

Frostproof 17.8 Acres Vacant Land

US Highway 27, Frostproof, Florida 33843

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PROPERTY SUMMARY



Offering Summary

| | |
|----------------|------------------|
| Sale Price: | \$550,000 |
| Acreage: | 17.8 Acres |
| Price / Acre: | \$30,899 |
| City: | Frostproof |
| County: | Polk |
| State: | Florida |
| Property Type: | Development Land |

Property Overview

Excellent development opportunity in an area of relaxing lifestyle. The property is situated a 1/4 mile south of Frostproof City Limits, in an existing residential area with visibility from US 27. This property is in the Sun Ray neighborhood and additional residential development makes sense and appears to be a conforming use. It is centrally located in Florida with easy access to either coast. The Sun Ray Park and Community Center is contiguous to this property on its north side. NAC allows for a variety of uses, which could include: Multifamily (up to 10 units per acre), Planned Development (PD), retail nurseries, office park, restaurants, convenience stores, and others.

Property Highlights

- Prime development site just 1/4 mile south of Frostproof City Limits
- High visibility from US 27
- Adjacent to Sun Ray Park & Community Center
- Zoned NAC: allows Planned Development (PD), multifamily, retail, office, restaurants & more

SPECIFICATIONS & FEATURES



Specifications & Features

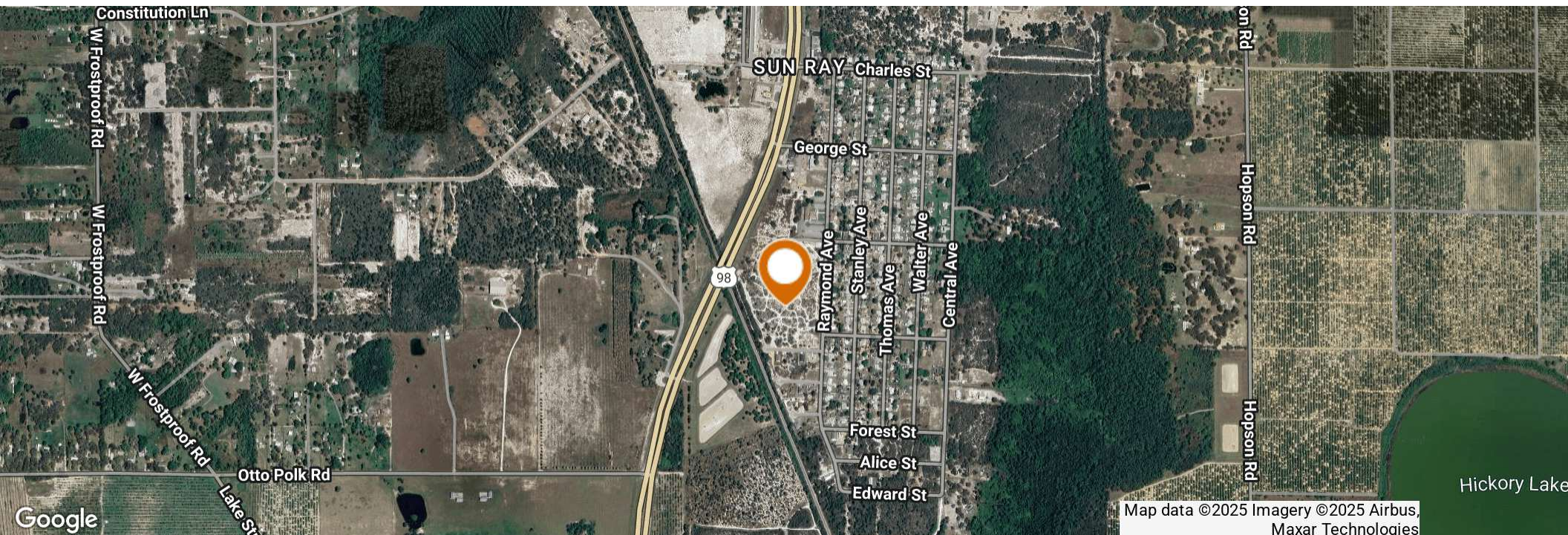
| | |
|---------------------------------|---|
| Uplands / Wetlands: | All uplands |
| Soil Types: | Archbold Sand |
| Zoning / FLU: | Zoning: Commercial FLU: NAC (Neighborhood Activity Centers) |
| Lake Frontage / Water Features: | N/A |
| Water Source & Utilities: | Water and sewer are both at the property on Raymond Avenue |
| Road Frontage: | 915 +/- feet of frontage on Raymond Avenue |
| Current Use: | Vacant Land |
| Land Cover: | Vacant land |
| Structures & Year Built: | N/A |

LOCATION



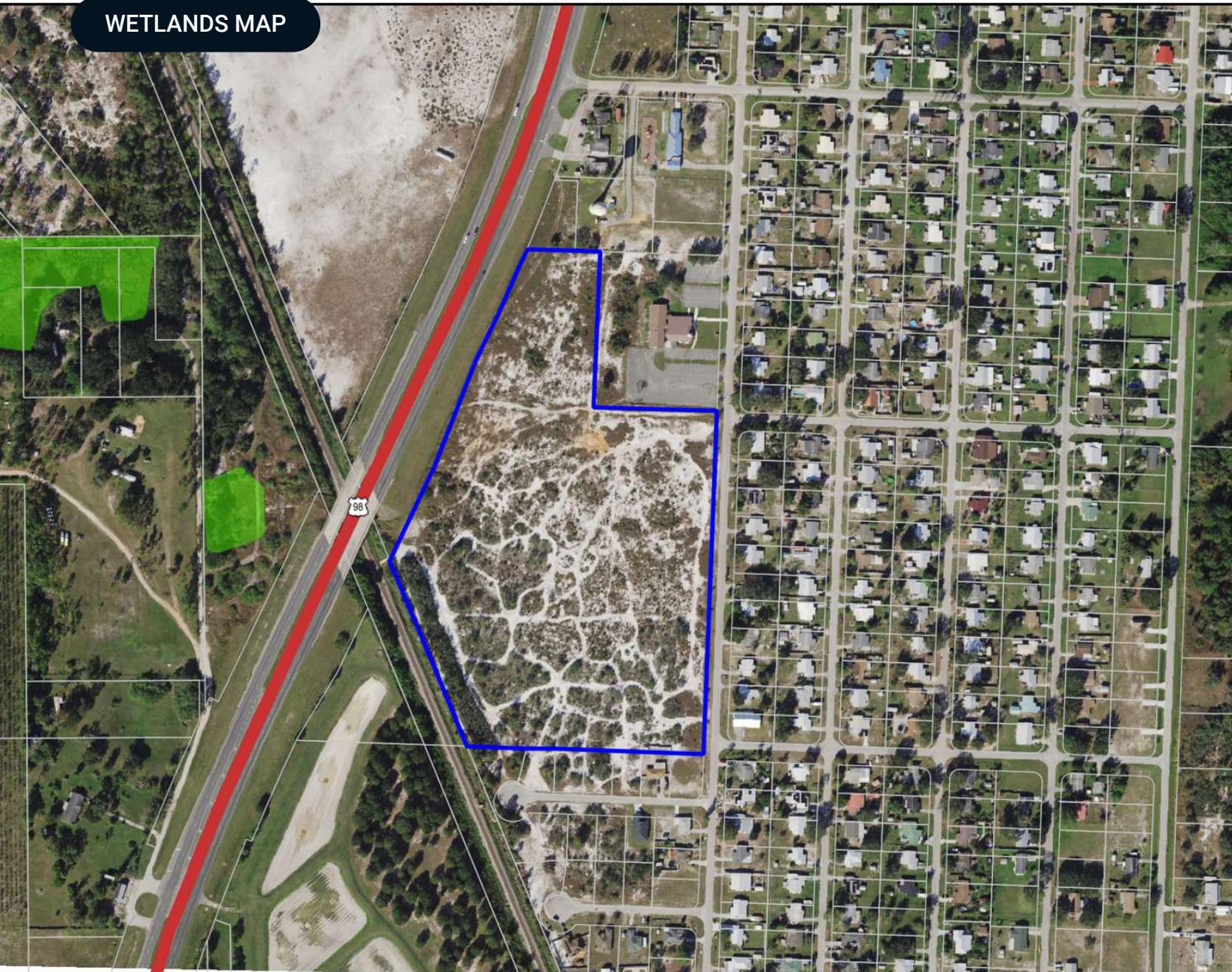
Location & Driving Directions

| | |
|-----------------------|---|
| Parcel: | 273123929600030110 |
| GPS: | 27.7065162, -81.5610675 |
| Driving Directions: | <ul style="list-style-type: none">From Frostproof, head south on Hwy 27, turn left on George St, then right on Raymond AveProperty is 830 ft ahead on the right. |
| Showing Instructions: | Contact the Listing Agent |



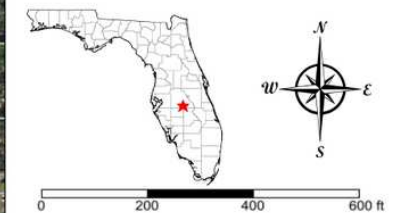
Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

WETLANDS MAP

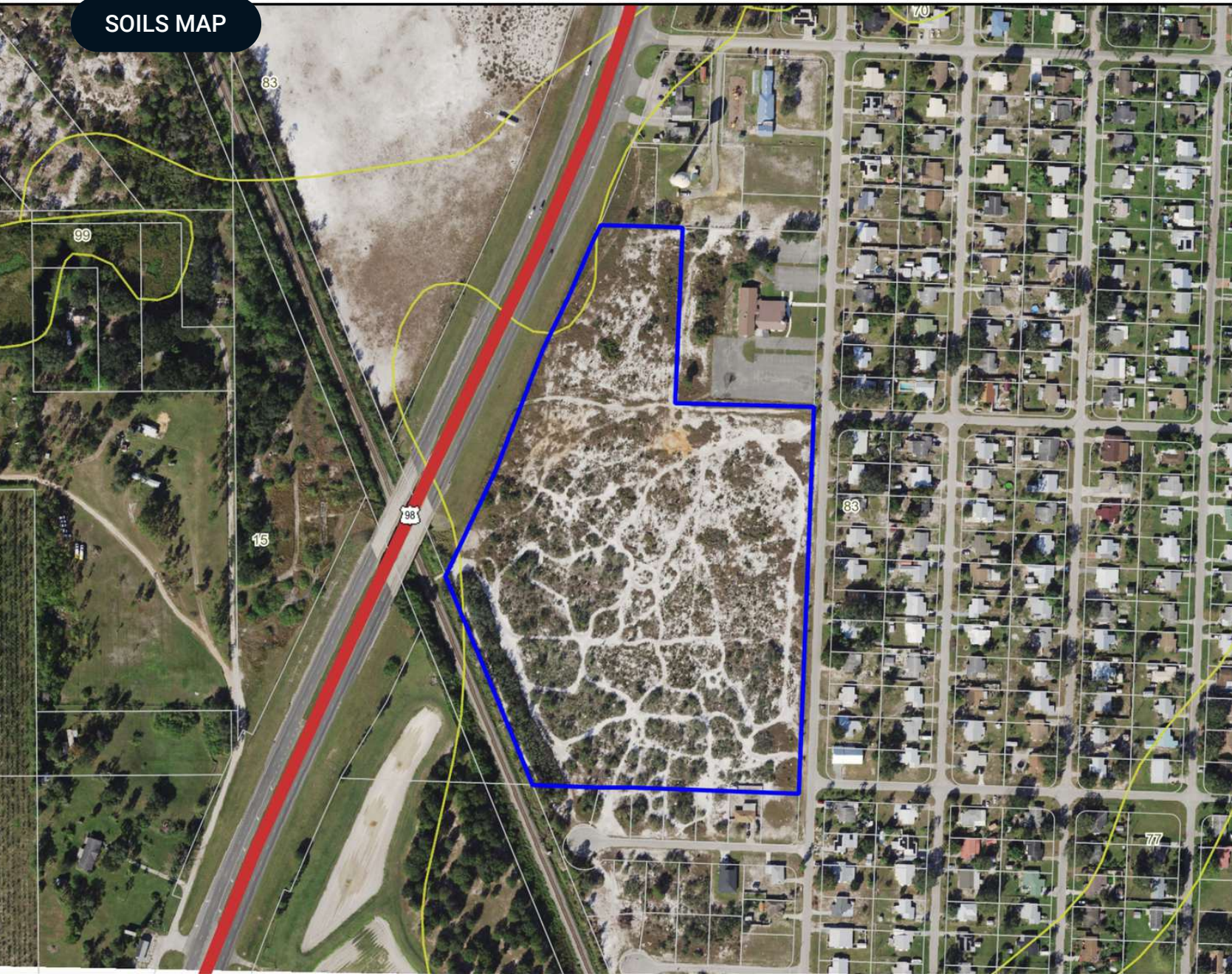


- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

| CODE | DESC | ACRES |
|------|----------------|-------|
| | TOTAL WETLANDS | 0.0 |
| | TOTAL UPLANDS | 17.8 |
| | TOTAL ACRES | 17.8 |

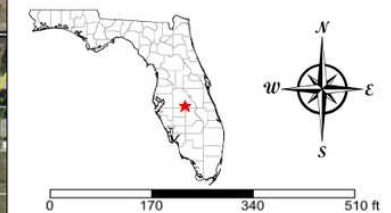


SOILS MAP



- County Boundaries
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- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Parcel Outlines
- Soils Boundaries

| CODE | DESC | ACRES |
|----------------------------------|--|-------|
| 83 | Archbold Sand, 0 To 5 Percent Slopes | 18 |
| 15 | Tavares Fine Sand, 0 To 5 Percent Slopes | 0 |
| TOTAL = 17.788631926122566 acres | | |



DEMOGRAPHICS MAP & REPORT

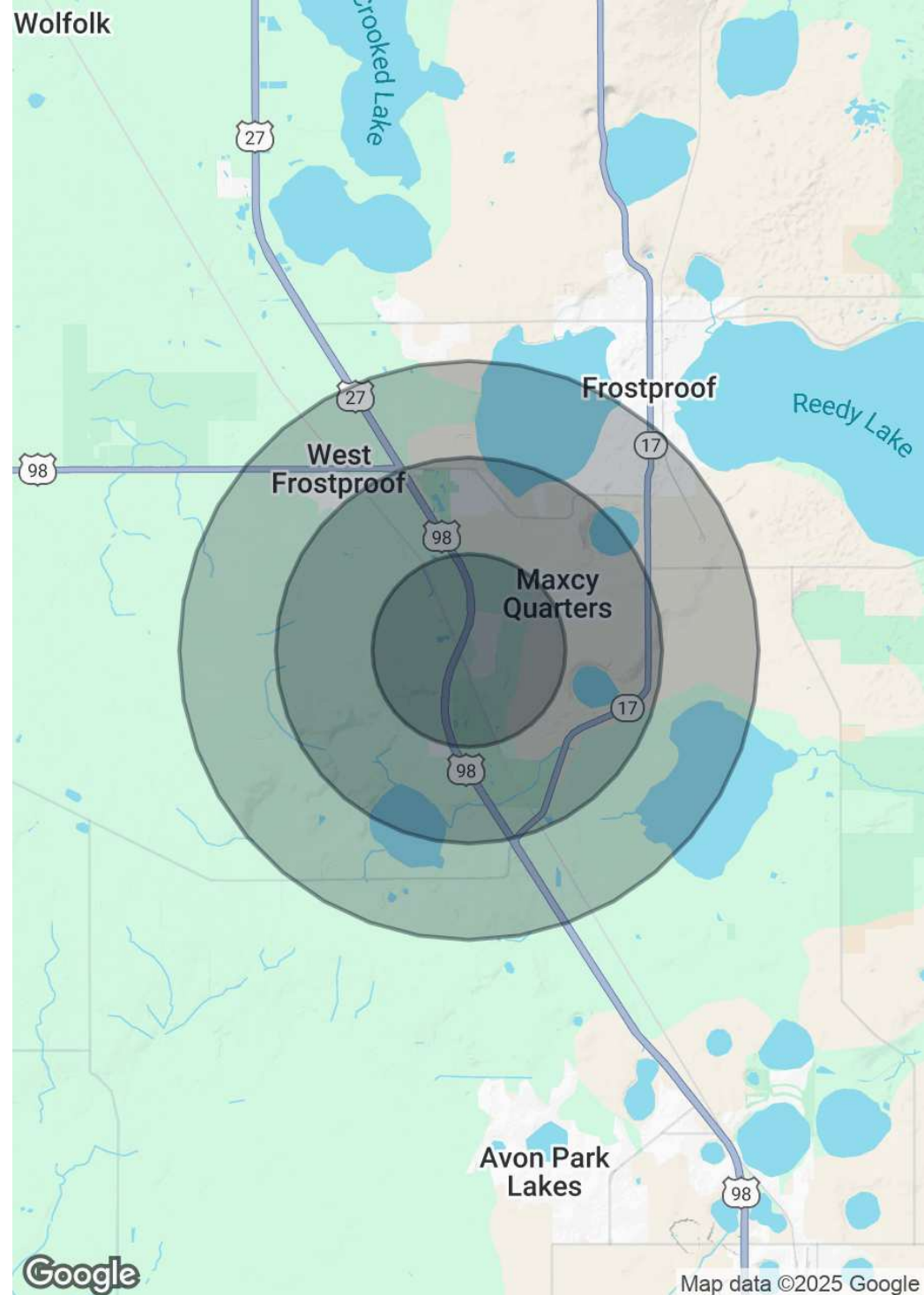
Population

| | 1 Mile | 2 Miles | 3 Miles |
|----------------------|--------|---------|---------|
| Total Population | 1,219 | 4,537 | 7,123 |
| Average Age | 48 | 49 | 46 |
| Average Age (Male) | 48 | 49 | 46 |
| Average Age (Female) | 48 | 49 | 46 |

Households & Income

| | 1 Mile | 2 Miles | 3 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 466 | 1,601 | 2,325 |
| # of Persons per HH | 2.6 | 2.8 | 3.1 |
| Average HH Income | \$59,984 | \$66,211 | \$65,273 |
| Average House Value | \$138,044 | \$169,089 | \$185,389 |

Demographics data derived from AlphaMap



ADDITIONAL PHOTOS





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REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

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