THE MAHONEY GROUP INC.
COMMERCIAL REAL ESTATE SERVICES

Maria Mahoney R.E. Broker
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EMAIL: maria@mahoneygroupinc.com

FOR SALE

# 4.76 + ACRES PRIME DEVELOPMENT LAND

## 6320 US Highway 98 South, Bartow, Florida 33830



*Utmost visibility and dual access make this property a rare development opportunity in a fast growing area. Preliminary site plans show potential for 23,000 SF-50,000 SF of mixed-use development (restaurants, retail/ offices) depending on the lay-out. Property is currently under EPA controlled environmental clean-up program. Property can expanded by an additional 2+ acres under separate purchase.*

**SALE PRICE: $2,025,000.00 ($425,000.00/ACRE).**

*Disclaimer - Information provided herein is from sources deemed reliable but not verified. This offering is made subject to errors, omissions, change of price, withdrawal from market, prior sale or other conditions.Prospective buyers/tenants are encouraged to verify independently, all pertinent information to their satisfaction prior to entering into a sale or lease transaction. The Mahoney Group, Inc., is the agent of and represents the Owner of this property.*

# 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 - Polk County Water - Sewer connection possible at the SW corner of property EF Griffin. |
| Ad Valorem taxes: | $1,025.56 (Year 2024). 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 plans show potential for 23,000 SF-50,000 SF of mixed-use development (restaurants, retail/offices) depending on the lay-out. Property is currently under EPA controlled environmental clean-up program. Property can expanded by an additional 2+ acres under separate purchase. |
| Sale price: | $2,025,000.00 ($425,000.00/acre). |

**The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813**
**PHONE: 863 619-6740 – FAX: 863 619-6750 – www.mahoneygroupinc.com**

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# PROPERTY IMAGES







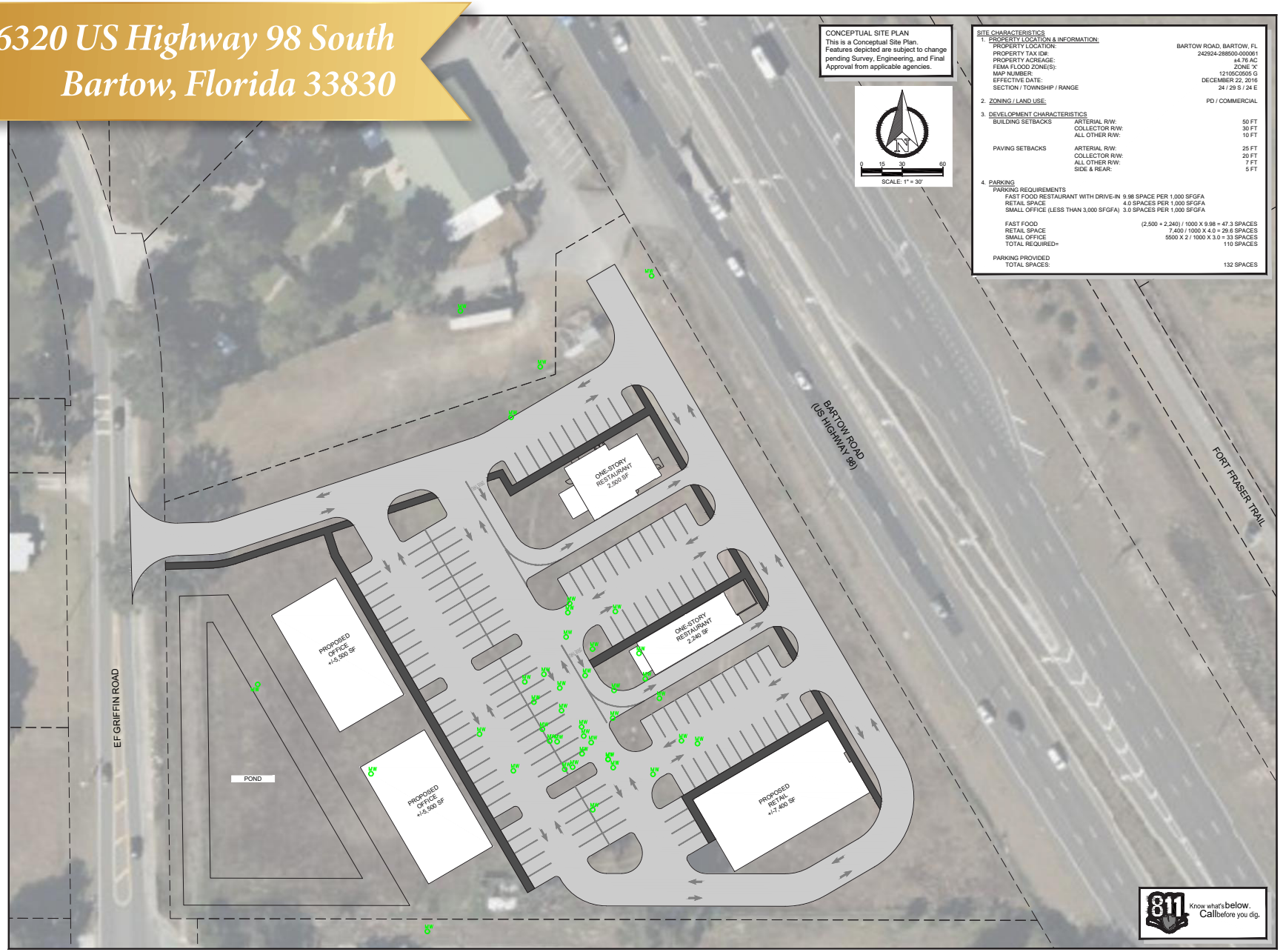


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# Bartow, Florida 33830




REVISIONS

DRAWN: RLS
DESIGNED: RLS
CHECKED: RG
PROJECT # 1038.04

GADD & ASSOCIATES
CIVIL ENGINEERING & CONSULTING
3825 S. FLORIDA AVE. SUITE 5-540A
LAKELAND, FL 33813
PHONE:(863) 940-9979
Florida Certificate of Authorization #30194
www.GaddCivil.com

BAKER - US 98
BARTOW ROAD
BARTOW, FL 33830

ISSUED FOR
REVIEW MM.DD.YYYY
PERMIT (WMD)
PERMIT (CITY/COUNTY)
PERMIT (FDEP)
BID
CONSTRUCTION

NOT FOR CONSTRUCTION FOR REVIEW ONLY

DATE

CONCEPTUAL SITE PLAN

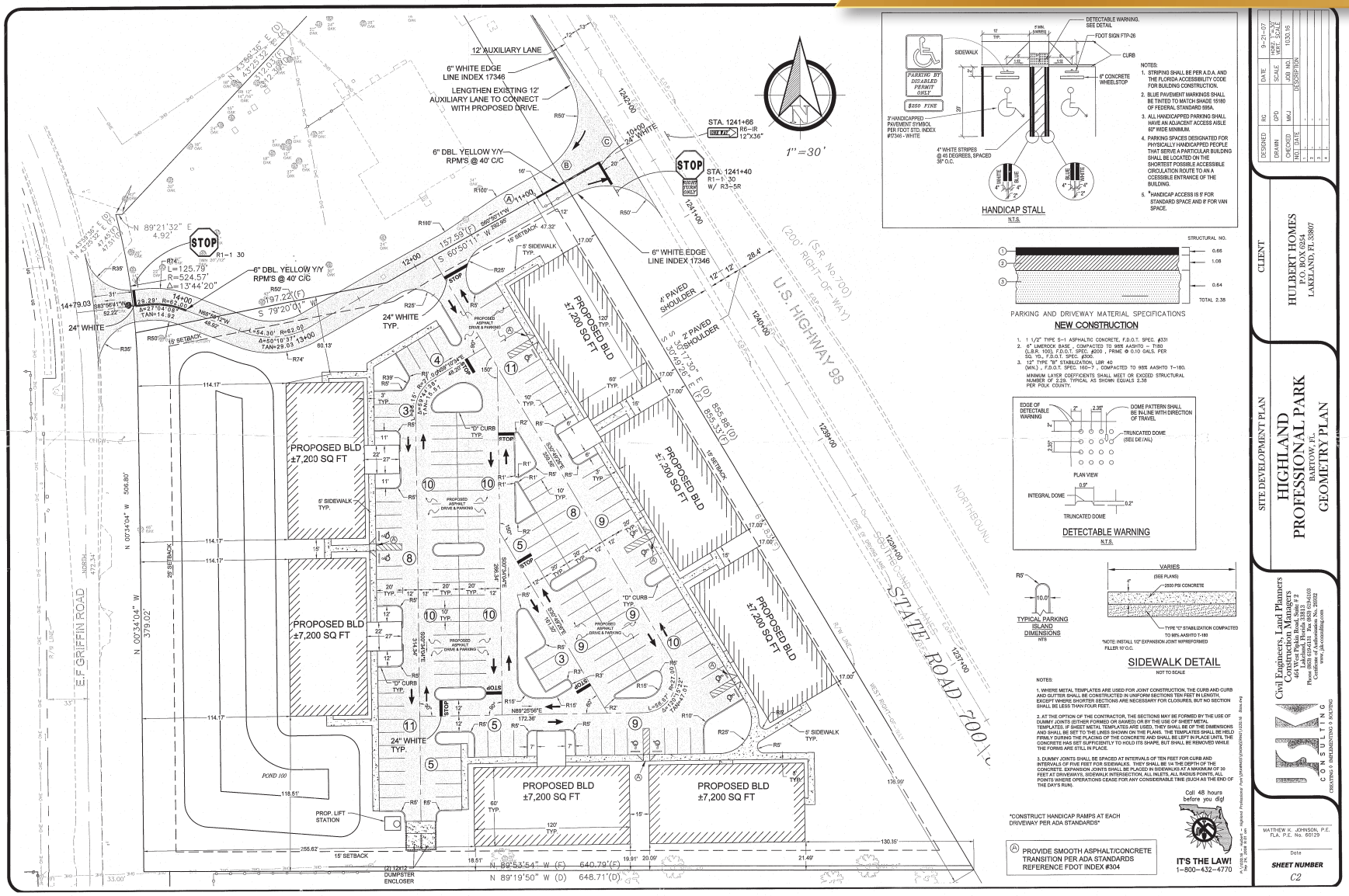
CSP1.00

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# BARTOW MAP

## *6320 US Highway 98 South Bartow, Florida 33830*



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