

15,500 ±  
Cars/Day



52,500 ±  
Cars/Day

SUBJECT

Boy Scout Ranch Rd.

# Hancock Crossings Commercial Center

Proposed Professional  
Center

Boy Scout Ranch Road, Bartow, FL 33830

David Hungerford, CCIM, SIOR  
Senior Advisor  
863-660-3138  
david@saundersrealestate.com

Joey Hungerford, MiCP  
Associate Advisor  
863-660-3511  
joey@saundersrealestate.com



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Spessard Holland  
Elementary



Proposed Professional  
Center

SUBJECT

Boy Scout Ranch Rd.

SECTION 1

# Property Information





## EXECUTIVE SUMMARY

## Offering Summary

Sale Price:	\$2,950,000
Lot Size:	3.5 ± Acres
Price / Acre:	\$842,857
City:	Bartow
County:	Polk
Zoning:	C-2 (City of Bartow)*
Utilities:	Available to the Site
Parcel ID:	Portion of 242924288500000053
Zoning:	C-2 (City of Bartow)*

## Property Overview

This 3.5 ± acre parcel, boasts high visibility at the intersection of U.S. Highway 98 and FL 540. With flexible permitting options, the site is primed for a variety of development opportunities—particularly well-suited for medical or retail uses. The land is improved, with master retention available off-site.

High traffic volumes in the immediate area further enhances its potential for success, making it a compelling option for Medical or Retail-Pad investors seeking a promising and lucrative opportunity.

**\* Current zoning currently has the following use restrictions: Filling Station (Convenience Store w/gas), Recycling Center (indoor), Auto/Boat Sales, Building Supply Sales, Major Automotive Repair, Mobile Home/RV Sales, Auto/Boat Repair no sales, Sales/Repair of Heavy Equipment, Sewer Lift Station and Sewer/Water Station (onsite).**





## Location Description

The subject property is located on the southeast corner of the intersection of U.S. Highway 98, FL 540, and Boy Scout Ranch Road.

## Location Highlights

- 3 miles to the Polk Parkway
- 3 miles to Bartow, the county seat of Polk County
- 11 miles from Interstate 4
- Less than 1/2 mile to Lakeland Regional Hospital (future campus)
- 2.5 miles to Bartow Regional Medical Center



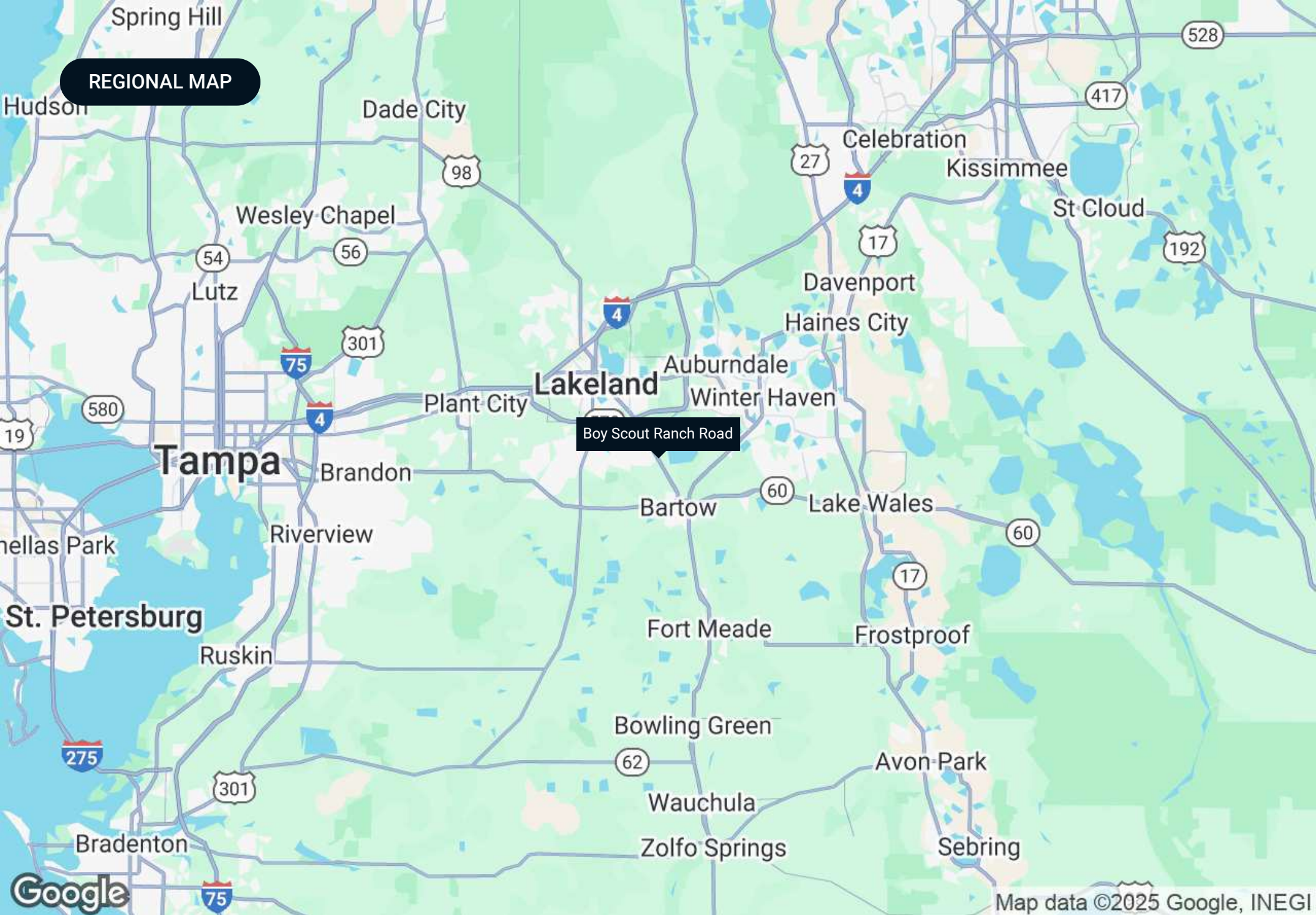




## SECTION 2

# Location Information





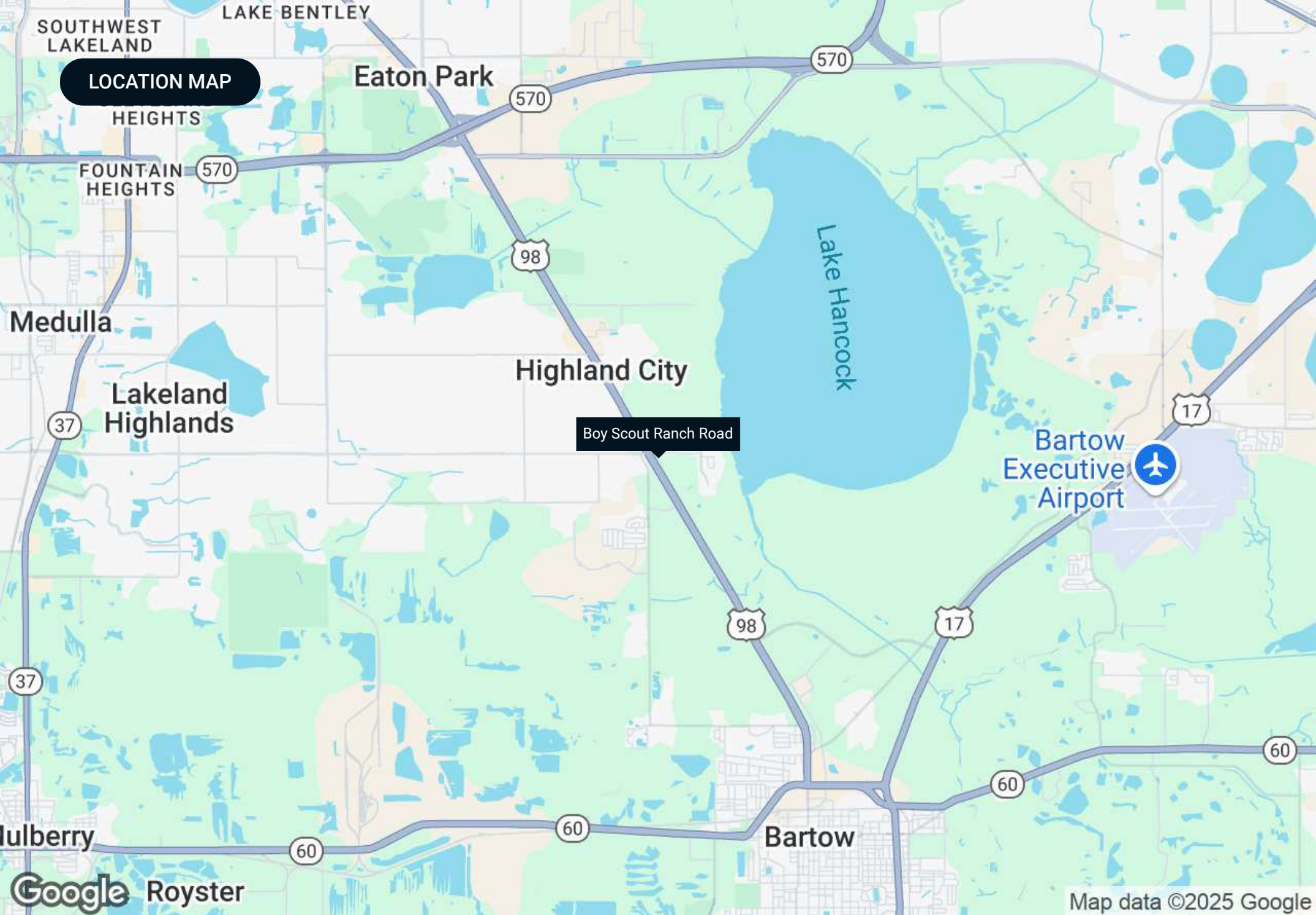
REGIONAL MAP

Boy Scout Ranch Road

Google

Map data ©2025 Google, INEGI







## DEMOGRAPHICS MAP & REPORT

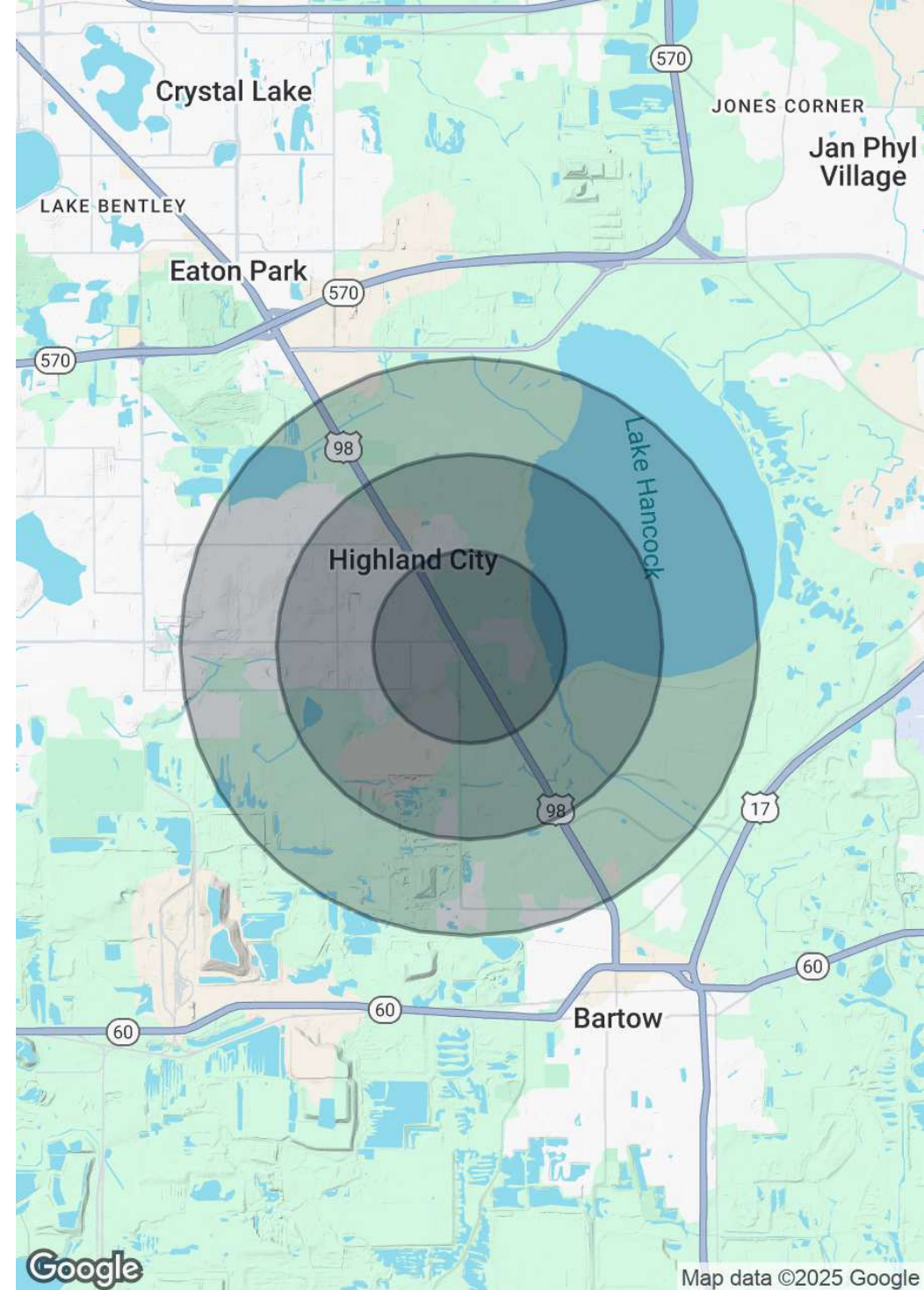
### Population

	1 Mile	2 Miles	3 Miles
Total Population	4,381	13,361	23,221
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	40

### Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	1,594	4,812	8,126
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$97,972	\$106,735	\$117,364
Average House Value	\$312,967	\$330,834	\$354,904

*Demographics data derived from AlphaMap*





## AREA ANALYTICS

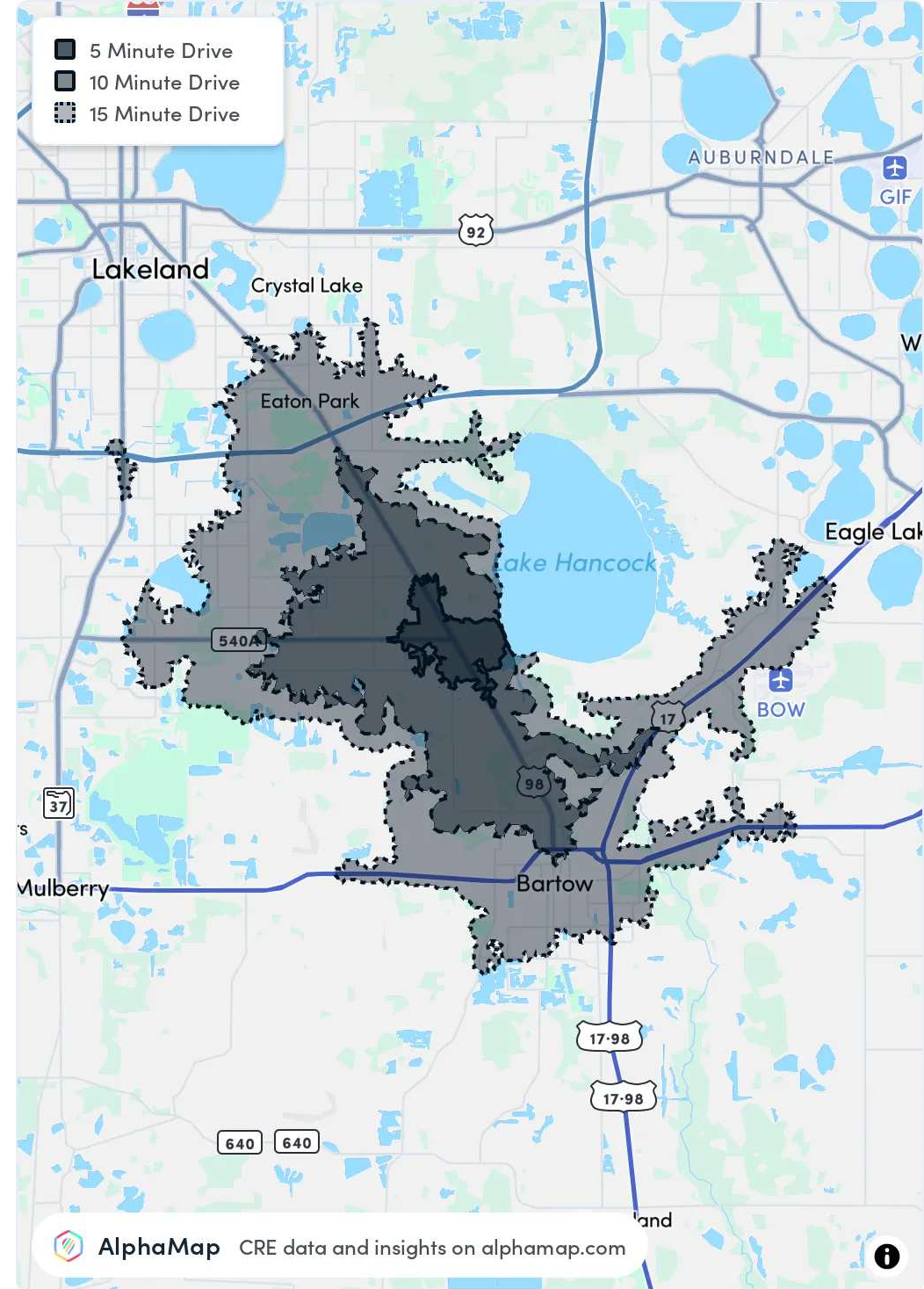
### Population

	5 Minutes	10 Minutes	15 Minutes
Total Population	6,565	25,707	72,849
Average Age	38	39	41
Average Age (Male)	37	38	39
Average Age (Female)	40	40	42

### Household & Income

	5 Minutes	10 Minutes	15 Minutes
Total Households	2,366	8,990	26,717
Persons per HH	2.8	2.9	2.7
Average HH Income	\$95,065	\$117,392	\$104,624
Average House Value	\$299,900	\$357,144	\$327,135
Per Capita Income	\$33,951	\$40,480	\$38,749

Map and demographics data derived from AlphaMap



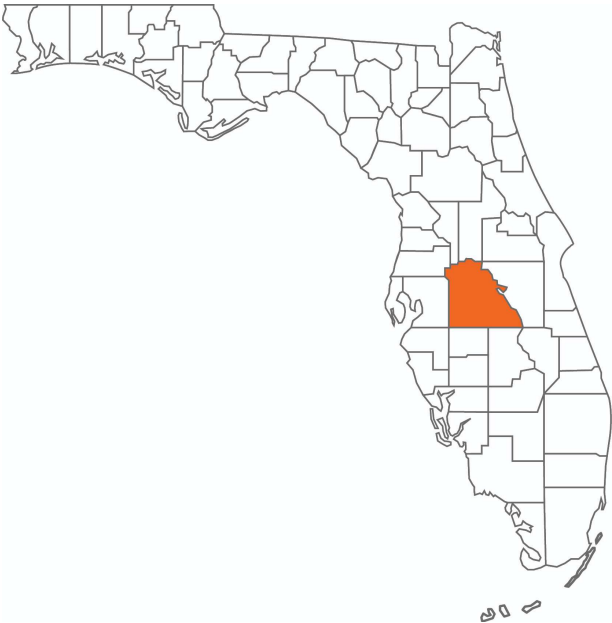




COUNTY

# 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.



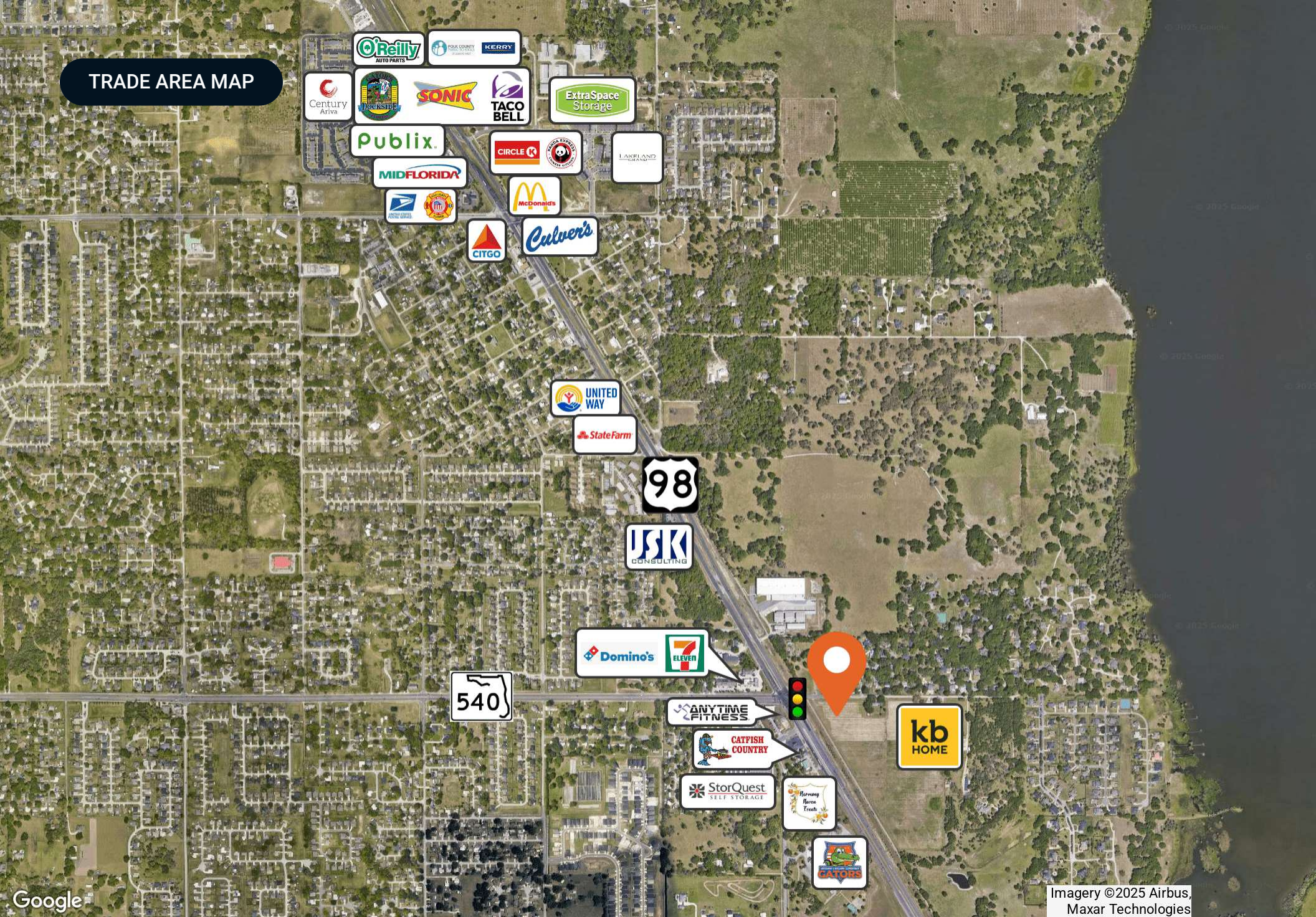
## MARKET AREA MAP



Imagery ©2025 Airbus, Landsat / Copernicus,  
Maxar Technologies



TRADE AREA MAP





## RESIDENTIAL DEVELOPMENTS



**Kitty Fox - 175 SF Residential Lots Recently Built**



**Touchstone - 558 SF Residential Lots Approved**



**Wind Meadows South - 835 SF Residential Lots Under Construction**



**Wind Meadows - 330 SF Residential Lots Built in 2014**



**Hancock Crossings - 130 SF Residential Lots Under Construction**



**James Farms - 150 SF Residential Lots Under Construction**

**Magnolia Walks - 114 SF Residential Lots Recently Built**

**The Retreat at Stuart Crossing - 288 Multifamily Units Recently Built**



**The Grove at Stuart Crossing - 592 SF Residential Lots Under Construction**

Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies





Saunders Ralston Dantzler Real Estate

SECTION 3

# Agent And Company Info



## ADVISOR BIOGRAPHY



### David Hungerford, CCIM, SIOR

Senior Advisor

david@saundersrealestate.com

Direct: 877-518-5263 x347 | Cell: 863-660-3138

## Professional Background

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$250 million across nearly all types of commercial properties and development land. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research. He prides himself on solving complex problems for his clients and stakeholders.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana, Ezra, and Shepherd on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Industrial Properties
- Commercial Properties
- Real Estate Analytics



## ADVISOR BIOGRAPHY



### Joey Hungerford, MiCP

Associate Advisor

joey@saundersrealestate.com

Direct: 877-518-5263 x348 | Cell: 863-660-3511

## Professional Background

Joey Hungerford is an Associate Advisor at Saunders Real Estate in Lakeland, Florida.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. His prior posts include serving as the Communications Director for a Congresswoman in the United States House of Representatives, as Digital Director and Communications Advisor to the Chairman of the House Judiciary Committee, and as a personal travel videographer for the President of the United States of America.

Before relocating to Washington, D.C., Joey was born and raised in Lakeland, where he earned a Bachelor of Science degree in Communications, with an emphasis in Broadcasting, and a minor in Theology, from Southeastern University. During his academic tenure, Joey was an active student leader on campus and concurrently began his professional career at Saunders Real Estate within the marketing department.

Joey is an active member of the Lakeland Association of REALTORS®, serving on its Public Policy Committee, and in the Lakeland REALTORS® Leadership Academy, class of 2025.

With his unique career experience and unmatched work ethic, Joey takes pride in his ability to build meaningful relationships while delivering exceptional service to his clients.

Joey and his wife, Hope, are proud parents of a son, Levi. They attend Family Worship Center in Lakeland.

Joey specializes in:

- Commercial Properties
- Industrial Real Estate
- Office Space





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**SAUNDERS**  
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COMMERCIAL

## Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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