



FOR SALE
RESIDENTIAL HOMESITE
\$250,000

9.32 ACRE T S WILSON ROAD GROVE

T S WILSON RD, FROSTPROOF, FL 33843



CHIP@CROSBYDIRT.COM
CHIP FORTENBERRY MBA, ALC
863.673.9368



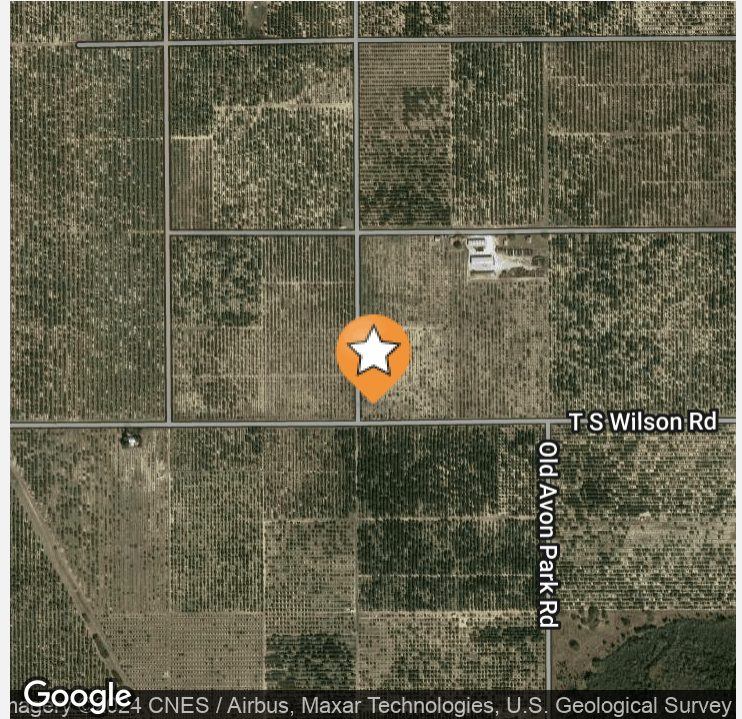
CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881

9.32 ACRE T S WILSON ROAD GROVE

TS Wilson road, Frostproof, FL 33859

Executive Summary

2



OFFERING SUMMARY

| | |
|--------------------------|---------------------------------|
| Listing Price | \$250,000 |
| Acres | 9.32 Acres |
| Price Per Acre | \$26,824 |
| County | Polk |
| Zoning | Agricultural |
| Irrigation | 8 inch well with jet irrigation |
| Utilities | Electricity, telephone |
| Soils | Sandy |
| Parcel IDs | 283203000000042030 |
| Coordinates | 27.7190889, -81.510275 |
| Frontage | 640 ft |
| Real Estate Taxes | \$161 |

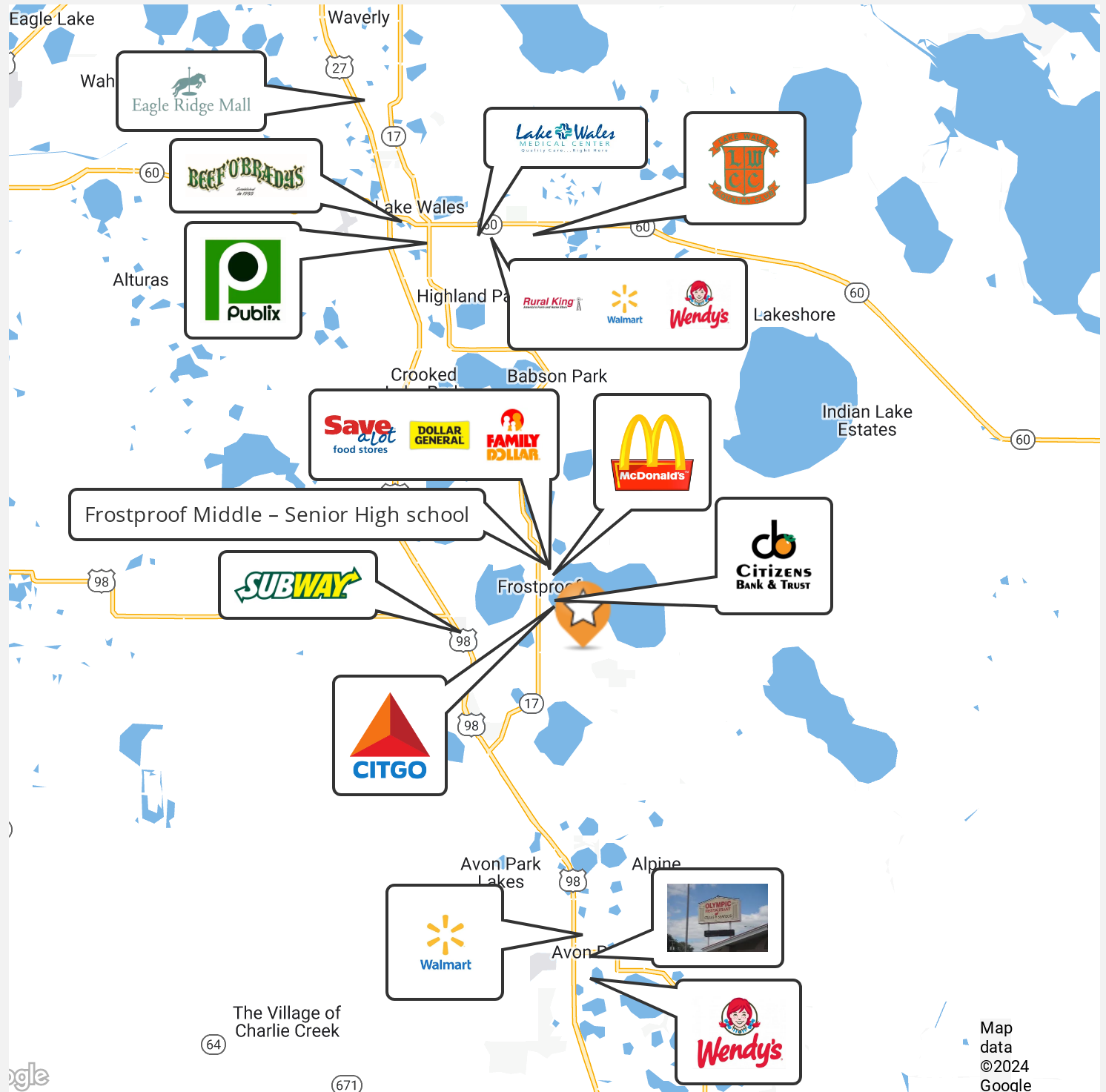
PROPERTY OVERVIEW

Just outside of town, this 9.32 acre property has the potential to be your very own. The zoned agricultural land would allow for one dwelling unit per 5 acres with plenty left over! If you're looking at buying country living in close proximity to restaurants and shops then look no further than TS Wilson Road where all these amenities are within reach along side some beautiful open space scenery too. This corner property has frontage on TS Wilson Road and Ponds Road. There is an 8 inch well on the property with jet irrigation.

PROPERTY HIGHLIGHTS

- 9.32 acre citrus grove
- Zoned agricultural. Future land use is 1 dwelling unit per 5 acres
- Perfect for one or more home sites
- Close to town, shopping, restaurants and schools
- Property corners 2 roads
- 8 inch well
- Jet Irrigation



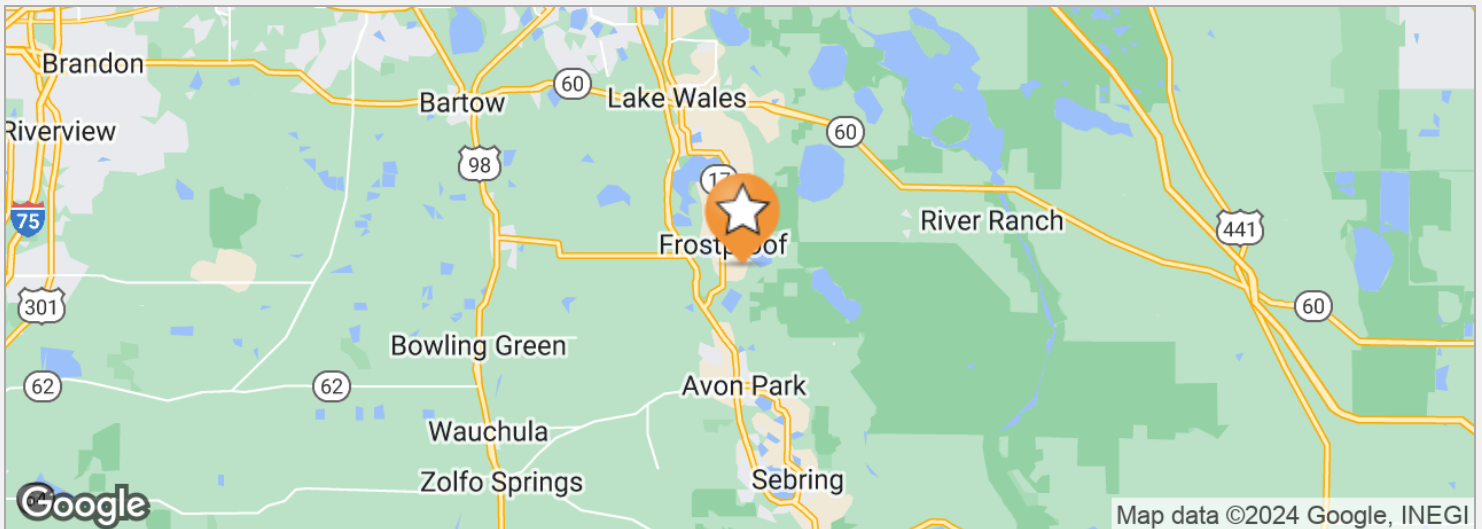


9.32 ACRE T S WILSON ROAD GROVE

T S Wilson Rd, Frostproof, FL 33843

Location Maps

5



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

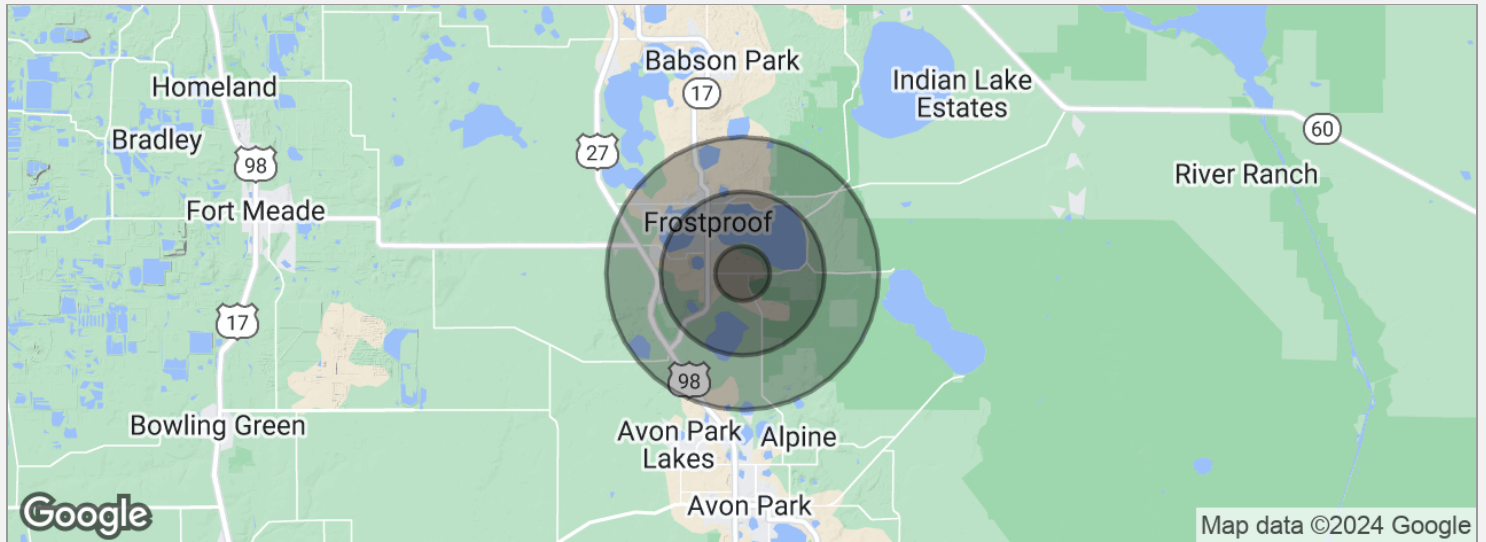
From Scenic Highway and TS Wilson Road, Drive 1 mile east to property

9.32 ACRE T S WILSON ROAD GROVE

T S Wilson Rd, Frostproof, FL 33843

Demographics Map

6



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 434 | 4,115 | 8,765 |
| Median age | 64.9 | 56.5 | 51.3 |
| Median age (male) | 65.8 | 55.7 | 51.9 |
| Median age (Female) | 62.6 | 55.9 | 49.8 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total households | 243 | 2,402 | 4,521 |
| # of persons per HH | 1.8 | 1.7 | 1.9 |
| Average HH income | \$23,460 | \$37,312 | \$38,081 |
| Average house value | \$90,134 | \$107,462 | \$111,024 |

* Demographic data derived from 2020 ACS - US Census

CHIP FORTENBERRY MBA, ALC

Broker Associate



141 5th St. NW, Suite 202

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.