

NORTH LAKE REEDY 17-ACRE DEVELOPMENT OPPORTUNITY

742 N LAKE REEDY BLVD
FROSTPROOF, FL 33843

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Property Overview



Sale Price

\$695,000

PROPERTY OVERVIEW

This 17-acre site, comprising roughly 15.5 acres of uplands, boasts hard road frontage on three sides and is situated in an area with upscale lakefront homes. Located just outside Downtown Frostproof, this parcel is strategically located on a main thoroughfare connecting US 27 to Hwy 60, leading to Vero Beach.

Additionally, the site is close to Lake Reedy, with a distance of approximately 160 feet at a few points. This adjacency to Lake Reedy enhances its appeal, presenting significant development and recreational potential. The combination of scenic surroundings, accessibility, and proximity to the lake makes this property a promising prospect for various land use opportunities, from residential development to recreational ventures.

Lake Reedy in Frostproof, Florida, has an approximate surface area of around 3,488 acres. The lake is known for its irregular shape, offering various coves and inlets that add to its scenic beauty. In terms of depth, Lake Reedy reaches an average depth of approximately 12 feet, with some areas reaching down to 19 feet. The lake is popular among anglers for its diverse fish population, including species like largemouth bass, bluegill, and crappie. Lake Reedy has one main public boat ramp which is less than 1300 feet from the subject property..

OFFERING SUMMARY

Acreage:	17± Acres
Price / Acre:	\$40,882
City:	Frostproof
County:	Polk
Property Type:	Land: Residential Development

Specifications & Features



SPECIFICATIONS & FEATURES

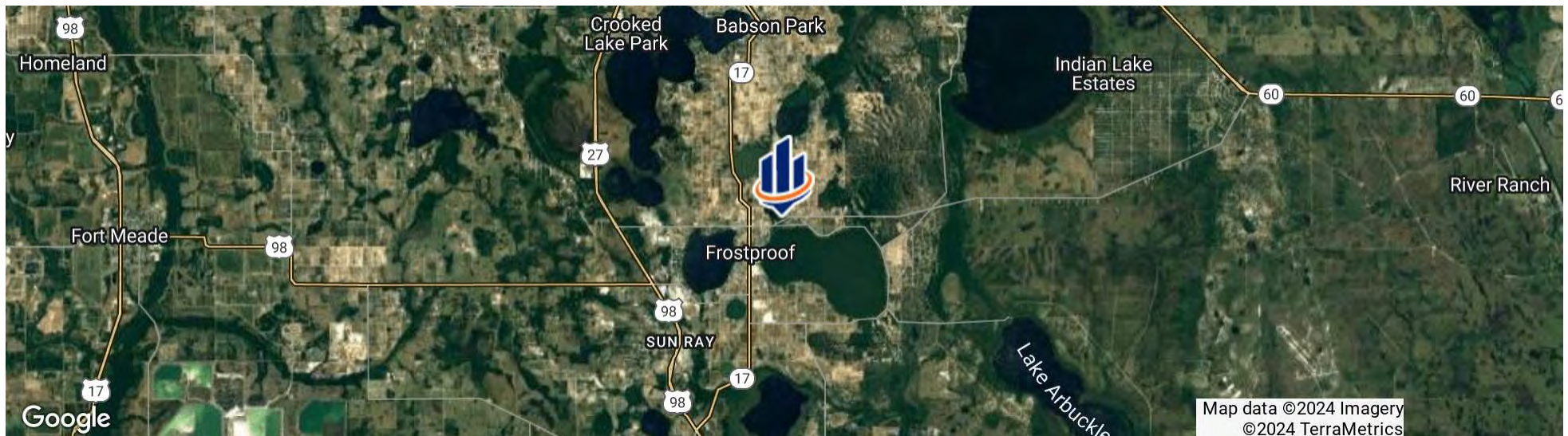
Land Types:	Residential Development
Uplands / Wetlands:	15.5 ± Uplands / 2.5 ± Wetlands
Soil Types:	Adamsville Fine Sand
Taxes & Tax Year:	\$3490 - 2023
Zoning / FLU:	Ag- 1 unit/ 5 acres
Lake Frontage / Water Features:	Lake view
Water Source & Utilities:	City water/ septic
Road Frontage:	1,469 ± on SR 630, 877 ± on Mullingsville Road, 1,300 ± on North Lake Reedy Blvd
Nearest Point of Interest:	Downtown Frostproof 1/4 mile to the west
Current Use:	Agriculture
Structures & Year Built:	NA

Location



LOCATION & DRIVING DIRECTIONS

Parcel:	2831280000000012120 and 2831280000000012140
GPS:	27.757254, -81.51602299999999
Driving Directions:	• From Frostproof head East on Hwy 630 E for about 4/5th of a mile • Property on right • Look for SVN signage.
Showing Instructions:	Drive by the site





Public Boat Ramp

Lake Reedy

Mullingsville Road

North Lake Reedy Blvd

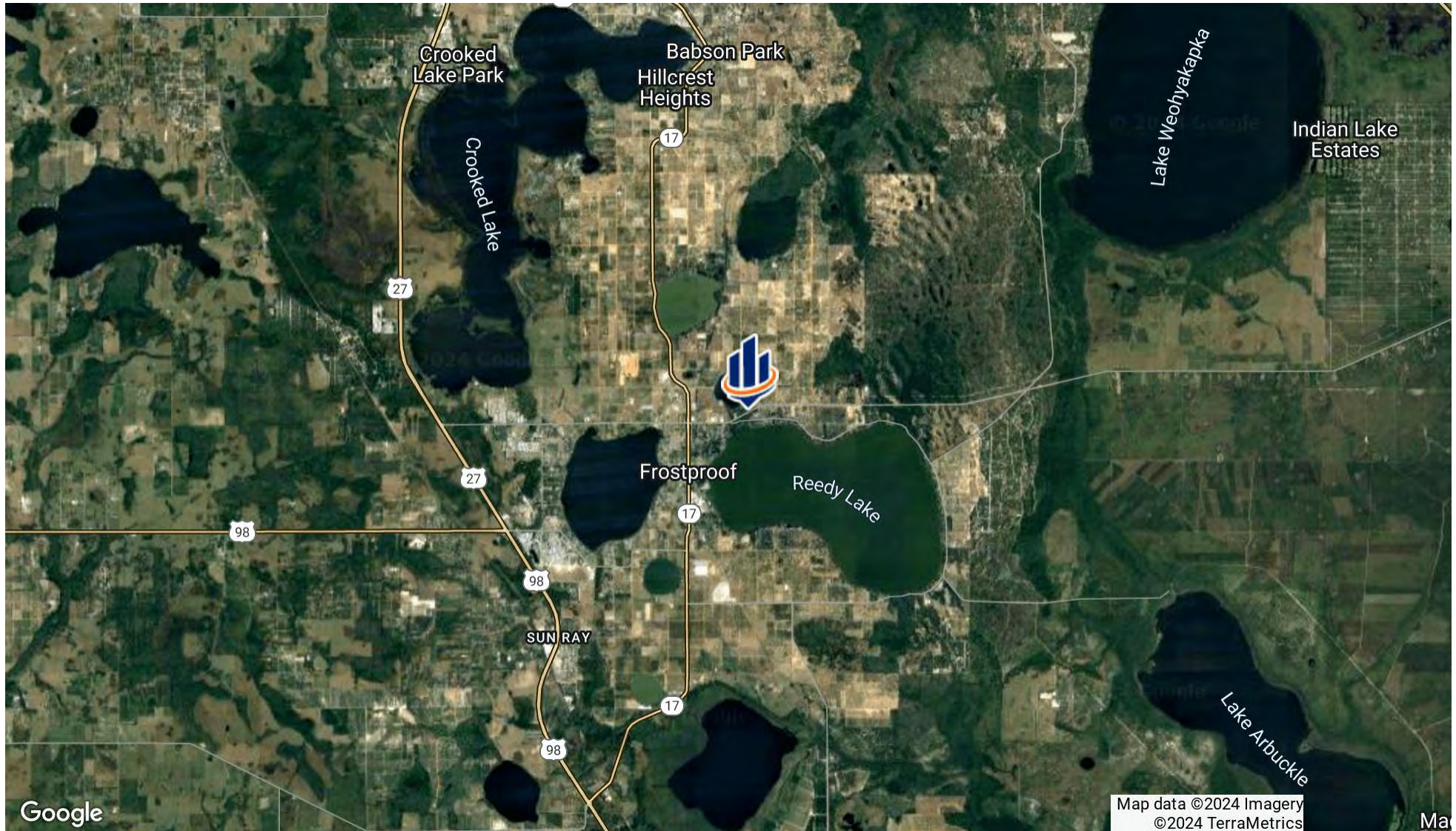
SR 630



Wetlands Map



Location Map



Regional Map



Additional Photos



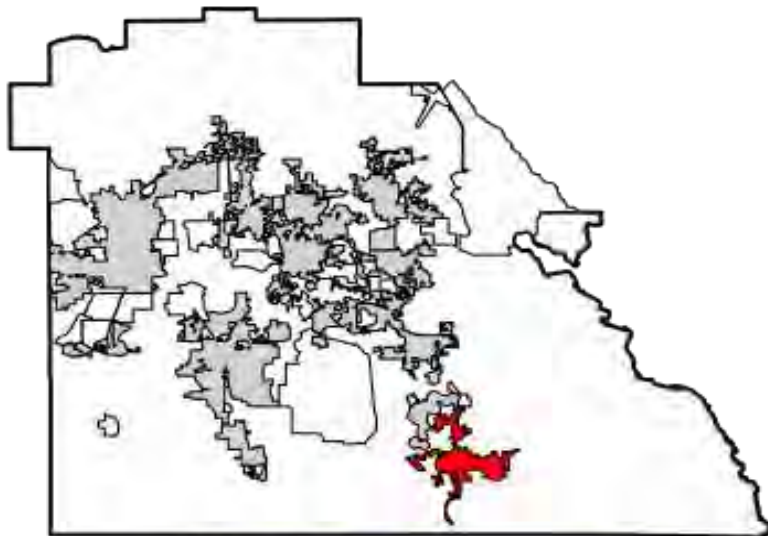


POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	787,404 [2022]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between 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, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

Frostproof, Florida



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	375	5,120	16,979
Total Population	614	9,737	36,948
Average HH Income	\$37,440	\$41,385	\$42,483

FROSTPROOF, FLORIDA

Frostproof is a city in Polk County, Florida, USA. Nestled among citrus groves and lakes, it is known for its scenic landscapes and a more relaxed pace of life. The city gained its name from the idea that it rarely experiences frost compared to other areas in Florida. With a small-town charm, Frostproof offers outdoor recreational opportunities, particularly around the nearby lakes. The community values its agricultural heritage, and citrus farming has played a significant role in its history. It's a community that often appeals to those seeking a quieter and more rural living environment in central Florida.

Advisor Biography



R. TODD DANTZLER, CCIM

Managing Director/ Senior Advisor

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PROFESSIONAL BACKGROUND

R. Todd Dantzler, CCIM is a Managing Director and Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. He specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing and land development.

Todd has been active in Polk County real estate for over 40 years and is a second-generation real estate leader - his father served as a member and Chairman of the Florida Real Estate Commission (FREC) in the early '80s.

Todd was recognized as the 2012 Florida Realtor® of the Year and in 2000 he was elected president of the Florida Realtors®. This would make him the youngest president in the history of Florida Realtors®. He is a current member of the board of directors, past treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, and the Polk Transportation Planning Organization. Todd was the Commission liaison to the Central Florida Development Council (CFDC), the economic development arm of the county, and past chairman of the CFDC.

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Lakeland, FL 33801



For more information visit www.SVNsaunders.com

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NORTH FLORIDA

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Lake City, Florida 32055
352.364.0070

GEORGIA

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Thomasville, Georgia 31792
229.299.8600

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