



**FOR SALE  
LAND  
\$916,000**

**23 ACRE INDUSTRIAL DEVELOPMENT SITE**

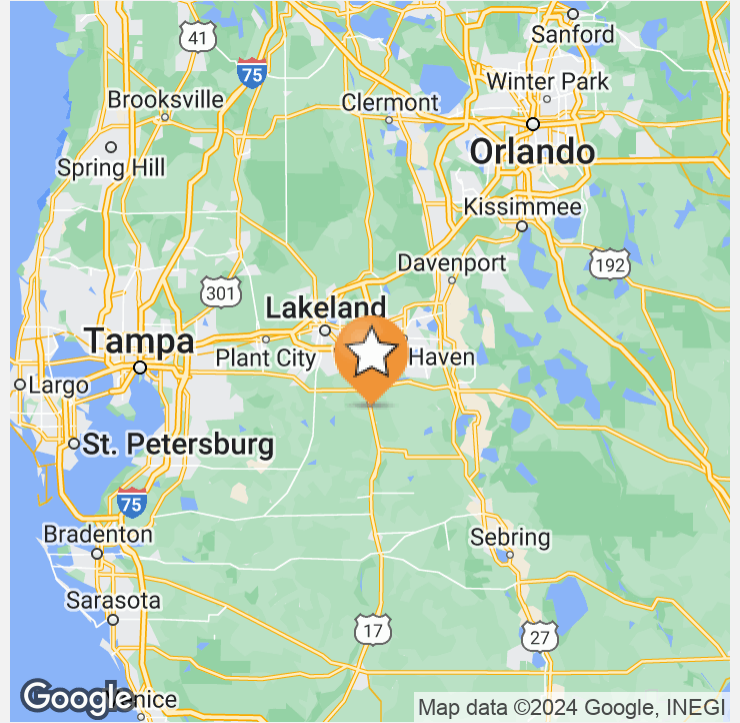
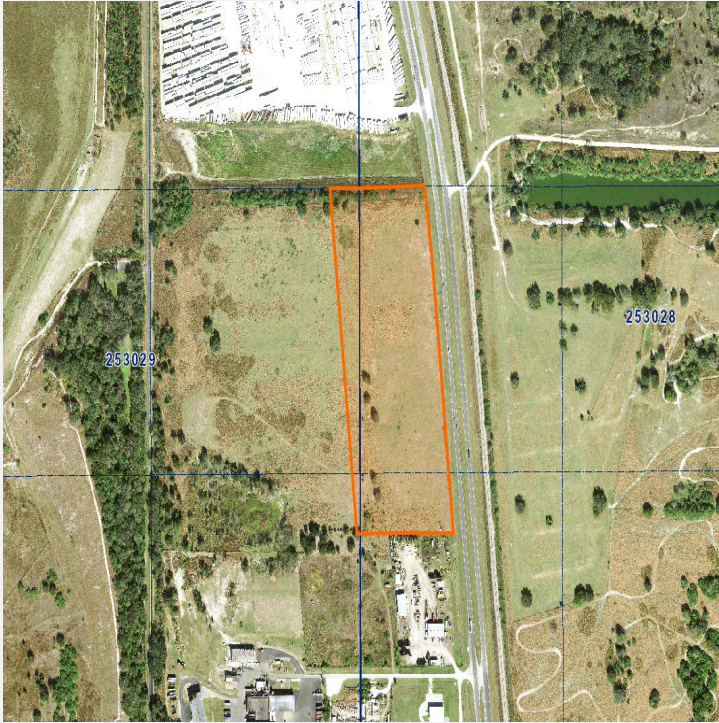
**0 US HWY 17, BARTOW, FL 33830**



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## PROPERTY DESCRIPTION

Situated at the heart of one of the nation's top industrial markets, this 23 acre property presents an opportunity for industrial and business development in Central Florida. 1,262 feet of total frontage on US Hwy 17 South of Bartow city limits, this site ensures maximum visibility. Access from Austin Philip Ln. is possible providing seamless in-and-out left turns on the highway providing convenient ingress and egress, making it a logistical dream for businesses in transport and distribution. All high and dry. Nestled in Central Florida, this property provides excellent access to the region's pivotal road network, positioning it as an ideal distribution hub for a vast range of industries. 20 minutes from Polk Parkway and less than 30 minutes to I-4. Property can be combined with adjacent parcel MLS # P4929335 (48 acres) for a larger project.

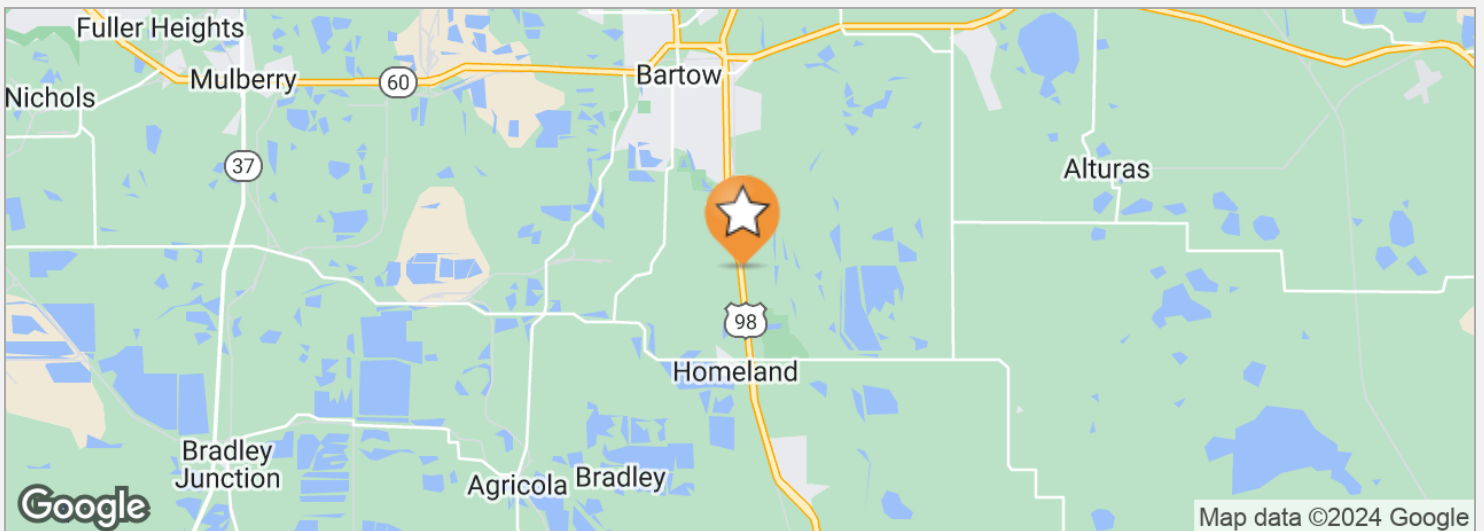
## PROPERTY HIGHLIGHTS

- Located in top Industrial Market in the Nation
- Access to Central FL Road Network for Distribution
- 2 miles from City of Bartow Utilities
- US HWY 17 Traffic Count: 19,700

## OFFERING SUMMARY

Sale Price:	\$916,000
Lot Size:	22.9 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	36	7,539	27,146
Total Population	126	19,819	74,630
Average HH Income	\$61,713	\$53,073	\$66,478



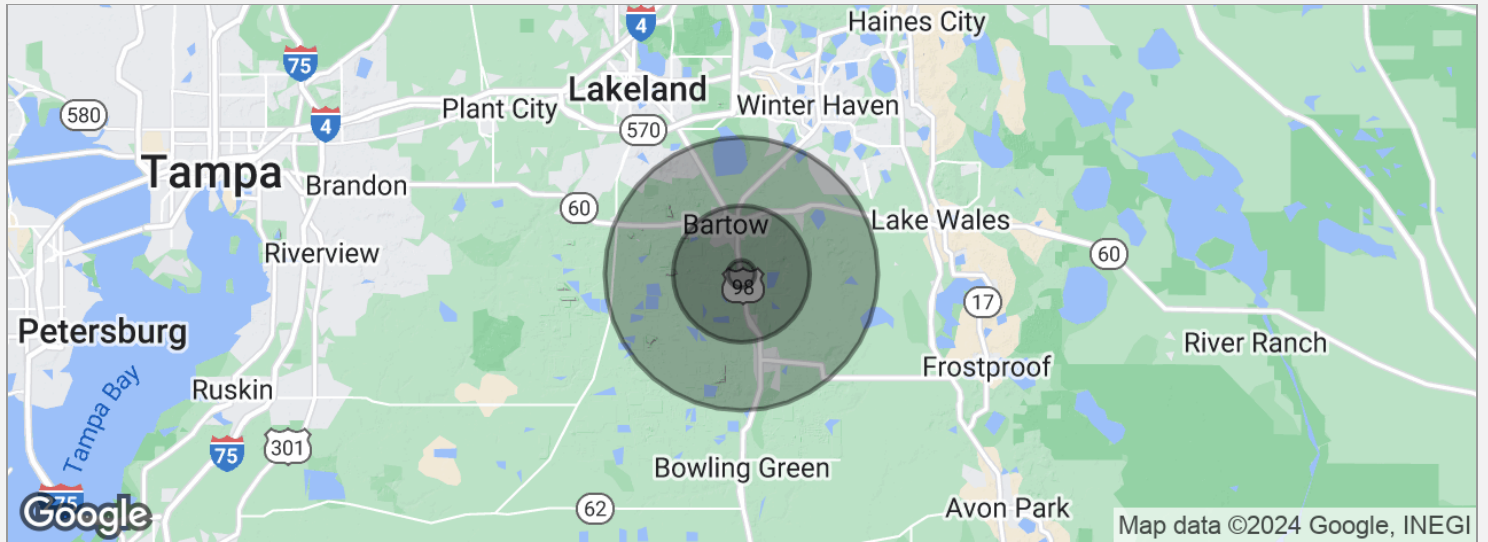
## DRIVE TIMES

20 minutes from Polk Parkway

Less than 30 minutes to I-4

## DRIVING DIRECTIONS

From SR 60 & US Hwy 17 in Bartow, proceed South on Hwy 17 approximately 4.4 miles to Austin Philips Ln. Turn Right (West) on Austin Philips Ln. to property on Right just before Organic Matters.



## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	126	19,819	74,630
Median age	35.5	37.6	38.0
Median age (male)	30.3	36.6	37.4
Median age (Female)	37.1	38.7	38.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	36	7,539	27,146
# of persons per HH	3.5	2.6	2.7
Average HH income	\$61,713	\$53,073	\$66,478
Average house value	\$142,045	\$145,774	\$169,351

\* Demographic data derived from 2020 ACS - US Census

## ERIN CARDEN CCIM

Commercial REALTOR®



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## PROFESSIONAL BACKGROUND

After graduating from Florida Southern College in Lakeland, FL, Erin became a licensed real estate agent in 2002. She promptly purchased her first investment property and started working for Crosby & Associates, Inc. For seven years she gained experience in commercial sales and leasing, market research, land development and financial analysis under the mentorship of Benjamin Crosby. Here she learned the importance of market timing, trends and independent research and analysis. She built a personal portfolio of investment properties that included residential and commercial renovations. These projects honed her skills in landlord-tenant negotiations and property management. She furthered her education at the CCIM Institute and in 2008 obtained the prestigious CCIM Designation.

After a leave of absence to start her family, she returned to Crosby & Association in 2018 with extensive commercial property management experience and a passion for community redevelopment in Polk County, FL. She specializes in Land Development as well as Brick-and-Mortar Commercial Properties in Central Florida. Erin resides in Winter Haven with her husband of 20 years and two daughters.

## EDUCATION

B.A. from Florida Southern College

CCIM Designation (Certified Commercial Investment Member)

Realtors Land Institute - Site Selection Course

## MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Members (CCIM ) Institute

Member Florida CCIM Chapter

East Polk County Association of Realtors