



**FOR SALE**  
**FROSTPROOF, FL WAREHOUSE AND**  
**OFFICE COMPLEX SPACE**  
**\$1,110,000**

4.7 ACRES IN FROSTPROOF, FL WITH WAREHOUSES AND  
OFFICE BUILDING

**DAVIS BROTHERS 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

Executive Summary



**SALE PRICE** **\$1,110,000**

**OFFERING SUMMARY**

<b>Listing Price</b>	\$1,110,000
<b>Acres</b>	4.7 Acres
<b>Price Per Acre</b>	\$236,170
<b>County</b>	Polk
<b>Zoning</b>	A/RR
<b>Utilities</b>	Telephone, Electricity, Internet.
<b>Soils</b>	Sandy
<b>Taxes</b>	\$2,142
<b>Parcel IDs</b>	283203000000044070
<b>Coordinates</b>	27.7219416, -81.508026
<b>Frontage</b>	1,000 ft

**PROPERTY OVERVIEW**

The property at 321 Davis Brothers Road in Frostproof, Florida, encompasses approximately 4.7 +/- acres. It features a 1,600-square-foot office equipped with two half bathrooms, a 7,500-square-foot pole barn, a 4,000-square-foot pole barn, a 5,000-square-foot warehouse, and a 1,200-square-foot warehouse. The compound is secured by a chain-link fence and is supplied with water from both a 4-inch well and a 12-inch well. 3 phase power, telephone and cable are at the site. The property's strategic location near major industrial facilities, including those owned by Lowe's and Ferguson, suggests a potential for commercial or industrial use. Currently zoned agricultural but can be changed to Industrial Zoning. Property is within an opportunity zone. Parcel is currently 14.5 acres. Only 4.7 +/- acres offered and will be resurveyed prior to closing. Property taxes are approximate.

**PROPERTY HIGHLIGHTS**

- Property Size: 4.7 acres.
- Office Building: 1,600 sq. ft. with 2 half bathrooms.
- Pole Barns: 7,500 sq. ft., 4,000 sq. ft.
- Warehouses: 5,000 sq. ft., 1,200 sq. ft.
- 3 phase power, telephone and cable are at the site.
- Water Supply: 4-inch well for the compound. 12-inch well also available.
- Warehouse compound is surrounded by a chain-link fence.
- Currently zoned agricultural but can be changed to Industrial Zoning.
- Close to industrial warehouses owned by Lowe's and Ferguson.

Additional Photos



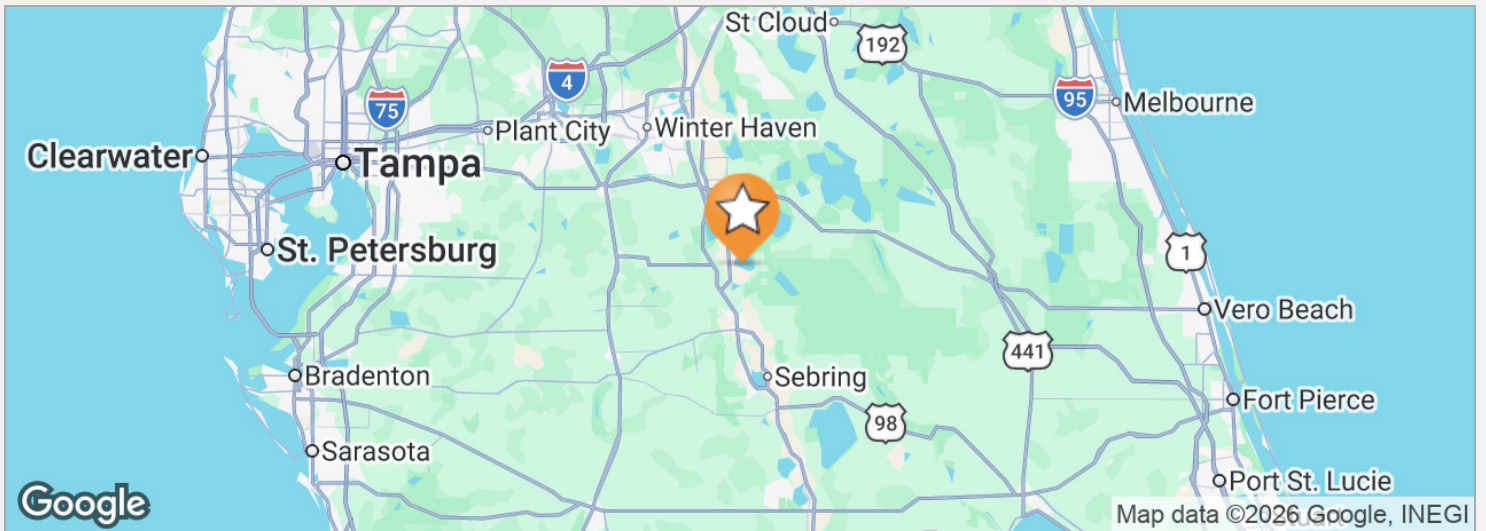
Additional Photos



Additional Photos



Location Maps 2



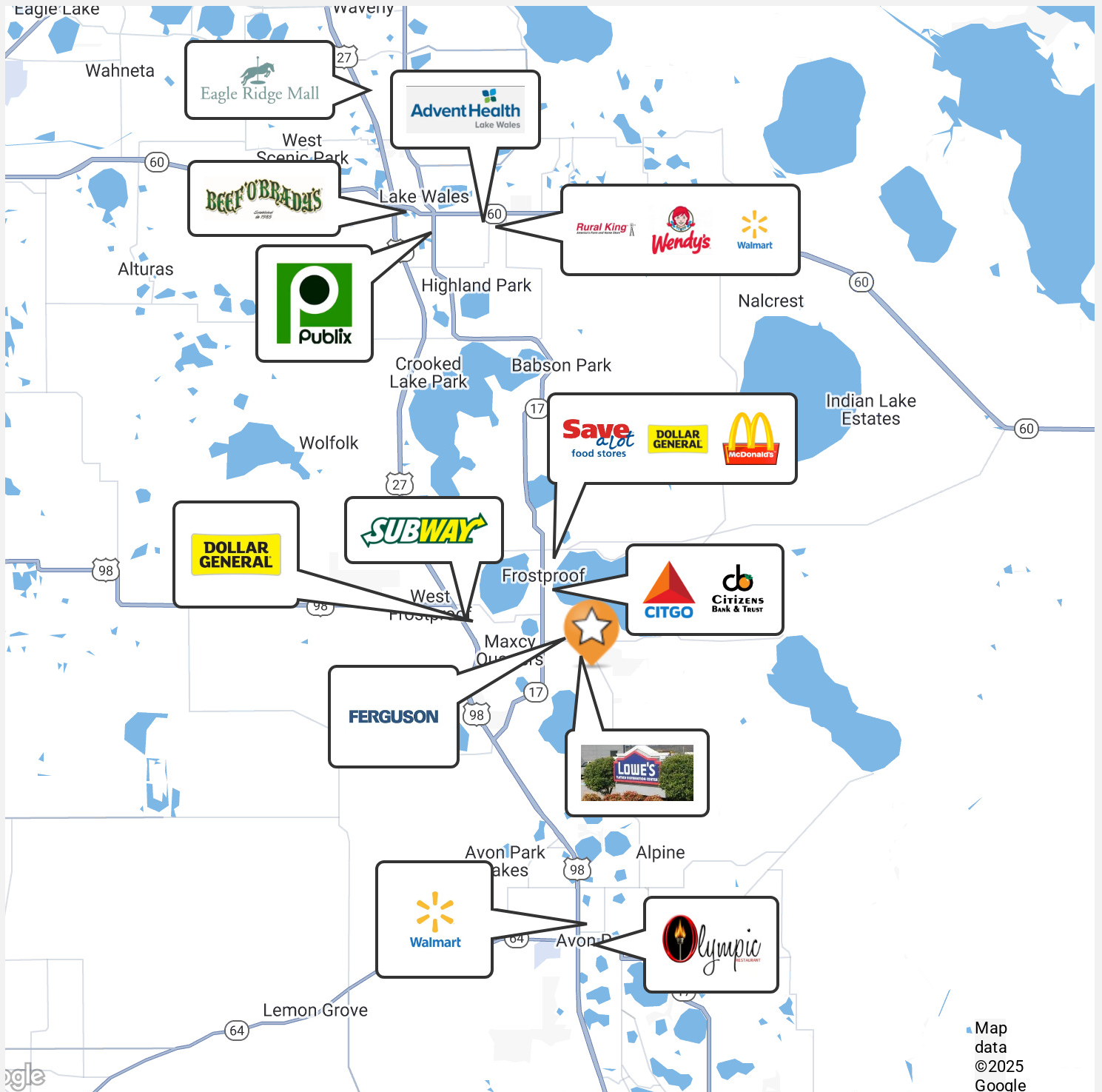
**DRIVE TIMES**

- 5 minutes to Frostproof
- 17 minutes to Avon Park
- 42 minutes to Winter Haven
- 84 minutes to Orlando
- 90 minutes to Tampa

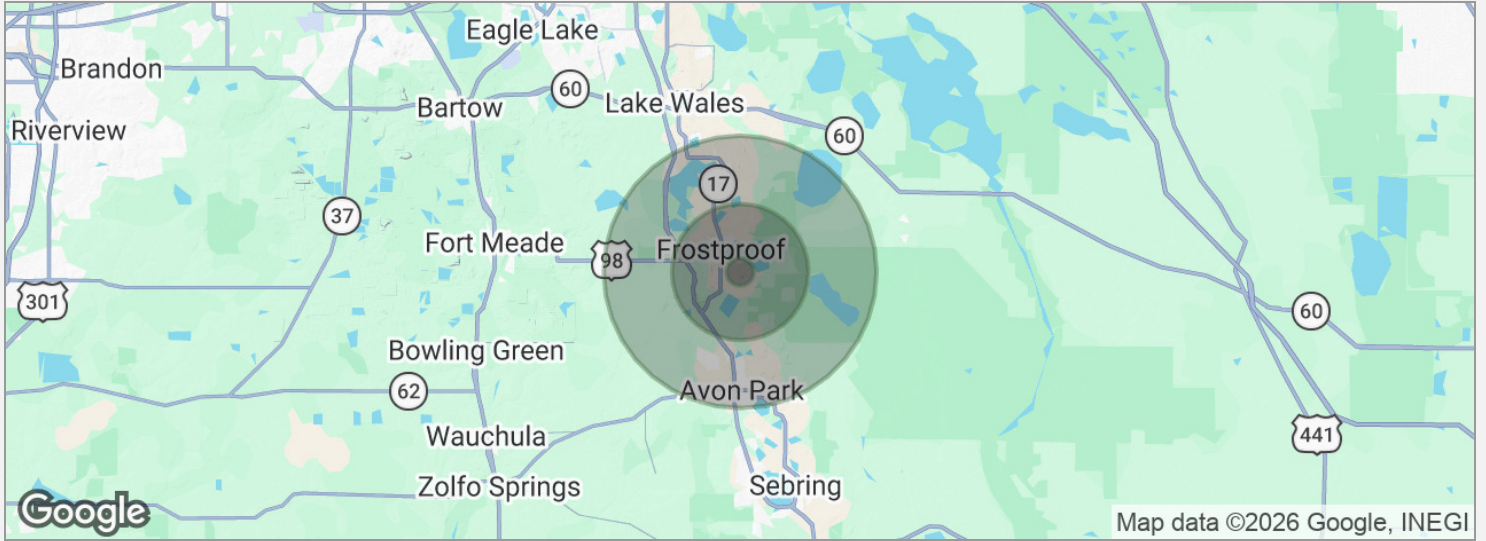
**DRIVING DIRECTIONS**

From Scenic highway and TS Wilson Road, Frostproof, Travel 1.25 miles east on TS Wilson Road to Ponds Road. Travel 0.25 miles north on Ponds Road to Davis Brothers Road. Travel East 0.10 miles to property

Retailer Map



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	105	10,101	36,542
Median age	48	47	45
Median age (male)	49	46	44
Median age (Female)	47	47	46
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	44	3,887	13,686
# of persons per HH	2.4	2.6	2.7
Average HH income	\$61,883	\$65,578	\$64,450
Average house value	\$257,588	\$203,741	\$218,422

\* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 1

**CHIP FORTENBERRY MBA, ALC**

Broker Associate



141 5th St. NW, Suite 202  
Winter Haven, FL 33881  
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.