



Coldwell Banker Commercial

SAUNDERS RALSTON DANTZLER REALTY

Commercial Real Estate for Central Florida



18.93 acres

6.70 acres

3.73 acres

4.56 acres

4.56 acres

11.09 acres

State Road 60



PROPERTY FOR SALE

CLEAR SPRINGS CORPORATE PARK - BARTOW, FL

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801

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EXECUTIVE SUMMARY

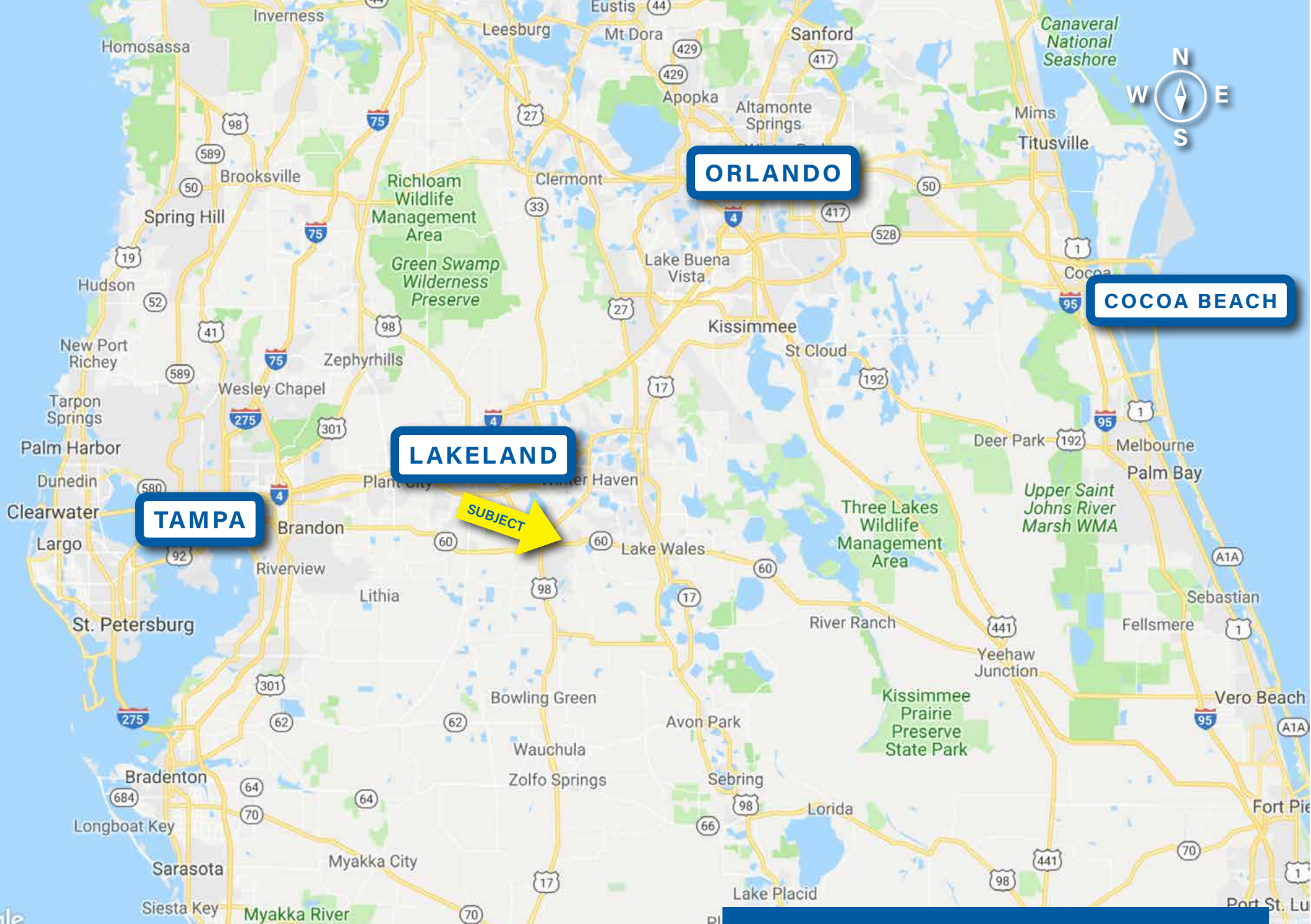
CLEAR SPRINGS CORPORATE PARK BARTOW, FL 33830

The Clear Springs Corporate Park is a planned development along SR 60 in Bartow, FL. Its proximity to major roadways including SR 60, US 98, and the Polk Parkway (SR 570) positions it well for manufacturing and distribution facilities. The park is located in an Opportunity Zone, which offers special tax incentives to developers.

Currently the park has one tenant, Polk State College's Clear Springs Advanced Technology Center, and the remaining parcels are vacant but improved for industrial, commercial, and even limited residential uses. The primary purpose of the park is to foster new jobs in manufacturing, warehousing, and research, but supporting uses like office, hotel, and retail are permitted on a portion of the property. Necessary infrastructure for development is in place including roadways, utilities, and master retention.

The property for sale is only the first phase of the corporate park, and most of the surrounding land is zoned for additional industrial uses.

Site Address:	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
County:	Polk					
PIN:	252936363490000010	252936363490000020	252936363490000030	252936363490000040	252936363490000050	252936363490000060
Land Size (+/-):	18.93 acres	11.09 acres	6.70 acres	4.56 acres	4.56 acres	3.73 acres
Property Use:	Vacant Commercial Land					
Infrastructure:	All utilities and master retention in place					
Zoning:	Planned Development (City of Bartow)					
Taxes (2018):	\$1,783.32	\$1,144.46	\$677.43	\$463.68	\$463.69	\$379.47
Traffic Count:	26,000 cars/day on State Road 60					
Asking Price:	\$875,000	\$621,000	\$396,000	\$270,000	\$270,000	\$234,000
Price Per Acre:	\$46,223	\$55,996	\$59,104	\$59,211	\$59,211	\$62,735



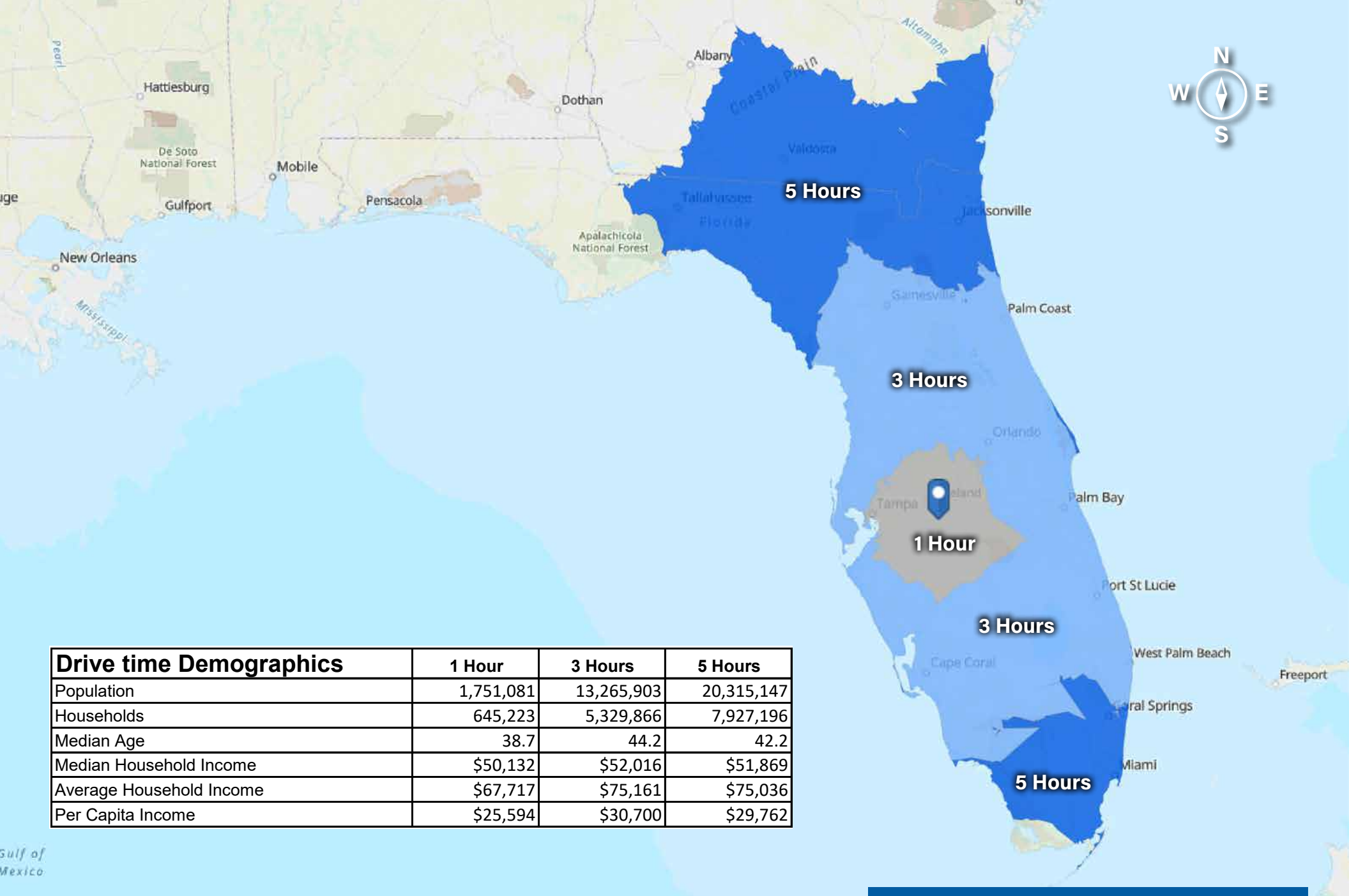
Located in the Lakeland - Winter Haven MSA, along SR 60 with easy access to US Highway 27, Interstate 4, and Interstate 95.

REGIONAL LOCATION MAP



Located east of Downtown Bartow, south of the Bartow Municipal Airport in close proximity to the CSX Terminal in Winter Haven.

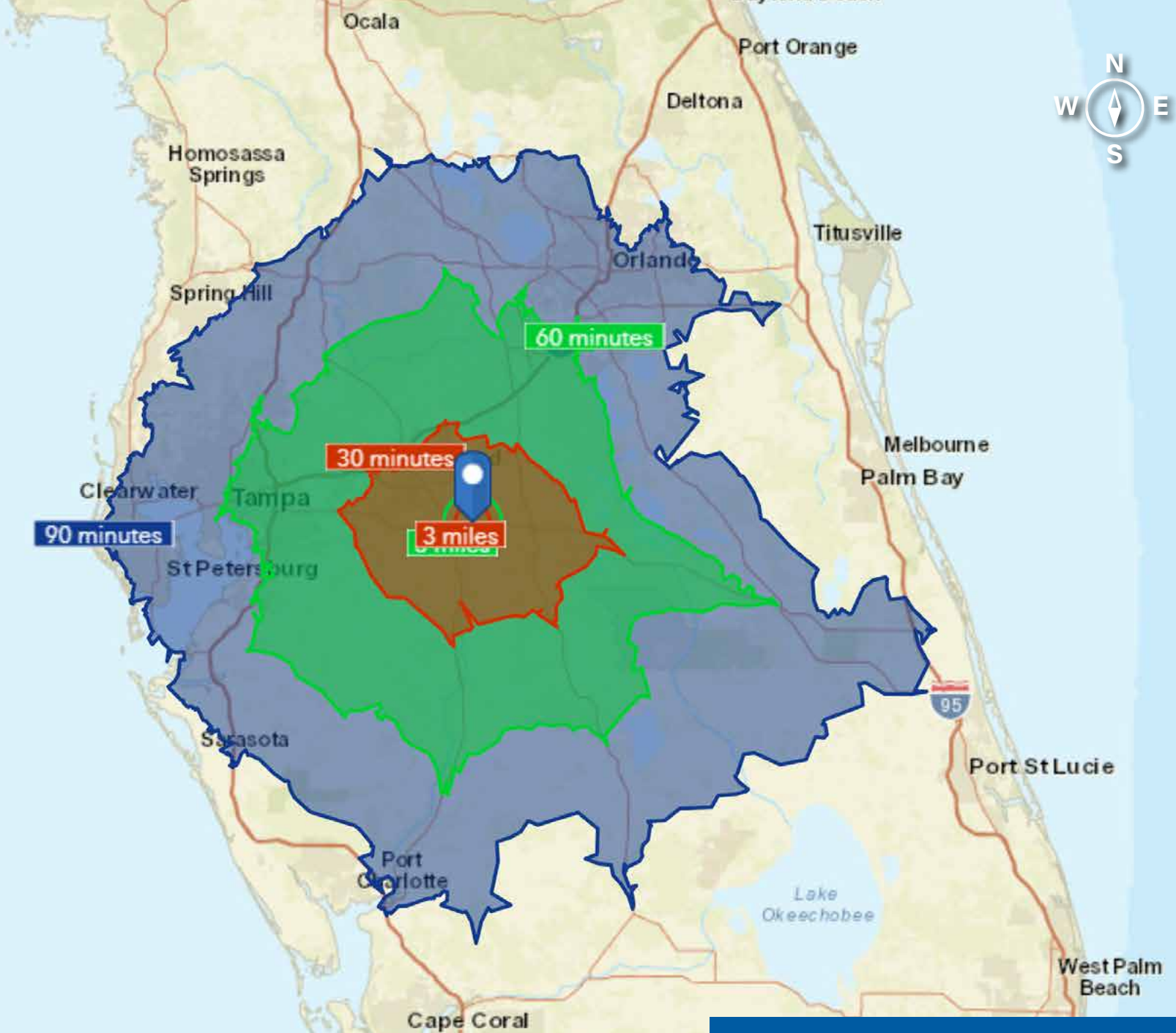
LOCATION MAP



Drive time Demographics	1 Hour	3 Hours	5 Hours
Population	1,751,081	13,265,903	20,315,147
Households	645,223	5,329,866	7,927,196
Median Age	38.7	44.2	42.2
Median Household Income	\$50,132	\$52,016	\$51,869
Average Household Income	\$67,717	\$75,161	\$75,036
Per Capita Income	\$25,594	\$30,700	\$29,762

More than 20,000,000 people within 5 hours!

DEMOGRAPHICS MAP



3, 5 mile radius

30, 60, 90 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	3 Miles	5 Miles	30 Mins	60 Mins	90 Mins	Polk	FL	US
Population	5,472	33,275	445,687	1,751,081	5,599,100	667,696	20,875,686	330,088,686
Households	1,828	10,696	167,543	645,223	2,141,927	249,123	8,152,541	124,110,001
Families	1,350	7,676	114,229	434,855	1,389,006	173,193	5,273,287	81,631,156
Average Household Size	2.97	2.99	2.61	2.64	2.56	2.63	2.51	2.59
Owner Occupied Housing Units	1,267	6,714	110,710	411,401	1,324,085	169,591	5,193,134	78,262,285
Renter Occupied Housing Units	561	3,983	56,833	229,999	817,842	79,532	2,959,407	45,847,716
Median Age	35.6	34.5	40.8	38.7	39.5	41.4	42.3	38.3
Income								
Median Household Income	\$41,590	\$41,112	\$46,382	\$50,132	\$51,934	\$47,429	\$52,098	\$58,100
Average Household Income	\$61,015	\$56,964	\$64,851	\$67,717	\$72,807	\$64,107	\$75,281	\$83,694
Per Capita Income	\$20,565	\$19,343	\$24,949	\$25,594	\$28,399	\$24,475	\$29,913	\$31,950
Trends: 2015 - 2020 Annual Growth Rate								
Population	0.79%	1.37%	1.37%	1.75%	1.79%	1.55%	1.41%	0.83%
Households	0.70%	1.35%	1.30%	1.67%	1.68%	1.48%	1.36%	0.79%
Families	0.64%	1.27%	1.24%	1.59%	1.65%	1.42%	1.30%	0.71%
Owner HHs	1.07%	2.08%	1.94%	2.21%	2.26%	2.07%	1.91%	1.16%
Median Household Income	4.32%	3.84%	2.76%	2.36%	2.50%	2.65%	2.52%	2.50%

The 90 minute drive-time reaches the Tampa Bay and Orlando markets which encompasses almost 5.6 million people. Much of Florida's growth is located within this "I-4 corridor." The population growth rate of 1.73% is more than twice as fast as the United States at 0.83%.

BENCHMARK DEMOGRAPHICS

3 Miles 5 Miles 30 Mins 60 Mins 90 Mins Polk FL US

The immediate area has a large percentage of younger, middle-income families.

Households by Income

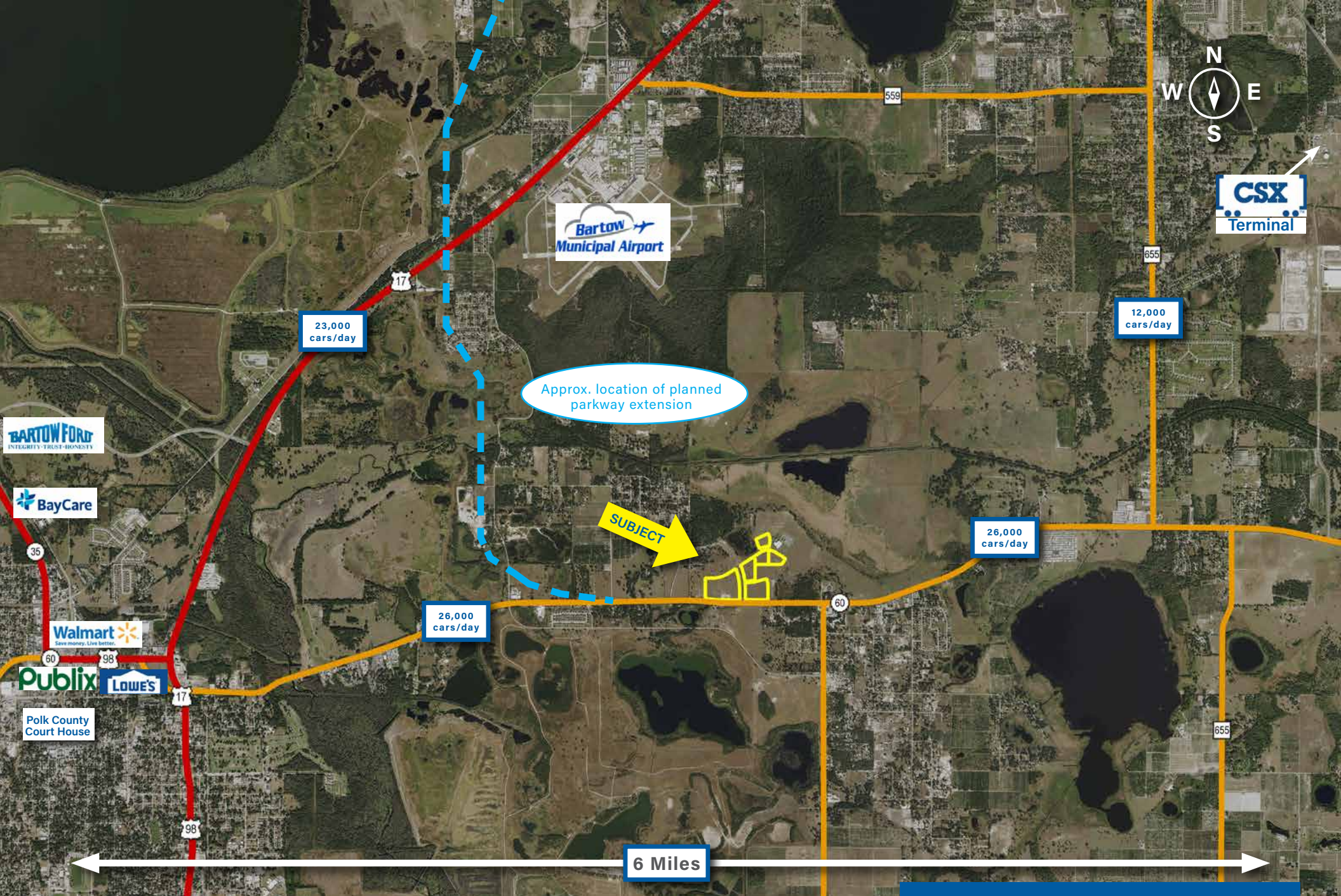
	3 Miles	5 Miles	30 Mins	60 Mins	90 Mins	Polk	FL	US
<\$15,000	15.50%	15.40%	12.90%	11.70%	11.10%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	11.30%	14.00%	12.00%	11.10%	10.70%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	15.80%	13.10%	11.80%	11.40%	10.90%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	14.20%	15.40%	16.30%	15.50%	15.10%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	18.60%	17.90%	19.20%	19.60%	19.30%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	10.80%	11.80%	11.60%	12.30%	12.10%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	6.10%	8.00%	9.70%	11.20%	12.10%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	3.40%	2.10%	3.10%	3.60%	4.30%	2.90%	4.50%	6.00%
\$200,000+	4.20%	2.40%	3.40%	3.50%	4.40%	2.90%	5.10%	6.70%

Population by Age

	3 Miles	5 Miles	30 Mins	60 Mins	90 Mins	Polk	FL	US
0 - 4	7.50%	7.60%	6.10%	6.00%	5.70%	6.00%	5.30%	6.00%
5 - 9	7.50%	7.40%	6.10%	6.00%	5.80%	6.00%	5.40%	6.20%
10 - 14	7.40%	7.30%	6.10%	6.10%	5.90%	6.00%	5.60%	6.30%
15 - 19	7.00%	7.00%	6.20%	6.30%	5.90%	5.90%	5.70%	6.40%
20 - 24	6.60%	7.00%	6.10%	7.00%	6.80%	5.90%	6.30%	6.90%
25 - 34	13.40%	14.40%	12.80%	13.80%	14.10%	12.70%	13.20%	13.90%
35 - 44	11.80%	12.60%	11.20%	11.90%	12.30%	11.40%	11.70%	12.50%
45 - 54	12.50%	12.00%	11.80%	12.00%	12.70%	11.80%	12.70%	12.80%
55 - 64	12.80%	10.90%	13.10%	12.30%	12.80%	13.10%	13.60%	13.00%
65 - 74	9.20%	8.30%	11.70%	10.50%	10.20%	12.10%	11.50%	9.40%
75 - 84	3.50%	4.00%	6.40%	5.70%	5.40%	6.60%	6.30%	4.60%
85+	0.90%	1.60%	2.50%	2.20%	2.20%	2.40%	2.70%	2.00%

Race and Ethnicity

	3 Miles	5 Miles	30 Mins	60 Mins	90 Mins	Polk	FL	US
White Alone	69.10%	65.20%	72.40%	69.30%	70.10%	72.30%	73.00%	69.90%
Black Alone	18.60%	16.60%	15.70%	16.90%	15.60%	15.30%	16.40%	12.90%
American Indian Alone	1.00%	0.60%	0.50%	0.50%	0.40%	0.50%	0.40%	1.00%
Asian Alone	0.50%	1.00%	1.80%	2.90%	3.70%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	7.20%	13.50%	6.70%	7.00%	6.50%	7.00%	4.30%	6.90%
Two or More Races	3.60%	3.00%	2.90%	3.40%	3.50%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	23.40%	33.40%	20.10%	25.40%	26.30%	22.60%	25.90%	18.30%



Located east of Downtown Bartow, with proximity to excellent road systems including US 98, US 17, SR 60, and the planned extension of the Polk Parkway.



SITES FOR SALE

Improved lots with shared roadways, utilities, and master retention in place.

Aerial facing North



Clear Springs Corporate Park

The upper right image shows the entrance to Clear Springs Corporate Park. The entrance and common areas are fully landscaped and beautifully maintained.



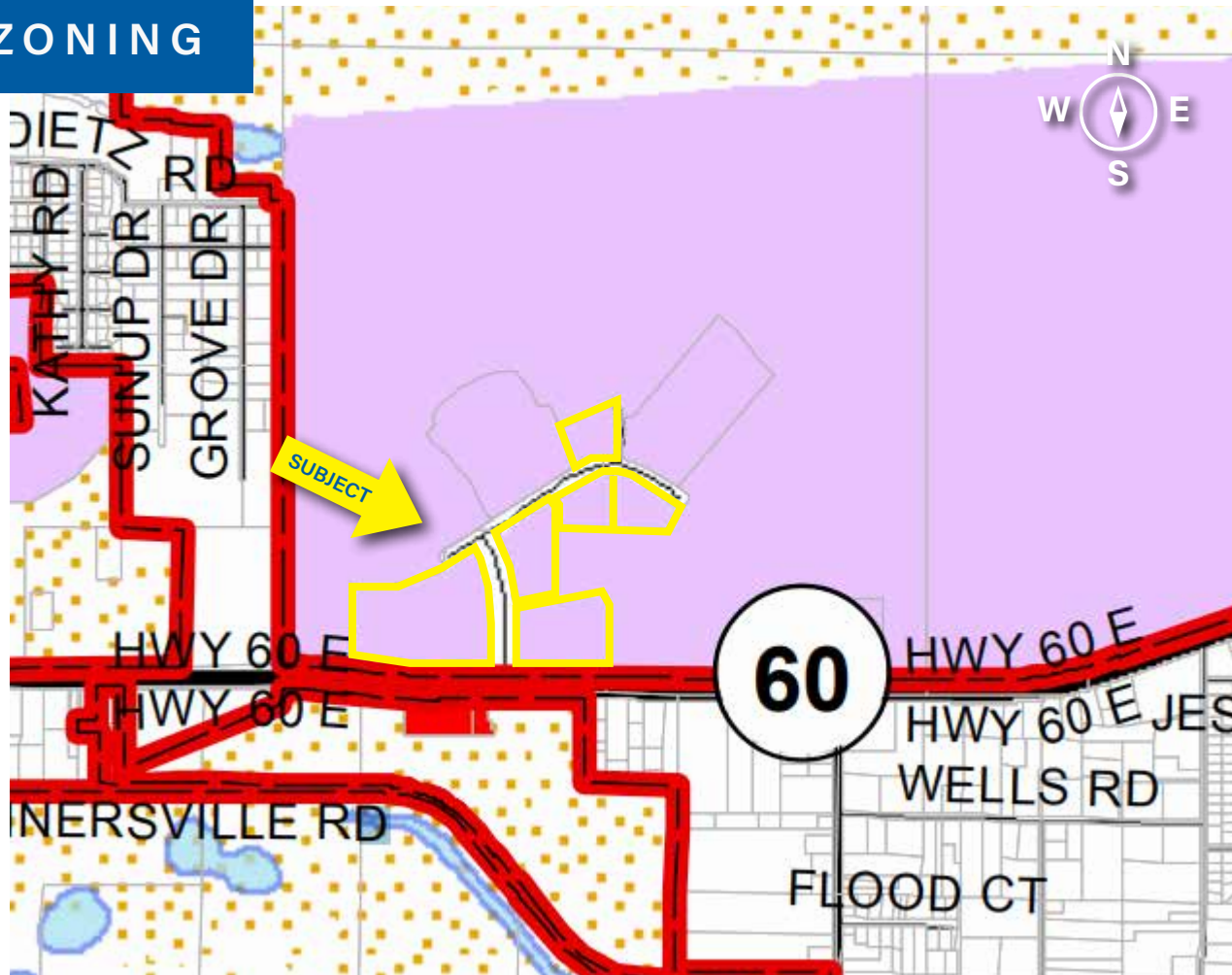
Polk State Campus

The Polk State Clear Springs Advanced Technology Center is a 43,620 +/- SF building constructed in 2014.

The Polk State Corporate College provides workforce training through eight institutes, including the Advanced Manufacturing Institute, Child Care Training Institute, Contractor Safety Training Institute, Insurance Institute, IT/Computer Institute, Professional Development Institute, Real Estate Institute, and Supply Chain Management Institute.



ZONING



Planned Development (PD) City of Bartow

The primary function of the Clear Springs Research Corporate Park land use classification is to provide opportunity within the “Urban Development” overlay designation of the Clear Springs Sector Plan area for research and development of high technology and similar manufacturing and light warehousing uses to serve Bartow and the Polk County region. Support neighborhood commercial uses may be permitted for up to 20% of the total land area. The development of the neighborhood commercial uses shall be integrated and appropriately scaled to other project uses. Research and development activities, related educational facilities, training centers, electronic components production, light restricted manufacturing and warehousing, offices, corporate headquarters, and related uses such as hotels, motels, restaurants, recreational facilities, and rural scale retail establishments.

-City of Bartow 2030 Comprehensive Plan





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