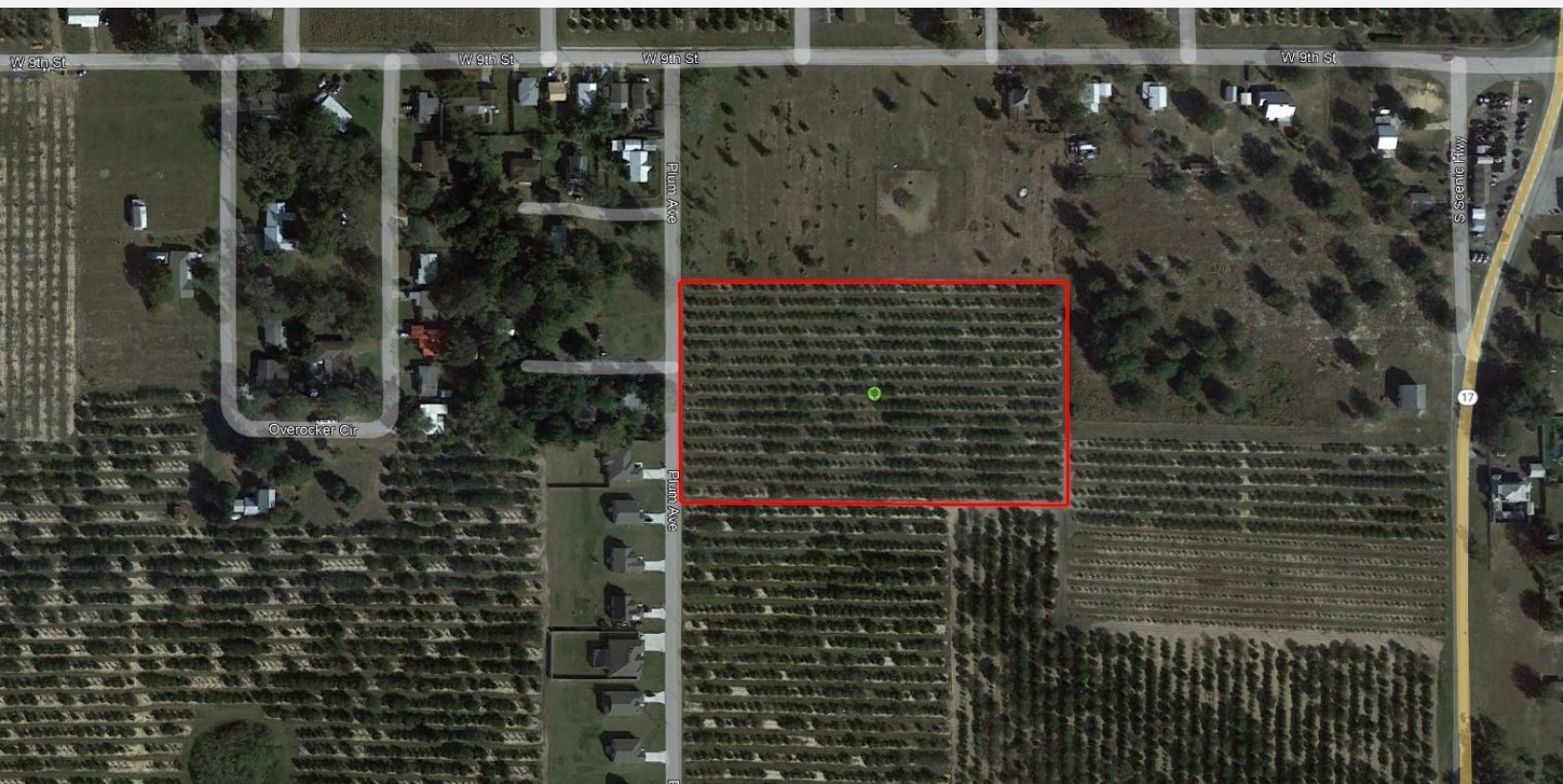


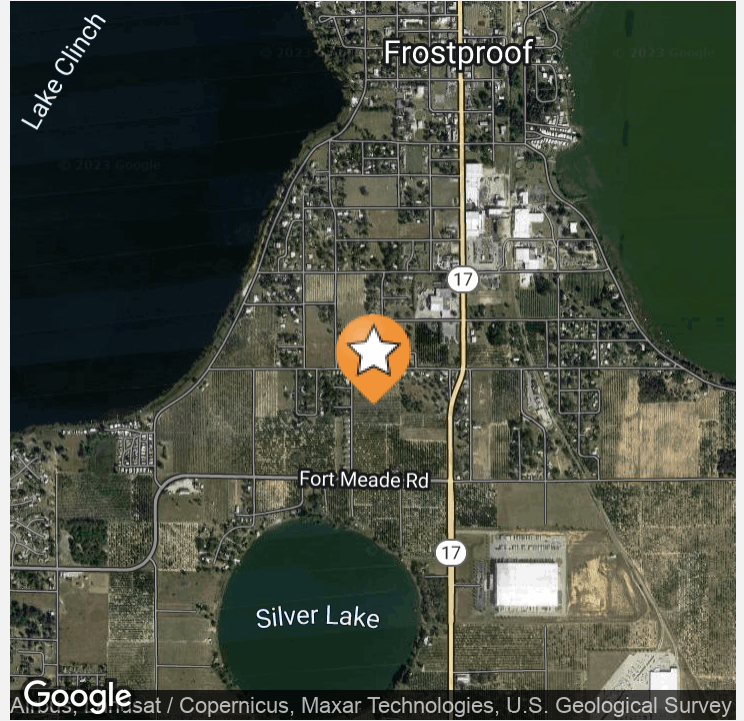


FOR SALE
LAND
\$150,000

5.9 ACRES OF PRIME RESIDENTIAL DEVELOPMENT
PROPERTY

PLUM AVE SOUTH, FROSTPROOF, FL 33843





OFFERING SUMMARY

Listing Price	\$150,000
Acres	5.9 Acres
Price Per Acre	\$25,424
County	Polk
Irrigation	6 inch submersable electric well with Jet irrigation
Utilities	Electricity, internet, cable, telephone, water
Soils	Sandy
Taxes	\$161
Parcel IDs	283205000000011090
Coordinates	27.7322256, -81.5342749
Frontage	350 ft
Real Estate Taxes	\$145.54

PROPERTY OVERVIEW

Looking for an incredible development opportunity? This 5.9 acre citrus grove is the perfect spot to build your next project. With a 6 inch well and city water at the site, this property is primed for success. The future land use for this area is R-2, which means you could build up to 10 units per acre. Don't miss out on this amazing opportunity!

PROPERTY HIGHLIGHTS

- 5.9 acres citrus grove with a 6 inch well
- Property is prime for development
- City water at site
- Minutes from nature trails and attractions
- The future land use is R-2 which is medium density residential. Up to 10 units per acre.

ID#: 1109752



DRIVE TIMES

3 minutes to Post Office
17 minutes to Avon Park
20 minutes to Lake Wales
38 minutes to Winter Haven
74 minutes to Orlando
84 minutes to Tampa

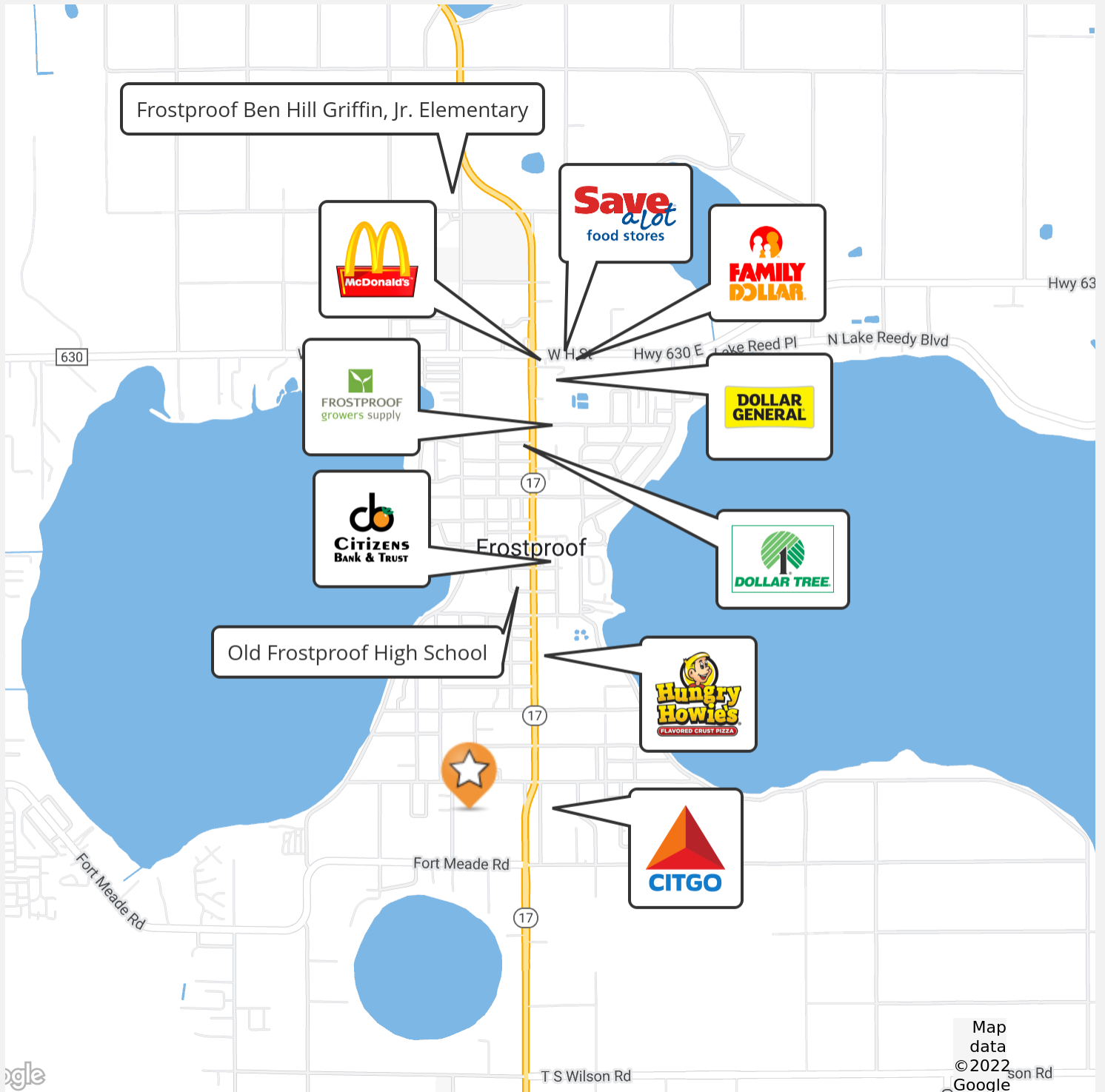
DRIVING DIRECTIONS

From Ft. Meade Road and Plum Avenue, Frostproof. Travel North on Plum Avenue 0.15 miles to property.

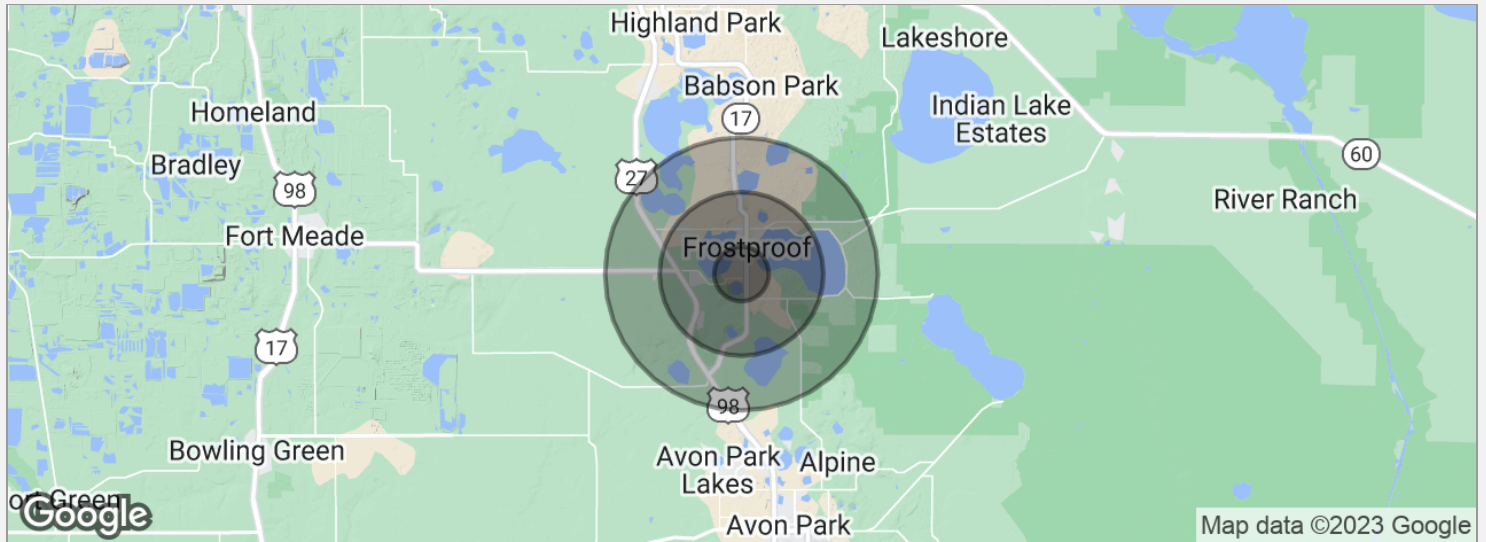
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	1,696	6,356	10,439
Median age	52.3	53.6	50.1
Median age (male)	46.7	53.6	50.5
Median age (Female)	54.0	52.3	48.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	817	3,519	5,150
# of persons per HH	2.1	1.8	2.0
Average HH income	\$38,948	\$37,093	\$39,946
Average house value	\$113,640	\$100,488	\$111,848

* Demographic data derived from 2020 ACS - US Census

ID#: 1109752

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.

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