

PRIME COMMERCIAL PROPERTY

1575 CHURCH AVENUE, NORTH, MULBERRY, FLORIDA 33860



2,070 SF commercial building

Land size: 100' x 200' (.46/acre)

Prime visibility on SR 37
(major Polk County North/South
thoroughfare) And access to
all points of Central Florida.

Existing pump/drill business
FF&E to be included. Details
upon NDA.

SALE/PURCHASE PRICE:
\$450,000.00



COMMERCIAL PROPERTY with EXISTING BUSINESS MULBERRY, FLORIDA -

Property Address:	1575 CHURCH AVENUE, NORTH, MULBERRY, FLORIDA 33860
Property Location:	On State Road 37/Church Avenue North, approx. ½ mile North of SR 60 intersection, a major East-West connector from Vero Beach to Tampa/St. Petersburg (Gulf of America).
Improvements:	2,070 $\pm$ SF CB one-story building – built 1964 – 1,560 SF A/C office/shop, kitchen/breakroom, RR with shower, plus steel lean-to/shop, pylon sign and concrete pad for truck parking.
Land Size/Dimensions:	0.46 $\pm$ acres (20,037.60 $\pm$ square feet) - 100' frontage Church Avenue N. (SR 37) x 200' depth
Land Use/Zoning:	Linear Commercial Corridor – unincorporated Polk County – FEMA map Flood Zone AE -
Ad Valorem taxes:	\$2,661.51 Year 2025 – subject to increased assessment after sale.
Property Folio:	23 30 01 000000 033030 Polk County.
Utilities:	Electric: Tampa Electric Co. (TECO) - Well water - Septic system.
Sale/Purchase price:	\$450,000.00
Comments:	This property offers a dual opportunity: existing pump/drill business with all equipment and tools and/or real estate only to make way for a new development. Prime visibility and access to all points of Central Florida. Business details to be provided upon NDA.
Contact:	Maria Mahoney, Florida Licensed Real Estate Broker 863 619-6740



The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813
PHONE: 863 619-6740 – FAX: 863 619-6750 – www.mahoneygroupinc.com

Disclaimer - Information provided herein is from sources deemed reliable but not verified. This offering is made subject to errors, omissions, change of price, withdrawal from market, prior sale or other conditions. Prospective buyers/tenants are encouraged to verify independently, all pertinent information to their satisfaction prior to entering into a sale or lease transaction. The Mahoney Group, Inc., is the agent of and represents the Owner of this property.

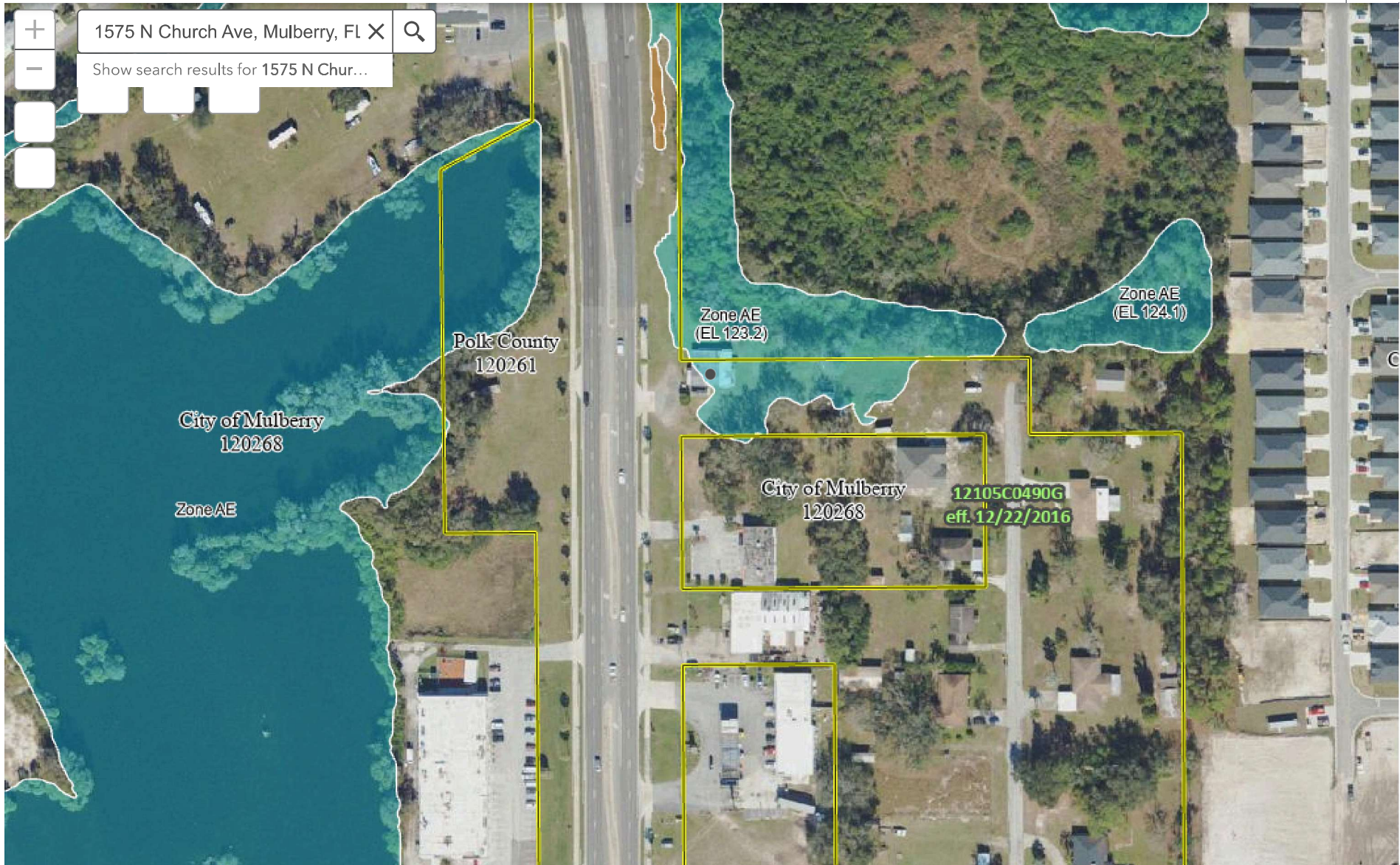
1575 CHURCH AVENUE, NORTH, MULBERRY, FLORIDA 33860

PROPERTY IMAGES



The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813
PHONE: 863 619-6740 – FAX: 863 619-6750 – www.mahoneygroupinc.com

Disclaimer - Information provided herein is from sources deemed reliable but not verified. This offering is made subject to errors, omissions, change of price, withdrawal from market, prior sale or other conditions. Prospective buyers/tenants are encouraged to verify independently, all pertinent information to their satisfaction prior to entering into a sale or lease transaction. The Mahoney Group, Inc., is the agent of and represents the Owner of this property.



200ft

-81.976 27.906 Degrees



The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813

PHONE: 863 619-6740 – FAX: 863 619-6750 – www.mahoneygroupinc.com

Disclaimer - Information provided herein is from sources deemed reliable but not verified. This offering is made subject to errors, omissions, change of price, withdrawal from market, prior sale or other conditions. Prospective buyers/tenants are encouraged to verify independently, all pertinent information to their satisfaction prior to entering into a sale or lease transaction. The Mahoney Group, Inc., is the agent of and represents the Owner of this property.

LOCATION MAP

1575 CHURCH AVENUE, NORTH, MULBERRY, FLORIDA 33860



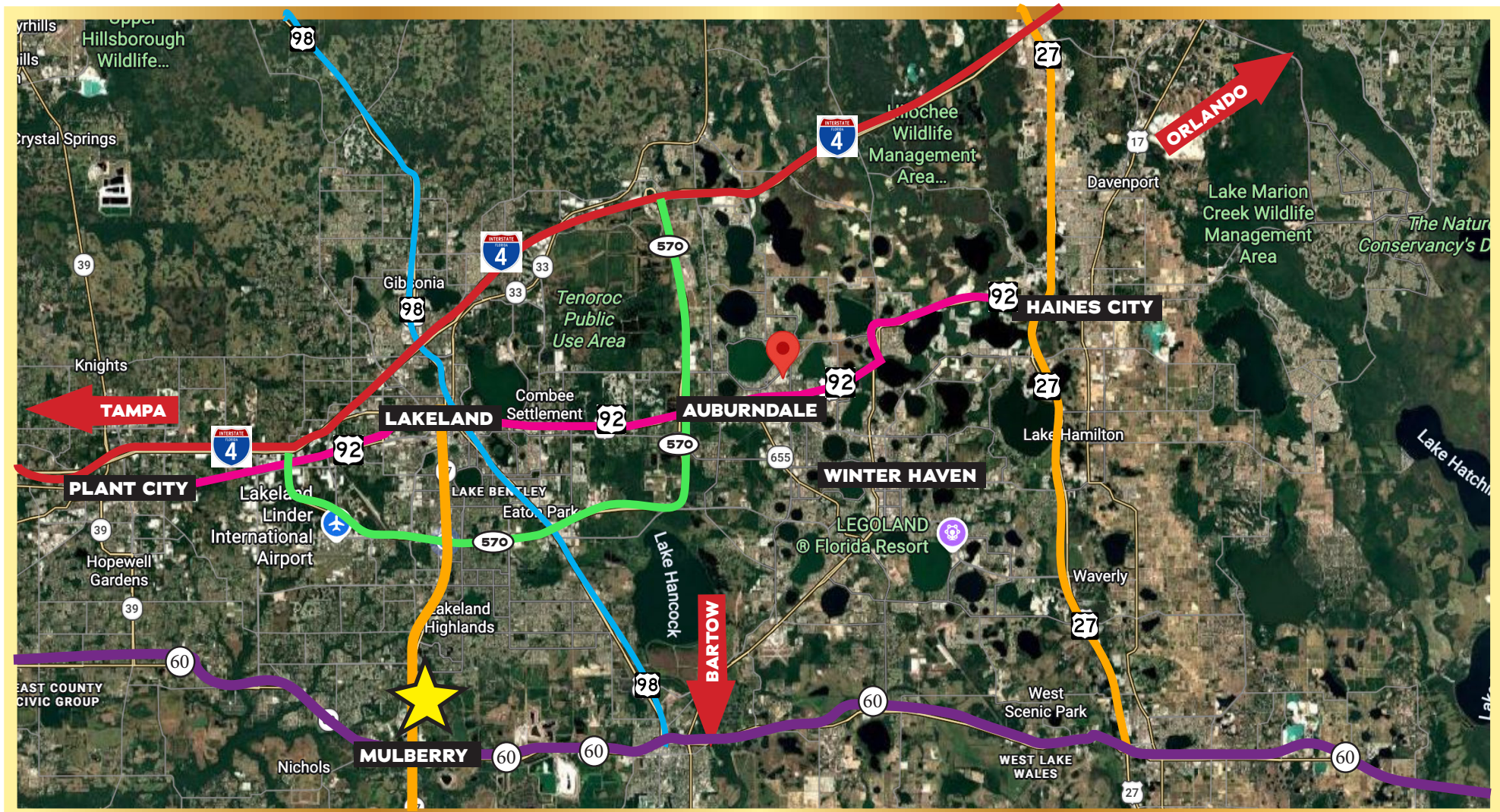
The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813

PHONE: 863 619-6740 – FAX: 863 619-6750 – www.mahoneygroupinc.com

Disclaimer - Information provided herein is from sources deemed reliable but not verified. This offering is made subject to errors, omissions, change of price, withdrawal from market, prior sale or other conditions. Prospective buyers/tenants are encouraged to verify independently, all pertinent information to their satisfaction prior to entering into a sale or lease transaction. The Mahoney Group, Inc., is the agent of and represents the Owner of this property.

1575 CHURCH AVENUE, NORTH, MULBERRY, FLORIDA 33860

POLK COUNTY MAP



The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813
PHONE: 863 619-6740 – FAX: 863 619-6750 – www.mahoneygroupinc.com

Disclaimer - Information provided herein is from sources deemed reliable but not verified. This offering is made subject to errors, omissions, change of price, withdrawal from market, prior sale or other conditions. Prospective buyers/tenants are encouraged to verify independently, all pertinent information to their satisfaction prior to entering into a sale or lease transaction. The Mahoney Group, Inc., is the agent of and represents the Owner of this property.

KEY FACTS:

MULBERRY AREA HIGHLIGHTS

► Location & Connectivity

- “Crossroads of Florida” — centrally located between Tampa (~45 min) and Orlando (~1 hr) via I-4
- Direct access to SR 60 (coast-to-coast corridor) and SR 37 - high truck and commuter traffic volume
- Central Polk Parkway extension to SR 60 under construction (\$134M) — boosts regional freight connectivity.

► Population & Growth

- City population up ~25% in five years; ~4,500 residents; broader metro ~50,000.
- Polk County is Florida’s fastest-growing county driving spillover demand for commercial space.

► Industrial & Economic Base

- “Phosphate Capital of the World” — Mosaic and CF Industries modernizing operations for decades ahead
- Mulberry Industrial Park: rail-served heavy industrial park with CSX access – rare logistics asset with immediate access to SR 60 (a major East/West Florida connector).

► Downtown Revitalization (CRA)

- Community Redevelopment Agency active since 2014.
- Depot 303 food hall opened April 2025 (\$3–4M CRA-funded) anchoring downtown dining/events.
- \$29M municipal complex approved 2024 - consolidating city services into revitalized core.
- City targeting walkable entertainment district drawing visitors from Lakeland and beyond.
- Mulberry’s GEM Theatre – a fully restored 1947 vintage historic theatre offering a wide range of entertainment from movies to concerts and more.

► Retail & Mixed-Use Opportunity

- SR 60 traffic attracting new commercial users - truck stop annexation pending; new F&B concepts opening.
- Flex/industrial space projected highest CRE ROI in Florida for 2026.
- Lower land costs vs. Lakeland, Tampa, Orlando - strong value-add and ground-up potential.

► Statewide Tailwinds

- FL commercial lease sales tax eliminated Oct. 1, 2025 - improves occupier economics, accelerating lease decisions.
- Industrial and multifamily sectors outperforming statewide heading into 2026. We are already in 2026 so replace heading into 2026 with since late 2025.



The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813
PHONE: 863 619-6740 – FAX: 863 619-6750 – www.mahoneygroupinc.com

Disclaimer - Information provided herein is from sources deemed reliable but not verified. This offering is made subject to errors, omissions, change of price, withdrawal from market, prior sale or other conditions. Prospective buyers/tenants are encouraged to verify independently, all pertinent information to their satisfaction prior to entering into a sale or lease transaction. The Mahoney Group, Inc., is the agent of and represents the Owner of this property.