

Panther Crossings Commercial Sites

US Highway 98, Bartow, Florida 33830

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CONCEPT PLAN



DOWNTOWN BARTOW

Bartow Regional
Medical Center
BayCare Health System

BARTOW FORD
INTEGRITY • TRUST • HONESTY

KELLEY
BUICK GMC

EXECUTIVE SUMMARY

TECO
AN EMERA COMPANY

98

Offering Summary

Sale Price: **Please Inquire**

Lots Available: 155,000 ± SF Big Box Retail,
2.5 Acre Commercial Outparcel,
2.0 Acre Commercial Outparcel,
2.0 Acre Commercial Outparcel,
Future Commercial, Future Hospitality,
Future Residential

Jurisdiction: City of Bartow

FLU: Commercial, HDR, LDR

Infrastructure: Master developer to deliver lots rough
graded with stubbed utilities and
off-site retention

PIN: 242925000000011020,
and a portion of 252930000000031010

Property Overview

Panther Crossings is a premier 75 ± acre mixed use development opportunity in North Bartow, featuring more than 3,000 feet of frontage along US Highway 98 (Bartow Road), one of Polk County's primary growth corridors connecting Lakeland and Bartow. Supported by Future Land Use designations that include Commercial, High-Density Residential, and Low-Density Residential, the site is well positioned for retail, restaurant, medical, and other commercial uses that can serve the area's rapidly expanding population.

There are approximately 4,000 residential units recently completed or in the pipeline for development within 3 miles of Panther Crossings. Also nearby are several commercial and healthcare anchors including Bartow Ford, BayCare Bartow Regional Medical Center, and Lakeland Regional Health and Moffit's respective planned medical campuses.

LAND LOTS

Status	Lot #	Sub-Type	Size
Available	Proposed ±155,000 SF Wholesale	Retail	200,000 SF
Available	Outparcel A	Retail-Pad	2.5 Acres
Available	Outparcel B	Retail-Pad	2 Acres
Available	Outparcel C	Retail-Pad	2 Acres
Available	Highway Commercial Lot	Retail-Pad	12 Acres



NEARBY DEVELOPMENTS

THE RETREAT AT STUART CROSSINGS
288 MF Units Recently Built

THE GROVE AT STUART CROSSINGS
595 SF Lots Under Construction

STUART CROSSINGS MONTESSORI SCHOOL
36,000 ±SF Under Construction

JAMES FARMS
148 SF Lots Under Construction

CORTA COMMONS AT STUART CROSSINGS
1.5 Million SF Proposed Retail Center

KELLEY
BUICK GMC
Overflow/Additional Sales Lot

98

LAKELAND REGIONAL
95.7-Acre Proposed Development

NEIGHBORING DEVELOPMENTS

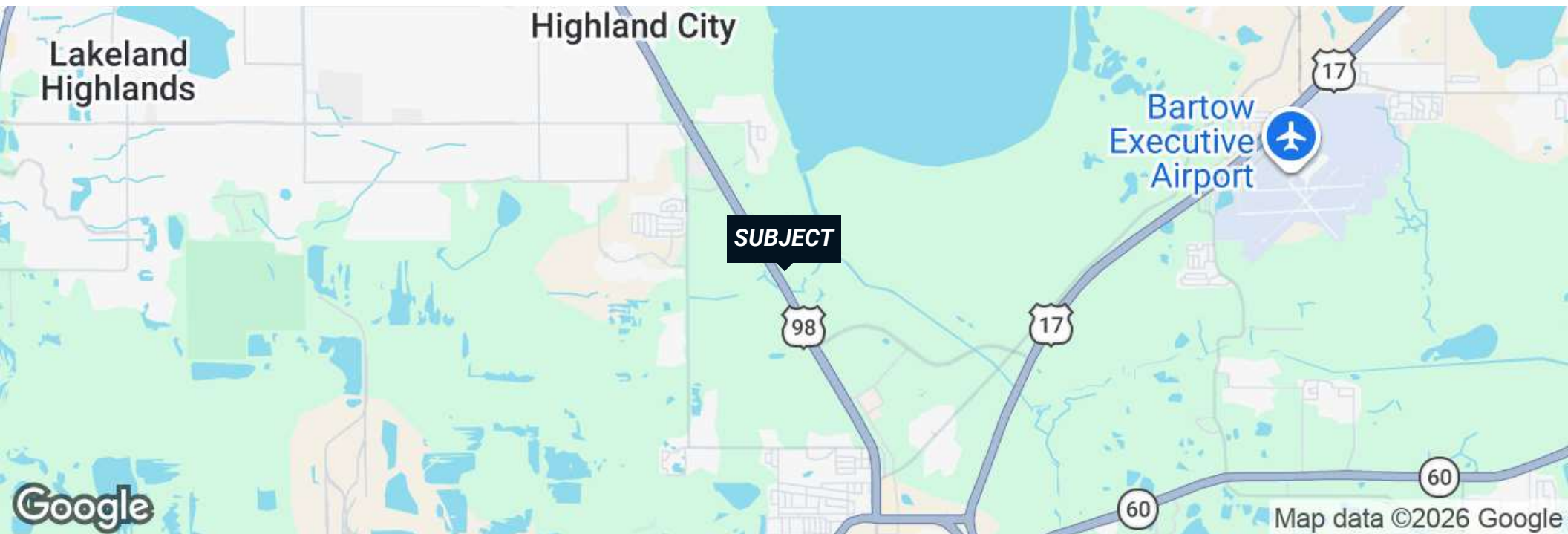
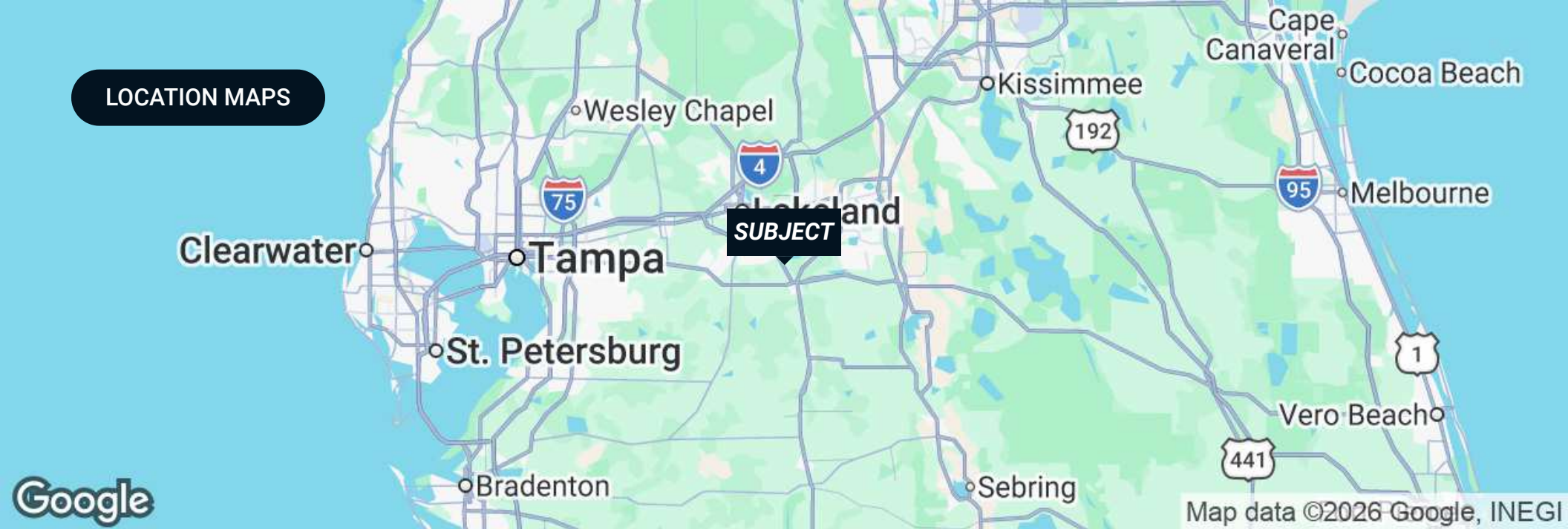
Proposed Traffic Signal

CORTA COMMONS AT STUART CROSSINGS
1.5 Million SF Proposed Retail Center

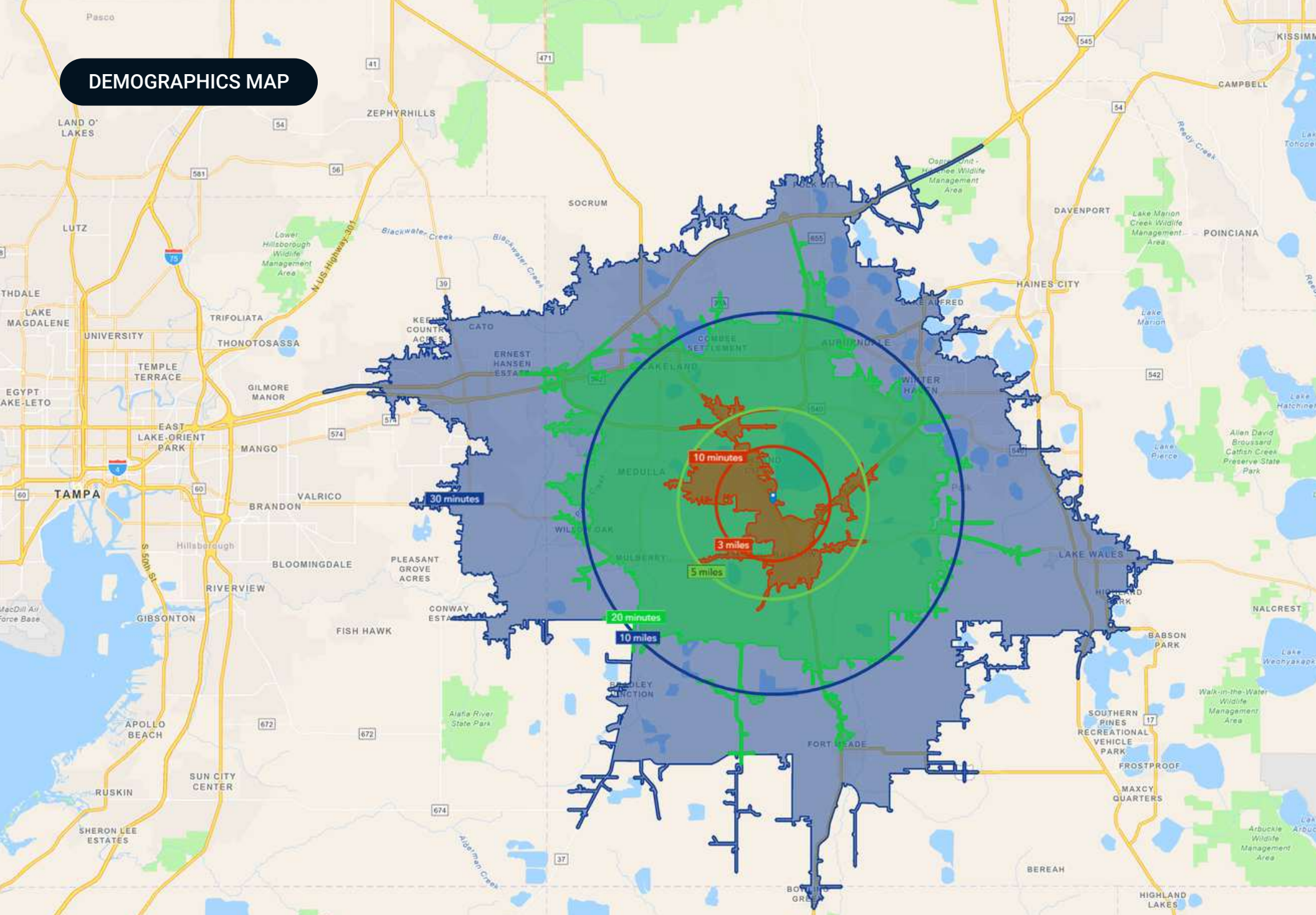
COLLECTION AT BARTOW DEVELOPMENT
Proposed Mixed-Use Development

THE TERRACES AT STUART CROSSINGS
Proposed 216 Villas & 184 Townhomes

LOCATION MAPS



DEMOGRAPHICS MAP



BENCHMARK DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles	10 Mins	20 Mins	30 Mins	Polk	FL	US
Population	22,314	56,214	267,945	49,363	271,012	542,093	822,142	23,027,836	339,887,819
Households	8,302	20,679	103,760	19,990	104,472	209,533	313,012	9,263,074	132,422,916
Families	6,062	15,369	68,657	13,461	69,294	140,166	215,849	6,004,732	84,464,295
Average Household Size	2.69	2.68	2.51	2.71	2.52	2.53	2.57	2.43	2.50
Owner Occupied Housing Units	5,985	15,714	70,268	13,511	71,100	143,335	224,755	6,222,143	85,052,805
Renter Occupied Housing Units	2,317	4,965	33,492	4,479	33,372	66,198	88,257	3,040,931	47,370,111
Median Age	38.5	39.8	39.6	39.5	39.6	40.7	41.3	43.6	39.6
Income									
Median Household Income	\$95,977	\$92,258	\$71,387	\$95,321	\$72,045	\$70,228	\$70,958	\$78,205	\$81,624
Average Household Income	\$115,050	\$117,272	\$95,007	\$117,963	\$95,469	\$92,122	\$91,650	\$111,382	\$116,179
Per Capita Income	\$42,439	\$43,028	\$36,867	\$42,862	\$36,935	\$35,748	\$34,967	\$44,891	\$45,360
Trends: 2025 - 2030 Annual Growth Rate									
Population	2.7%	2.3%	2.0%	2.3%	2.1%	2.1%	2.36%	1.08%	0.42%
Households	2.9%	2.5%	2.3%	2.5%	2.3%	2.3%	2.57%	1.28%	0.64%
Families	2.9%	2.5%	2.3%	2.5%	2.3%	2.3%	2.55%	1.30%	0.54%
Owner HHs	3.3%	3.0%	3.1%	3.0%	3.1%	3.1%	3.08%	1.83%	0.91%
Median Household Income	2.4%	2.5%	2.4%	2.3%	2.4%	2.5%	2.34%	2.85%	2.53%

50,000 people within a 10-minute drive time of the subject property

Median Household Income in a 3-mile radius is 35% higher compared to Polk County

BENCHMARK DEMOGRAPHICS

3 Miles 5 Miles 10 Miles 10 Mins 20 Mins 30 Mins Polk FL US

Households by Income

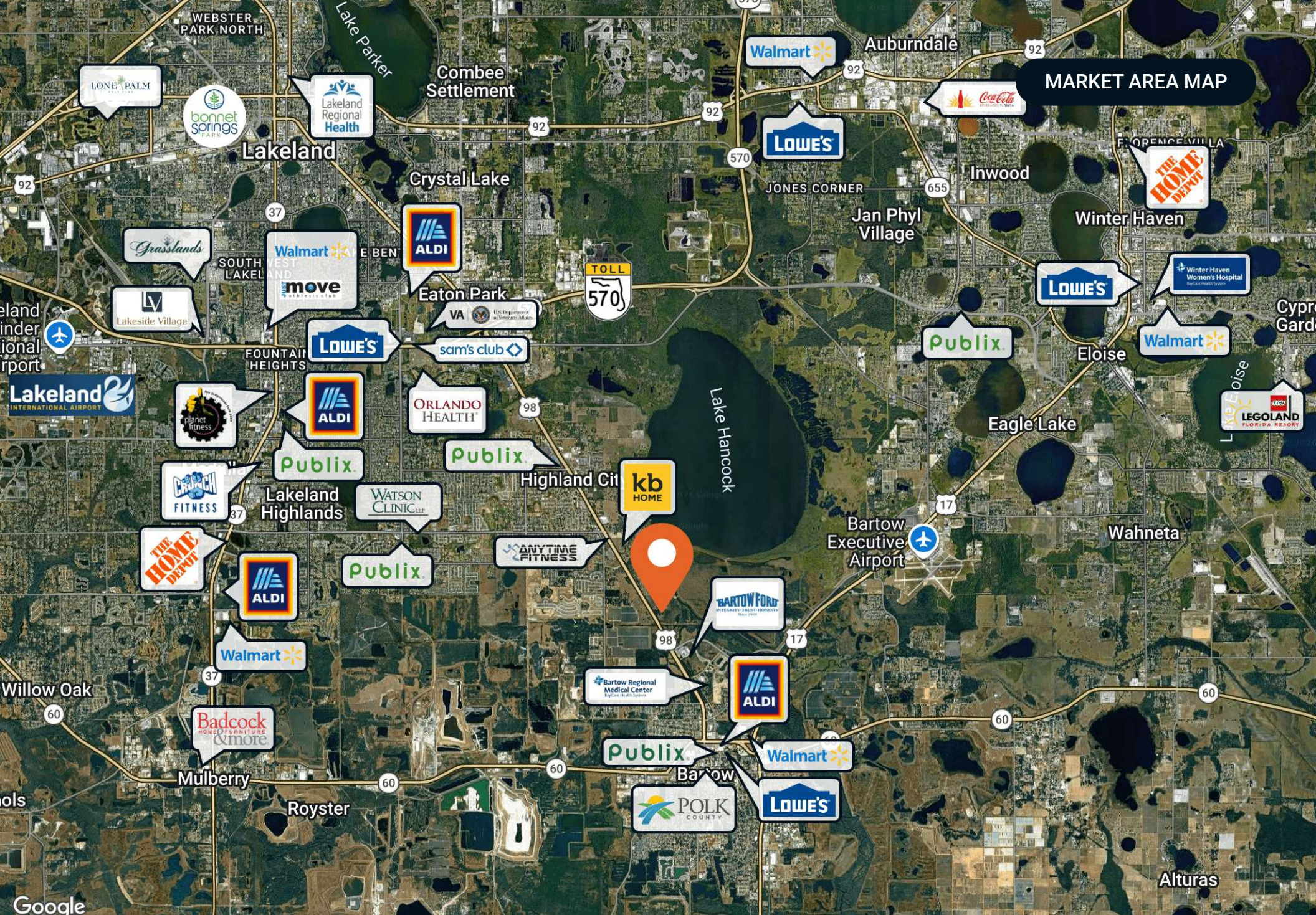
<\$15,000	5.1%	5.4%	8.4%	5.6%	8.4%	8.2%	7.4%	8.0%	8.3%
\$15,000 - \$24,999	3.7%	4.0%	6.3%	3.9%	6.2%	6.7%	6.1%	5.8%	5.9%
\$25,000 - \$34,999	4.5%	5.9%	7.1%	5.7%	6.9%	7.3%	7.2%	6.7%	6.3%
\$35,000 - \$49,999	9.0%	9.4%	11.4%	9.0%	11.6%	11.9%	12.0%	10.5%	9.8%
\$50,000 - \$74,999	14.6%	14.9%	19.0%	14.3%	18.7%	19.0%	19.8%	16.9%	15.6%
\$75,000 - \$99,999	15.0%	14.0%	13.9%	13.7%	14.0%	13.9%	14.6%	12.9%	12.5%
\$100,000 - \$149,999	24.3%	22.2%	18.2%	23.5%	18.6%	18.4%	18.1%	18.4%	17.8%
\$150,000 - \$199,999	13.8%	12.7%	8.2%	12.9%	8.1%	7.9%	8.1%	8.7%	9.8%
\$200,000+	10.0%	11.5%	7.5%	11.5%	7.6%	6.8%	6.6%	12.1%	14.0%

Population by Age

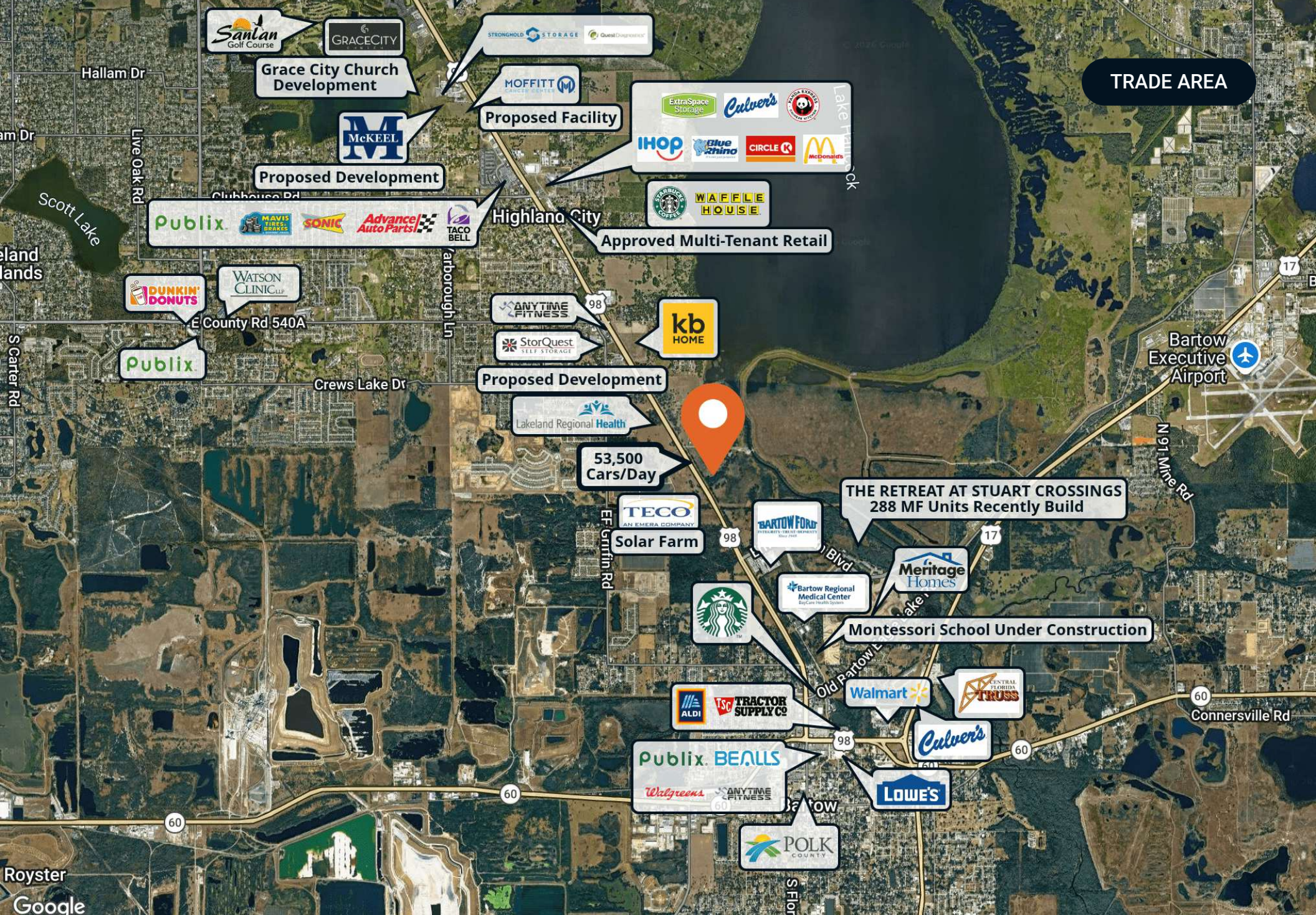
0 - 4	5.9%	5.6%	5.5%	5.8%	5.7%	5.5%	5.3%	4.7%	5.4%
5 - 9	6.4%	6.1%	5.8%	6.6%	6.3%	5.8%	5.6%	5.0%	5.8%
10 - 14	6.7%	6.4%	6.1%	7.6%	6.7%	6.1%	6.0%	5.3%	6.0%
15 - 19	6.7%	6.8%	6.6%	7.5%	6.8%	6.4%	6.3%	5.8%	6.5%
20 - 24	6.6%	6.3%	7.2%	5.6%	7.0%	6.5%	6.2%	6.0%	6.7%
25 - 34	12.8%	12.3%	12.9%	12.0%	12.7%	12.6%	12.6%	12.4%	13.6%
35 - 44	14.1%	13.4%	12.8%	13.2%	11.9%	12.4%	12.6%	12.4%	13.2%
45 - 54	13.1%	12.9%	11.6%	13.2%	11.9%	11.4%	11.5%	11.9%	12.0%
55 - 64	11.8%	12.2%	12.0%	13.0%	13.0%	12.0%	12.1%	13.1%	12.1%
65 - 74	9.8%	10.5%	11.0%	9.8%	10.6%	11.6%	11.9%	12.4%	10.7%
75 - 84	4.9%	5.8%	6.7%	4.4%	5.6%	7.4%	7.7%	8.1%	6.1%
85+	1.2%	1.7%	2.1%	1.4%	1.9%	2.4%	2.2%	2.7%	2.0%

Race and Ethnicity

White Alone	59.9%	61.7%	60.8%	61.3%	60.3%	58.9%	56.0%	56.3%	60.0%
Black Alone	15.6%	15.4%	14.3%	14.8%	14.6%	15.8%	15.3%	14.9%	12.5%
American Indian Alone	0.4%	0.4%	0.6%	0.4%	0.6%	0.7%	0.6%	0.5%	1.1%
Asian Alone	4.1%	4.5%	2.3%	4.7%	2.3%	2.1%	2.1%	3.3%	6.4%
Pacific Islander Alone Some	0.0%	0.0%	0.1%	0.0%	0.1%	0.1%	0.1%	0.1%	0.2%
Other Race Alone	6.6%	5.8%	8.6%	6.1%	8.7%	9.0%	10.9%	7.6%	8.8%
Two or More Races	13.4%	12.2%	13.2%	12.6%	13.4%	13.5%	15.0%	17.4%	10.8%
Hispanic Origin (Any Race)	21.4%	19.2%	24.8%	20.0%	25.0%	26.0%	30.6%	27.7%	19.7%



MARKET AREA MAP



TRADE AREA

Sanlan
Golf Course

GRACECITY

STRONGHOLD STORAGE
Quest Diagnostics

Grace City Church
Development

MOFFITT
DANCE CENTER

McKEEL

Proposed Facility

ExtraSpace Storage
Culver's
IHOP
Blue Rhino
CIRCLE K
McDonald's

Proposed Development

Publix
MAVIS TIRE & SERVICE
SONIC
Advance Auto Parts
TACO BELL

Highland City

Starbucks
Waffle House
Approved Multi-Tenant Retail

DUNKIN' DONUTS

WATSON CLINIC

Publix

ANYTIME FITNESS

StorQuest
SELF STORAGE

kb HOME

Proposed Development

Lakeland Regional Health

53,500
Cars/Day

TECO
AN EMERA COMPANY
Solar Farm

BARTOW FORD

THE RETREAT AT STUART CROSSINGS
288 MF Units Recently Build

Starbucks

Bartow Regional
Medical Center

Meritage
Homes

Montessori School Under Construction

ALDI
VSC TRACTOR SUPPLY CO

Walmart

CENTRAL FLORIDA
TRUSS

Publix BEALLS

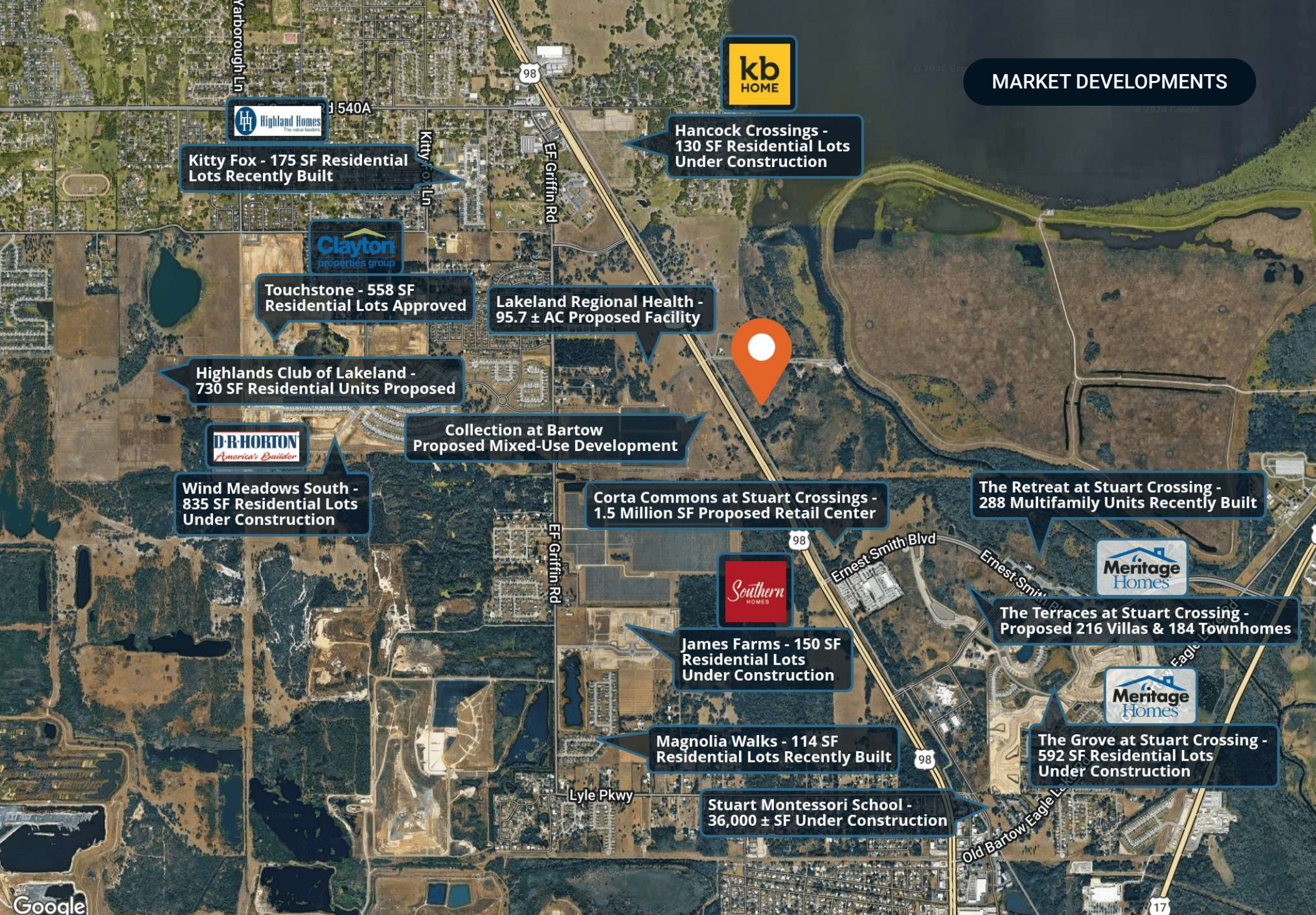
Culver's

LOWE'S

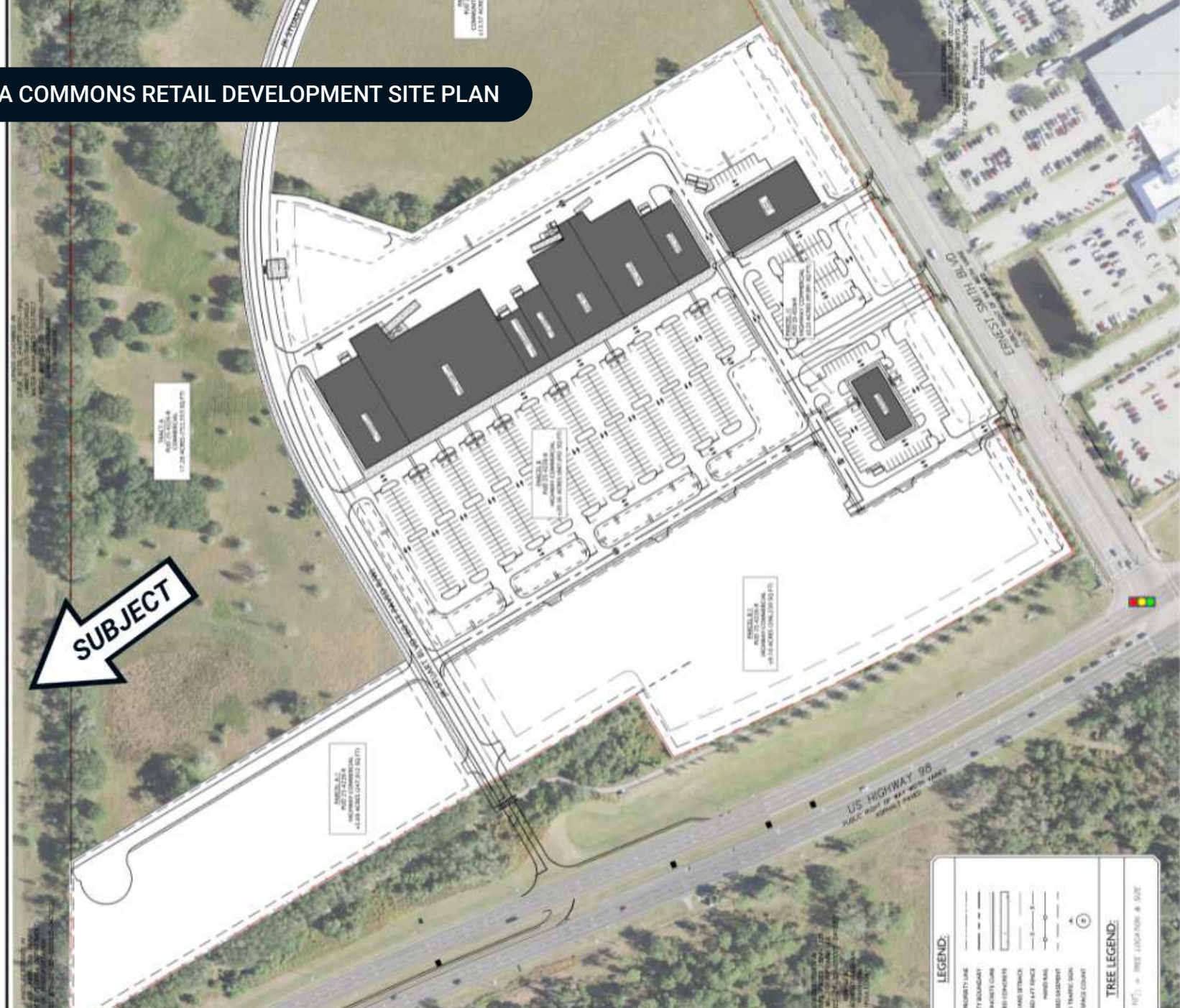
Walgreens
ANYTIME FITNESS

POLK
COUNTY

MARKET DEVELOPMENTS



CORTA COMMONS RETAIL DEVELOPMENT SITE PLAN



This proposed development is located directly adjacent to Panther Crossings.

ADVISOR BIO



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Senior Advisor

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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 BIO



Joey Hungerford

Advisor

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Professional Background

Joey Hungerford, MiCP is an Advisor at Saunders Real Estate.

Before entering commercial real estate, Joey served in senior communications roles within the federal government, including positions supporting the President of the United States, Communications Director for a Member of the U.S. House of Representatives, and Advisor to the Chairman of the House Judiciary Committee. Working in high-pressure environments where preparation, judgment, communication, and discretion mattered every day shaped the way Joey approaches real estate.

Today, Joey represents property owners, investors, developers, and businesses throughout Central Florida. He takes a broader view of each assignment, first understanding what his clients are ultimately trying to accomplish rather than simply focusing on the transaction in front of him. Whether advising on an acquisition, disposition, development opportunity, or lease, Joey works to identify opportunities, anticipate challenges, and help clients make informed decisions that advance their broader goals.

Joey has developed strong relationships throughout the commercial real estate community, including with lenders, attorneys, contractors, engineers, and other industry professionals. These relationships give his clients access to a trusted network of resources when evaluating opportunities and navigating complex transactions. His approach is disciplined and solutions-oriented, with an emphasis on preparation, clear communication, and keeping transactions moving toward the best possible outcome.

He was named the 2025 Commercial Realtor of the Year by Lakeland REALTORS® and currently serves as Chairman of the association's Public Policy Committee. He is a graduate of the Lakeland REALTORS® Leadership Academy and a member of ICSC, the United Way of Central Florida Young Leaders Society, Emerge Lakeland, and the CCIM Florida West Coast District, where he serves on the Membership Committee. He is also a CCIM Candidate working toward earning the designation.

Joey believes exceptional representation extends well beyond closing a transaction. He is an advisor clients call before making important decisions and someone they trust for an honest opinion, a clear perspective, and the persistence to see things through. For Joey, success is not simply getting a deal done; it is helping clients make decisions that serve their broader goals.

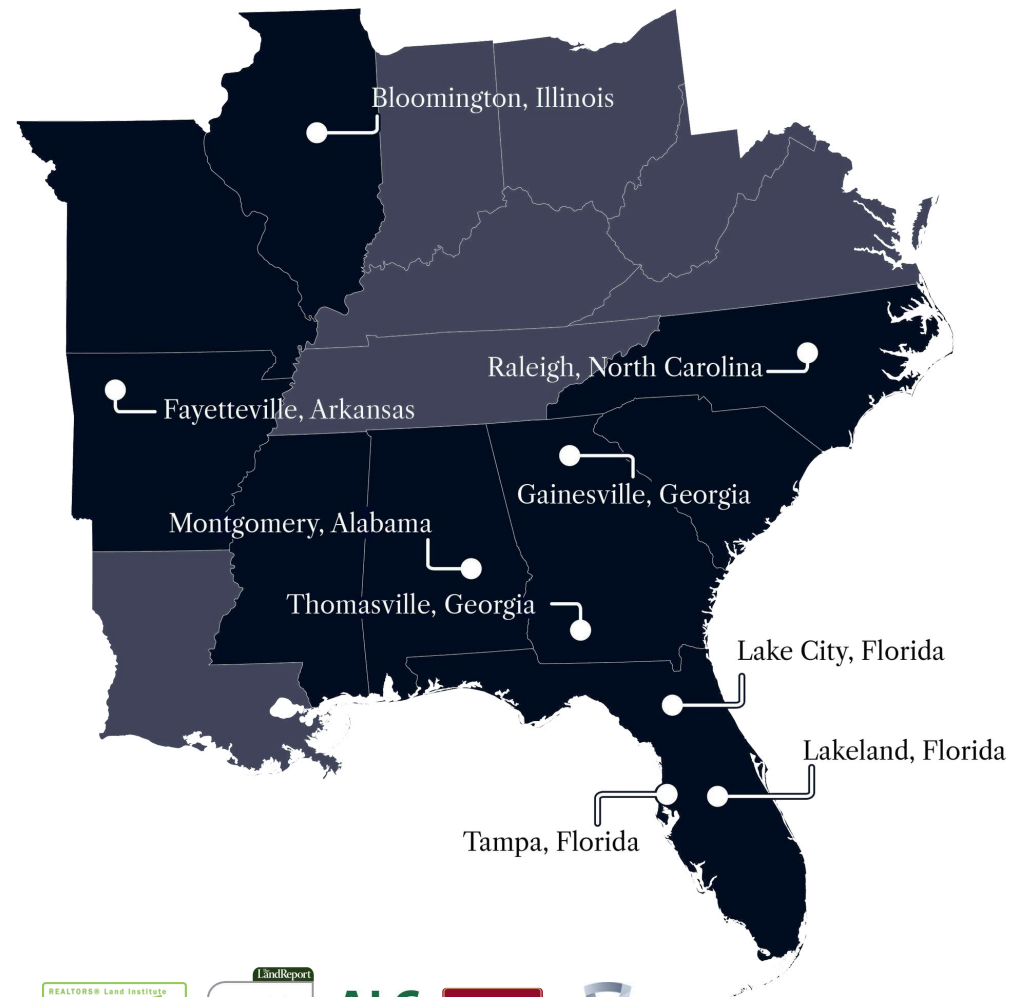
Outside of real estate, Joey and his wife, Hana, are proud parents of two boys, Levi and Hudson. They are members of Together Church in Lakeland, where Joey



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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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