

FROSTPROOF HWY 27 MIXED-USE DEVELOPMENT

US HWY 27 & OTTO POLK ROAD
FROSTPROOF, FL 33843

Keat Waldron, ALC

Advisor

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Otto Polk Rd



Property Overview



Sale Price	\$2,400,000
OFFERING SUMMARY	
Acreage:	48 ± Acres
Price / Acre:	\$50,000
City:	Frostproof
County:	Polk
Property Type:	Land: Land Investment, Land Other, Residential Development, Transitional, Commercial

PROPERTY OVERVIEW

With almost 800 ± FT of road frontage on US Hwy 27, this property offers a unique mix of residential and commercial potential that is unlike any other property in the immediate area. The property consists of 100% uplands and has the benefit of additional road access with 940 ± FT of road frontage on Otto Polk Road. In 2019, Nucor Steel, the 2nd largest steel producer in North America, opened a mill just 4 miles south of this property. Nucor invested nearly \$240 million into this location, and has room for expansion. Lake Wales and Sebring are both a short 25 ± minute drive, while Orlando and Tampa are only an hour and twenty minutes away. The property also has close proximity to Walt Disney World [1 hour], Legoland [30 minutes], Warner University [10 minutes], and South Florida State College [15 minutes]. The approximate 41 ± acres of residential land allow for a max density of four [4] dwelling units per acre, with the remaining 7 ± acres making up the commercial portion of the property. Along this stretch of HWY 27, there is a traffic count of approximately 20,000 cars per day. For utilities, there is a 12 inch water main located on the east side of Hwy 27 - approximately 200 ± FT from the property boundary. A 10 inch wastewater force main is located approximately ½ mile north of the property on Hwy 27.

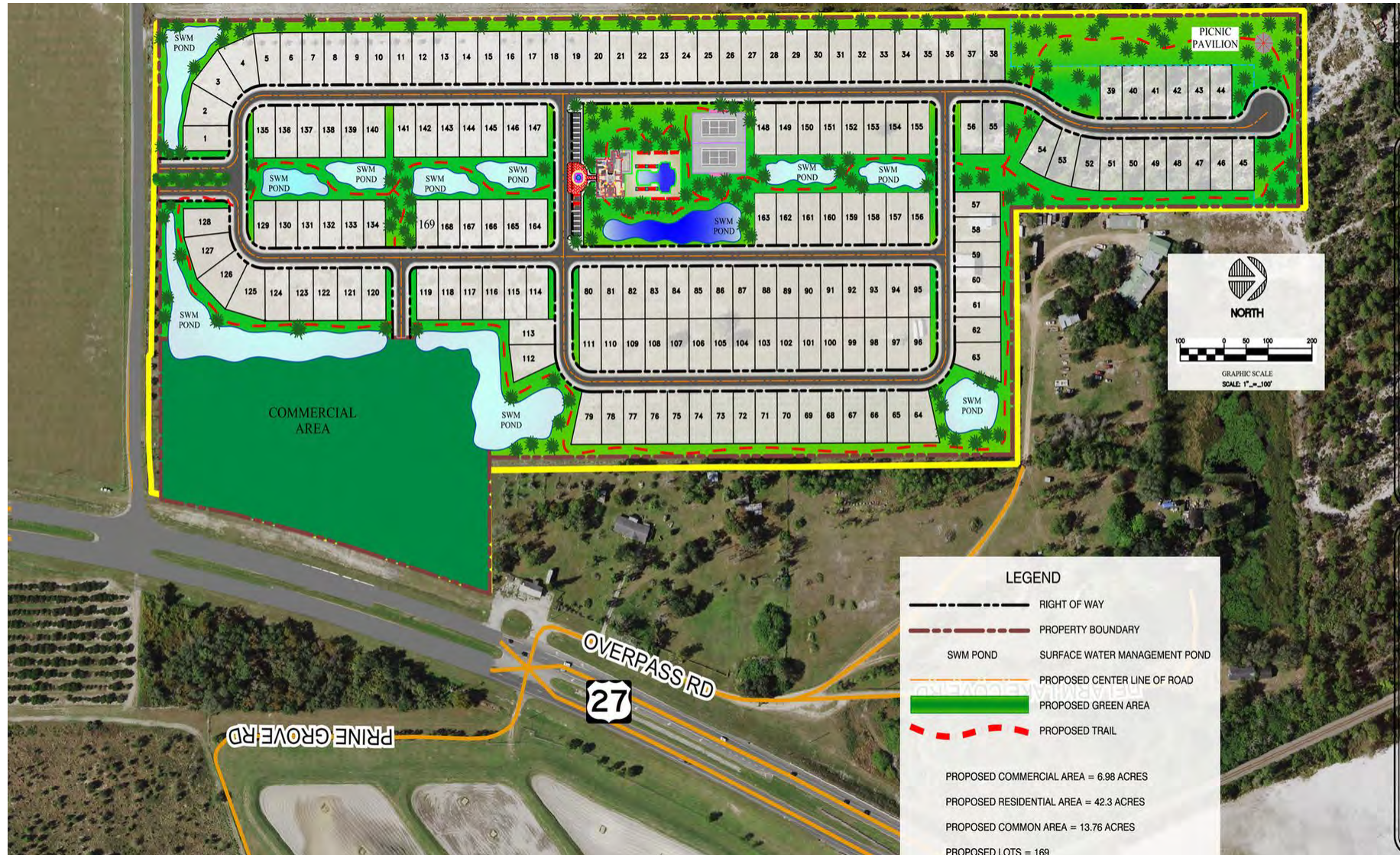
Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Land Investment• Land Other• Residential Development• Transitional• Commercial	Nearest Point of Interest:	Frostproof - 10 minutes Lake Wales & Sebring - 25 minutes Lakeland - 50 minutes Orlando & Tampa - 1 hour and 20 minutes Miami - 3 hours and 15 minutes
Uplands / Wetlands:	100% Uplands	Fencing:	Perimeter Fenced
Soil Types:	Predominantly Tavares Fine Sand	Grass Types:	Native grasses
Taxes & Tax Year:	27-32-12-000000-022100: \$12.70 27-32-12-000000-022110: \$131.01 27-32-12-000000-022020: \$156.18 27-32-13-000000-011010: \$42.75 27-32-13-000000-011020: \$238.43 27-32-13-000000-011060: \$2.40 27-32-13-000000-011070: \$1.61 27-32-13-000000-011080: \$58.38 Total 2021 Taxes: 643.46		
Zoning / FLU:	Mix of RCC-R [Rural Cluster Center Residential] and RCC [Rural Cluster Center]		
Water Source & Utilities:	There is a 12 inch water main on the east side of Hwy 27 - approximately 200 ± FT from the property boundary. A 10 inch wastewater force main is located approximately ½ mile north of the property on Hwy 27.		
Road Frontage:	800 ± FT on Hwy 27 and 940 ± FT on Otto Polk Road		

Site Plan



Location

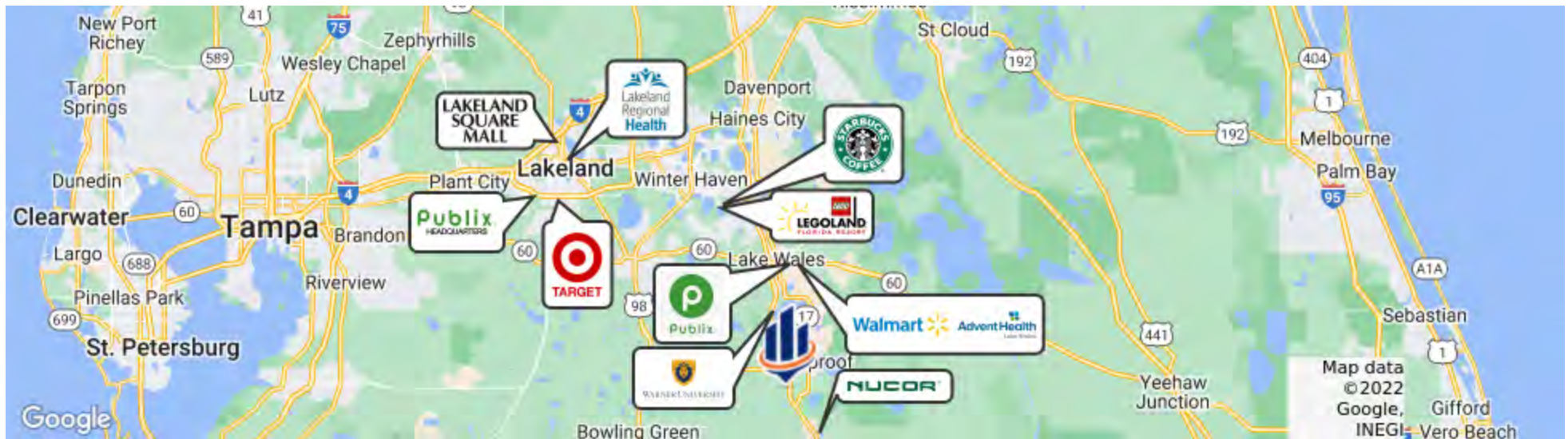


LOCATION & DRIVING DIRECTIONS

Parcel: 27-32-12-000000-022100022110022020; 27-32-13-000000-011010011020011060 011070011080

GPS: 27.7017174, -81.5657427

Driving Directions: From the intersection of Hwy 27 & State Rd 60 in Lake Wales, go south on Hwy 27 for 14 miles, the property is located on right side (west side) of the road.



Demographics Map & Report

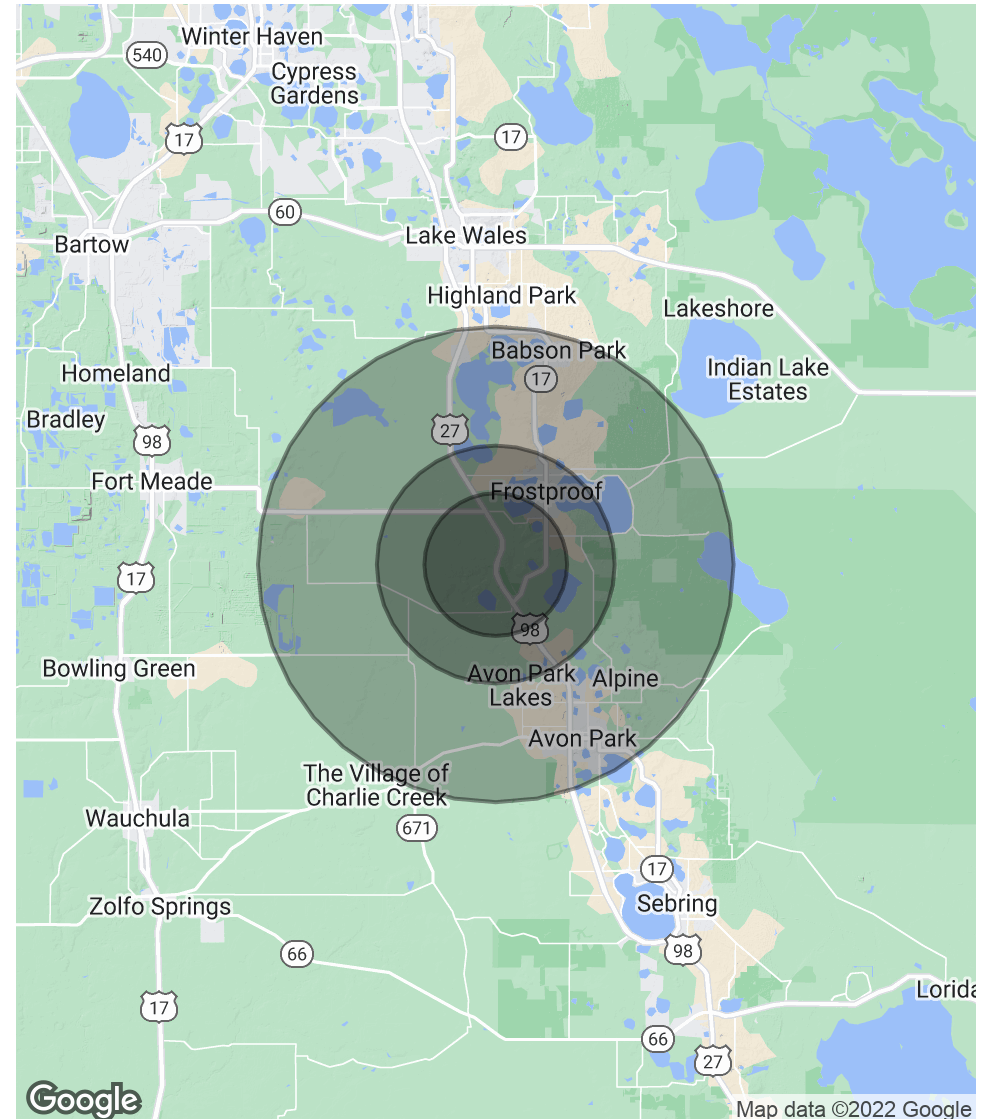
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	4,532	11,859	40,079
Average Age	47.8	47.9	42.0
Average Age (Male)	47.7	47.7	41.4
Average Age (Female)	45.1	46.7	43.1

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	2,213	5,506	17,340
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$36,256	\$39,559	\$42,567
Average House Value	\$78,209	\$103,080	\$116,558

* Demographic data derived from 2020 ACS - US Census



Soils Map



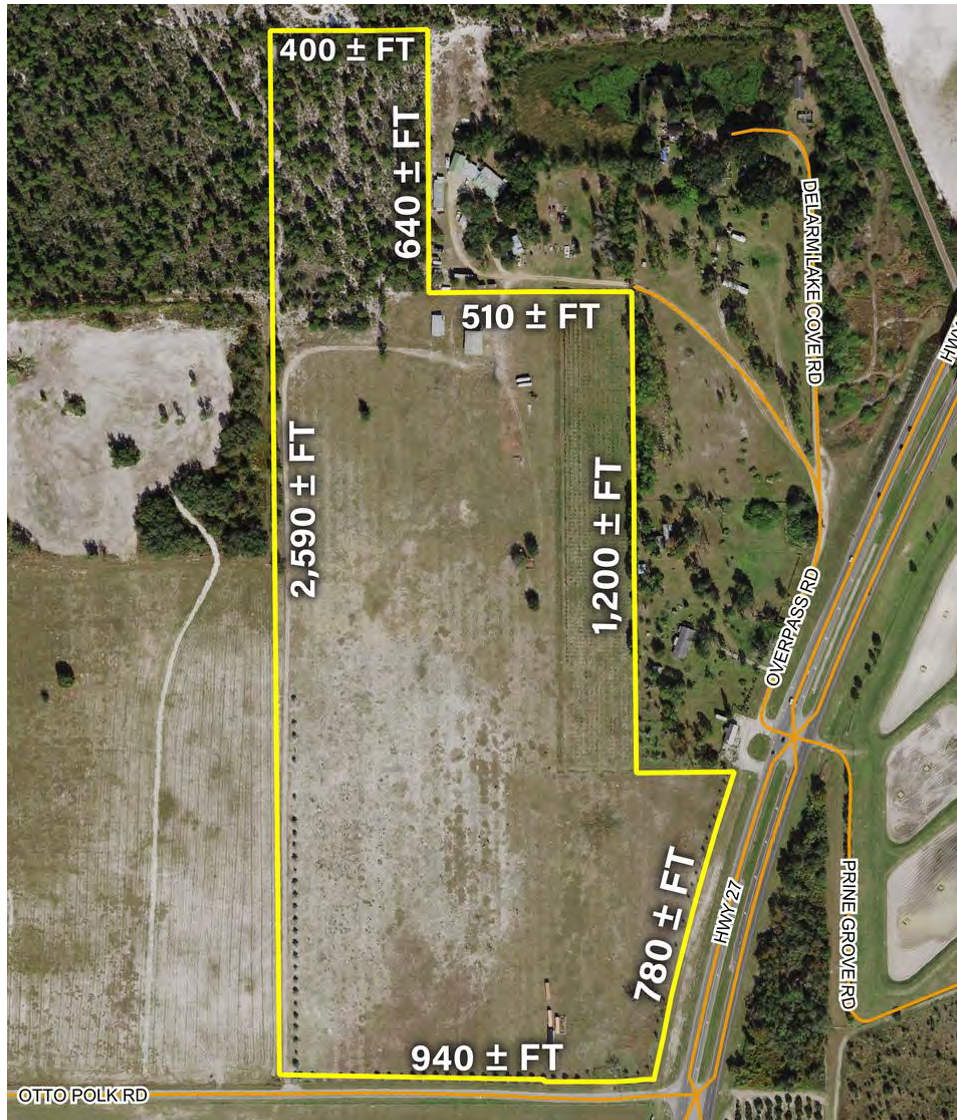
Land Use Map



Additional Photos



Additional Photos



Additional Photos



Additional Photos





POLK COUNTY
FLORIDA

Founded	1861	Density	326.06
County Seat	Bartow	Population	609,492 [2012]
Area	1,875 sq. mi.	Website	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both 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 and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.



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PROFESSIONAL BACKGROUND

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

Keat knows fostering relationships and understanding the needs of buyers and sellers throughout the transaction process are key to ensuring success for all parties involved. He holds the Accredited Land Consultant designation, and currently is the youngest licensed real estate associate in the state of Florida holding this designation.

Keat holds a Bachelor of Science in Food and Resource Economics with a specialization in Agribusiness and Marketing Management, along with a minor in Business Administration from the University of Florida (UF). Upon graduation, Keat worked as a licensed real estate associate and auctioneer for one of the most prominent real estate auction firms in the country.

Keat is a 7th-generation Floridian from Sebring and grew up with a passion for hunting, fishing, and the outdoors, which helped develop his keen interest in the field of real estate over the years. Keat currently resides in Lakeland, Florida.

Keat specializes in:

- Recreation/Hunting Land
- Development Land
- Ranch Land
- Agricultural Land

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HEADQUARTERS

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GEORGIA

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