

LAND FOR SALE

# LAKE REEDY ESTATES

1575 LAKE REEDY BLVD S

Frostproof, FL 33843

PRESENTED BY:

JAMES JAHNA

O: 863.648.1528 | C: 863.557.0320

bojahna@svn.com





**SALE PRICE**

**\$775,000**

**OFFERING SUMMARY**

<b>ACREAGE:</b>	12.89 Acres
<b>PRICE / ACRE:</b>	\$60,124
<b>CITY:</b>	Frostproof
<b>COUNTY:</b>	Polk
<b>PROPERTY TYPE:</b>	Land: Citrus, Farms & Nurseries Properties, Land Investment, Residential Development, Transitional, Waterfront

**PROPERTY OVERVIEW**

Lake Reedy Estates is a 13-acre producing citrus grove with 100% uplands. The property has excellent elevation, which grants beautiful views of the lake and mature oaks that line the water. This property is perfect for developing large, high-end waterfront lots and the property has the potential to be approved for up to 25 units with annexation and approvals. With over 700 ± FT of water frontage on Lake Reedy, this piece has excellent development opportunities, featuring plenty of road and water frontage. The town of Frostproof would welcome annexation into the city limits, granting the owner the ability for much higher density.



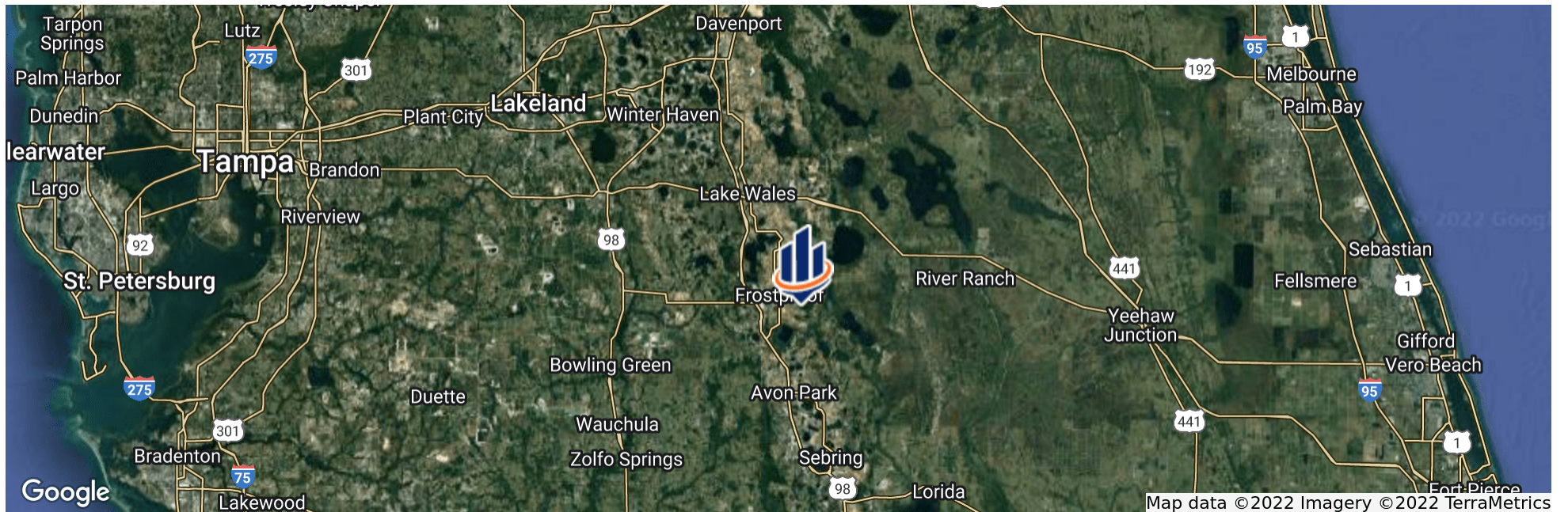
## SPECIFICATIONS & FEATURES

<b>LAND TYPES:</b>	<ul style="list-style-type: none"> <li>• Citrus</li> <li>• Farms &amp; Nurseries Properties</li> <li>• Land Investment</li> <li>• Residential Development</li> <li>• Transitional</li> <li>• Waterfront</li> </ul>
<b>UPLANDS / WETLANDS:</b>	12.89 acres of uplands/ 0 acres of wetlands
<b>TAXES &amp; TAX YEAR:</b>	\$630.81
<b>ZONING / FLU:</b>	Agricultural. Possibility to rezone low density residential.
<b>LAKE FRONTAGE / WATER FEATURES:</b>	710 ± FT of water frontage on Lake Reedy
<b>ROAD FRONTAGE:</b>	675 ± FT on Lake Reedy Blvd S
<b>NEAREST POINT OF INTEREST:</b>	Minutes to downtown Frostproof
<b>CURRENT USE:</b>	Citrus
<b>POTENTIAL RECREATIONAL / ALT USES:</b>	Campground, Estate style home, Low density residential, RV Park
<b>STRUCTURES &amp; YEAR BUILT:</b>	NA
<b>UTILITIES &amp; WATER SOURCE:</b>	Would need own septic
<b>PERMITTED LOTS:</b>	The current parcel has the County Future Land Use designation of Agricultural/Residential Rural which allows 1 dwelling unit per 5 acres.



## LOCATION & DRIVING DIRECTIONS

<b>PARCEL:</b>	283202000000024040
<b>GPS:</b>	27.7204129, -81.4875154
<b>DRIVING DIRECTIONS:</b>	<ul style="list-style-type: none"> <li>• From Frostproof, take 17 south and turn east on T S Wilson Rd for 2.6 miles</li> <li>• Property will be on your left</li> </ul>
<b>SHOWING INSTRUCTIONS:</b>	Call Bo Jahna











## JAMES JAHNA

Advisor

bojahna@svn.com

**Direct:** 863.648.1528 | **Cell:** 863.557.0320

### PROFESSIONAL BACKGROUND

Bo Jahna is a licensed real estate associate located in Jupiter, Florida. His expertise includes transitioning raw land into residential development properties on the east coast of Florida. In addition to transitional land, Bo has experience with mining and agricultural properties.

Bo received his bachelor's degree in Business Administration from the University of Central Florida and his MBA with a finance specialization from the Huizenga School of Business at Nova Southeastern University. He also holds a certification for pricing analytics from Columbia University.

Bo is a 4th generation Floridian and landowner who comes from a family with long-time ties to Polk County and the mining industry.

He was previously the CFO of a manufacturing company in Miami. After the sale of the company, his love of Florida land drew him to agricultural real estate. His personal interests include traveling with family, hiking with his dogs, fishing, and reading.

### DISCIPLINES

- Development Land
- Ranch and Recreational Land
- Current mining operational properties and potential mining sites





125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

1723 Bartow Rd  
Lakeland, Florida 33801  
863.648.1528

356 NW Lake City Ave  
Lake City, Florida 32055  
386.438.5896

[www.SVNSaunders.com](http://www.SVNSaunders.com)

All SVN® Offices Independently Owned & Operated | 2022 All Right Reserved

©2021 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit [SVNSaunders.com](http://SVNSaunders.com).

