

# BARTOW RESIDENTIAL ACREAGE

*BARTOW, FL | POLK COUNTY*

37.32 ± ACRES TOTAL





## SPECIFICATIONS & FEATURES

**Acreage:** 37.32 ± acres

**Sale Price:** \$699,000

**Price per Acre:** \$18,730

**Site Address:** US 17 North, Bartow, FL 33830

**Nearest Intersection:** SR 60 & US 17

**Road Frontage:**

- 1,400 ± feet on US 17 North (most of the east border)
- 525 ± feet on unnamed street (on the south border)

**Uplands/Wetlands:**

- 36.03 ± acres of uplands
- 1.29 ± acres of wetlands

**Land Use:** (Polk County) RL-1 which allows 1 dwelling unit per acre

**Planning/Permits:** RL-1 allows one dwelling unit per acre

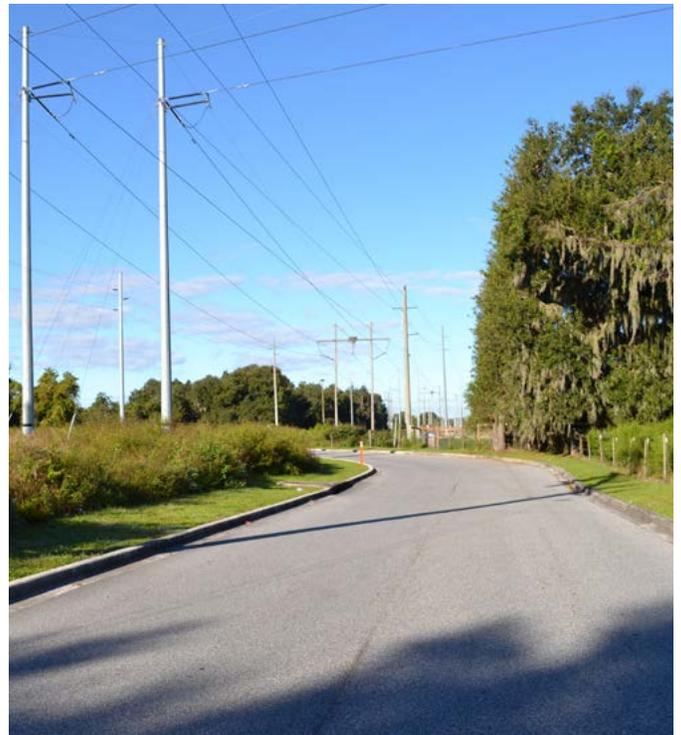
**Utilities & Water Source:** Water and sewer are to the south of the property; sewer is on the same side of the road; water is on the other side of the road

**HOA:** No HOA or CDD

**Current Use:** Vacant land

**Taxes:** \$271.01 for 2015

City limits of Bartow are just to the south of the property. Bartow is receptive to annexing this property, which could allow a Planned Development (PD) that could approve up to six units per acre. The property currently backs up to nice subdivisions to the west. Great location in path of development. Walmart® is seconds away!



## LOCATION & DRIVING DIRECTIONS

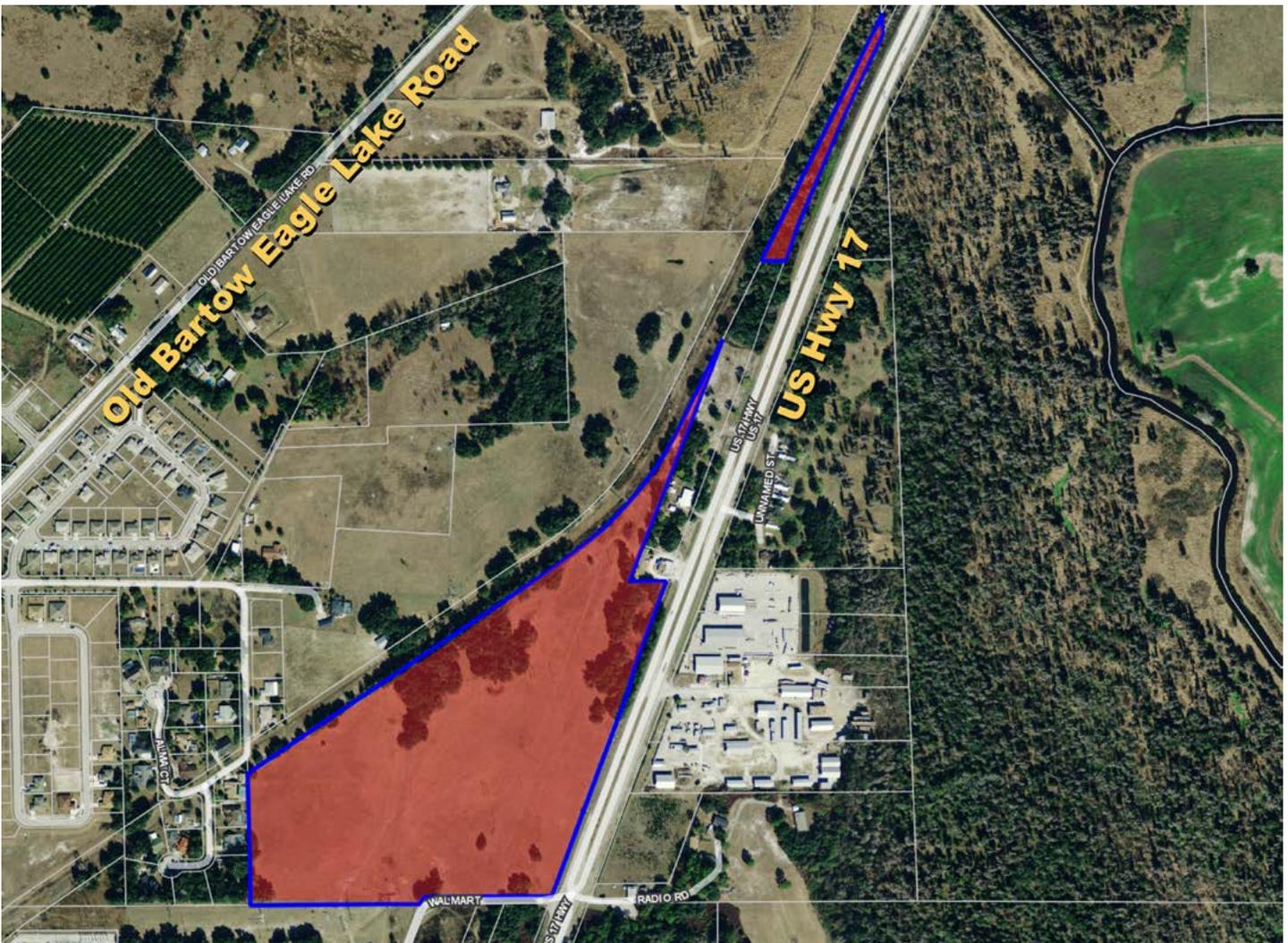
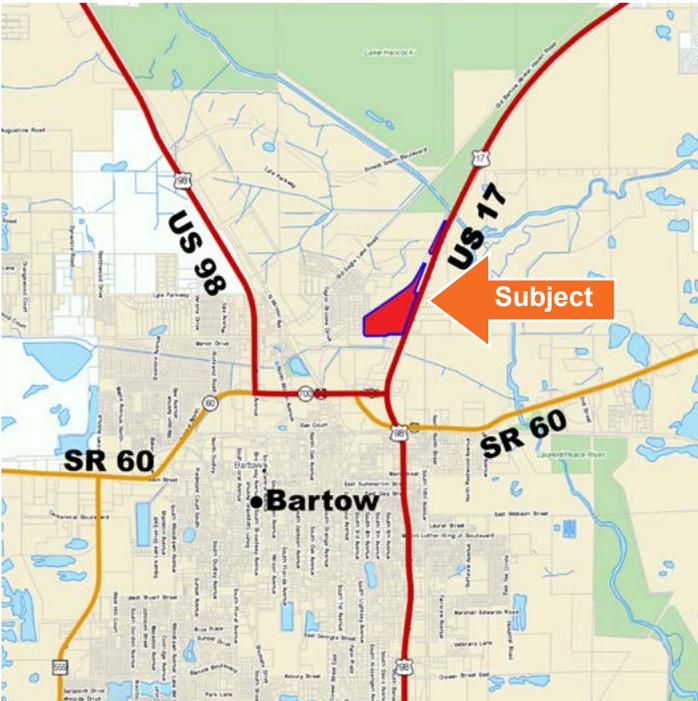
**Parcel IDs:** 25-29-32-000000-021020  
25-29-32-000000-012010

**GPS Location:** 27.910650, -81.828604

### Driving Directions:

- Take SR 60 East through Bartow to US 17 North.
- Go north on US 17 for about ½ mile. The property is on the left.

**Showing Instructions:** Contact the listing agents, David Hitchcock (863.272.7155) or Clay Taylor (863.774.3532), to learn more or schedule a showing time.





114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**37.32 ± Acres • Just North of City of Bartow**  
Land Use Allows 1 Unit per Acre • Annexation Potential  
Great Location in Path of Development

## Visit [SVNsaunders.com](http://SVNsaunders.com) & Search For: Bartow Residential

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**LAKELAND OFFICE:**  
114 N. Tennessee Ave. 3rd Floor  
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863.648.1528 - Main Office

**LAKE CITY OFFICE:**  
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