



Polk Pkwy



Berkley Rd

Auburndale Multifamily Apartment Site 17.62 Acres

5161 Berkley Rd, Auburndale, Florida 33823

Eric Ammon, CCIM
863- 602-1001
eric@saundersrealestate.com

Craig Morby
863- 581-0059
craig@saundersrealestate.com

PROPERTY SUMMARY

I-4 ± 5 Minutes



Sale Price \$2,663,733

Offering Summary

Lot Size: 17.62 Acres
Zoning: RC- Annexation to PD-H2
Price / Acre: \$151,177
APN: 25-27-17-000000-012020, 25-27-17-000000-012050, 25-27-17-000000-012040

Property Overview

Incredible opportunity for development. This is a multifamily apartment site in growing Auburndale, FL, along Berkley Road at the Pace Road intersection. 17.62 acres on three parcels. Other uses could include retail and industrial. Currently zoned within Unincorporated Polk County, however the City of Auburndale has given pre-approval to annex. A "PD-H2" zoning classification will likely be utilized, which would allow 15 units per acre.

The location is a few miles north of US 92, an east/west thoroughfare that travels the entire state. Auburndale, FL is well positioned in the state, on the important I-4 corridor between Tampa and Orlando, and locally between Lakeland and Winter Haven FL.

A master lift station development is underway to the south of the properties, which will service this site. Sewer construction should be completed in 12 months.

Berkley Charter school resides across the street from the subject property and Florida Poly Tech (University) is also nearby. The location is within minutes from the US 92 corridor - close to big box retailers, grocery, retail and restaurant. The Polk Parkway is very close, and this thoroughfare is an efficient toll highway, linking Polk County, between Exits 25 and 41 on Interstate 4.

LOCATION DESCRIPTION



Location Description

In recent years, Auburndale has experienced growth, especially in the industrial sector. The region's strategic location between two major metropolitan areas (Tampa and Orlando) and its proximity to major transportation routes like I-4 and the Polk Parkway have made it an attractive destination for businesses and distribution centers.

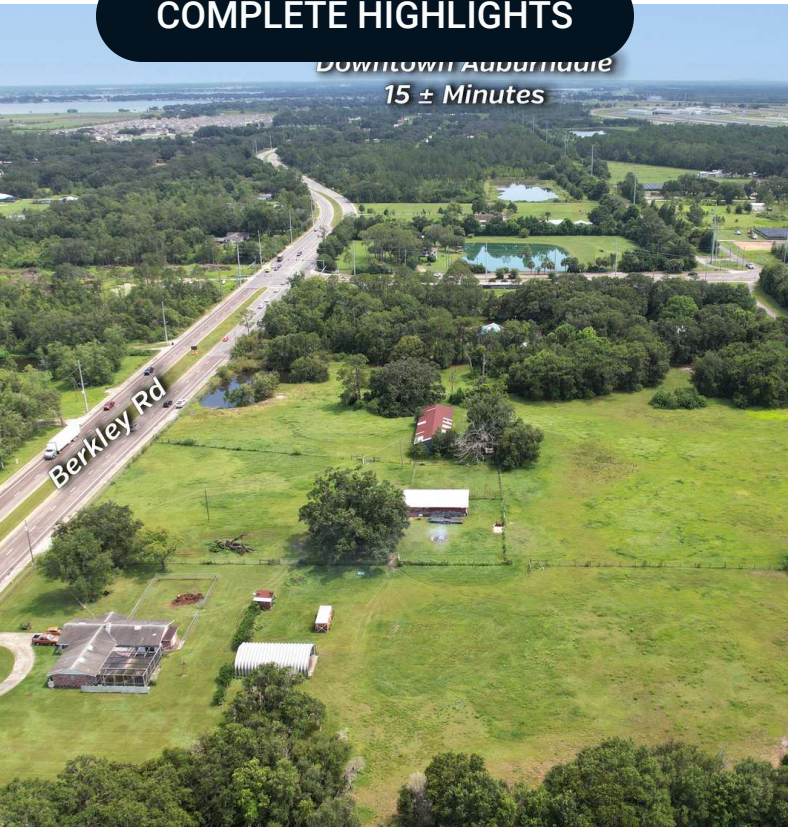
This site in particular is just minutes from Pace Logistics Center, a recently constructed 464,000 \pm SF distribution warehouse. Amazon also has a fulfillment center 5 \pm minutes east of this site. The growth of these industrial warehouses in the area have contributed to increased economic activity, providing employment opportunities to local residents and boosting the region's economy.

Also nearby is the SunTrax facility, a dedicated autonomous vehicle testing and research center, operated by the Florida Department of Transportation (FDOT). The primary goal of SunTrax is to accelerate the development and deployment of autonomous vehicles while ensuring safety and effectiveness.

One feature of this site is the Auburndale TECO Trail, which abuts this property. This trail is 29.2 \pm miles and connects Lake Myrtle in Auburndale with Polk City, where it meets up with the General James A. Van Fleet Trail. This former railroad track extends 29.2 miles from Polk City to Mabel and traverses three counties; Polk, Lake, and Sumter. The trail is flat and invites walkers, joggers, cyclists, and inline skaters. Trails like this contribute to the quality of life for residents and add to the appeal of the city for potential newcomers.

With Polk County being one of the fastest growing counties in the nation, economic development will continue to thrive in this area.

COMPLETE HIGHLIGHTS

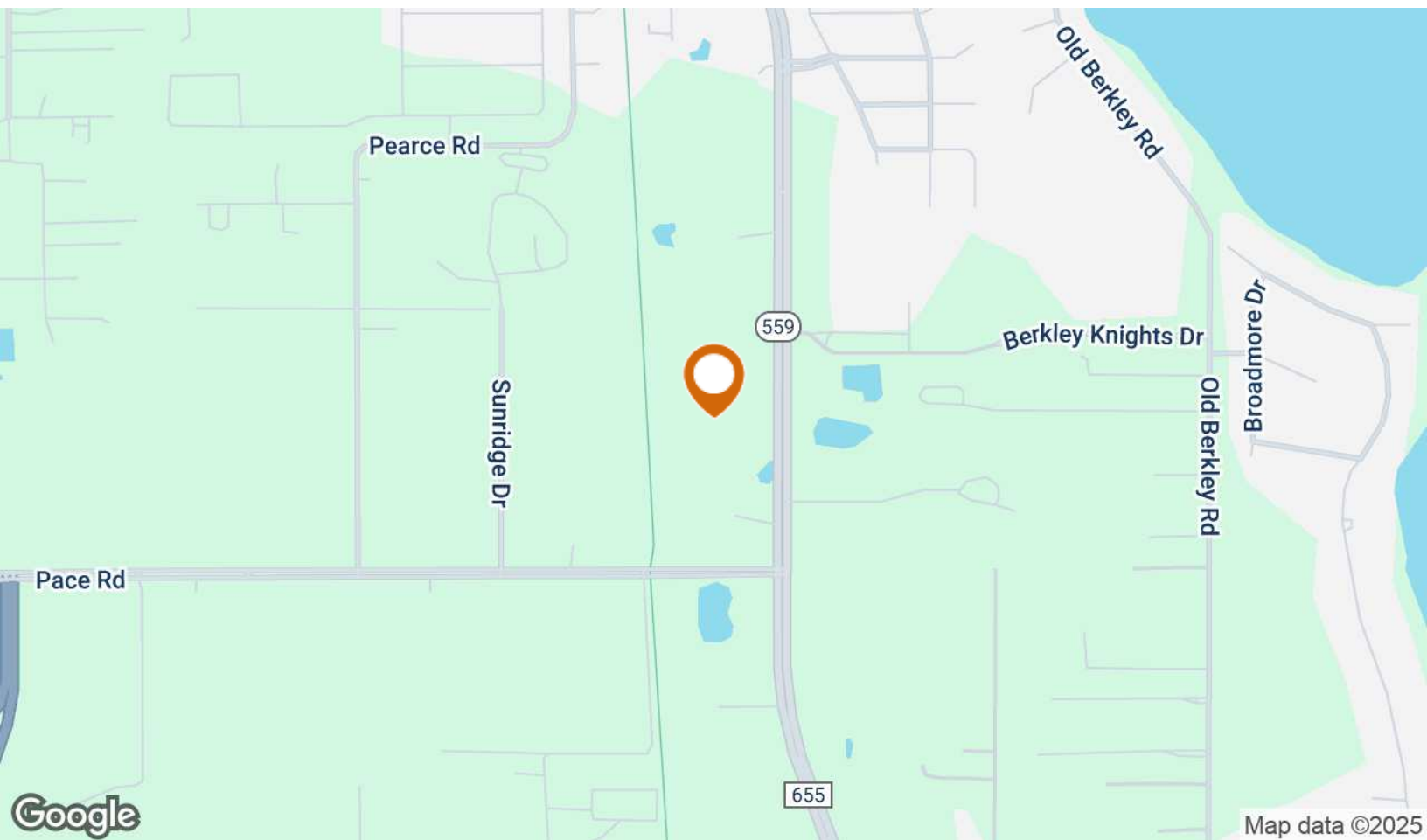
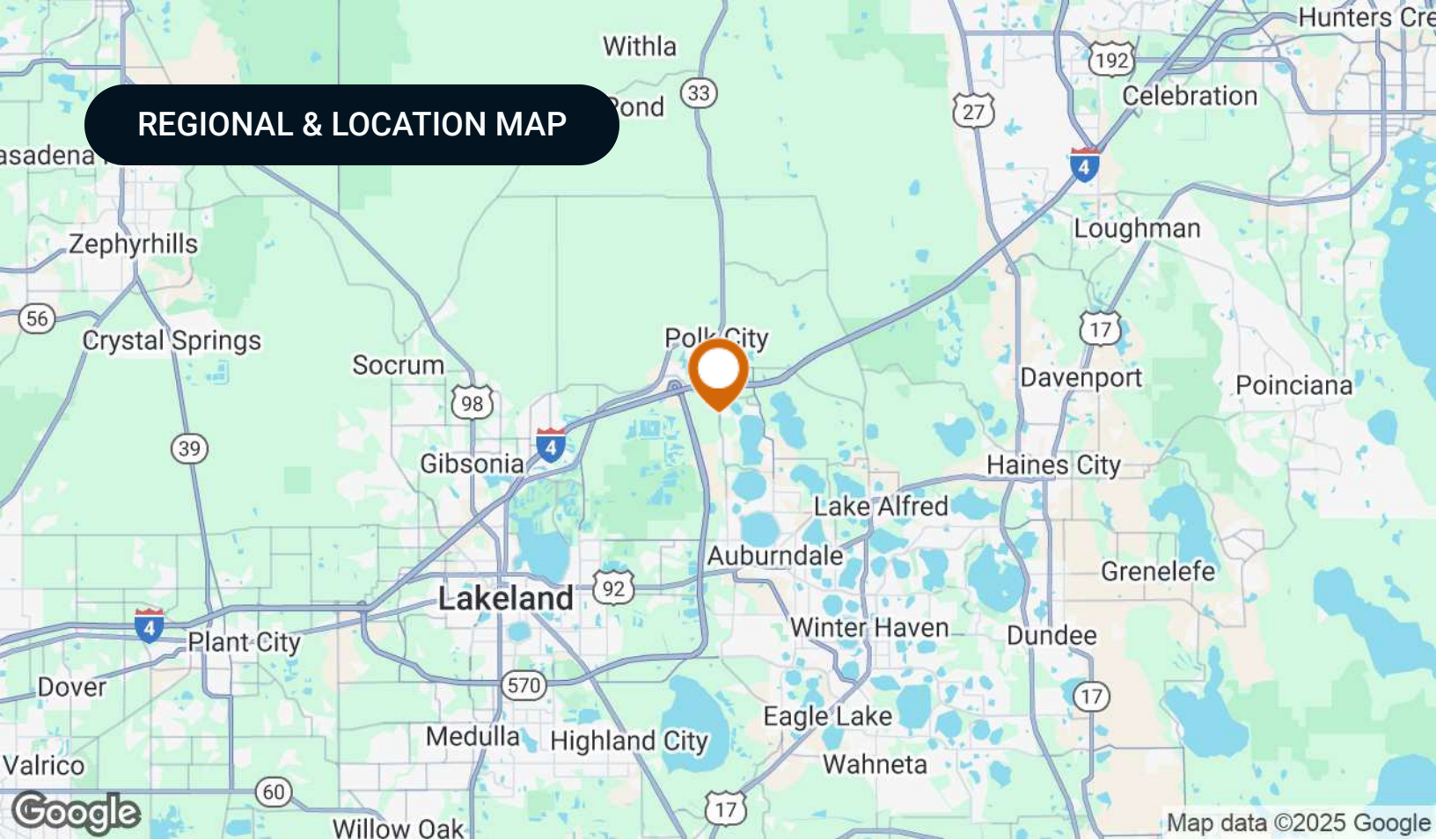


Property Highlights

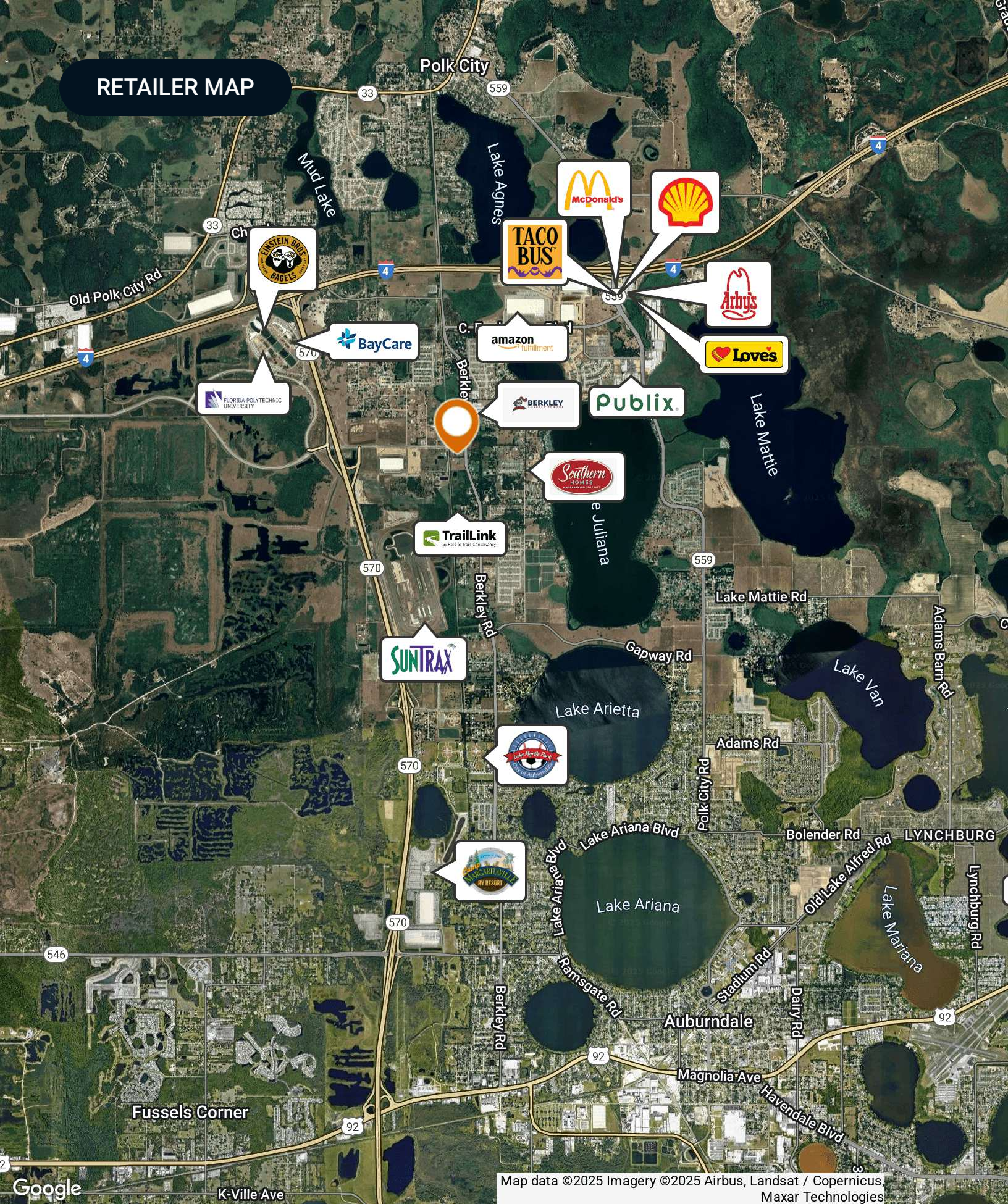
- 17.62 Acres of Multi Family Apartment Land in Growing Auburndale along Berkley Road. Other zoning uses could be industrial or retail.
- Property annexation will create ability to sustain 15-18 units per acre. We expect to be able to build 225-275 units. 50 foot max height or 3 story structure.
- Annexation costs - \$40, with a month long process for city commission agreement.
- FLU is Residential Medium, with recommended re-zone to PD-H2. With preliminary plat/site plan, re-zone process should only be 4 months.
- City has a recent sewer capacity report, which concludes that there should be no issues with this development.
- Master lift station currently being undertaken on a property just to the south, that will feed this development. More details available.
- Sewer line extension to be completed with next 12 months.
- AADT 10,400 on Berkley Road, 44,000 on US 92.
- Property tax total - \$7,131.
- Addresses include - 5161 Berkley Road, 100 My Way Drive and 1913 County Road 655, Auburndale , FL 33823
- Survey available. Multifamily rendering also available.
- *** NOTE - ALL PARCELS HAVE OWNER OCCUPIED HOMES - PLEASE DO NOT ENTER THE PROPERTIES WITHOUT PRIOR APPROVAL.

PROPERTY DIMENSIONS

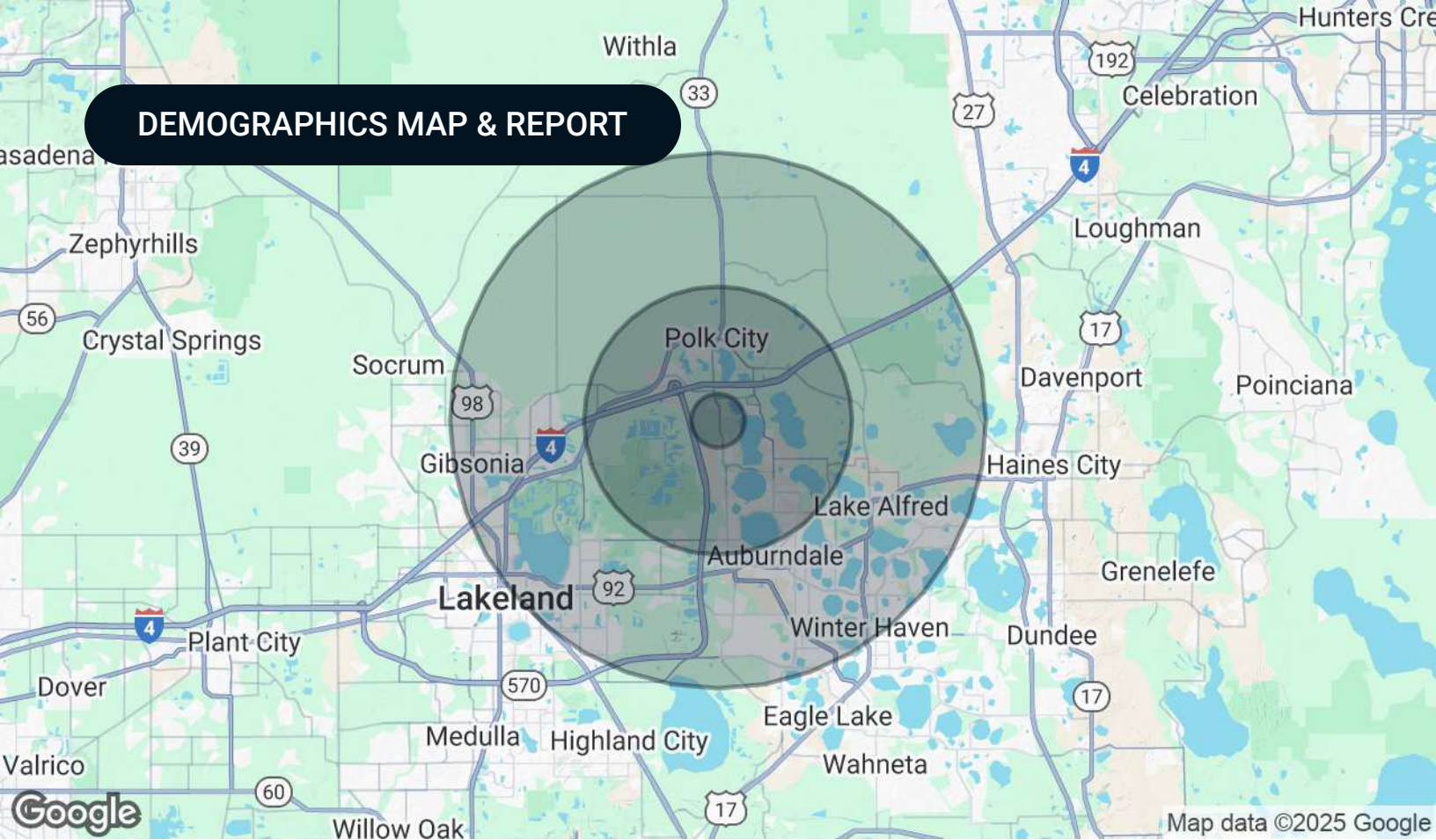




RETAILER MAP



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



Population

	1 Mile	5 Miles	10 Miles
Total Population	1,510	28,130	186,513
Average Age	38.2	44	41.4
Average Age (Male)	40.6	45	40.2
Average Age (Female)	36.8	43.1	42.8

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	595	10,979	78,406
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$89,523	\$68,653	\$51,882
Average House Value	\$252,403	\$192,414	\$131,170

2020 American Community Survey (ACS)

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Eric Ammon, CCIM

Senior Advisor

eric@saundersrealestate.com

Direct: **877- 518-5263 x353** | Cell: **863- 602-1001**

Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

Memberships

Certified Commercial Investment Member

ADVISOR BIOGRAPHY



Craig Morby

Senior Advisor

craig@saundersrealestate.com

Direct: **877- 518-5263 x442** | Cell: **863- 581-0059**

Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

Memberships

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board



For more information visit www.saundersrealestate.com

Headquarters

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

Orlando

605 E Robinson Street Suite 410
Orlando, FL 32801
407.516.4300

North Florida

356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070

Georgia

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

Arkansas

112 W Center St, Suite 501
Fayetteville, AR 72701
479.582.4113

