



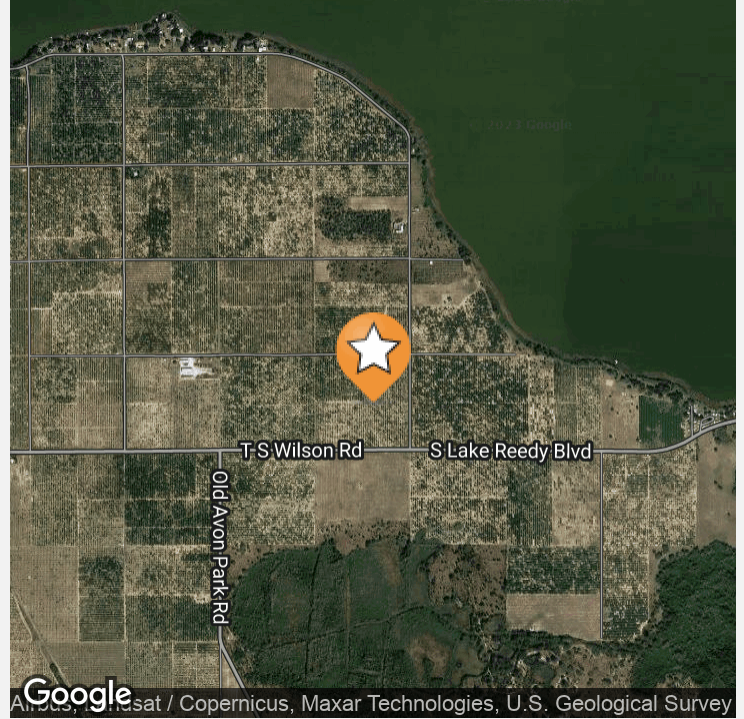
**FOR SALE  
LAND  
\$300,000**

**PRIME 20 ACRES OF LAND FOR HOME DEVELOPMENT**

**T S WILSON RD , FROSTPROOF, FL 33843**







## OFFERING SUMMARY

<b>Listing Price</b>	\$300,000
<b>Acres</b>	20 Acres
<b>Price Per Acre</b>	\$15,000
<b>County</b>	Polk
<b>Zoning</b>	Agricultural
<b>Utilities</b>	Electricity
<b>Soils</b>	Sandy
<b>Taxes</b>	\$375
<b>Parcel IDs</b>	283203000000022050, 283203000000022060
<b>Coordinates</b>	27.7204725, -81.4999088
<b>Real Estate Taxes</b>	0

## PROPERTY OVERVIEW

Imagine all of the possibilities with this 20 acre tract! If you have your heart set on building a home, it would be perfect for getting started. The future land use of this property allows for 1 dwelling unit per 5 acres. This property will not last long so call now before it's gone forever!!

## PROPERTY HIGHLIGHTS

- 20 acres
- 1 dwelling unit per 5 acres

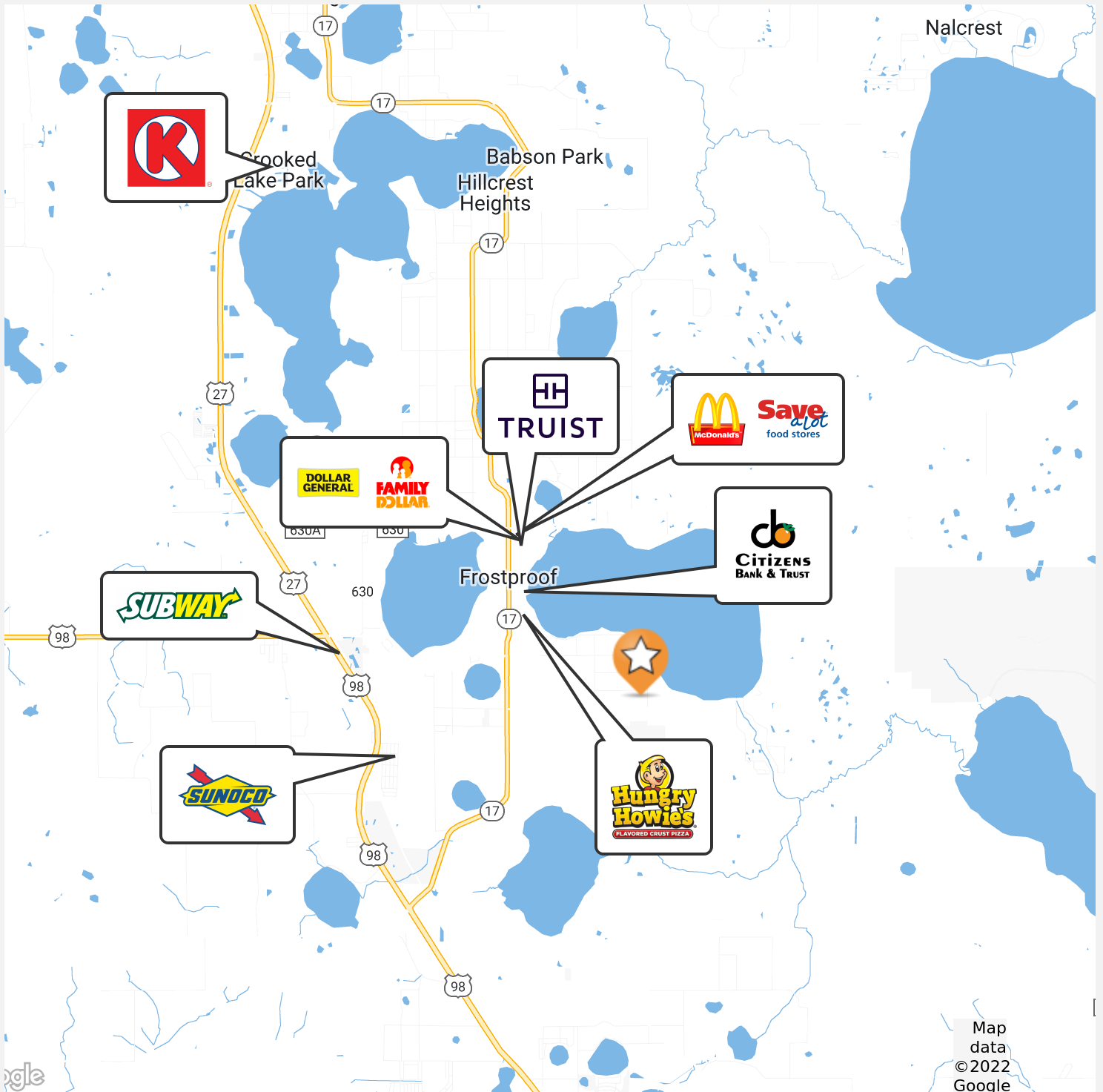
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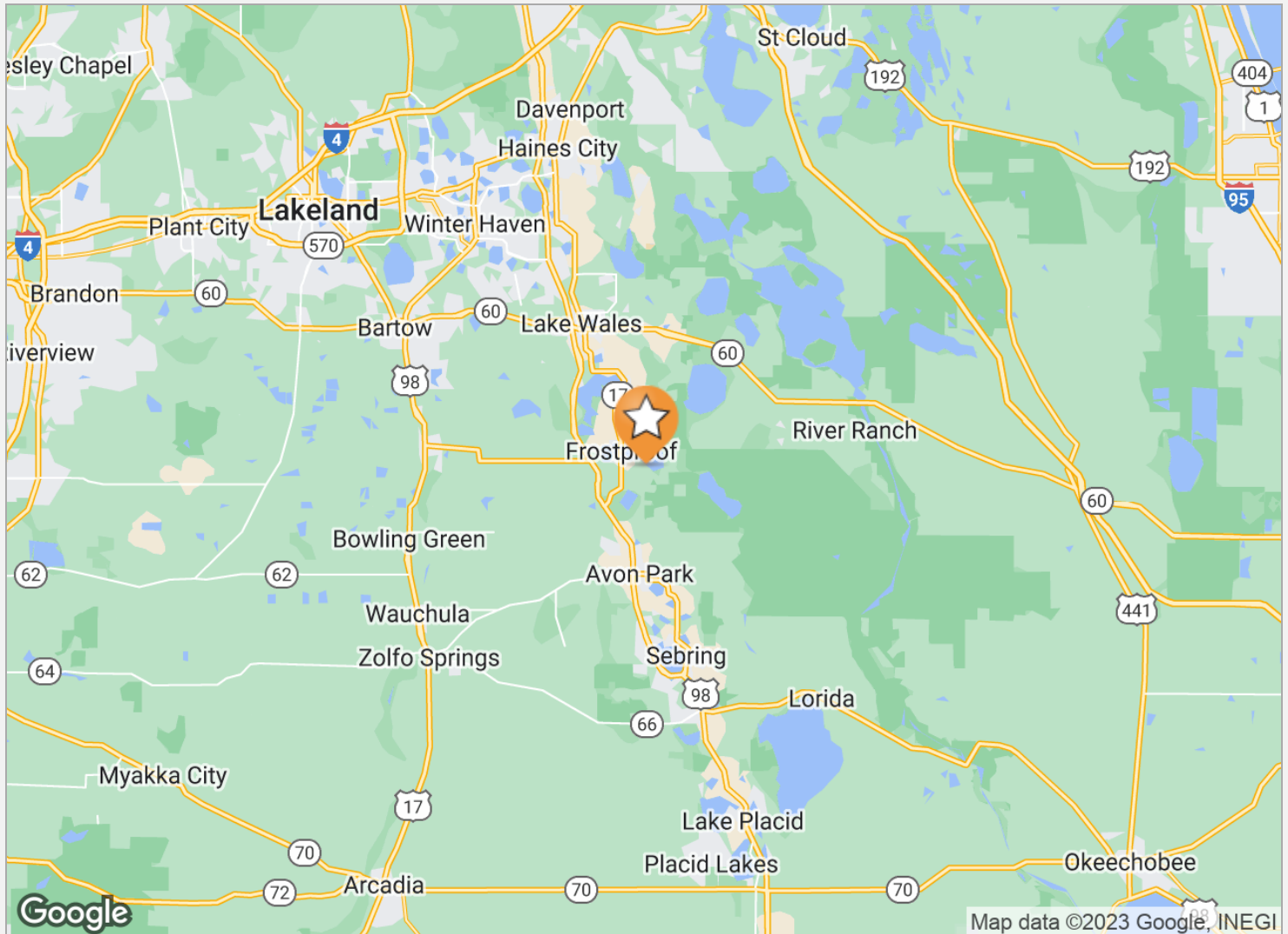


# PRIME 20 ACRES OF LAND FOR HOME DEVELOPMENT

## T S WILSON RD , Frostproof, FL 33843

Location Map

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### DRIVE TIMES

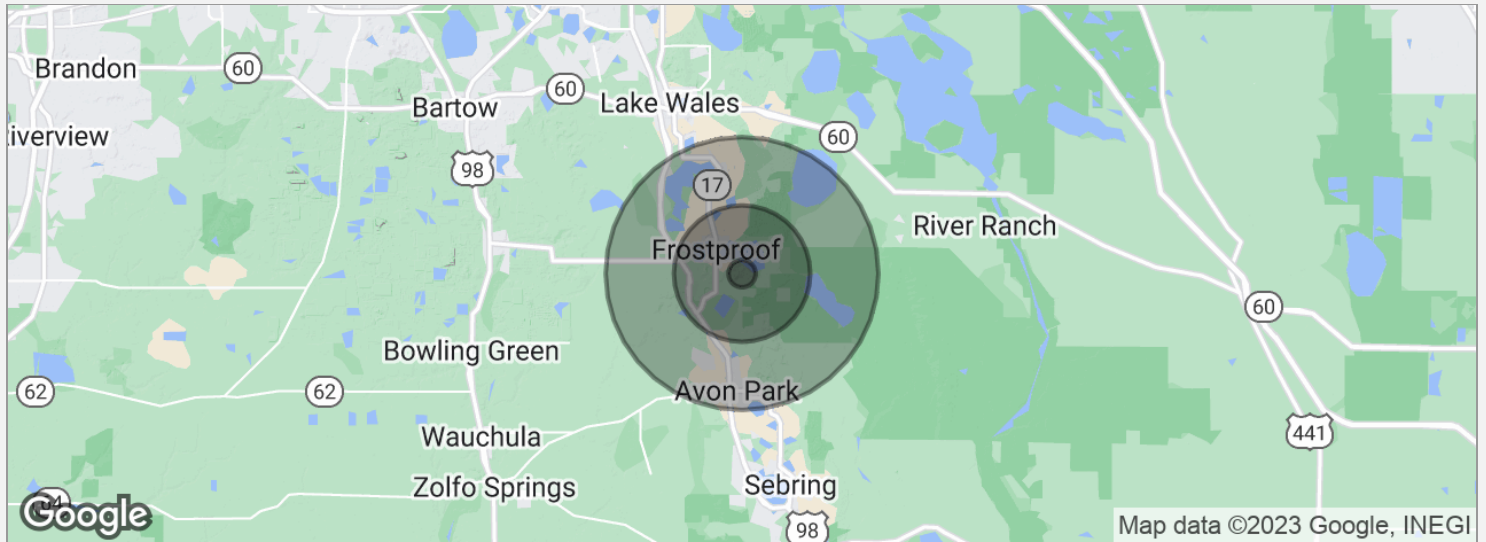
5 minutes to Frostproof  
17 minutes to Avon Park  
42 minutes to Winter Haven  
84 minutes to Orlando  
90 minutes to Tampa

### DRIVING DIRECTIONS

From Old Avon Park road and TS Wilson Road, Frostproof, travel west on TS Wilson Road 0.25 miles to property

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	144	6,664	33,186
Median age	62.5	52.8	41.9
Median age (male)	64.9	53.4	41.6
Median age (Female)	61.1	51.8	42.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	80	3,588	14,137
# of persons per HH	1.8	1.9	2.3
Average HH income	\$29,861	\$37,743	\$41,204
Average house value	\$520,270	\$184,462	\$148,002

\* Demographic data derived from 2020 ACS - US Census

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# PRIME 20 ACRES OF LAND FOR HOME DEVELOPMENT

## T S WILSON RD , Frostproof, FL 33843

Advisor Bio & Contact 1

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### CHIP FORTENBERRY MBA, ALC

Broker Associate

141 5th St. NW, Suite 202  
Winter Haven, FL 33881  
T 863.673.9368  
chip@crosbydirt.com  
FL #BK662316

### PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.

ID#: 1090539

Chip Fortenberry MBA, ALC  
chip@crosbydirt.com

**crosbydirt.com**  
141 5th St. NW  
Winter Haven, FL 33881  
863.293.5600