



**4.76 ± ACRES PRIME DEVELOPMENT LAND
US HIGHWAY 98 SOUTH, BARTOW, FLORIDA**

- Property Address: 6320 US Highway 98 South, Bartow, Florida 33830
- Property Location: On US Highway 98 South, just South of CR 540A intersection, with additional ingress and frontage on EF Griffin Road. Site is approx. 2 miles North of Bartow and Bay Care Hospital, adjacent to Bartow Elementary School and across Hancock Crossings a-92 homes \$400,000.00 + new development. Polk Parkway (SR 570) is located approx. 2.5 miles North of the site.
- Type Property: Vacant land, with slight slope towards EF Griffin Road (West).
- Size Property: Approximately 4.76 ± acres (207,345 SF).
- Frontage: 614.32' frontage on US Highway 98 South x 411.65' on E.F. Griffin Road
- Land Use/Zoning: Mixed Use Commercial - PD Commercial – City of Bartow
- Utilities: Municipal Electric and Polk County Water. Sewer is located at the property to the South of site.
- Ad Valorem taxes: \$1,024.19 (Year 2023). Subject to increase after sale and development.
- Property Folio: 24-29-24-288500-000061, Polk County.
- Comments: Utmost visibility and dual access make this property a rare development opportunity in a fast growing area. Preliminary site plan shows approx. 23,140 SF of potential mixed development (restaurants/retail/offices). Property is currently under EPA controlled environmental clean-up program. Great visibility and signage.
- Sale price: \$2,025,000.00 (\$425,000.00/acre).
- Exclusive Contact: Maria Mahoney, Broker 863 640-0445 Will Daniel, Broker-Associate 813 695-7371

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