

14,600 ±  
Cars/Day



49,500 ±  
Cars/Day

# HWY 98 COMMERCIAL PADS

BOY SCOUT RD  
LAKELAND, FL 33830

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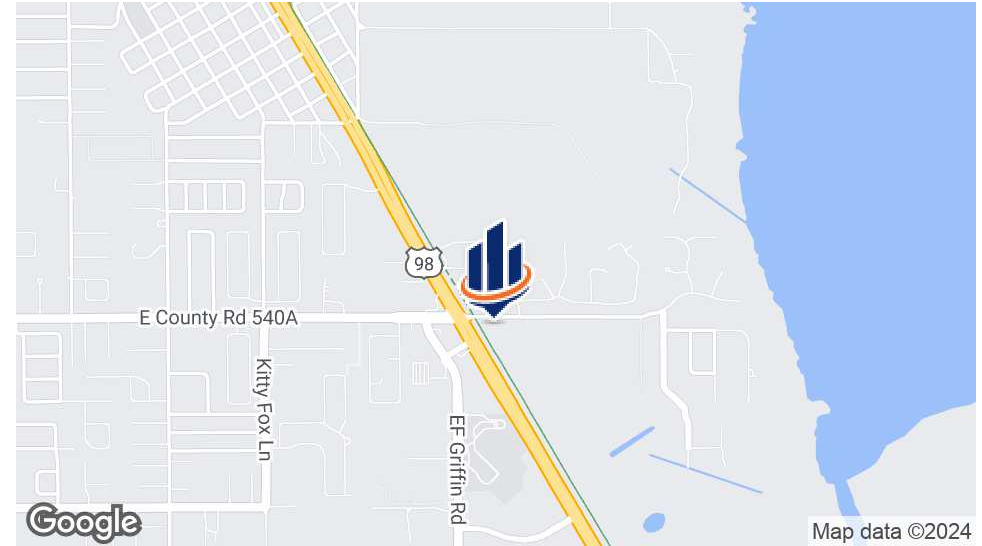
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Boy Scout Ranch Rd.





# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>Priced Per Lot</b> [\$629,000 - \$2,270,000]
Lot Size:	6.5 Acres
Zoning	C-2 [City of Bartow]
Utilities	Available to the Site
APN:	242924288500000053
Road Frontage:	930 ± FT [US Hwy 98]

## PROPERTY OVERVIEW

This property consists of 5 commercial lots for a total of 6.5 ± acres. The lots are available individually for sale, ground lease, or build to suit development. The site benefits from being located at a signalized intersection featuring 49,500 ± cars/day on US Hwy 98 and 14,600 ± cars/day on State Road 540E. State Road 540A is a major East/West road in Lakeland which connects US Hwy 98 with South Florida Avenue to the west. Utilities and access will be provided to the site. Adjacent to the property is a new residential neighborhood under construction by KB Homes.

Lot #	Acres	Price	Road Frontage
1	2.27	\$2,270,000	270 ± FT
2	1.50	\$1,350,000	215 ± FT
3	1.15	\$977,500	175 ± FT
4	0.84	\$714,000	135 ± FT
5	0.74	\$629,000	135 ± FT
<b>Total:</b>	<b>6.50</b>	<b>\$5,940,500</b>	<b>930 ± FT</b>

# Location Description & Highlights



## LOCATION DESCRIPTION

The subject property is located right off the corner of Boy Scout Ranch Road and US Highway 98 in Lakeland, FL. It is approximately 6 ± minutes from the Bartow Regional Medical Center and 8 ± minutes from the Polk State College Lakeland Campus. It enjoys having Lake Hancock right to the east of the property, situated just 0.7 ± miles away.

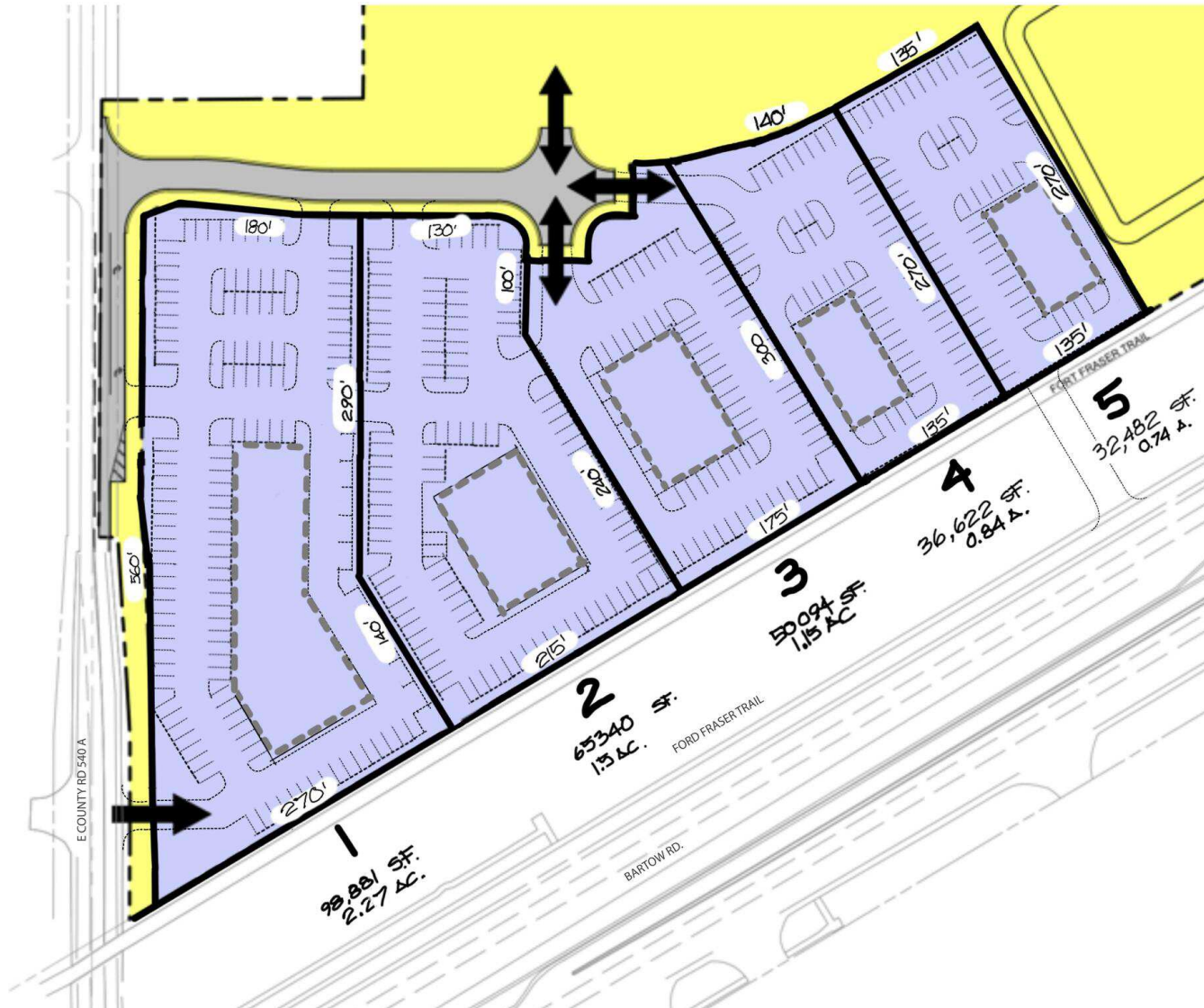
Surrounding businesses nearby include 7-Eleven, Domino's Pizza, Anytime Fitness, Catfish Country, and others.

## PROPERTY HIGHLIGHTS

- Adjacent to a new single family residential development [92 lots]
- Frontage on US Hwy 98
- C-2 Zoning



# Concept Plans



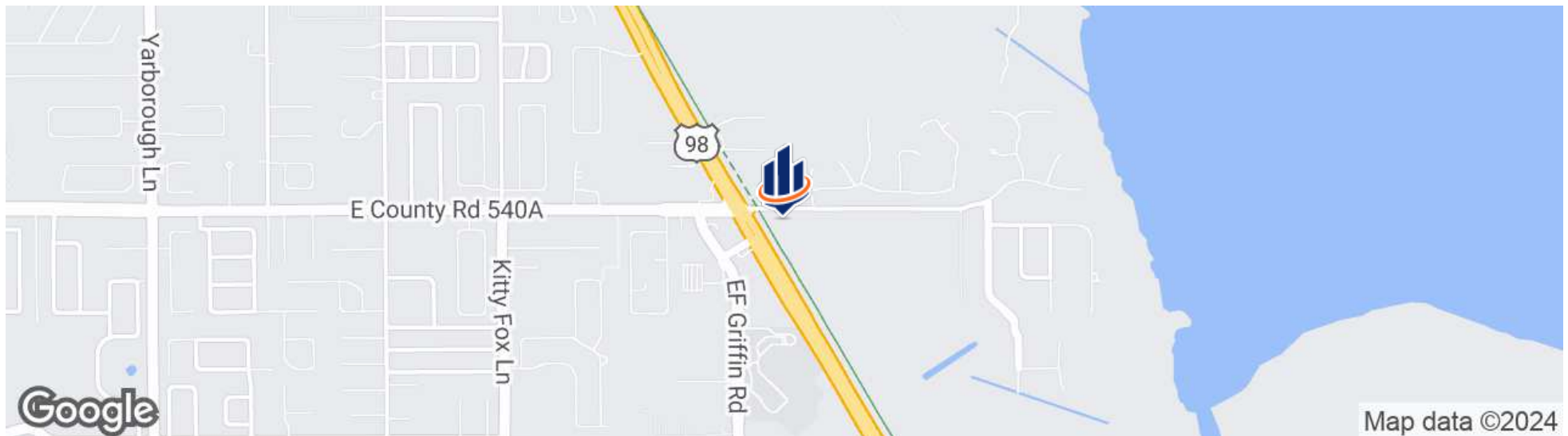


# Neighboring Development





# Regional & Location Map



# Benchmark Demographics



	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Lakeland	Bartow	Polk County	FL	US
Population	4,793	14,492	23,696	16,799	58,983	159,904	121,710	20,371	812,640	22,779,514	338,440,954
Households	1,678	5,232	8,191	6,075	21,485	59,708	48,929	7,316	303,601	9,084,882	130,716,571
Families	1,250	3,882	6,331	4,544	15,535	39,805	28,708	4,985	207,373	5,826,884	83,629,781
Average Household Size	2.85	2.77	2.89	2.76	2.72	2.56	2.33	2.66	2.62	2.45	2.53
Owner Occupied Housing Units	1,248	3,833	6,428	4,559	15,616	40,465	27,969	4,856	216,091	6,029,935	84,133,084
Renter Occupied Housing Units	430	1,399	1,763	1,516	5,869	19,243	20,960	2,460	87,510	3,054,947	46,583,487
Median Age	37.6	38.7	39.4	38.8	39.6	39.0	40.0	37.8	41.2	43.5	39.3
<b>Income</b>											
Median Household Income	\$85,727	\$99,068	\$103,068	\$100,166	\$85,497	\$74,030	\$59,505	\$66,562	\$63,515	\$74,715	\$79,068
Average Household Income	\$98,244	\$107,042	\$115,943	\$107,220	\$102,411	\$93,179	\$80,863	\$82,358	\$83,346	\$105,305	\$113,185
Per Capita Income	\$35,298	\$38,333	\$40,512	\$37,982	\$37,376	\$34,853	\$32,709	\$29,657	\$31,188	\$42,078	\$43,829
<b>Trends: 2024 - 2029 Annual Growth Rate</b>											
Population	3.50%	2.15%	2.32%	2.08%	1.60%	1.40%	1.32%	1.79%	1.93%	0.93%	0.38%
Households	3.26%	1.97%	2.18%	1.95%	1.50%	1.35%	1.33%	1.69%	1.84%	1.15%	0.64%
Families	3.23%	1.94%	2.13%	1.91%	1.46%	1.29%	1.27%	1.69%	1.80%	1.12%	0.56%
Owner HHs	3.12%	2.39%	2.40%	2.32%	2.11%	2.25%	2.24%	2.48%	2.37%	1.66%	0.97%

**O**ver 159,000 people with a median age of 39.0 within a 15-minute drive from the property.

**M**edian household income of over \$103,000 within a 3-mile radius from the property.



# Benchmark Demographics



1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Lakeland Bartow Polk County FL US

## Households by Income

<\$15,000	5.50%	5.00%	4.00%	5.30%	7.50%	9.00%	10.80%	9.70%	9.30%	8.40%	8.60%
\$15,000 - \$24,999	8.80%	4.30%	4.70%	4.20%	5.90%	7.00%	8.40%	8.70%	8.00%	6.60%	6.30%
\$25,000 - \$34,999	8.30%	6.00%	7.90%	5.80%	8.20%	9.10%	11.40%	12.30%	10.30%	7.40%	6.70%
\$35,000 - \$49,999	8.20%	8.10%	11.50%	8.10%	10.10%	11.60%	12.40%	11.70%	12.90%	11.00%	10.10%
\$50,000 - \$74,999	11.00%	12.40%	14.30%	12.10%	11.40%	13.70%	15.20%	10.40%	15.20%	16.90%	15.70%
\$75,000 - \$99,999	16.30%	14.70%	30.20%	14.20%	13.90%	13.80%	13.50%	13.60%	14.20%	13.60%	12.80%
\$100,000 - \$149,999	23.40%	30.30%	13.90%	31.10%	24.20%	20.90%	18.00%	22.40%	18.70%	17.20%	17.60%
\$150,000 - \$199,999	13.10%	12.70%	9.10%	12.40%	10.60%	8.00%	5.70%	7.00%	6.70%	8.60%	9.50%
\$200,000+	5.50%	6.60%	0.00%	6.70%	8.10%	6.90%	4.70%	4.10%	4.60%	10.40%	12.60%

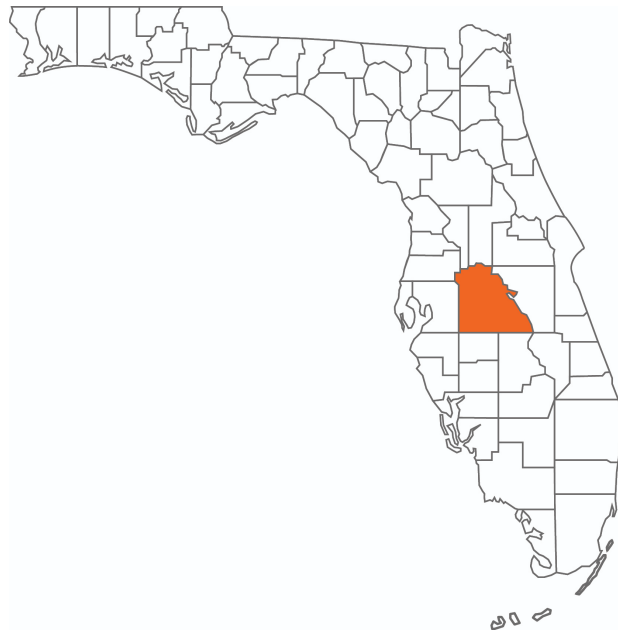
## Population by Age

0 - 4	6.10%	5.70%	5.50%	5.70%	5.60%	5.40%	5.10%	6.20%	5.40%	4.70%	5.50%
5 - 9	6.60%	6.20%	6.20%	6.30%	6.30%	5.80%	5.20%	6.70%	5.70%	5.10%	5.80%
10 - 14	7.00%	6.70%	6.80%	6.80%	6.70%	6.10%	5.50%	6.50%	6.20%	5.40%	6.00%
15 - 19	6.90%	6.70%	7.10%	6.90%	6.90%	6.90%	6.10%	7.10%	6.30%	5.80%	6.40%
20 - 24	6.20%	6.20%	6.30%	6.40%	6.30%	8.10%	8.50%	6.40%	6.30%	6.10%	6.80%
25 - 34	13.10%	13.00%	11.90%	12.50%	12.00%	12.60%	13.50%	13.20%	12.40%	12.30%	13.50%
35 - 44	15.20%	14.20%	14.10%	14.10%	13.60%	12.70%	11.60%	13.70%	12.40%	12.50%	13.30%
45 - 54	12.80%	13.50%	13.90%	13.60%	12.80%	11.70%	10.60%	11.00%	11.60%	12.10%	12.10%
55 - 64	11.80%	12.40%	12.70%	12.40%	12.30%	12.10%	11.70%	11.20%	12.30%	13.30%	12.30%
65 - 74	8.90%	9.60%	9.70%	9.60%	10.30%	10.50%	11.50%	9.80%	11.90%	12.30%	10.40%
75 - 84	4.30%	4.50%	4.60%	4.50%	5.60%	6.10%	7.70%	6.10%	7.40%	7.70%	5.70%
85+	1.10%	1.20%	1.20%	1.20%	1.70%	2.00%	3.00%	2.10%	2.20%	2.70%	2.00%

## Race and Ethnicity

White Alone	61.50%	64.30%	64.80%	64.10%	63.00%	63.40%	57.00%	57.30%	57.00%	56.50%	60.30%
Black Alone	14.10%	11.20%	10.20%	11.00%	13.20%	13.00%	19.10%	22.60%	15.00%	15.00%	12.50%
American Indian Alone	0.30%	0.30%	0.30%	0.30%	0.40%	0.50%	0.50%	0.40%	0.60%	0.50%	1.10%
Asian Alone	3.70%	4.60%	6.40%	5.20%	4.30%	2.70%	2.20%	1.60%	2.00%	3.20%	6.40%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	6.40%	6.10%	5.30%	5.90%	6.10%	7.60%	8.20%	7.30%	10.70%	7.60%	8.80%
Two or More Races	13.90%	13.50%	13.00%	13.40%	12.90%	12.70%	12.90%	10.80%	14.60%	17.20%	10.70%
Hispanic Origin (Any Race)	22.50%	20.80%	19.10%	20.20%	20.00%	22.00%	23.20%	20.30%	29.80%	27.60%	19.60%





## POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between 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, cultural venues, stunning natural landscapes, and plentiful outdoor activities.





## LAKELAND

### POLK COUNTY

Founded	1885
Population	117,606 [2023]
Area	74.4 sq mi
Website	<a href="http://lakelandgov.net">lakelandgov.net</a>

Major Employers	Publix Supermarkets
	Saddle Creek Logistics
	Geico Insurance
	Amazon
	Rooms to Go
	Welldyne

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just under 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland's living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.



# Neighborhood Map





# Market Area Map





# Additional Photos







**GARY RALSTON, CCIM, SIOR, CRE, CPM, CRRP, FRICS**

Managing Director/ Senior Advisor

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## PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner and Senior Advisor of SVN Saunders Ralston Dantzler Real Estate in Lakeland, FL – the premier commercial services provider in Central Florida.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. [NYSE:NNN] - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member [CCIM], Society of Industrial and Office Realtors [SIOR], Specialist in Real Estate Securities [SRS], Certified Property Manager [CPM], Counselor of Real Estate [CRE], Certified Leasing Specialist [CLS], Certified Development, Design, and Construction Professional [CDP], Certified Retail Property Executive [CRX], Certified Retail Real Estate Professional [CRRP] and Fellow of the Royal Institute of Chartered Surveyors [FRICS]. He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute [ULI], the International Council of Shopping Centers [ICSC], and the Commercial Real Estate Development Association [NAIOP].

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow [<http://hoytgroup.org/hoyt-fellows/>] in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.

Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

Gary specializes in:

- Commercial Real Estate
- Leasing and Tenant Representation
- Certified Building Contractor
- Development
- Group Investment Programs



# Advisor Biography



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## PROFESSIONAL BACKGROUND

Tyler Davis is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private companies in the country.

Tyler joined SVN Saunders Ralston Dantzler in May of 2019, where he specializes in development land brokerage and investments. Tyler was named an SVN Partner's Circle award recipient in 2022, which goes to the top 50 global advisors at SVN. Additionally, Tyler was an RLI APEX award recipient for 2022.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC.

Tyler resides in Lakeland with his wife Caroline and daughter Mary Caroline. Tyler became an Accredited Land Consultant (ALC) in 2022. In addition, Tyler serves as Vice President of the Florida Chapter of the Realtors Land Institute, is a member of The Lakeland Rotary Club, and is on the Board of Directors for the Friends of Bonnet Springs Park.





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