



**FOR SALE
LAND
\$600,000**

**24 ACRES RESIDENTIAL DEVELOPMENT BARTOW, POLK
COUNTY**

ALTURAS RD N, BARTOW, FL 33830



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**CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881**



SALE PRICE **\$600,000**

OFFERING SUMMARY

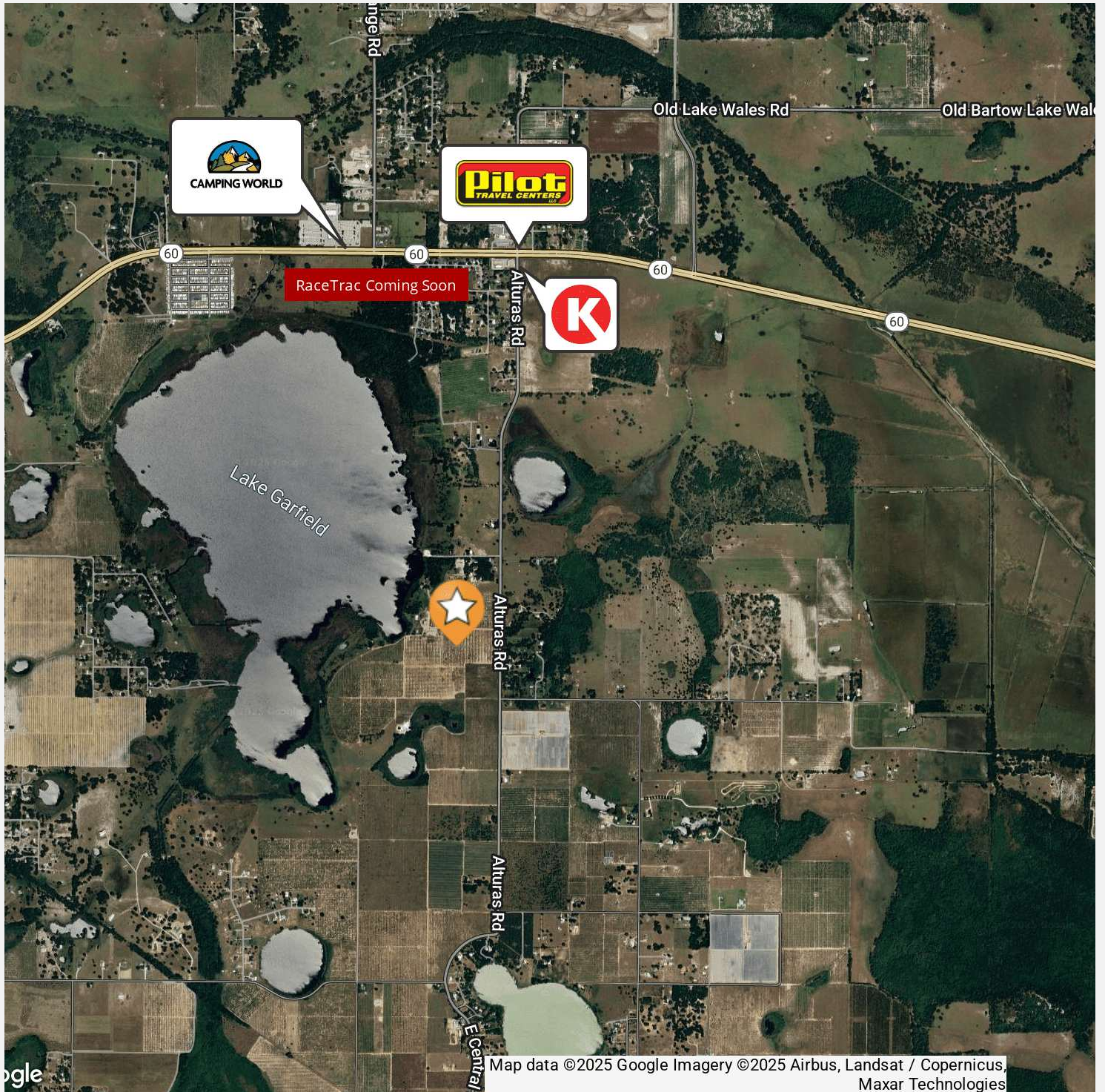
Listing Price	\$600,000
Acres	24.3 Acres
County	Polk
Zoning	A/RR
Utilities	water/sewer
Soils	Pomelo Fine Sand, Tavares Fine Sand
Parcel IDs	263009000000014050
Coordinates	27.8977769, -81.7216158

PROPERTY OVERVIEW

Explore this prime investment opportunity in the Bartow area. This expansive property is zoned A/RR, offering exceptional potential for a range of land and residential development projects. With its strategic location in the vibrant Bartow area, this parcel presents an attractive prospect for discerning investors. Embrace the versatility of this land, whether considering agricultural, residential, or other development possibilities. With plenty of space to bring your vision to life, this property is positioned to become a valuable asset in the thriving Bartow area, making it an enticing opportunity for those seeking to invest in land and residential development.

PROPERTY HIGHLIGHTS

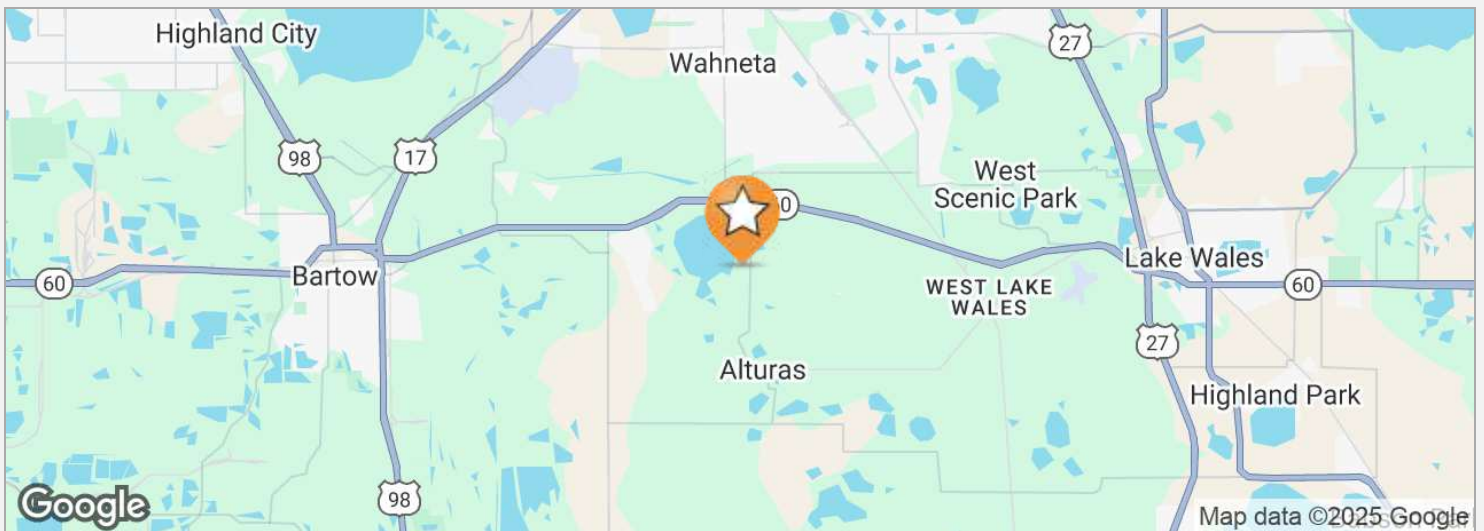
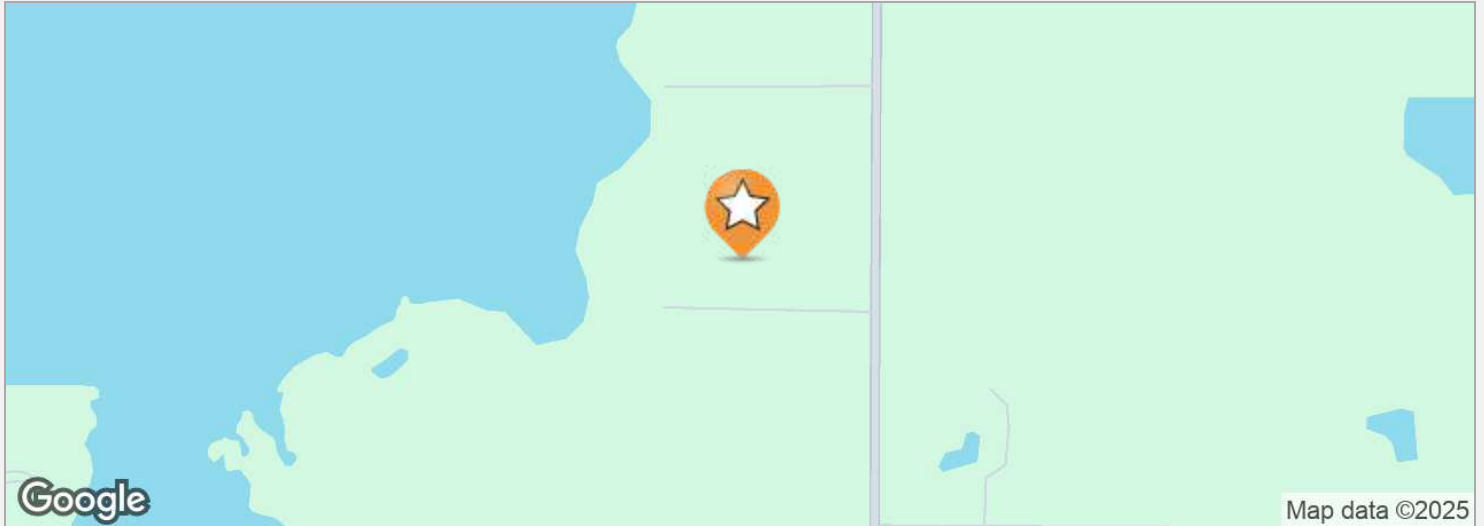
- Zoned A/RR
- Located in the Bartow area



Additional Photos

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DRIVE TIMES

13-15 Minute drive from Bartow Florida

DRIVING DIRECTIONS

Head east on E Main St toward N Central Ave
1.0 mi

Slight left onto Flamingo Dr
0.5 mi

Turn right onto State Rd 60 E
6.5 mi



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	5,933	17,302	156,088
Median age	41	42	42
Median age (male)	40	41	41
Median age (Female)	41	43	43

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	2,156	6,360	59,989
# of persons per HH	2.8	2.7	2.6
Average HH income	\$72,526	\$70,278	\$78,882
Average house value	\$266,060	\$269,247	\$275,687

* Demographic data derived from 2020 ACS - US Census

JONATHAN BENTLEY

Land Professional | REALTOR®



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PROFESSIONAL BACKGROUND

With a deep-rooted background in agriculture and agricultural insurance, I've earned the trust of farmers and ranchers by helping them unlock the true value of their land. As the landscape of Florida real estate continues to evolve, I bring a straightforward, honest approach to every land transaction.

Proudly part of the Bentley family, which has been involved in Central Florida's agricultural industry for over 75 years, I understand the unique challenges and opportunities facing both buyers and sellers in this region.

I live in Winter Haven, Florida, with my wife, our four children, and our cat, Boo. In my free time, I enjoy fishing, hunting, and spending quality time with my family. I'm also an active coach in my children's sports, keeping me connected to the community.

Living in the southeastern United States is a privilege, and I look forward to assisting you with all your real estate needs.

MEMBERSHIPS & AFFILIATIONS

EPCAR (East Polk County Realtors Associates, Inc)