



31,500
cars/day

AVON PARK WALMART OUTPARCELS

801 US Highway 27 North, Avon Park, FL 33825

Badcock
HOME & FURNITURE
& more

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 SAUNDERS
COMMERCIAL

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

| | |
|----------------|--|
| Sale Price: | \$350,000 - \$470,000 |
| Lot Size: | 1.010 - 1.435 Acres |
| Zoning: | C-2 |
| Utilities: | Water & Sewer |
| Traffic Count: | 33,500 cars/day |
| PINs: | A16332801100000070; A16332801100000040; A16332801100000010 |

PROPERTY DESCRIPTION

These retail outparcels are located directly in front of the Walmart in Avon Park. Some of the pads are 100% usable and include off-site retention. The sites vary in size, have site-specific restrictions, and all benefit from cross-access. Nearby economic drivers include the Avon Park Air Force Range as well as the South Florida State College. Scooters Coffee and Culvers have recently completed construction in the development on Lots 4 and 5.

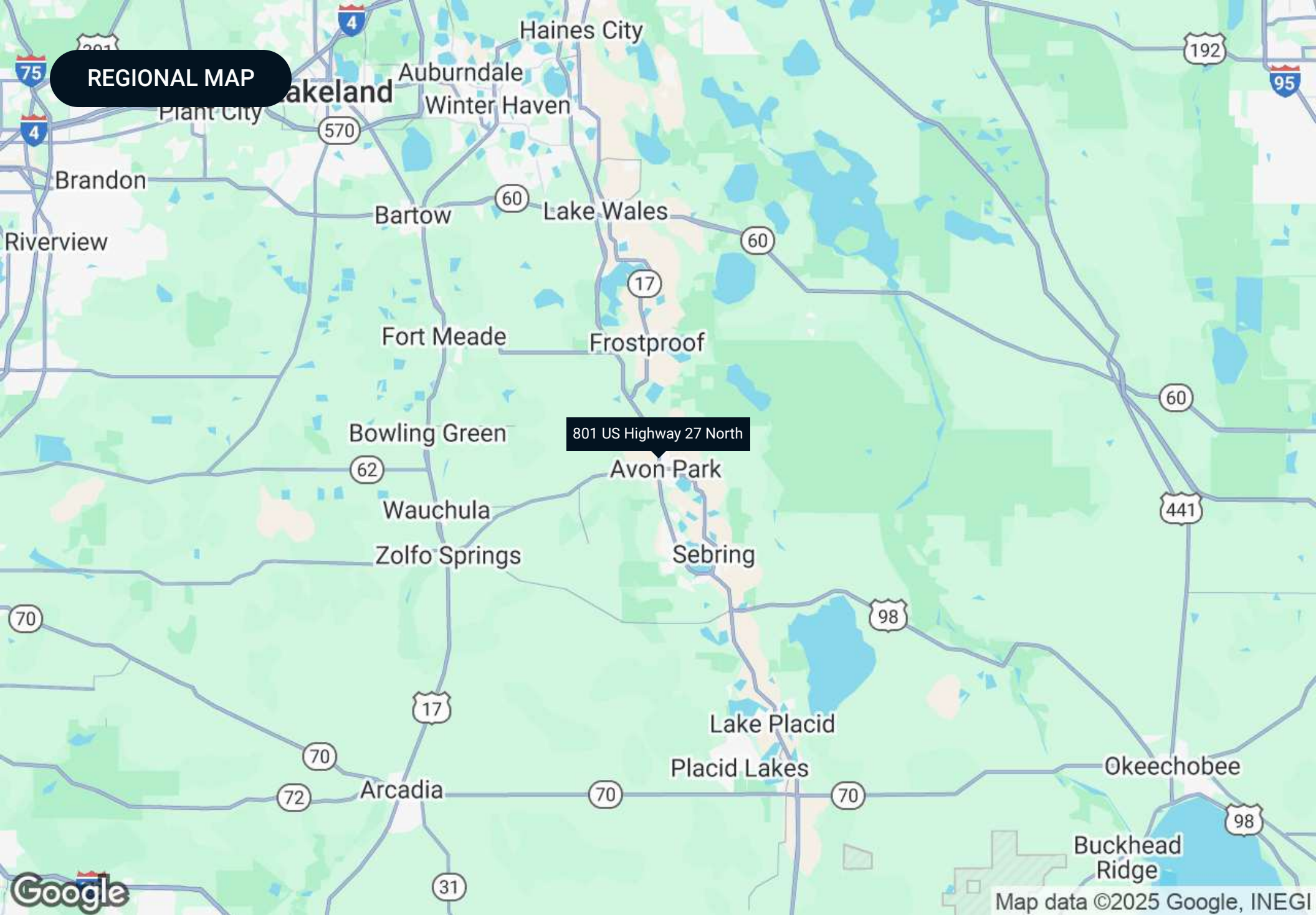
See Lot Prices and Sizes on Page 4

PRICING SCHEDULE

| Lot # | Status | SF | Acres | Price | \$/AC | \$/SF |
|-------|----------------|--------|-------|-----------|-----------|---------|
| 1 | Available | 62,291 | 1.430 | \$470,000 | \$328,671 | \$7.55 |
| 2 | Available | 43,996 | 1.010 | \$350,000 | \$346,535 | \$7.96 |
| 6 | Under Contract | 52,509 | 1.435 | \$630,000 | \$439,024 | \$11.99 |
| 7 | Under Contract | 48,090 | 1.104 | \$510,000 | \$461,956 | \$10.60 |

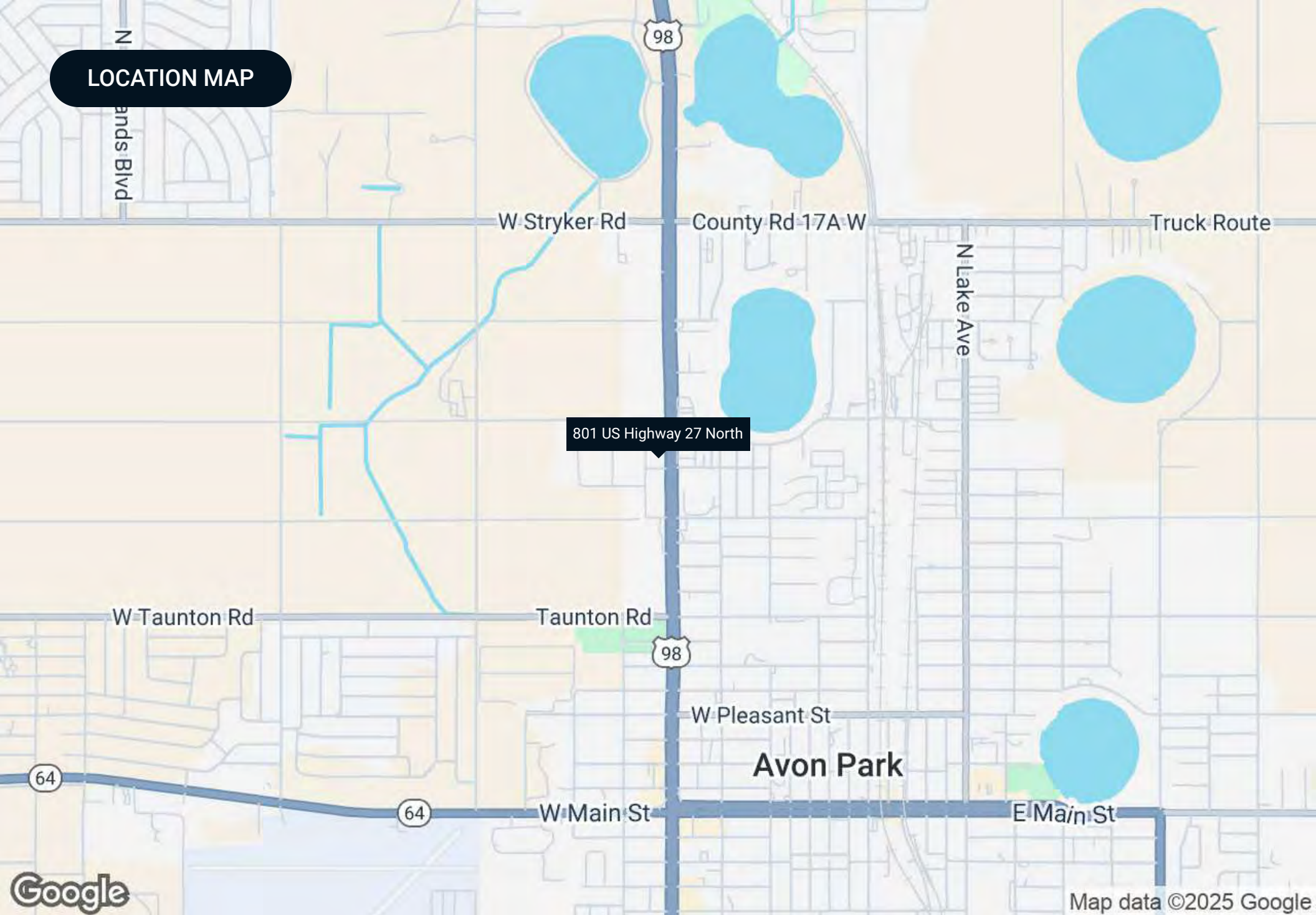


REGIONAL MAP



801 US Highway 27 North

LOCATION MAP

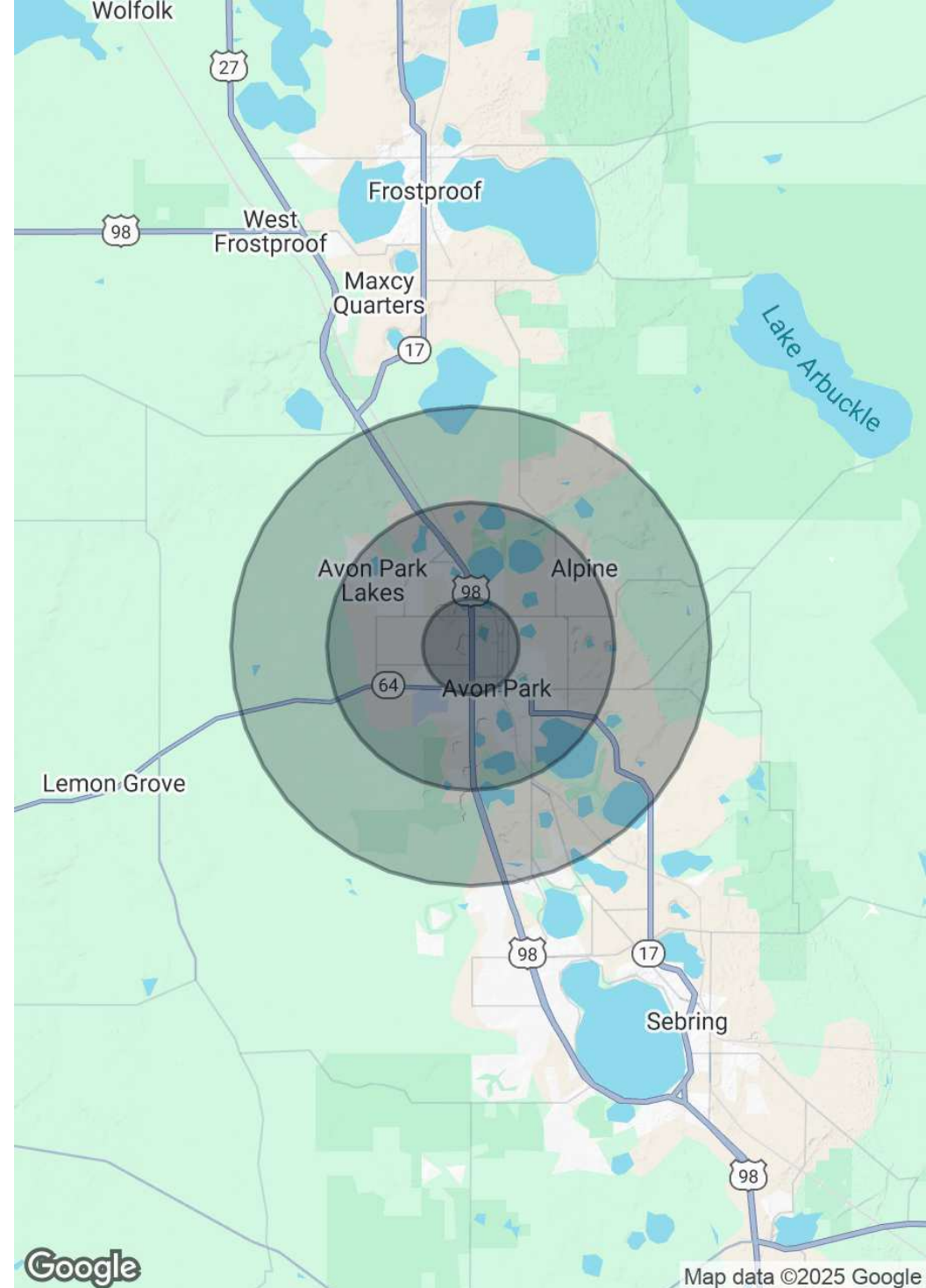


DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,725 | 15,450 | 31,951 |
| Average Age | 35.1 | 44.8 | 48.6 |
| Average Age (Male) | 30.0 | 43.1 | 47.9 |
| Average Age (Female) | 41.4 | 47.4 | 50.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,382 | 5,756 | 12,112 |
| # of Persons per HH | 2.7 | 2.7 | 2.6 |
| Average HH Income | \$33,000 | \$41,808 | \$45,142 |
| Average House Value | \$118,292 | \$120,301 | \$133,972 |

2020 American Community Survey (ACS)

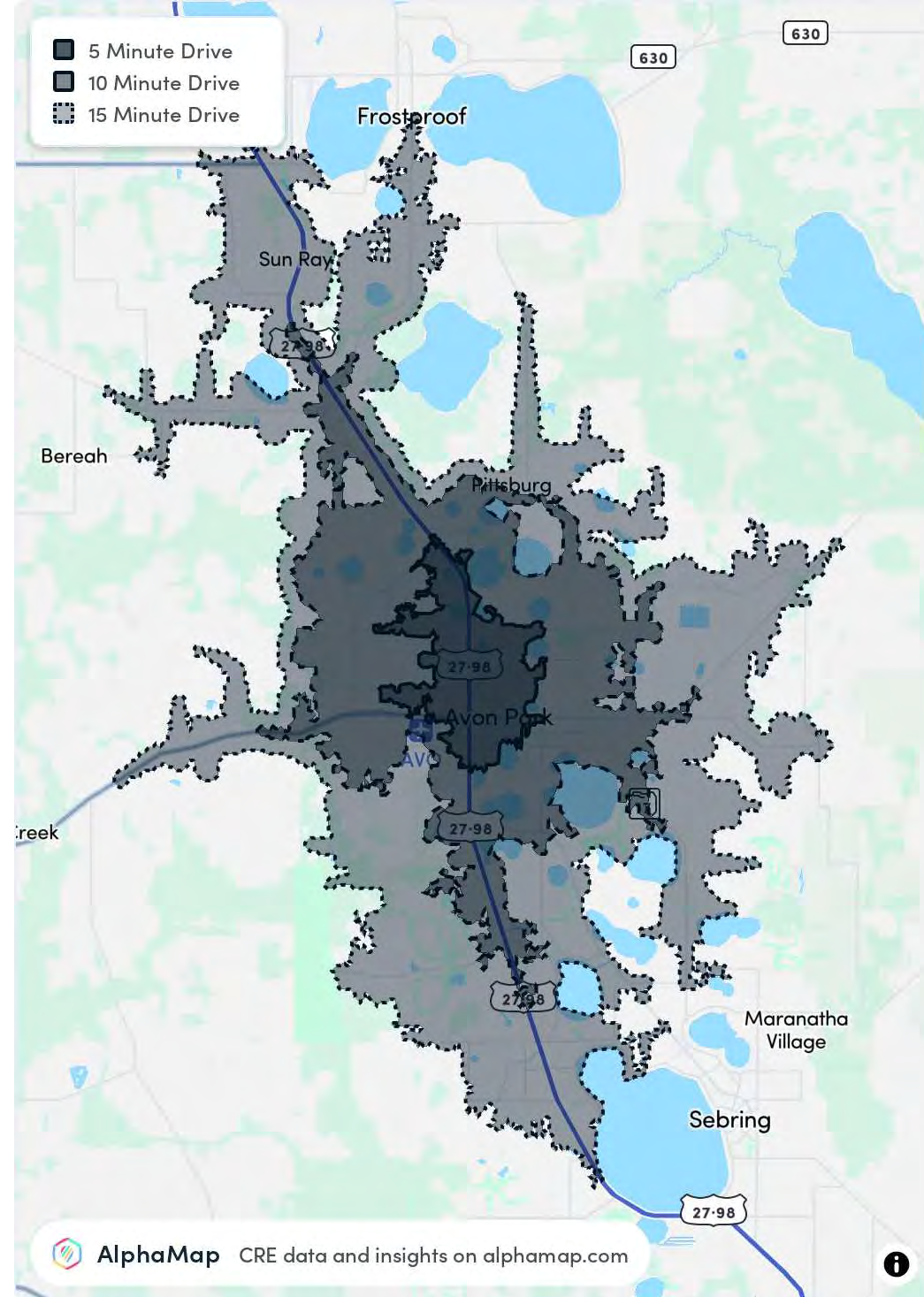


AREA ANALYTICS

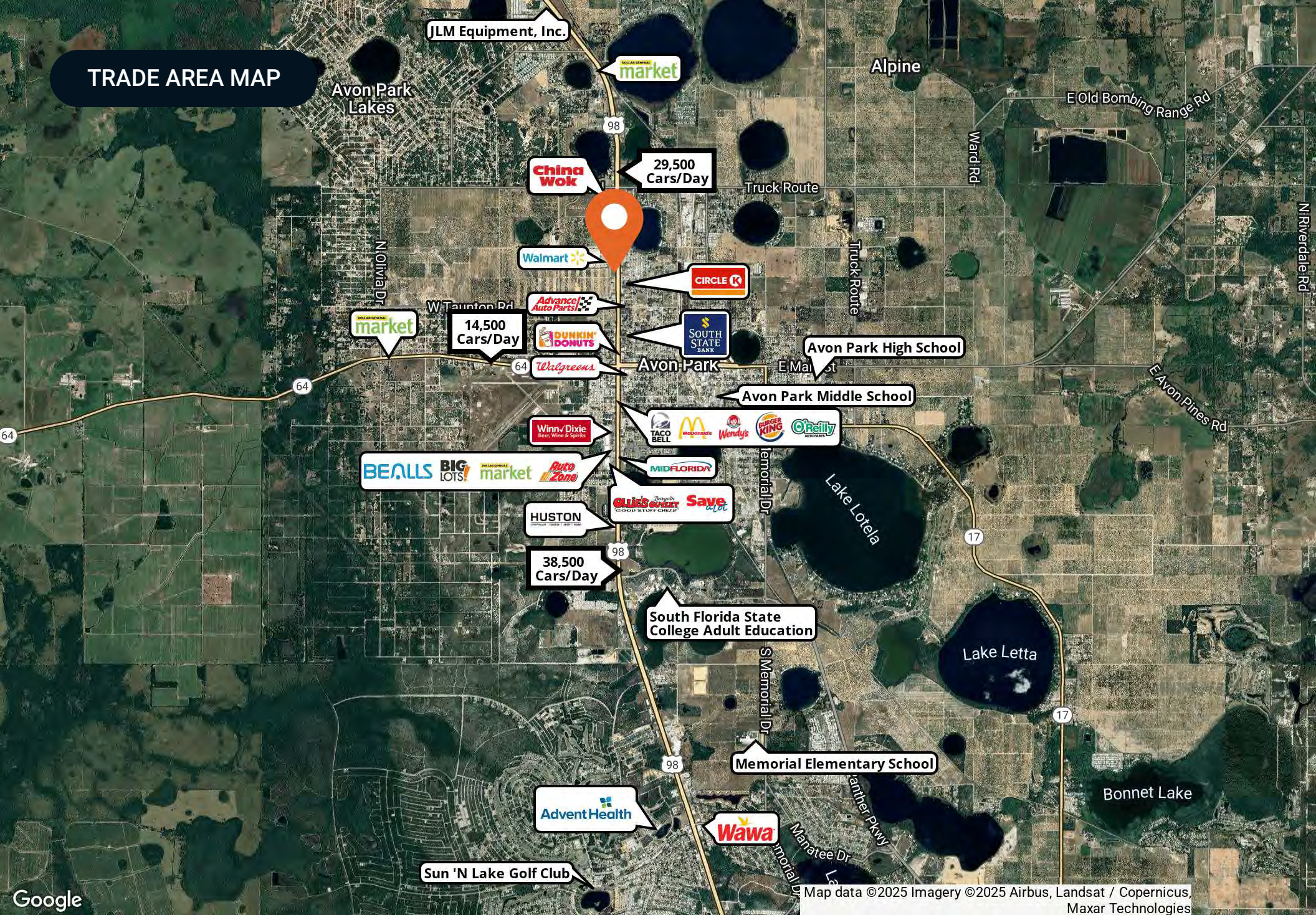
| POPULATION | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|----------------------|-----------|------------|------------|
| Total Population | 7,069 | 18,236 | 40,009 |
| Average Age | 43 | 45 | 49 |
| Average Age (Male) | 42 | 44 | 49 |
| Average Age (Female) | 44 | 46 | 50 |

| HOUSEHOLD & INCOME | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|---------------------|-----------|------------|------------|
| Total Households | 2,820 | 7,347 | 17,216 |
| Persons per HH | 2.5 | 2.5 | 2.3 |
| Average HH Income | \$52,732 | \$59,282 | \$66,836 |
| Average House Value | \$189,851 | \$215,005 | \$204,373 |
| Per Capita Income | \$21,092 | \$23,712 | \$29,059 |

Map and demographics data derived from AlphaMap



TRADE AREA MAP



Google

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

SITE AERIAL



W Shop 16 Rd

Shop 16 Rd

W Shop 16 Rd

W Lake Isis Ave

Walmart

UNDER CONTRACT

UNDER CONTRACT

Culver's

SCOOTERS

33,500
Cars/Day

Oaks At Avon

MURPHY
USA

CIRCLE K

W Palmetto St

W Durrance St

W Winifred St

W Ruth St

US Hwy 27

Renfro St

N/A

Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

UTILITIES MAP

E

Lot 1

Lot 2

SOLD



SOLD



Lot 6

UNDER CONTRACT

Lot 7

UNDER CONTRACT

SOLD



SHOP 16

US 27

DURRANCE

PALMETTO

ANOKA

KINGDOM

GRACE

MERCY

JOY

MORRISON

FAITH

LAKE ISIS

Legend

--- Sewer-Gravity

--- Sewer-Forced

Water Main

Diameter-inches

2

3

4

6

8

10

12

Parcel Boundary

LOTS 1 & 2

Lot 2

Lot 1

Right In/
Right Out

US Highway 27 N



LOT 6- UNDER CONTRACT

UNDER
CONTRACT

Lot 6

SOLD



SOLD



Right In/
Right Out

US Highway 27 N

Right In/
Right Out
and Left In



Shon 16 Rd

LOT 7 - UNDER CONTRACT

Full Access to Signal



SOLD



SOLD



UNDER CONTRACT

Lot 7

US Highway 27 N

Right In/ Right Out

ADVISOR BIO



DAVID HUNGERFORD, CCIM, SIOR

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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 \$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 BIO



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

Joey is a member of the Lakeland Association of Realtors® and in the Lakeland REALTORS® Leadership Academy, class of 2025.

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 Family Worship Center in Lakeland.

Joey specializes in:

- Commercial Properties
- Industrial Real Estate
- Office Space



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