



15,500 ±
Cars/Day



540



52,500 ±
Cars/Day

Boy Scout Ranch Rd.

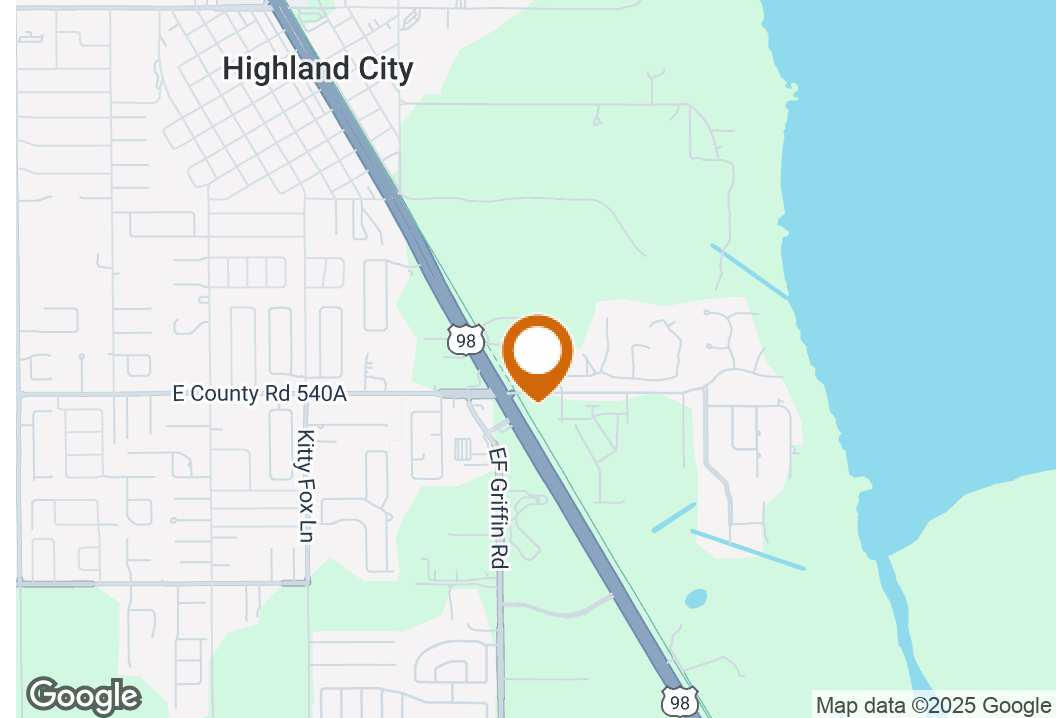
HWY 98 COMMERCIAL LAND

Boy Scout Ranch Rd, Bartow, FL 33830

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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$4,500,000
Lot Size:	6.5 Acres
Zoning	C-2 (City of Bartow)
Utilities	Available to the Site
Zoning:	C-2
APN:	24292428850000053
	930 ± FT (US Hwy 98)
Road Frontage:	565 ± FT (Boy Scout Ranch Rd)
Traffic Count:	52,500 ADT (US Hwy 98)

PROPERTY OVERVIEW

This property consists of 6.5 ± acres of commercial land along U.S Highway 98. The site benefits from being located at a signalized intersection featuring 52,500 ± cars/day on Hwy 98 and 15,500 ± cars/day on County Road 540A. County Road 540 is a major East/West road in Lakeland which connects US Hwy 98 with South Florida Avenue to the west. Utilities and access will be provided to the site. Adjacent to the property is a new residential neighborhood under construction by KB Homes.

PROPERTY HIGHLIGHTS

- 930 ± FT of frontage on US Hwy 98
- Adjacent to a new single family residential development (92 lots) - Hancock Crossings
- C-2 Zoning (City of Bartow)

LOCATION DESCRIPTION & HIGHLIGHTS

[VIEW PROPERTY WEBSITE](#)

LOCATION DESCRIPTION

The subject property is located on the southeast corner of Boy Scout Ranch Road and US Highway 98 in Lakeland, FL. It is approximately 6 ± minutes north of the Bartow Regional Medical Center and 8 ± minutes south of the Polk State College Lakeland Campus. It enjoys having Lake Hancock to the east of the property, situated just 0.7 ± miles away.

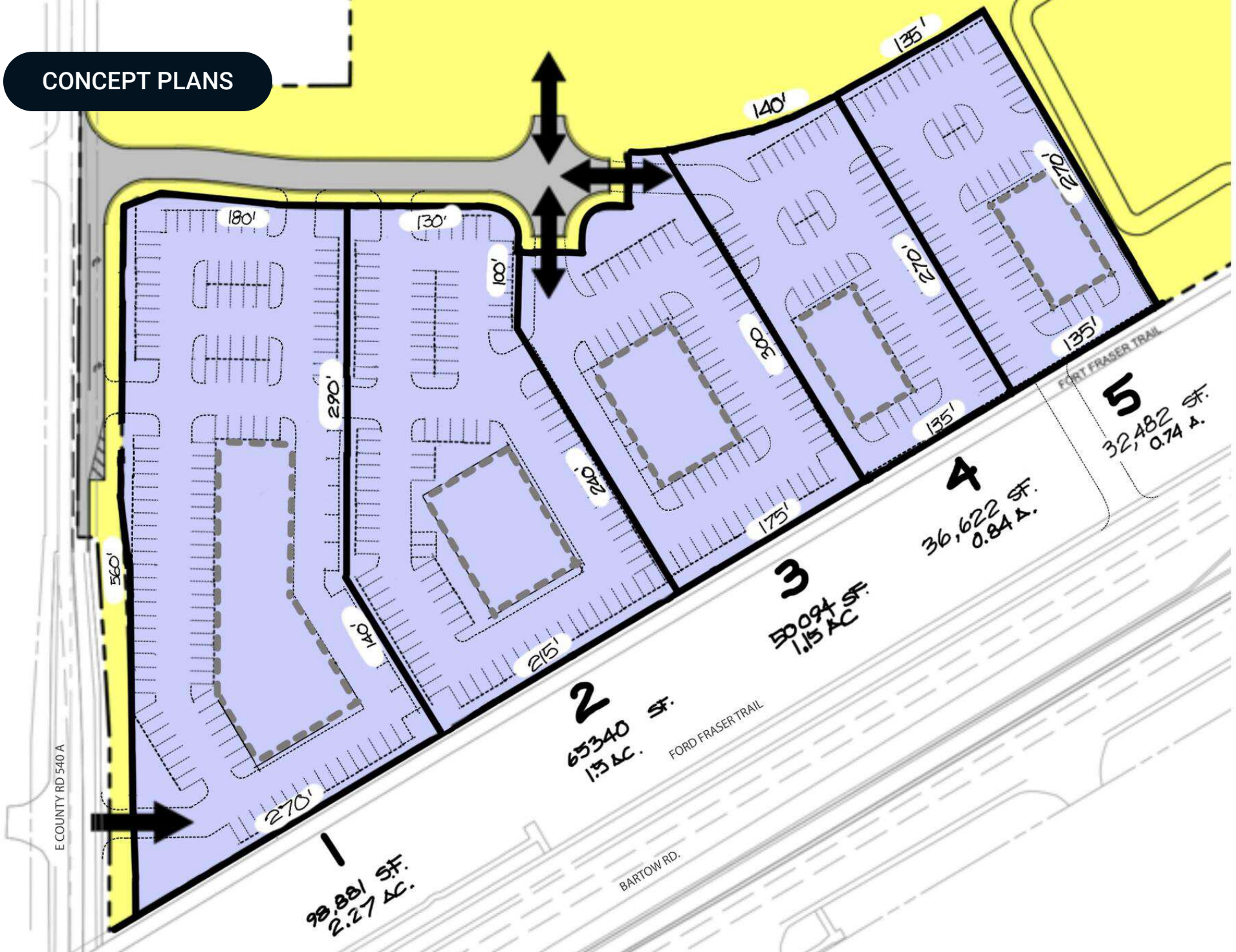
Surrounding businesses nearby include 7-Eleven, Domino's Pizza, Anytime Fitness, Catfish Country, and others.

LOCATION HIGHLIGHTS

- 2.6 miles to Polk State College
- Less than 1/2 mile to Lakeland Regional Hospital (future campus)
- 2.5 miles to Bartow Regional Medical Center
- 3 miles to Bartow, the county seat of Polk County



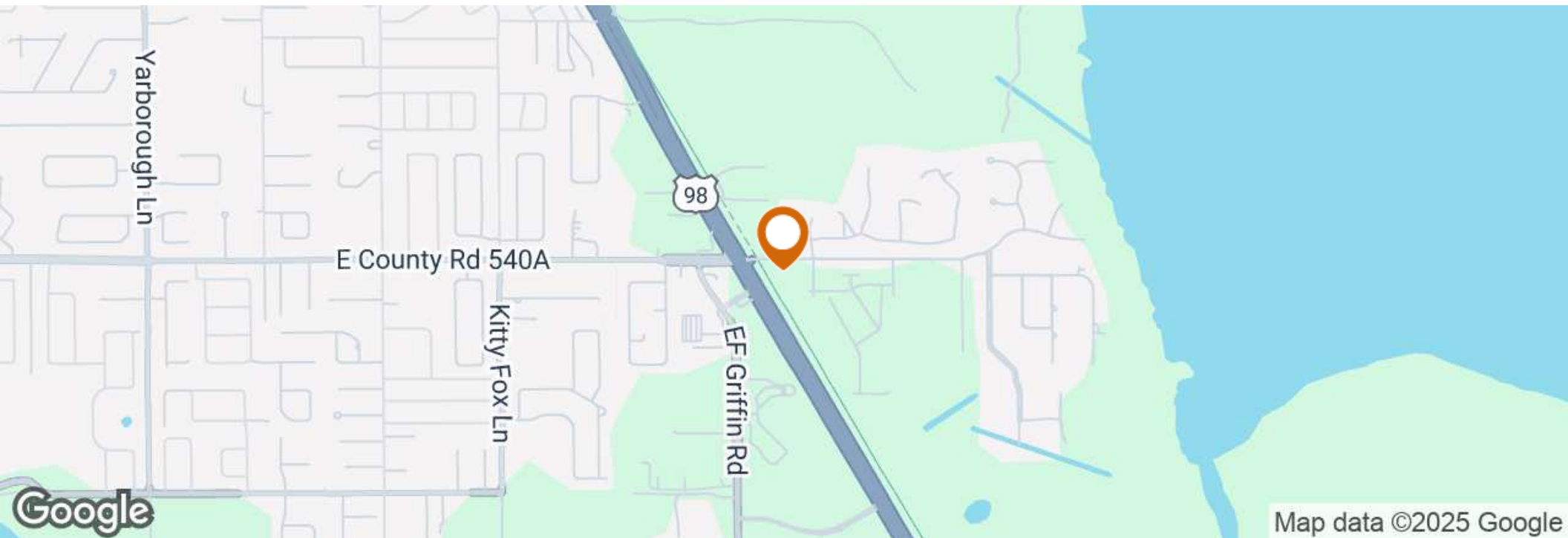
CONCEPT PLANS



NEIGHBORING DEVELOPMENT



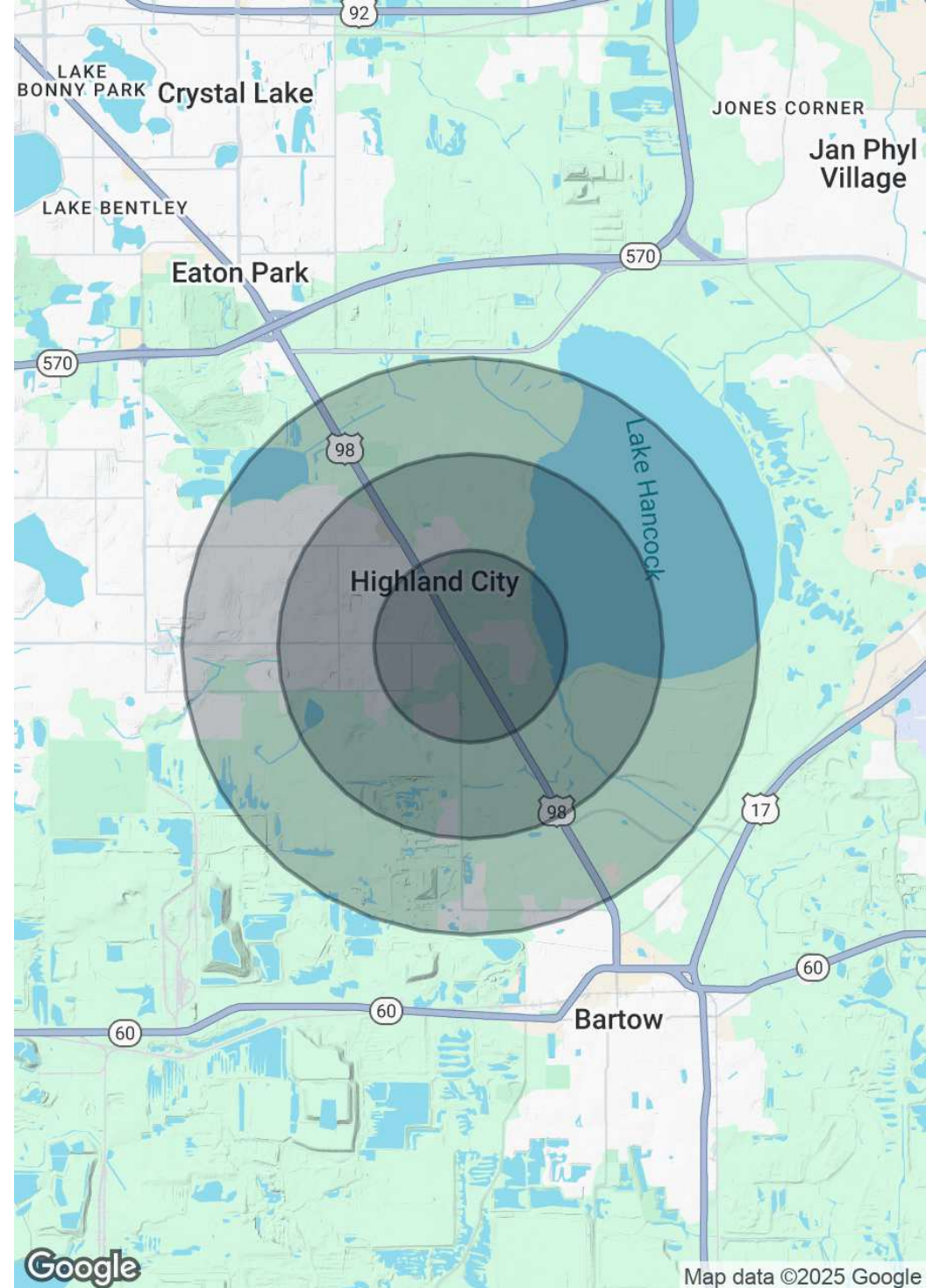
**KB Homes:
Hancock Crossings
New Single Family Residential Development
(92 Lots)**



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,855	13,468	24,107
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	1,759	4,847	8,411
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$96,664	\$107,113	\$119,111
Average House Value	\$308,095	\$331,705	\$358,626

Demographics data derived from AlphaMap



COUNTY

LEGO
FLORIDA

POLK COUNTY FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	818,330 (2024)
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.

NEIGHBORHOOD MAP



Tampa Maid Foods

Harvest Meat Market

Domino's



ANYTIME FITNESS

Catfish Country Restaurant

Harmony Haven Events

Spessard Holland Elementary

Hancock Crossings
(92 Lots)

Lakeland Regional Health Systems
(80 + Acres)

Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

MARKET AREA MAP



LAKE HANCOCK

PHOTOS



ADVISOR BIOGRAPHY



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PROFESSIONAL BACKGROUND

R. Todd Dantzler, CCIM is a Managing Director and Senior Advisor at Saunders Real Estate.

Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. He specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing and land development.

Todd has been active in Polk County real estate for over 42 years and is a second-generation real estate leader - his father served as a member and Chairman of the Florida Real Estate Commission (FREC) in the early '80s.

Todd was recognized as the 2012 Florida Realtor® of the Year, and in 2000, he was elected president of the Florida Realtors®. This would make him the youngest president in the history of Florida Realtors® until 2022. He is a current member of the board of directors, past Treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, and the Polk Transportation Planning Organization. Todd was the Commission liaison to the Central Florida Development Council (CFDC), the economic development arm of the county, and past chairman of the CFDC.

In addition, Todd is the immediate past Chairman of the Winter Haven Hospital/BayCare Board of Trustees. The Winter Haven Hospital is a 529-bed major medical center serving the east Polk and Highlands counties and is the largest private employer in East Polk County.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He was the president of his fraternity, Alpha Tau Omega, where he won the Morton Wolfson Award for the Best Fraternity President at UF in 1981 and the Harry L. Bird Award for best Public Relations Officer.

In addition to real estate, Todd serves as a Senior Consultant with Two Blue Aces, an executive leadership and management development company led by six retired United States Air Force (USAF) General Officers. Todd advises on political and real estate land use issues. He is also the host of a bi-monthly podcast titled "Todd's Podcast," which can be found on ToddDantzler.com.



For more information visit www.saundersrealestate.com

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