

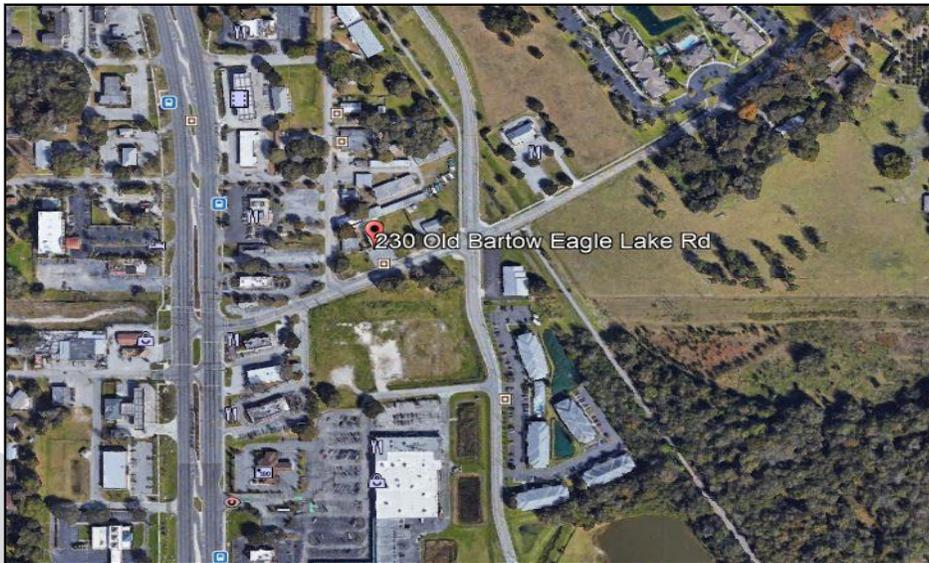
FOR LEASE OLD BARTOW ROAD

230 Old Bartow Eagle Lake Road, Bartow, FL 33830



PROPERTY HIGHLIGHTS

- FREESTANDING OFFICE
- REMODELED SUITE
- ONSITE PARKING
- MONUMENT SIGNAGE
BUILDING SIGNAGE
- IN BARTOW CRA DISTRICT



Jack Strollo, CCIM, CPM

Vice President, Broker

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BK698301

Table of Contents

Property Description -----	3
Property Photos -----	4
Floor Plan -----	5
Aerial Map -----	6
Regional Map -----	7
Location Map -----	8
Bartow CRA Report -----	9

For Lease Old Bartow Road
230 Old Bartow Eagle Lake Road | Bartow, FL 33830



Property: Single tenant office building of 1,320 rsf. Site has recently been remodeled and has three (3) private offices, reception area, waiting area and three restrooms. Excellent monument and building signage available. Parking lot has 10 spaces.

Location: In the city of Bartow and in the Bartow CRA. Area has had recent construction activity with Hampton inn built across the street. This is a very easily accessible location from anywhere in the county. It is in the vicinity of the intersection SR 60 and US 98 South, which has seen phenomenal retail growth over the last five years.

Area Information: Bartow is the county seat for Polk, and Polk County is the largest county in the state of Florida. Bartow has seen the job market increase by 2.9% over the last year. Future job growth over the next ten years is predicted to be 43.7%, which is higher than the US average of 33.5%.

Rate: \$12 per sf, NN

PROPERTY PHOTOS

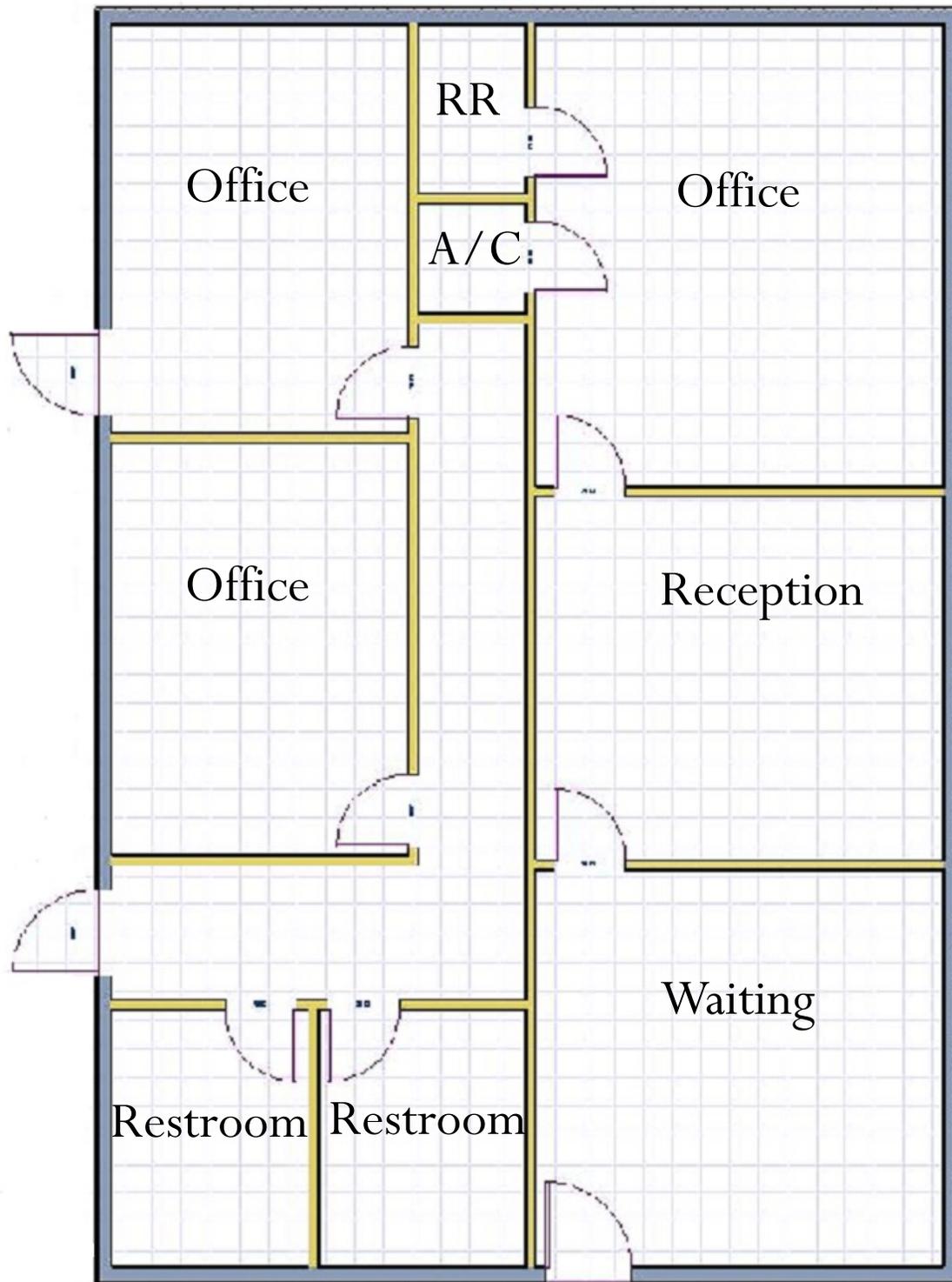
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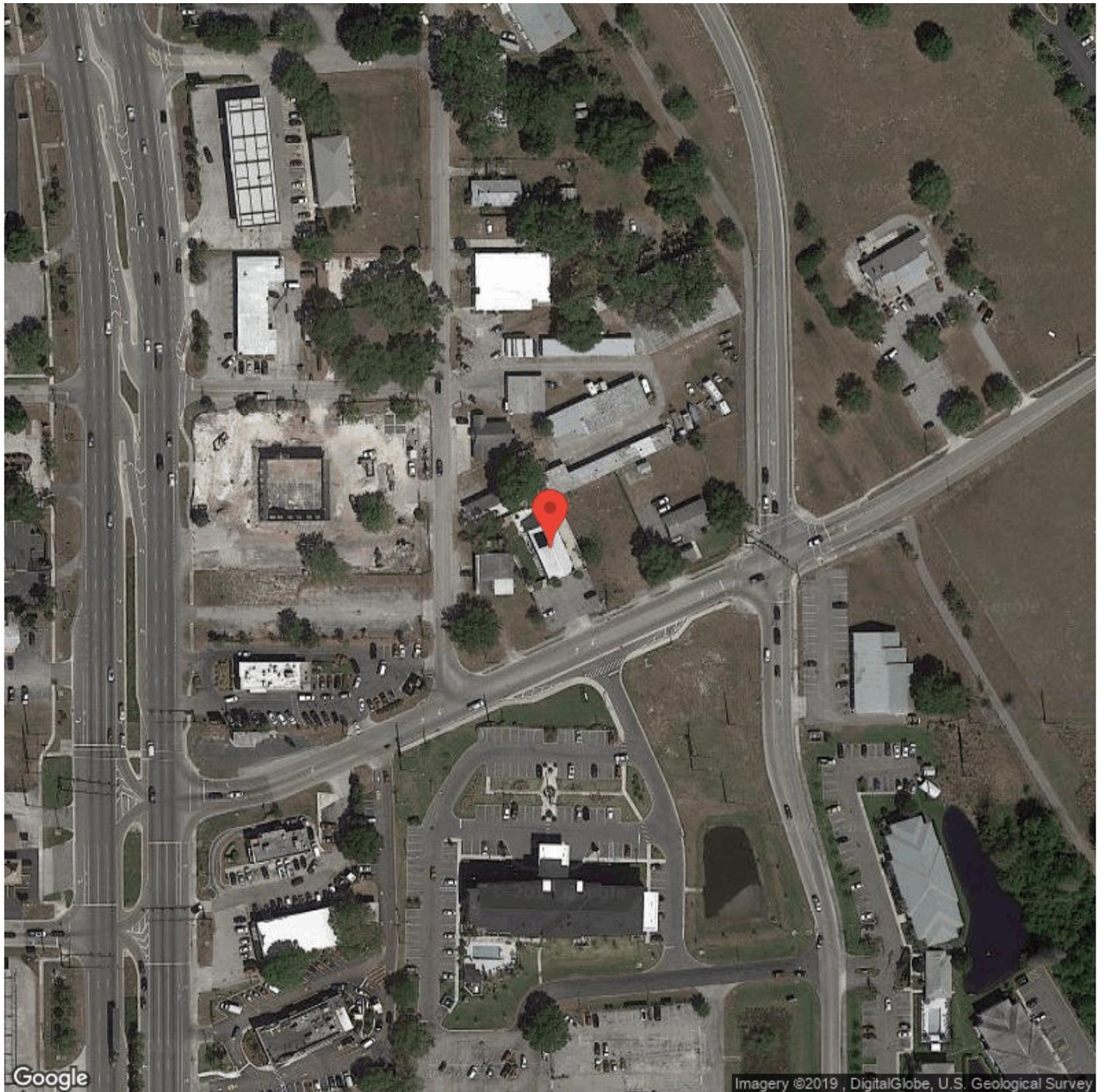
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Floorplan



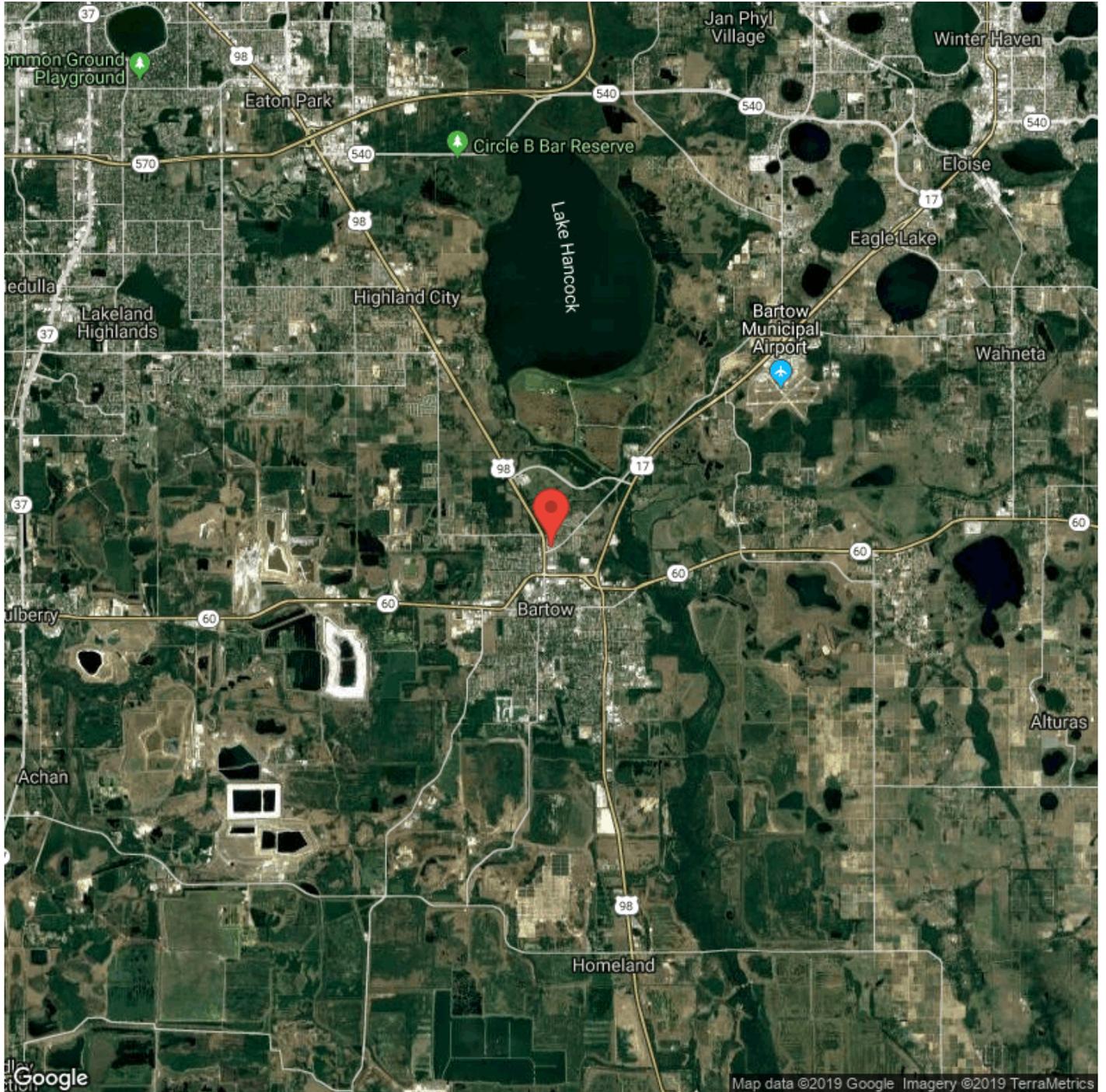
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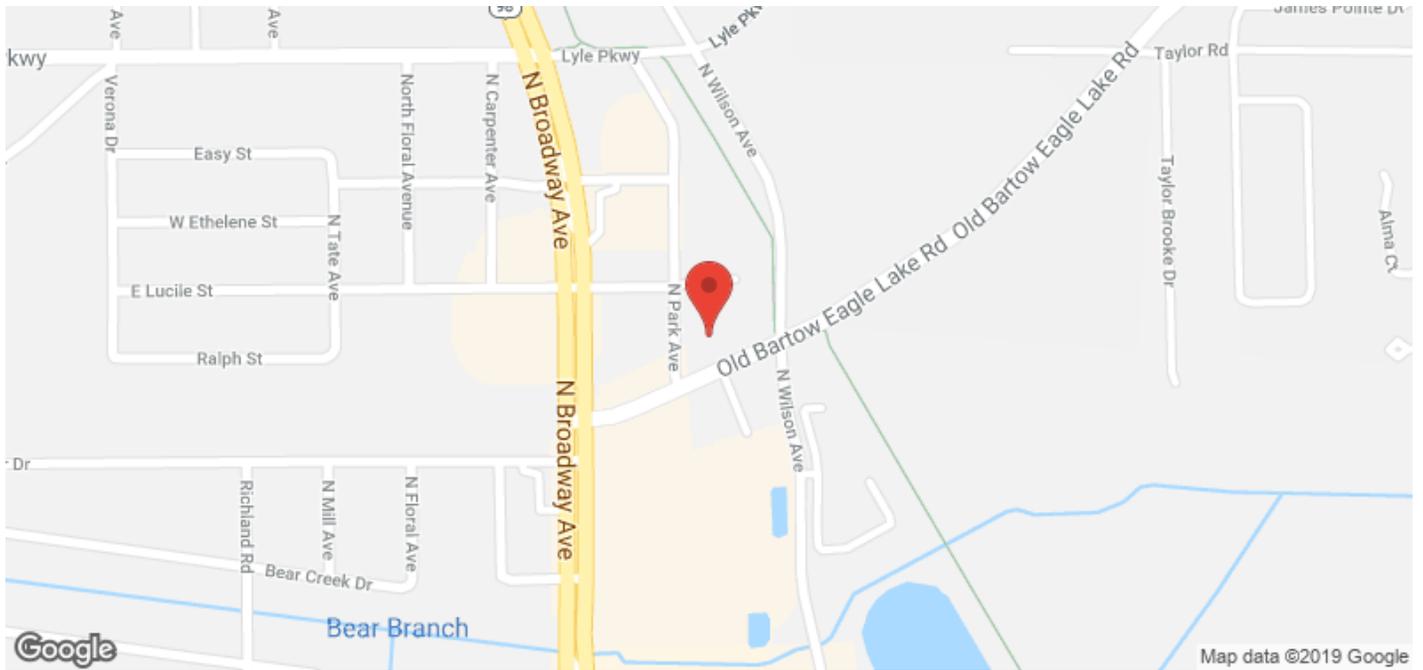
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LEGAL AUTHORITY

Bartow Community Redevelopment Agency
(Statutory Authority Chapter 163.370, F.S.)

A seven (7) member board appointed by the City Commission. CRA Board Members are appointed to four-year term with a two term limit. CRA Board appointments are staggered. The CRA Board meets the fourth Wednesday of each month at 8AM, except for the month of August, when the CRA Board shall meet at 5:30PM to consider and adopt the Annual Budget. The Board meetings and operations of the CRA are subject to the Florida Sunshine Law.

BOARD OF DIRECTORS 2017 – 2018

<u>Member</u>	<u>Term Began</u>	<u>Term Ends</u>
John Bohde	10/2011	10/2019
Steve Githens	10/2015	10/2020
Karen Guffey	10/2014	10/2022
Brian Hinton	10/2015	10/2019
Sandy Mendez	10/2017	10/2021
Alvin Smith, Jr.	10/2014	10/2022
Gordon Greene	10/2017	10/2021

Trish Pfeiffer	City Commission Rep.
Stephen Cox, CPM	Executive Director
Drew Crawford	General Counsel



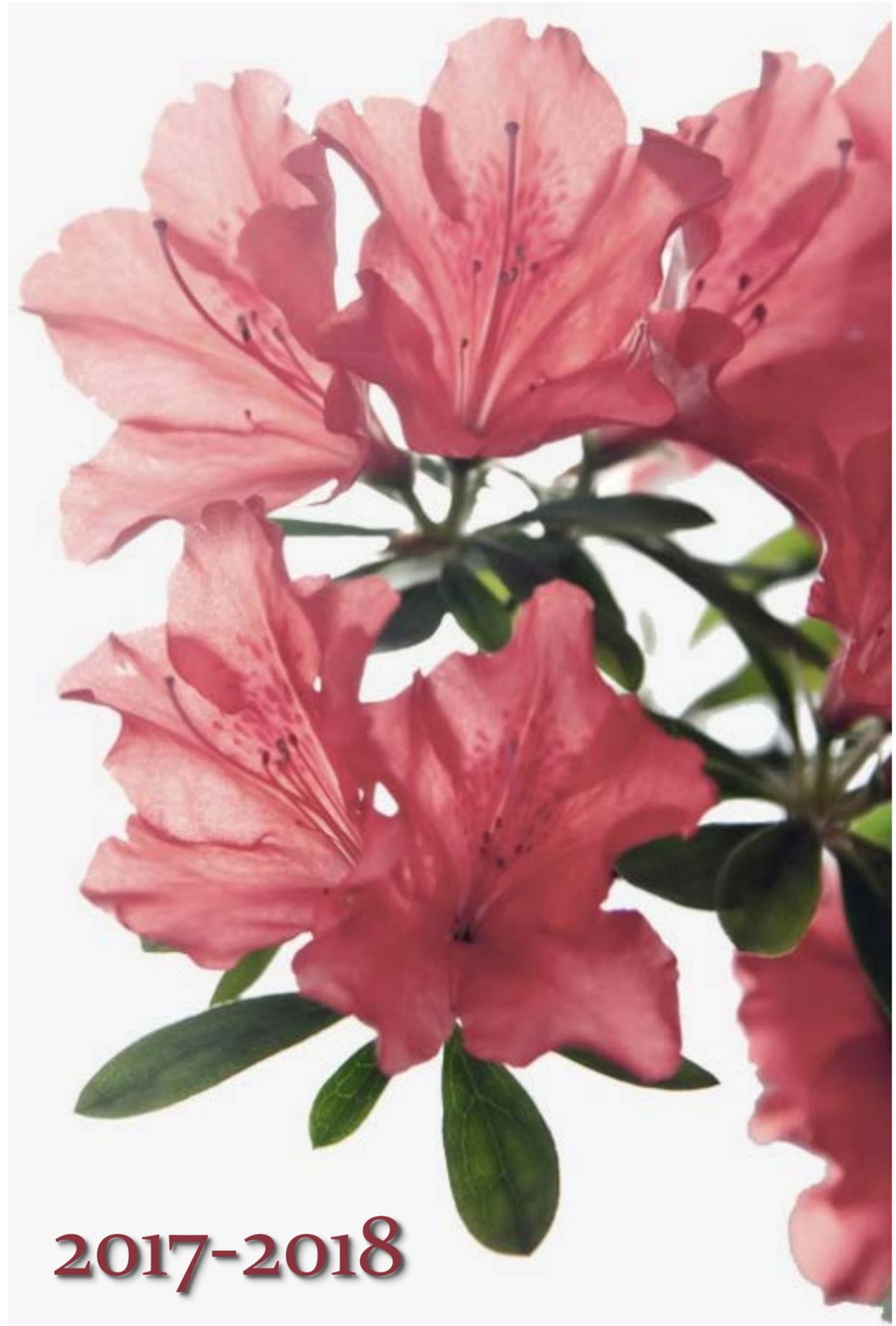
FUTURE PROJECTS

Fiscal Year 2017 – 2018 was a great year for the agency. The Bartow Community Redevelopment Agency has continued to build upon the success of previous years. The CRA Board and staff are not resting. They continue to push forward and support redevelopment in the community. The following are a number of projects that will continue into Fiscal Year 2018 – 2019

- Implement programs developed in the newly created Residential Blight Elimination Policy.
- Developing and implementing a plan for “Bartow Commons”, including the historic Cigar Factory site.
- Partnership with several home builders for down payment assistance for new homebuyers in the East End Community.
- Encourage private development along major transportation corridors, especially Highway 17/98.
- Support business growth throughout the district, especially in our historic downtown.
- Encourage neighborhood clean up efforts.



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Bartow, Florida 33830
Phone: (863) 534-0121
www.cityofbartow.net



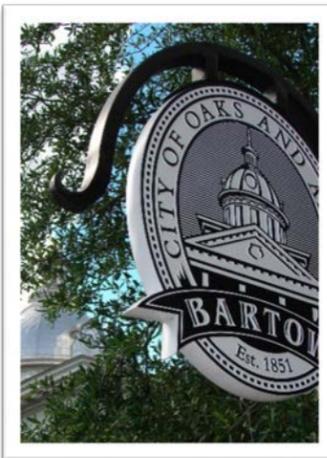
2017-2018

BARTOW COMMUNITY REDEVELOPMENT AGENCY
ANNUAL REPORT

HISTORY

The City of Bartow first established the CRA in April of 1990. The agency grew out of the early efforts of the merchants who formed Downtown Bartow, Inc. to arrest the decline of the historic heart of the City and promote preservation, economic development, rehabilitation, and redevelopment. The original redevelopment plan focused on the problems and needs in the redevelopment area that could be addressed with the limited and small revenue stream. Supplemental revenue was provided by the City of Bartow. The initial redevelopment area was 535 ± acres and captured the West Bartow Neighborhood, a traditionally black residential area, and the Historic Downtown.

The main revenue source is the property taxes that are already collected annually by the City and the County; called Tax Increment Financing (TIF). The Polk County School Board and the water management district are exempt from contributing to the redevelopment trust fund (Fund). Only new City



and County property taxes collected within the redevelopment area are contributed to the Fund. Thus, when the tax base increases within the redevelopment area, the annual City and County contribution to the CRA also increases. The Fiscal Year starts on October 1st and ends on September 30th.

The mission of the CRA is to eliminate blight and promote the redevelopment of the property within the CRA district by the private sector. This is done by forming plans, in concert with the community, and strategically implementing those plans to improve the economic climate and conditions in various target areas. A key aspect of the CRA's focus and mission is to rebuild an environment where new investment can grow and gradually reverse the blighted conditions we see in some portions of our community.

REDEVELOPMENT CHALLENGES

Bartow is no different than most communities in the United States in that its downtown has declined, and some of its older traditional neighborhoods have suffered decline and blight. Challenges specific to the Bartow CRA are as follows:

- Decline, blight and loss of retail and commercial businesses in core downtown.
- Lack of residents in core downtown.
- Absentee and neglectful property owners.
- Commercial and residential properties in need of repair.
- Lack of affordable housing



2017/2018 ACCOMPLISHMENTS

The 2017 – 2018 was a very successful year. The CRA continues to build upon the success of previous years. The CRA continues to bring awareness to the community and business owners. The CRA's major accomplishments in 2017 – 2018 are listed below.

- This year the CRA provided over \$130,000 for businesses through its commercial improvement assistance program. The CRA was able to help four (4) downtown businesses with façade renovations. The image is of one of the buildings that was recently renovated with assistance from the CRA.
- The year ended on a positive note with the CRA Board approving the construction of six (6) new single family homes in the East End Community. This is a major redevelopment



accomplishment for the agency. This is a welcomed affordable housing project for the community.

- In 2017 – 2018, the CRA continues to partner with Doors2Change, a local nonprofit organization, to work with homeowners in fixing minor repairs, improving the landscaping, and painting some of the older homes in the community. This year, through this partnership, the CRA was able to help five families.
- The CRA has partnered with Keystone Challenge Fund, a local nonprofit homebuilder and credit specialist, in an effort to build four (4) new affordable homes in the CRA district. The CRA has agreed to assist the homebuyer with \$15,000 for down payment assistance.



- Main Street Bartow, Inc. continues to grow and be extremely successful in bringing thousands of people to our downtown and our city each and every year.



- 2017 – 2018 has been another successful year for the CRA. What has been accomplished is simply the foundation for greater things to come. The future continues to be bright in Bartow.

NOTABLE PROPERTY ACQUISITIONS

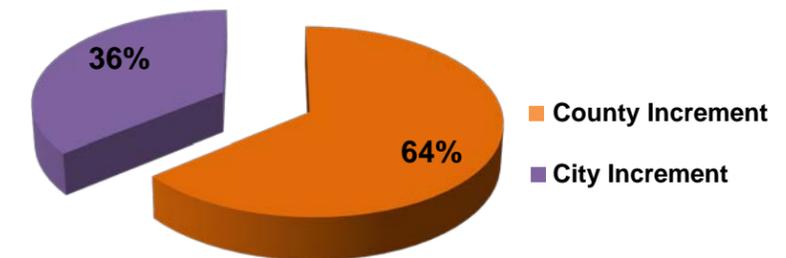
This year, the Bartow CRA has made a significant effort to combat the high number of vacant parcels by focusing on strategic property acquisition, especially in the East End Community. The Bartow CRA has acquired twelve parcels for the purposes of redevelopment. Three (3) of these parcels were donated to the CRA. The estimated value of the land acquired is approximately \$890,000. The addresses of the parcels acquired by the Bartow CRA are listed below:

- 255 LB Brown Ave.
- 0 US Highway 17/98 S
- 970 E. Main St.
- 1755 Laurel St.
- 1110 Wabash St.
- 448 3rd Ave.
- 675 4th Ave.
- 520 4th Ave.
- 0 Stanford St.
- 0 Stanford St.
- 0 3rd Ave.
- 0 3rd Ave.



FINANCIAL INFORMATION

Total Income September 30, 2018: \$932,986



Total Expenses September 30, 2018: \$932,986

