



PROPERTY FOR SALE

0 NINETY ONE MINE RD

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801



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AGENT INFORMATION



Contact Information:

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R. Todd Dantzler, CCIM

Managing Partner, Broker

R. Todd Dantzler, CCIM, is a managing partner of Coldwell Banker Commercial Saunders Ralston Dantzler Realty.

He is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. Todd specializes in commercial properties, investment properties, and commercial leasing.

Also a principle with Real Estate Central Group, LLC, a residential real estate brokerage in Winter Haven, Todd has been active in East Polk County real estate for over 33 years. He is a second generation real estate leader -- his father having served as chairman of the Florida Real Estate Commission (FREC) in the early 80's.

Todd was recognized as the 2012 Florida Realtor® of the Year in August of 2012. In 2000, he was elected president of the Florida Realtors® -- the youngest president in the history of Florida Realtors®. He is a current member of the board of directors, past treasurer, and past chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014. As a sitting County Commissioner, he also serves on the Finance Committee, the Community Relations Advisory Council, the Polk Transportation Planning Organization. He is the Commission liaison to the Central Florida Development Council, the economic development arm of the County.

In addition, Todd is a currently member and former secretary of the Winter Haven Hospital Board of Trustees. The Winter Haven Hospital Baycare, a major medical center serving East Polk and Highlands counties, is the largest private employer in East Polk County.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He also was the president of his fraternity, Alpha Tau Omega.

Disciplines:

- Commercial Properties
- Investment Properties
- Industrial Properties
- Commercial Leasing
- Area: East Polk County and the Lakeland-Winter Haven Metro Area

Awards:

- 2012 Florida Realtor of the Year by Florida Realtor



EXECUTIVE SUMMARY

Site Address:	0 Ninety One Mine Rd. Bartow, FL 33830
County:	Polk
PIN (Property Identification Number):	252922000000024010
Land Size:	39.27 +/- acres
Highest and Best Use:	Industrial
Zoning:	Industrial - Planned Development
Taxes:	\$4,611.97 (2018)
Traffic Count:	23,000 cars/day on Hwy 17
Water Use Permit:	1618.005
Price:	\$899,000 (\$22,893/acre)

Location

- **Located on Hwy 17 west of Bartow Municipal Airport**
- **Nearly 6 million people within a 60 mile radius**
- **Proximity to Highway 60 allows easy access to the Port of Tampa & east coast**

Site

- **Located within close proximity to the Bartow Municipal Airport and Industrial Park**
- **Great site for distribution, manufacturing, and light industrial**
- **100% upland usable acres**
- **Water Use - 41 acres total; 38,700 Gallons Per Day (GPD)**



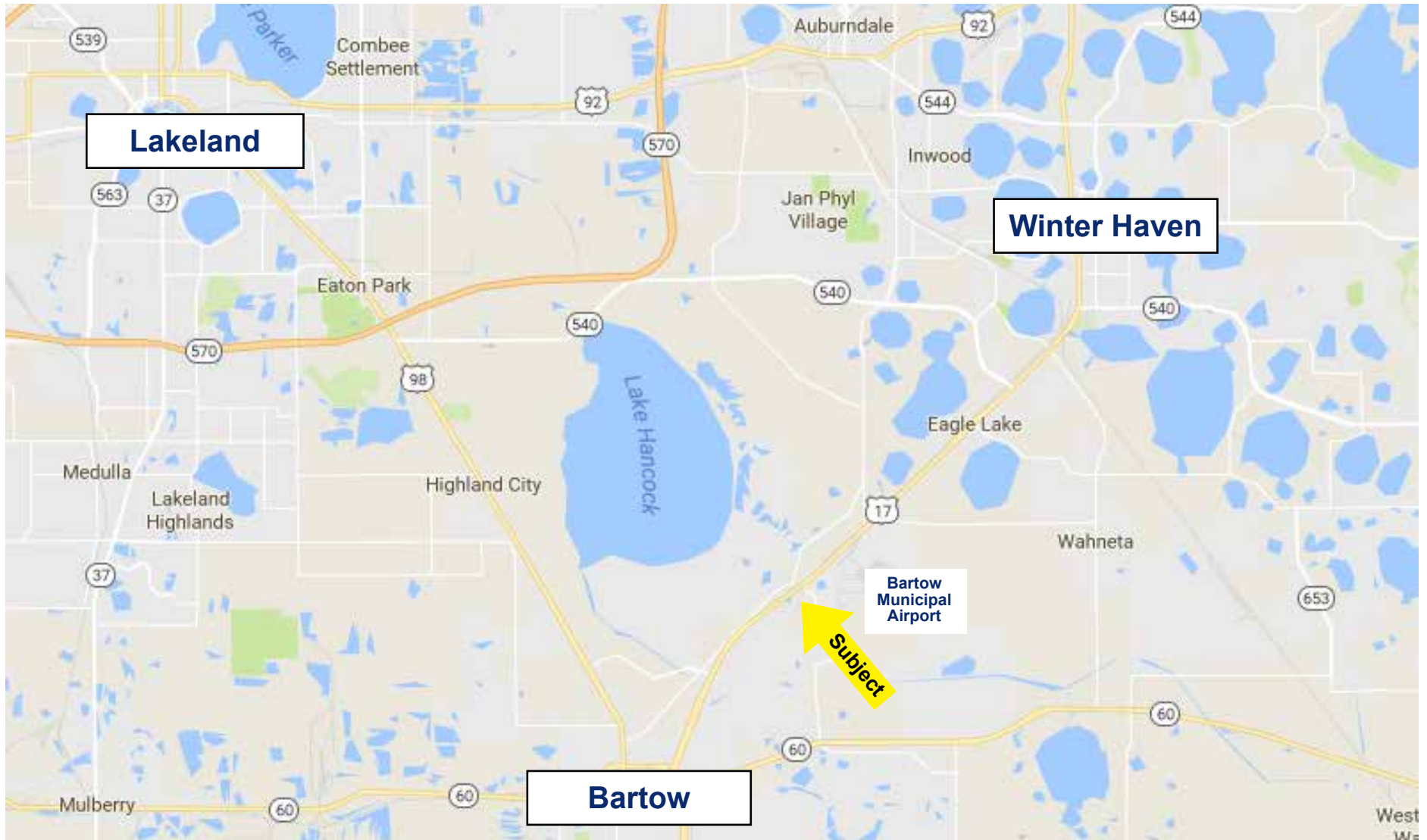
REGIONAL LOCATION MAP



Located on Hwy 17 in Bartow, FL

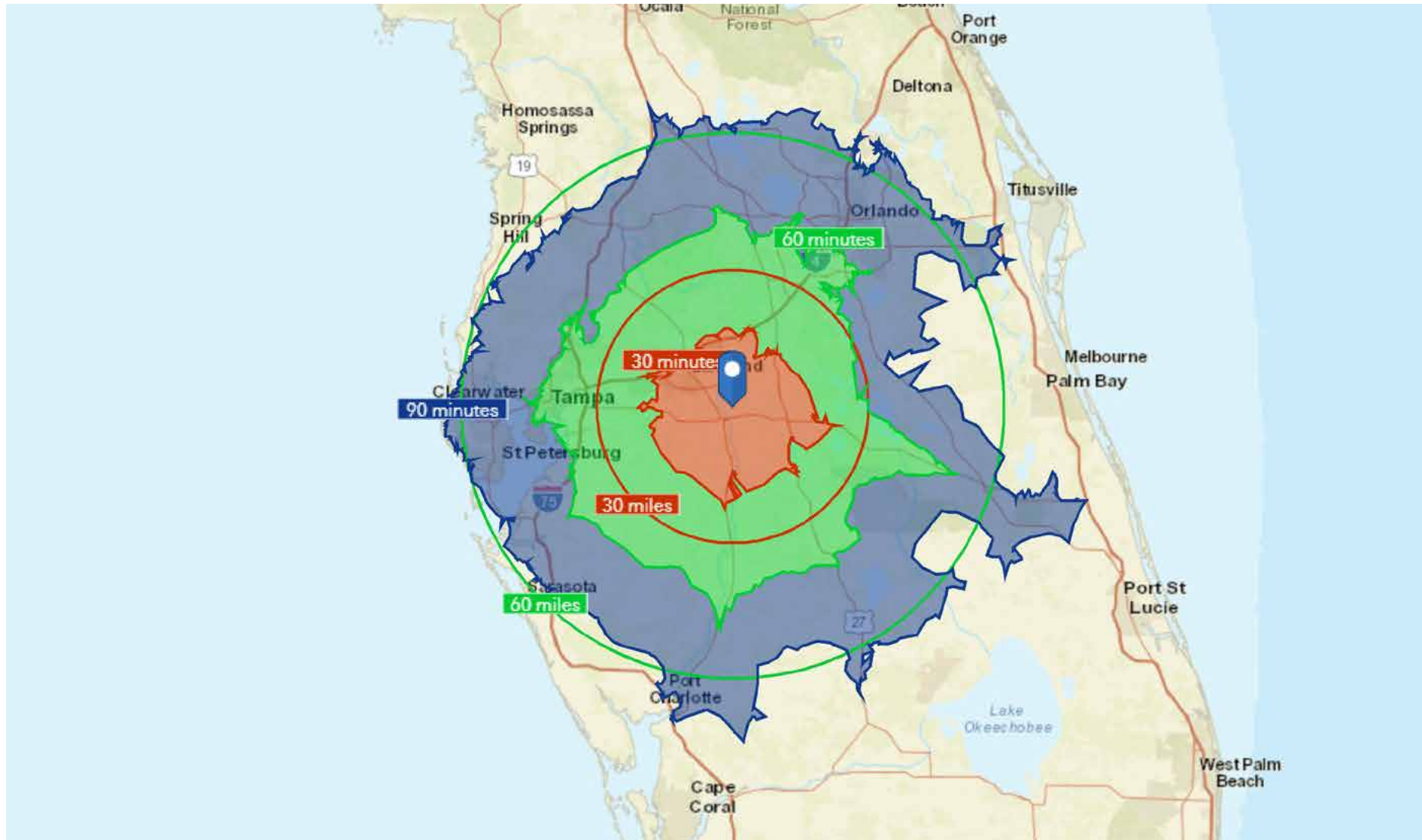


LOCATION MAP



Located west of Bartow Municipal Airport on Hwy 17

DEMOGRAPHICS MAP



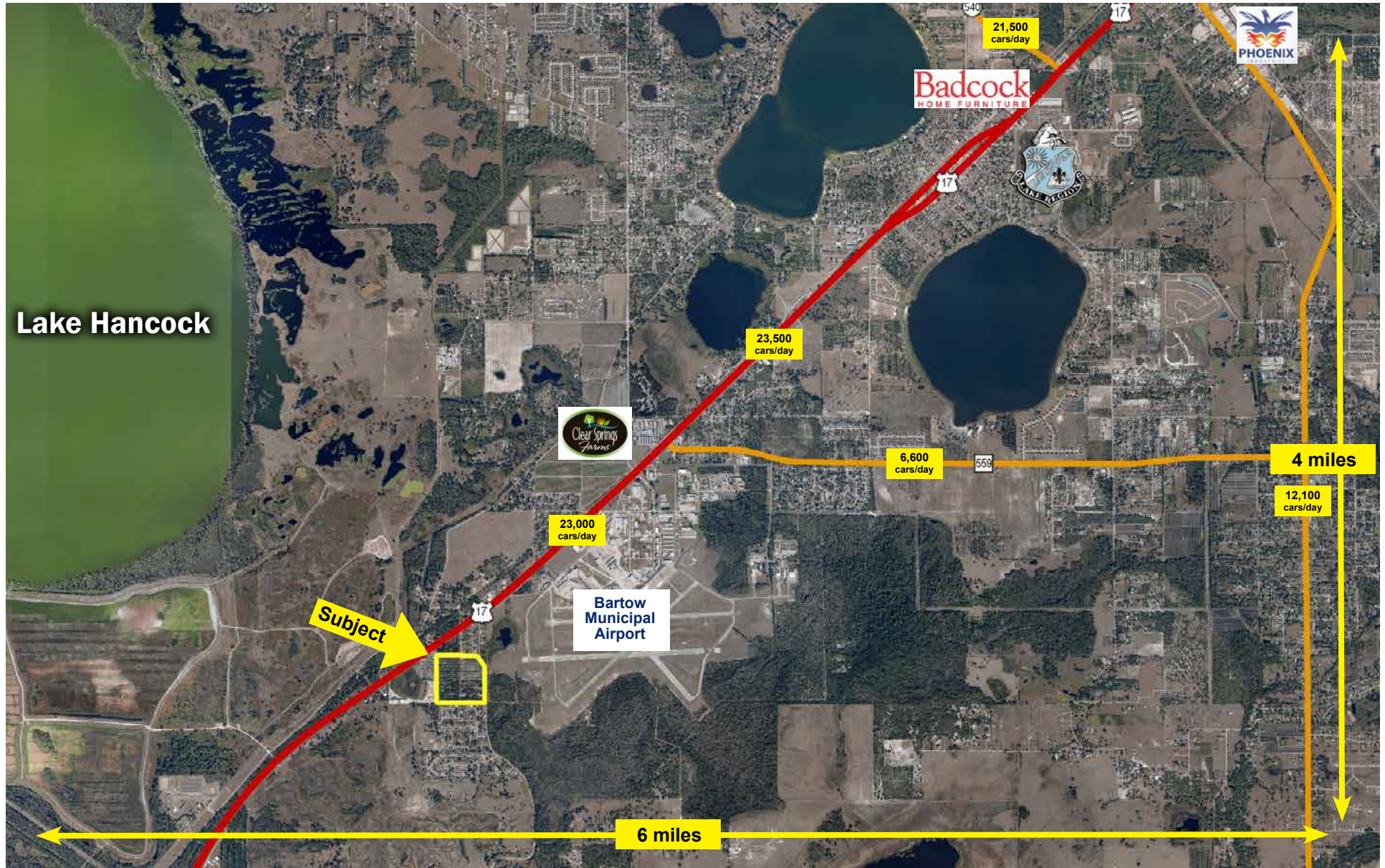
30 & 60 mile radius
30, 60, 90 minute drive

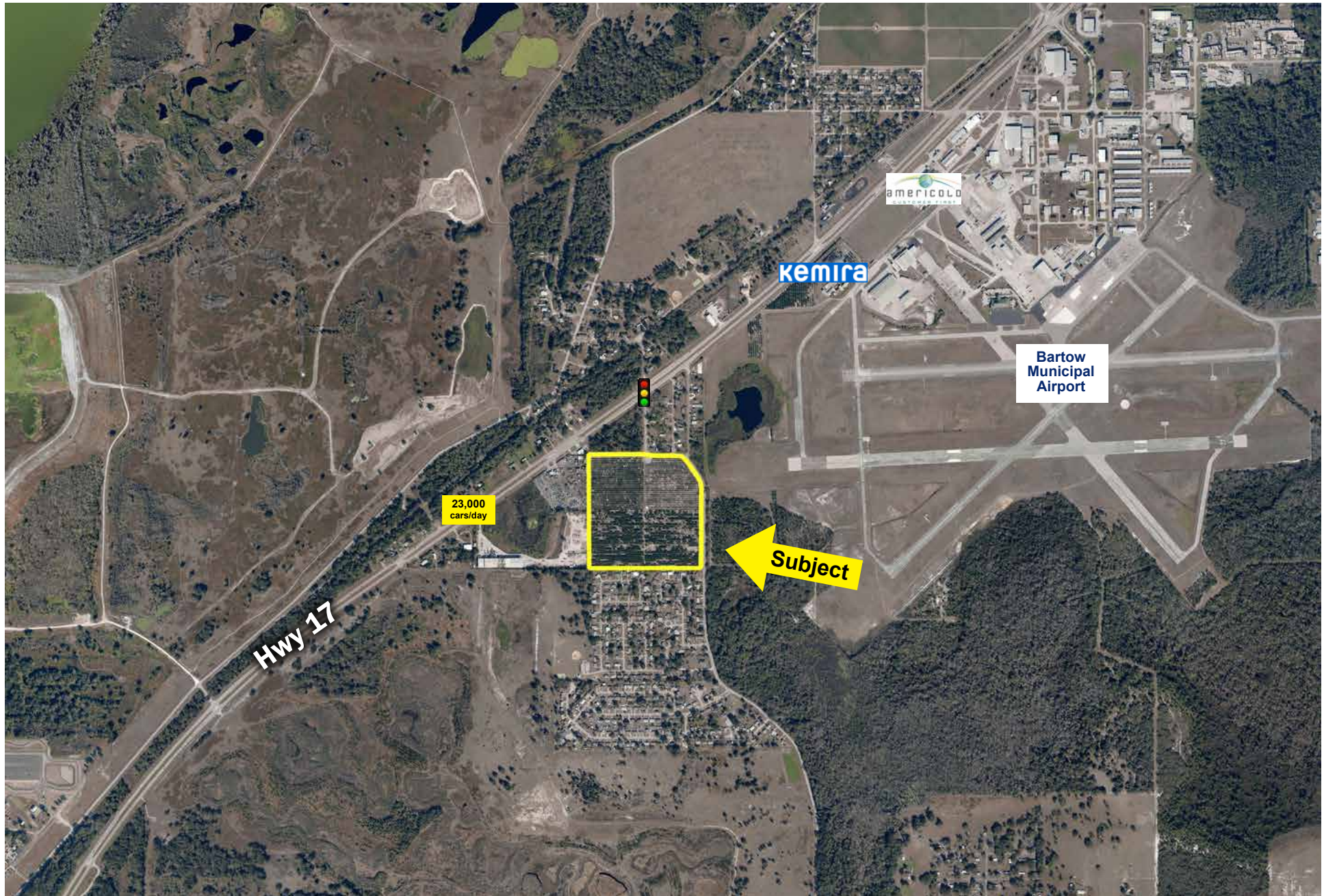


DEMOGRAPHICS

Benchmark Demographics	<u>30 miles</u>	<u>60 miles</u>	<u>30 minutes</u>	<u>60 minutes</u>	<u>90 minutes</u>	<u>Polk</u>	<u>FL</u>	<u>US</u>
Population	1,022,931	5,997,473	459,889	2,103,867	6,015,065	642,909	20,108,440	323,580,626
Households	368,021	2,312,123	173,197	779,358	2,318,797	240,058	7,858,449	121,786,233
Families	264,718	1,499,451	118,552	523,742	1,502,547	166,952	5,083,223	80,307,260
Average Household Size	2.74	2.54	2.61	2.64	3	2.63	2.50	2.59
Owner Occupied Housing Units	248,407	1,417,740	111,871	471,260	1,421,366	158,596	4,936,146	76,427,142
Renter Occupied Housing Units	119,614	894,383	61,326	308,098	897,431	81,462	2,922,303	45,359,091
Median Age	39.9	39.9	40.6	38.1	40	41.0	41.9	38.0
Trends: 2015 - 2020 Annual Rate								
Population	1.48%	1.63%	1.14%	1.68%	1.64%	1.18%	1.29%	0.84%
Households	1.37%	1.53%	1.06%	1.59%	1.54%	1.07%	1.21%	0.79%
Families	1.33%	1.49%	0.99%	1.53%	1.50%	1.00%	1.13%	0.72%
Owner HHs	1.25%	1.39%	0.95%	1.45%	1.40%	0.97%	1.09%	0.73%
Median Household Income	1.93%	2.05%	2.59%	2.15%	2.06%	2.79%	2.52%	1.89%
Households by Income								
<\$15,000	11.10%	11.40%	13.10%	11.90%	11.30%	13.93%	13.40%	12.50%
\$15,000 - \$24,999	12.00%	11.70%	13.40%	12.00%	11.70%	12.75%	11.60%	10.09%
\$25,000 - \$34,999	11.50%	11.40%	12.10%	11.60%	11.30%	12.54%	11.54%	10.06%
\$35,000 - \$49,999	15.50%	15.00%	15.60%	15.10%	14.90%	16.14%	14.66%	13.31%
\$50,000 - \$74,999	20.00%	19.20%	19.10%	19.30%	19.20%	19.78%	18.49%	17.68%
\$75,000 - \$99,999	12.60%	11.90%	11.60%	12.20%	11.90%	11.33%	10.95%	12.28%
\$100,000 - \$149,999	10.70%	11.30%	9.40%	10.80%	11.40%	8.98%	11.29%	13.44%
\$150,000 - \$199,999	3.40%	4.00%	2.90%	3.70%	4.10%	2.40%	3.99%	5.29%
\$200,000+	3.20%	4.10%	2.80%	3.60%	4.10%	2.16%	4.08%	5.36%
Median Household Income	\$49,862	\$50,432	\$44,878	\$49,253	\$50,636	\$43,856	\$48,377	\$54,149
Average Household Income	\$66,758	\$70,450	\$62,036	\$67,748	\$70,789	\$59,091	\$69,330	\$77,008
Per Capita Income	\$24,483	\$27,708	\$23,804	\$25,666	\$27,847	\$22,615	\$27,618	\$29,472
Population by Age								
0 - 4	6.10%	5.70%	6.20%	6.10%	5.70%	6.12%	5.40%	6.19%
5 - 9	6.30%	5.70%	6.20%	6.20%	5.70%	6.11%	5.53%	6.33%
10 - 14	6.50%	5.80%	6.20%	6.20%	5.90%	6.23%	5.69%	6.46%
15 - 19	6.30%	6.00%	6.20%	6.30%	6.00%	6.09%	5.85%	6.55%
20 - 24	6.10%	6.80%	6.30%	7.20%	6.90%	6.17%	6.56%	7.09%
25 - 34	12.80%	13.90%	12.70%	14.10%	13.90%	12.37%	12.83%	13.64%
35 - 44	11.80%	12.30%	11.20%	12.30%	12.30%	11.56%	11.93%	12.62%
45 - 54	12.60%	13.00%	12.00%	12.50%	13.00%	12.23%	13.34%	13.27%
55 - 64	12.90%	12.90%	13.10%	12.10%	12.90%	13.00%	13.37%	12.82%
65 - 74	10.90%	10.30%	11.50%	9.80%	10.20%	11.61%	10.90%	8.76%
75 - 84	5.60%	5.40%	6.10%	5.10%	5.30%	6.21%	6.03%	4.35%
85+	2.00%	2.30%	2.50%	2.00%	2.30%	2.30%	2.59%	1.92%



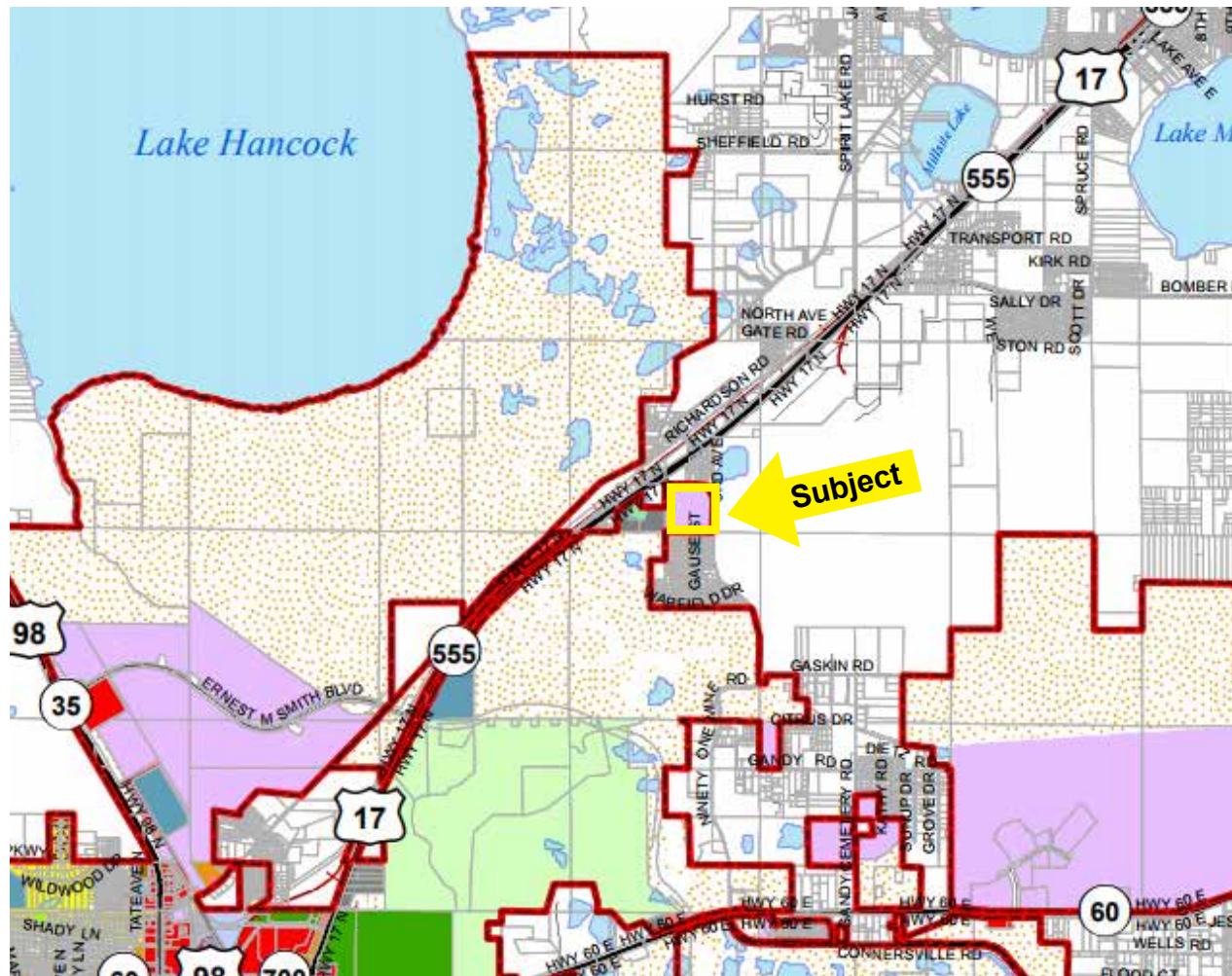








ZONING



- AG - Agriculture
- R-1 - Single Family Residential
- R-1A - Single Family Residential
- R-1B - Single Family Residential
- R-1-2A - Single Family Residential
- R-1-3A - Single Family Residential
- R-1-5A - Single Family Residential
- R-2 - Two Family Residential
- R-3 - Multiple Family Residential
- R-4 - Mobile/Manufacturing Home
- R-5 - High Density Residential
- PD - Planned Development**
- P-1 - Professional Office
- P-2 - Professional Office
- C-1 - Downtown Commercial
- C-2 - Community Commercial
- C-3 - Highway Commercial
- C-4 - Neighborhood Commercial
- I-1 - Light Industrial
- I-2 - Heavy Industrial
- PI - Public Institutional
- PR - Public Recreational
- CV - Conservation
- Unassigned

Planned Development Industrial (PD)

A form of development characterized by a unified site design for a number of housing units, clustering buildings, and providing common open space, density increases, and a mix of building types and land uses. It permits the planning of a project and the calculation of densities over the entire development, rather than on an individual lot-by-lot basis. Also, a process in which public officials have considerable involvement in determining the nature of development through site plan review. It includes aspects of both subdivision and zoning regulation and usually is administered either through a special permit or a rezoning process.



SVN | Saunders Ralston Dantzler
Real Estate

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