000	4.30%	6.00%	6.50%	6.30%	8.00%	7.40%	7.70%	7.50%	7.60%	6.20%	9.10%	7.40%	8.00%	8.30%
\$15,000 - \$24,999	3.70%	4.60%	6.30%	5.50%	6.40%	6.10%	5.70%	5.60%	5.80%	6.30%	6.60%	6.10%	5.80%	5.90%
\$25,000 - \$34,999	4.30%	5.10%	6.70%	6.20%	7.80%	6.80%	6.40%	6.50%	6.70%	6.50%	7.90%	7.20%	6.70%	6.30%
\$35,000 - \$49,999	9.10%	11.40%	11.50%	12.10%	12.60%	11.80%	10.20%	10.40%	10.90%	10.70%	12.40%	12.00%	10.50%	9.80%
\$50,000 - \$74,999	13.40%	14.10%	18.30%	17.80%	19.40%	19.60%	17.30%	17.10%	17.30%	15.60%	20.60%	19.80%	16.90%	15.60%
\$75,000 - \$99,999	12.70%	13.00%	13.50%	13.20%	13.40%	14.20%	13.50%	13.40%	13.50%	12.40%	13.40%	14.60%	12.90%	12.50%
\$100,000 - \$149,999	27.50%	23.30%	19.60%	20.20%	17.90%	18.60%	19.10%	19.10%	18.70%	23.10%	17.20%	18.10%	18.40%	17.80%
\$150,000 - \$199,999	11.50%	10.70%	9.20%	9.50%	8.00%	8.40%	9.10%	9.10%	8.60%	12.40%	6.80%	8.10%	8.70%	9.80%
\$200,000+	13.50%	11.70%	8.50%	9.30%	6.60%	7.20%	11.10%	11.50%	10.90%	6.70%	6.10%	6.60%	12.10%	14.00%
POPULATION BY AGE														
0 - 4	5.20%	5.20%	5.20%	5.00%	5.40%	5.40%	5.40%	4.80%	4.60%	5.70%	5.00%	5.30%	4.70%	5.40%
5 - 9	5.90%	5.80%	5.60%	5.50%	5.70%	5.70%	5.70%	5.20%	5.00%	6.10%	5.20%	5.60%	5.00%	5.80%
10 - 14	6.80%	6.60%	6.00%	6.00%	6.00%	6.10%	6.10%	5.60%	5.30%	6.60%	5.50%	6.00%	5.30%	6.00%
15 - 19	5.70%	5.70%	5.90%	5.60%	6.20%	6.30%	6.50%	6.10%	5.80%	6.60%	6.30%	6.30%	5.80%	6.50%
20 - 24	5.60%	5.50%	5.60%	5.20%	6.00%	6.30%	6.80%	6.20%	5.80%	5.70%	8.40%	6.20%	6.00%	6.70%
25 - 34	11.60%	11.80%	11.70%	11.30%	12.70%	12.90%	14.50%	13.10%	12.30%	12.30%	13.20%	12.60%	12.40%	13.60%
35 - 44	13.10%	12.90%	12.20%	12.00%	12.30%	12.70%	13.80%	12.90%	12.30%	12.80%	11.80%	12.60%	12.40%	13.20%
45 - 54	12.10%	11.90%	11.60%	11.20%	11.50%	11.60%	12.50%	12.10%	11.70%	12.40%	10.50%	11.50%	11.90%	12.00%
55 - 64	13.50%	13.40%	13.00%	13.30%	12.60%	12.10%	11.70%	12.60%	13.00%	12.70%	11.40%	12.10%	13.10%	12.10%
65 - 74	12.00%	12.20%	13.00%	13.70%	12.30%	11.50%	9.70%	11.70%	12.90%	10.90%	11.50%	11.90%	12.40%	10.70%
75 - 84	6.70%	7.00%	8.00%	8.70%	7.30%	7.20%	5.60%	7.30%	8.50%	6.50%	8.10%	7.70%	8.10%	6.10%
85+	1.60%	1.90%	2.10%	2.50%	2.10%	2.20%	1.70%	2.30%	2.70%	1.80%	3.10%	2.20%	2.70%	2.00%
Over 55	33.80%	34.50%	36.10%	38.20%	34.30%	33.00%	28.70%	33.90%	37.10%	31.90%	34.10%	33.90%	36.30%	30.90%
RACE AND ETHNICITY														
White Alone	74.70%	72.70%	68.30%	71.80%	63.60%	57.30%	47.80%	57.10%	61.10%	66.10%	56.20%	56.00%	56.30%	60.00%
Black Alone	5.90%	7.90%	9.30%	7.40%	12.50%	15.10%	17.10%	13.40%	12.30%	11.50%	19.40%	15.30%	14.90%	12.50%
American Indian Alone	0.50%	0.60%	0.80%	0.80%	0.70%	0.60%	0.60%	0.50%	0.50%	0.70%	0.60%	0.60%	0.50%	1.10%
Asian Alone	1.80%	1.60%	1.40%	1.30%	1.50%	2.20%	4.50%	4.20%	3.70%	1.90%	2.30%	2.10%	3.30%	6.40%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	5.20%	5.70%	7.90%	6.90%	8.40%	10.00%	11.70%	9.00%	7.90%	6.90%	8.30%	10.90%	7.60%	8.80%
Two or More Races	11.80%	11.40%	12.20%	11.80%	13.20%	14.70%	18.30%	15.70%	14.40%	12.90%	13.20%	15.00%	17.40%	10.80%
Hispanic Origin (Any Race)	17.60%	18.10%	22.70%	20.50%	24.50%	28.60%	33.80%	27.10%	24.10%	21.20%	23.80%	30.60%	27.70%	19.70%

Key Distances (Drive Times)

DEMOGRAPHIC CONT.



Interstate 4
US Highway 92
FL Turnpike

4 ± Minutes
9 ± Minutes
35 ± Minutes



Downtown Tampa
Downtown Orlando
Downtown St. Pete

40 ± Minutes
40 ± Minutes
55 ± Minutes



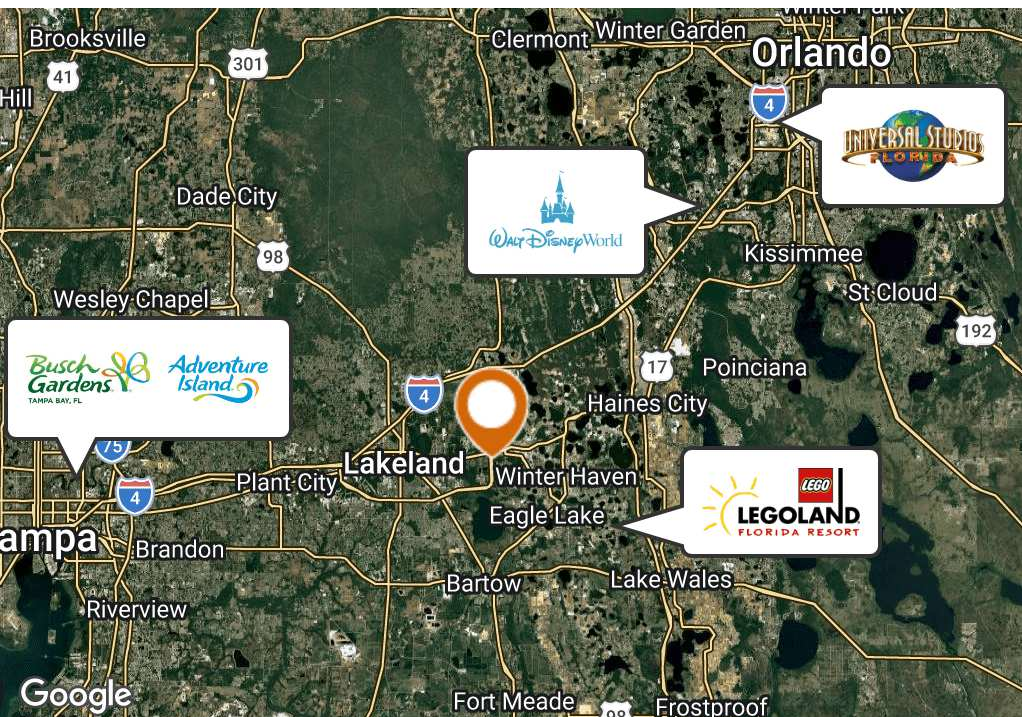
Lakeland Linder Int'l Airport
Tampa Int'l Airport
Orlando Int'l Airport

18 ± Minutes
45 ± Minutes
40 ± Minutes



Disney World
Busch Gardens
LEGOLAND Florida Resort

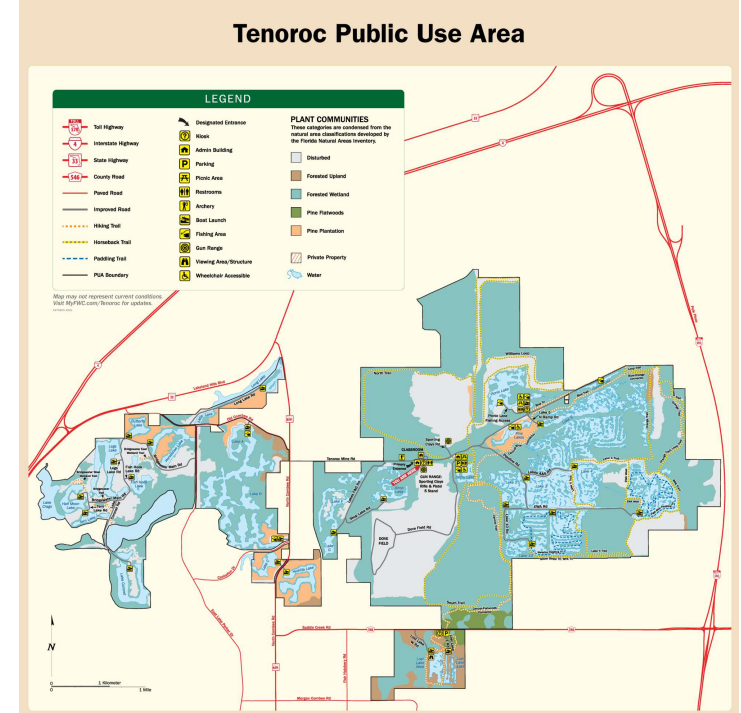
22 ± Minutes
50 ± Minutes
28 ± Minutes



Demographic Highlights

- Four million people within 1 hour
- over 100,000 in 15 minute drive time
- Growth within 5 miles - 2.5x the state of Florida
- 25 miles from Disney World

TENOROC PUBLIC USE AREA



Tenoroc Public Use Area

Tenoroc Public Use Area is known for its largemouth bass and other excellent fishing opportunities.

- **Fishing:** Tenoroc is nationally noted for largemouth bass and provides excellent fishing for bluegill, redear sunfish, black crappie and several varieties of catfish. With 29 lakes ranging in size from five to 242 acres, Tenoroc provides quality public fishing. Special opportunities are available for children and physically-challenged anglers. Bank fishing access as well as fishing piers, platforms and boardwalks are provided on many lakes.
- **Hunting:** The Tenoroc Public Small Game Hunting Area offers dove hunting and hog management hunts. Check the regulations brochure before you visit.
- **Shooting:** The shooting sports center at Tenoroc includes 100- and 50-yard rifle ranges, 25- and 7-yard pistol ranges, 5-stand sporting clays, trap, and a 15-station sporting clays course. The archery range has ground level, elevated and 3-D courses.

For more information, visit <https://myfwc.com/recreation/lead/tenoroc/>



LAKE MYRTLE SPORTS PARK

Lake Myrtle Sports Park

(approx. 4.5 miles N on Berkley Rd from Hwy 92 in Auburndale) The Lake Myrtle Sports Complex features nine (9) colligate 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. Grills, pets, and alcoholic beverages are prohibited.

Events hosted at Lake Myrtle have varied from the National Dog Agility Championships, to regional rugby championships as well as lacrosse, flag football, and the **Russ Matt Central Florida Baseball Invitational**, the largest collegiate baseball tournament in the nation.

The park is adjacent to the Auburndale Youth Baseball Complex, where two fields were dedicated to Chicago Cubs pitcher and Auburndale High grad Kyle Ryan and former city commissioner and youth baseball president Jim Spivey.



Florida Polytechnic University

Florida Poly offers a dynamic, research-based, and hands-on science, technology, engineering, and math education delivered with the small-campus, one-on-one attention most often found at selective private colleges.

Florida Poly was established on April 20, 2012 to advance the state's economy. We've established a name for ourselves as a university with a rigorous curriculum, advanced research equipment, and a focus on solving industry problems with creative solutions.

- The university has recently received a \$175,000 grant from National Science Foundation (NSF) to help develop error-resilient and highly energy-efficient computing platforms for ultra-low power applications.
- Researchers at Florida Polytechnic University are working to help close the gaps in broadband connectivity in Polk County through a \$250,000 feasibility study recently approved by the Polk County Board of County Commissioners.
- The university has seen immense growth with a significant climb in the number of freshman and out-of-state applicants for the fall 2022 semester. Freshman applications are up 30% while out-of-state applications have grown by 61%.

SUNTRAX TEST FACILITY



America's New Center for Transportation Innovation in Florida

Located off I-4 between Orlando and Tampa, SunTrax is a large-scale, cutting-edge facility being developed by the Florida Department of Transportation and Florida's Turnpike Enterprise, dedicated to the research, development and testing of emerging transportation technologies in safe and controlled environments.

Suite of Services:

Users can customize the solutions they need from SunTrax's service offerings, including:

- Lease individual or combined test sectors
- Develop test scenarios with engineering experts
- Access specialized test equipment
- Oversee full-service testing performance

In addition to the main facility, SUNTRAX is proposed to also house a 149-acre mixed-use development. This development will have a high-tech focus to complement the facility and is expected to include restaurants, hotels, high-tech car dealership, and more.**

**** The entrance to this development is located less than 2,500 FT from the subject property**

SunTrax has been named the official hub for Advanced Air Mobility (AAM) in Florida. The facility in Auburndale is being upgraded with vertiports, dedicated low-altitude airspace, eVTOL charging infrastructure, and training facilities, expanding its role beyond ground-vehicle testing into the future of aerial transport. The initiative aims to spur economic growth, attract aerospace and tech investment, and build a workforce pipeline through local colleges, while positioning Florida as a national leader in next-gen mobility.

Article:https://www.cfdc.org/suntrax-named-floridas-home-for-advanced-air-mobility-positioning-polk-as-statewide-innovation-leader/?utm_medium=email&_hsenc=p2ANqtz-92AFKoA8DDRVfUgadvK6F-fquwkaBxkX3_Zuk4ScsLY7yb1YbQ27seUtZ25gloPdMdrZsuGsS0eTgqu1x31co1vG1xHIK2XBgasvOLAVc6N6qIT3U&_hsmi=390911001&utm_content=390911001&utm_source=hs_er



CAMP MARGARITAVILLE RV RESORT IN AUBURNDALE



For everyone's safety, please abide by the posted 5 mph speed limit within the resort.
To reach Camp Margaritaville security, please call (863) 289-0016. For emergencies, call 911.

Check-in Time: 2PM for RV sites / 3PM for Cabins

Check-out Time: 11AM for RV sites / 10AM for Cabins

Quiet Hours: 10PM-8AM

- | | |
|--|--|
| GUARD HOUSE | DOCK AREA |
| CAMP STORE & CHECK-IN | BASKETBALL COURT |
| BATHHOUSE & LAUNDRY | CORN HOLE |
| BATHHOUSE (COMING FALL 2022) | FIRE PIT |
| BATHHOUSE, FINS UP FITNESS, FINS CITY ARCADE & LAUNDRY | THE GREEN ACTIVITIES FIELD* |
| RENTAL GOLF CART STORAGE | PARAKEETS KIDS PARK |
| DUMPSTER | PARROT ISLAND MINI GOLF |
| ICE MACHINE | TIKI BAR & STAGE |
| BALD EAGLE HABITAT | RETREAT* |
| BARK-ARITAVILLE DOG RUN | LICENSE TO CHILL POOL & BAR* |
| BARK-ARITAVILLE DOG PARK & DOG SPA | FEEDING FRENZY & FRANK AND LOLA'S PIZZERIA |
| COVERED RECREATION (PHASE 3)* | POOL & POOL PAVILION |
| WATER TOWER* | WATERSLIDE |
| | SPLASH PAD |

*Don't miss these great photo locations and share the fun! [CampMargaritavilleAuburndale](https://www.facebook.com/CampMargaritavilleAuburndale)



Escape to a Luxury RV Resort

Located an hour southwest of Orlando and just outside of Lakeland, Florida, Camp Margaritaville RV Resort Auburndale is a family-friendly RV and cabin oasis located in Central Florida. Situated on 66-acres located off the Polk Parkway next to Lake Myrtle in Auburndale, our resort is your all-access pass to everything Florida. From our two resort swimming pools, complete with a 147 ft. water slide, to our 9-hole putting course and tiki bar, we offer amenities to excite the whole family. Even your furry friends are welcome! Explore the major theme parks and sparkling beaches or stay central for a sports event or festival without sacrificing any of the amenities.

Camp Margaritaville RV Resort Auburndale, Central Florida offers over 320 RV sites, including 11 Super Premium RV Sites along with 75 Cabana Cabins for those seeking the outdoor resort experience without an RV.

ADVISOR BIOGRAPHY



Tyler Davis, ALC

President, Senior Advisor

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Professional Background

Tyler Davis, ALC, serves as the President of Saunders Real Estate, where he drives the firm's strategic initiatives to ensure continued growth and success in the Southeast U.S.'s competitive real estate market. In his leadership role, Tyler is responsible for guiding the firm's geographic expansion, diversifying its service offerings, and positioning the company for long-term sustainability. He works closely with the executive leadership team to implement forward-thinking business strategies, ensuring the firm remains a trusted leader in the industry.

As President, Tyler is instrumental in shaping the firm's operational direction. His leadership extends to the recruitment of top talent, expanding the firm's advisor team, and fostering a collaborative environment that drives innovation and client-focused service. Beyond operations, Tyler is dedicated to instilling and upholding the firm's core values, which are focused on championing community involvement, maintaining a deep commitment to landowners across the Southeastern U.S, and fostering a culture where colleagues and clients alike are treated like family. His commitment to operational excellence and data-driven decision-making ensures Saunders Real Estate continues to meet the evolving needs of its clients while staying true to its mission of service and stewardship.

Before becoming President, Tyler served as the firm's Chief Financial Officer, where he played a critical role in streamlining financial operations, implementing growth initiatives, and strengthening the company's financial health. His background in financial management, combined with his deep understanding of commercial real estate and land values, gives him a unique ability to navigate complex challenges and capitalize on emerging market opportunities.

Joining Saunders Real Estate in 2019, Tyler brought invaluable experience from his career in public accounting at PwC, where he specialized in tax planning and consulting.

Tyler is a proud graduate of Samford University, where he earned his Bachelor of Science in Accounting, summa cum laude. He also holds a Master of Tax Accounting from The University of Alabama. His professional accolades include being named the Florida Land Broker of the Year, earning a spot in the President's Circle, and serving as President of the Florida Chapter of the Realtors Land Institute (RLI). Outside of his professional life, Tyler is deeply committed to his family, valuing the same strong relationships and sense of community that define Saunders Real Estate.

ADVISOR BIOGRAPHY



Lauren Ralston Smith, CCIM, CPM

Senior Advisor

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Direct: **877-518-5263 x428** | Cell: **863-873-1970**

FL #BK3235233

Professional Background

Lauren Ralston Smith, CCIM, CPM is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

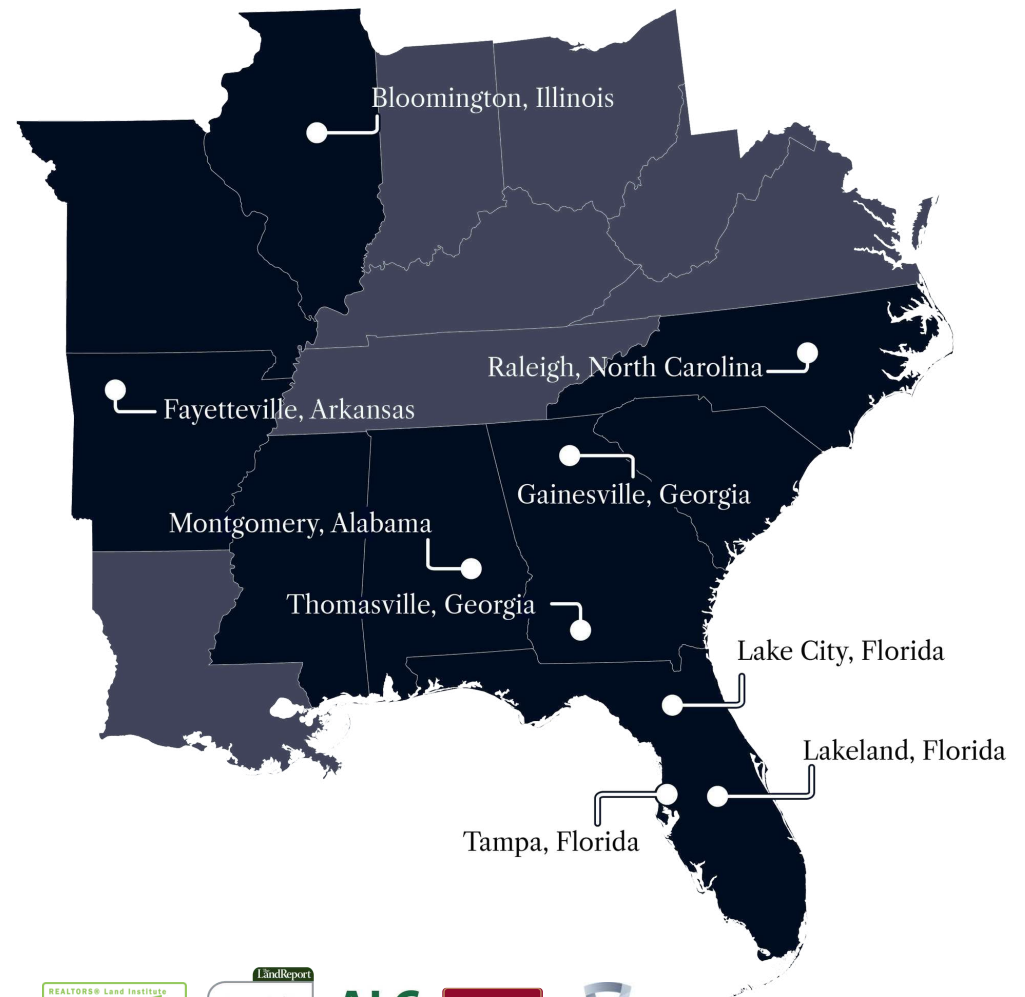
- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development



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A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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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