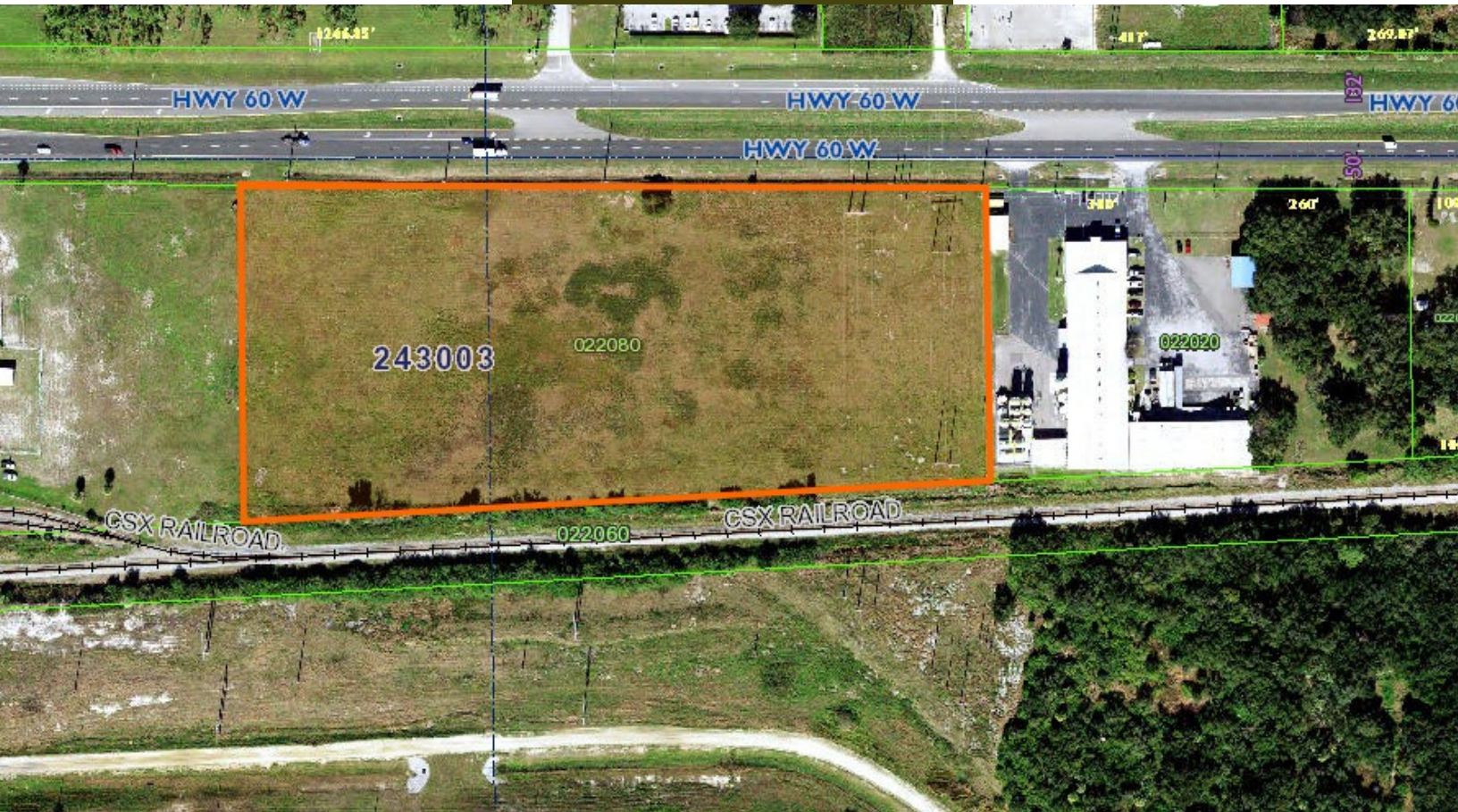


# 9.5 Acres FOR SALE



0 US Hwy 60, Bartow, Florida 33830

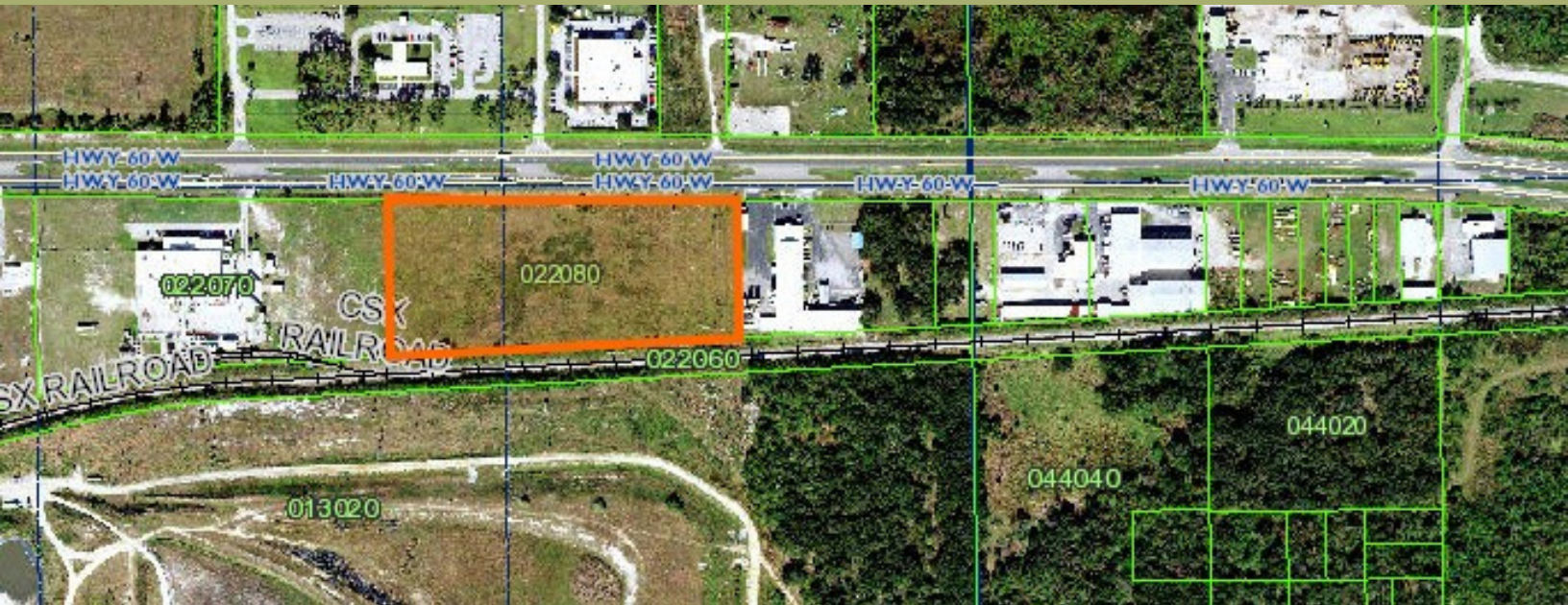
## Property Highlights

- 9.5 ACRES
- Industrial Future land Use (IND)
- Manufacturing, Warehouse, Heavy Machinery



Jack Strollo, CCIM, CPM Vice President, Broker 863-683-3425 [jstrollo@resbroadway.com](mailto:jstrollo@resbroadway.com)  
100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801

## 0 US Hwy 60, Bartow, Florida 33830



## 0 US Hwy 60, Bartow, Florida 33830

**Property:** This 9.50 acres located in Bartow, Florida directly on US Hwy 60. Within the County's industrial land use. Permitted uses include; general office; Commercial Vehicle Parking; Manufacturing; Light, Kennels; Boarding and Breeding; Heavy Machinery; Equipment Sales and Services; Motor Freight Terminal; Transit; Facility; Transit; Commercial. Excellent site for development. Clean Phase I.

**Parcel Id 24-30-03-000000-022080**

**Location:** This industrial property is located just off US Hwy 60 within Polk County just outside Bartow City Limits. All access is off US Hwy 60.

**Sale Price:** \$1,187,500



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100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801



**Area Information:** Bartow is 40 miles east of Tampa, and 60 miles southwest of Orlando. It is strategically located at the intersection of U.S. Highway 98 and State Road 60. The primary roads in the Bartow area are U.S. Route 17, U.S. Route 98 and State Road 60, which provide access to locations throughout Central Florida.

Hwy 60 To Downtown Bartow - 2 Miles

Hwy 60 To US SR 17 - 2 Miles

Hwy 60 to US Hwy 98 - 4 Miles

Hwy 60 To SR 37 - 11 Miles

Hwy 60 To Polk Parkway SR 540 - 12 Miles

Hwy 60 To I-4 - 18 Miles

Property To Closest Fueling Platform - 5.7 Miles

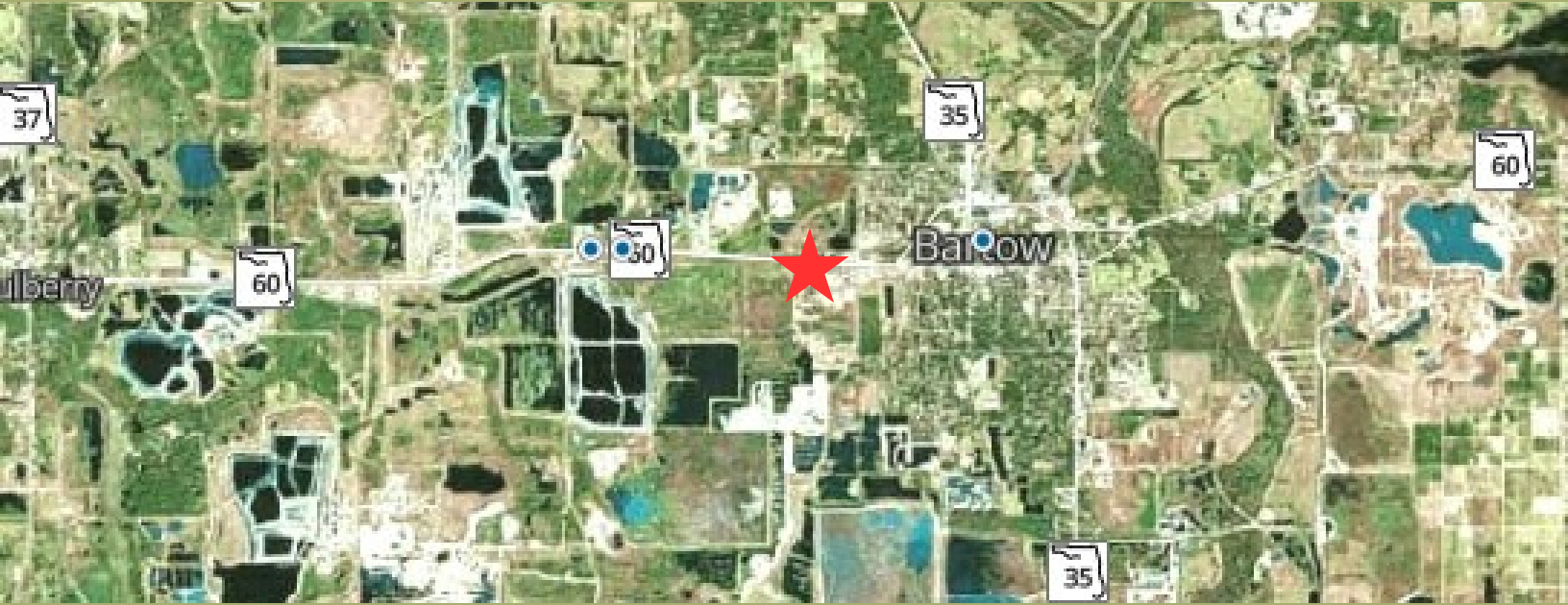
Permitted Uses

- **Agricultural Support, Off-Site**
- **Animal Farm, Intensive**
- **Commercial Vehicle Parking**
- **Crematorium**
- **Farming General**
- **Government Facility**
- **Livestock Sale, Auction**
- **Manufacturing, General**
- **Manufacturing, Light**
- **Motor Freight Terminal**
- **Nurseries and Greenhouses**
- **Office**
- **Personal Service**
- **Printing & Publishing**
- **Research & Development**
- **Studio, Production**
- **Retail, Home Sales Offsite**
- **Transit, Commercial**
- **Transit, Facility**
- **Utilities, Class I**
- **Utilities, Class II**
- **Vehicle Repair, Auto Body**
- **Vehicle Service, Mechanical**
- **Warehousing/Distribution**
- **Kennels, Boarding and Breeding**
- **Heavy Machinery Equipment Sales and Services**
- **Manufacturing, Explosives/Volatile Material**
- **School, Technical/Vocational/Trade & Training**

Conditional Uses

- Planned Development
- Alcohol Package Sales
- Bars, Lounges, and Taverns
- Community Center
- Construction Aggregate Storage
- Convenience Stores, Isolated
- Cultural Facility
- Financial Institution
- Financial Institution, Drive Through
- Gas Station
- Hazardous Waste Transfer, Storage
- Heliports
- Helistops
- Hotels and Motels
- Lime Stabilization Facility
- Medical Marijuana Dispensaries
- Mining, Non-phosphate
- Nurseries, Retail
- Power Plants Non-Certified, Low
- Power Plants, Non-Certified, High
- Railroad Yard
- Recreation, Passive
- Recreational Vehicle Storage
- Religious Institution
- Breeding, Boarding, and Rehabilitation Facility, Wild or Exotic
- Farm Worker Dormitory, Barrack Style
- Cardboard & Shredded Paper Collection
- Communication Towers, Guyed and Lattice
- Communication Tower, Monopole
- Construction Aggregate Processing
- Restaurant, Drive-thru/Drive-in
- Restaurant, Sit-down/Take-out
- Retail, 10,000 - 34,999 sq. ft.
- Retail, 35,000 - 64,999 sq. ft.
- Retail, More than 65,000 sq. ft.
- Retail, Less than 10,000 sq. ft.
- Salvage Yard
- School, Leisure/Special Interest
- School, University/College
- Seaplane Base
- Self-Storage Facility
- Solar Electric-Power Generation Facility
- Utilities, Class III
- Vehicle Recovery Service/Agency
- Veterinary Service
- Water Ski Schools

**LOCATION MAP**  
**0 US Hwy 60, Bartow, Florida 33830**

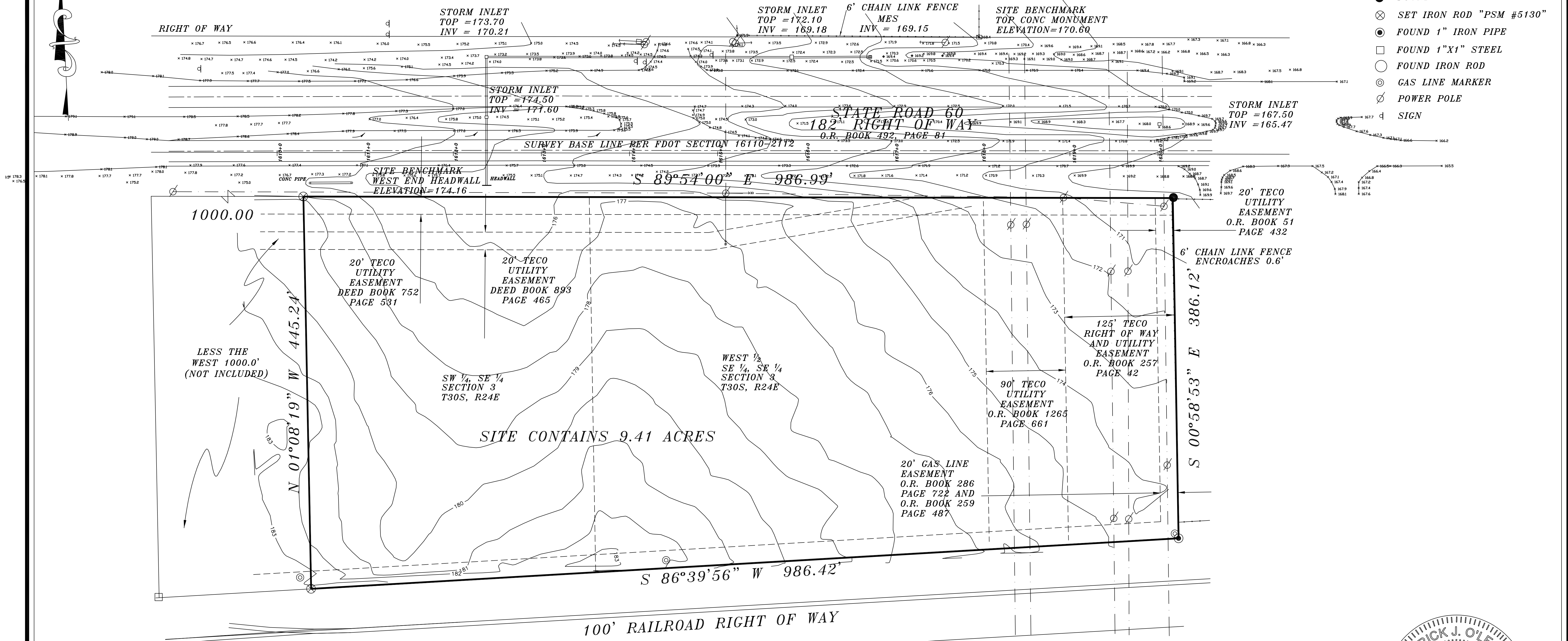


SCALE 1"=50'

# BOUNDARY AND TOPOGRAPHIC SURVEY

## LEGEND

- FOUND IRON ROD "LB 7386"
- ⊗ SET IRON ROD "PSM #5130"
- FOUND 1" IRON PIPE
- FOUND 1"x1" STEEL
- FOUND IRON ROD
- ⊙ GAS LINE MARKER
- ⊘ POWER POLE
- ⊔ SIGN



### SURVEYOR'S NOTES:

ELEVATIONS ARE BASE ON NATIONAL GEODETIC SURVEY NAVD 1988 DATUM PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BENCHMARKS

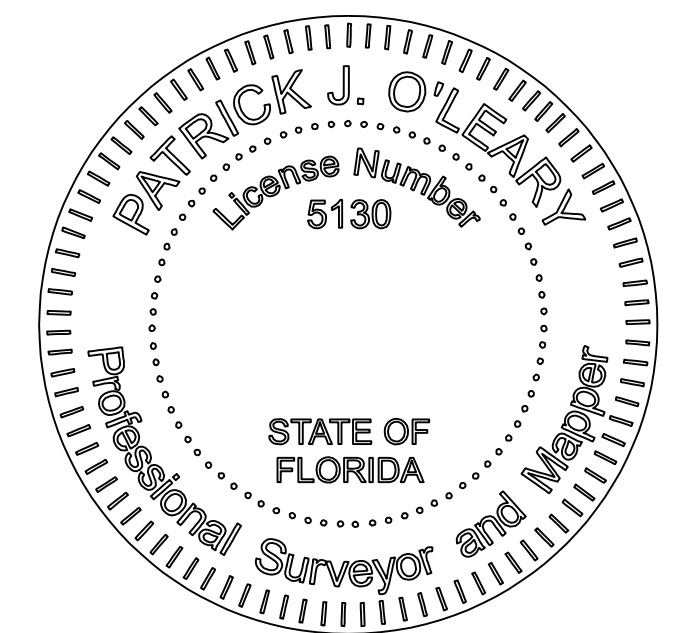
BEARINGS ARE BASED ON THE RIGHT OF WAY OF STATE ROAD 60 PER FDOT RIGHT OF WAY MAPS

RELATIVE ERROR OF CLOSURE ON THIS SURVEY DOES NOT EXCEED 1 IN 15,000.

**LEGAL DESCRIPTION:** ALL THAT PART OF SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 24 EAST LYING NORTH OF THE SEABOARD COASTLINE RAILROAD AND SOUTH OF STATE ROAD 60 LESS AND EXCEPT THE WEST 1000 FEET THEREOF, AND ALL THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING NORTH OF THE SEABOARD COASTLINE RAILROAD AND SOUTH OF STATE ROAD 60.

## NORTH POINT

LAND SURVEYING, INC. LB # 6892  
2910 WINTER LAKE ROAD  
P.O. BOX 804, LAKELAND, FL. 33802  
TEL (863)648-2363 FAX (863)648-5263



I HEREBY CERTIFY THAT THE ABOVE DEPICTS THE RESULT OF A SURVEY MADE UNDER MY DIRECTION AND THAT THE DATA IS CORRECT TO THE BEST OF MY KNOWLEDGE. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET BY FLORIDA CHAPTER 61-617, F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BOUNDARY SURVEY \_\_\_\_\_ DATE 11-17-15

TOPOGRAPHIC SURVEY \_\_\_\_\_ DATE 01-15-16  
REVISED 08-31-16

PATRICK J. O'LEARY PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REG. # 5130  
NOT VALID WITHOUT A RAISED SEAL



## City of Bartow

The city of Bartow was founded in October 1851 as Fort Blount, a stockade established by Reading Blount and his family. In the 1850's, the first permanent new settlers came to the area near the dead-waters of the "Peas River" (or Peace River) and established Fort Blount. This settlement was somewhat stalled by the American Civil War a decade later, although the County government, named after President James Polk, was established in 1861.

Bartow, appropriately named "City of Oaks and Azaleas," contains many historic homes built in the late 19th and 20th centuries. With a population of more than 17,000, Bartow remains the county seat of one of Florida's geographically largest counties, Polk County has more than 585,000 residents.

Bartow is 40 miles east of Tampa, and 60 miles southwest of Orlando. It is strategically located at the intersection of U.S. Highway 98 and State Road 60. The primary roads in the Bartow area are U.S. Route 17, U.S. Route 98 and State Road 60, which provide access to locations throughout Central Florida.