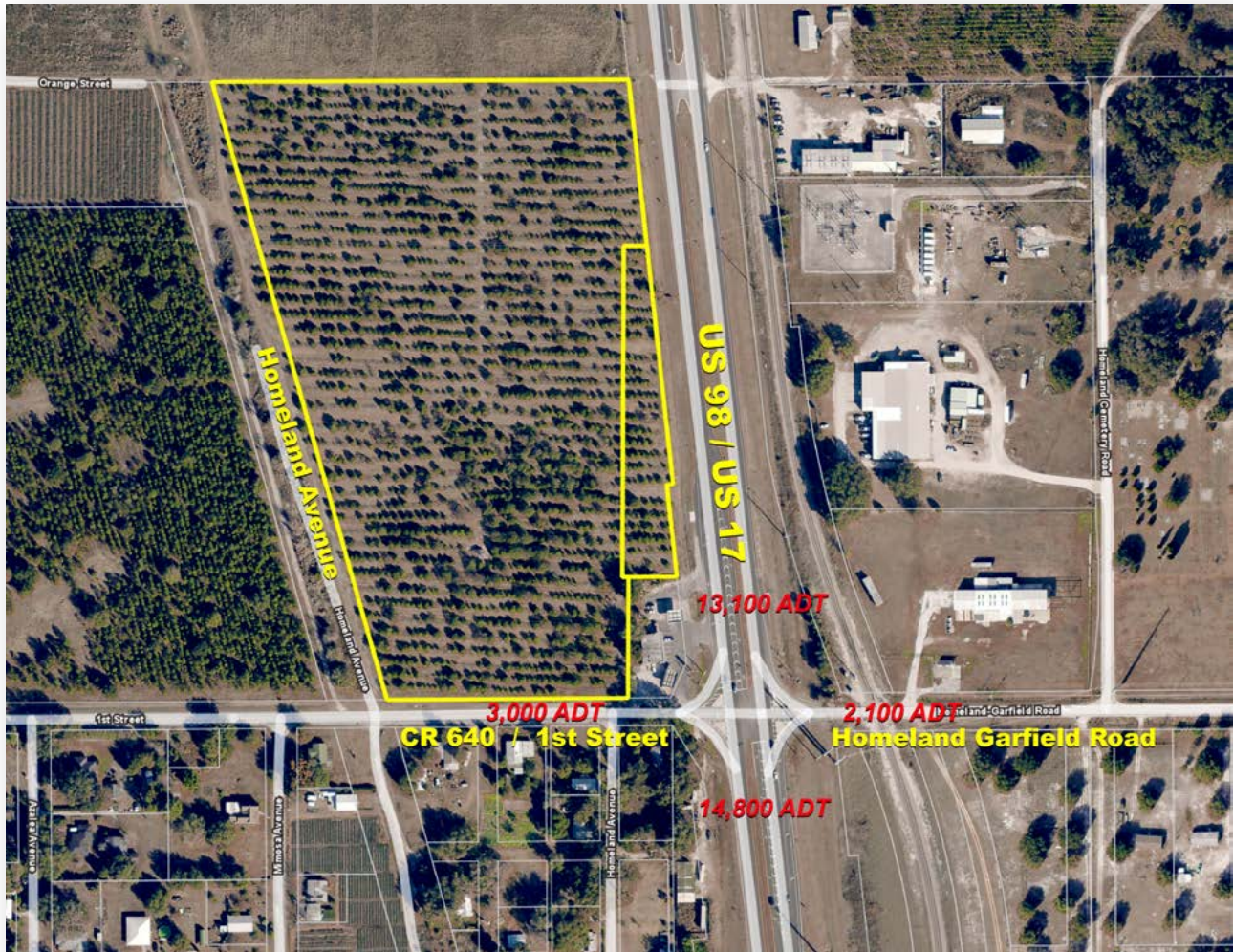


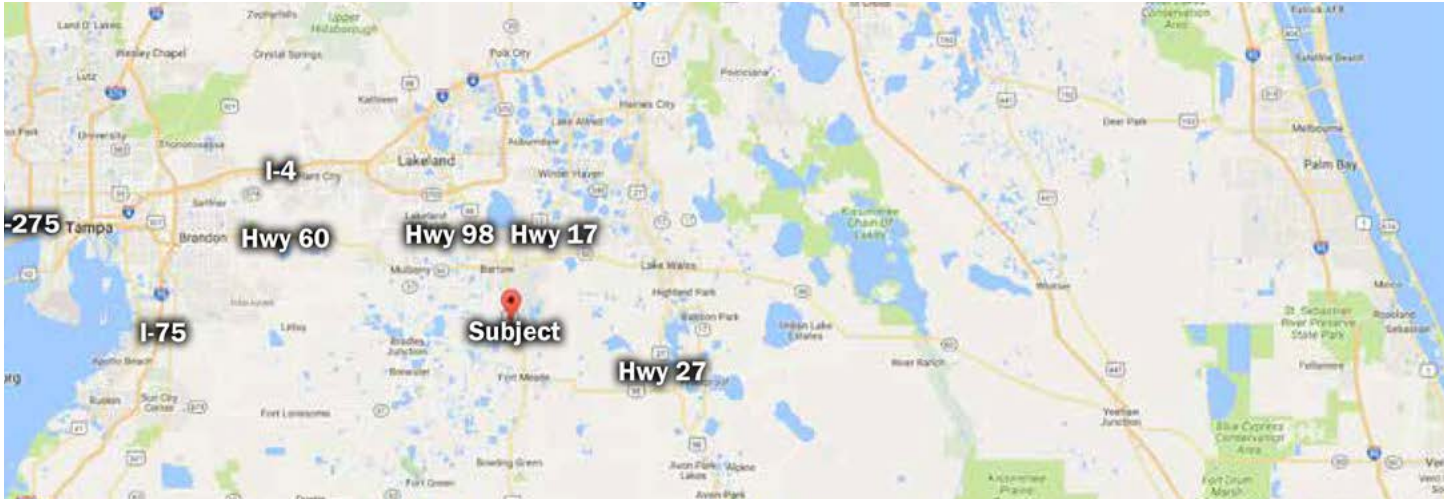
HIGHWAY 17 COMMERCIAL ACREAGE

BARTOW, FL | POLK COUNTY

21.3 ± ACRES TOTAL



Future Land Use
Business Park Center:
Research and Development Parks, Distribution Centers,
Wholesaling Activities, Office, and Some Retail Uses



SPECIFICATIONS & FEATURES

Acreage: 21.3 ± acres

Sale Price: \$445,000

Price per Acre: \$20,892

County: Polk

Site Address: US Highway 640, Bartow, FL 33830

Road Frontage:

- 620 ± FT on CR 640
- 1,000 ± FT on US 17

Irrigation/Wells: (1) 8-inch well and (1) 4-inch well

Soils: Fort Meade Sand

Zoning/FLU: BPC-1 (Business Park Center-1)

From the Polk County Comprehensive Plan:

The purpose of the BPC-1 district is to provide areas for office and business park development.

The BPC-1 district permits office, research and development parks, distribution centers and wholesaling activities.

Some retail uses are also permitted to support the businesses and activities within the Business Park Center.

Current Use: Distressed grove

Parcel IDs:

25303300000042050

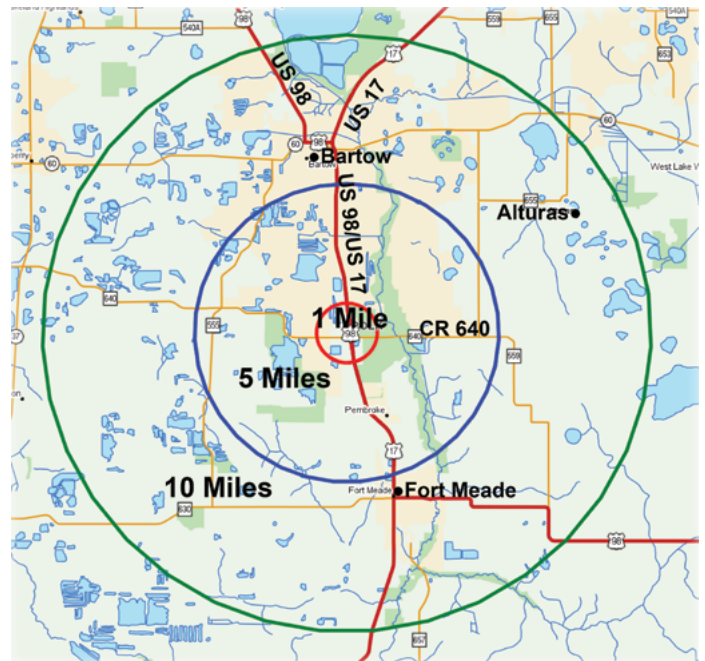
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Driving Directions:

Take US 17 south from Bartow to the corner of US 17 and CR 640.

Property is on the northwest corner of US 17 and US 640, behind the convenience store.

Access to the property is on the north side



Property is 100% uplands with well-drained sand soil. The Future Land Use designation is BPC-1, Business Park Center. Situated within five to six miles either way between Bartow and Fort Meade, the property's excellent highway frontage on two high-traffic corridors makes this a prime location for a business park center.

LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

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