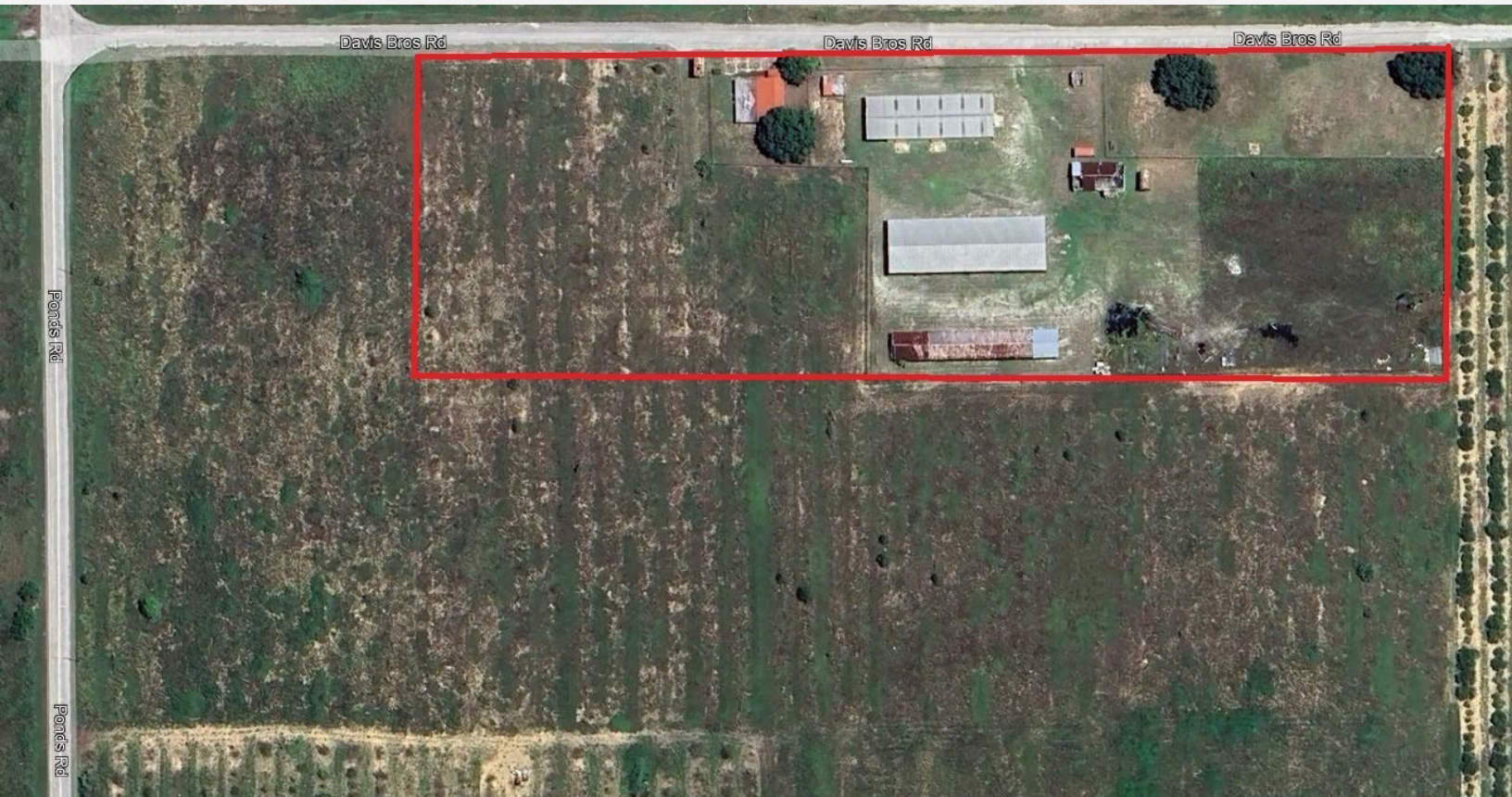




FOR SALE
FROSTPROOF, FL WAREHOUSE AND
OFFICE COMPLEX SPACE
\$1,425,000

7 ACRES IN FROSTPROOF, FL WITH WAREHOUSES AND
OFFICE BUILDING

DAVIS BROTHERS RD, FROSTPROOF, FL 33843





SALE PRICE **\$1,425,000**

OFFERING SUMMARY

Listing Price	\$1,425,000
Acres	7 Acres
Price Per Acre	\$203,571
County	Polk
Zoning	A/RR
Utilities	Telephone, Electricity, Internet.
Soils	Sandy
Taxes	\$2,142
Parcel IDs	283203000000044070
Coordinates	27.7219416, -81.508026
Frontage	1,000 ft

PROPERTY OVERVIEW

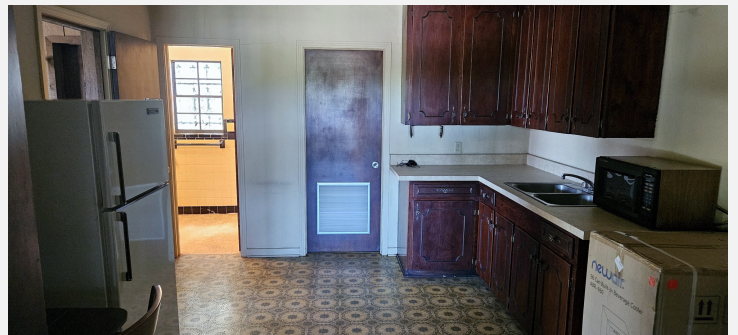
The property at 321 Davis Brothers Road in Frostproof, Florida, encompasses approximately 7 +/- acres. It features a 1,600-square-foot office equipped with two half bathrooms, a 7,500-square-foot pole barn, a 4,000-square-foot pole barn, a 5,000-square-foot warehouse, and a 1,200-square-foot warehouse. 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 7 +/- acres offered and will be resurveyed prior to closing. Property taxes are approximate.

PROPERTY HIGHLIGHTS

- Property Size: 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

3



Additional Photos

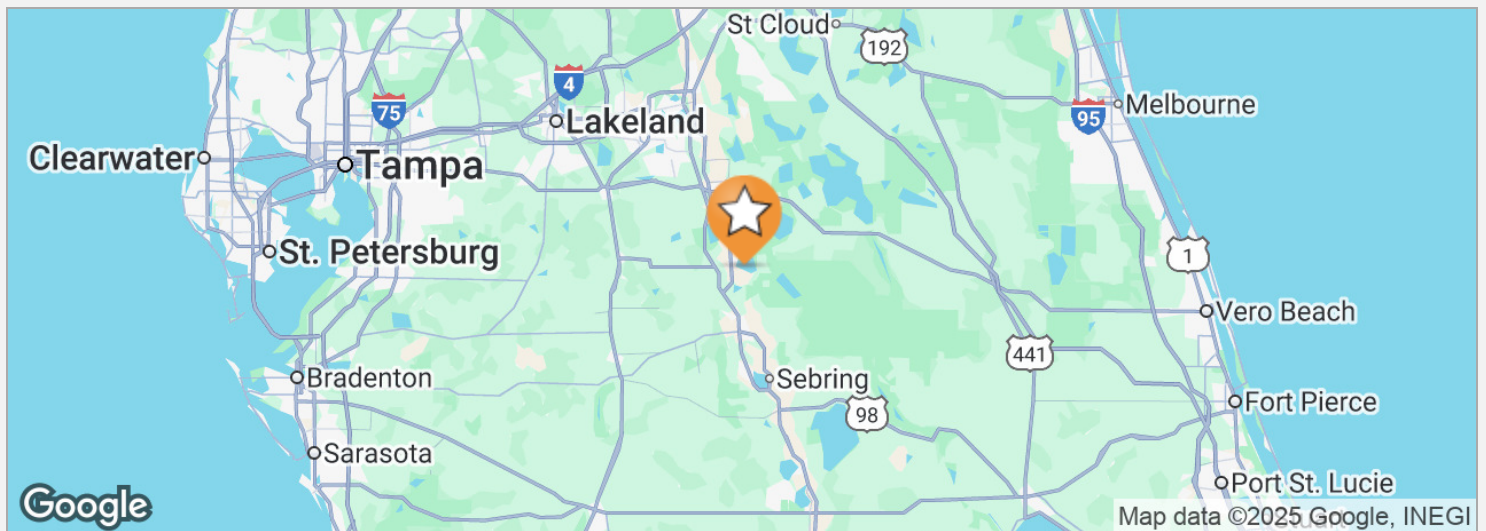
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Additional Photos

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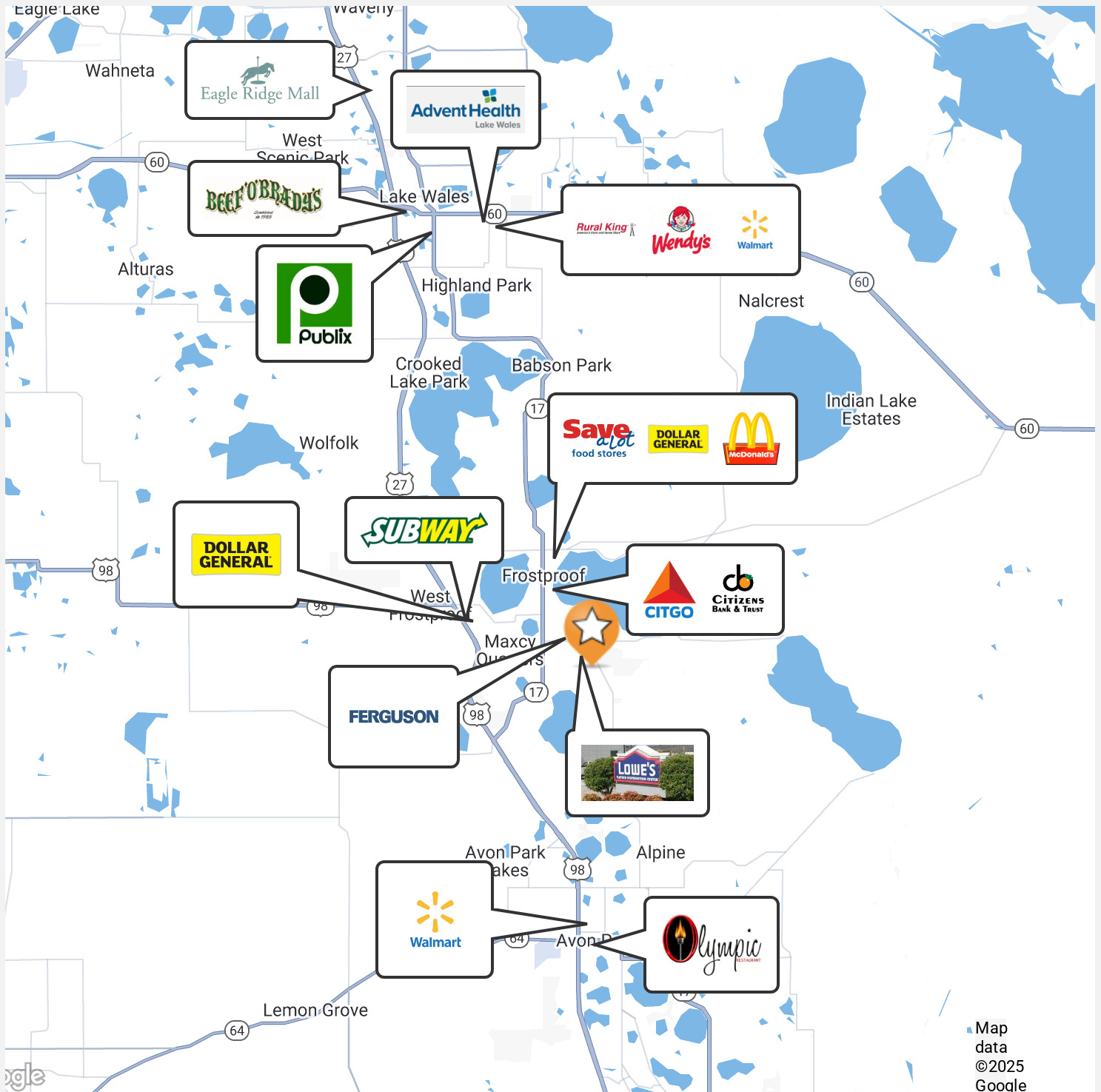


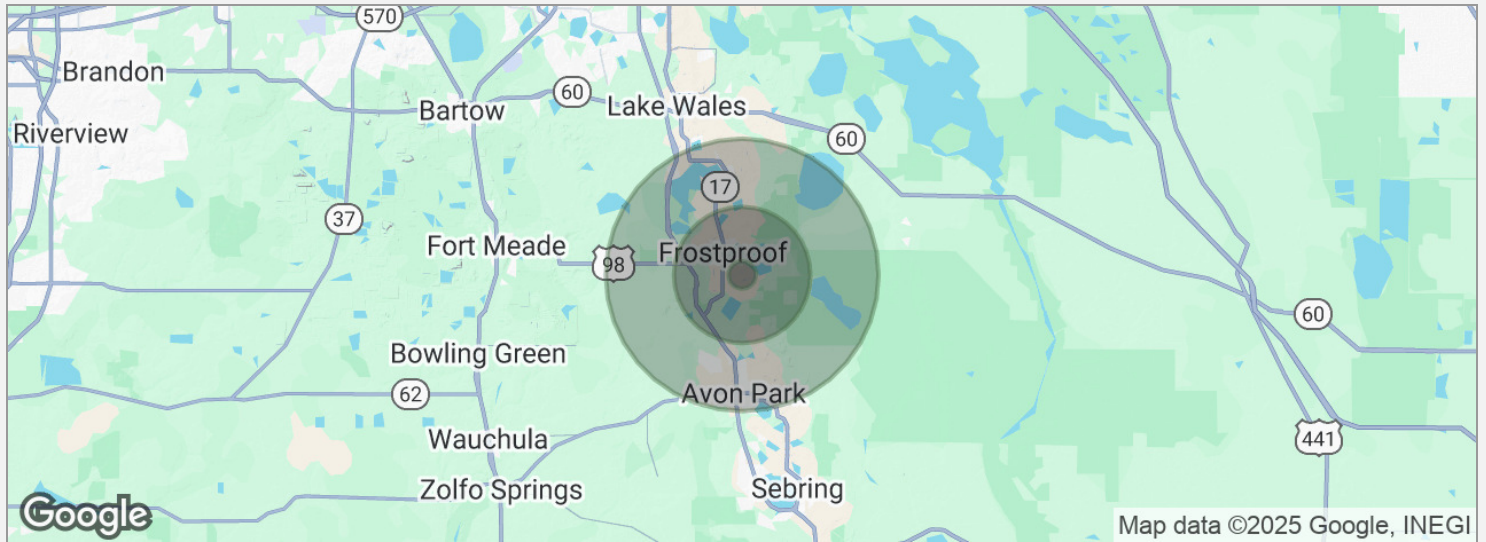
DRIVE TIMES

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





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

CHIP FORTENBERRY MBA, ALC

Broker



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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.