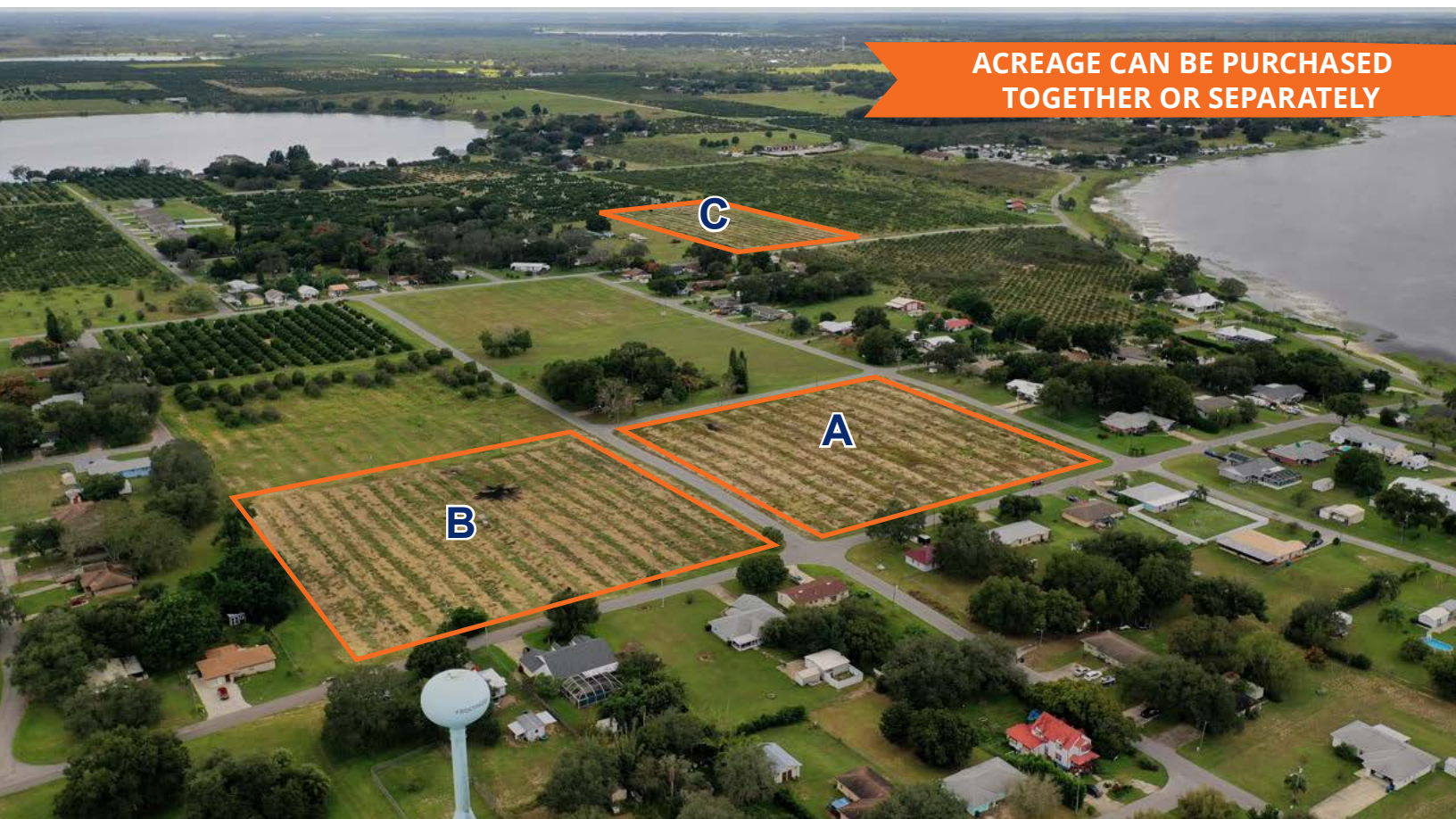


FROSTPROOF RESIDENTIAL ACREAGE

FROSTPROOF, FL | POLK COUNTY

12.03 ± AC TOTAL



ACREAGE CAN BE PURCHASED
TOGETHER OR SEPARATELY



SPECIFICATIONS & FEATURES

Acreage: 12.03 ± AC Total

Sale Price: \$305,000 Total

Price per Acre: \$25,353

County: Polk

Average Lot Size: Low density with a max of 4.5 units per acre

Uplands/Wetlands: 100% uplands

Water Source: City water available; no public sewer

Nearest Intersection: State Rd 17 and 7th St West

Lake Frontage/Water Features: None

Structures: None

COA or HOA: No

Infrastructure: City water

Zoning/FLU: Currently Ag, but could be changed to Residential

General Point of Interest: 700 ± FT from Lake Clinch

PARCEL	ACRES	PRICE PER AC	SALE PRICE
A	3.53 ± AC	\$25,496	\$90,000
B	3.52 ± AC	\$25,496	\$90,000
C	4.98 ± AC	\$25,100	\$125,000
Total	12.03 ± AC	\$25,353	\$305,000

Frostproof Residential Acreage is 12.03 ± acres in Frostproof, Florida. Located in Polk County, each property has extensive road frontage and no wetlands. The parcels can be purchased together or separately.

The current zoning is agricultural, but the City of Frostproof is very receptive to changing it to residential. This would allow for low density development with a maximum of 4.5 units per acre. There is city water adjacent to each property, however there is no public sewer, so septic tanks will be required.

The owners will allow the time needed for the zoning change.

LOCATION & DRIVING DIRECTIONS

Parcel IDs:

- A) 283132975000000020
- B) 283132975000000010
- C) 2832050000000013070

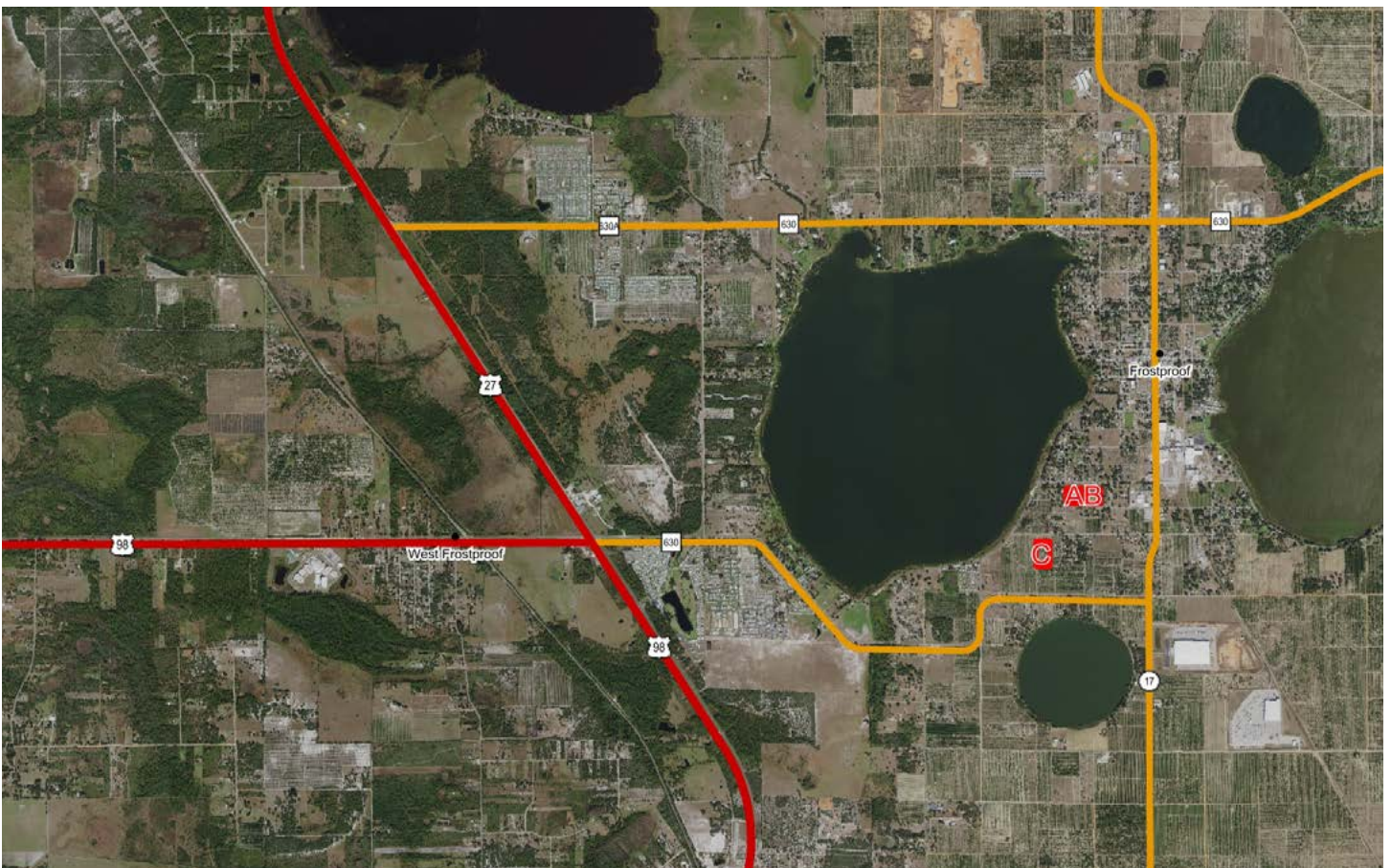
GPS Location: 27.736667, -81.536467

Driving Directions from Frostproof:

- Go south on SR 17 to 7th Street W.
- Take a right on 7th Street W.
- Go approximately ½ mile and tracts A and B will be on your left.

Showing Instructions: Property can be visited without an appointment. Contact Advisor David Hitchcock (863.557.0082) or Laura Wheeler (863.594.0170) for additional information.

Only 700 ± FT from
Lake Clinch









114 N. Tennessee Ave.
Third Floor
Lakeland, FL 33801

12.03 ± AC • Potential residential development

Low density with a maximum of 4.5 units/AC
100% uplands • Property can be purchased as three individual parcels

Visit SVNsaunders.com and Search For: **Frostproof Residential**

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Laura Wheeler 863.594.0170 | ljwheeler@svn.com



LAKELAND OFFICE:
114 N. Tennessee Ave.
Third Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Ave.
Lake City, FL 32055
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