

1505 E HOOKER ST. BARTOW, FLORIDA

# Gator Towing & Automotive

Direct Access to Hwy 17  
30,000 VPD  
Revenue Producing  
Turn Key Towing Business &  
Real Estate  
Inventory Included in Sale  
5000 SF- built in 2009  
Fully Fenced 1 Acre Lot

**Brent Nye**  
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## PROPERTY DESCRIPTION

Don't miss this opportunity to purchase an established light-duty tow company in Bartow, Florida. (Business can be purchased separately from real estate) include a 5,000 SF metal insulated building in great condition built in 2009 on a fenced acre. The building has 7 bays, and office, and includes 3 car lifts and two tow trucks. The repair side of the business has not been used to its full potential.

Currently, Gator Towing has a contract with Polk County Management Division, which rotates with the Polk County Sheriff's Office and the Bartow Police Department in order to provide towing services for accidents occurring within Polk County's city limits. Impounding abandoned vehicles and removing improperly parked vehicles are also part of their responsibilities.

## PROPERTY HIGHLIGHTS

- 5,000 SF Modern Metal Building with Paved Parking Lot
- 7 Bays with Air-Conditioned Office Space
- Built in 2009, Meticulously Maintained with 6-Foot Fence Enclosing The 1-Acre Lot
- Zoned C3 Perfect for Many Uses
- Building can be purchased separately from Turnkey Towing and Automotive Business
- Corner lot with high visibility and great access from South Holland Pkwy (Hwy 17)
- Full Access from South Holland Pkwy (Hwy 17) Allows for Great Truck Access

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,399,000
<b>Lot Size:</b>	1.03 Ac
<b>Building Size:</b>	5,000 SF
<b>Zoning:</b>	C3

## CURRENT REVENUE

- Approximately 12% of their revenue comes from the Polk County Fleet
- Approximately 8% of their revenue comes from Bartow Police Department
- Approximately 15% of their revenue comes from the Polk County Sheriff's Office
- Approximately 30% of their revenue comes from daily call ins
- Approximately 35% of their revenue comes from local car dealerships

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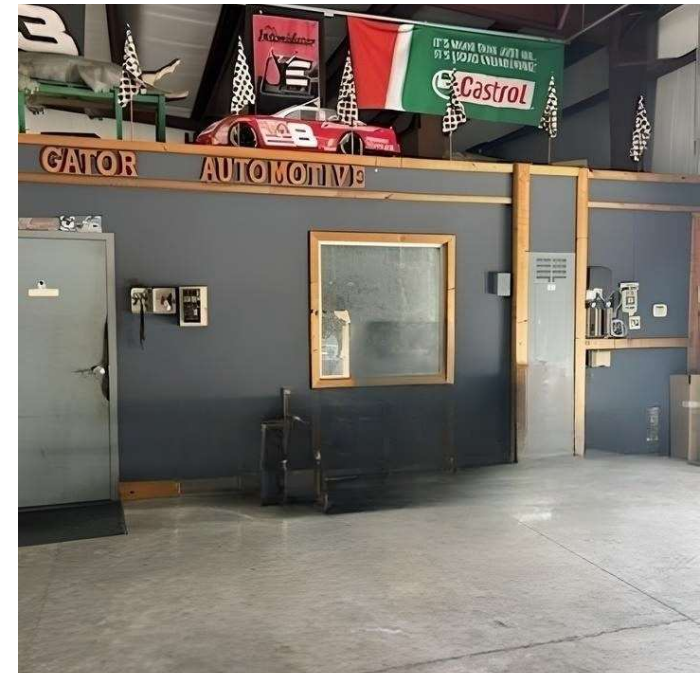
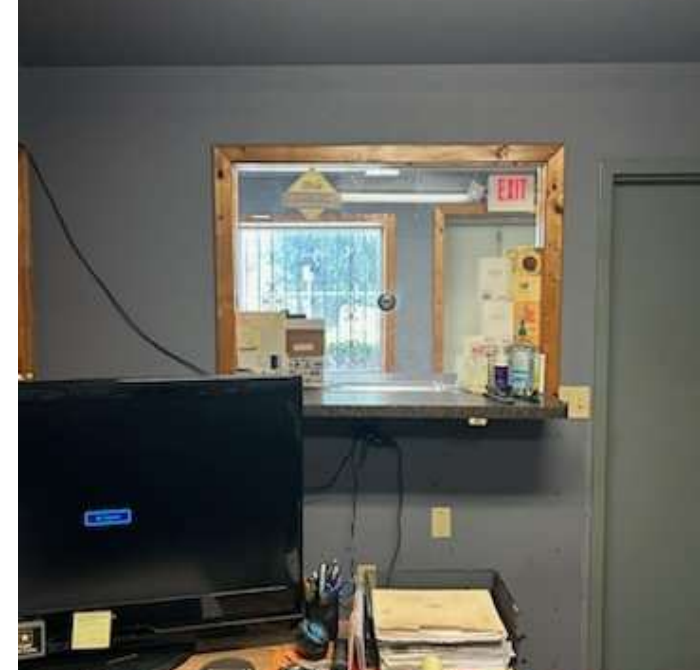
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Bartow Ford

Bartow Ford Co Collision

Cook's Automotive

Goodyear Auto Service

Main Street Auto & Tire

Fisher's Tire Repair

JC's Auto Care

Adams & Sons Service Center

Chancey Radiator Services-Bartow

A.L.Spivey, Car and Truck Services

Lopez's Tires & Repairs

NewGen Motors - Bartow

Union Tank Car Co

Alex Custom Cars

Kelley Buick GMC Service & Parts

Kelley Buick GMC

3 J Auto Services

M & M Auto Body

Stingray Chevrolet Bartow

Thunder Chrysler Dodge Jeep Ram

Bartow Auto

Stingray Isuzu Trucks

Boulevard Tire Center

Top Star Automotive Repair

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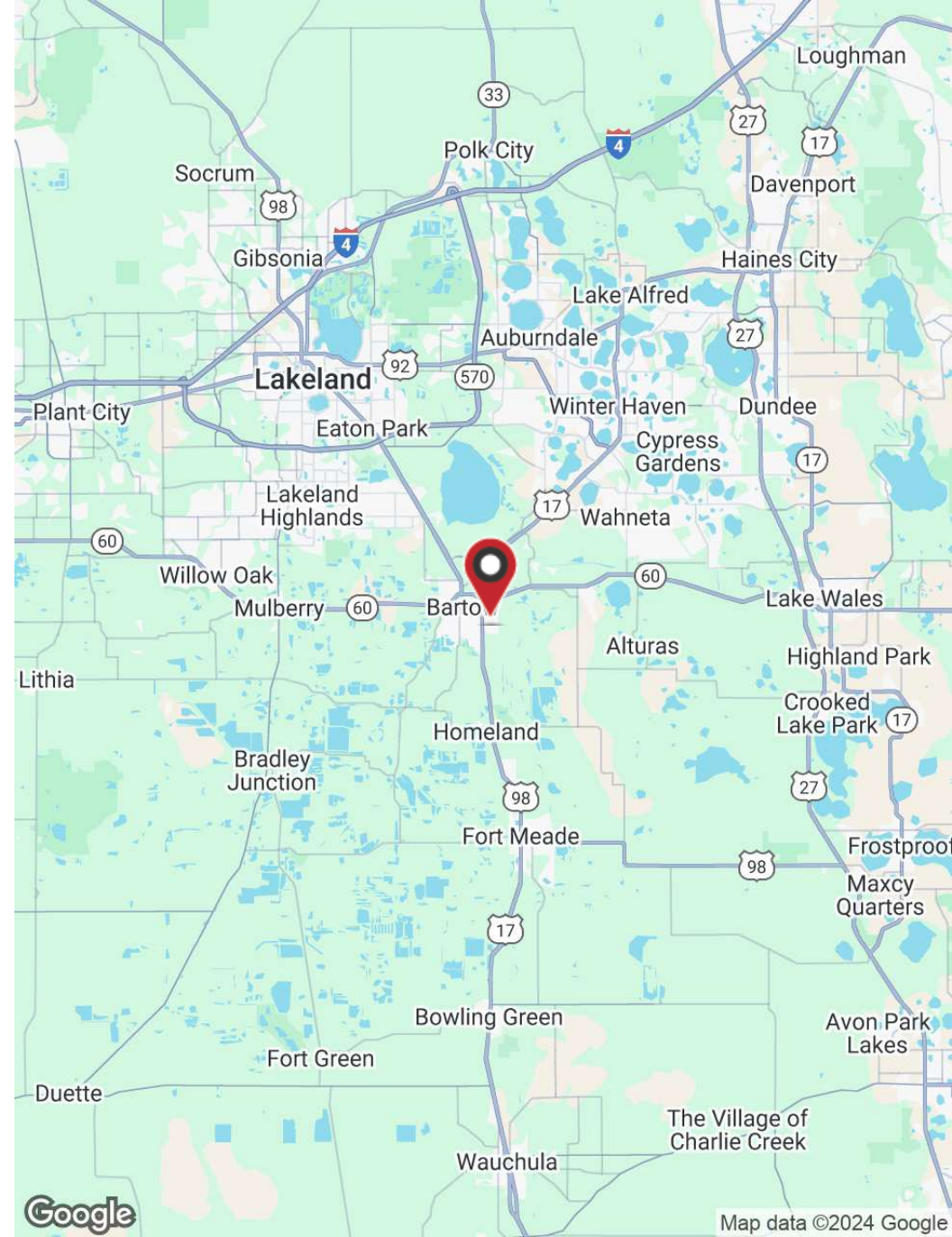
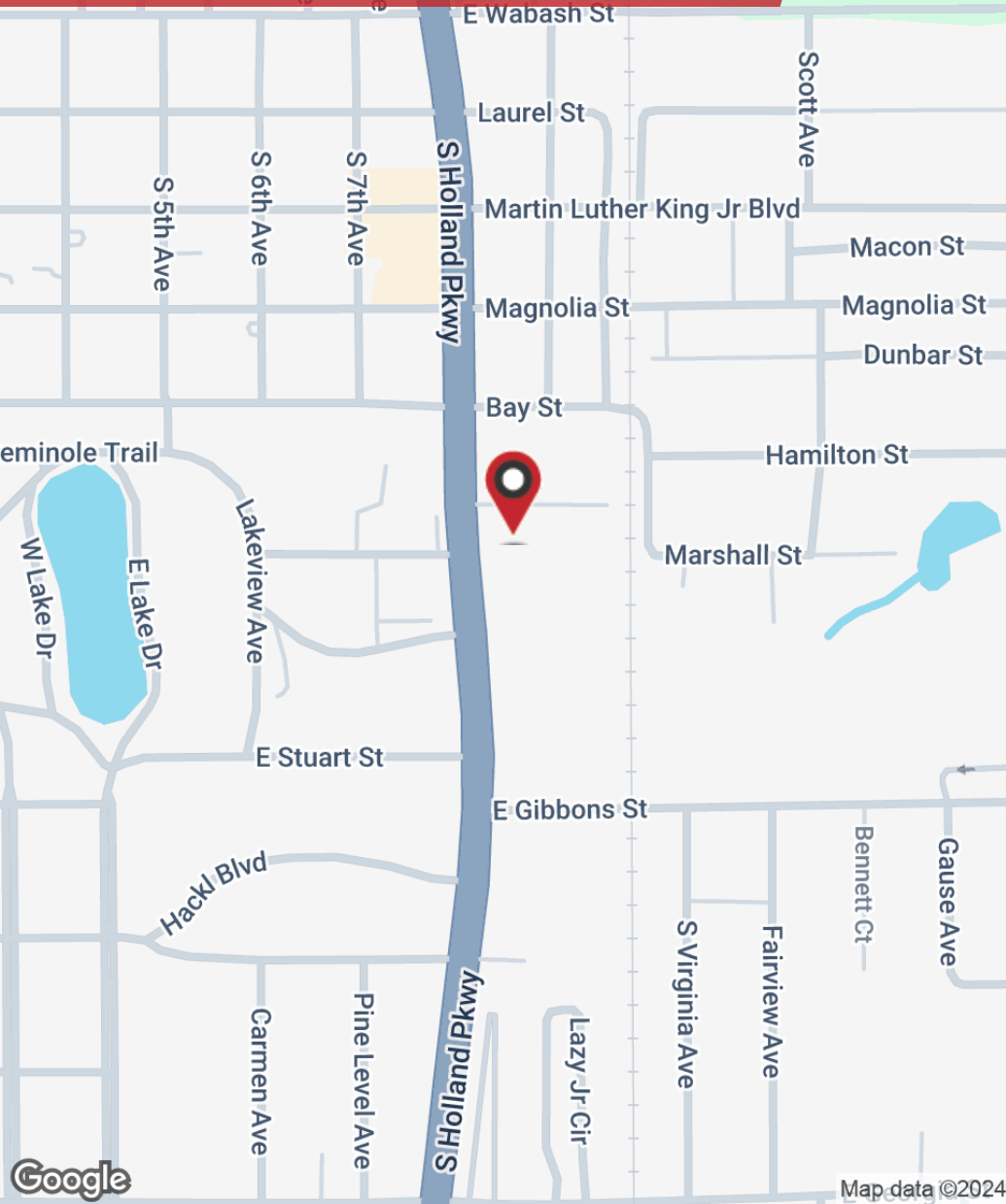
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,540	19,735	26,710
Average Age	39	40	40
Average Age (Male)	37	38	38
Average Age (Female)	40	41	41

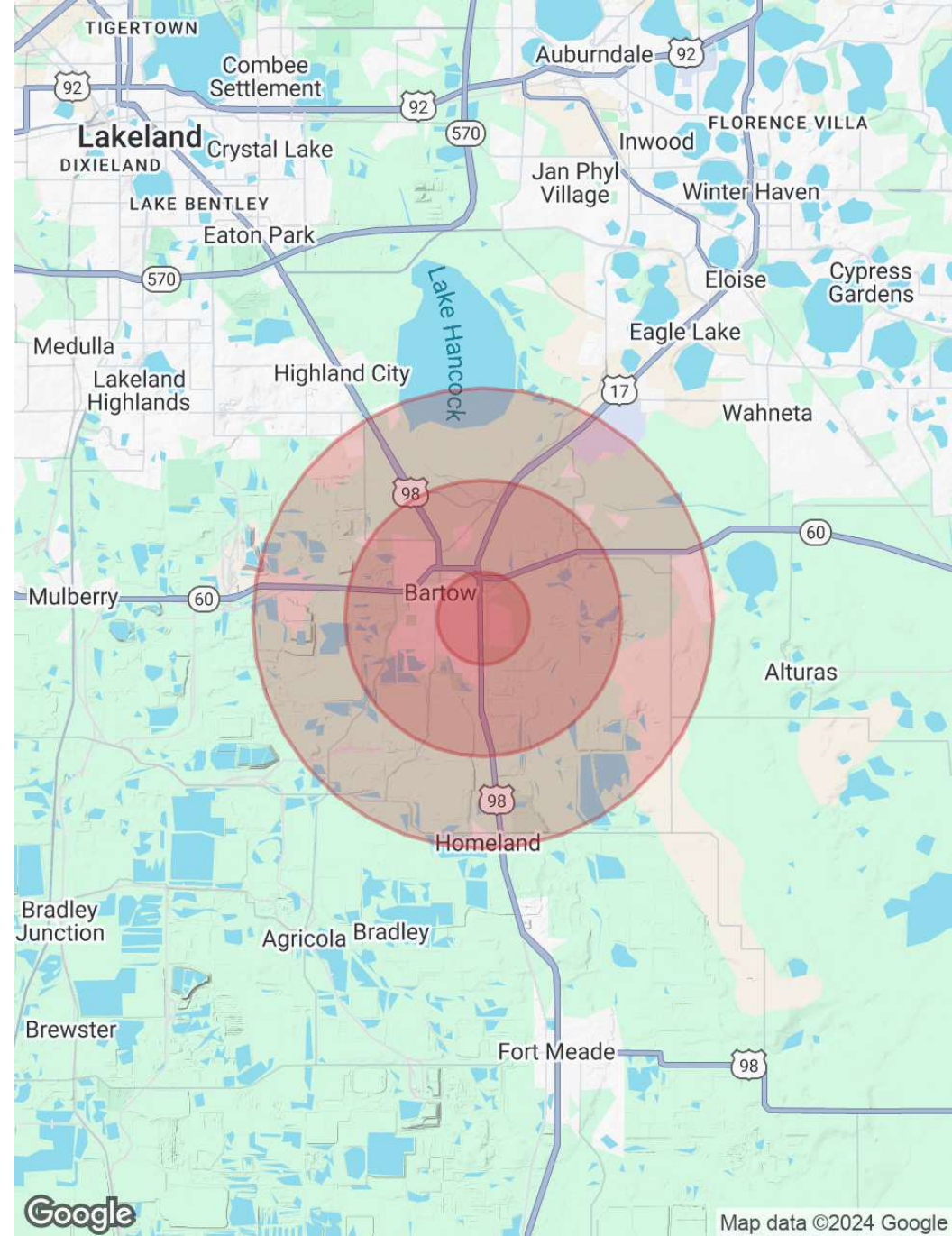
  

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,191	7,166	9,608
# of Persons per HH	3	2.8	2.8
Average HH Income	\$75,194	\$81,740	\$84,260
Average House Value	\$270,644	\$282,606	\$286,490

## TRAFFIC COUNTS

30,000/day

Demographics data derived from AlphaMap



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