



FOR SALE
VACANT LAND
\$760,000

38 ACRE FORMER CITRUS GROVE

104 MT ZION CHURCH RD, FROSTPROOF, FL 33843



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



SALE PRICE

\$760,000

OFFERING SUMMARY

Listing Price	\$760,000
Acres	38 Acres
Price/Acre	\$20,000
County	Polk
Zoning	A/RR
Irrigation	Two 8 inch wells
Utilities	Electricity, Telephone
Soils	Sandy
Parcel IDs	273205000000032030, 273205000000032040
Coordinates	27.7276622, -81.6380417
Frontage	800 ft
Sewer	Needs Septic
Real Estate Taxes	\$27

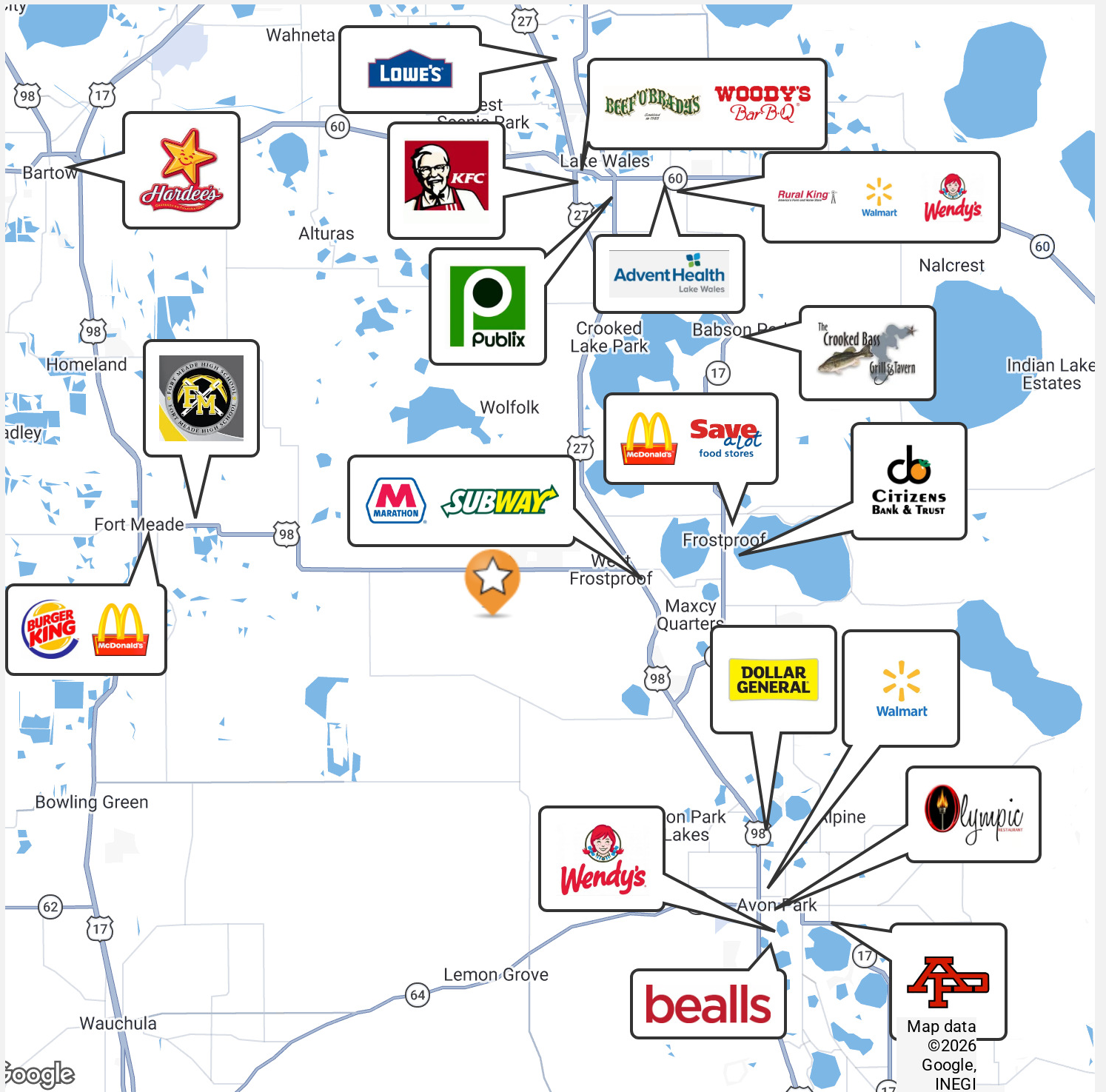
PROPERTY OVERVIEW

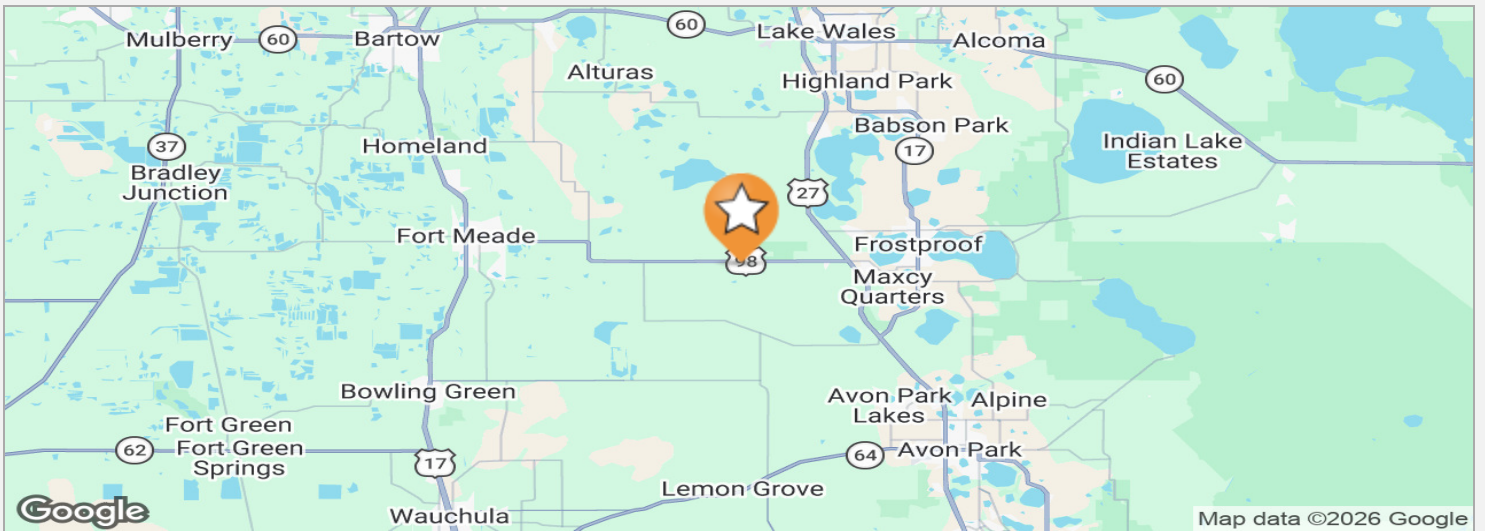
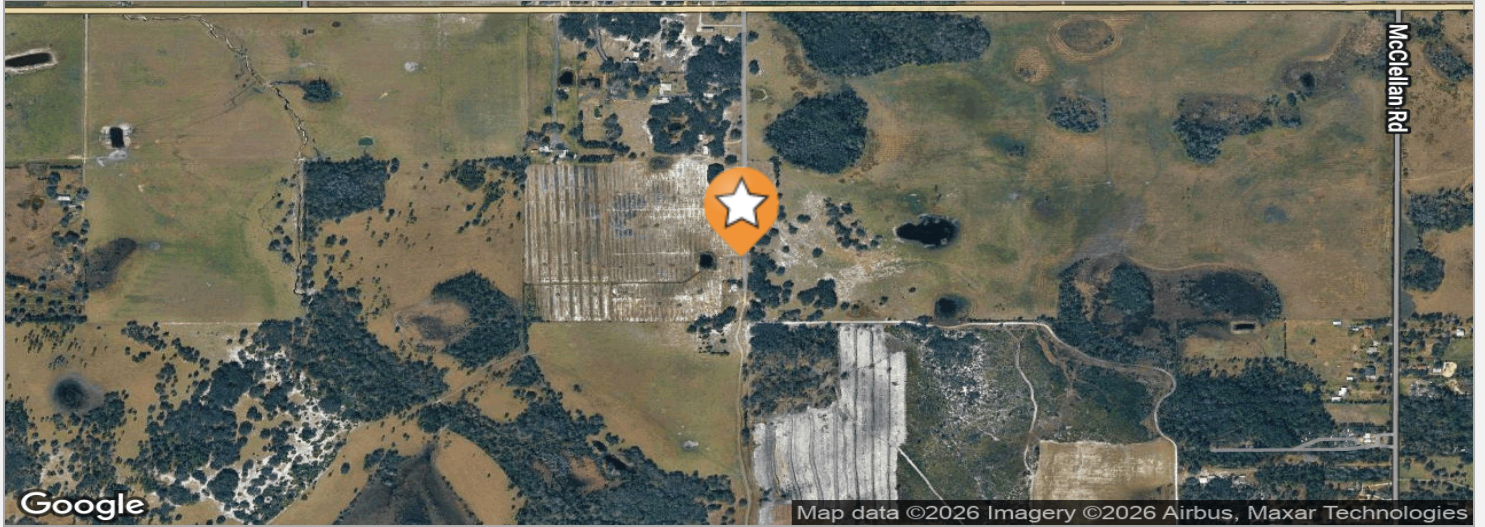
This 38-acre former citrus grove is located on Mt. Zion Church Road in Frostproof, Florida, offering a secluded setting while still being conveniently close to restaurants, shopping, and schools. The property is zoned for one dwelling unit per five acres, making it suitable for residential development with ample space and privacy. A well and sewer system will need to be installed for homes, though the land already includes two 8-inch wells. Whether you're looking to establish private homesites or continue agricultural operations, this versatile property provides a range of possibilities.

PROPERTY HIGHLIGHTS

- 38-acre former citrus grove located on Mt. Zion Church Road in Frostproof, Florida
- Secluded setting with convenient access to restaurants, shopping, and schools
- Zoned for one dwelling unit per five acres
- Suitable for residential development with spacious, private homesites
- Well and sewer system will need to be installed for homes
- Property includes two existing 8-inch wells
- Can be used for homesites or continued agricultural purposes





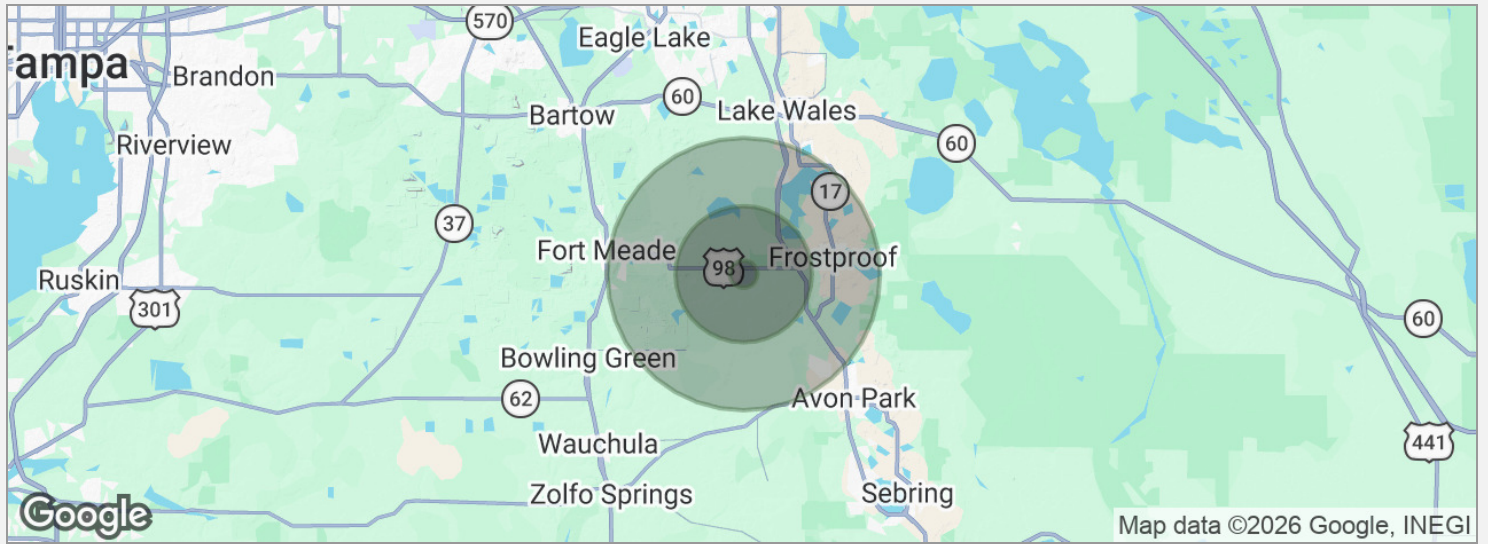


DRIVE TIMES

- 13 minutes to Frostproof
- 16 minutes to Ft. Meade
- 23 minutes to Lake Wales
- 43 minutes to downtown Winter Haven
- 90 minutes to Tampa
- 95 minutes to Orlando

DRIVING DIRECTIONS

From US HWY 98 Frostproof and Mt Zion Church Road, Travel 0.30 miles south on Mt Zion Church Road to the property



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	117	5,354	29,276
Median age	41.7	45.6	46.0
Median age (male)	39.2	42.8	44.9
Median age (Female)	38.4	43.5	46.4

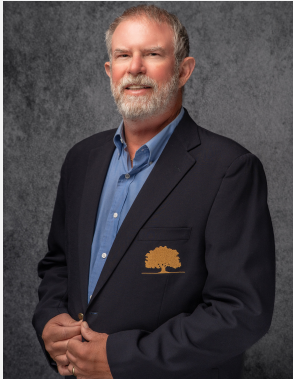
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	33	1,709	10,816
# of persons per HH	3.5	3.1	2.7
Average HH income	\$69,474	\$67,659	\$68,532
Average house value	\$78,937	\$101,960	\$143,008

* Demographic data derived from 2020 ACS - US Census

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.