

SR 60 Industrial/Commercial Land

State Road 60 and Rifle Range Road, Bartow, Florida 33830

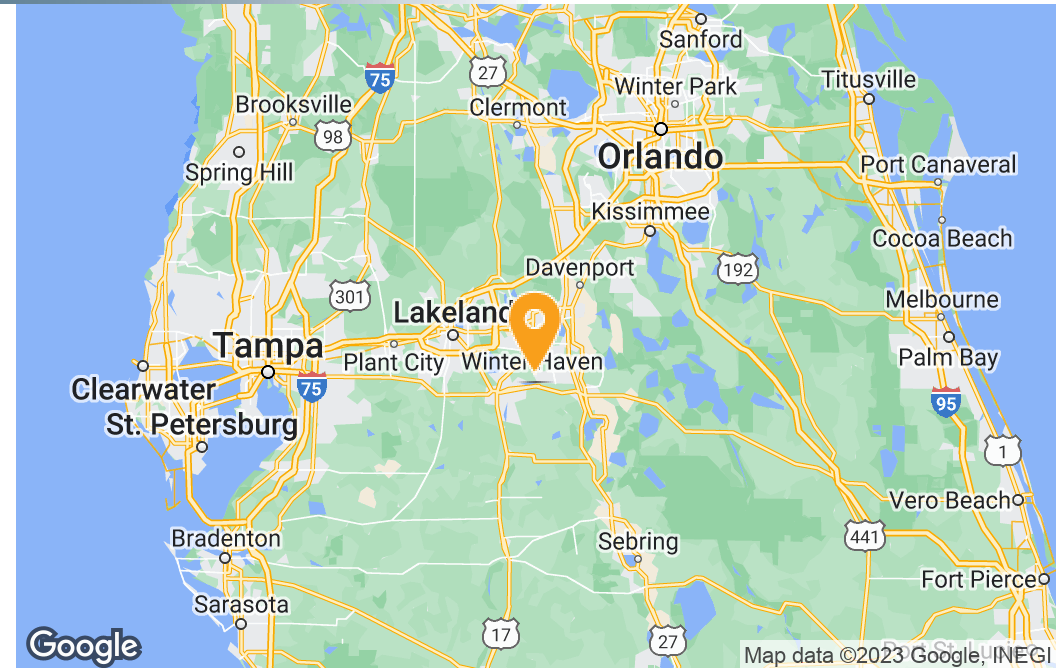
LAND FOR SALE

PRESENTED BY

Tommy Addison, ALC / 863.353.2805

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Offering Summary

Sale Price:	\$800,000
Available SF:	
Lot Size:	10.64 Acres
Price / Acre:	\$75,188
Zoning:	Future land use is Industrial but Commercial Development would be supported by Polk County
Traffic Count:	27,500

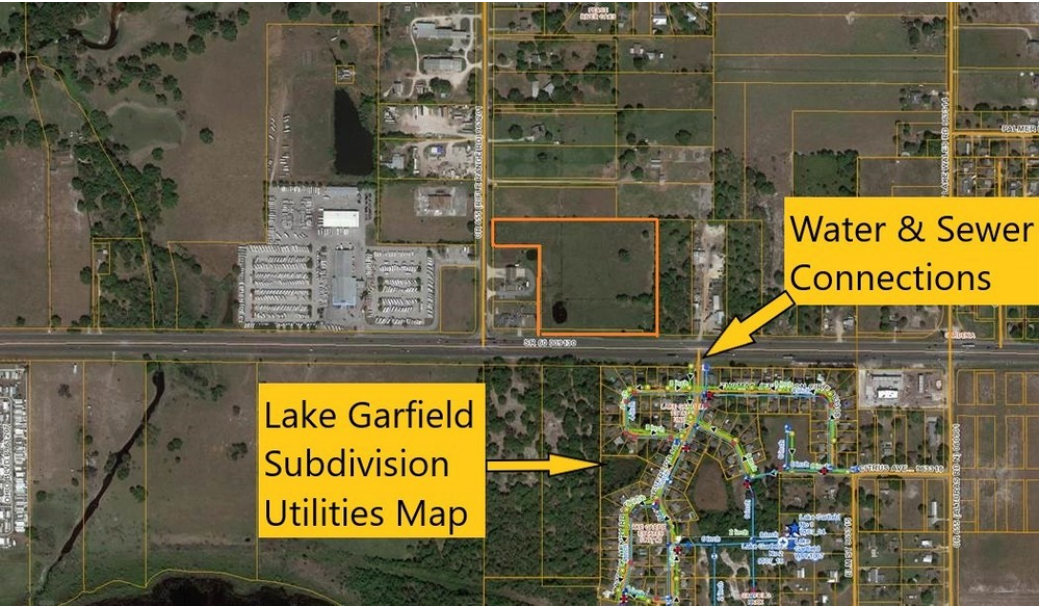
Property Overview

10.64 acres of vacant industrial land at State Road 60 and Rifle Range Road located in Central Florida. The property's future land use is industrial but commercial development would be supported by Polk County. Both roads are heavily traveled creating the desired visibility for a commercial project. Additionally, the property allows the ease of entering and exiting from and on both roads.

Property Highlights

- Great, high traffic count, high visibility parcel
- Signalized corner
- Access from SR 60 or Rifle Range Road
- Close proximity to the CSX Integrated Logistics Facility
- Adjacent to Camping World





Location Information

Building Name	SR 60 Industrial/Commercial Land
Street Address	State Road 60 and Rifle Range Road
City, State, Zip	Bartow, FL 33830
County	Polk
Cross-Streets	State Road 60 and Rifle Range Road
Side of the Street	North
Signal Intersection	Yes
Road Type	Highway
Market Type	Medium
Nearest Highway	State Road 60
Nearest Airport	Tampa International Airport

Building Information

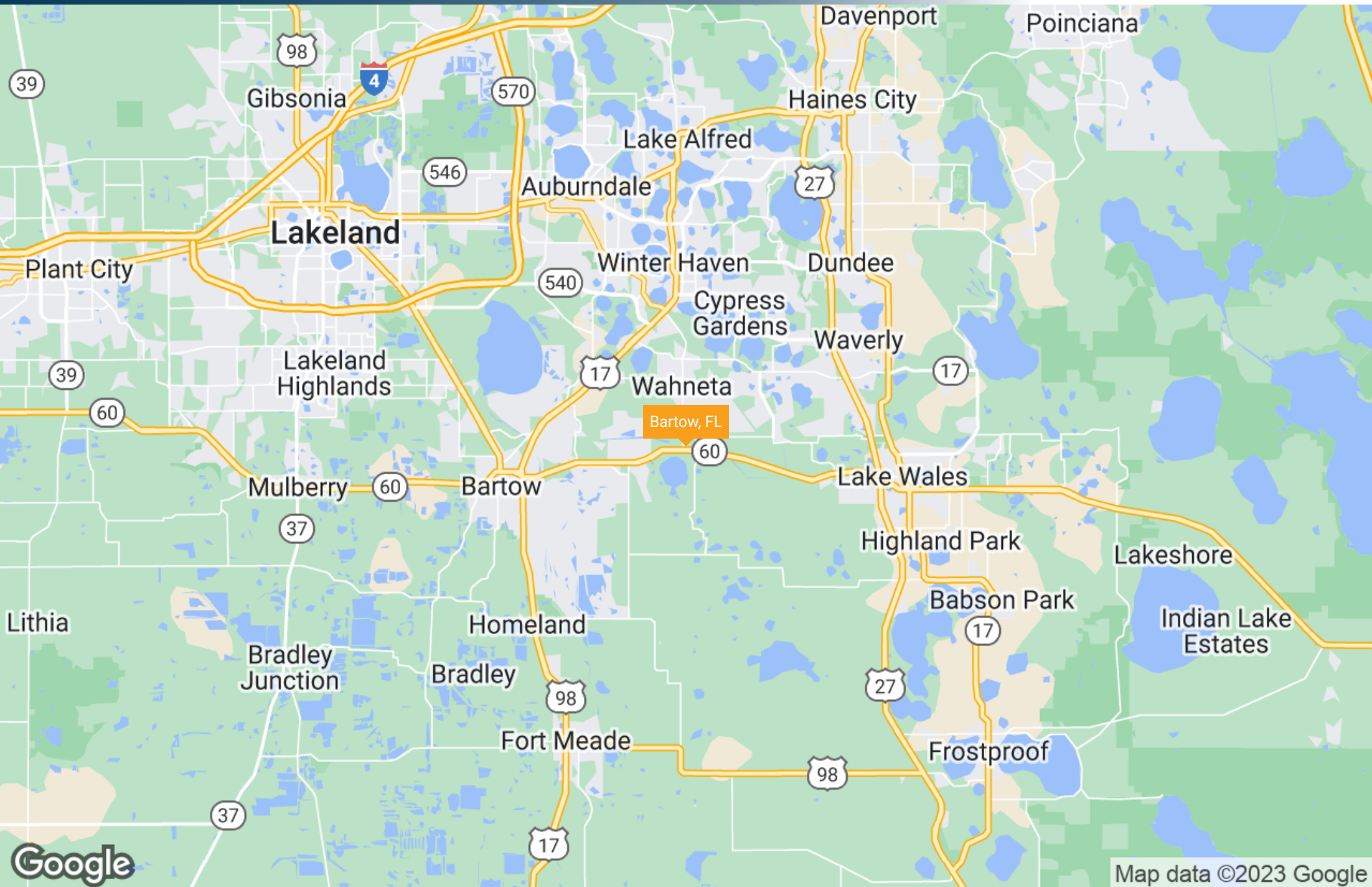
Number of Lots	1
Best Use	Commercial/Industrial

Property Highlights

- Easy entering and exiting from and on both SR 60 and Rifle Range Road







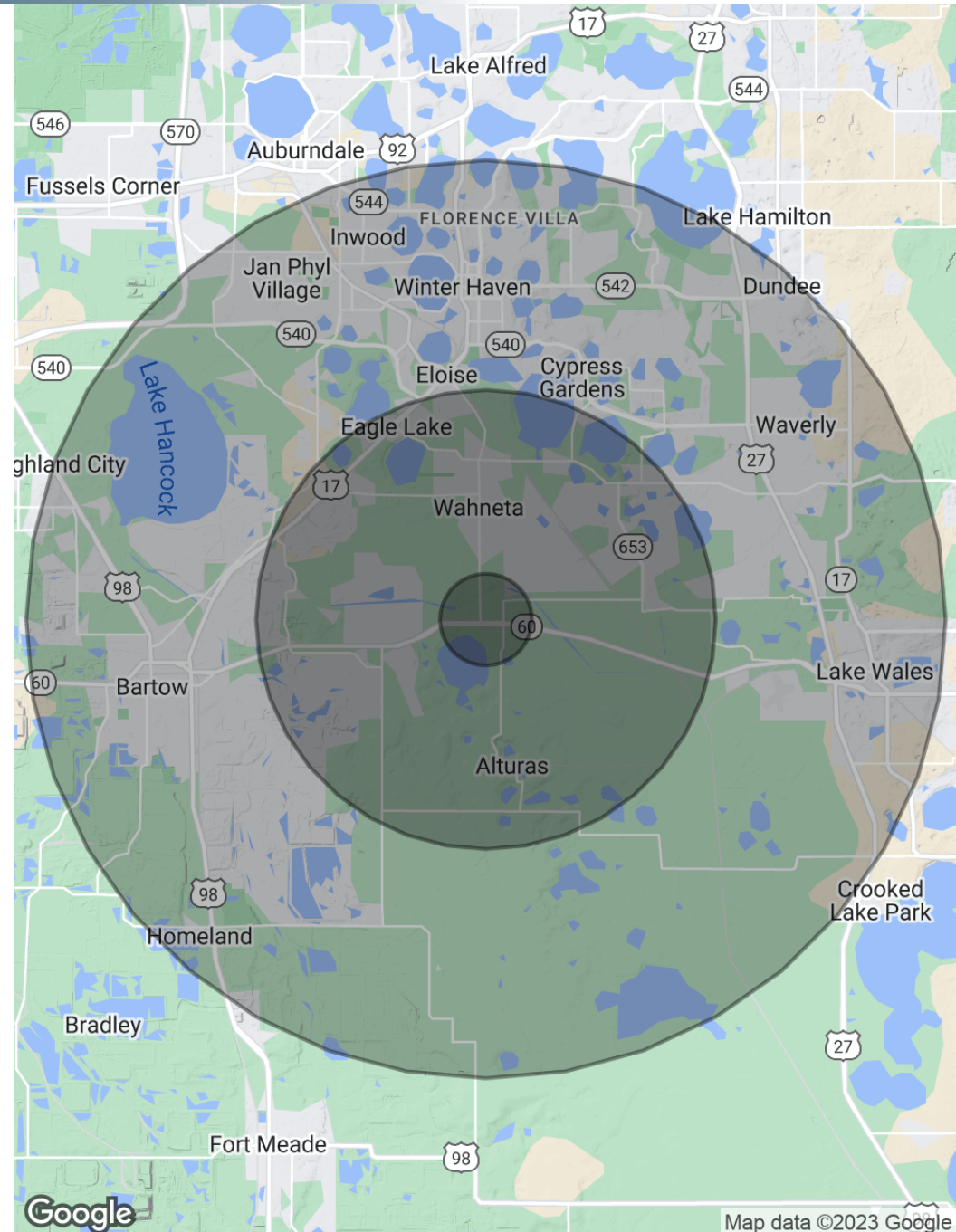




Population	1 Mile	5 Miles	10 Miles
Total Population	601	22,190	143,735
Average Age	32.6	34.5	38.8
Average Age (Male)	31.3	34.0	38.2
Average Age (Female)	35.7	35.7	39.7

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	204	7,623	54,849
# of Persons per HH	2.9	2.9	2.6
Average HH Income	\$50,815	\$56,197	\$54,669
Average House Value		\$122,391	\$166,546

* Demographic data derived from 2020 ACS - US Census





Tommy Addison, ALC

Broker/Owner

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Professional Background

Being the 3rd generation raised in Central Florida, Tommy has seen first-hand, it change from a largely agricultural economy to a dynamic growth center for all types of Ag, Residential, Commercial, and Industrial enterprises. His upbringing and work career, has in many ways, mirrored the changes in the area. Tommy's parents and grandparents were citrus growers, row crop farmers, produce brokers, and cattle ranchers here. He has lived the farming and ranching way of life at a time when Polk County was a much more rural area.

Upon graduation from the University of Florida College of Business, his grandfather urged him to find a vocation other than farming, which led him into the construction field in production, sales, sales management, and corporate acquisitions for a Southeastern U.S. aggregates company. During his employment, he gained specialized expertise with Federal, State, County, and municipal governments in areas of land use, entitlements, and permitting, as well as aggregate reserves assessment and acquisition.

Whether you are looking to purchase or sell farmland, a livestock ranch, aggregates mine, or development land, Tommy's knowledge and experience lends itself to helping you achieve your goals.

Professional Experience

- Licensed Real Estate Agent since 2009
- Private sector business, land, and commercial real estate acquisitions
- Mining reserves acquisition
- Row-crop farming, produce brokerage, and commercial cattle operations.
- Sales and Management of Building Products, Industrial Sand, and construction aggregates mining organizations.

Education

- BS Business Administration/Marketing Warrington College of Business, University of Florida, '86
- AA Business Administration from Polk Community (State) College, '84

Memberships

- Current Board Member of the Polk County Planning Commission
- Past Chairman and Vice-Chairman of the Northeast Polk County Roadway Advisory Board
- Past Chairman and member, North Ridge Community Redevelopment Agency Advisory Board
- National Association of Realtors
- Realtors Land Institute
- East Polk County Association of Realtors

