

14,600 ±
Cars/Day



49,500 ±
Cars/Day

HWY 98 COMMERCIAL PADS

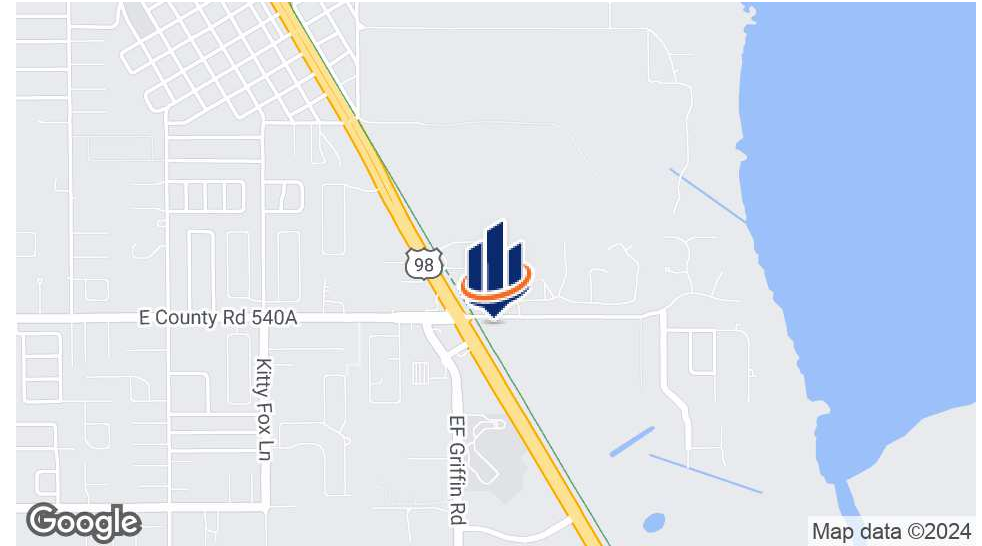
BOY SCOUT RD
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Boy Scout Ranch Rd.

Property Summary



OFFERING SUMMARY

Sale Price:	Priced Per Lot
	[\$629,000 - \$2,270,000]
Lot Size:	6.5 Acres
Zoning	C-2 [City of Bartow]
Utilities	Available to the Site
Zoning:	C-2
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 County Road 540E. County Road 540 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
Total:	6.50	\$5,940,500	930 ± FT

Location Description & Highlights



LOCATION DESCRIPTION

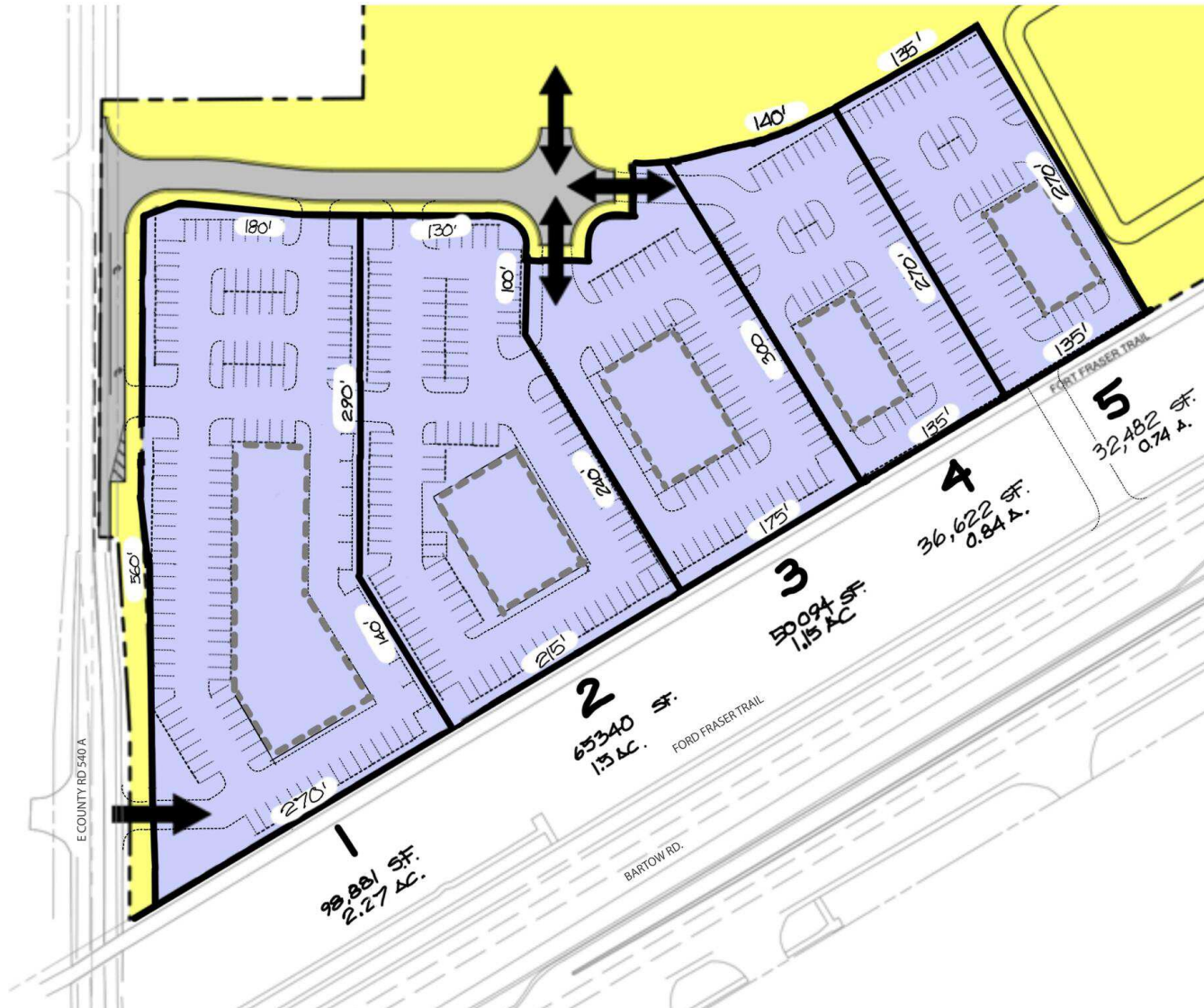
The subject property is located right off the corner of Boy Scout Ranch Road and US Highway 98 in Lakeland, FL. It is approximately 6 ± minutes from the Bartow Regional Medical Center and 8 ± minutes from the Polk State College Lakeland Campus. It enjoys having Lake Hancock right to the east of the property, 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
- 2.6 miles to Polk State College
- Less than 1/2 mile to Lakeland Regional Hospital [future campus]
- 2.5 miles to Bartow Regional Medical Center

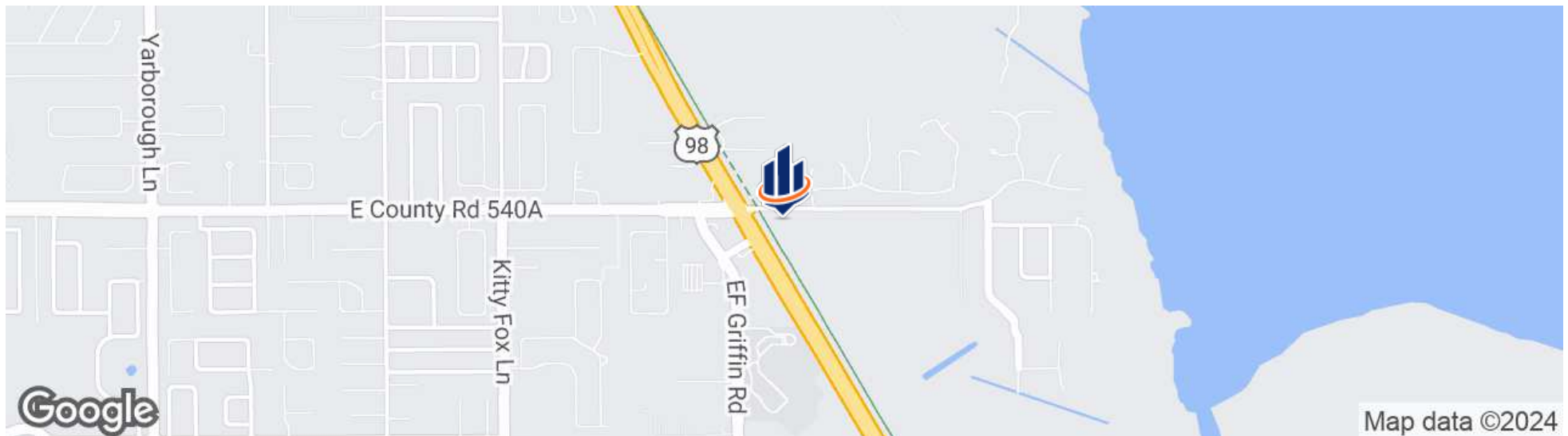
Concept Plans



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	4,725	14,464	23,696	16,127	58,723	160,835	121,710	20,371	812,640	22,779,514	338,440,954
Households	1,666	5,227	8,191	5,869	21,391	60,078	48,929	7,316	303,601	9,084,882	130,716,571
Families	1,240	3,879	6,331	4,377	15,469	40,067	28,708	4,985	207,373	5,826,884	83,629,781
Average Household Size	2.83	2.77	2.89	2.74	2.72	2.56	2.33	2.66	2.62	2.45	2.53
Owner Occupied Housing Units	1,236	3,828	6,428	4,403	15,541	40,730	27,969	4,856	216,091	6,029,935	84,133,084
Renter Occupied Housing Units	430	1,399	1,763	1,466	5,850	19,348	20,960	2,460	87,510	3,054,947	46,583,487
Median Age	37.6	38.7	39.4	38.8	39.6	38.9	40.0	37.8	41.2	43.5	39.3
Income											
Median Household Income	\$85,636	\$99,108	\$103,068	\$100,136	\$85,570	\$74,091	\$59,505	\$66,562	\$63,515	\$74,715	\$79,068
Average Household Income	\$97,900	\$107,035	\$115,943	\$106,949	\$102,466	\$93,162	\$80,863	\$82,358	\$83,346	\$105,305	\$113,185
Per Capita Income	\$35,156	\$38,329	\$40,512	\$38,015	\$37,392	\$34,821	\$32,709	\$29,657	\$31,188	\$42,078	\$43,829
Trends: 2024 - 2029 Annual Growth Rate											
Population	3.42%	2.14%	2.32%	2.07%	1.60%	1.39%	1.32%	1.79%	1.93%	0.93%	0.38%
Households	3.20%	1.97%	2.18%	1.94%	1.50%	1.35%	1.33%	1.69%	1.84%	1.15%	0.64%
Families	3.16%	1.93%	2.13%	1.90%	1.46%	1.29%	1.27%	1.69%	1.80%	1.12%	0.56%
Owner HHs	3.09%	2.39%	2.40%	2.30%	2.12%	2.25%	2.24%	2.48%	2.37%	1.66%	0.97%
Median Household Income	3.45%	1.63%	1.70%	1.49%	3.37%	3.12%	4.15%	4.90%	4.27%	3.25%	2.95%

Over 160,000 people with a median age of 38.9 within a 15-mile drive from the property.

Median 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

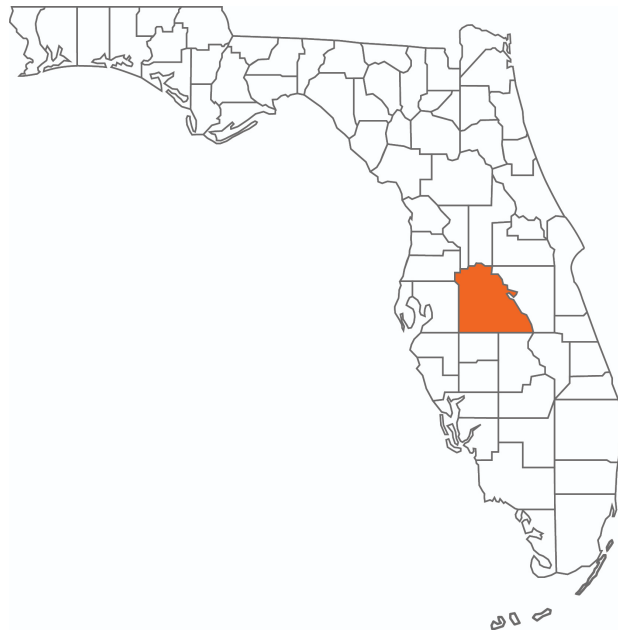
<\$15,000	5.50%	5.00%	4.00%	5.40%	7.50%	9.00%	10.80%	9.70%	9.30%	8.40%	8.60%
\$15,000 - \$24,999	8.70%	4.30%	4.70%	4.20%	5.90%	7.00%	8.40%	8.70%	8.00%	6.60%	6.30%
\$25,000 - \$34,999	8.30%	6.00%	7.90%	5.90%	8.20%	9.10%	11.40%	12.30%	10.30%	7.40%	6.70%
\$35,000 - \$49,999	8.30%	8.10%	11.50%	8.10%	10.10%	11.60%	12.40%	11.70%	12.90%	11.00%	10.10%
\$50,000 - \$74,999	11.00%	12.40%	14.30%	12.00%	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%	13.90%	13.50%	13.60%	14.20%	13.60%	12.80%
\$100,000 - \$149,999	23.50%	30.30%	13.90%	31.00%	24.20%	20.90%	18.00%	22.40%	18.70%	17.20%	17.60%
\$150,000 - \$199,999	12.90%	12.70%	9.10%	12.60%	10.60%	8.00%	5.70%	7.00%	6.70%	8.60%	9.50%
\$200,000+	5.50%	6.60%	0.00%	6.60%	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%	6.30%	6.30%	8.10%	8.50%	6.40%	6.30%	6.10%	6.80%
25 - 34	13.10%	13.00%	11.90%	12.60%	12.00%	12.60%	13.50%	13.20%	12.40%	12.30%	13.50%
35 - 44	15.20%	14.20%	14.10%	14.20%	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%	12.30%	12.30%	12.10%	11.70%	11.20%	12.30%	13.30%	12.30%
65 - 74	8.90%	9.70%	9.70%	9.60%	10.20%	10.50%	11.50%	9.80%	11.90%	12.30%	10.40%
75 - 84	4.30%	4.50%	4.60%	4.50%	5.50%	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%	64.40%	63.00%	63.30%	57.00%	57.30%	57.00%	56.50%	60.30%
Black Alone	14.00%	11.10%	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%	4.90%	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	6.50%	6.00%	5.30%	5.90%	6.10%	7.70%	8.20%	7.30%	10.70%	7.60%	8.80%
Two or More Races	14.00%	13.50%	13.00%	13.50%	12.90%	12.80%	12.90%	10.80%	14.60%	17.20%	10.70%
Hispanic Origin (Any Race)	22.50%	20.80%	19.10%	20.30%	20.10%	22.20%	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	lakelandgov.net
Major Employers	<ul style="list-style-type: none"> 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

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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



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PROFESSIONAL BACKGROUND

Tyler Davis, ALC serves as the President of SVN | Saunders Ralston Dantzler Real Estate, where he is responsible for company strategy, growth, financial oversight, and operational management.

Tyler joined the company in 2019, initially working in property management before transitioning to an advisory role and eventually assuming the position of Chief Financial Officer. In 2022, he was honored with SVN's Partners Circle Award for his exceptional brokerage production, the highest sales accolade at SVN. In the same year, he earned his Accredited Land Consultant accreditation.

Before his tenure at SVN Saunders Ralston Dantzler Real Estate, Tyler spent five years as a CPA at PricewaterhouseCoopers in Birmingham, Alabama, where he served as a tax manager for multinational insurance companies. He graduated summa cum laude from Samford University and obtained his Master's in Tax Accounting from The University of Alabama.

A proud native of Carrollton, Georgia, Tyler currently resides in Lakeland, Florida, with his wife, Caroline, and their daughter, Mary Caroline. Outside of his professional commitments, Tyler enjoys spending time with his family, playing golf, and passionately supporting his beloved Alabama Crimson Tide and Atlanta sports teams. He is an active member of Trinity Presbyterian Church, the Lakeland Rotary Club, and serves as Vice President of the Florida Chapter of the Realtors Land Institute.



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

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Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

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