



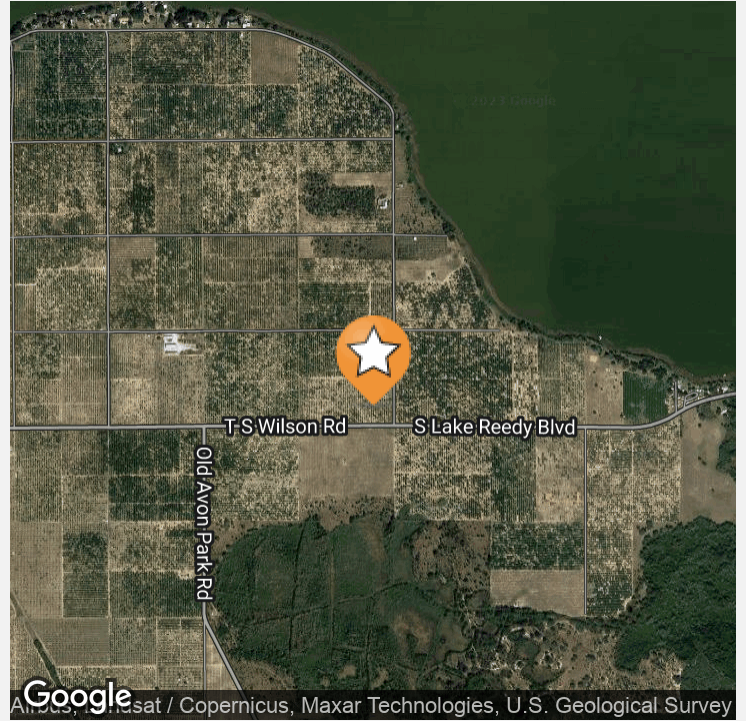
**FOR SALE  
LAND  
\$175,000**

**14.27 ACRES VACANT LAND FOR DREAM HOMESITE**

**TS WILSON ROAD, FROSTPROOF, FL 33843**







## OFFERING SUMMARY

<b>Listing Price</b>	\$175,000
<b>Acres</b>	14.27 Acres
<b>Price Per Acre</b>	\$12,263
<b>County</b>	Polk
<b>Zoning</b>	Agricultural
<b>Utilities</b>	Electricity, Telephone
<b>Soils</b>	Sandy
<b>Taxes</b>	\$1,536
<b>Parcel IDs</b>	283203000000022050
<b>Coordinates</b>	27.7194467, -81.4992221
<b>Real Estate Taxes</b>	0

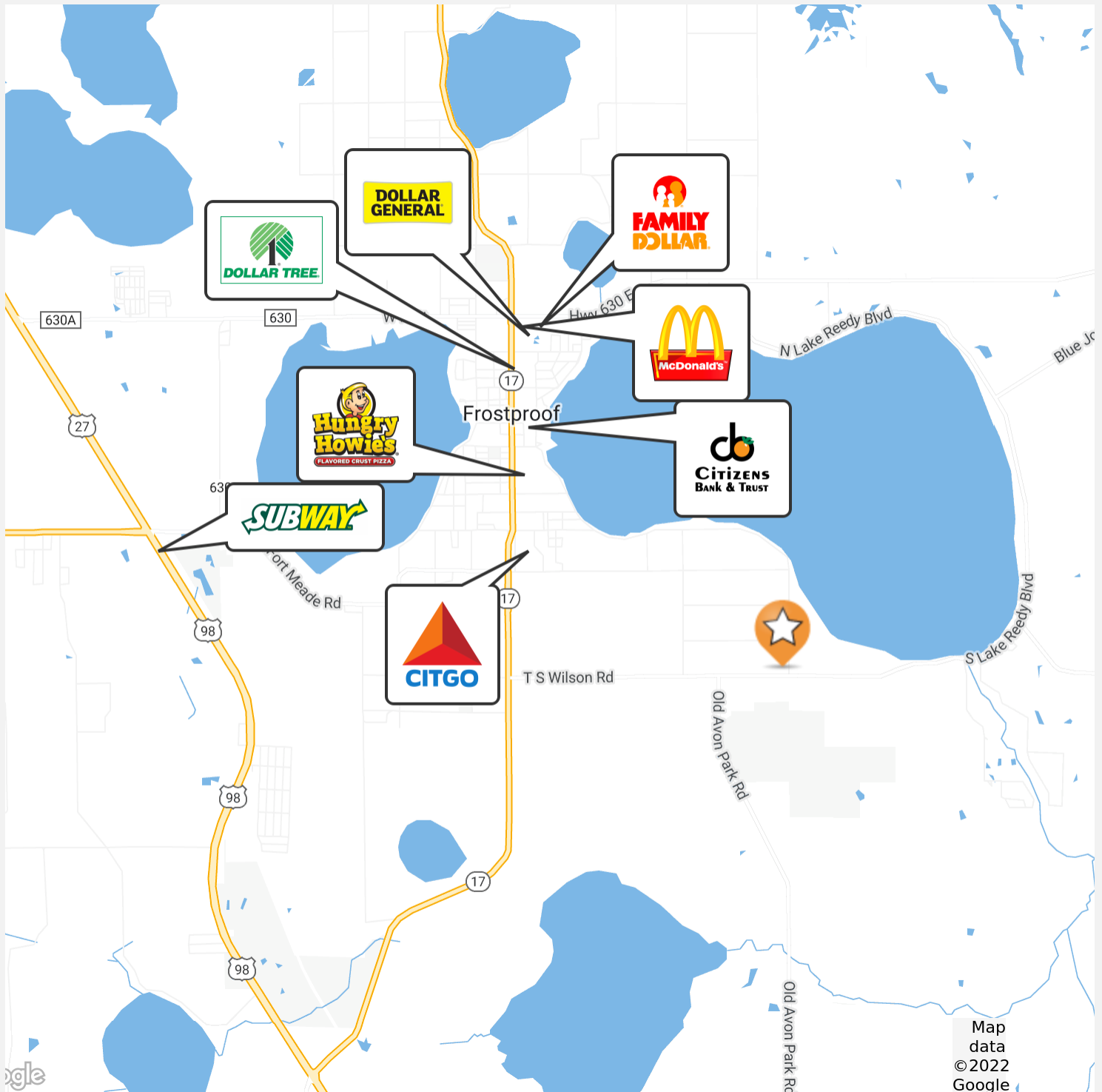
## PROPERTY OVERVIEW

Welcome to your future dream homesite! This 14.27 acres of vacant land on corner lot, is waiting perfect for residential development with ample space. With electric and telephone on site the limit is your imagination when building your home. The future land use is 1 unit per 5 acres, this is also a perfect spot to invest in and build more than one homesite! Close to restaurants and entertainment, this is the ideal site to stay connected with everything but also have a quiet home get away when your work day is over. If you want to live the florida farmer peaceful lifestyle, call today for more information! These lots are selling fast!

## PROPERTY HIGHLIGHTS

- 14.27 Acres vacant land on corner lot
- Perfect for residential development
- The future land use is 1 unit per 5 acres

**ID#: 1116690**



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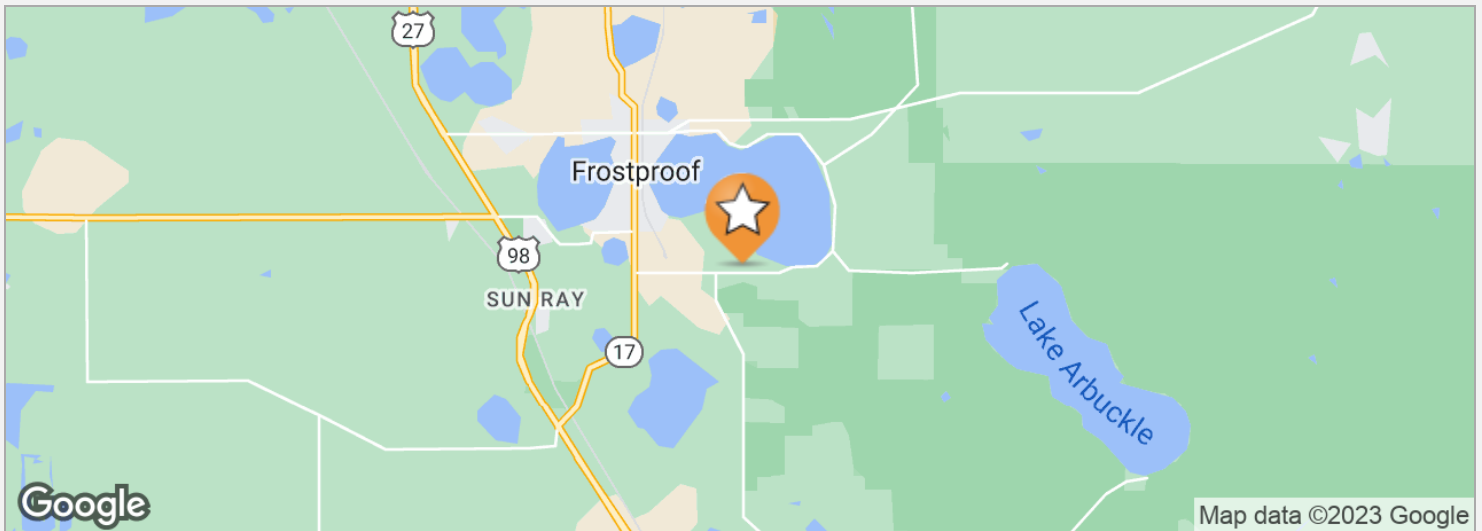
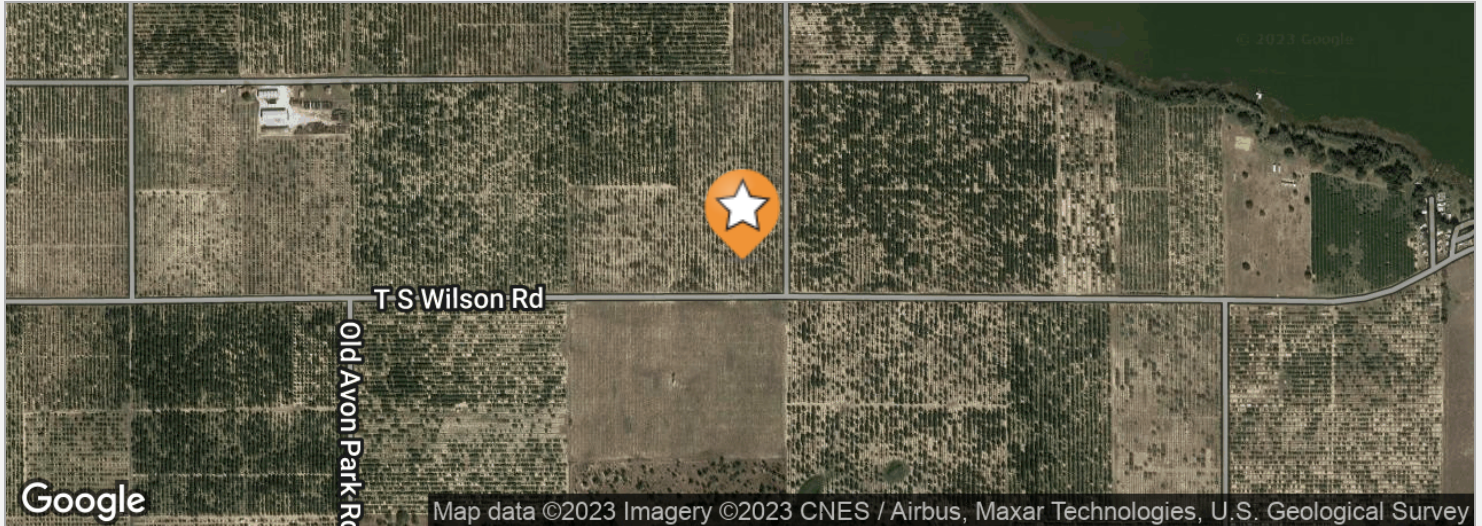


# 14.27 ACRES VACANT LAND FOR DREAM HOMESITE

TS Wilson Road, Frostproof, FL 33843

Location Maps 2

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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 Ponds Road and TS Wilson Road. Drive 0.60 miles east on TS Wilson Road to the property.

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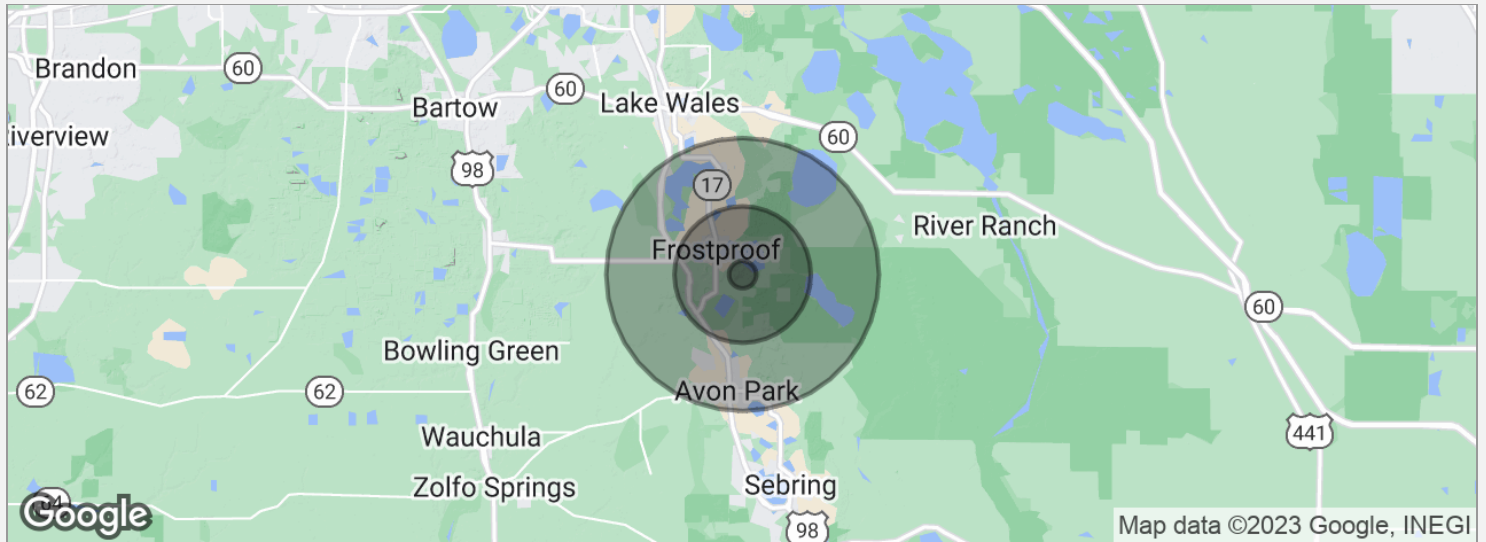


# 14.27 ACRES VACANT LAND FOR DREAM HOMESITE

TS Wilson Road, Frostproof, FL 33843

## Demographics Map

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### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	122	7,964	39,644
Median age	62.0	52.2	42.7
Median age (male)	65.0	52.7	42.1
Median age (Female)	60.9	51.2	44.0

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	68	4,202	17,229
# of persons per HH	1.8	1.9	2.3
Average HH income	\$32,348	\$38,122	\$42,638
Average house value	\$154,833	\$115,058	\$120,562

\* Demographic data derived from 2020 ACS - US Census

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## CHIP FORTENBERRY MBA, ALC

Broker Associate



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## 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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