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# 36 Acres on US Highway 17 N Near Wal-Mart Bartow, Florida

**NEW PRICE**



[www.Hauger-Bunch.com](http://www.Hauger-Bunch.com)



David F. Bunch, SIOR  
415 South Kentucky Avenue  
Lakeland, FL 33801  
David@hauger-bunch.com

**863.682.6147**



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# ***36 Acres on US Highway 17 N***

## **Photographs**



*Looking Northwest to Property from US 17 N and Wal-Mart Access Road Intersection*



*South edge of Property looking East toward US Highway 17 N*



# 36 Acres on US Highway 17 N

## Property Overview

ID: 36 Acres on US Highway 17 North

Location: US Highway 17 North Near SR 60  
Bartow, Florida 33830

Parcel ID: 25-29-32-000000-021020

Utilities: Bartow Water & Sewer across US 17

Size: 36.03 Acres

Frontage: 1,400 ' on US 17 N

Zoning: Residential Suburban (Polk County). Property may be suitable for Mixed Use Commercial, Light Industrial and single or multi-family residential. Requires re-zoning other than single family.

Comments: All upland property central to Lakeland, Bartow and Winter Haven. 7 miles to proposed CSX Integrated Logistics Center. Has high voltage electric line easement crossing the property.

**New Price: \$2,750,000**





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## US 98 & Hwy 17 Aerial

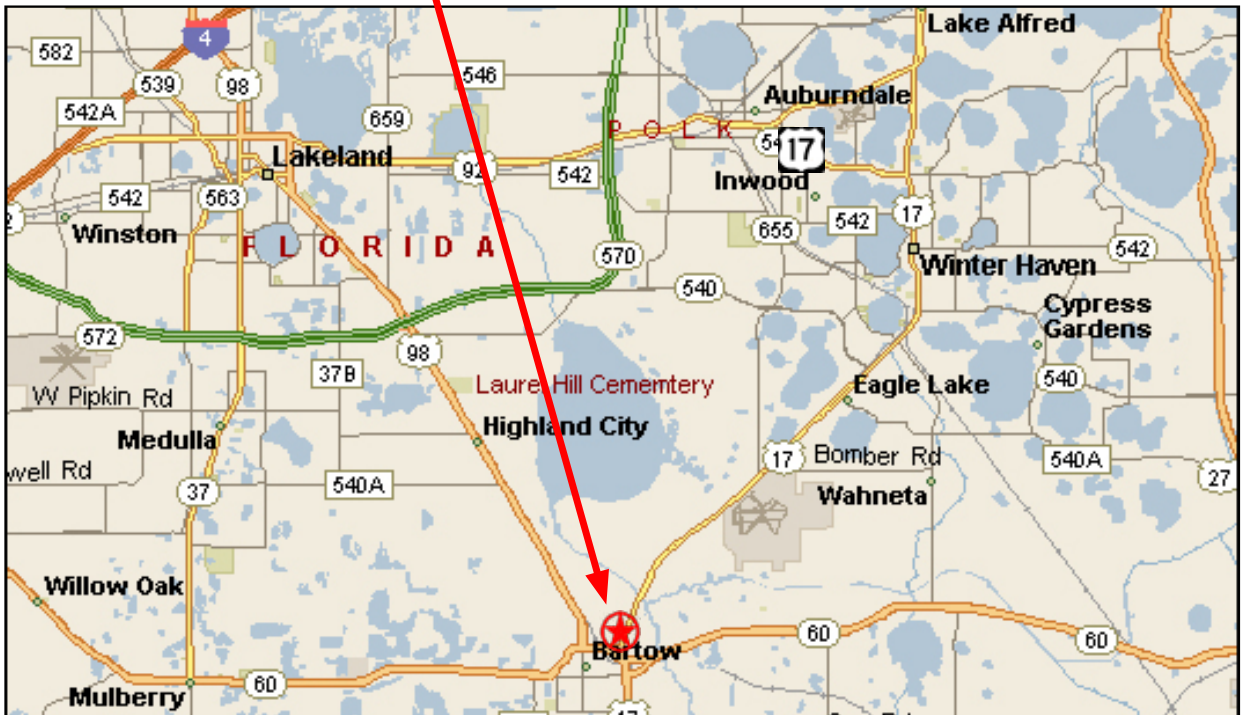
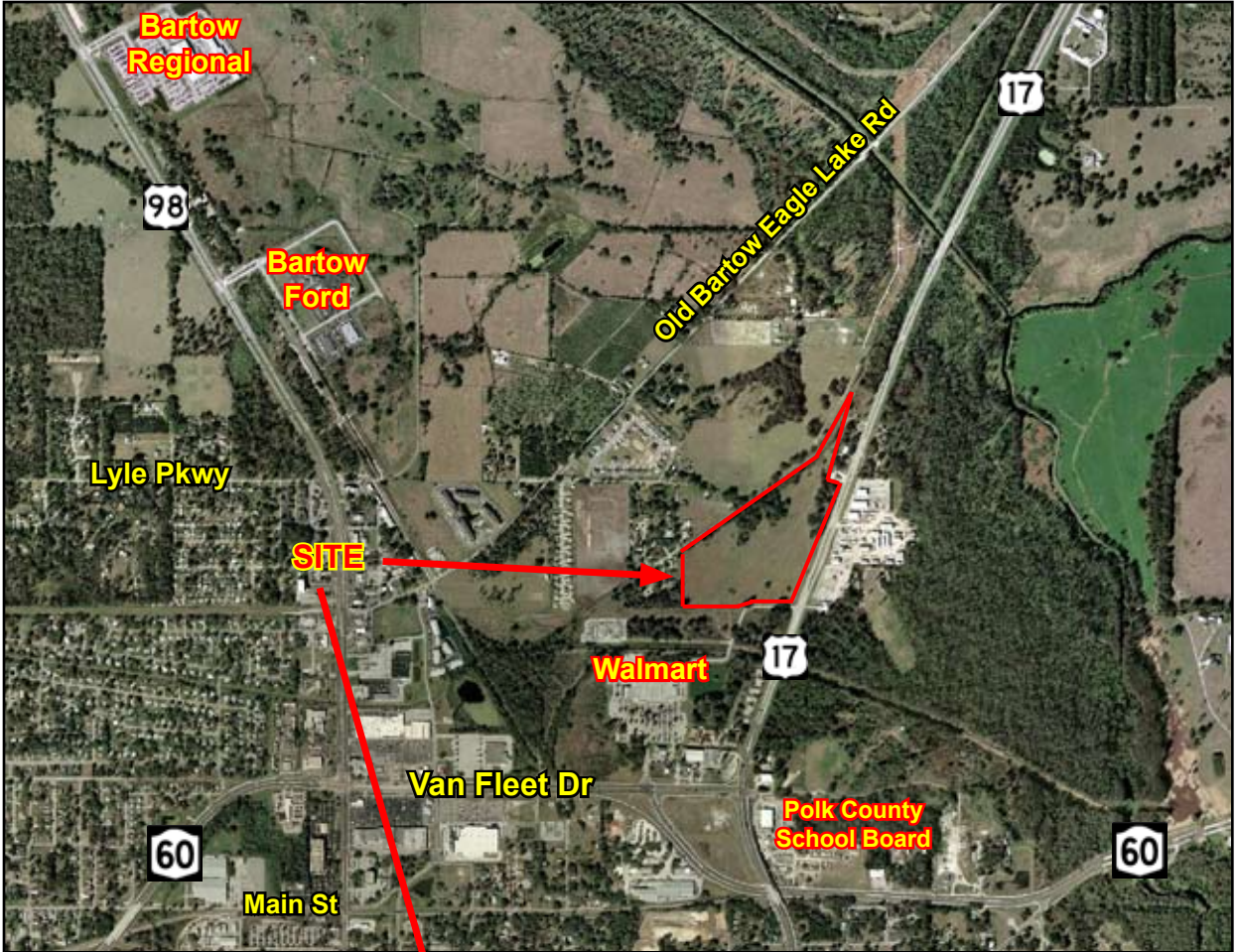




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# 36 Acres on US Highway 17 N

## Situational Maps





# 36 Acres on US Highway 17 N

## Demographics-Executive Summary

<b>McBride Site Type: Radius</b>	<b>Ushy 17 N &amp; Radio Rd Bartow, FL 33830 Radius: 1.0 mile</b>	<b>Ushy 17 N &amp; Radio Rd Bartow, FL 33830 Radius: 5.0 mile</b>	<b>Ushy 17 N &amp; Radio Rd Bartow, FL 33830 Radius: 10.0 mile</b>
<b>2007 Population</b>			
Total Population	1,178	29,169	156,860
Male Population	52.5%	49.8%	48.9%
Female Population	47.5%	50.2%	51.1%
Median Age	34.0	36.1	37.9
<b>2007 Income</b>			
Median HH Income	\$35,783	\$46,187	\$48,544
Per Capita Income	\$18,409	\$22,253	\$24,814
Average HH Income	\$43,401	\$59,808	\$64,884
<b>2007 Households</b>			
Total Households	461	10,476	59,308
Average Household Size	2.39	2.63	2.60
1990-2000 Annual Rate	2.37%	0.78%	1.13%
<b>2007 Housing</b>			
Owner Occupied Housing Units	41.2%	68.7%	67.0%
Renter Occupied Housing Units	44.3%	23.1%	22.7%
Vacant Housing Units	14.5%	8.1%	10.2%
<b>Population</b>			
1990 Population	1,033	25,018	122,782
2000 Population	1,067	26,362	138,001
2007 Population	1,178	29,169	156,860
2012 Population	1,301	32,235	176,023
1990-2000 Annual Rate	0.32%	0.52%	1.18%
2000-2007 Annual Rate	1.37%	1.41%	1.78%
2007-2012 Annual Rate	2.01%	2.02%	2.33%

In the identified market area, the current year population is 156,860. In 2000, the Census count in the market area was 138,001. The rate of change since 2000 was 1.78 percent annually. The five-year projection for the population in the market area is 176,023, representing a change of 2.33 percent annually from 2007 to 2012. Currently, the population is 48.9 percent male and 51.1 percent female.

<b>Households</b>			
1990 Households	326	8,627	46,322
2000 Households	412	9,326	51,823
2007 Households	461	10,476	59,308
2012 Households	514	11,668	66,687
1990-2000 Annual Rate	2.37%	0.78%	1.13%
2000-2007 Annual Rate	1.56%	1.62%	1.88%
2007-2012 Annual Rate	2.2%	2.18%	2.37%

The household count in this market area has changed from 51,823 in 2000 to 59,308 in the current year, a change of 1.88 percent annually. The five-year projection of households is 66,687, a change of 2.37 percent annually from the current year total. Average household size is currently 2.60, compared to 2.61 in the year 2000. The number of families in the current year is 41,695 in the market area.

### Housing

Currently, 67.0 percent of the 66,049 housing units in the market area are owner occupied; 22.7 percent, renter occupied; and 10.2 percent are vacant. In 2000, there were 57,667 housing units— 65.6 percent owner occupied, 24.3 percent renter occupied and 10.1 percent vacant. The rate of change in housing units since 2000 is 1.89 percent. Median home value in the market area is \$172,701, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 2.62 percent annually to \$196,529. From 2000 to the current year, median home value changed by 12.22 percent annually.



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<b>Median Household Income</b>			
1990 Median HH Income	\$22,153	\$26,221	\$27,979
2000 Median HH Income	\$30,236	\$37,643	\$39,394
2007 Median HH Income	\$35,783	\$46,187	\$48,544
2012 Median HH Income	\$40,166	\$53,201	\$55,904
1990-2000 Annual Rate	3.16%	3.68%	3.48%
2000-2007 Annual Rate	2.35%	2.86%	2.92%
2007-2012 Annual Rate	2.34%	2.87%	2.86%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$8,712	\$10,896	\$13,544
2000 Per Capita Income	\$13,923	\$17,653	\$19,591
2007 Per Capita Income	\$18,409	\$22,253	\$24,814
2012 Per Capita Income	\$21,119	\$26,371	\$29,593
1990-2000 Annual Rate	4.8%	4.94%	3.76%
2000-2007 Annual Rate	3.93%	3.25%	3.31%
2007-2012 Annual Rate	2.79%	3.45%	3.59%
<b>Average Household Income</b>			
1990 Average Household Income	\$26,446	\$31,047	\$35,706
2000 Average Household Income	\$36,002	\$48,007	\$51,374
2007 Average HH Income	\$43,401	\$59,808	\$64,884
2012 Average HH Income	\$49,923	\$70,708	\$77,384
1990-2000 Annual Rate	3.13%	4.45%	3.71%
2000-2007 Annual Rate	2.61%	3.08%	3.27%
2007-2012 Annual Rate	2.84%	3.41%	3.59%

### Households by Income

Current median household income is \$48,544 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$55,904 in five years. In 2000, median household income was \$39,394, compared to \$27,979 in 1990.

Current average household income is \$64,884 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$77,384 in five years. In 2000, average household income was \$51,374, compared to \$35,706 in 1990.

Current per capita income is \$24,814 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$29,593 in five years. In 2000, the per capita income was \$19,591, compared to \$13,544 in 1990.

### Population by Employment

Total Businesses	174	1,267	8,528
Total Employees	1,661	10,511	57,311

Currently, 92.9 percent of the civilian labor force in the identified market area is employed and 7.1 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 94.0 percent of the civilian labor force, and unemployment will be 6.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 62.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 56.3 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 16.3 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 27.4 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 82.3 percent of the market area population drove alone to work, and 2.1 percent worked at home. The average travel time to work in 2000 was 23.3 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2000, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 23.1 percent had not earned a high school diploma (19.6 percent in the U.S.)
- 31.8 percent were high school graduates only (28.6 percent in the U.S.)
- 6.4 percent had completed an Associate degree (6.3 percent in the U.S.)
- 12.0 percent had a Bachelor's degree (15.5 percent in the U.S.)
- 6.1 percent had earned a Master's/Professional/Doctorate Degree (8.9 percent in the U.S.)

