

FROSTPROOF 33.4 ACRE RV/RESIDENTIAL SITE

96 CHARLES STREET
FROSTPROOF, FL 33843

Daniel Lanier

C: 863.698.2971

daniel.lanier@svn.com

Clay Taylor, ALC

C: 863.224.0835

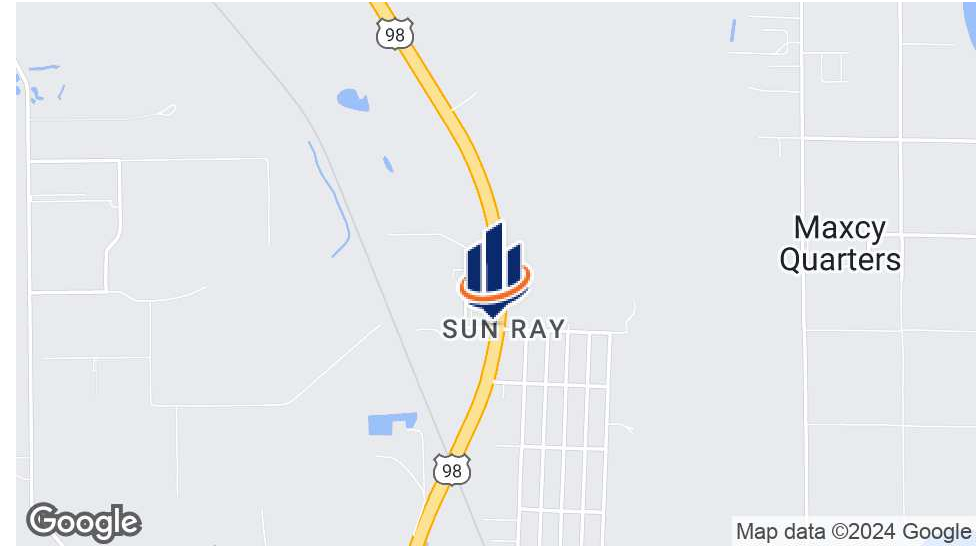
clay.taylor@svn.com



19,400 ±
Cars/Day



Property Summary



OFFERING SUMMARY

Sale Price:	\$3,250,000
Lot Size:	33.4 Acres
Price / Acre:	\$97,305
Market:	RV Park or Residential Developer
City:	Frostproof
County:	Polk
APN:	28-32-07-000000-043070 and 28-32-07-985900-001010

PROPERTY OVERVIEW

This property offers excellent RV Park and Residential Development potential. There are three houses, a mobile home, a barn, and a small pond with a dock that is good for fishing on the property. All furniture and equipment is included in the sale. The main house could be turned into a Clubhouse for an RV Park. The area boasts proximity to Lake Reedy, Lake Clinch and other lakes. Frostproof, FL is a charming small town with immense investment opportunities.

PROPERTY HIGHLIGHTS

- RV Park & Residential Development potential.
- Frontage on U.S Highway 27.
- Prime investment opportunity.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	Residential Development
Uplands / Wetlands:	32.6 acres of upland and 0.8 acres of wetland
Soil Types:	Archbold Sand 29 acres and Tavares Fine Sand 4 acres
Zoning / FLU:	L/R [Leisure Recreation] 23 acres, RL-1 [Residential Low -1] 10 acres, RL-3 [Residential Low] 0.36 acres
Lake Frontage / Water Features:	8/10 acre pond
Water Source & Utilities:	Water and sewer are on Hwy 27
Road Frontage:	Charles Street runs into the property
Nearest Point of Interest:	The city limits of Frostproof are on the other side of Hwy 27, Lake Wales is 13 miles to the north and Sebring is 17 miles to the south.
Fencing:	The south 15 acres and north 10 acres are fenced.
Current Use:	Residential homesite
Potential Recreational / Alt Uses:	This could be a site for an RV Park or Residential Development.
Land Cover:	Mostly cleared with some trees around the homesite area.
Structures & Year Built:	<ul style="list-style-type: none"> - Single Family Home [1988] 3876 SF total / 3374 SF living area - Mobile Home [1988] 1792 SF - Single Family Home [1988] 1152 SF - Single Family Home [1969] 1208 SF - 2500 SF Barn



Wetlands Map

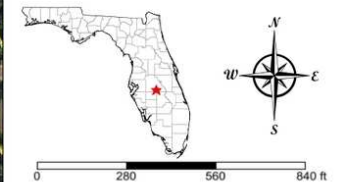


Soils Map



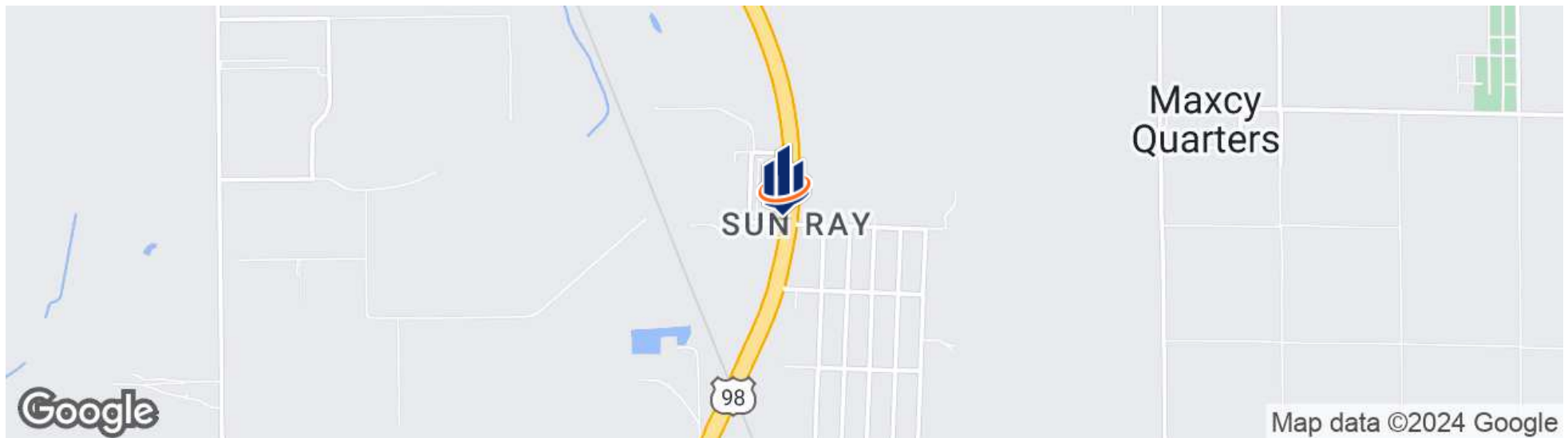
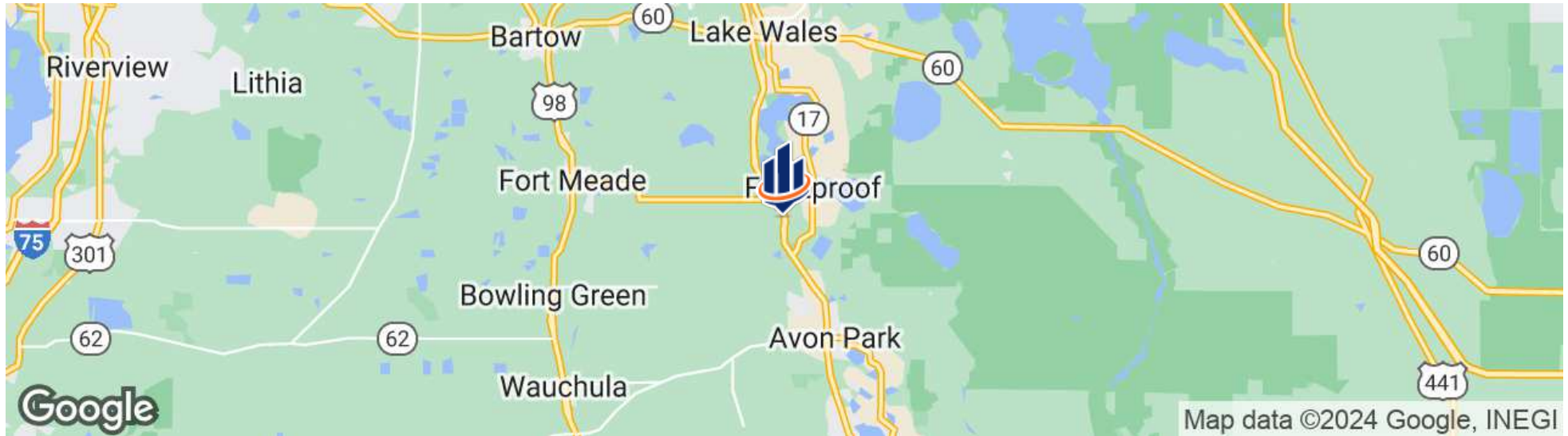
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Soils Boundaries

CODE	DESC	ACRES
83	Archbold Sand, 0 To 5 Percent Slopes	29
15	Tavares Fine Sand, 0 To 5 Percent Slopes	4
TOTAL = 33.3771087091976 acres		



©2023 SVN/C. SVN | Saunders Ralston Dantzler Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzler. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzler.

Regional & Location Map

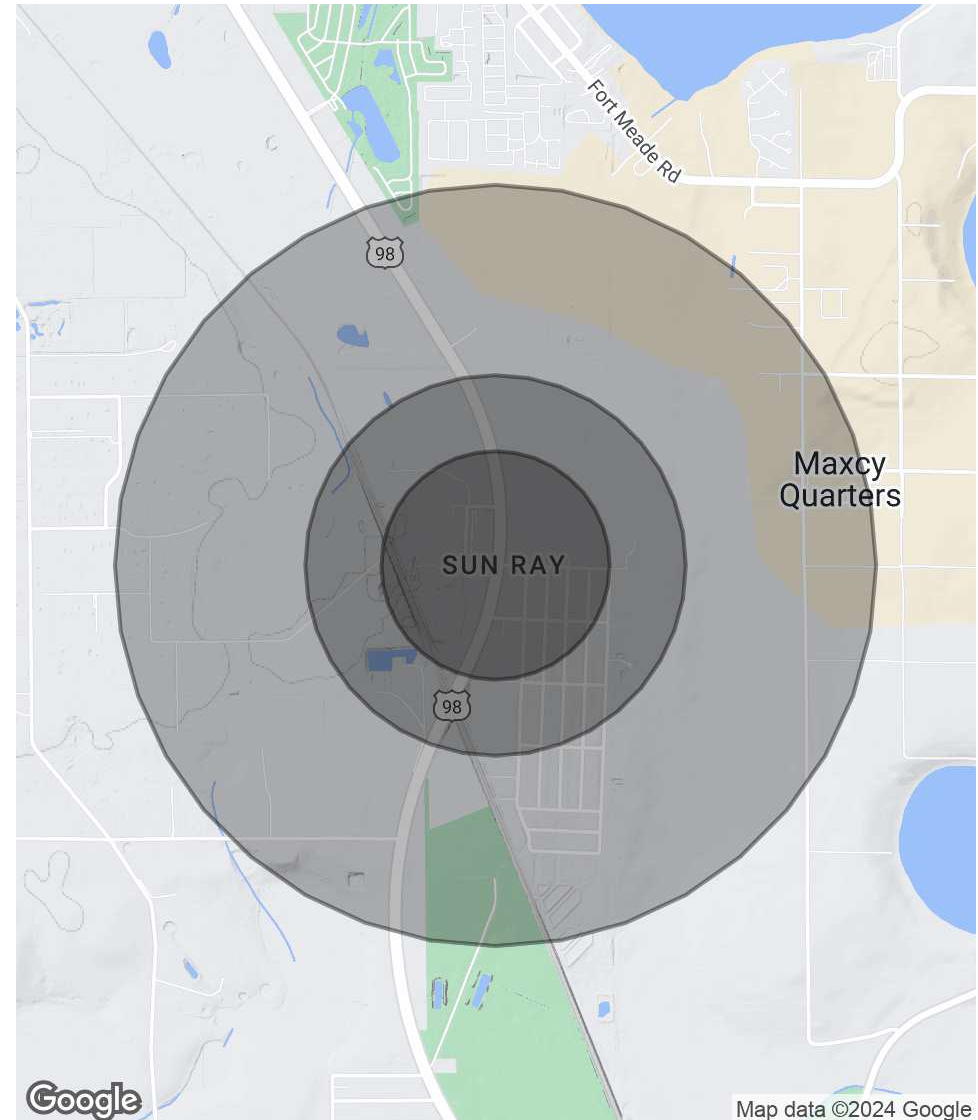


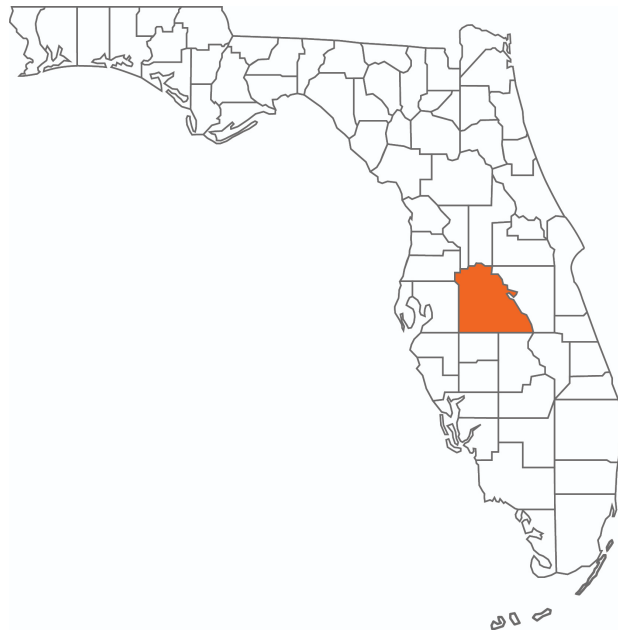
Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	167	725	1,191
Average Age	49	48	49
Average Age (Male)	49	48	49
Average Age (Female)	49	49	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	72	303	471
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$56,244	\$57,056	\$59,702
Average House Value	\$114,209	\$120,213	\$133,648

Demographics data derived from AlphaMap





POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

Additional Photos





DANIEL LANIER

Senior Advisor

daniel.lanier@svn.com

Direct: 877.518.5263 x377 | Cell: 863.698.2971

PROFESSIONAL BACKGROUND

Daniel Lanier is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Previously, Daniel was a founder and managing partner of Sawmill Citrus Nursery. With years of experience in Central Florida's agricultural industry, his knowledge and expertise extend to and beyond commercial beef cattle, citrus, nursery, and row crop farming.

At SVN SRD, Daniel's specialties encompass a wide range of land types, including ranches, citrus groves, and agricultural land. From livestock to produce, his expertise has assisted clients in various land transactions throughout the Central Florida real estate market.

Daniel has also worked in crop insurance since 2011. This experience, now combined with his role as a real estate advisor, has allowed him to service clients all over the southeastern United States, further solidifying himself as an expert in this field.

Growing up in Central Florida, Daniel graduated from Fort Meade High School and South Florida State College. He and his wife, Randi, have been married since 2015. Together, they are proud parents to both a son and a daughter.

Daniel specializes in:

- Agricultural Land
- Farmland
- Beef Cattle Ranchland
- Citrus Farmland
- Nurseries



CLAY TAYLOR, ALC

Senior Advisor

clay.taylor@svn.com

Direct: 877.518.5263 x311 | Cell: 863.224.0835

PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRD since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI [Realtor’s Land Institute] and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR [Florida Association of Realtors®], the NAR [National Association of Realtors®], the LAR [Lakeland Association of Realtors®], and the CID [Commercial & Industrial Division of LAR].

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

Disclaimer



The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

ARKANSAS

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

©2024 Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, and residential development. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, a forestry division, international partnerships, and extensive expertise in conservation easements. Located in Florida, Georgia, and Alabama, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

