

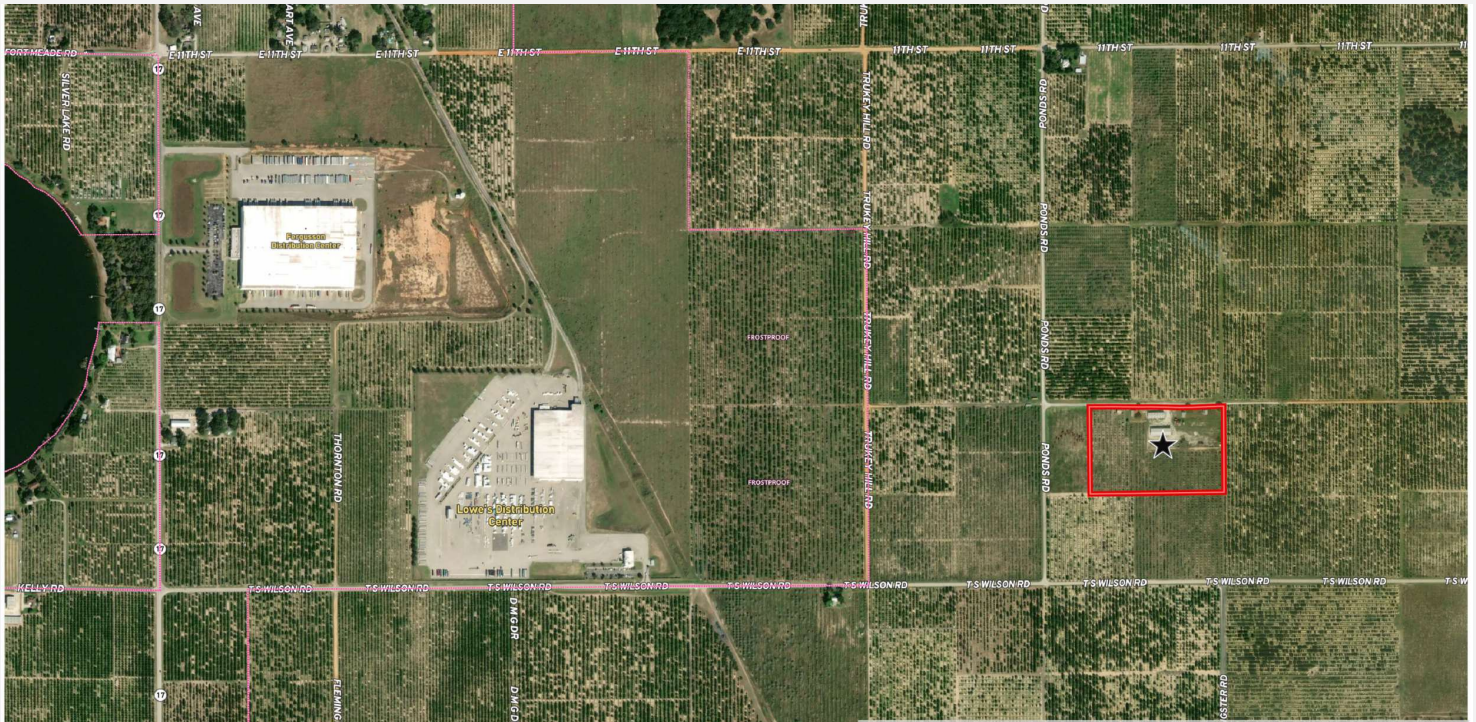


**FOR SALE**  
**FROSTPROOF, FL WAREHOUSE AND**  
**OFFICE COMPLEX**  
**\$1,800,000**

14.5 ACRES IN FROSTPROOF, FL WITH WAREHOUSES AND  
OFFICE BUILDING

**321 DAVIS BROTHERS RD, FROSTPROOF, FL 33843**





**SALE PRICE** **\$1,800,000**

**OFFERING SUMMARY**

<b>Listing Price</b>	\$1,800,000
<b>Acres</b>	14.5 Acres
<b>Price Per Acre</b>	\$124,138
<b>County</b>	Polk
<b>Zoning</b>	A/RR
<b>Irrigation</b>	12 & 4 inch wells
<b>Utilities</b>	Telephone, Electricity, Internet.
<b>Soils</b>	Sandy
<b>Taxes</b>	\$3,705
<b>Parcel IDs</b>	28320300000044070
<b>Coordinates</b>	27.7219416, -81.508026

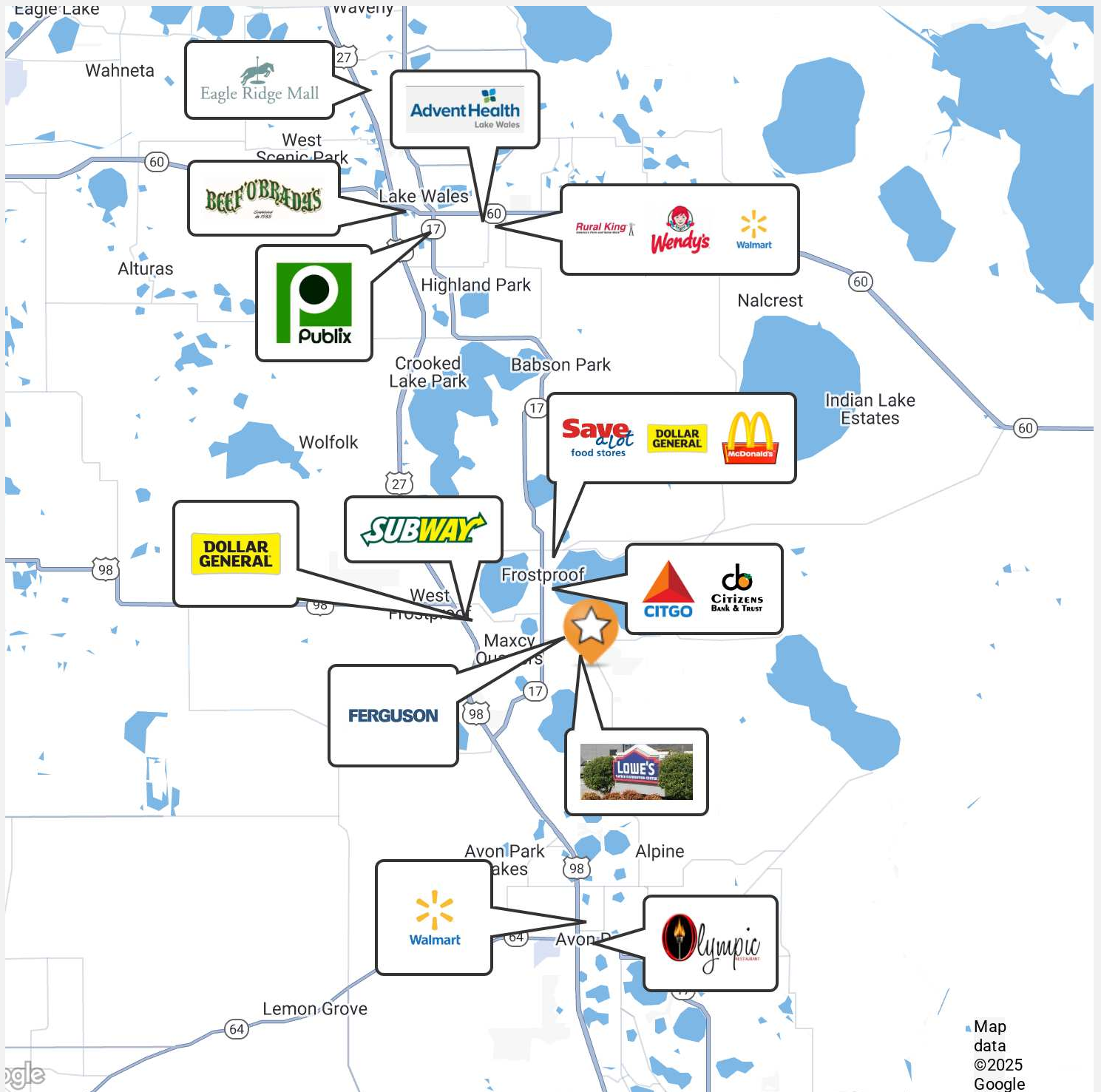
**PROPERTY OVERVIEW**

The property at 321 Davis Brothers Road in Frostproof, Florida, encompasses approximately 14.50 +/- 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. 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. Property is within an opportunity zone.

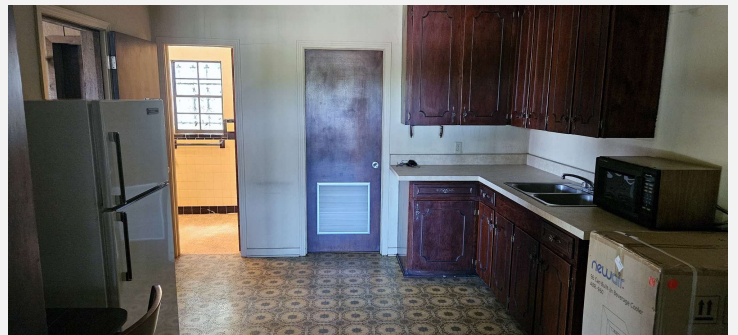
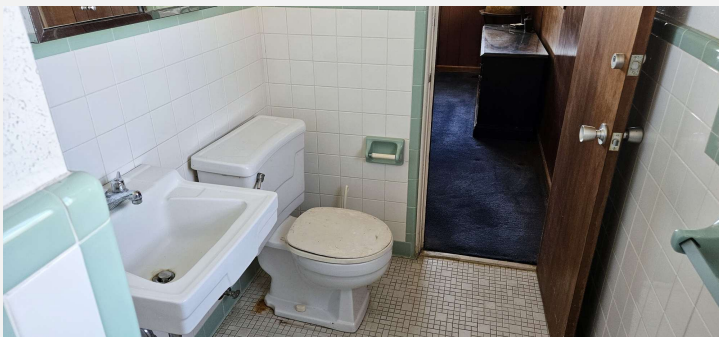
**PROPERTY HIGHLIGHTS**

- Property Size: 14.5 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.
- Water Supply: 4-inch well for the compound. 12-inch well also available.
- Warehouse compound is surrounded by a chain-link fence.
- Close to industrial warehouses owned by Lowe's and Ferguson.





Additional Photos

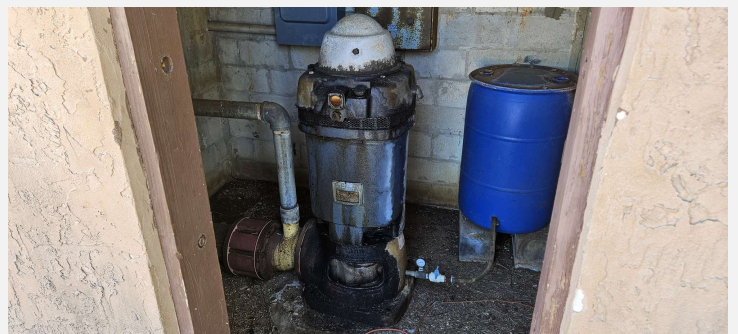




Additional Photos









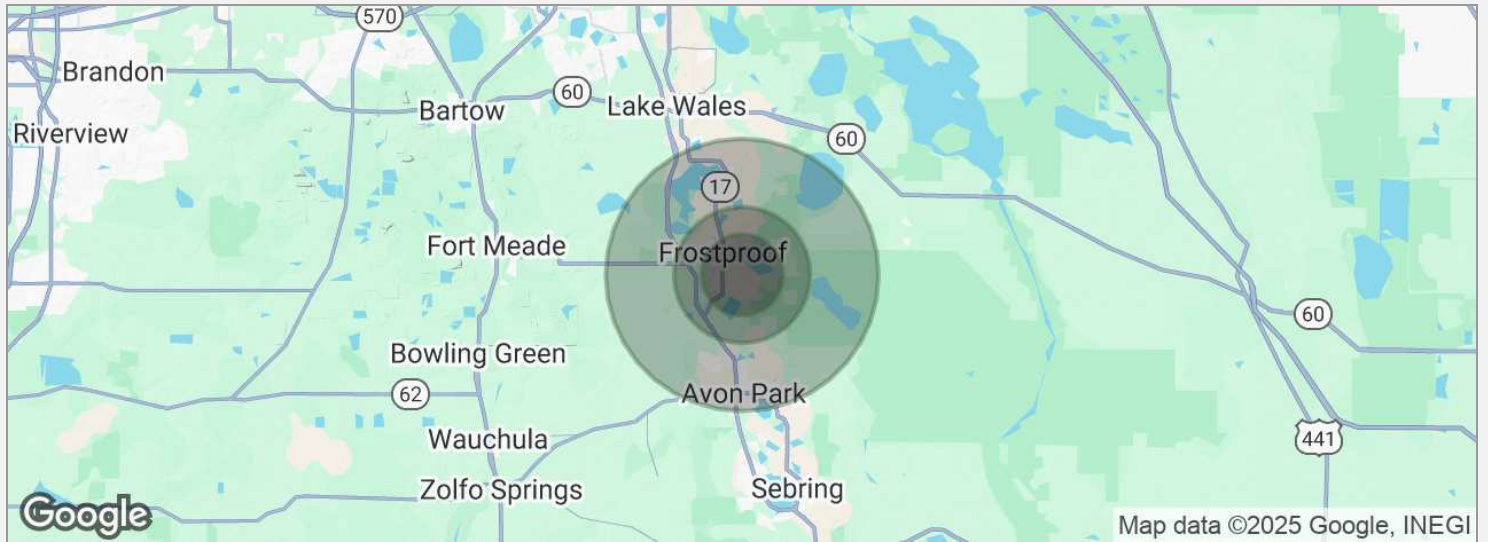


#### DRIVE TIMES

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



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	4,086	10,101	36,542
Median age	45	47	45
Median age (male)	44	46	44
Median age (Female)	46	47	46
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,724	3,887	13,686
# of persons per HH	2.4	2.6	2.7
Average HH income	\$63,409	\$65,578	\$64,450
Average house value	\$228,233	\$203,741	\$218,422

\* Demographic data derived from 2020 ACS - US Census



## CHIP FORTENBERRY MBA, ALC

Broker



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.