



**FOR SALE
LAND
\$175,000**

4.58 ACRES OF PRIVACY AND CONVENIENCE FOR A
DREAM HOME

DAVIS BROTHERS ROAD, FROSTPROOF, FL 33843



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



SALE PRICE **\$175,000**

OFFERING SUMMARY

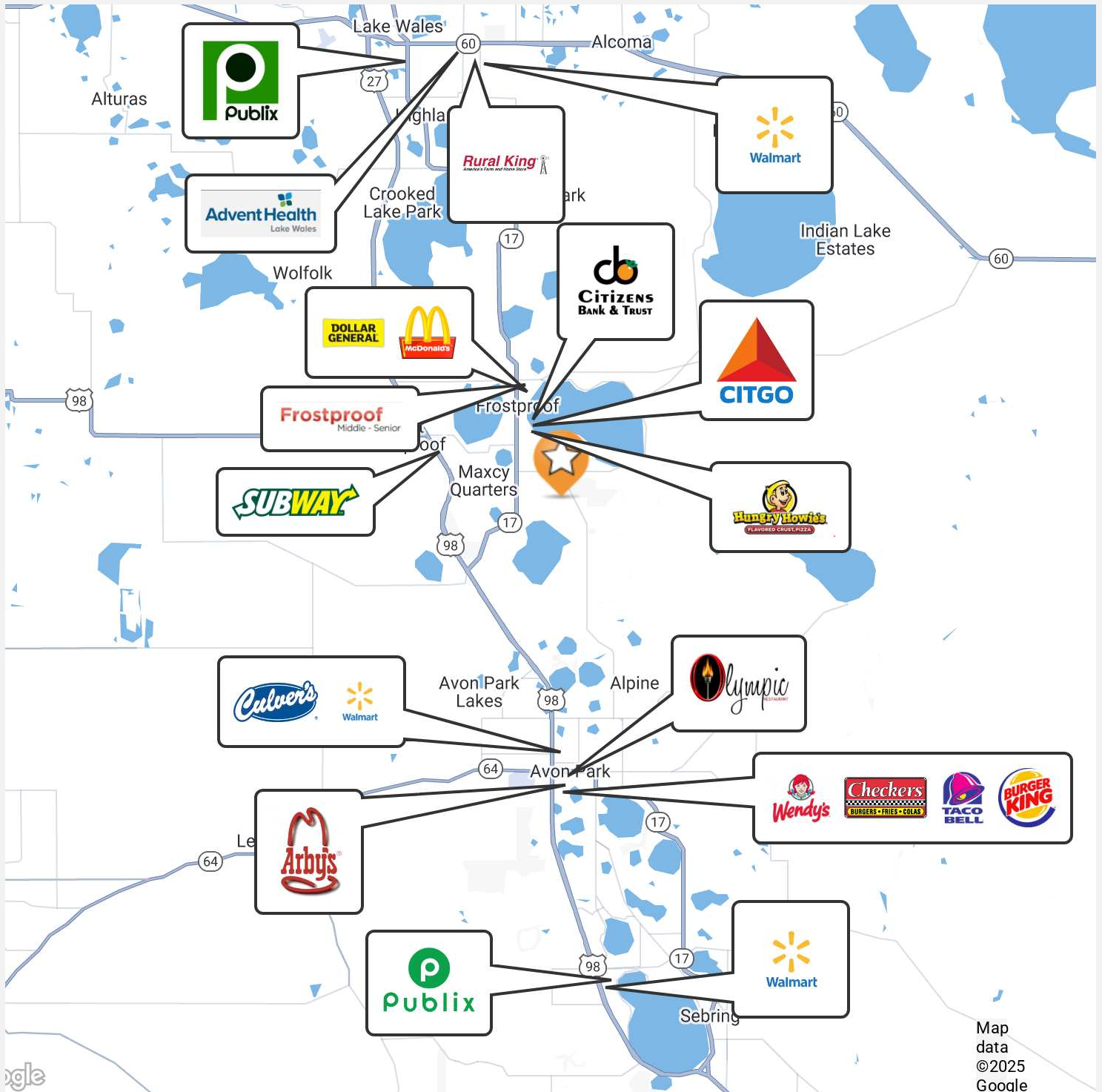
Listing Price	\$175,000
Acres	4.58 Acres
Price Per Acre	\$38,210
County	Polk
Zoning	Agriculture
Utilities	Electricity
Soils	Candler Sand
Parcel IDs	283203000000042020
Coordinates	27.7218452, -81.5101306
Frontage	630 ft
Real Estate Taxes	\$889

PROPERTY OVERVIEW

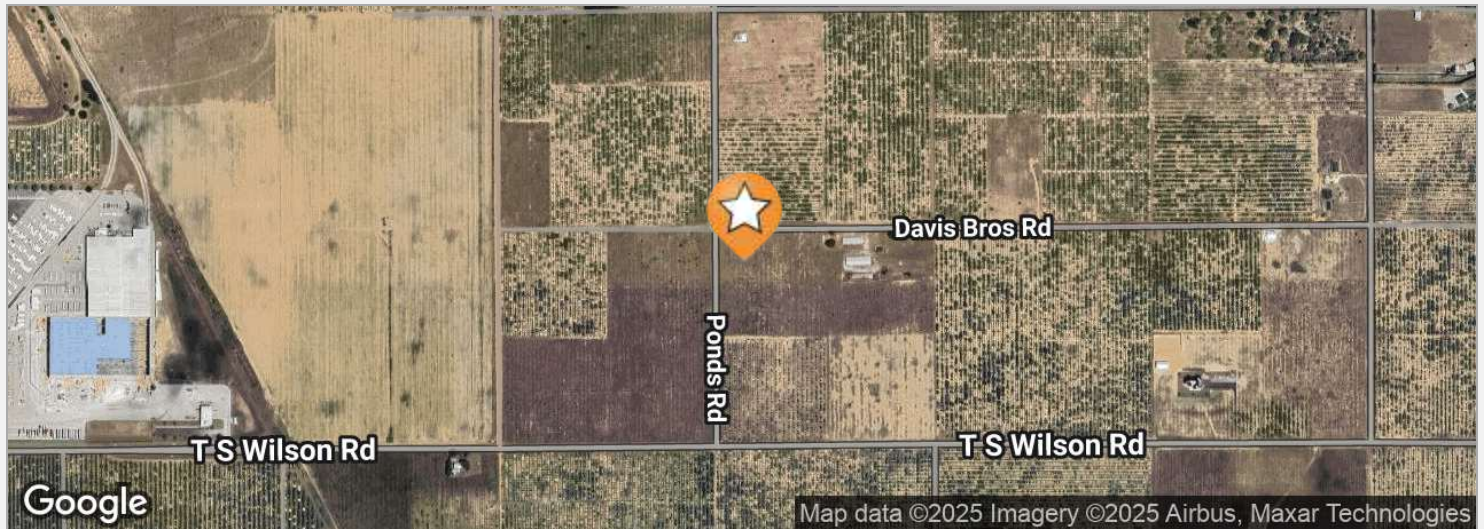
This secluded 4.58 acre lot is perfect for building your dream home and putting up some privacy fences! You'll be minutes away from all of the shopping, restaurants and schools that you need in this close knit community with US 27 right outside its gates.

PROPERTY HIGHLIGHTS

- Perfect lot for a home site
- Secluded yet close to shopping, restaurants and schools
- Minutes to US 27





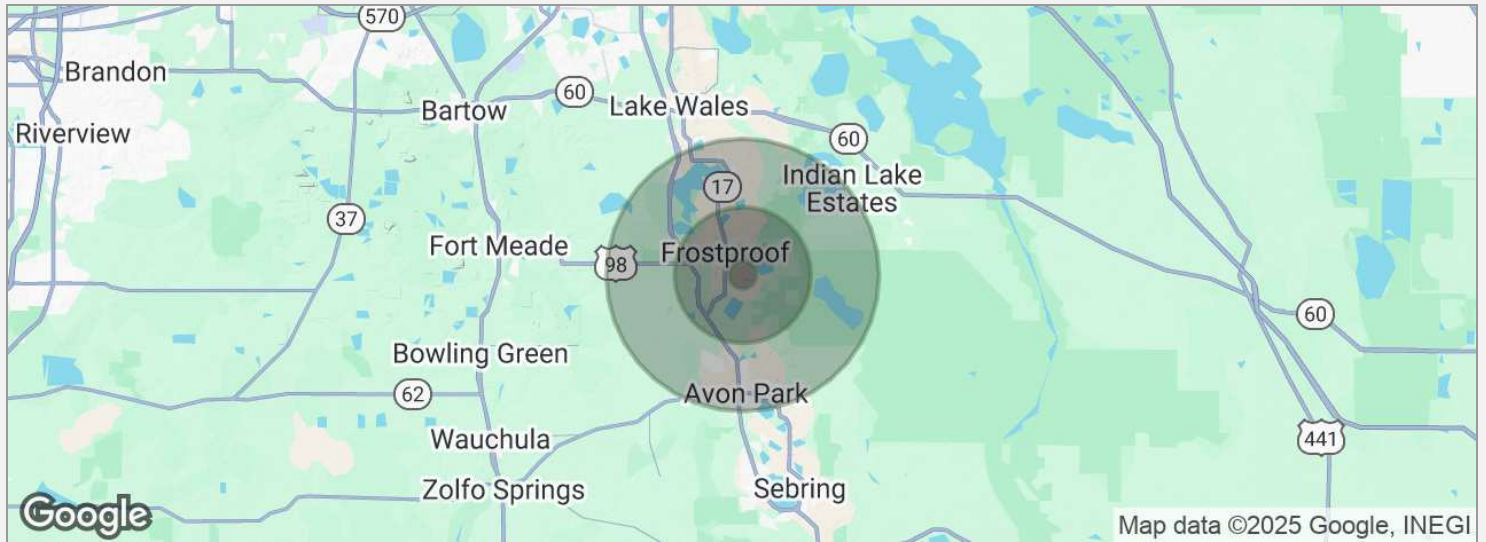


DRIVE TIMES

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 TS Wilson Road and Ponds Road Frostproof. Drive north 0.13 miles north to the property



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	107	10,090	36,542
Median age	47	47	45
Median age (male)	48	46	44
Median age (Female)	46	47	46

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	45	3,885	13,686
# of persons per HH	2.4	2.6	2.7
Average HH income	\$60,597	\$65,583	\$64,450
Average house value	\$250,803	\$203,663	\$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.