



15,500 ±
Cars/Day



52,500 ±
Cars/Day



Boy Scout Ranch Rd.

Proposed Professional
Center

HANCOCK CROSSINGS COMMERCIAL CENTER

Boy Scout Ranch Road, Bartow, FL 33830

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Spessard Holland Elementary



Proposed Professional Center



Boy Scout Ranch Rd.

Section 1

PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------------|----------------------------------|
| Sale Price: | \$2,950,000 |
| Lot Size: | 3.5 ± Acres |
| Price / Acre: | \$842,857 |
| City: | Bartow |
| County: | Polk |
| Zoning: | C-2 (City of Bartow) |
| Utilities: | Available to the Site |
| Parcel ID: | Portion of 242924288500000053 |

PROPERTY OVERVIEW

This 3.5 ± acre parcel, boasts high visibility at the intersection of U.S. Highway 98 and FL 540. With flexible permitting options, the site is primed for a variety of development opportunities—particularly well-suited for medical or retail uses. The land is improved, with master retention available off-site.

High traffic volumes in the immediate area further enhances its potential for success, making it a compelling option for Medical or Retail-Pad investors seeking a promising and lucrative opportunity.

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

The subject property is located on the southeast corner of the intersection of U.S. Highway 98, FL 540, and Boy Scout Ranch Road.

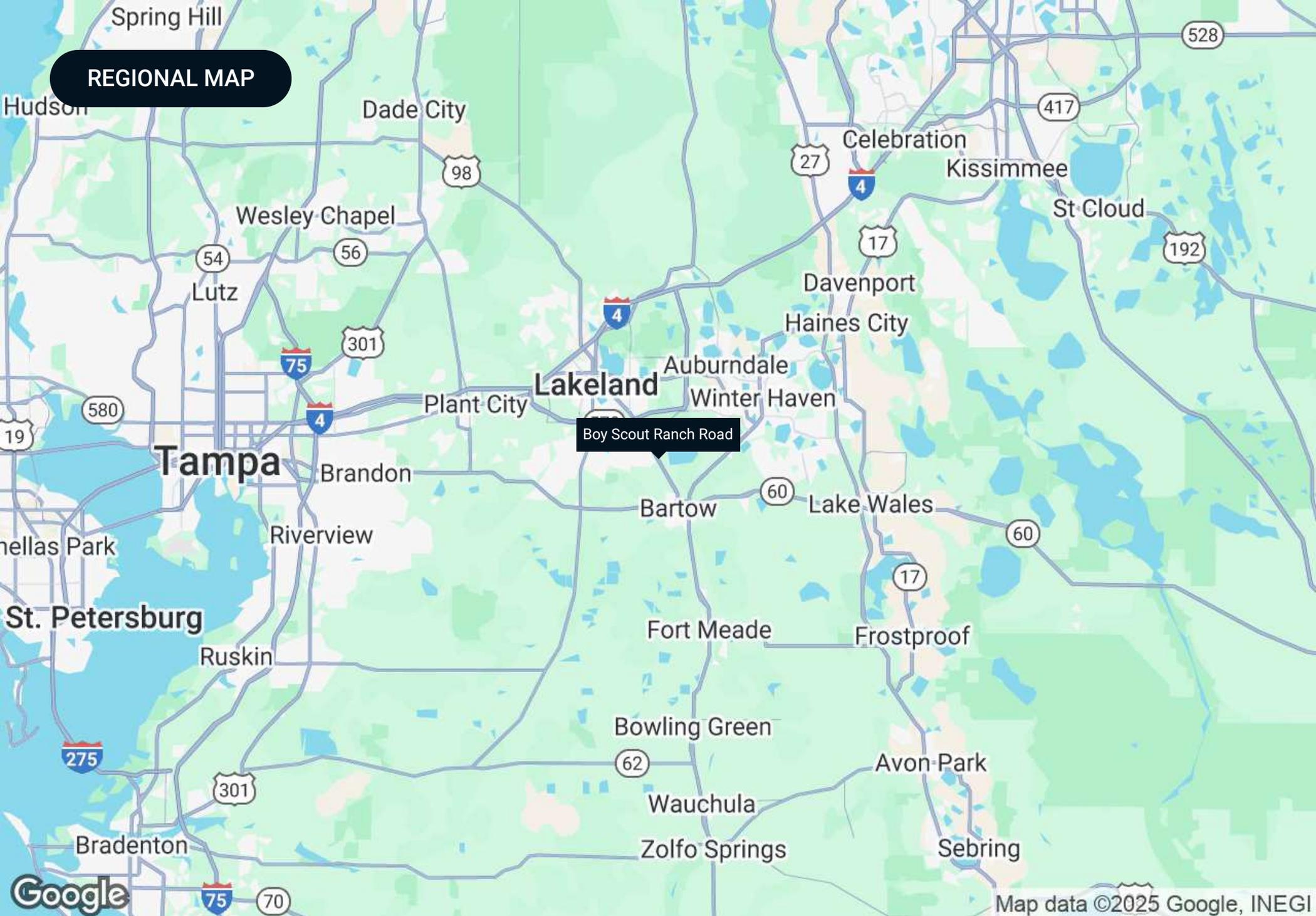
LOCATION HIGHLIGHTS

- 3 miles to the Polk Parkway
- 3 miles to Bartow, the county seat of Polk County
- 11 miles from Interstate 4
- Less than 1/2 mile to Lakeland Regional Hospital (future campus)
- 2.5 miles to Bartow Regional Medical Center



Section 2

LOCATION INFORMATION

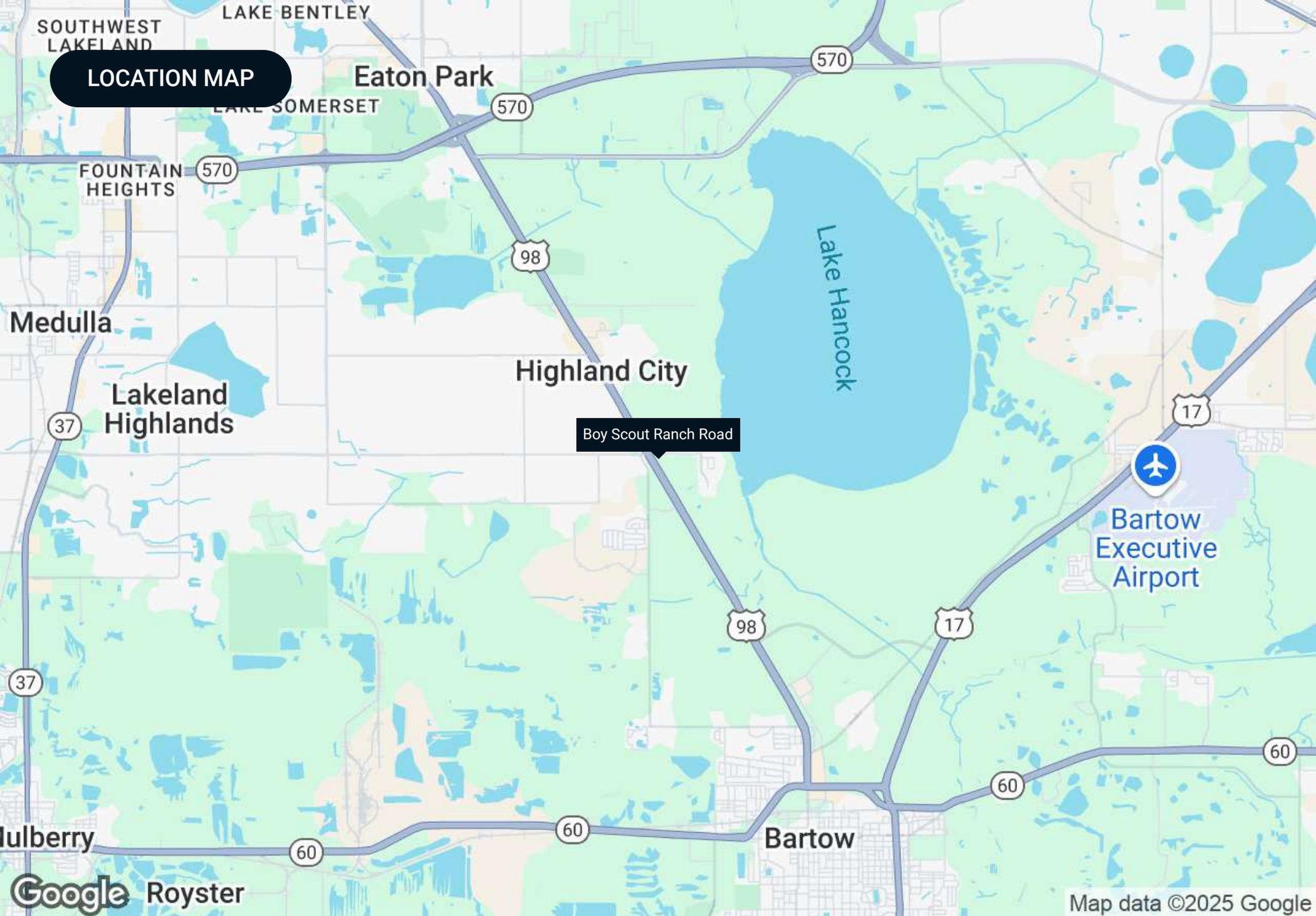


REGIONAL MAP

Boy Scout Ranch Road

Map data ©2025 Google, INEGI

LOCATION MAP

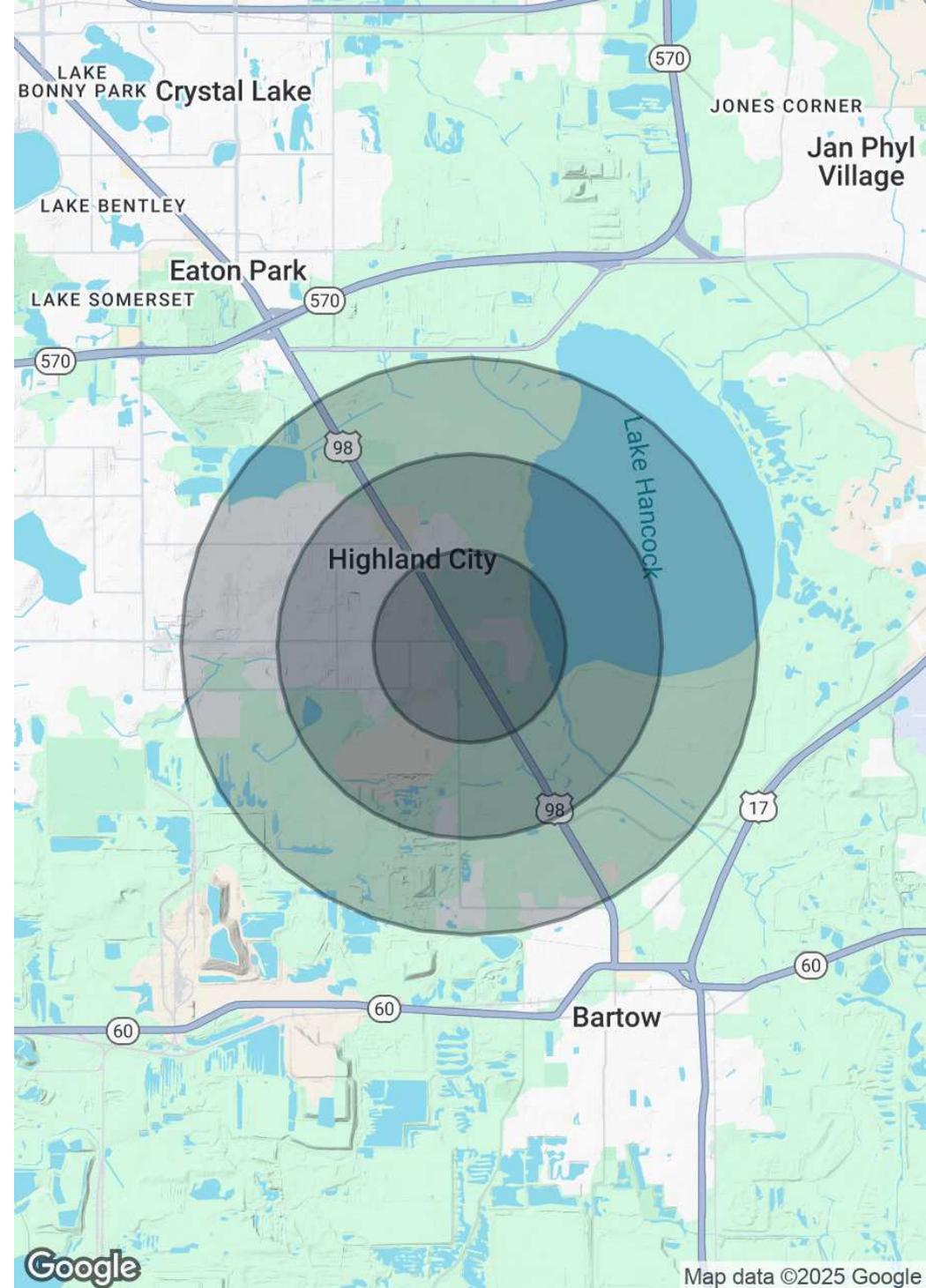


DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,381 | 13,361 | 23,221 |
| Average Age | 38 | 39 | 39 |
| Average Age (Male) | 37 | 38 | 38 |
| Average Age (Female) | 40 | 40 | 40 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,594 | 4,812 | 8,126 |
| # of Persons per HH | 2.7 | 2.8 | 2.9 |
| Average HH Income | \$97,972 | \$106,735 | \$117,364 |
| Average House Value | \$312,967 | \$330,834 | \$354,904 |

Demographics data derived from AlphaMap

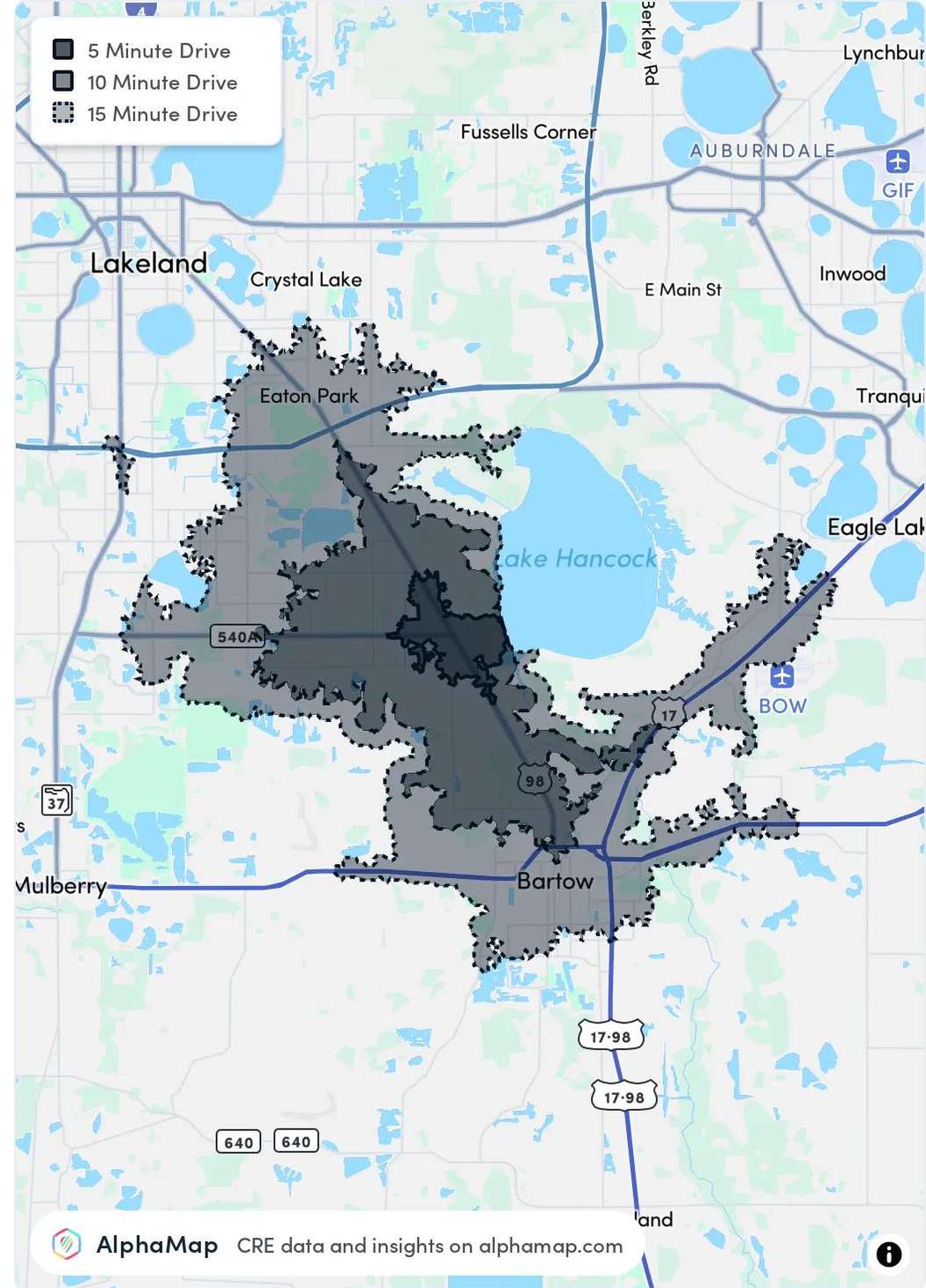


AREA ANALYTICS

| POPULATION | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|----------------------|-----------|------------|------------|
| Total Population | 6,565 | 25,707 | 72,849 |
| Average Age | 38 | 39 | 41 |
| Average Age (Male) | 37 | 38 | 39 |
| Average Age (Female) | 40 | 40 | 42 |

| HOUSEHOLD & INCOME | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|---------------------|-----------|------------|------------|
| Total Households | 2,366 | 8,990 | 26,717 |
| Persons per HH | 2.8 | 2.9 | 2.7 |
| Average HH Income | \$95,065 | \$117,392 | \$104,624 |
| Average House Value | \$299,900 | \$357,144 | \$327,135 |
| Per Capita Income | \$33,951 | \$40,480 | \$38,749 |

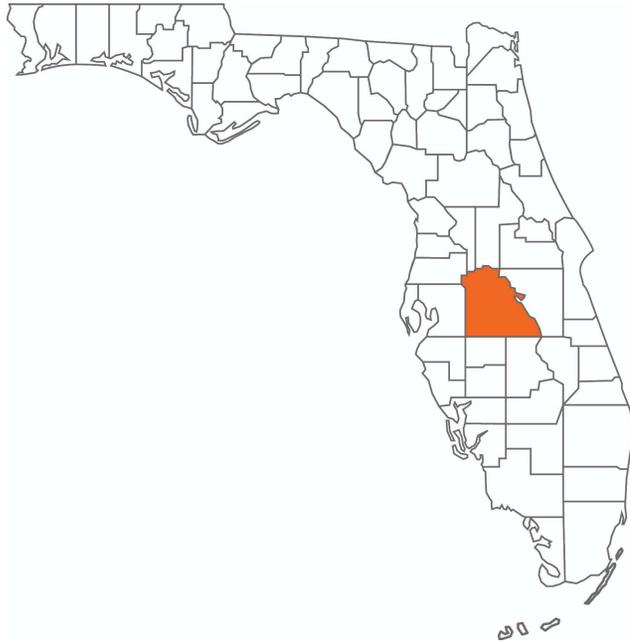
Map and demographics data derived from AlphaMap



COUNTY



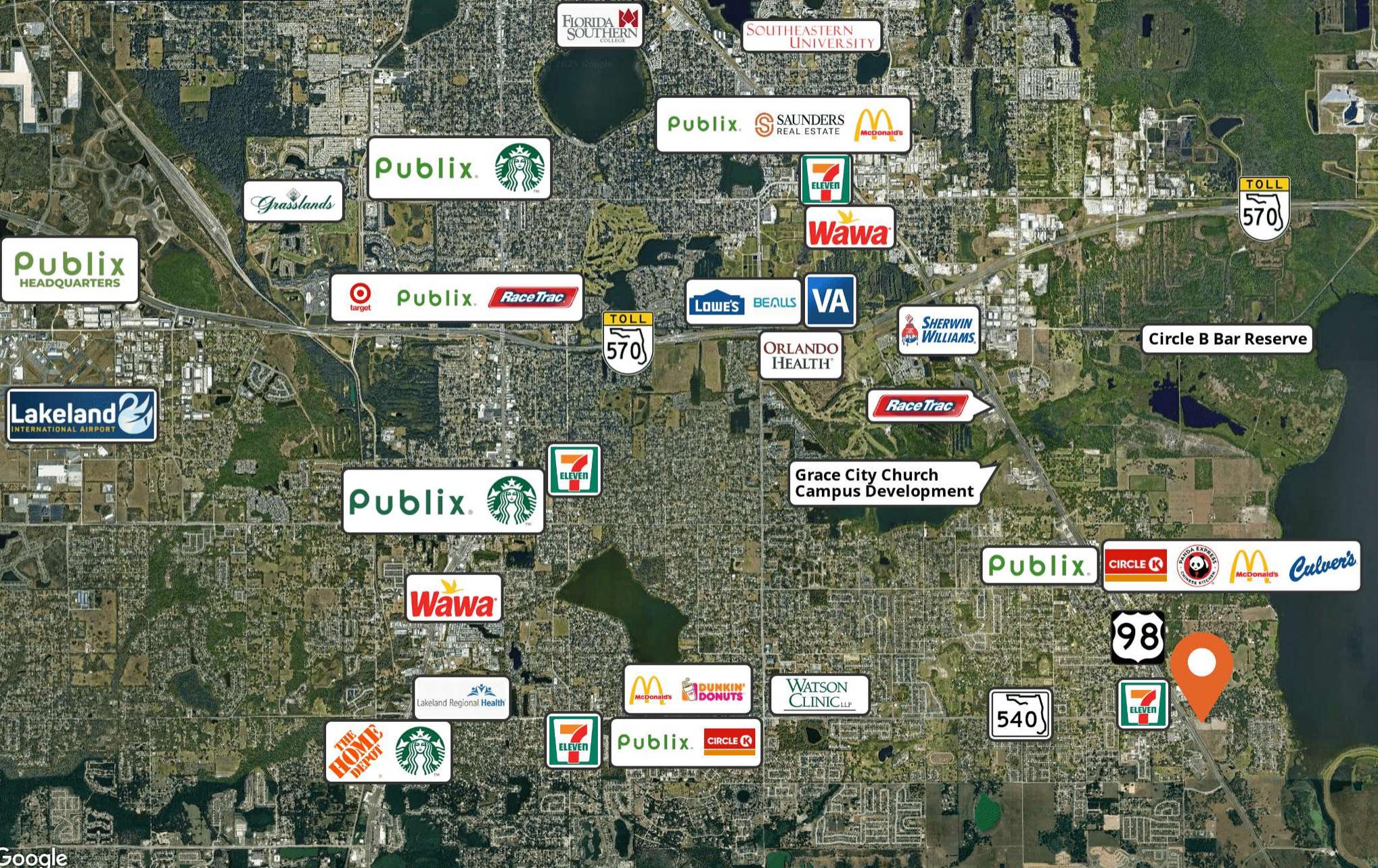
POLK COUNTY FLORIDA



| | | | |
|--------------------|---------------|-------------------|-----------------|
| Founded | 1861 | Density | 386.5 (2019) |
| County Seat | Bartow | Population | 775,084 (2023) |
| Area | 1,875 sq. mi. | Website | polk-county.net |

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

MARKET AREA MAP



Google

TRADE AREA MAP



Imagery ©2025 Airbus, Maxar Technologies



Saunders Ralston Dantzler Real Estate

Section 3

AGENT AND COMPANY INFO

ADVISOR BIOGRAPHY



DAVID HUNGERFORD, CCIM, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$250 million across nearly all types of commercial properties and development land. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research. He prides himself on solving complex problems for his clients and stakeholders.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana, Ezra, and Shepherd on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Industrial Properties
- Commercial Properties
- Real Estate Analytics

ADVISOR BIOGRAPHY



JOEY HUNGERFORD

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PROFESSIONAL BACKGROUND

Joey Hungerford is an Associate Advisor at Saunders Real Estate in Lakeland, Florida.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. His prior posts include serving as the Communications Director for a Congresswoman in the United States House of Representatives, as Digital Director and Communications Advisor to the Chairman of the House Judiciary Committee, and as a personal travel videographer for the President of the United States of America.

Before relocating to Washington, D.C., Joey was born and raised in Lakeland, Florida, where he earned a Bachelor of Science degree in Communications, with an emphasis in Broadcasting, and a minor in Theology, from Southeastern University. During his academic tenure, Joey was an active student leader and concurrently began his professional career at Saunders Real Estate within the marketing department.

Joey is a member of the Lakeland Association of Realtors® and in the Lakeland REALTORS® Leadership Academy, class of 2025.

With his unique career experience and unmatched work ethic, Joey takes pride in his ability to build meaningful relationships while delivering exceptional service to his clients.

Joey and his wife, Hope, are proud parents of a son, Levi. They attend Family Worship Center in Lakeland.

Joey specializes in:

- Commercial Properties
- Industrial Real Estate
- Office Space



For more information visit www.saundersrealestate.com

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