



# PROPERTY FOR SALE

NE CORNER US 98 & BOY SCOUT RANCH ROAD

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## EXECUTIVE SUMMARY

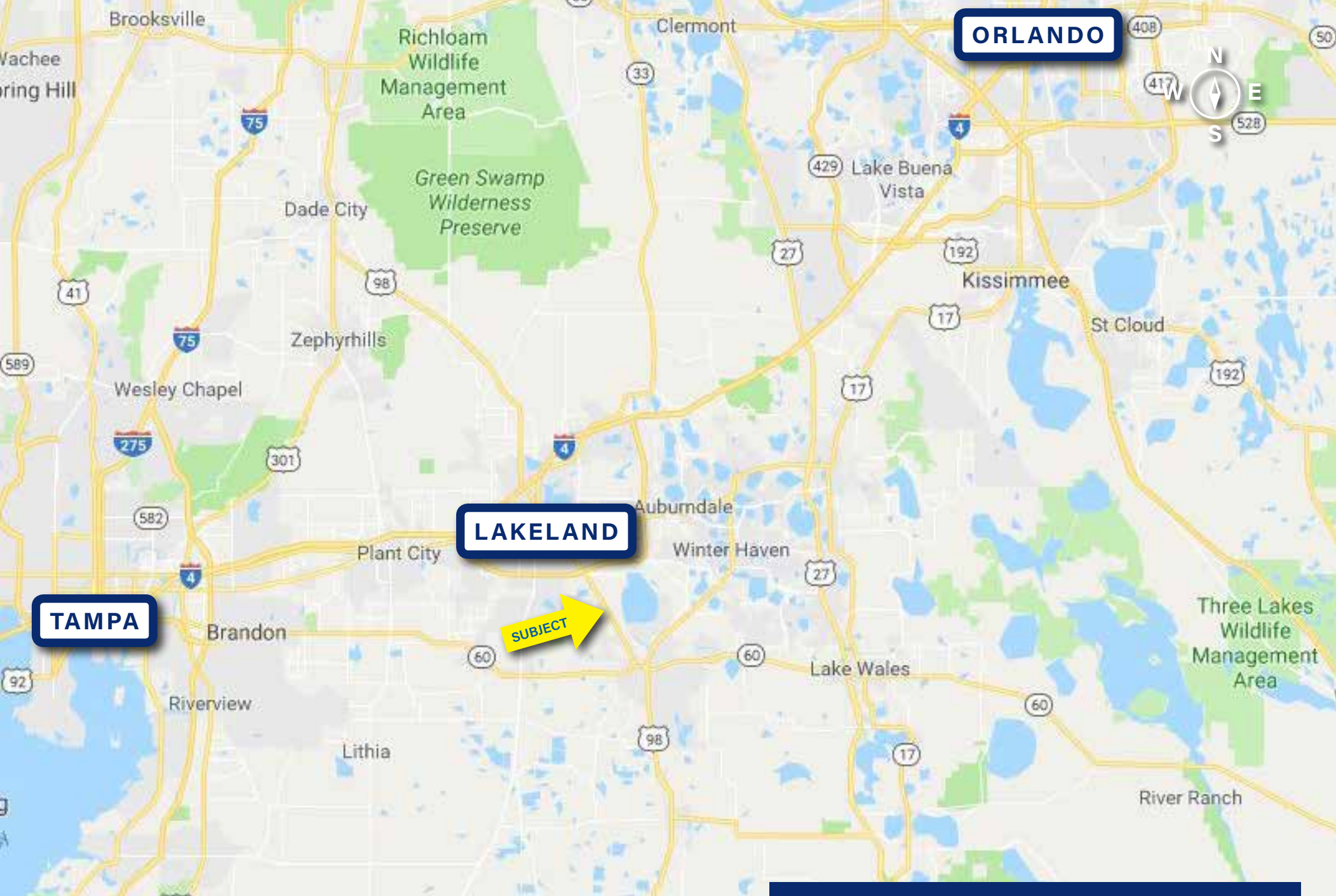
# US 98 & BOY SCOUT RANCH ROAD

The subject is a vacant commercial property at a major, signalized intersection in South Lakeland. The site is in the path of future growth as Lakeland moves south. Recently, Lakeland Regional Health purchased 100 acres less than 1 mile to the south for future expansion.

The highest and best uses for the property include retail, restaurant, office and medical.

<b>Site Address:</b>	0 Boy Scout Ranch Road, Lakeland, FL 33830
<b>County:</b>	Polk
<b>PIN (Property Identification Number):</b>	242913000000042090
<b>Land Size:</b>	2.16 +/- acres
<b>Building Size:</b>	N/A
<b>Year Built:</b>	N/A
<b>Property Use:</b>	Vacant Commercial
<b>Future Land Use:</b>	OC - Office Center (allows some retail)
<b>Taxes:</b>	\$1,767 (2017)
<b>Traffic Count:</b>	47,000 cars/day on US 98 S.
<b>Asking Price:</b>	\$1,400,000





Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

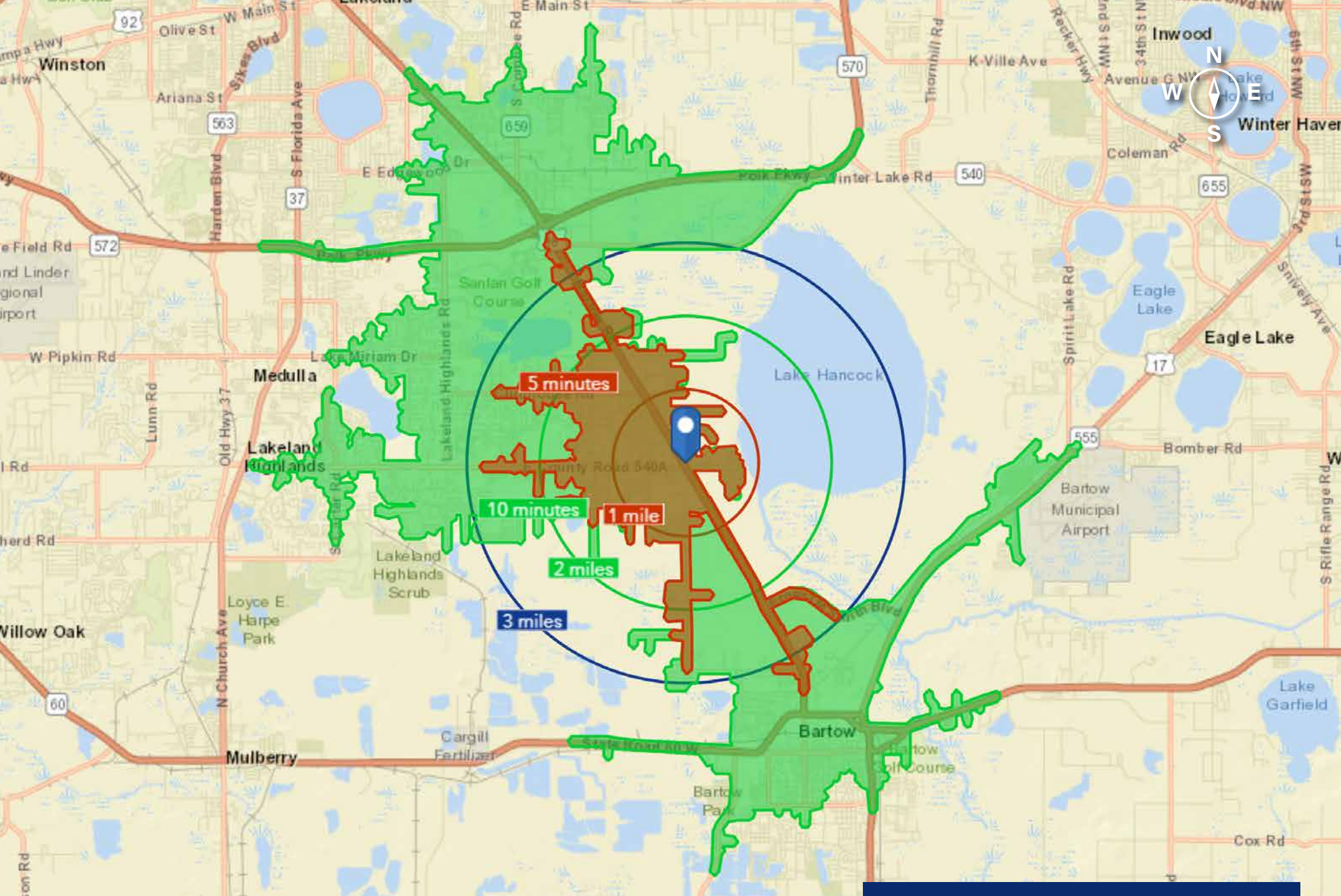
## REGIONAL LOCATION MAP



Located on the east side of the active US 98 and CR 540A intersection.

LOCATION MAP





1, 2, 3 mile radius  
5, 10 minute drive time

DEMOGRAPHICS MAP

# BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	4,438	11,835	20,004	9,644	54,356	662,431	20,619,313	327,514,334
Households	1,541	4,125	6,699	3,380	19,774	247,585	8,064,657	123,158,887
Families	1,169	3,278	5,348	2,612	14,450	172,355	5,223,357	81,106,685
Average Household Size	2.87	2.86	2.98	2.85	2.74	2.62	2.50	2.59
Owner Occupied Housing Units	1,135	3,216	5,374	2,510	13,684	163,764	5,071,790	77,207,043
Renter Occupied Housing Units	407	910	1,326	870	6,090	83,821	2,992,867	45,951,844
Median Age	37.8	37.9	38.5	37.4	38.7	41.3	42.2	38.2
<b><i>Income</i></b>								
Median Household Income	65,347	74,884	78,641	67,337	60,646	45,704	50,606	56,124
Average Household Income	82,950	91,174	97,216	84,160	82,627	61,763	72,632	80,675
Per Capita Income	29,693	31,352	33,521	29,516	30,164	23,623	28,921	30,820
<b><i>Trends: 2015 - 2020 Annual Growth Rate</i></b>								
Population	2.16%	1.75%	2.10%	1.68%	1.68%	1.28%	1.36%	0.83%
Households	2.16%	1.72%	2.07%	1.68%	1.63%	1.19%	1.30%	0.79%
Families	1.93%	1.56%	1.90%	1.49%	1.53%	1.13%	1.25%	0.71%
Owner HHs	3.03%	2.30%	2.61%	2.35%	2.21%	1.09%	1.19%	0.72%
Median Household Income	3.16%	1.77%	1.92%	2.74%	2.75%	2.46%	2.13%	2.12%

The median household income within 3 miles (\$78,641) is 72% higher than Polk County.



# BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Polk FL US

## Households by Income

<\$15,000	4.60%	4.10%	3.90%	5.40%	8.40%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	8.40%	6.90%	6.20%	7.70%	9.30%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	9.60%	8.50%	7.60%	8.90%	8.90%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	13.40%	11.90%	10.40%	13.20%	13.60%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	19.90%	18.70%	18.20%	19.30%	18.90%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	19.00%	19.10%	19.20%	19.10%	14.80%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	16.90%	19.10%	20.50%	17.00%	14.80%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	3.00%	5.70%	6.90%	4.50%	5.70%	2.70%	4.30%	5.70%
\$200,000+	5.10%	6.10%	7.10%	4.90%	5.70%	2.50%	4.60%	6.10%

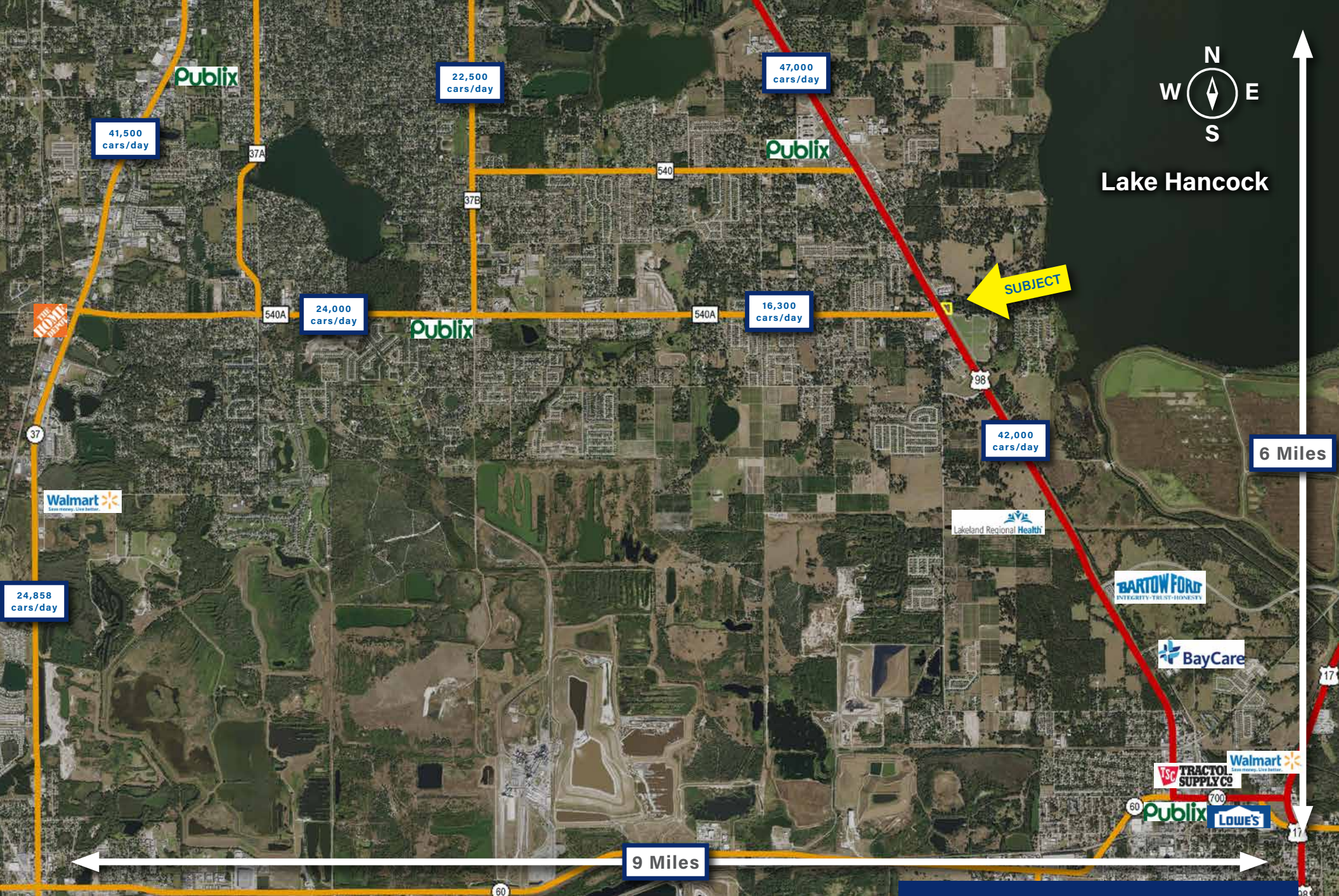
## Population by Age

0 - 4	6.00%	6.00%	5.80%	6.00%	6.10%	6.00%	5.30%	6.10%
5 - 9	6.50%	6.50%	6.40%	6.50%	6.40%	6.10%	5.50%	6.30%
10 - 14	7.20%	7.30%	7.20%	7.10%	6.70%	6.10%	5.60%	6.30%
15 - 19	6.80%	6.90%	7.00%	6.90%	6.70%	5.90%	5.70%	6.40%
20 - 24	5.90%	5.90%	5.80%	6.00%	6.20%	6.00%	6.40%	7.00%
25 - 34	13.90%	13.60%	13.30%	14.20%	13.30%	12.60%	13.10%	13.80%
35 - 44	13.40%	13.60%	13.40%	13.60%	12.50%	11.40%	11.80%	12.50%
45 - 54	13.70%	14.30%	14.60%	14.00%	13.40%	12.00%	13.00%	13.00%
55 - 64	13.80%	13.80%	14.00%	13.50%	13.70%	13.10%	13.50%	12.90%
65 - 74	8.40%	8.10%	8.30%	8.10%	9.40%	12.00%	11.30%	9.20%
75 - 84	3.50%	3.10%	3.20%	3.20%	4.20%	6.40%	6.20%	4.40%
85+	1.00%	0.90%	1.00%	0.90%	1.40%	2.40%	2.70%	2.00%

## Race and Ethnicity

White Alone	77.60%	77.60%	78.40%	76.90%	74.80%	72.60%	73.10%	70.20%
Black Alone	11.40%	9.90%	9.00%	11.30%	13.30%	15.30%	16.40%	12.80%
American Indian Alone	0.40%	0.40%	0.40%	0.40%	0.30%	0.50%	0.40%	1.00%
Asian Alone	4.50%	5.90%	6.40%	5.10%	4.20%	1.90%	2.80%	5.60%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	3.70%	3.50%	3.10%	3.70%	4.30%	6.80%	4.20%	6.80%
Two or More Races	2.40%	2.60%	2.60%	2.50%	3.00%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	17.50%	16.70%	15.20%	17.30%	16.40%	22.00%	25.50%	18.10%





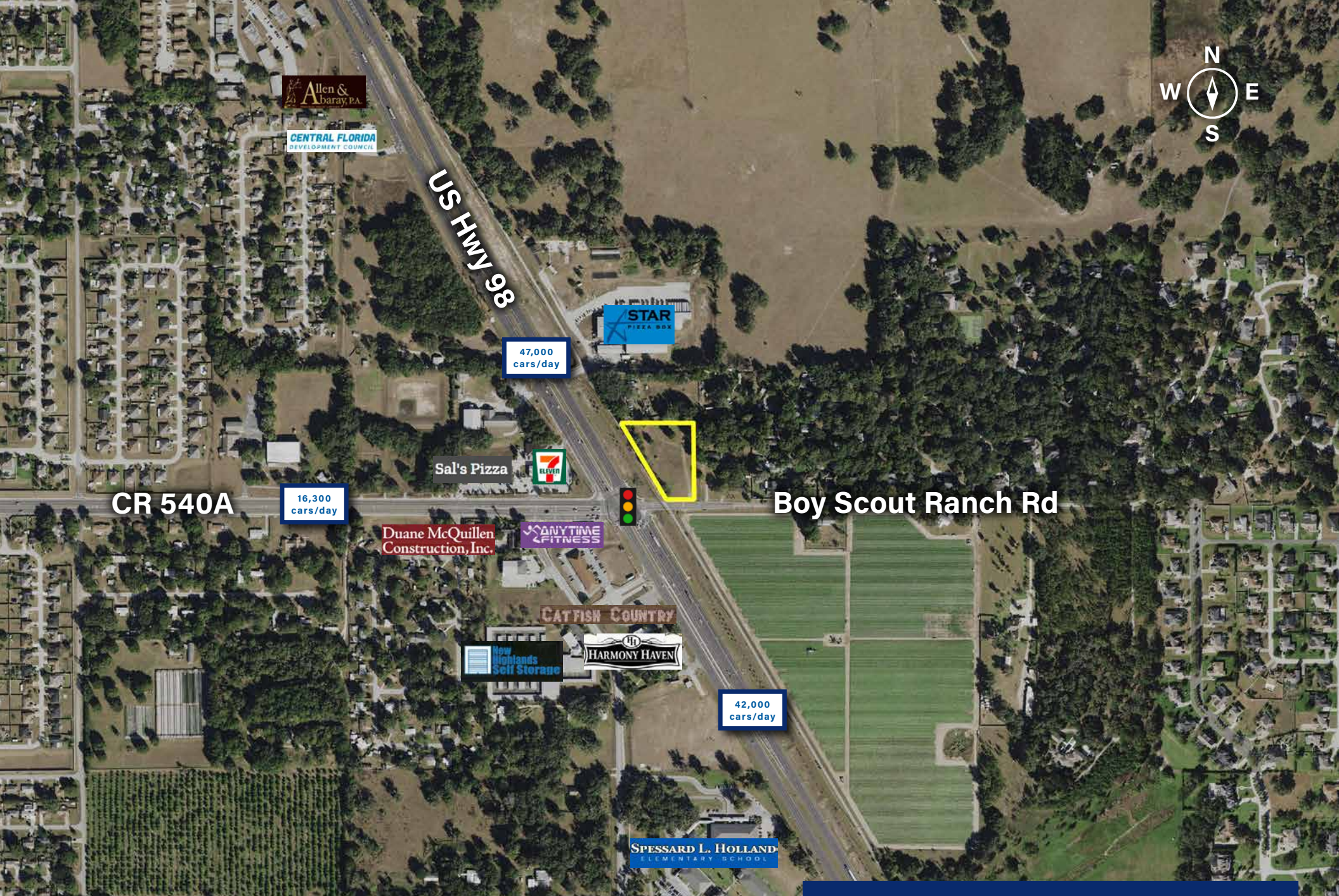




The intersection to the north at Clubhouse Rd. (CR 540) has seen significant development in recent years.

## TRADE AREA MAP





The subject is situated at the swing corner of a busy intersection heading into Lakeland.

## NEIGHBORHOOD AERIAL





Access is limited to Boy Scout Ranch Rd.

**SITE AERIAL**



# Site Aerial facing Southwest







The subject occupies the NE corner of CR 540a and US 98 S.



US 98 S. is a major linkage for Bartow and Lakeland commuters.



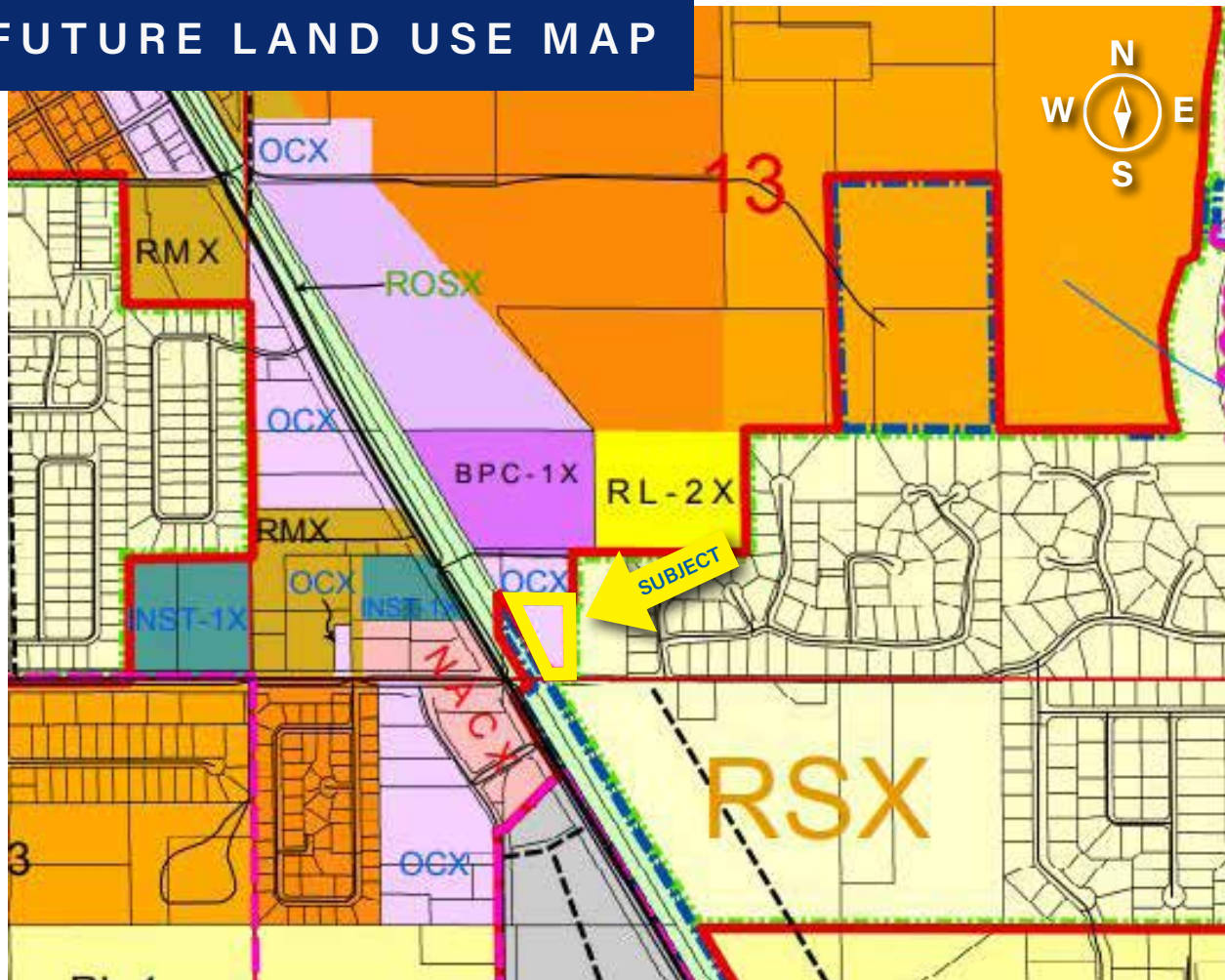
A combined 63,300 cars meet at this intersection daily.



In Lakeland's path of progress.



## FUTURE LAND USE MAP



✓ OCX

RL-2X

RSX

RMX

### Office Center (OCX)

In addition to the other requirements of this Code, all development shall be consistent with the following: Retail activities and personal services to support activity within an Office Center shall not exceed ten (10) percent of the total area of the Office Center and shall be limited to specialized retail stores. These activities shall not have any outdoor storage;

Highest and best uses within the FLU designation include financial institutions, office, restaurant, and retail (up to 34,999).



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