

LAND FOR SALE

FROSTPROOF RESIDENTIAL DEVELOPMENT

0 F ST W

Frostproof, FL 33843

LISTED BY:

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**SALE PRICE****\$350,000****OFFERING SUMMARY**

ACREAGE:	7.11 Acres
PRICE / ACRE:	\$49,226
CITY:	Frostproof
COUNTY:	Polk
PROPERTY TYPE:	Residential Development, Homesite

PROPERTY OVERVIEW

The City of Frostproof is conveniently located in Central Florida within an hour's drive to LEGOLAND, Walt Disney World, the Sebring Raceway, and many other Florida attractions. The subject property is in a nice, quiet neighborhood area that is perfect to build a new housing project. The south Polk market is booming with the addition of the Nucor Corporation located a few miles from the subject property.



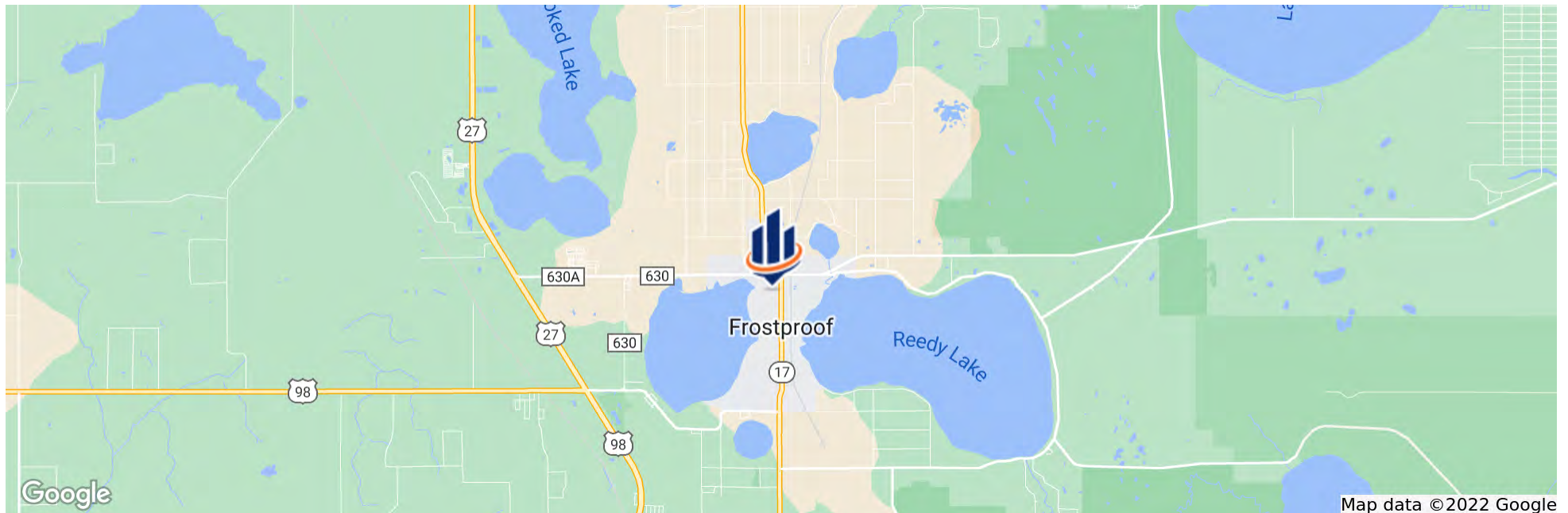
SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Citrus • Residential Development
UPLANDS / WETLANDS:	100 % Uplands
SOIL TYPES:	Candler Sand
TAXES & TAX YEAR:	\$1,041.14 for 2021
ZONING / FLU:	AG
LAKE FRONTAGE / WATER FEATURES:	None
WATER SOURCE & UTILITIES:	Water supplied by the Town of Frostproof
ROAD FRONTAGE:	380'± on F Street W
NEAREST POINT OF INTEREST:	Nucor Steel, Bok Tower, Lake Reedy, Clinch Lake
FENCING:	None
CURRENT USE:	Citrus Grove
GRASS TYPES:	None
POTENTIAL RECREATIONAL / ALT USES:	Residential Development / Home Site
STRUCTURES & YEAR BUILT:	None
SURVEY OR SITE TESTING REPORTS:	None
WELLS INFORMATION:	6' Well



LOCATION & DRIVING DIRECTIONS

PARCEL:	283129 000000 021090
GPS:	27.7522708, -81.5319864
DRIVING DIRECTIONS:	From US 27 take CR 630A 1.5 miles to CR 630; Proceed on CR 630 1.8 miles to North Palm Avenue; Take a right and go 0.2 miles to West F Street; Take a left and go less than 0.2 miles; The property will be on the left
SHOWING INSTRUCTIONS:	Call Listing Agents



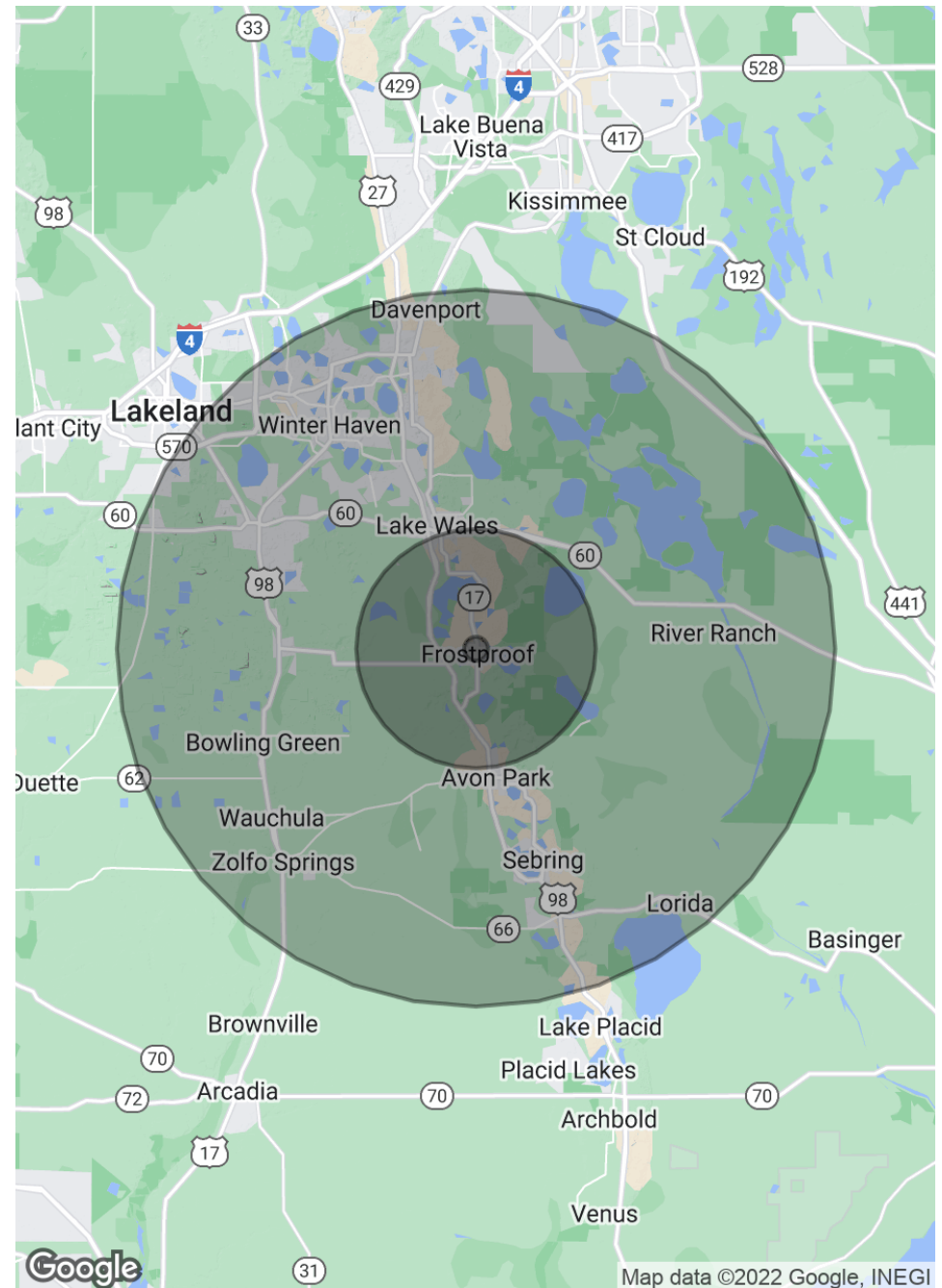
POPULATION

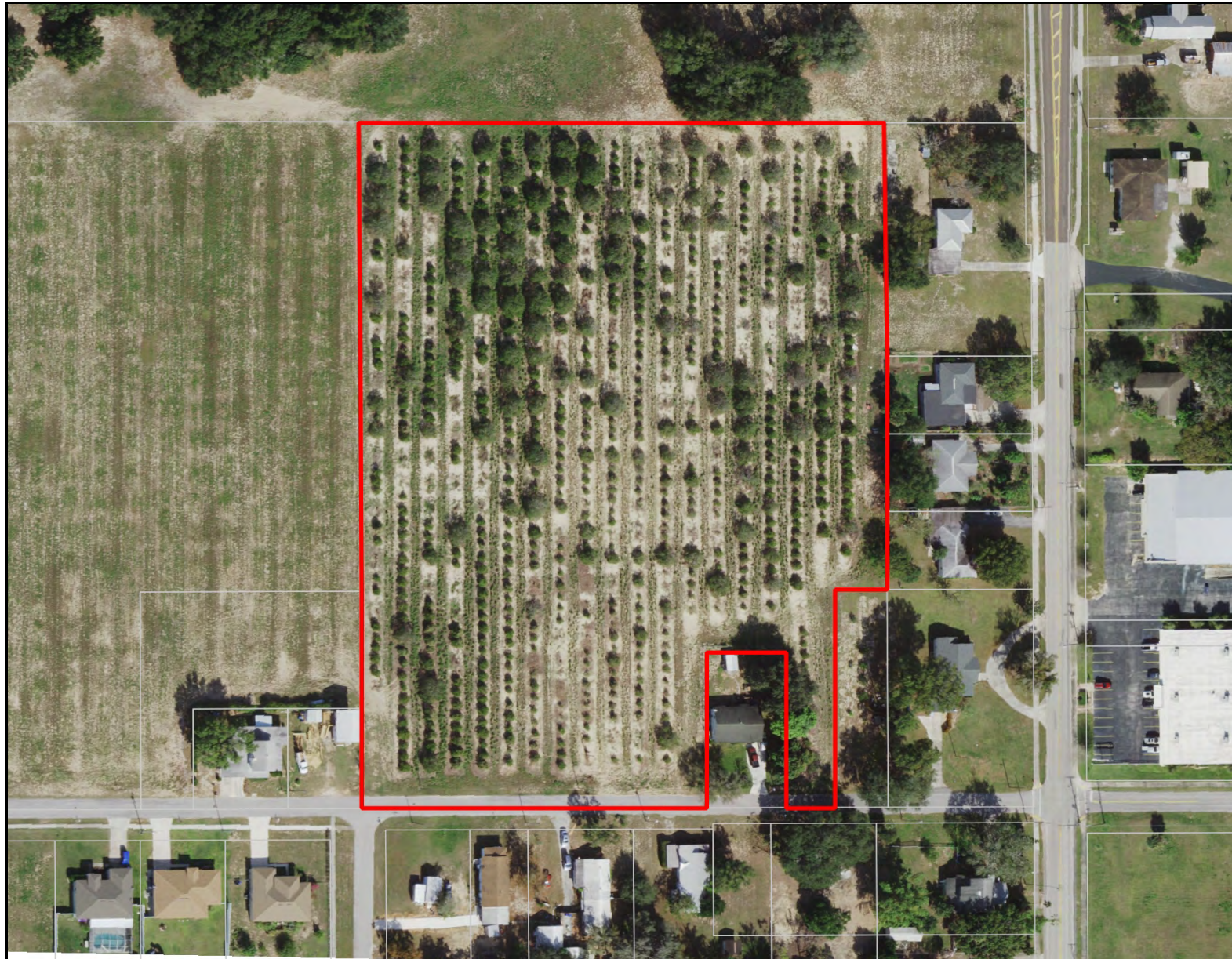
	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	500	34,835	456,741
AVERAGE AGE	41.0	43.8	41.8
AVERAGE AGE (MALE)	42.9	41.4	40.4
AVERAGE AGE (FEMALE)	37.8	45.0	42.9







HOUSEHOLDS & INCOME

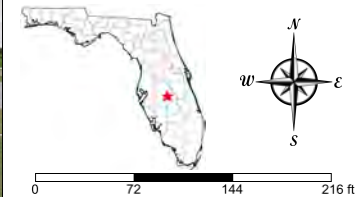
	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	188	12,679	172,432
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$49,483	\$46,267	\$51,415
AVERAGE HOUSE VALUE		\$149,142	\$165,579

* Demographic data derived from 2010 US Census





-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines



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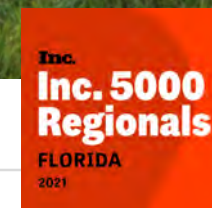
APEX 2020 Top
National Producer



Most Influential
Business Leaders



Largest Commercial
Real Estate Brokers
in Tampa Bay



Ranked 210 on Inc.
5000 Regional List



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