



34 +/- Acres

Frostproof, FL

Main Building- 6,000 SF

Mobile Home

6 Outbuildings w/AC

2 Locker Rooms

Water Treatment System

Basketball Court, Nature Trails

Fishing Pond & More!

**Land Use
Industrial
Will Divide**



**SAUNDERS
REAL ESTATE**

Land • Commercial • Conservation • Property Management
5120 S. Lakeland Drive
Suite 3
Lakeland, FL 33813

Toll Free: 1-877-518 LAND • www.saundersrealestate.com

*34 +/- Acre Retreat Facility
Will Divide!*

*Land use of Industrial with rail
Frostproof, FL • Polk County*

34 +/- Acres Frostproof Retreat

**New
Pricing**



**Land use is
Industrial
Property has rail
frontage!
Will Divide**



Main Building - 6,000 SF

**Great for Youth Ranch, Veterinary/Breeding/Boarding,
Motor Freight, Nursery/Greenhouse, Warehousing,
....and more**

Land • Commercial • Conservation • Land Management
5120 S. Lakeland Drive, Suite 3 • Lakeland, FL 33813
Phone: 863-648-1528 • Toll Free: 1-877-518 LAND
www.saundersrealestate.com



**SAUNDERS
REAL ESTATE**

Acres: 34 +/- Acres

Price: ~~\$1,700,000~~ **NEW PRICE \$1,360,000**
Will Divide

Location:

909 W. Frostproof Road • Polk County

Current Use: Former Genesis Youth Ranch

Land Use: Industrial

Rail Frontage: 400 +/- ft.

Uses: Excellent location for retreat, rehabilitation center, veterinary services, RV park, and more!

Water: 4" commercial well and pump with water treatment system

S.T.R.: 27-32-01

Parcel ID:

• 273201931501000200; 273201931501000210

Driving Directions:

- From Lakeland take US 98 South to Hwy 60 and turn left (east)
- Take Hwy 60 to US 27, turn right (south)
- Continue on US 27 south to US 98 and turn slight right (west).
- Take US 98 approximately 1/3 mile and turn left on Frostproof Road (south) and continue to 909 West Frostproof Rd. Property is on left.

Includes:

- **6,000 SF Main Building with Central Heat & Air**
- **Full commercial kitchen with walk-in freezers**
- **Full commercial septic system with pumps**
- **Separate boy's & girl's locker rooms with 4 showers each, include handicap stall in each**
- **50 ft. x 100 ft. basketball court, nature trails, fishing pond**
- **Six cabins 20 x 24 ft.**
3 with central heat & air
3 with window units
- **24 ft. x 48 ft. 1998 double-wide 3/2, 1,200 SF, front & back porch, central heat & air**

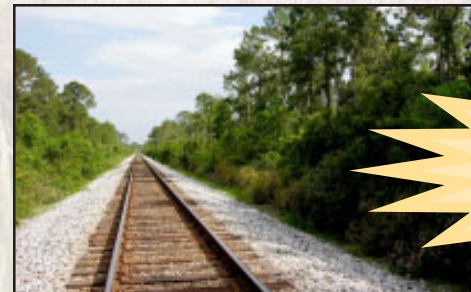
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34 +/- Acres • Frostproof Retreat Facility (with Industrial land use)



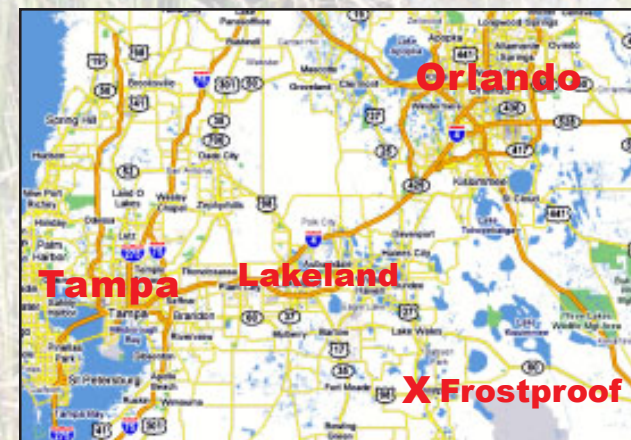
**Basketball Court
Nature Trails, Fishing
Pond & More!
Will Divide**

Rail Frontage



**Land Use
Industrial!**

**Possible Uses for Agriculture, Breeding/
Boarding, Communication Tower,
Heliport/Helistop, Livestock Sales/Auction,
Motor Freight Terminal, Nurseries/Green
House, Commercial Transit, Veterinary
Services, Warehousing...and more!**



Close to Popular Attractions:

**Cypress Gardens, Walt Disney,
Busch Gardens, Sebring Racetrack**



Centrally Located!

**2 miles to US 27
25 miles to Bartow
60 miles to Tampa
80 miles to Orlando Int'l Airport**

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