



FROSTPROOF 17.8 ACRES VACANT LAND

Us Highway 27, Frostproof, FL 33843

Clay Taylor, ALC

863.224.0835

clay@saundersrealestate.com

Daniel Lanier

863.698.2971

daniel@saundersrealestate.com

Clayton Taylor

863.255.7406

clayton@saundersrealestate.com



PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$712,000
Acreage:	17.8 Acres
Price / Acre:	\$40,000
City:	Frostproof
County:	Polk
Property Type:	Land: Residential Development

PROPERTY OVERVIEW

Excellent development opportunity in an area of relaxing lifestyle. The property is situated a 1/4 mile south of Frostproof City Limits, in an existing residential area with visibility from US 27. This property is in the Sun Ray neighborhood and additional residential development makes sense and appears to be a conforming use. It is centrally located in Florida with easy access to either coast. The Sun Ray Park and Community Center is contiguous to this property on its north side. NAC allows for a variety of uses, which could include: Multifamily (up to 10 units per acre), Planned Development (PD), retail nurseries, office park, restaurants, convenience stores, and others.

PROPERTY HIGHLIGHTS

- Prime development site just 1/4 mile south of Frostproof City Limits
- High visibility from US 27
- Adjacent to Sun Ray Park & Community Center
- Zoned NAC: allows Planned Development (PD), multifamily, retail, office, restaurants & more

SPECIFICATIONS & FEATURES



SPECIFICATIONS & FEATURES

Land Types:	Residential Development
Uplands / Wetlands:	All uplands
Soil Types:	Archbold Sand
Zoning / FLU:	Zoning:Commercial FLU: NAC (Neighborhood Activity Centers)
Lake Frontage / Water Features:	N/A
Water Source & Utilities:	Water and sewer are both at the property on Raymond Avenue
Road Frontage:	915 +/- feet of frontage on Raymond Avenue
Current Use:	Vacant Land
Land Cover:	Vacant land
Structures & Year Built:	N/A
Utilities & Water Source:	Water and sewer run along Raymond Ave

LOCATION



LOCATION & DRIVING DIRECTIONS

Parcel: 273123929600030110

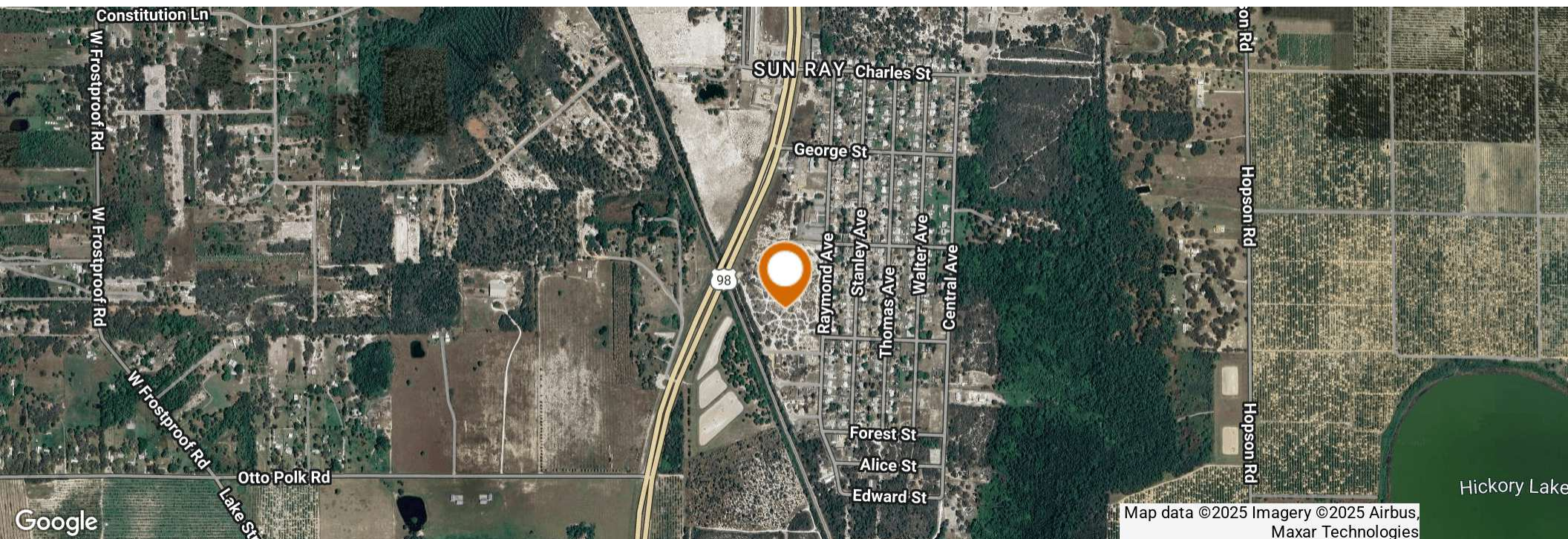
GPS: 27.7065162, -81.5610675

Driving Directions:

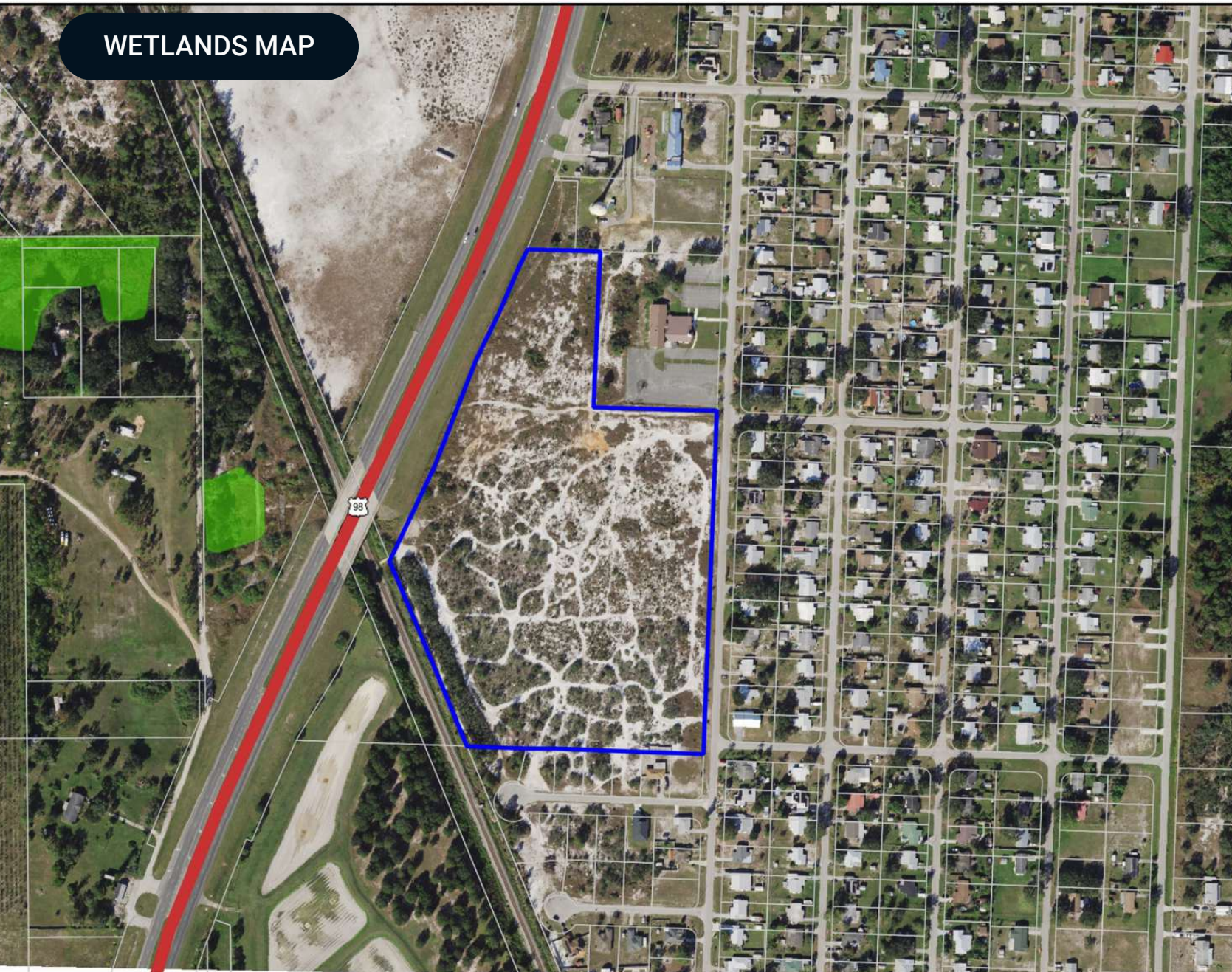
- From Frostproof, head south on Hwy 27, turn left on George St, then right on Raymond Ave
- Property is 830 ft ahead on the right.

Showing Instructions:

Contact the Listing Agent

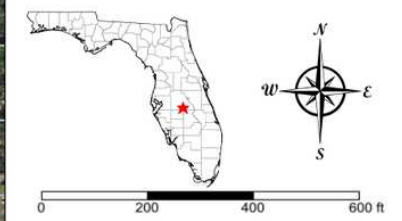


WETLANDS MAP

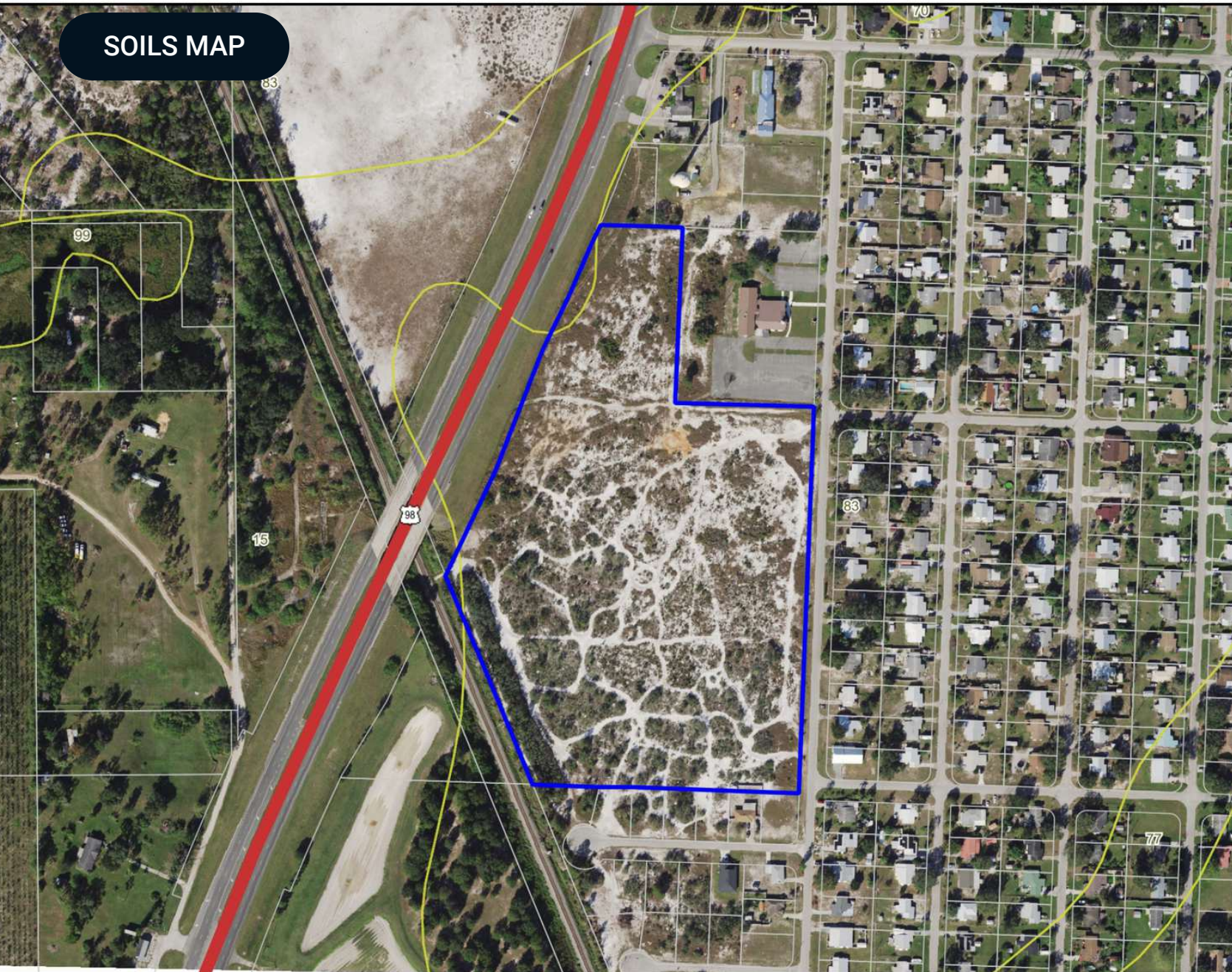


- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
	TOTAL WETLANDS	0.0
	TOTAL UPLANDS	17.8
	TOTAL ACRES	17.8

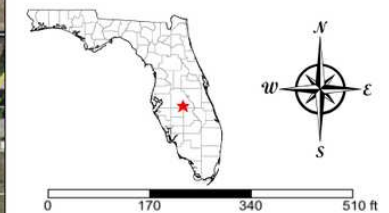


SOILS MAP



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Parcel Outlines
- Soils Boundaries

CODE	DESC	ACRES
83	Archbold Sand, 0 To 5 Percent Slopes	18
15	Tavares Fine Sand, 0 To 5 Percent Slopes	0
TOTAL = 17.788631926122566 acres		

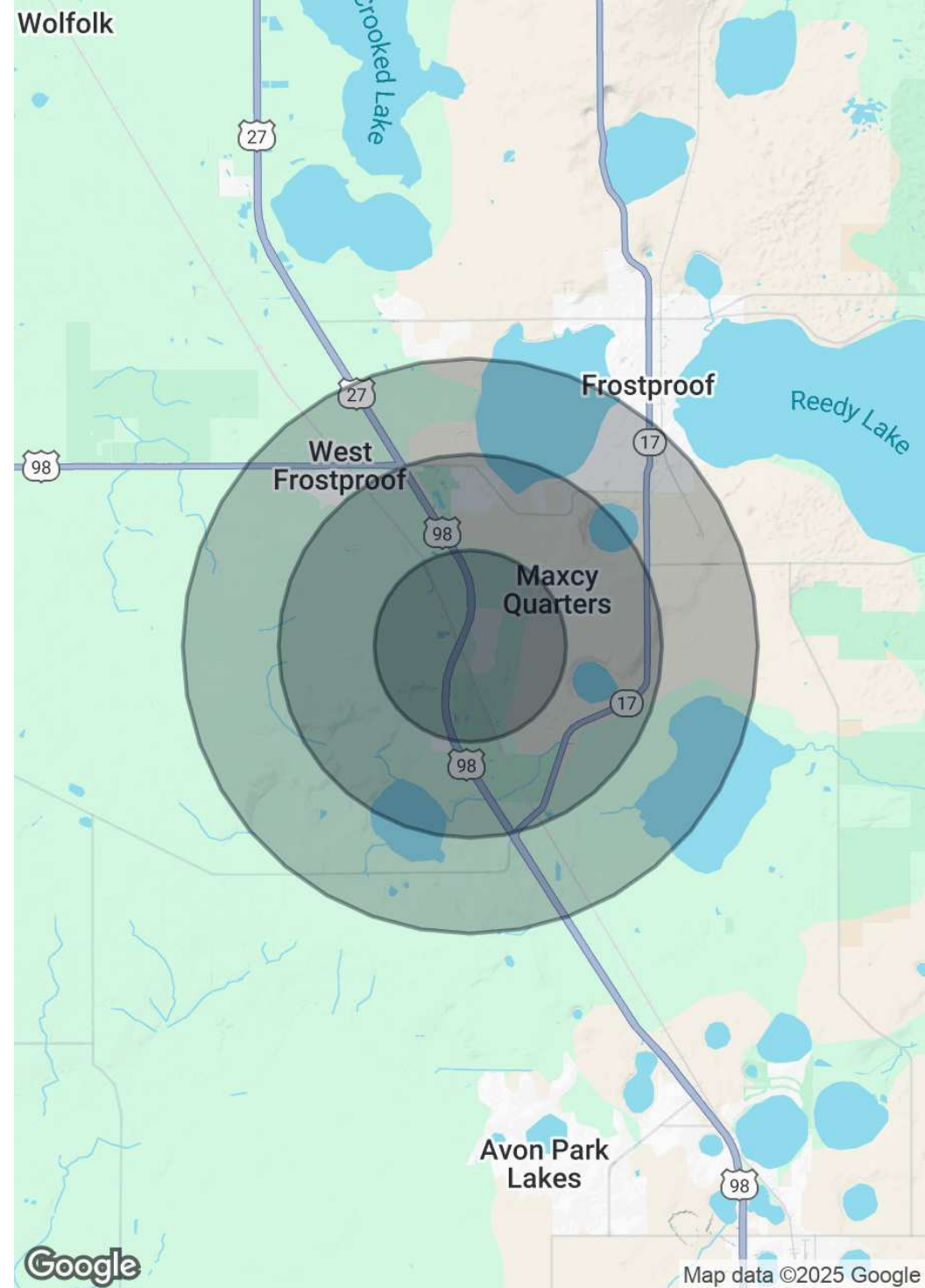


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,219	4,537	7,123
Average Age	48	49	46
Average Age (Male)	48	49	46
Average Age (Female)	48	49	46

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	466	1,601	2,325
# of Persons per HH	2.6	2.8	3.1
Average HH Income	\$59,984	\$66,211	\$65,273
Average House Value	\$138,044	\$169,089	\$185,389

Demographics data derived from AlphaMap



ADDITIONAL PHOTOS





For more information visit www.saundersrealestate.com

HEADQUARTERS

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
479.582.4113

