



Downtown Tampa
50 Miles

Disney World 40
Miles
Downtown
Orlando 50 Miles

PRIVATE LAKE PROPERTY WITH 30 AC & 5 INCOME PRODUCING HOMES

8505 SHRECK ROAD
BARTOW, FL 33830

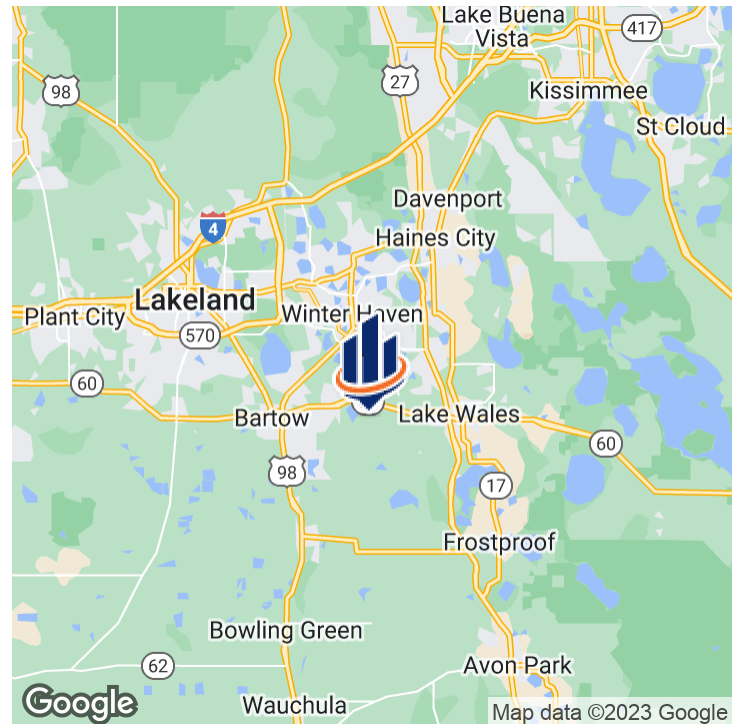
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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,375,000
Buildings- Total Size:	5,884 SF
Lot Size:	30.51 Acres
Zoning:	ARR
Road Frontage:	1,160 ± FT
APN:	26-30-10-000000-031010, 26-30-10-000000-033010, 26-30-10-000000-031120, 26-30-10-000000-031060, 26-30-10-000000-031100
Video:	View Here

PROPERTY OVERVIEW

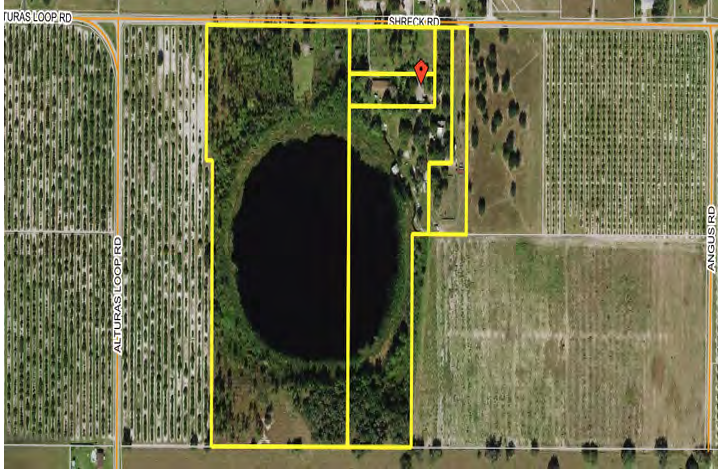
Live, invest or just enjoy! Wonderful 30 acre property in Bartow, off of Alturas Road, has 5 income producing homes, and the beautiful and private 10 acre Lake Ruby. This property is centrally located with easy access to Disney World and other Orlando attractions - also close to Tampa, Busch Gardens, and Legoland in Winter Haven.

Homes are currently on month to month rents, no deposits. Rents can easily be raised to market rates, or turned into AirBnb or VRBO. See the attached income sheet. A possibility also exists to sell some of the single family homes and use the remaining acreage for personal use or development.

How about an animal shelter facility or adult/youth care facility, add RV's? There is enough land and homes to achieve many different scenarios. The private dock has electricity and sink - so hang out, fish or boat to your heart's content. There are 3 wells and 4 septs on the property, and Ruby Lake drains into the Peace Creek River.



Complete Highlights



PROPERTY HIGHLIGHTS

- 30 acre property in Bartow/Alturas with 5 income producing homes and its centerpiece, the 10 acre private Ruby Lake.
- A piece of paradise in Bartow, only a few minutes off Highway 60. Only 40 miles from Disney World, and 50 miles from downtown Tampa & Orlando
- 5 income producing homes - 3 single family homes, 1 duplex and 1 studio apartment. 1 home currently vacant and 1 owner occupied.
- Current total rent - \$3,350/month Proforma - \$7,500/month is conservative. All leases verbal and month to month at present, with no security deposits.
- Super boat dock area with electricity, grill and plenty of seating and fishing area.
- Tenants pay for their own electric except for the 1,404 SF single family homes and the 700 SF studio units.
- 3 wells on site (2 submersible, 1 above ground) and 4 septic tanks.
- Progress Energy is the electricity provider.
- Ruby Lake is spring fed with 10-11 foot depths. Fishing includes bass, Blue Gills, Catfish and Specks.
- The lake drains into the Peace Creek River, underneath Shreck Road.
- Easement access may be investigated in the NW corner - this corner could provide a terrific opportunity for an additional income unit or flagship property.
- Property is fenced on 3 sides.

Parcel Breakdown & Highlights



PARCEL INFORMATION

- 8405 Shreck Road - 26-30-10-000000-033010 - 18.48 AC 1 home - 864 SF Property taxes - \$2775.11
- 8505 Shreck Road - 26-30-10-000000-031010. - .88 AC, 2 homes, 1404 SF & 1632SF. Property taxes - \$3961.98
- 8507 Shreck Road - 26-30-10-000000-031120 - 8.38 AC, 1 Home [owner's former home] plus Studio unit [not listed on appraiser website]. 1284 SF & 700 SF Property taxes - \$1319.11
- Vacant Parcel # 1 - 26-30-10-000000-031060 1.50 AC Property taxes \$916.84
- Vacant parcel # 2 - 26-30-10-000000-031100. - 1.27 AC Property taxes - \$222.70
- TOTAL PROPERTY TAXES - \$9195.74
- *** Owner only has insurance on the home at 8507 Shreck Road. All other homes uninsured at present ***
- This property has been owner operated for upwards of 50 years. Expenses are hard to ascertain, as almost upkeep has been done in-house.
- The individual single family homes could potentially be sold on their own parcels, and the larger parcels could potentially be split into small acreages.
- The former citrus grove to the northwest may be willing to provide an easement on the SW corner, so this part of the property can be accessed form Alturas Loop Road.

Current Rent Roll



SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT	COMMENTS
-	3	2	1,284 SF	-	\$1,800	Vacant - Former Owner's Home
-	3	1	1,404 SF	-	\$1,800	Vacant SFH
-	3	2	1,632 SF	\$900	\$2,000	Duplex 2/1 & 1/1
-	1	1	700 SF	\$700	\$700	Next to Owner Home - Not on Appraiser
-	2	1	864 SF	\$450	\$1,200	Tenant
TOTALS			5,884 SF	\$2,050	\$7,500	

Additional Photos



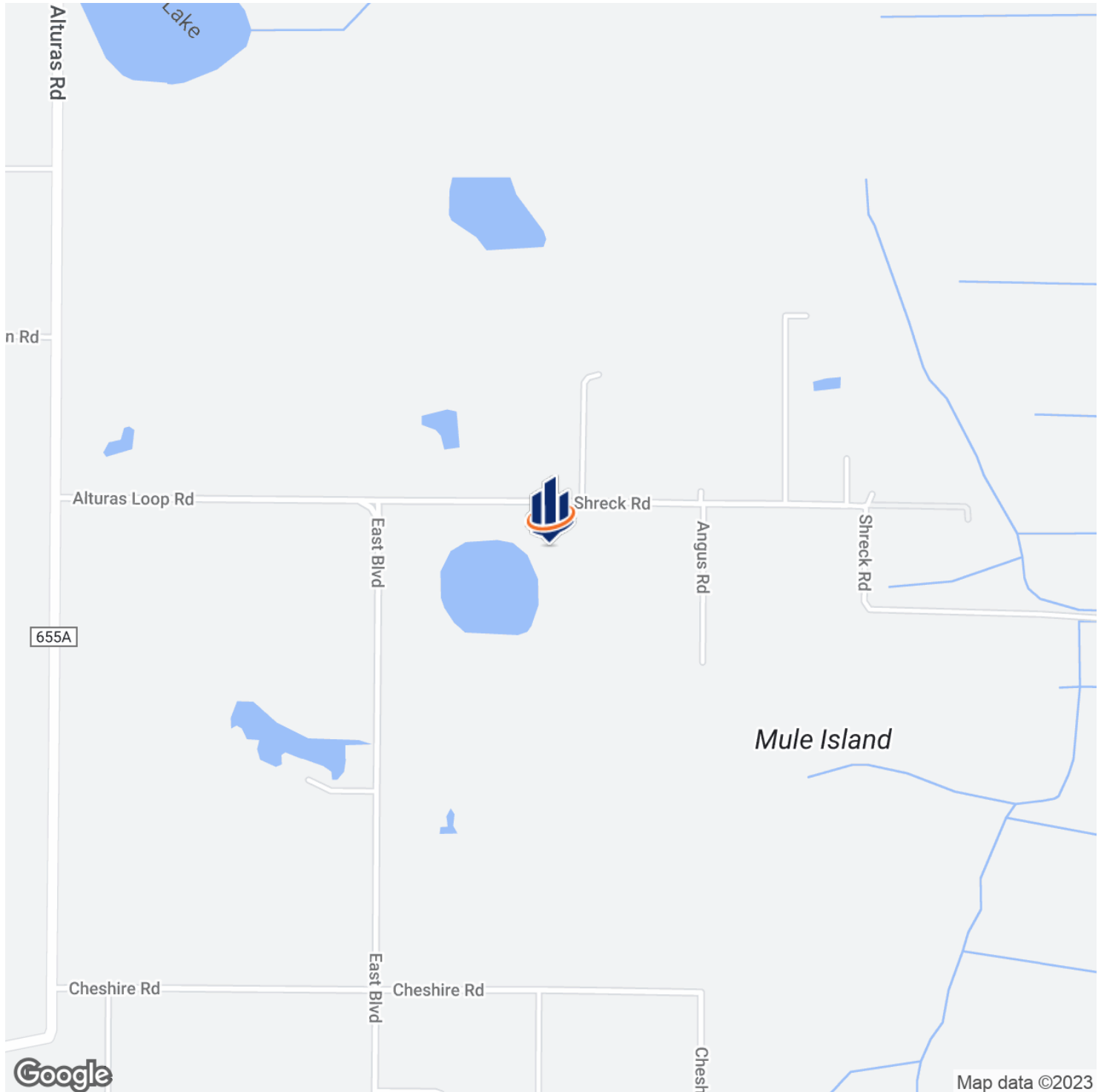
Additional Photos



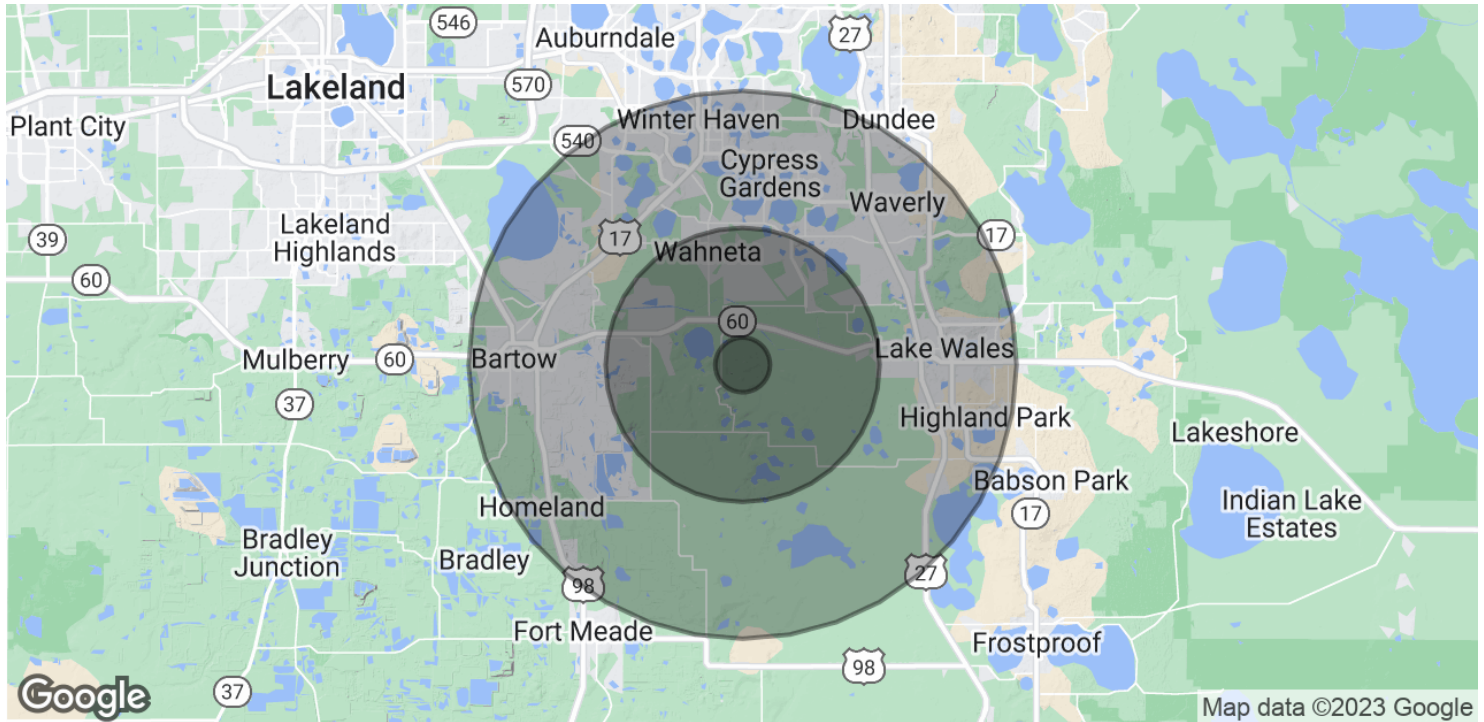
Additional Photos



Location Map



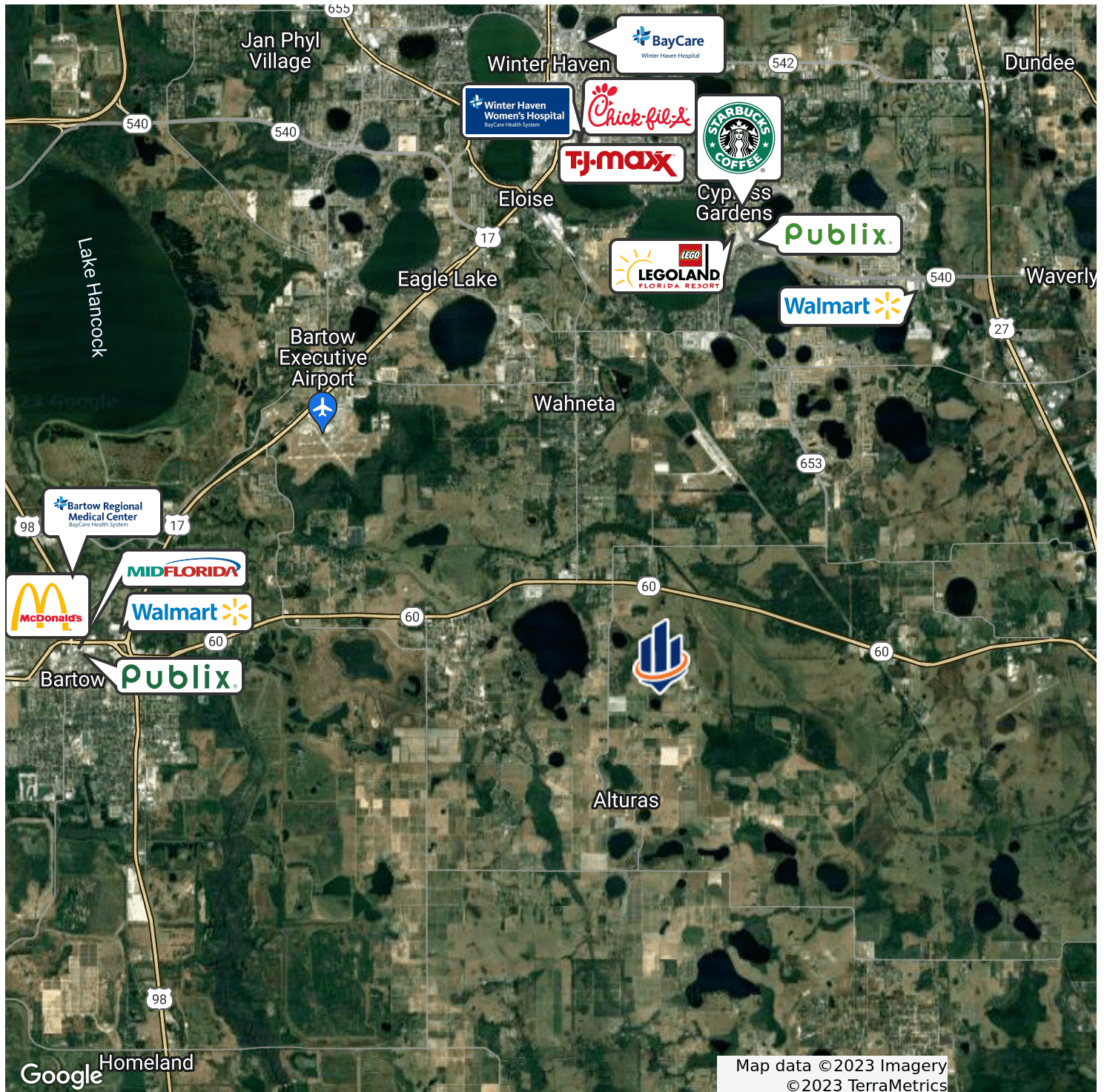
Demographics Map & Report



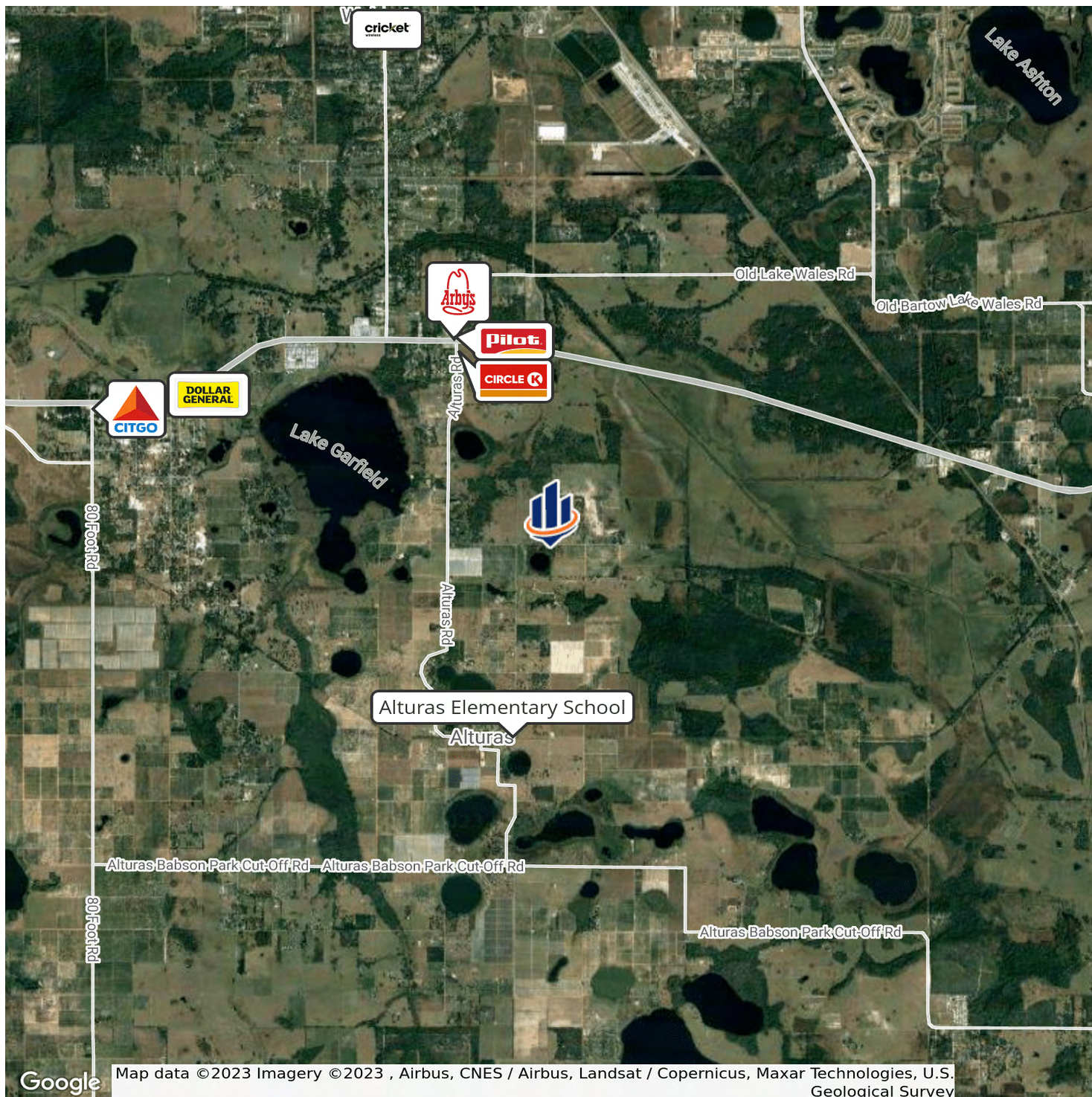
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	156	15,269	140,257
Average Age	45.1	43.2	41.1
Average Age (Male)	48.7	43.7	39.8
Average Age (Female)	45.0	43.5	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	63	5,988	58,052
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$69,026	\$50,827	\$55,875
Average House Value	\$159,575	\$152,080	\$159,176

* Demographic data derived from 2020 ACS - US Census

Market Area Map



Neighborhood Area Map





Craig Morby

Senior Advisor

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Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 12 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and as the Commercial and Industrial Development Co-Chair for the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and three cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

MEMBERSHIPS & ASSOCIATIONS

- Board of Directors - Lakeland Chamber of Commerce
- CID Co-Chair - Lakeland Association of Realtors



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Senior Advisor

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Eric Ammon is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife Patty and their two children.

DISCIPLINES

- General Commercial Real Estate