

Historic Downtown Bartow Estate Commercial or Residential - 3 Buildings, 1 Parcel on .73 Acres

555 East Stanford Street, Bartow, Florida 33830

Craig Morby
Senior Advisor
863-581-0059
craig@saundersrealestate.com

Eric Ammon, CCIM
Senior Advisor
863-602-1001
eric@saundersrealestate.com

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$995,000
Building 1 Size (Main House):	7,340 SF w/ 5,776 SF Under Air plus
Building 2 Size (Guest House):	1,074 SF - 2 Stories
Building 3 Size (Flex Structure):	500 SF Mini Split Unit A/C
Lot Size:	.73 Acres
Zoning:	R-3, City of Bartow
PIN:	25-30-05-375000-021010

Property Overview

Stunning Victorian-style home built in 1906 and formerly operated as a bed & breakfast and tea house. Also known as the "My Girl" house, and lately as Hope House, the main portion of the property offers approximately 5,776 SF under air. The property blends historic charm with extensive renovations, while preserving its original character.

Zoned R-3, City of Bartow. The uses go well beyond just residential and include some of the following commercial uses: Airbnb, traditional bed and breakfast or guesthouse, group home, family care home, hospice, rehab etc. Professional office uses are also possible.

The tour of the property starts with a stunning wrap around, 1,500 SF porch, a perfect setting for gatherings, meetings or events, or a place for morning coffee. The grand foyer opens to multiple living spaces including a front sitting room, formal living and dining rooms, private office, and a spacious updated kitchen with modern cabinetry, appliances, counter bar, and separate dining area. The first floor also features a large primary suite with fireplace and ensuite bath.

Upstairs includes a gorgeous loft/flex space and five additional bedrooms, each with its own character, fireplace and ensuite bathroom — ideal for bnb, group home, or multi-generational living.

Additional improvements include a 1,000 SF two-story guest house (built 2022) with 1 bedroom, 1 bath and loft and a 500 SF air-conditioned flex building (ideal for office, gym, or media room). There is a large pool on the property, as well as 7 fireplaces, wainscoting, crown moulding, some original wood floors, transom windows and French doors. This property is a must see!

For additional content, please visit:
<https://photos.rawcompositions.com/sites/rqlkxpyq/unbranded>

PHOTOS



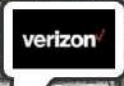
COMPLETE HIGHLIGHTS



Property Highlights

- Iconic 1906 Victorian estate on .73 acres, located on historic E. Stanford Street in Bartow. Approximately 5,776 SF under air with expansive living and entertaining spaces
- Other structures include a 1,000 SF two-story guest house built in 2022 featuring a 1-bedroom, 1-bath private residence
- The other additional structure is a 500 SF air-conditioned flex building perfect for office, gym, studio, or media room
- 1,500 SF porch, the perfect setting for gatherings, meetings or events, or a place for morning coffee
- Zoned R-3, City of Bartow, uses includes Airbnb, traditional bed and breakfast or guesthouse, group homes, family care home, hospice, rehab etc.
- Professional office uses may also be possible
- Former traditional Bed & Breakfast with commercial potential for hospitality or group living uses
- Six bedrooms, each with fireplace and ensuite bathrooms, ideal for guest accommodations or bnb operations
- Grand foyer with multiple elegant common areas including formal living, dining, and sitting rooms
- Large updated kitchen with modern cabinetry, appliances, counter bar, and casual dining area
- Seven fireplaces and preserved historic details including original wood floors, transom windows, and French doors
- Common parking available in the front and rear of the property
- Bartow is the County seat of Polk County. The location is an ideal Central Florida spot, located halfway between Walt Disney World/Orlando and Tampa/St Pete, Clearwater
- Located near downtown amenities, included restaurants, bars, retail and government offices
- Excellent access to major state highway routes, including State Road 60 and US Hwy 17. Less than a two minutes drive to US 98 / Broadway Ave
- ** Photos in the apartment living room and bedroom include VIRTUAL STAGING for illustration purposes

RETAILER MAP



City of Bartow City Hall



Bartow Elementary Academy



Summerlin Academy

OUTSIDE PHOTOS



OUTSIDE PHOTOS



DOWNSTAIRS AREAS



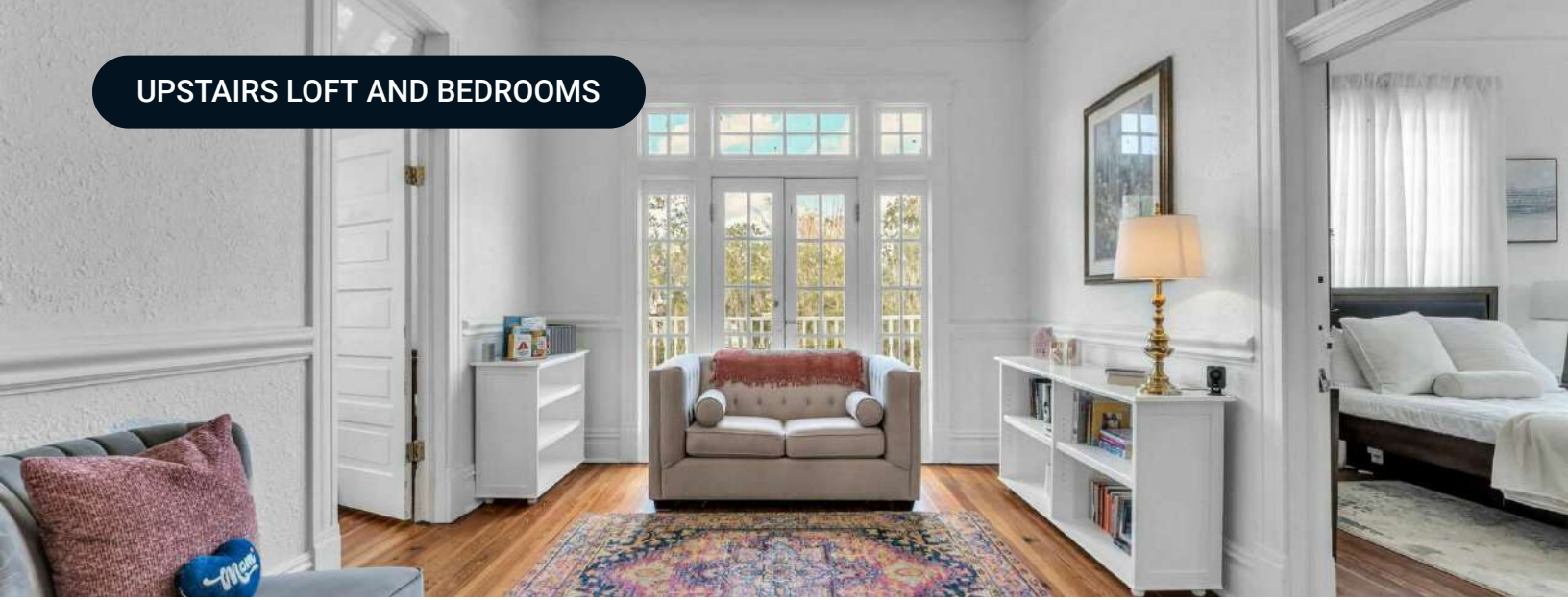
DOWNSTAIRS PHOTOS



PRIMARY BEDROOM



UPSTAIRS LOFT AND BEDROOMS



GUEST HOUSE



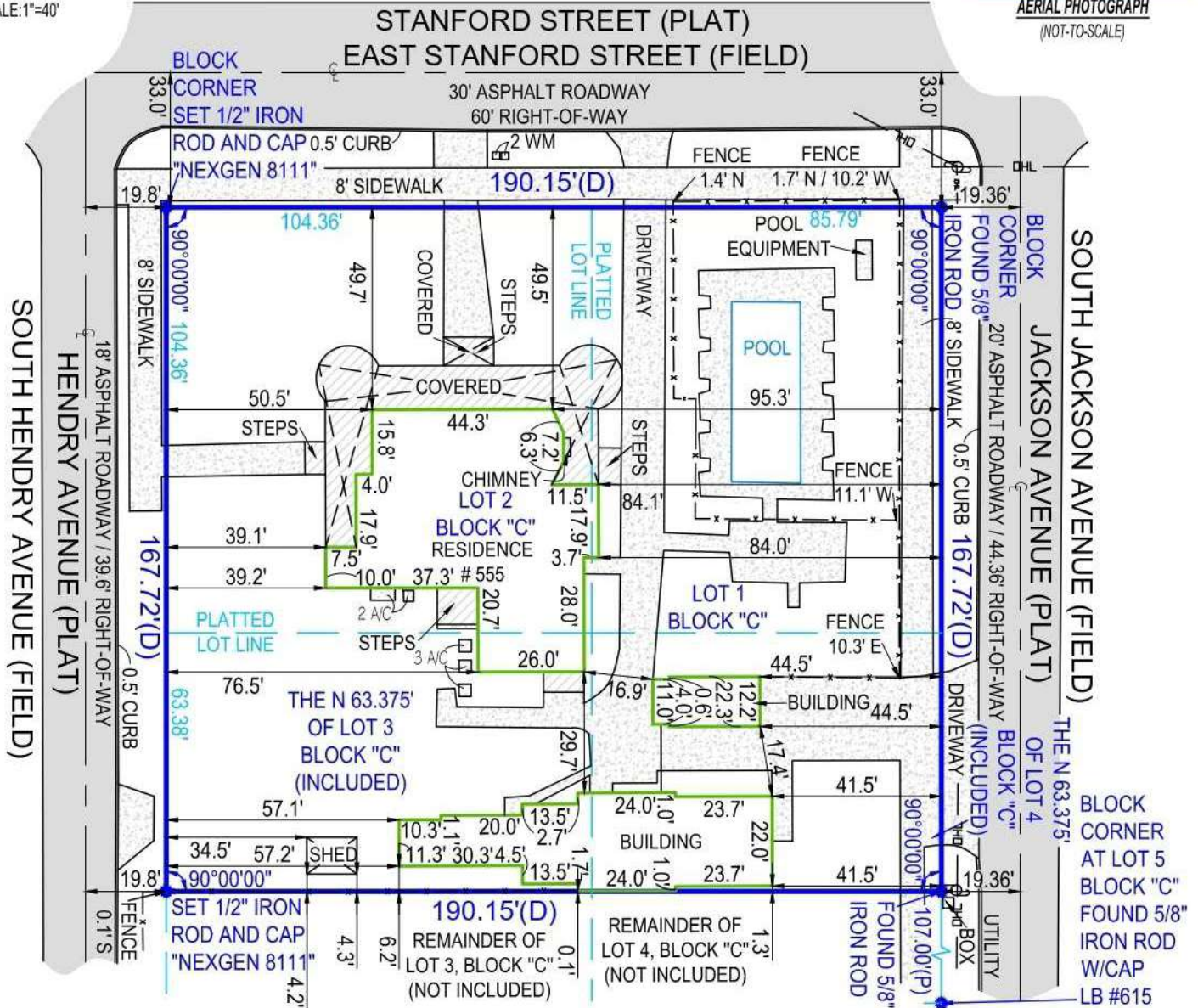
SURVEY



SCALE: 1"=40'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 10-05-2022
 Drawn By: Oleg
 Order #: 196861
 Last Revision Date: None
 Boundary Survey prepared by: LB8111
 NexGen Surveying, LLC
 561-508-6272
 1421 Oglethorpe Rd
 West Palm Beach, FL 33405



MAIN HOUSE - FIRST FLOOR FLOORPLAN



MAIN HOUSE - SECOND FLOOR FLOORPLAN





City of Bartow

Bartow continues to strengthen its position as a government and industry hub in Central Florida. As the county seat of Polk County, it hosts major public employers, including the Polk County Courthouse, School Board, and Sheriff's Office, while also supporting nearby phosphate, agriculture, & logistics operations. This blend of public and private sector activity drives consistent job growth and economic stability.

Major investments in infrastructure and downtown redevelopment are shaping Bartow's next chapter. Streetscape improvements, business facade grants, and new civic projects are revitalizing the historic core, attracting both private capital and public interest. The city's focus on walkability and small business development reflects a broader strategy to retain talent and encourage entrepreneurship.

Situated at the intersection of U.S. Highway 98 and State Road 60, Bartow offers seamless access to Tampa, Orlando, and coastal ports. Its central location, combined with proximity to the CSX rail line and Bartow Executive Airport, enhances its appeal for distribution, manufacturing, and agribusiness sectors.

Source: Central Florida Development Council, Bartow Community Redevelopment Agency



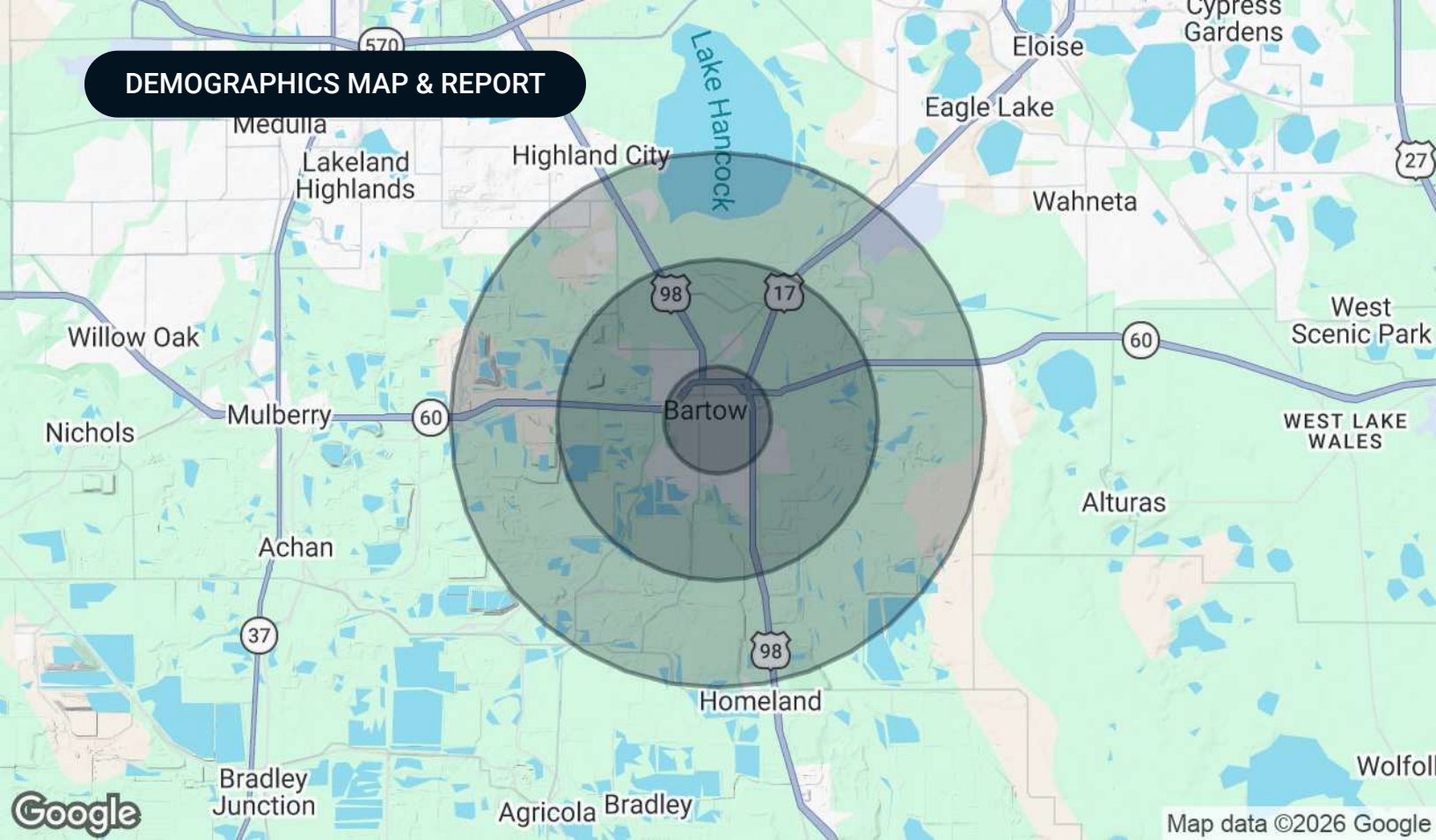
Polk County FLORIDA



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.

DEMOGRAPHICS MAP & REPORT



Population

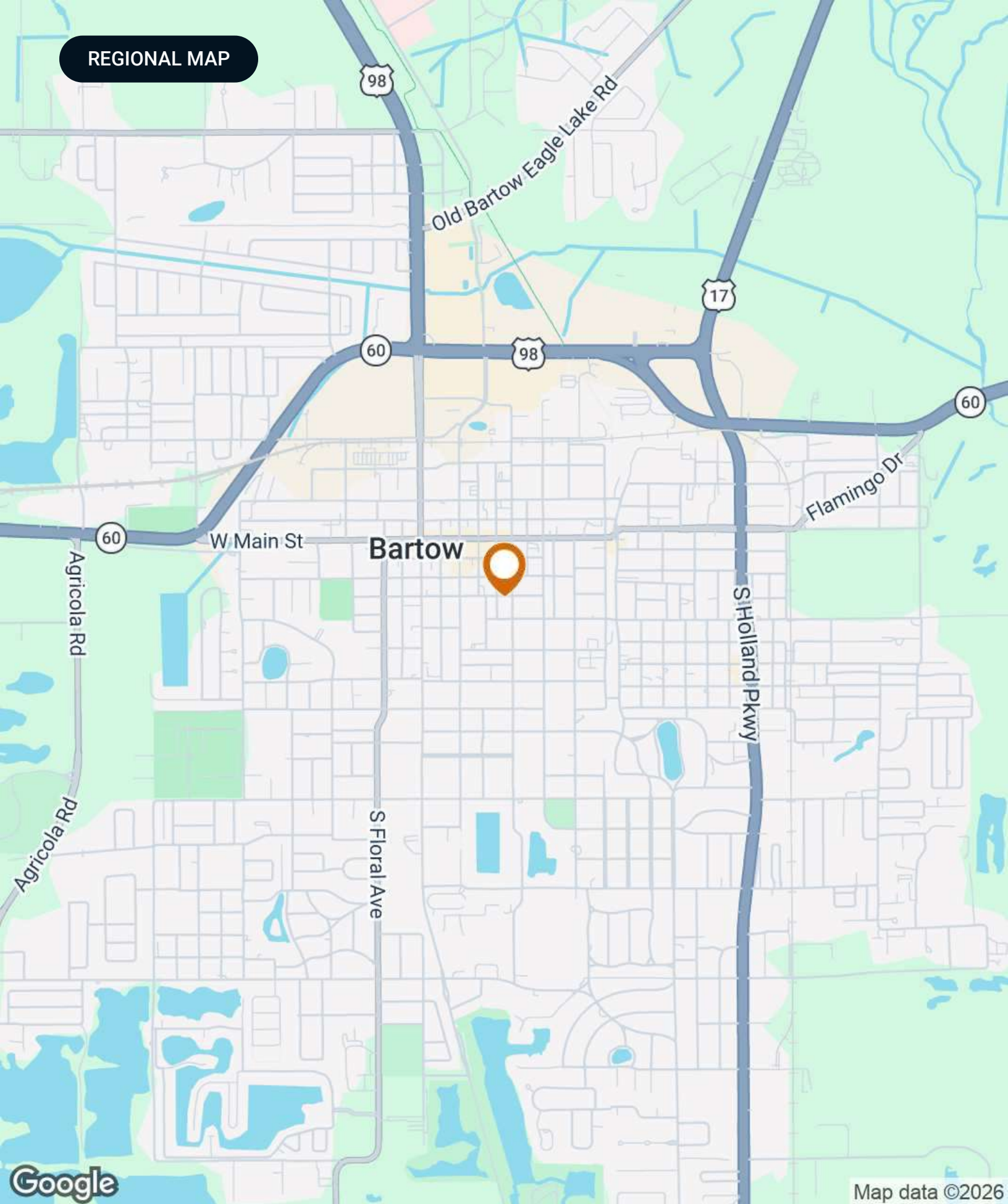
	1 Mile	3 Miles	5 Miles
Total Population	7,513	19,918	29,574
Average Age	39	40	39
Average Age (Male)	37	38	38
Average Age (Female)	40	41	41

Households & Income

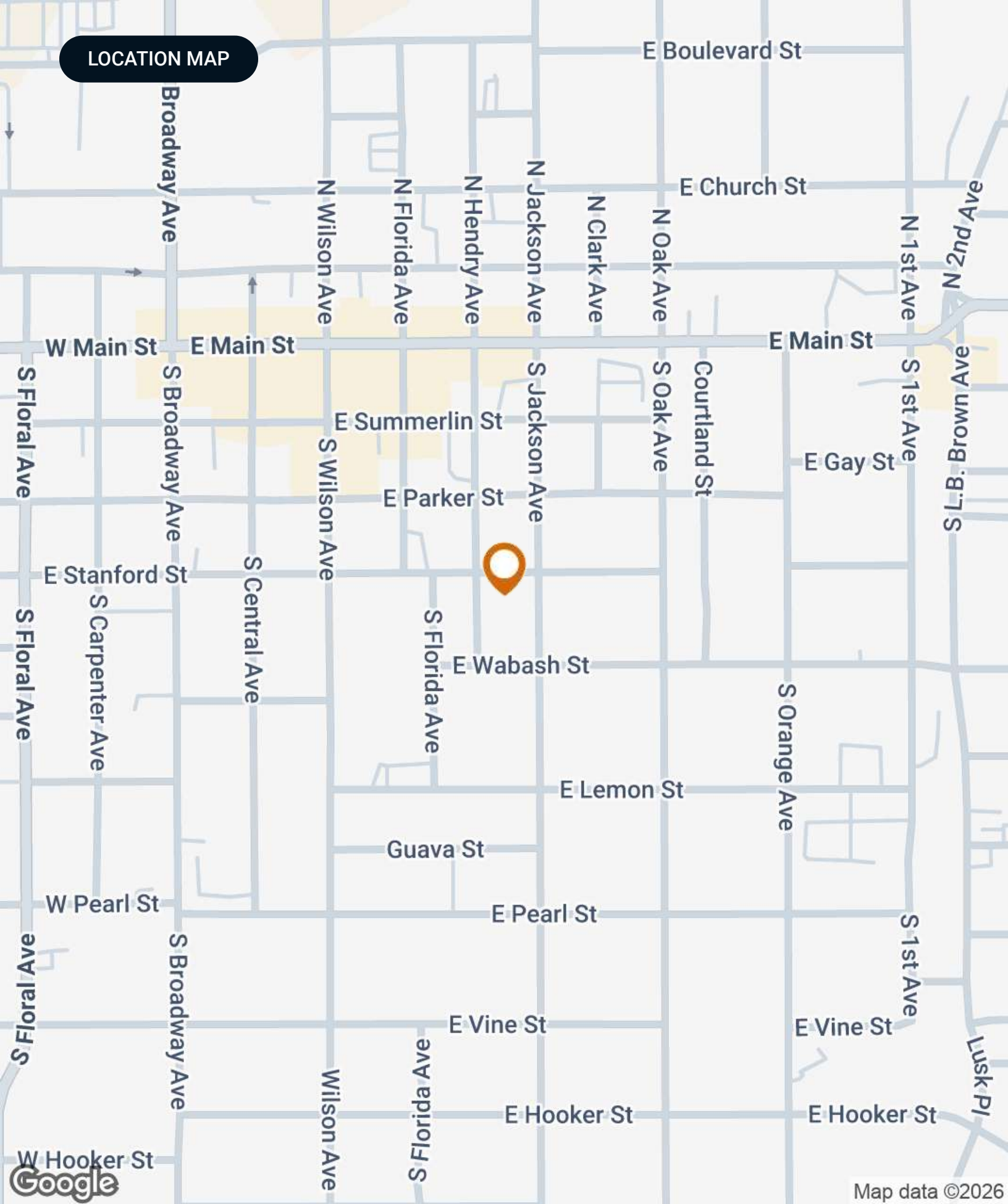
	1 Mile	3 Miles	5 Miles
Total Households	2,764	7,231	10,681
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$75,375	\$82,902	\$85,944
Average House Value	\$240,387	\$285,366	\$289,557

2020 American Community Survey (ACS)

REGIONAL MAP



LOCATION MAP



ADVISOR BIOGRAPHY



Craig Morby

Senior Advisor

craig@saundersrealestate.com

Direct: **877-518-5263 x442** | Cell: **863-581-0059**

Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 17 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig has been very involved in the Lakeland community over the years, serving on the Board of Directors for the Lakeland Chamber of Commerce, the Lakeland Association of Realtors and the Parent Advisory Board for Harrison School for the Arts. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express, Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.



Eric Ammon, CCIM

Senior Advisor

eric@saundersrealestate.com

Direct: 877-518-5263 x353 | Cell: 863-602-1001

Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

Memberships

Certified Commercial Investment Member



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SAUNDERS
AUCTIONS



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VALUATIONS

A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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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