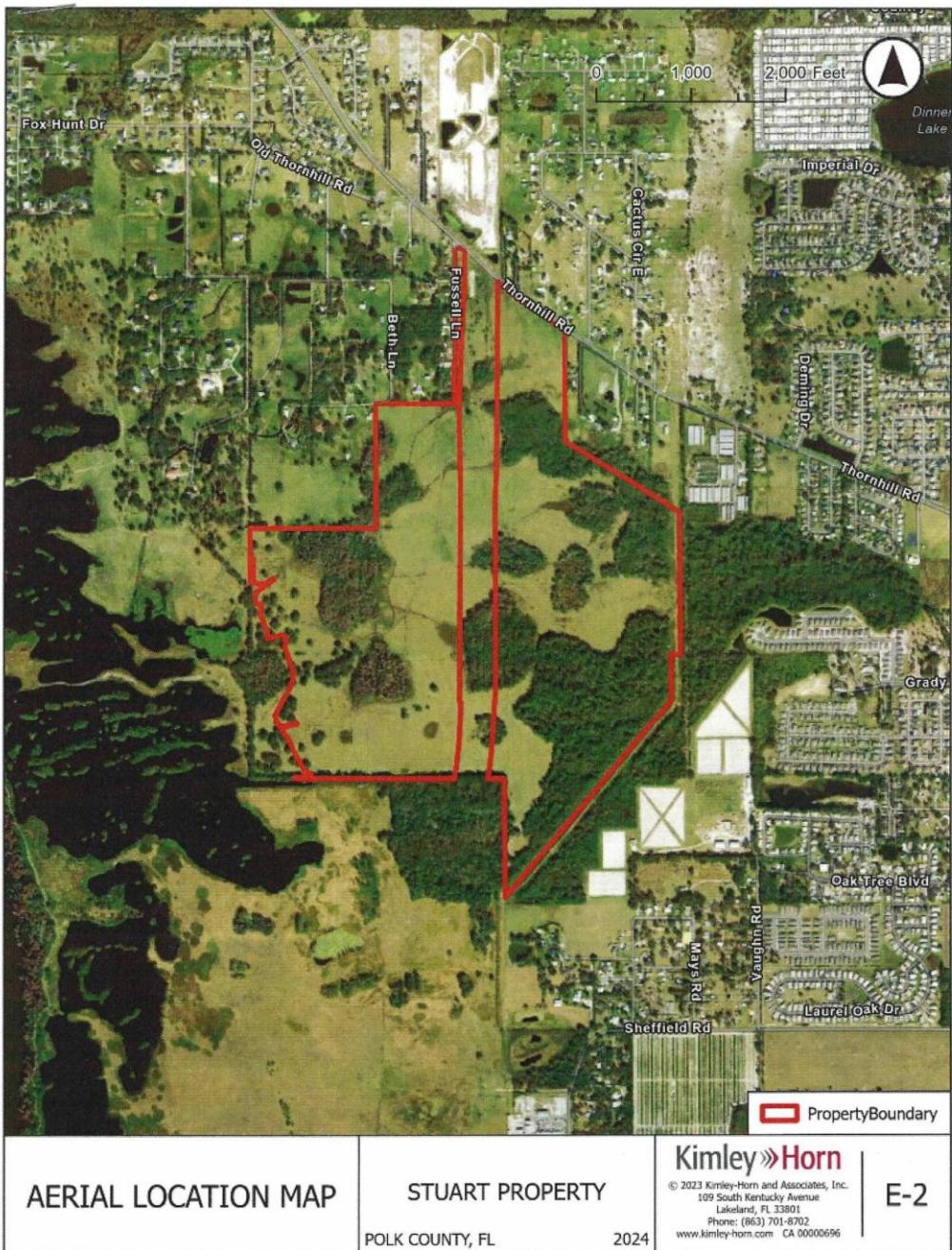


Stuart Ranch Development

Premium Development Opportunity Polk County, Florida



Executive Summary

Stuart Ranch Development presents an exceptional residential development opportunity encompassing **328.59 acres** of prime Florida land strategically positioned in the heart of Polk County's growth corridor. This generational ranch property offers approved zoning entitlements for up to **862 residential units** across three contiguous parcels, bisected by the new Central Polk Parkway toll road currently under construction.

The property benefits from recently approved RL-4 zoning (4 units per acre) on the eastern 178 acres and RL-1 zoning (1 unit per acre) on the western 150 acres, providing flexible development options in one of Florida's fastest-growing counties.

Additional Development Potential: Buyer can pursue a Planned Development to increase density opportunities beyond current zoning entitlements.

Property Details

Three Contiguous Parcels

Parcel	Acreage	Parcel ID
Parcel 1	83.11 acres	252903000000022120
Parcel 2	243.81 acres	252910000000011010
Parcel 3	1.67 acres	252909000000011010
Total	328.59 acres	

Property Character: Pristine natural Florida ranch landscape maintained by generations of family stewardship. The property is adjacent to the natural beauty of Lake Hancock and the nature preserved lands of SWFWMD.

Property Location & Access

Strategic Central Florida Location: Stuart Ranch Estate is ideally positioned in Polk County's premier growth corridor, offering convenient access to major metropolitan areas and transportation infrastructure.

Interactive Property Location

Description	Link/Value
Google Maps Link	https://maps.app.goo.gl/4Qezeebnz7ztgmzm7
Property Pin	Precise location marker on Stuart Ranch Estate
Address Reference	South of Thornhill Road, Polk County, FL

The property is easily accessible via Thornhill Road and benefits from proximity to major transportation corridors including the new Central Polk Parkway toll road, providing enhanced connectivity to Tampa, Orlando, and the broader Central Florida region.

Zoning & Development Rights

The property benefits from recently approved zoning entitlements following comprehensive county review and public hearings:

Zoning Type	Details
RL-4 Zoning	Eastern 178 acres approved for up to 4 residential units per acre (712 units maximum)
RL-1 Zoning	Western 150 acres zoned for up to 1 residential unit per acre (150 units maximum)
Total Development Potential	862 residential units across the entire property
Entitlement Status	County-approved zoning changes completed in 2025 (Ordinance No. 2025-045)
Planning Consistency	Comprehensive Plan compatibility confirmed by Polk County Planning Commission

Location Advantages

Stuart Ranch Development occupies a strategic position within Florida's Tampa-Orlando growth corridor, offering unparalleled connectivity and market access:

Advantage	Details
Central Florida Location	Positioned between Tampa and Orlando metropolitan areas
Polk County Growth	Located in Florida's fastest-growing county with over 77% population increase in recent years
Transportation Infrastructure	New Central Polk Parkway toll road bisects the property, providing enhanced regional connectivity and visibility
Toll Road Timeline	Construction underway with completion scheduled for 2029
Regional Access	Direct connectivity to I-4 corridor and major employment centers
Proximity Benefits	Close to Lakeland, Bartow, Winter Haven, and Lake Wales urban amenities

Market Opportunity

Growth Demographics

- Polk County leads Florida in population growth
- Strong residential development demand
- Institutional investor interest increasing

Land Values

- 8% annual appreciation in Florida land values
- High market premiums expected for this housing location and access
- High-growth market premiums expected

Market Context: Polk County has emerged as a logistics and residential development goldmine, positioned strategically between major metropolitan areas. The county's affordability compared to Tampa and Orlando, combined with improved transportation infrastructure, continues to attract both residents and businesses.

No Asking Price - Accepting Offers for First 4 Weeks

We are gauging development interest and market response from qualified developers and institutional investors. This approach allows the market to establish fair value while ensuring serious consideration from capable development partners.

Professional Representation & Inquiries



Qualified developers and institutional investors are invited to submit confidential inquiries and contract offers along with proof of funding documentation.

Comprehensive due diligence materials available including surveys, zoning documentation, and market analysis.

Professional Marketing Support: Experienced development land specialists providing transaction management and technical assistance throughout the acquisition process.

Confidential Process: All inquiries handled with discretion and professional confidentiality.

Contact Information

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This offering represents a rare opportunity to acquire entitled development land in one of Florida's premier growth markets. Stuart Ranch Development combines the vision of generational stewardship with the practical advantages of approved development rights and strategic location.

Important Disclaimer

The Sellers reserve the right to accept or reject any and all offers. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.