

MULTIFAMILY + HIGHWAY RETAIL

STUART CROSSING

Developing a New Place to Call Home in Bartow Florida

THE NORTHERN PARCELS: A | B | F





Stuart Crossing is Presented by Sage Land Group, a developable land brokerage.

Collaborative Partners with Creative Solutions

SageLandGroup.com



STUART CROSSING

The Stuart family have been guardians of this property for generations, tending and now positioning it in a way that will benefit the community.

The Stuart Crossing brand is first and foremost deferential to that legacy.

Vibrant Florida fun, evocative of summer breezes blowing the grasses and palms, blue skies and sunrises, roads and paths divergent and coming together, Stuart Crossing is a colorful community destination.

StuartCrossing.com

In addition to acting as great stewards for the land, the Stuart family has very selectively over the past 24 years, chosen to sell parcels to specific developments, each of which has been in successful and continuous operation since opening.



Past Successful Developments on Land Sold by the Stuart Family



1

Bartow Regional Medical Center | 1998

Bartow Regional Medical Center is part of the not-for-profit BayCare Health System. Located in Bartow, Florida, Bartow Regional Medical Center is a 125,000 sf, 72-bed acute care hospital serving South Lakeland, Bartow, Ft. Meade, Mulberry, rural south Polk County and northern Hardee County.



2

Curly Tails Barbeque | 2000

Curly Tails Barbeque recently ended its successful 20 year run and Charm City Seafood, a beloved local food truck, opened its first brick and mortar location. Offering authentic Maryland Style seafood, it has quickly become a local favorite in its own right.



3

Bartow Ford | 2002

Bartow Ford has won the prestigious President's Award 16 times and has been recognized as one of Ford Motor Company's top 100 dealers in the United States for 27 years. Ford Motor Credit announced Bartow Ford as the number one volume sales dealer in Florida for 2012. This achievement has listed the dealer on the top 25 franchises of Ford Credit's Business Preferred Network. Bartow Ford has held this status for the last decade.



4

The Meeting House at Bartow Apartments | 2004

The Meetinghouse at Bartow is a beautiful community with a welcoming atmosphere for adults 55+. Surrounded by green lawns, towering trees and lush landscaping, The Meetinghouse at Bartow Apartments is Florida living at its finest.



1

Bartow Regional Medical Center | 2016

Recently, BayCare Health System, completed the purchase of two additional parcels in an effort to grow, continue their sustained success and to further develop the quality of healthcare services available to Bartow, South Lakeland and the surrounding communities.



A wide range of medical, commercial and housing options, bike trails, green spaces, shops and restaurants will make Stuart Crossing one of Polk County's most desirable places to live, work and visit. Stuart Crossing represents the future of Bartow's continued growth and will eventually become a recognized symbol of quality, tradition, convenience and entertainment throughout the community.





Executive Summary

Providing opportunities for growth

Stuart Crossing is a 700-acre planned development inside the city limits of the county seat, creating opportunities unique to the local market. The property is made easily accessible by a new four-lane road that connects two US highways.

- Opens northern gates for Bartow to grow via six-lane US 98 to Lakeland
- Provides opportunity for southeastern growth of Lakeland
- Provides great value for an easily accessible and highly visible property
- Ernest M. Smith Blvd. and the signalized intersections were designed for long-term functionality
- Provides a solution for the pent-up demand for growth
- Provides new business opportunities
- Creates new job opportunities
- Creates room for additional medical facilities
- Allows for additional housing to capture new residents



A destination with flexible opportunities for developers

Stuart Crossing provides mixed-use parcels that offer the liberty of determining where development will begin while also offering the ability to consecutively work on different parcels at once.

- Established hospital and medical offices
- The owners have engaged multiple professionals to prepare Stuart Crossing for development
- Research proves need for growth in this area
- The owners' representatives are in regular contact with the City of Bartow regarding the progress of Stuart Crossing

A safe, convenient and beautiful place to live

Stuart Crossing will provide a safe place to live, work and enjoy the outdoors. The owners have set aside over 200 acres of green space for outdoor activities and the area is already a popular destination for biking and nature walks.

- New single-family home neighborhoods
- New apartments with beautiful views
- Destination retail
- New restaurants
- Additional entertainment venues for Bartow
- Places to connect with people
- Biking and hiking trails
- Conservation and views of outdoor space



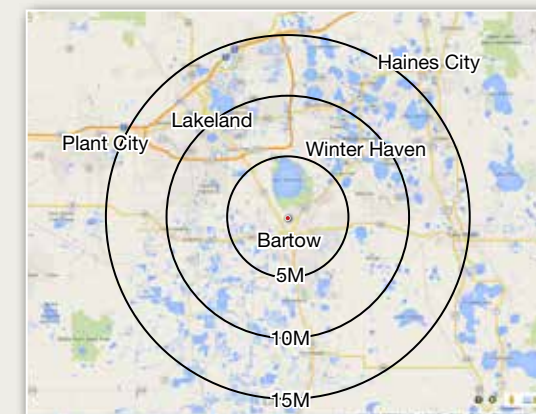
Stuart Crossing is ideally positioned to accommodate Bartow's northward expansion with development opportunities in **retail, commercial, medical and professional offices, business park and multi-family and single-family residential**, all surrounded by generous open space and conservation areas. Located less than three miles north of downtown Bartow, the main Stuart Crossing gateway is at the signalized intersection of US 98 and the brand new four lane Ernest M. Smith Boulevard. This provides quick and direct access to the interior of the development and connects to US 17, whose extension to SR 60 is currently in the right-of-way negotiations/acquisition stage. This central location, with the Polk Parkway/US 98 interchange 6 ± miles to the north (with two connections to Interstate 4), is the natural path of development for N Bartow and SE Lakeland as the cities grow toward each other.



STUART CROSSING.

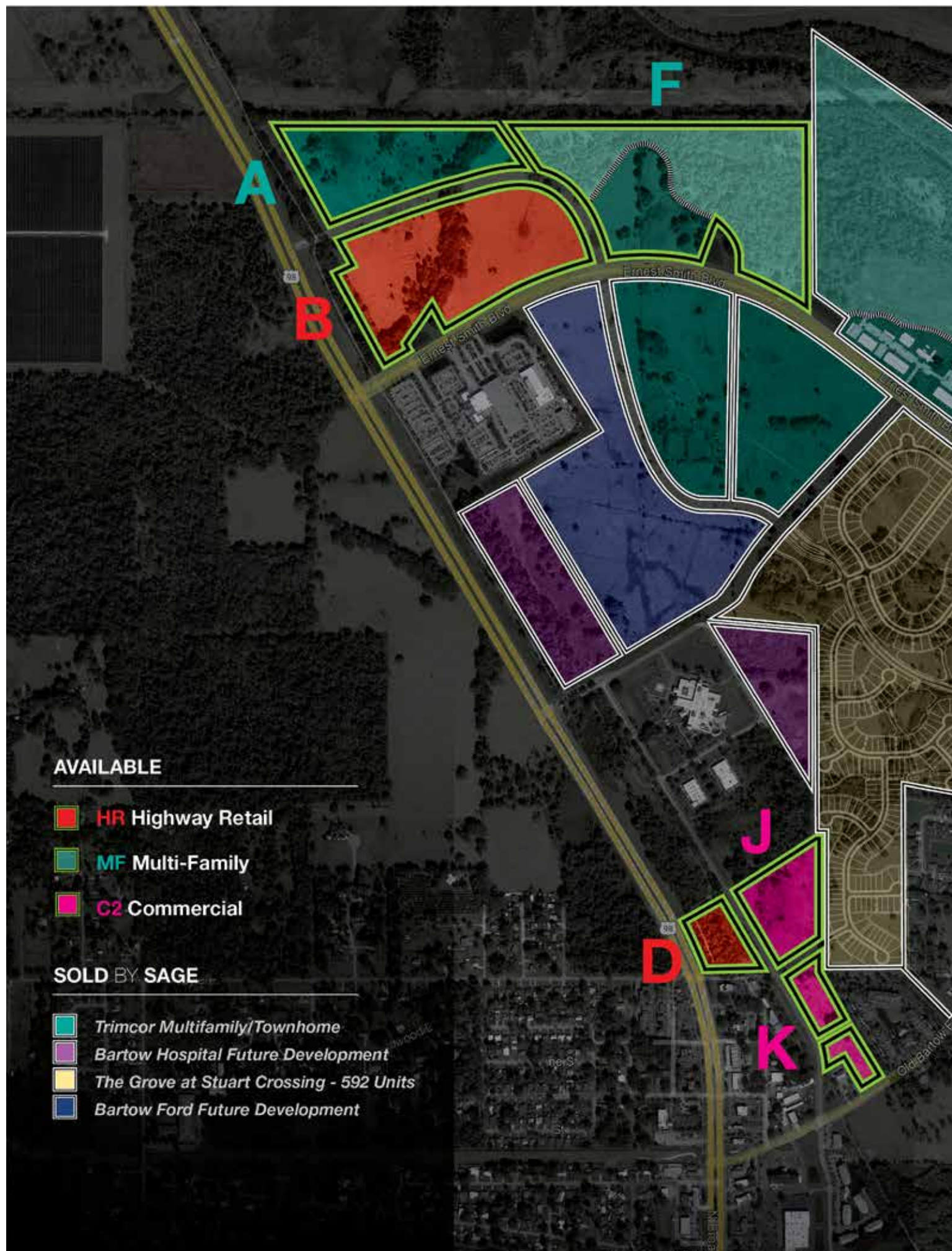
Stuart Crossing is nestled between two major north/south corridors, US 98 (**44,500 cars per day**) and US 17 (**24,000 cars per day**), with SR 60 (**42,500 cars per day**) just south of the property's edge. The intersections of these three major roads provide Stuart Crossing with access to the greater regional market.

In addition to its excellent road access, Stuart Crossing has **the opportunity to become a true cycling and recreational destination**. Forward thinking developers can take advantage of the existing Fort Fraser trail user base and grow it by incorporating additional bicycle and pedestrian friendly trail offshoots to create multiple loops directly through Stuart Crossing's commercial and residential districts. Residents and visitors alike would be able to use the new paths for recreation, fitness and to reach restaurants, shops and community events.



A 2010 Orange County study of the economic impact of its trail system showed that the average spending per trail user was \$20 per visit. In Downtown Winter Garden alone, trail users conservatively accounted for over 25% of total revenue and had an economic impact of \$3.6 million on the 31 business located there. While more recent studies have not been done, the consensus is that this impact has grown significantly in the subsequent years.

Stuart Crossing is ideally positioned to take advantage of Polk County's foresight in defining itself as a great location in Central Florida for new growth and development, with the CSX Intermodal, the Amazon Fulfillment Center and the Florida Polytechnic University all creating fantastic opportunities in the immediate surrounding area.



A Multifamily*

- ~25 Acres
- Hwy Retail - Stuart Crossing PUD Designation
- Multifamily Overlay of 12 Units/Acre

B Highway Retail*

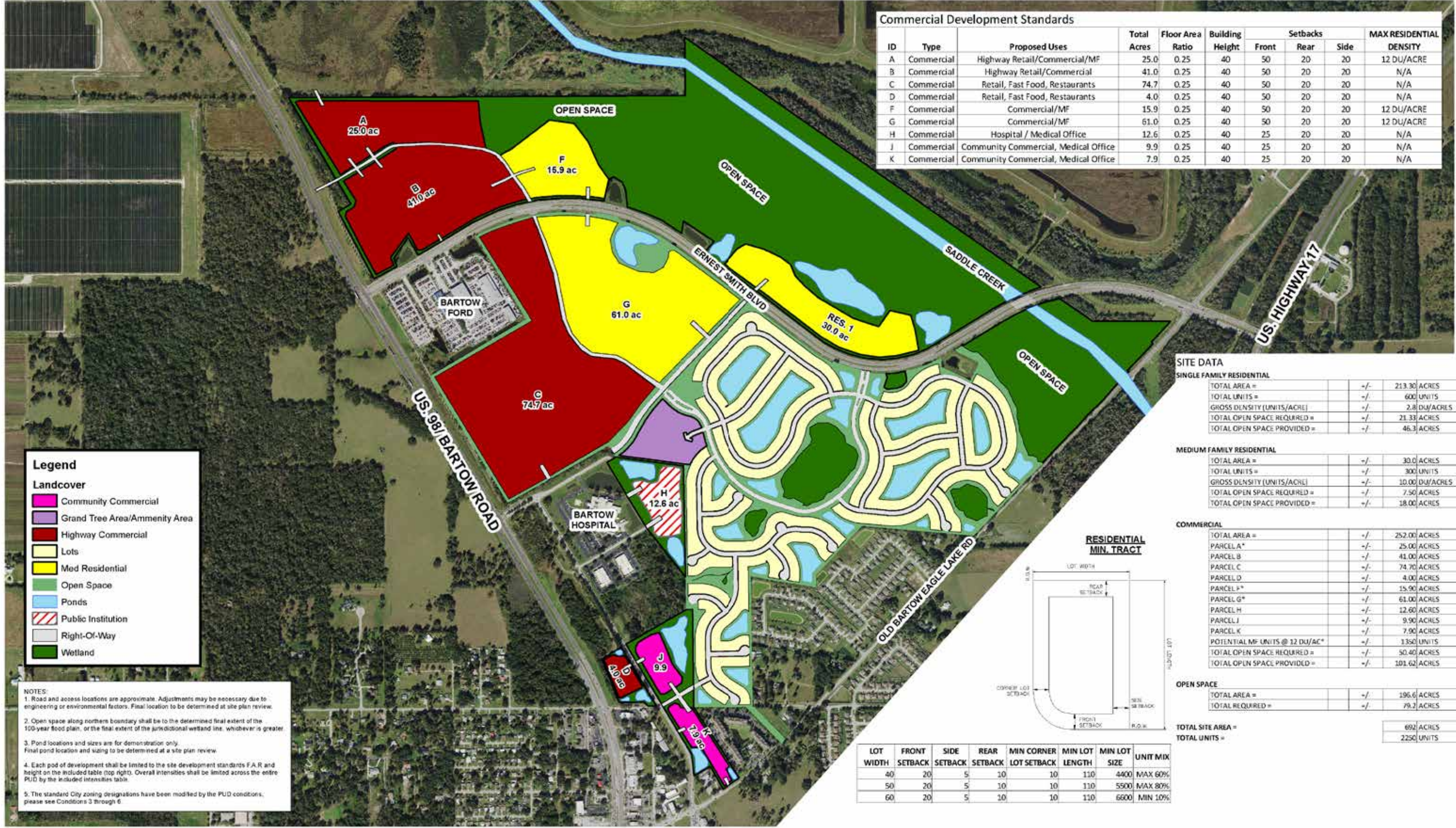
- ~41 Acres
- ~250,000 SF
- Hwy Retail - Stuart Crossing PUD Designation

F Multifamily*

- ~53 Gross Acres
- ~15 Acres Developable
- Commercial 2 - Stuart Crossing PUD Designation
- Multifamily Overlay of 12 Units/Acre
- ~38 Acres Passive Recreation/Open Space

*Potential Parcel Splits

Call for more information 1.855.SageLand (724-3526) Ext. 1



| ID | Type | Proposed Uses | Total Acres | Floor Area Ratio | Building Height | Setbacks | | | MAX RESIDENTIAL DENSITY |
|----|------------|--------------------------------------|-------------|------------------|-----------------|----------|------|------|-------------------------|
| | | | | | | Front | Rear | Side | |
| A | Commercial | Highway Retail/Commercial/MF | 25.0 | 0.25 | 40 | 50 | 20 | 20 | 12 DU/ACRE |
| B | Commercial | Highway Retail/Commercial | 41.0 | 0.25 | 40 | 50 | 20 | 20 | N/A |
| C | Commercial | Retail, Fast Food, Restaurants | 74.7 | 0.25 | 40 | 50 | 20 | 20 | N/A |
| D | Commercial | Retail, Fast Food, Restaurants | 4.0 | 0.25 | 40 | 50 | 20 | 20 | N/A |
| F | Commercial | Commercial/MF | 15.9 | 0.25 | 40 | 50 | 20 | 20 | 12 DU/ACRE |
| G | Commercial | Commercial/MF | 61.0 | 0.25 | 40 | 50 | 20 | 20 | 12 DU/ACRE |
| H | Commercial | Hospital / Medical Office | 12.6 | 0.25 | 40 | 25 | 20 | 20 | N/A |
| J | Commercial | Community Commercial, Medical Office | 9.9 | 0.25 | 40 | 25 | 20 | 20 | N/A |
| K | Commercial | Community Commercial, Medical Office | 7.9 | 0.25 | 40 | 25 | 20 | 20 | N/A |

| Landcover | |
|--|------------------------------|
| | Community Commercial |
| | Grand Tree Area/Amenity Area |
| | Highway Commercial |
| | Lots |
| | Med Residential |
| | Open Space |
| | Ponds |
| | Public Institution |
| | Right-Of-Way |
| | Wetland |

- NOTES:**
- Road and access locations are approximate. Adjustments may be necessary due to engineering or environmental factors. Final location to be determined at site plan review.
 - Open space along northern boundary shall be to the determined final extent of the 100-year flood plain, or the final extent of the jurisdictional wetland line, whichever is greater.
 - Pond locations and sizes are for demonstration only. Final pond location and sizing to be determined at a site plan review.
 - Each pod of development shall be limited to the site development standards F.A.R. and height on the included table (top right). Overall intensities shall be limited across the entire PUD by the included intensities table.
 - The standard City zoning designations have been modified by the PUD conditions, please see Conditions 3 through 6.

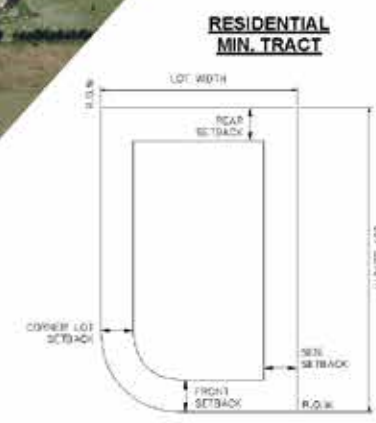
| SINGLE FAMILY RESIDENTIAL | | | |
|-----------------------------|-----|--------|----------|
| TOTAL AREA = | +/- | 213.30 | ACRES |
| TOTAL UNITS = | +/- | 600 | UNITS |
| GROSS DENSITY (UNITS/ACRE) | +/- | 2.8 | DU/ACRES |
| TOTAL OPEN SPACE REQUIRED = | +/- | 21.33 | ACRES |
| TOTAL OPEN SPACE PROVIDED = | +/- | 46.3 | ACRES |

| | | | |
|-----------------------------|-----|-------|----------|
| TOTAL AREA = | +/- | 30.0 | ACRES |
| TOTAL UNITS = | +/- | 300 | UNITS |
| GROSS DENSITY (UNITS/ACRE) | +/- | 10.00 | DU/ACRES |
| TOTAL OPEN SPACE REQUIRED = | +/- | 7.50 | ACRES |
| TOTAL OPEN SPACE PROVIDED = | +/- | 18.00 | ACRES |

| | | | |
|--------------------------------|-----|--------|-------|
| TOTAL AREA = | +/- | 252.00 | ACRES |
| PARCEL A* | +/- | 25.00 | ACRES |
| PARCEL B | +/- | 41.00 | ACRES |
| PARCEL C | +/- | 74.70 | ACRES |
| PARCEL D | +/- | 4.00 | ACRES |
| PARCEL F* | +/- | 15.90 | ACRES |
| PARCEL G* | +/- | 61.00 | ACRES |
| PARCEL H | +/- | 12.60 | ACRES |
| PARCEL J | +/- | 9.90 | ACRES |
| PARCEL K | +/- | 7.90 | ACRES |
| POTENTIAL MF UNITS @ 12 DU/AC* | +/- | 1350 | UNITS |
| TOTAL OPEN SPACE REQUIRED = | +/- | 50.40 | ACRES |
| TOTAL OPEN SPACE PROVIDED = | +/- | 101.62 | ACRES |

| | | | |
|------------------|-----|-------|-------|
| TOTAL AREA = | +/- | 196.6 | ACRES |
| TOTAL REQUIRED = | +/- | 79.2 | ACRES |

| | | |
|--------------------------|------|-------|
| TOTAL SITE AREA = | 692 | ACRES |
| TOTAL UNITS = | 2250 | UNITS |



| LOT WIDTH | FRONT SETBACK | SIDE SETBACK | REAR SETBACK | MIN CORNER LOT SETBACK | MIN LOT LENGTH | MIN LOT SIZE | UNIT MIX |
|-----------|---------------|--------------|--------------|------------------------|----------------|--------------|----------|
| 40 | 20 | 5 | 10 | 10 | 110 | 4400 | MAX 60% |
| 50 | 20 | 5 | 10 | 10 | 110 | 5500 | MAX 80% |
| 60 | 20 | 5 | 10 | 10 | 110 | 6600 | MIN 10% |

PUD PLAN

BARTOW, FLORIDA

STUART CROSSING

FEB 2023

Kimley»Horn

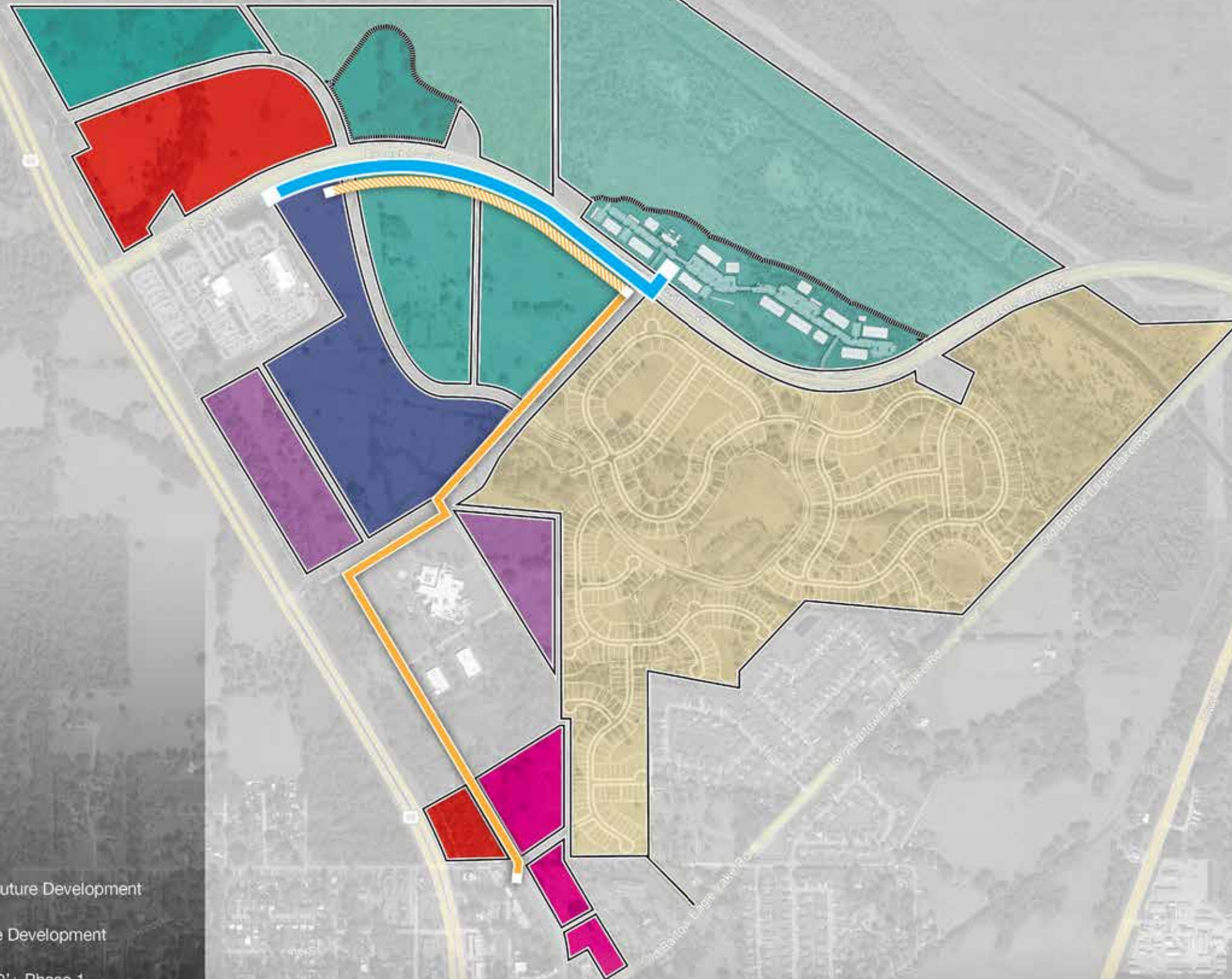
AERIAL DATA: © GOOGLE EARTH 2020
(863) 701-8702

F-1



Water Main & Sewer Force Main Diagram
FOR REFERENCE ONLY

-  Highway Retail
-  Multi-Family
-  Commercial
-  Single Family
-  Bartow Hospital Future Development
-  Bartow Ford Future Development
-  12" Waterline 3,000'+ Phase 1
-  12" Sewer Force Main 6,000'+ Phase 1
-  10" Sewer Force Main 2,500'+ Phase 2



1 | US 98 at Bartow Ford



Fort Fraser Trail

Utilizing part of the former CSX Railroad line, the Fort Fraser Trail runs parallel to US Highway 98 for nearly 8 miles. The trail is part of an urban greenway with connectivity to the extensive trail network of the 1,267 acre Circle B Bar Reserve.

2 | Ernest M Smith Blvd






3 | Wilson Ave

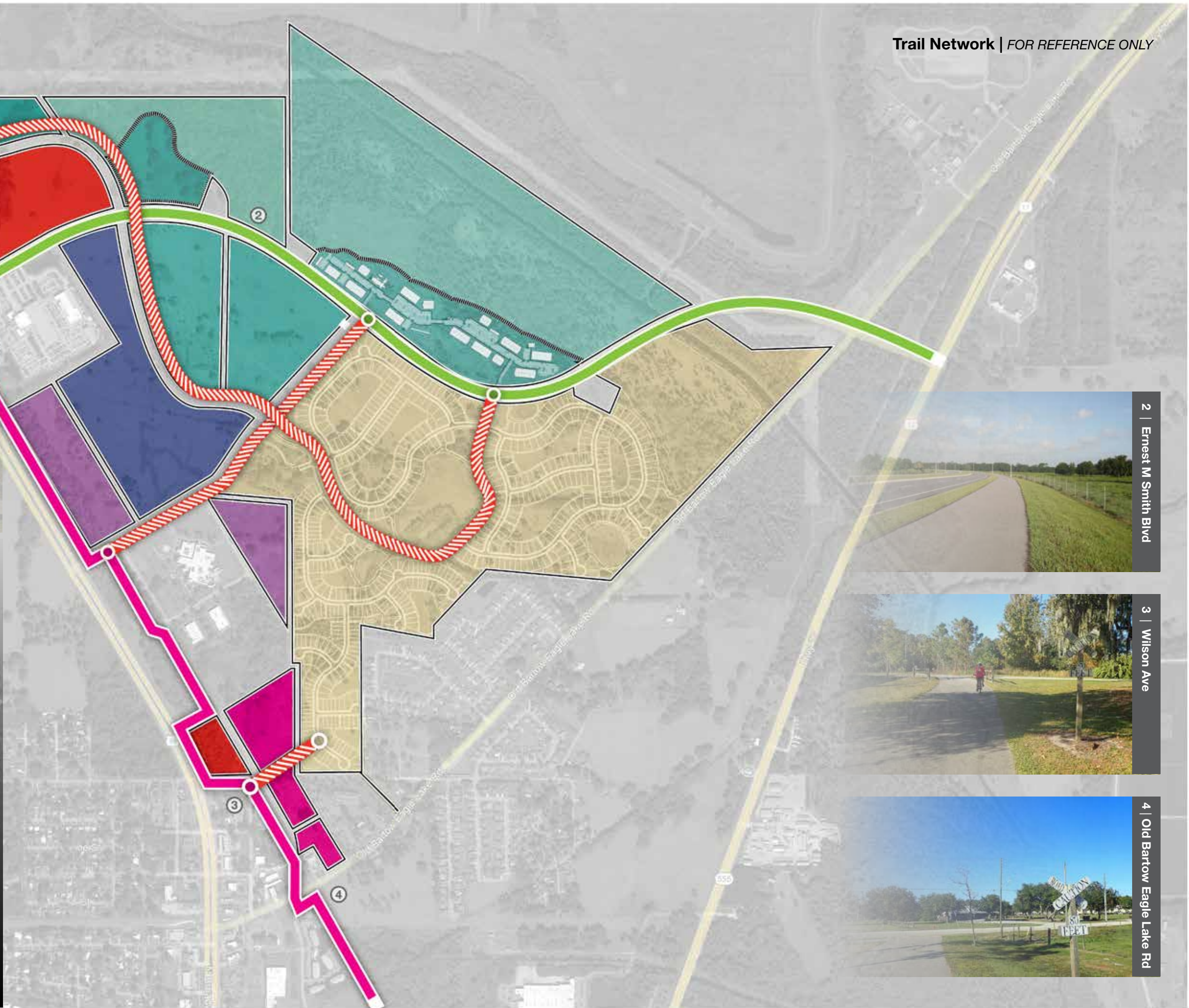


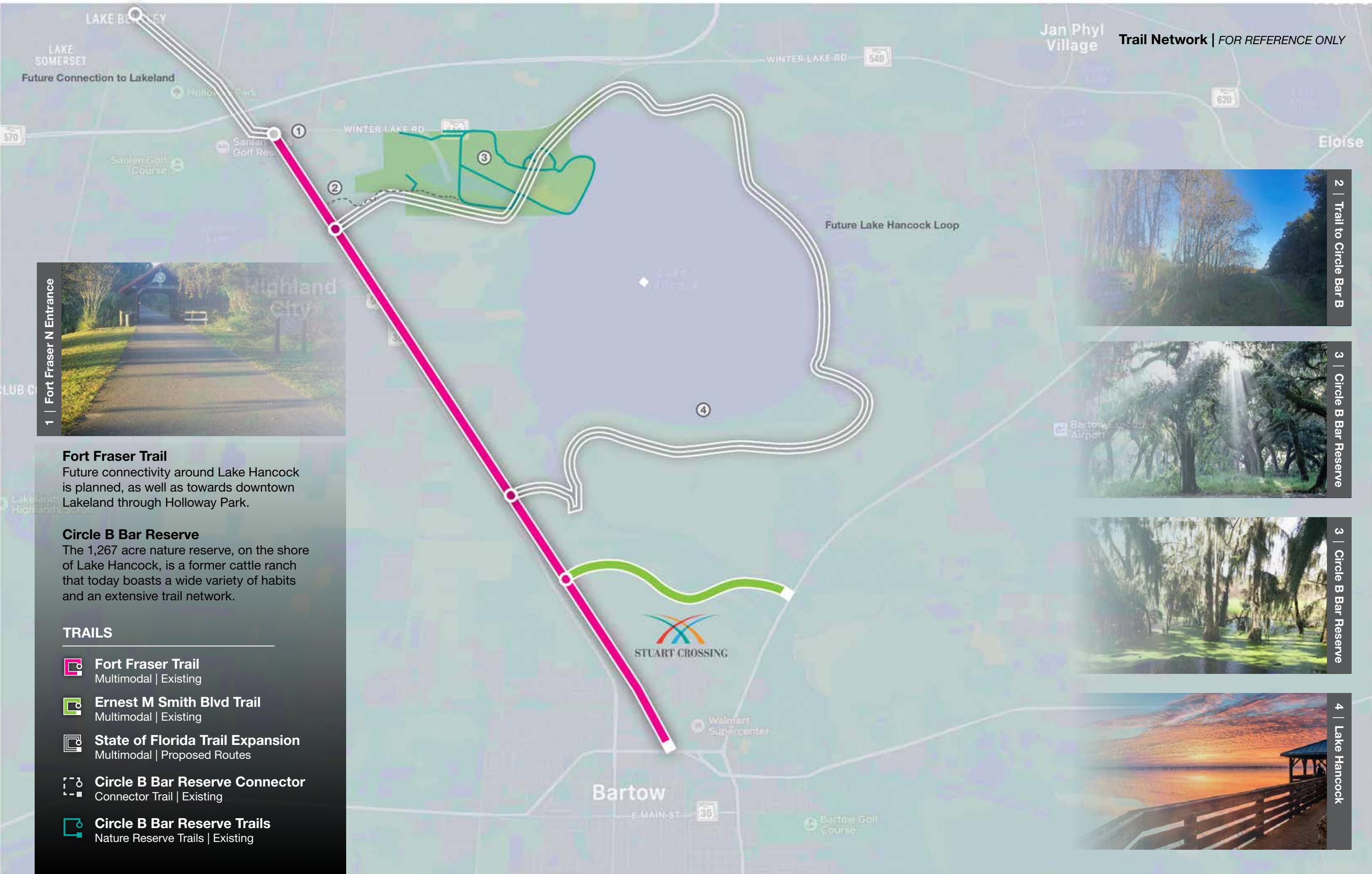
4 | Old Bartow Eagle Lake Rd



TRAILS

-  **Fort Fraser Trail**
Multimodal | Existing
-  **Ernest M Smith Blvd Trail**
Multimodal | Existing
-  **Stuart Crossing Trails**
Multimodal | Under Development










1 | Fort Fraser N Entrance

Fort Fraser Trail
 Future connectivity around Lake Hancock is planned, as well as towards downtown Lakeland through Holloway Park.

Circle B Bar Reserve
 The 1,267 acre nature reserve, on the shore of Lake Hancock, is a former cattle ranch that today boasts a wide variety of habits and an extensive trail network.

TRAILS

-  **Fort Fraser Trail**
Multimodal | Existing
-  **Ernest M Smith Blvd Trail**
Multimodal | Existing
-  **State of Florida Trail Expansion**
Multimodal | Proposed Routes
-  **Circle B Bar Reserve Connector**
Connector Trail | Existing
-  **Circle B Bar Reserve Trails**
Nature Reserve Trails | Existing



2 | Trail to Circle Bar B



3 | Circle B Bar Reserve

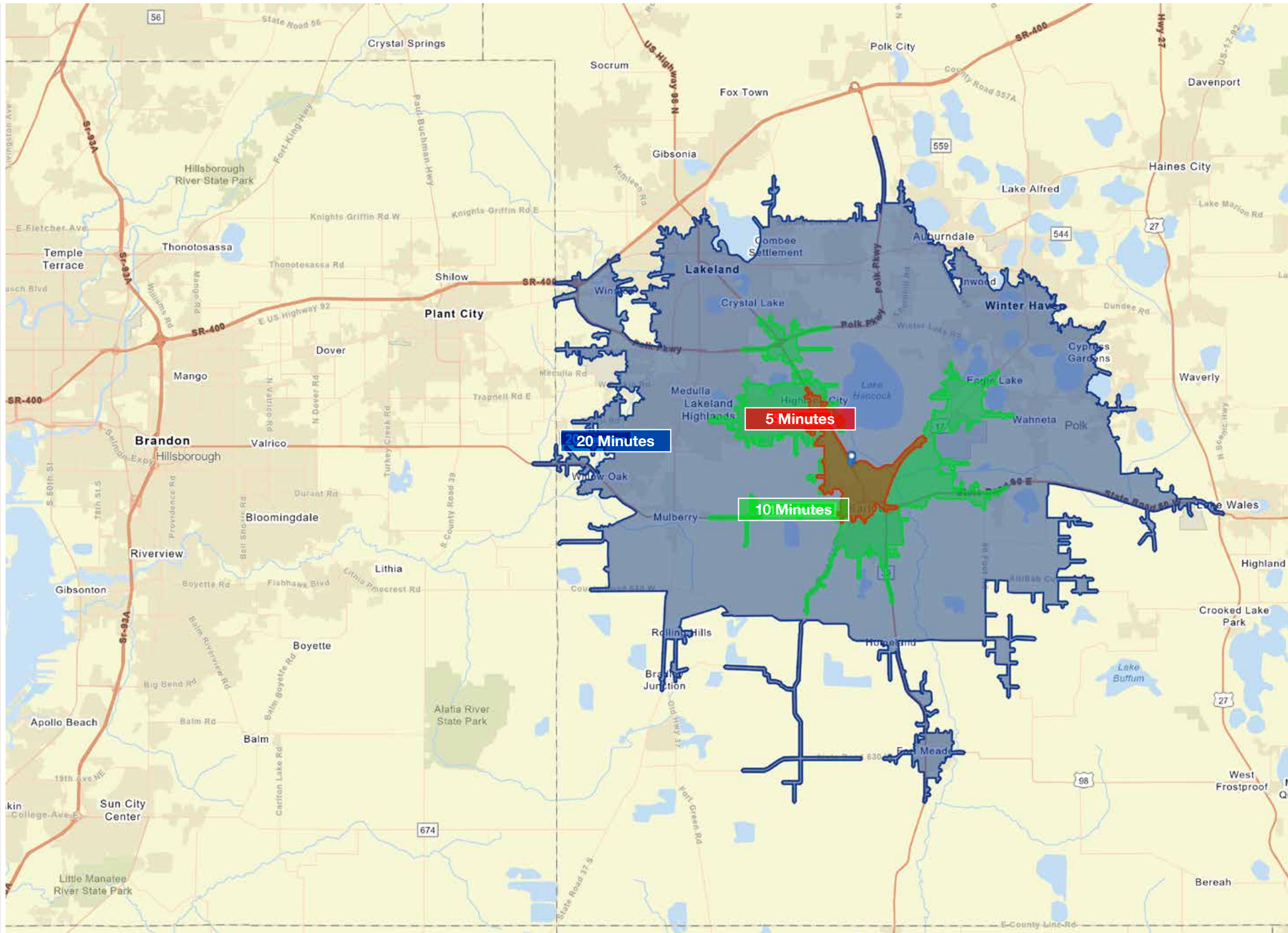


3 | Circle B Bar Reserve



4 | Lake Hancock

Drive Time Map



Stuart Crossing: Highway Retail Parcels

| Permitted Use | Special Exception Use (Board Action Required) | Site Development Plan Required (Use Permitted with Approved SDP) | Conditional Use (Board Action Required) |
|--|---|---|--|
| <ul style="list-style-type: none"> Residential Mixed Use Hotel/Motel Appliance Repair Auto Parts, Retail Bakery Convenience Store (No Gas) Filling Station (Convenience Store w/Gas) Pet Services Pharmacy Recreation, Indoor, Commercial Recycling Center (Indoor) Restaurant Tea Room Retail Sales Retail Shops Service Station (Minor Automotive Repair) Veterinary Clinic / Kennel Building Supply Sales Pet Services Plant Nursery Bank/Financial Institution Business Office Clinic Clubs, Community/Fraternal Funeral Home/Mortuary Medical/Health Care Office Medical Laboratory Personal Services Professional Office Real Estate/Business Office Auto License/Tag Facility City Hall/Municipal Building Fire Station Police Station Post Office Power Substation Sewer Lift Station Telephone Switching Station Civic Center Auditorium Public Library Museum School (Grades K-12) Vocational/Technical School Park Recreation, Indoor, Public Recreation, Outdoor, Public | <ul style="list-style-type: none"> Single Family; Std. Construction Guest House Duplex Garage Apartment Apartment Building Boarding House Condominium Garden Apartments | <ul style="list-style-type: none"> Special Needs Facilities Child Care Facility Adult Day Care Center Assisted Living Facility Foster Care Facility Group Home Facility Hospice Residential Unit Nursing Home Drinking Establishment Shopping Center (< 150,000 GLA) Auto/Boat Sales Recreation, Outdoor, Commercial Contractor Storage Yard Cemetery Sewer/Water Station (On-Site) Church | <ul style="list-style-type: none"> Shopping Center (> 150,000 GLA) |

Stuart Crossing: Commercial Parcels

| Permitted Use | Special Exception Use (Board Action Required) | Site Development Plan Required (Use Permitted with Approved SDP) | Conditional Use (Board Action Required) |
|--|---|---|--|
| <ul style="list-style-type: none"> Residential Mixed Use Hotel/Motel Appliance Repair Auto Parts, Retail Bakery Convenience Store (No Gas) Filling Station (Convenience Store w/Gas) Pet Services Pharmacy Recreation, Indoor, Commercial Recycling Center (Indoor) Restaurant Tea Room Retail Sales Retail Shops Service Station (Minor Automotive Repair) Building Supply Sales Major Automotive Repair Pet Services Bank/Financial Institution Business Office Clinic Clubs, Community/Fraternal Funeral Home/Mortuary Medical/Health Care Office Medical Laboratory Personal Services Professional Office Real Estate/Business Office Auto/Boat Repair; No Sales Warehouse Wholesale Distributor Printing/Publishing Auto License/Tag Facility City Hall/Municipal Building Fire Station Police Station Post Office Power Substation Sewer Lift Station Telephone Switching Station Civic Center/Auditorium College/University Public Library Museum School (Grades K-12) Vocational/Technical School Park Recreation, Indoor, Public Recreation, Outdoor, Public Business Park Uses Research And Development Parks Distribution Centers Wholesaling Activities Light Manufacturing Fabrication And Assembly | <ul style="list-style-type: none"> Single Family; Std. Construction Guest House Duplex Garage Apartment Apartment Building Boarding House Condominium Garden Apartments | <ul style="list-style-type: none"> Special Needs Facilities Child Care Facility Adult Day Care Center Assisted Living Facility Foster Care Facility Group Home Facility Hospice Residential Unit Nursing Home Drinking Establishment Shopping Center (< 150,000 GLA) Veterinary Clinic / Kennel Auto/Boat Sales Recreation, Outdoor, Commercial Plant Nursery Contractor Storage Yard Sales/Repair Of Heavy Equipment Cemetery Sewer/Water Station (On-Site) Church | <ul style="list-style-type: none"> Shopping Center (> 150,000 GLA) |



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