

LAND FOR SALE

SOUTH BARTOW RETAIL SITE

0 US 17 SOUTH

Bartow, FL 33830

PRESENTED BY:

JAMES EDWARDS, AICP

Advisor

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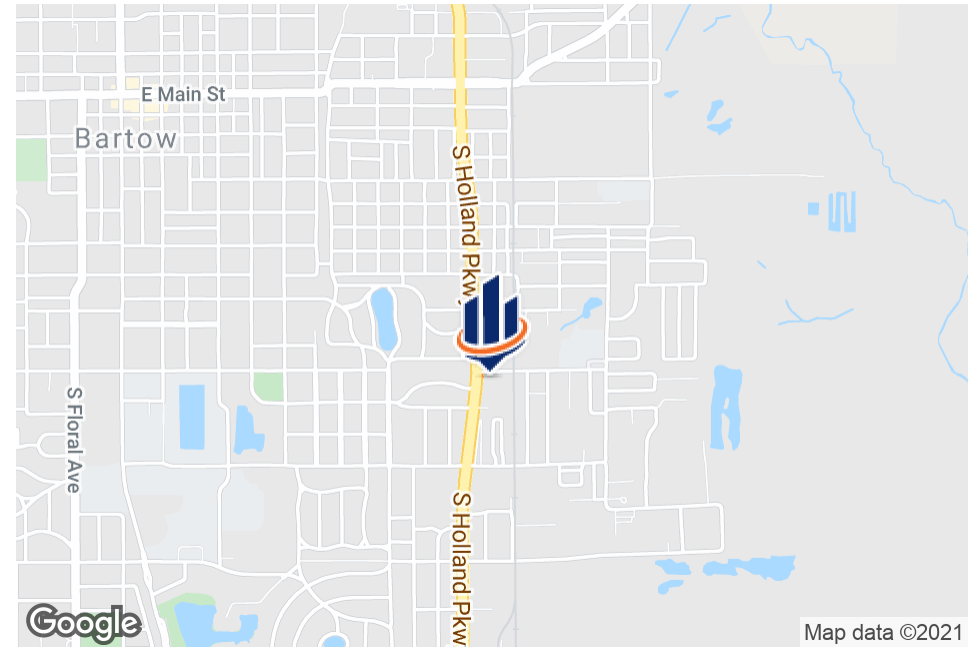
Disclaimer

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SECTION 1

PROPERTY
INFORMATION





SALE PRICE

\$1,200,000

OFFERING SUMMARY

| | |
|---------------|-----------------------------|
| LOT SIZE: | 2.92 Acres |
| PRICE / ACRE: | \$410,959 |
| ZONING: | Industrial - City of Bartow |
| MARKET: | Lakeland/Winter Haven |
| SUBMARKET: | Bartow |
| TAXES: | \$1,512.70 (2021) |
| APN: | 25-30-08-406500-002210 |

PROPERTY OVERVIEW

Corner lot ready for commercial development with frontage on busy US Highway 17-98. The site is high and dry and is able to support a wide variety of uses from overall commercial to light industrial. The property sits just South of the city's major highway intersection, which delivers excellent accessibility to Highway 98, Highway 17, and State Road 60. All of these roads are major connectors within Polk County and its surrounding markets.

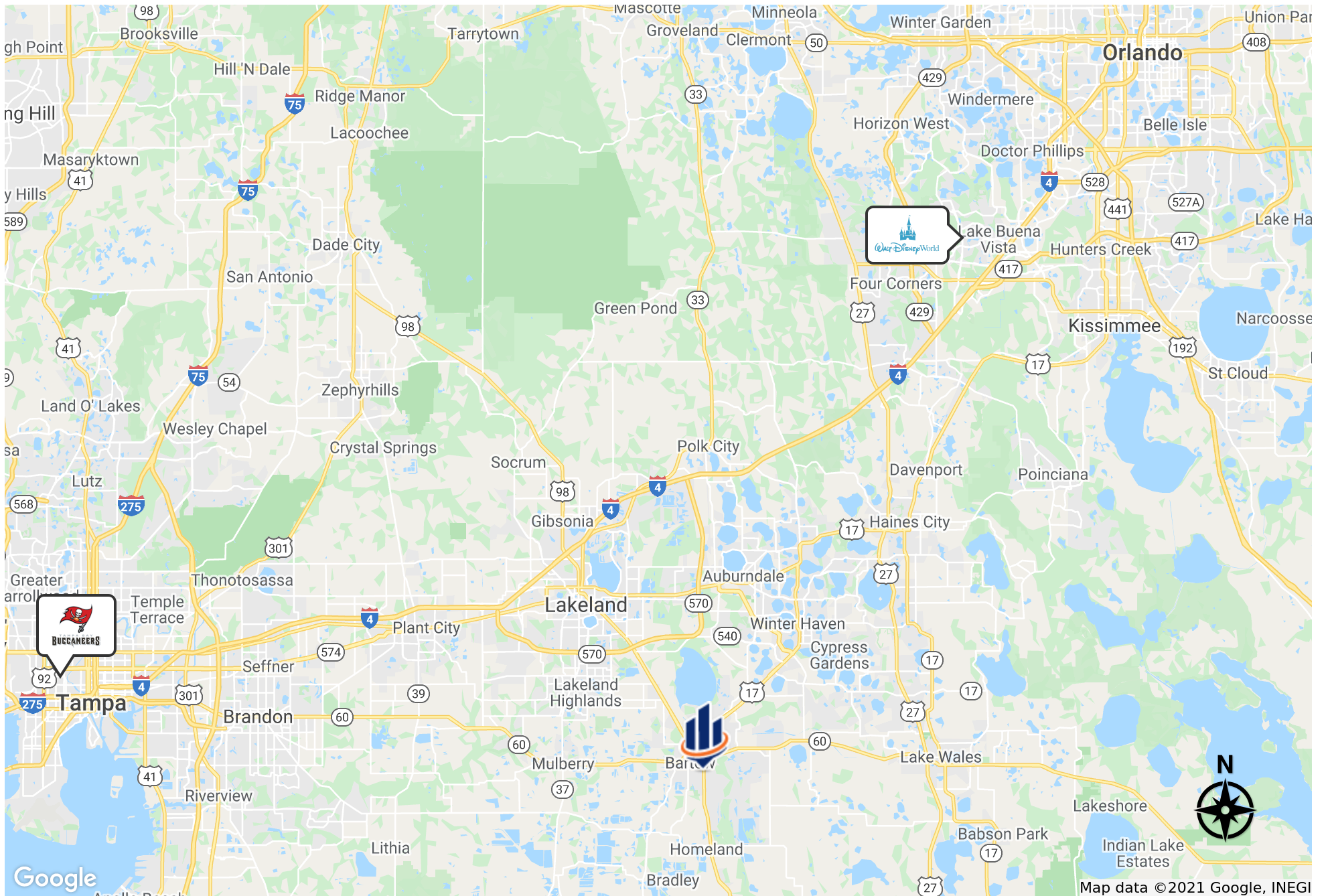
PROPERTY HIGHLIGHTS

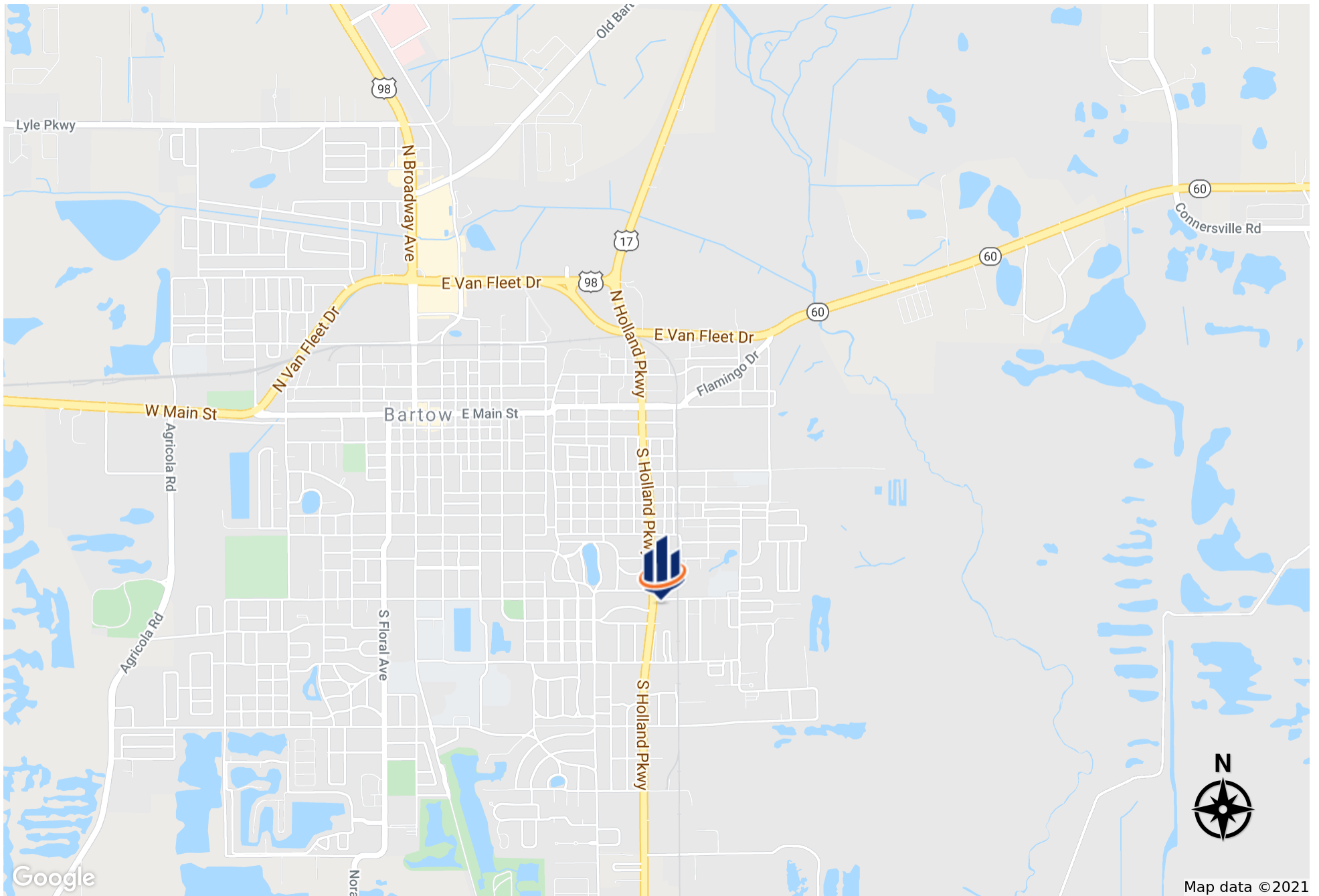
- Clean Site Ready to Develop
- Corner Location
- Left in and Right in
- 19,100 Vehicles per Day

SECTION 2

LOCATION
INFORMATION





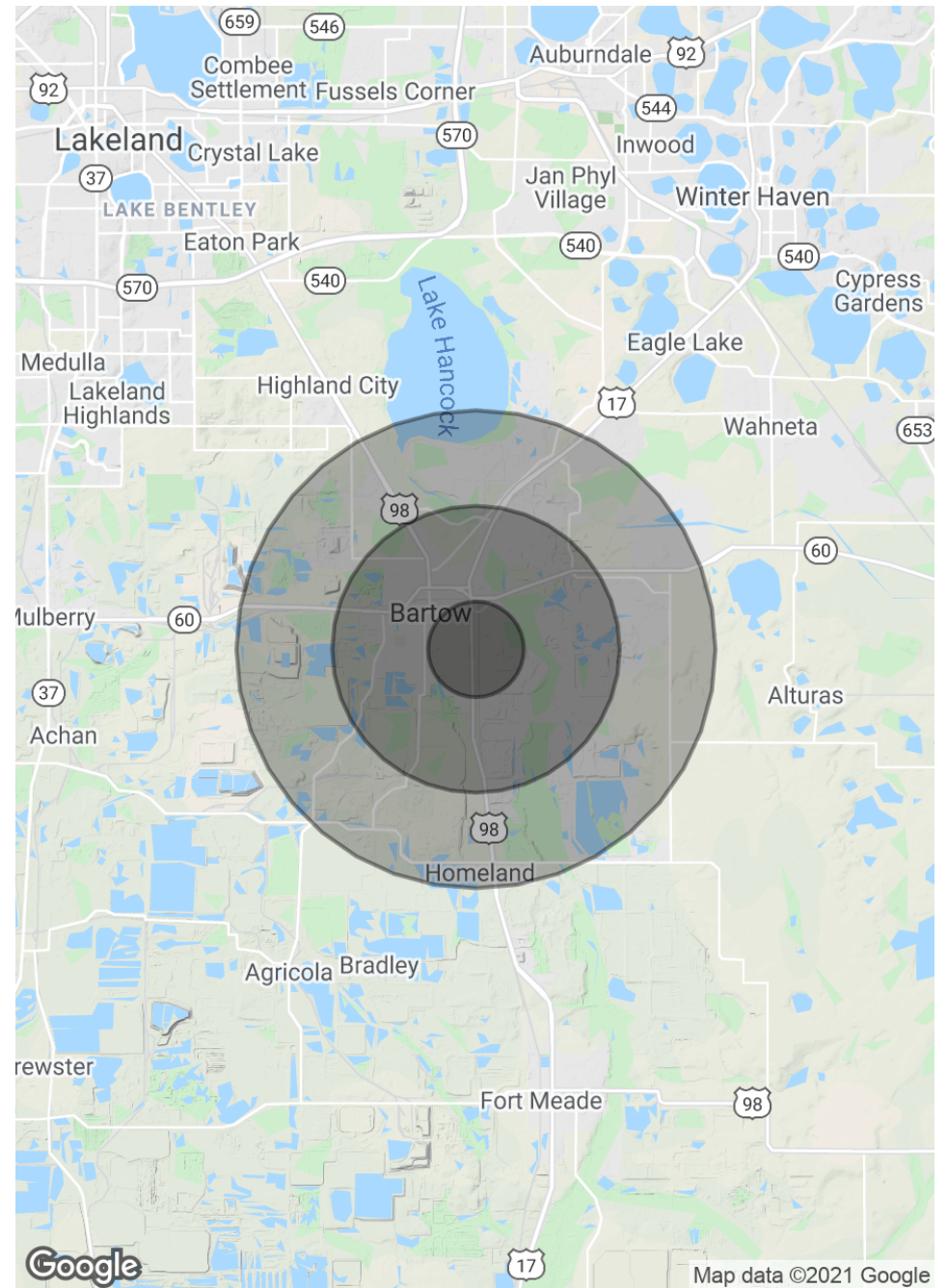


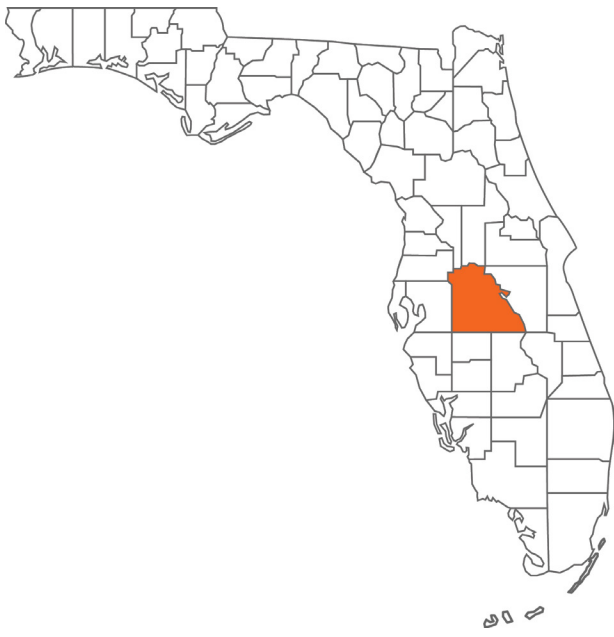
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|--------|---------|---------|
| TOTAL POPULATION | 7,135 | 19,510 | 25,608 |
| MEDIAN AGE | 35.6 | 37.1 | 37.7 |
| FAMILIES | 1,473 | 4,697 | 6,215 |
| OWNER OCCUPIED HOUSING UNITS | 1,196 | 4,396 | 6,029 |
| RENTER OCCUPIED HOUSING UNITS | 992 | 2,595 | 3,071 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 2,188 | 6,992 | 9,100 |
| AVERAGE HOUSEHOLD SIZE | 2.7 | 2.59 | 2.66 |
| MEDIAN HOUSEHOLD INCOME | \$42,506 | \$52,276 | \$53,271 |
| AVERAGE HH INCOME | \$62,407 | \$64,296 | \$67,069 |
| AVERAGE HOUSE VALUE | \$173,183 | \$179,444 | \$182,472 |





POLK COUNTY FLORIDA

| | | | |
|-------------|---------------|------------|----------------------|
| FOUNDED | 1861 | DENSITY | 384.7 people/sq. mi. |
| COUNTY SEAT | Bartow | POPULATION | 721,312 [2021] |
| AREA | 1,875 sq. mi. | WEBSITE | polk-county.net |

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.

SECTION 3

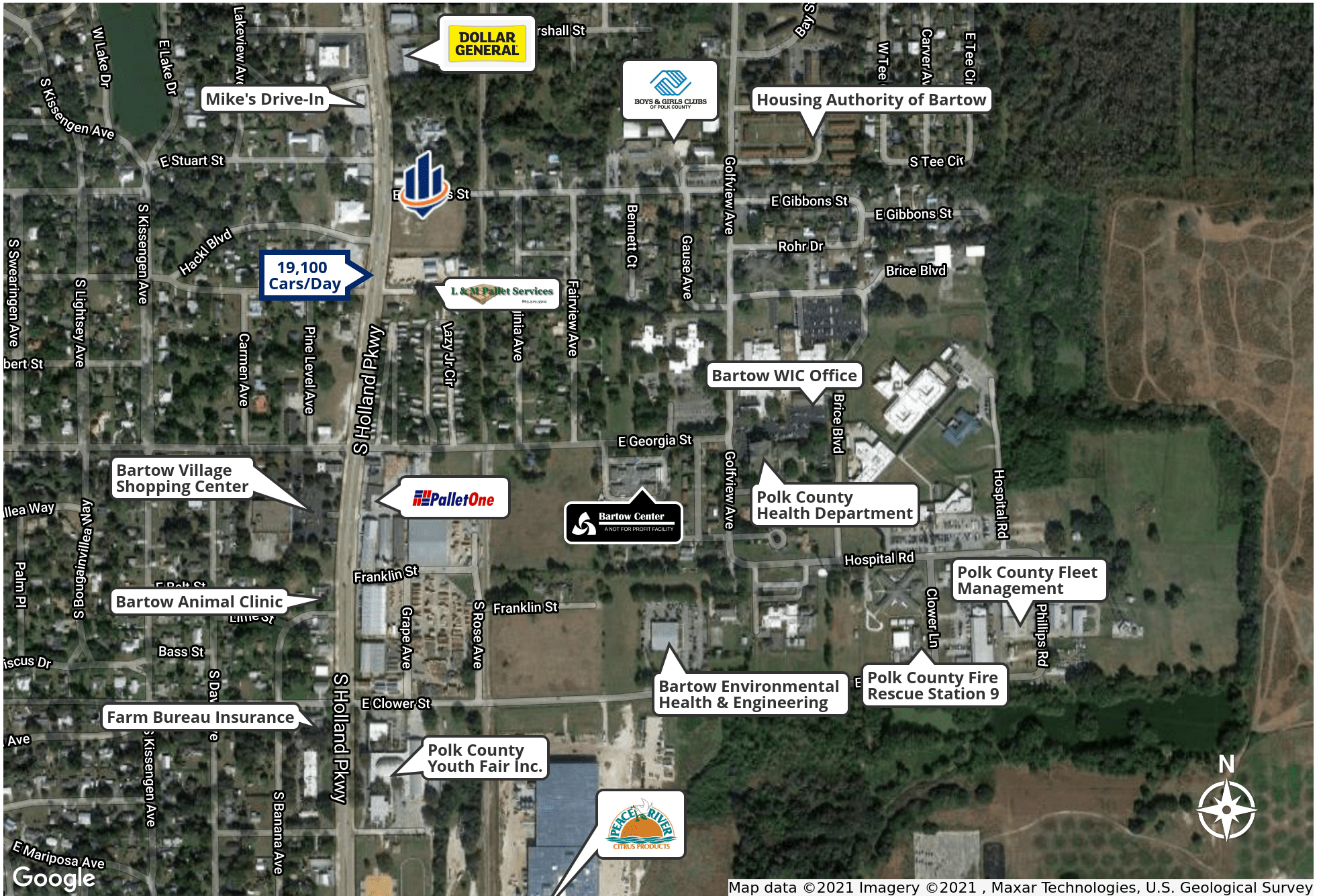
MAPS AND
PHOTOS





Google

Map data ©2021 Imagery ©2021, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey





SECTION 4

AGENT AND
COMPANY





JAMES EDWARDS, AICP

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PROFESSIONAL BACKGROUND

James Edwards, AICP is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

James has 40 years of real estate development and redevelopment experience in both the public and private sectors. He brings value to his clients by finding creative solutions and uses for difficult properties, whether leasing or selling.

James has personally built over 300,000 square feet of new development and has renovated historic residences and an historic commercial property on speculation.

Edwards is known for accomplishing results beyond expectations and for his extensive knowledge of urban and traditional neighborhood development and design, his ability to work with regulatory authorities, and his persistence.

Edwards holds a Master of Science in Planning from Florida State University where he received the APA Outstanding Student Award. He also holds the AICP certification. Edwards earned a Bachelor of Landscape Architecture from the University of Florida and is a registered landscape architect.

EDUCATION

BLA - Bachelor of Landscape Architecture, University of Florida

MSP - Master of Science in Planning, Florida State University

SVN | Saunders Ralston Dantzler

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