

Frostproof on the move

Economic Development Package

Prepared by:



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1. Economic Base Analysis

Background Information

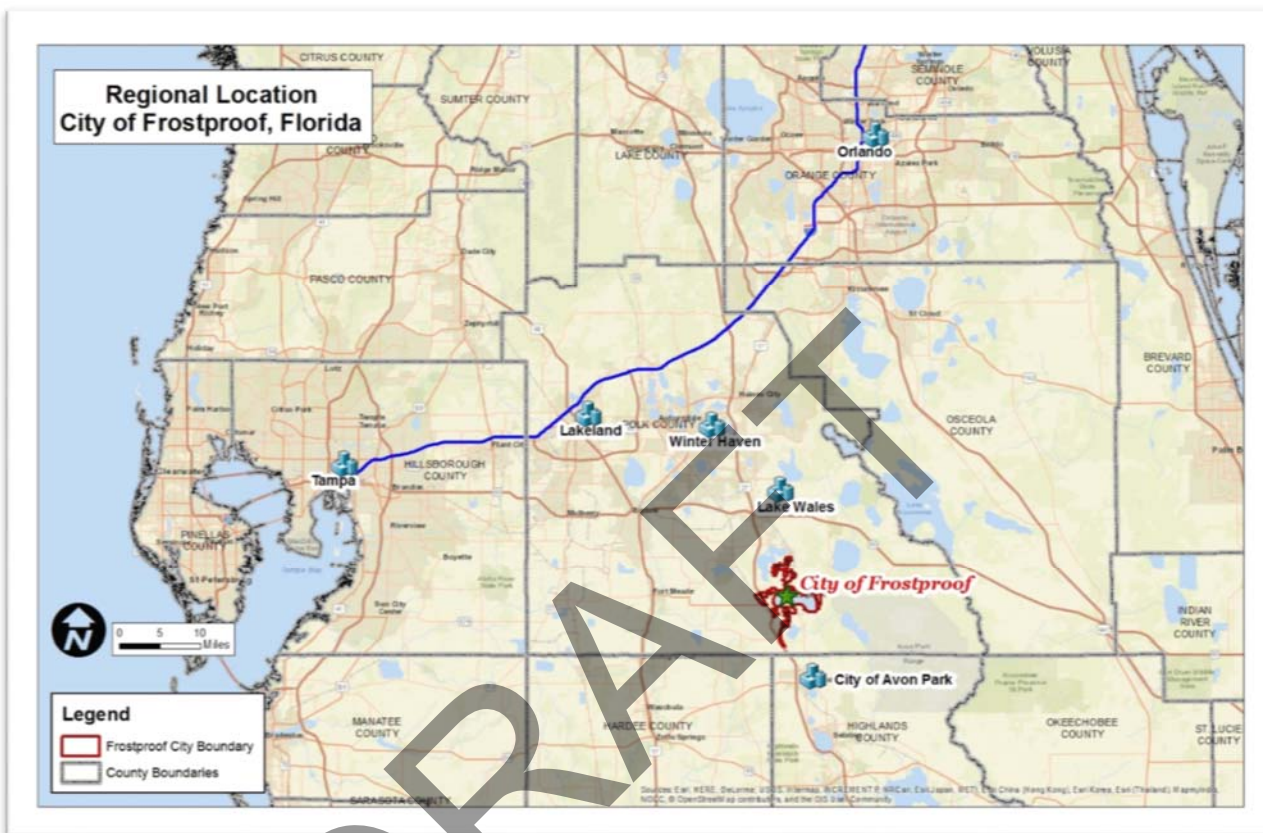


Figure 1: City of Frostproof – Regional Location

As mentioned in the City's Economic Development Strategic Plan Draft in June 2017, Frostproof is home to several large employers outside of the retail sector, including Ben Hill Griffin, Ferguson Enterprises, Inc., Bevolution Group, and Lowe's Flatbed Distribution Center. Over the past 11 years, Florida's citrus industry has been in a state of decline caused by exposure to citrus greening disease caused by a bacterium that constricts a tree's vascular system, shriveling fruit and eventually killing the tree. In 2007, Cargill Citro, Frostproof's largest employer and largest commercial water consumer, left the City of Frostproof and since then, the City has not been able to attract a similar company. Cargill's departure significantly affected the city's economy. Moreover, the citrus industry has undergone a fairly significant reduction in acreage from hurricane Irma and the likelihood of getting back to the big crops we once had is remote. According to UF-IFAS, citrus industry hit just before harvest season and oranges and grapefruits were the worst affected. The estimated loss is \$553 million, which does not include flooding damages to trees.

Growth Trends & Economic Characteristics

The City of Frostproof population increased by 20 residents from 3096 in 2016 to 3116 in 2017 according to the University of Florida Bureau of Economic and Business Research. The City ranks 13th in population numbers in the Polk County and maintained its 0.47 percent share of County overall population (661,6454) (See Table 1). Ten years after the recession in 2008, most of Polk County's municipalities have increased in population as the economy is becoming stronger not only in the local level, but statewide and nationwide. The County projections for 2020-2045 with estimates for 2017 estimates a medium population growth of 704,900 by 2020 and 942,600 by 2045 (Florida Population Studies, BEBR, January 2018). Prospects for future growth are considerably higher for Polk County unincorporated and the City of Lakeland. Using a conservative assumption that Frostproof maintains the previous eight year's 0.47 percent share of countywide growth into future, the City population would increase to 4,085 by 2035 and 4,444 by 2045, according to UF BEBR Florida Population Studies January 2018.



Figure 2: Hurricane Irma and citrus damages. Source: Source: MarketPlace.org

Table 1: 2010 and 2017 Population Estimates*

County/City	2017 (Estimate)	Total Change	2010 (Census)	Est + Inmates	Percent of County Growth
Polk County	661,645	59,550	602,095	658,517	100%
Unincorporated	407,963	32,341	375,622	405,018	62%
Lakeland	104,185	6,763	97,422	104,185	16%
Winter Haven	41,134	7,260	33,874	41,134	6%
Haines City *	23,847	3,287	20,560	23,847	4%
Bartow	19,088	1,790	17,298	18,905	3%
Auburndale	15,999	2,492	13,507	15,999	2%
Lake Wales	15,365	1,140	14,225	15,365	2%
Lake Alfred	5,903	888	5,015	5,903	0.89%
Fort Meade	5,736	110	5,626	5,736	0.87%
Davenport	4,946	2,058	2,888	4,946	0.75%
Dundee	4,368	651	3,717	4,368	0.66%
Mulberry	3,851	34	3,817	3,851	0.58%
Frostproof	3,116	124	2,992	3,116	0.47%
Eagle Lake	2,525	270	2,255	2,525	0.38%
Polk City	1,793	231	1,562	1,793	0.27%
Lake Hamilton	1,334	103	1,231	1,334	0.20%
Hillcrest Heights	255	1	254	255	0.04%
Highland Park	237	7	230	237	0.04%

Source: University of Florida, Bureau of Economic and Business Research, April 1, 2017 (Due to rounding, numbers may not exactly equal 100)

According to 1,000 Friends of Florida “Florida 2070 Technical Report”, the Central Region, where Polk County is located, is projected to see the greatest absolute and relative increase in developed lands when compared with other regions. The region’s population almost doubles between 2010 and 2070 and the development densities used to project the population distribution are based on 2010 gross development densities and these are fundamentally lower in the Central Region than in the South. Additionally, there is a potential for a substantial loss of agricultural land in 2070 Trend when compared to 2010 Baseline and 2070 Alternative (See Figure 1).

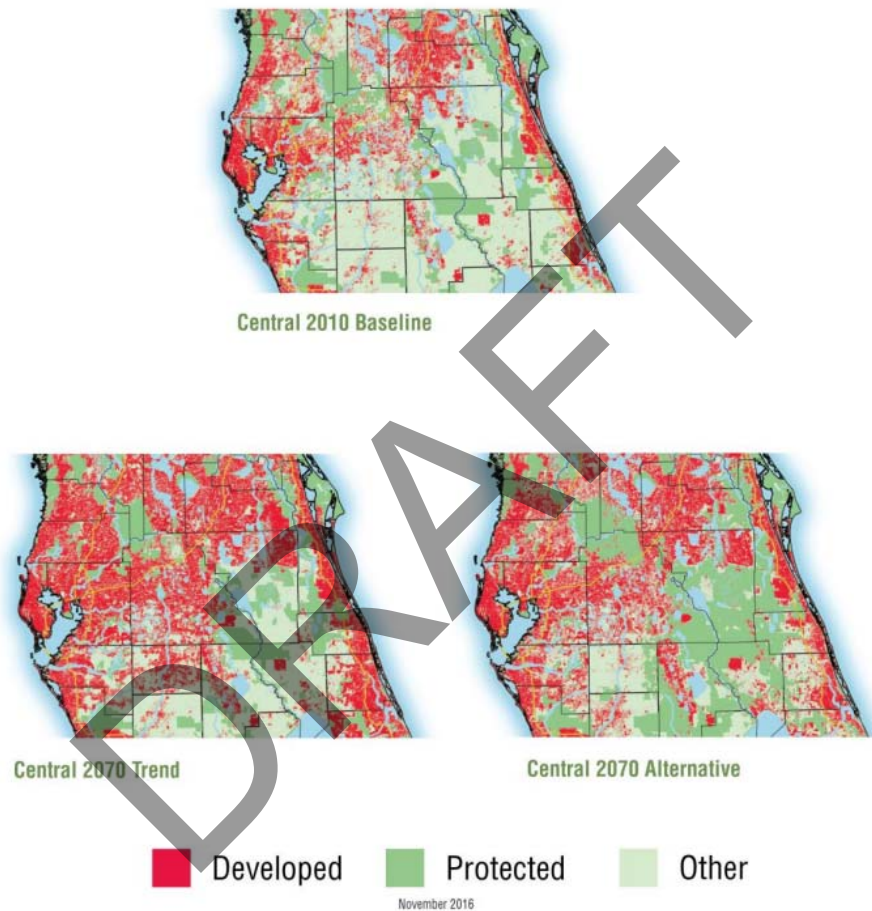


Figure 3: Central Florida 2010 and 2070 Development Scenario 1,000 Friends of Florida

Agriculture Trends

As mentioned in the Background Information section, citrus industry has been affected by citrus greening and natural disasters, such as Hurricane Irma. For this report, *USDA United States Department of Agriculture Natural Agricultural Statistics Service* was utilized to compile information and understand how the citrus industry and agriculture industry has changed over the last eight years. A comparison of 2017 crops and 2010 crops have been done for this report.

As observed on Figure 3, a significant amount of orange crops is located within the City's limits and in adjacent areas of the City as well. Oranges, in general, have a strong representation in the City's agriculture. However, the departure of Cargill and the closure of Ben Hill Griffin packinghouse have affected the City's economy substantially.

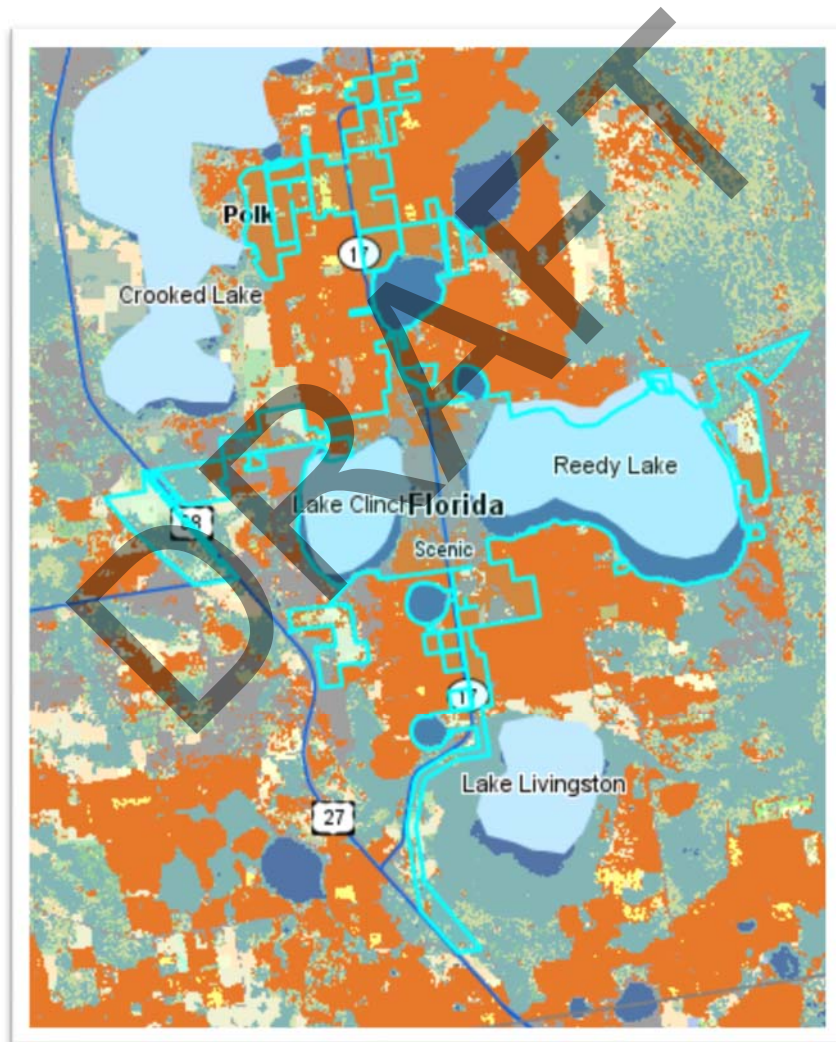


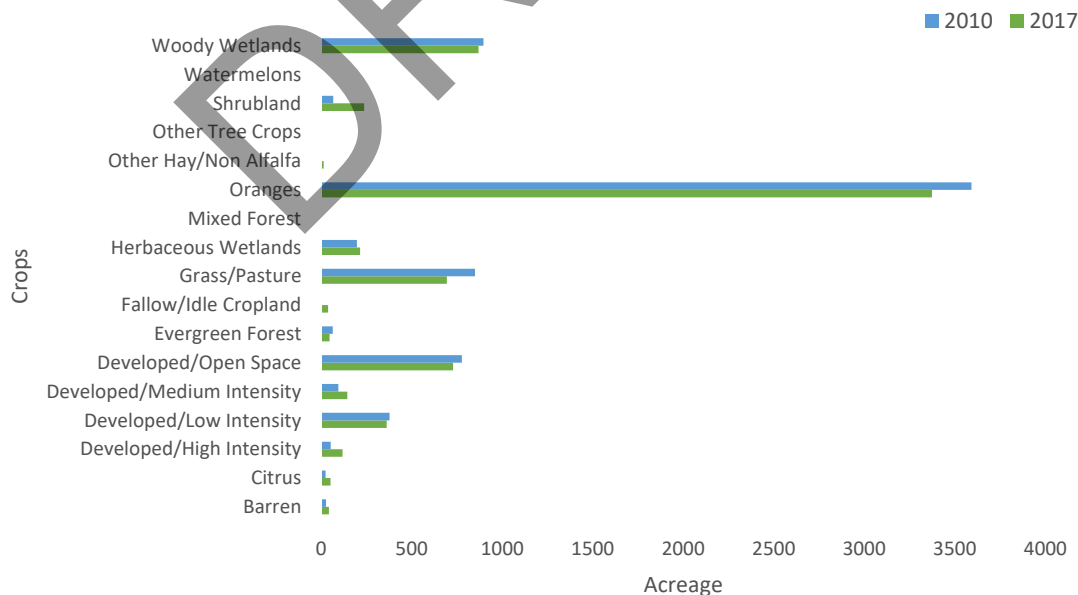
Figure 4: USDA CropScape Map. Source: USDA United States Department of Agriculture Natural Agricultural Statistics Service
<https://nassgeodata.gmu.edu/CropScape/>

Figures 5 and 6 show Frostproof's crops in count and acreage. The number of crops and the acreage are correlated to each other. As observed, the total number of crops has decreased by 368 from 2010 to 2017. In regards to the acreage, the total acreage of crops has decreased in 82.2 from 2010 to 2017. Furthermore, five new cropland categories have emerged in Frostproof: fallow/idle cropland, mixed forest, other hay/non- alfalfa, other tree crops, and watermelons. In regards to oranges cropland, from 2010 to 2017 there has been a 6% loss in cropland counts and acreage.

Figure 5: 2010 and 2017 Cropland Count in Frostproof, FL



Figure 6: 2010 and 2017 Cropland Acreage in Frostproof, FL



Business Summary Analysis

With population growth comes labor force growth and need for new jobs. A 20% increase of the City population by 2030 and a 4% increase by 2022 according to 2017 ESRI Business Analyst projections, would generate demand for future jobs. The total number of businesses in the City of Frostproof, according to 2017 ESRI Business analyst is 129. The highest percentage of businesses is in the services industry with 36%, the retail trade with 18.6%, followed by the finance, insurance, real estate with 10%.

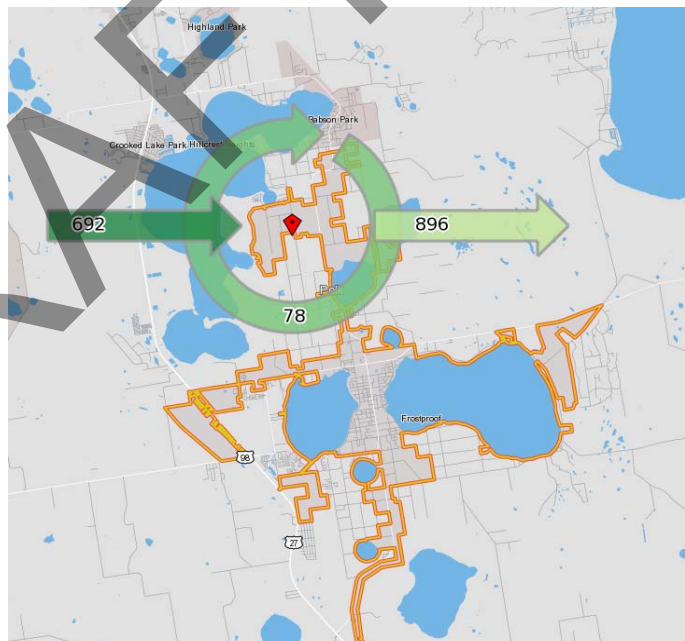
According to 2017 ESRI Business Analyst, the agriculture, forestry, fishing and hunting NAICS industry has only seven businesses which represents 5% of the total number of businesses and only employs 52 people (5% of the total number of employees) within the City limits.

Labor Force Characteristics

Occupational Profile

There are an estimated 1,878 persons age 16 and older in the Frostproof as of 2017, which is higher than 1,783 persons compared to 2010. The estimated number of daytime population in Frostproof is 3010, 899 of them are workers and 2,111 are residents. According to 2017 ESRI Business Analyst, 91.4% of civilian population age 16 and older are in labor force. The civilian unemployment rate is 8.6%.

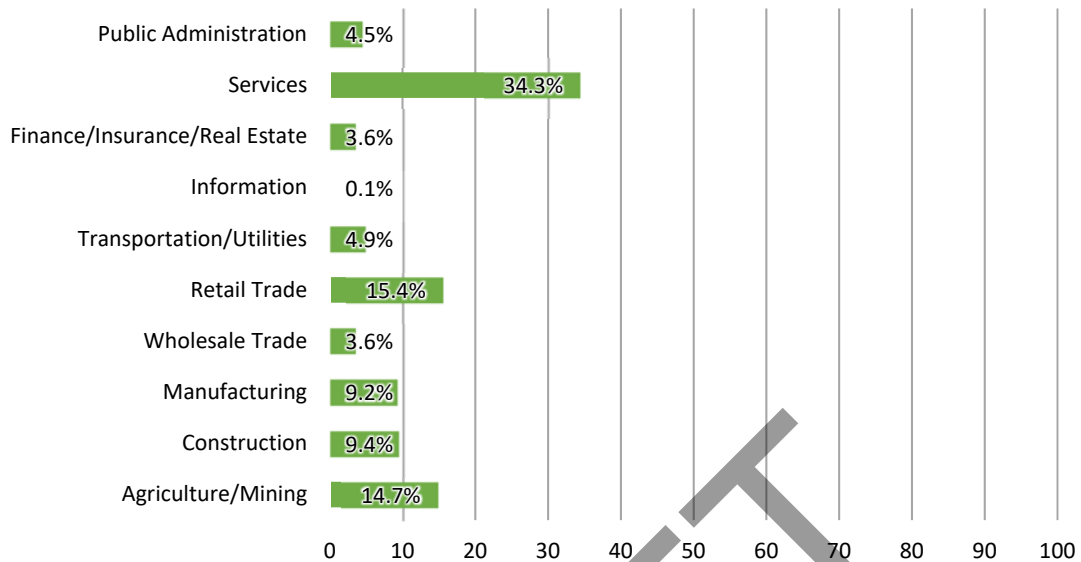
The total 2017 employed population aged 16 and older is 1,017. It is important to take into consideration that this employed population may work within the city limits or outside of the City limits. On the Map, U.S. Census Bureau application, identified an inflow of 692 people employed in Frostproof but living outside the City. On the other side, 896 people lived in Frostproof but are employed outside the City limits. Only 78 people were employed and live in the City limits.



Source: On-The-Map Census Bureau

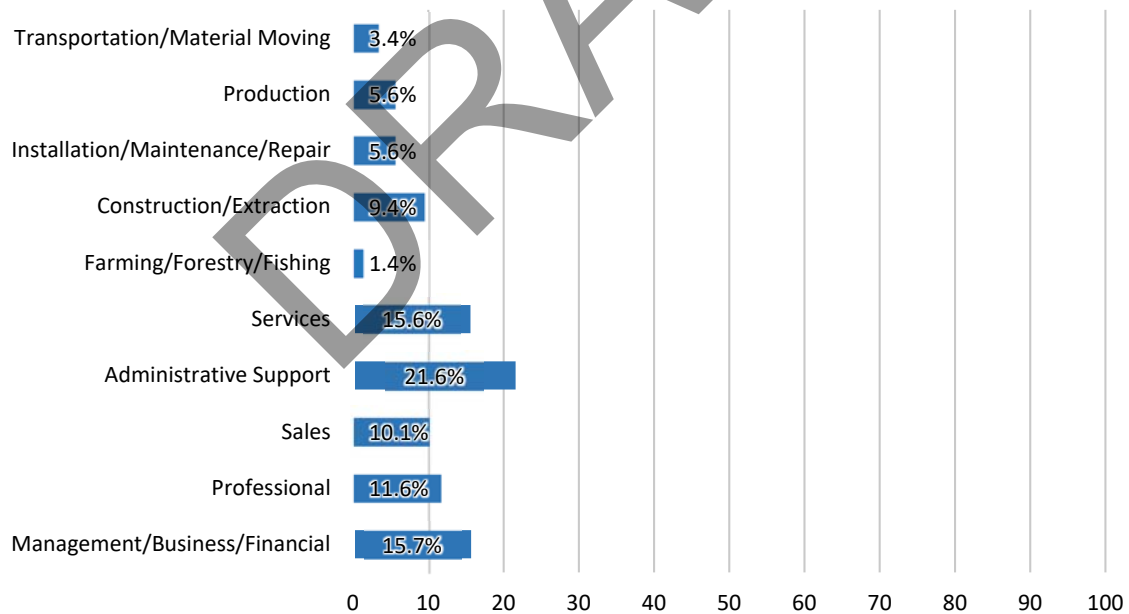
A 34% of the Frostproof labor force are employed in the services industry, followed by 15% in retail trade and 14.7% in agriculture (See Figure 7). Fifty nine percent of Frostproof's labor force are considered white collar or professional workers while twenty five percent of the City's labor force is blue collar or industrial workers (See Figure 8). In regards to employed population in manufacturing industry, Frostproof has a higher percentage (9%) of employees than Polk County (6%).

Figure 7: 2017 Employed Population 16+ by Industry



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

Figure 8: 2017 Employed Population 16+ by Occupation

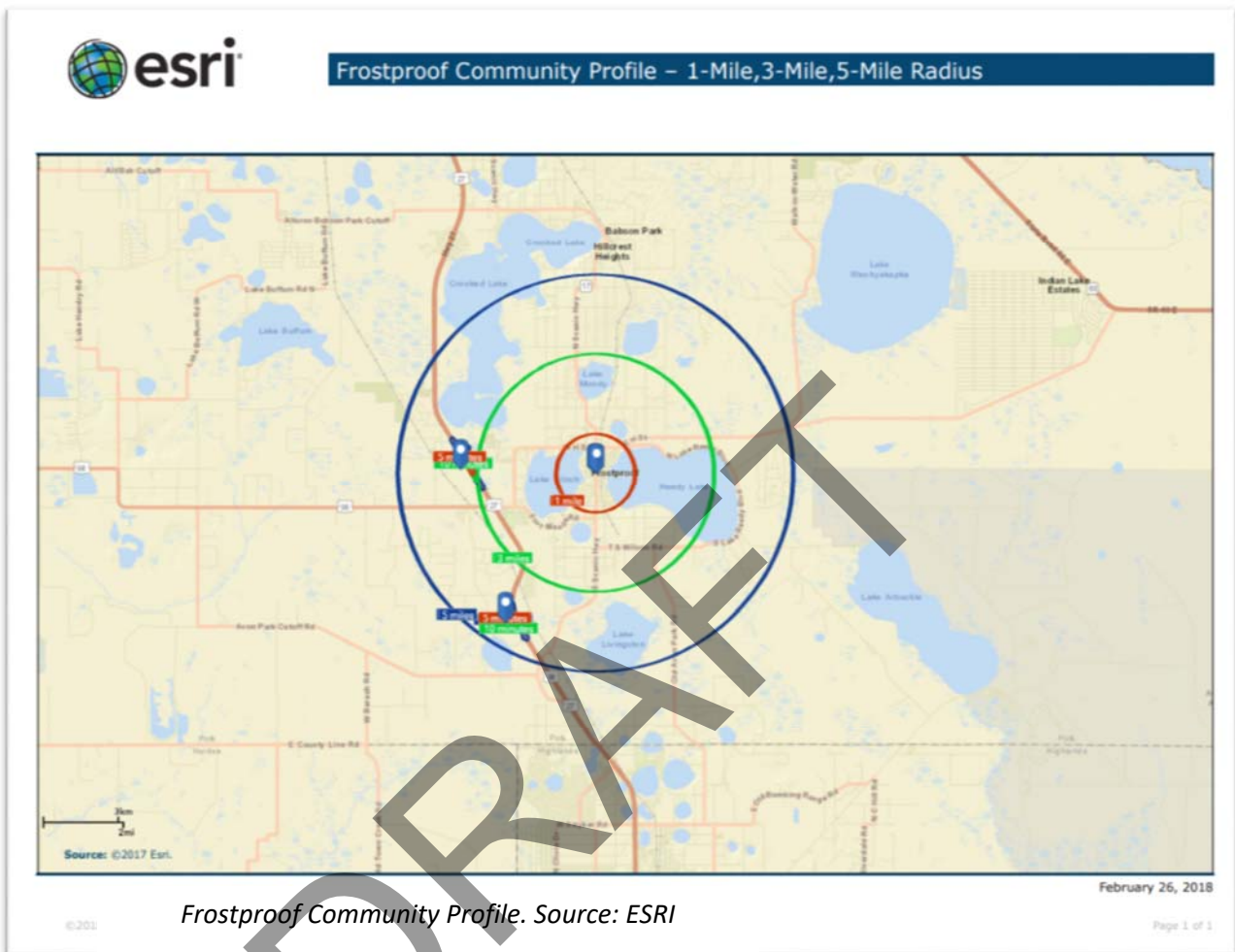


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

The ratio per employee and residential population is 31 per 100 residents, which is lower than Polk County's ratio, 37. The City has a total of 968 employees, which are employed in businesses that are within the city limits. 42% of the total number of employees work in services, more specifically, educational services. Figure 8 shows that twelve percent of the labor force are professionals. Frostproof's three educational institutions within its City limits, Ben Hill Griffin Elementary, Frostproof Elementary, and Middle-Senior Frostproof School attract professionals which are employed as elementary or middle/high school teachers. Additionally, it is important to take into consideration the City's proximity to Warner University in Lake Wales and Webber International University in Babson Park, which are only in the 10-mile radius. Furthermore, 2017 ESRI Business Analyst provided business summary identified by NAICS codes. Once again, educational services classification has the biggest number of employees, with only 4 businesses/organizations. Other Services (except Public Administration) has the highest percentage of businesses, but relatively small number of employees (57 or 6%). Additionally, wholesale trade currently employs 173 people and there are only 9 businesses which represent 7% of the total.

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Community Profile – 1- Mile, 3-Mile, and 5-Mile Radius.



The 2017 ESRI Business Analyst also provides a 1- mile, 3-mile, and 5-mile radius community profile. For this analysis, Wall Street was the main site of reference because it is the core of the downtown area. Within one mile of Frostproof's downtown, there are approximately 504 workers and 1,622 residents that have a median household income of \$35,898, which is below Polk County (\$43,063), the State of Florida (\$48,900), and the national median household income. For the 3-mile and 5-mile radius, the median household income increases only by a small percentage with \$37,125 and \$37,705, respectively.

In the 1-mile radius, the employee/residential population ratio (per 100 residents) is 30, while in the 3-miles and 5-miles is 20 and 15, respectively. The number of businesses in the 1-mile radius increases almost 50% compared to the 5-miles radius. Additionally, the number of employees in the 1-mile radius increases by 54% compared to the 5-miles radius.

Retail Marketplace Profile: Opportunity Gap Report

A complete, current, and accurate snapshot of the retail marketplace is critical to strategic decisions made by retail trade and related food service establishments to increase business. There are two ways to measure activity in a retail market—supply and demand. Analysis of consumer spending reveals market demand, or retail potential. Examining business revenues—retail sales—reveals market supply. 2017 ESRI Business Analyst provided an opportunity/gap report for businesses in Frostproof.

Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector.

In Frostproof's retail marketplace profile, department stores excluding leased departments, health and personal care stores, clothing stores and clothing and accessories stores have a leakage factor of +100, which means that there are no businesses in that industry group. Automobile leaders and motor vehicle and parts dealer, however, have the highest retail gap with \$5,465,210 and \$5,325,814, respectively.

Table 2: Industry Groups with Highest Retail Gap

Industry Group	Demand (retail potential)	Supply (retail sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Automobile Dealers	\$5,862,229	\$397,019	\$5,465,210	87.3	1
Motor Vehicle & Parts Dealers	\$7,305,967	\$1,980,153	\$5,325,814	57.4	3
Department Stores Excluding Leased Depts.	\$3,140,858	\$0	\$3,140,858	100.0	0
General Merchandise Stores	\$4,672,987	\$2,127,187	\$2,545,800	37.4	2
Health & Personal Care Stores	\$2,164,069	\$0	\$2,164,069	100.0	0
Food & Beverage Stores	\$5,325,109	\$3,498,559	\$1,826,550	20.7	3
Grocery Stores	\$4,880,534	\$3,264,412	\$1,616,122	19.8	2
Clothing & Clothing Accessories Stores	\$1,250,536	\$0	\$1,250,536	100.0	0
Clothing Stores	\$867,617	\$0	\$867,617	100.0	0

Table 3: Industry Groups with Highest Leakage Factor

Industry Group	Demand (retail potential)	Supply (retail sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Department Stores Excluding Leased Depts.	\$3,140,858	\$0	\$3,140,858	100.0	0
Health & Personal Care Stores	\$2,164,069	\$0	\$2,164,069	100.0	0
Clothing & Clothing Accessories Stores	\$1,250,536	\$0	\$1,250,536	100.0	0
Clothing Stores	\$867,617	\$0	\$867,617	100.0	0
Non-store Retailers	\$843,751	\$0	\$843,751	100.0	0
Electronics & Appliance Stores	\$751,944	\$0	\$751,944	100.0	0
Electronic Shopping & Mail- Order Houses	\$665,947	\$0	\$665,947	100.0	0
Home Furnishings Stores	\$432,297	\$0	\$432,297	100.0	0
Office Supplies, Stationery & Gift Stores	\$232,683	\$0	\$232,683	100.0	0
Beer, Wine & Liquor Stores	\$221,617	\$0	\$221,617	100.0	0

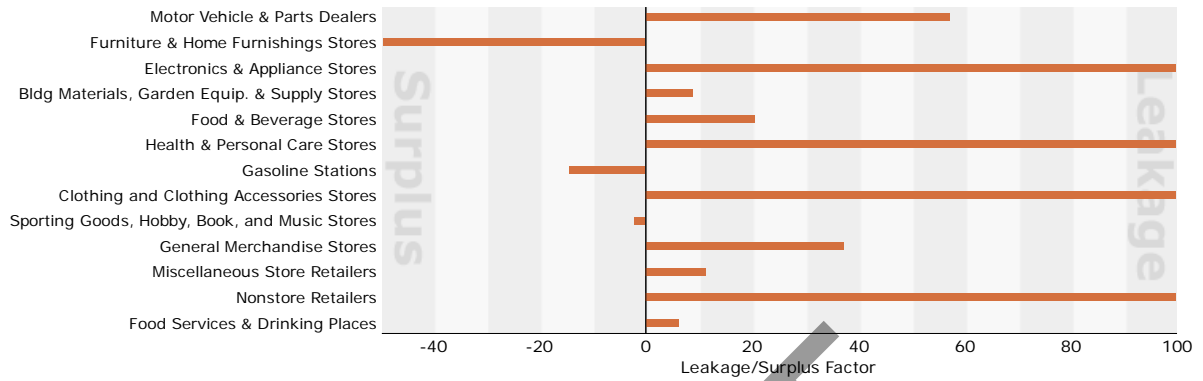
In regards to industries with surplus factor, where the supply is higher than the demand, furniture and home as well as furnishing stores/furniture stores have a -69 surplus, followed by used merchandise stores with -38, and other stores with other motor vehicle with -20.4.

Table 4: Industry Groups with Surplus Factor

Industry Group	Demand (retail potential)	Supply (retail sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Specialty Food Stores	\$222,958	\$234,147	-\$11,189	-2.4	1
Sporting Goods, Hobby, Book & Music Stores	\$664,881	\$693,586	-\$28,705	-2.1	3
Sporting Goods/Hobby/Musical Instr Stores	\$559,548	\$693,586	-\$134,038	-10.7	3
Used Merchandise Stores	\$231,653	\$518,252	-\$286,599	-38.2	2
Other Motor Vehicle Dealers	\$878,374	\$1,329,641	-\$451,267	-20.4	1
Other General Merchandise Stores	\$1,532,129	\$2,127,187	-\$595,058	-16.3	2
Gasoline Stations	\$3,427,921	\$4,581,511	- \$1,153,590	-14.4	1
Furniture & Home Furnishings Stores	\$956,367	\$2,850,082	- \$1,893,715	-49.8	2
Furniture Stores	\$524,070	\$2,850,082	- \$2,326,012	-68.9	2

The City of Frostproof's leakage/surplus factor by industry subsector:

Leakage/Surplus Factor by Industry Subsector

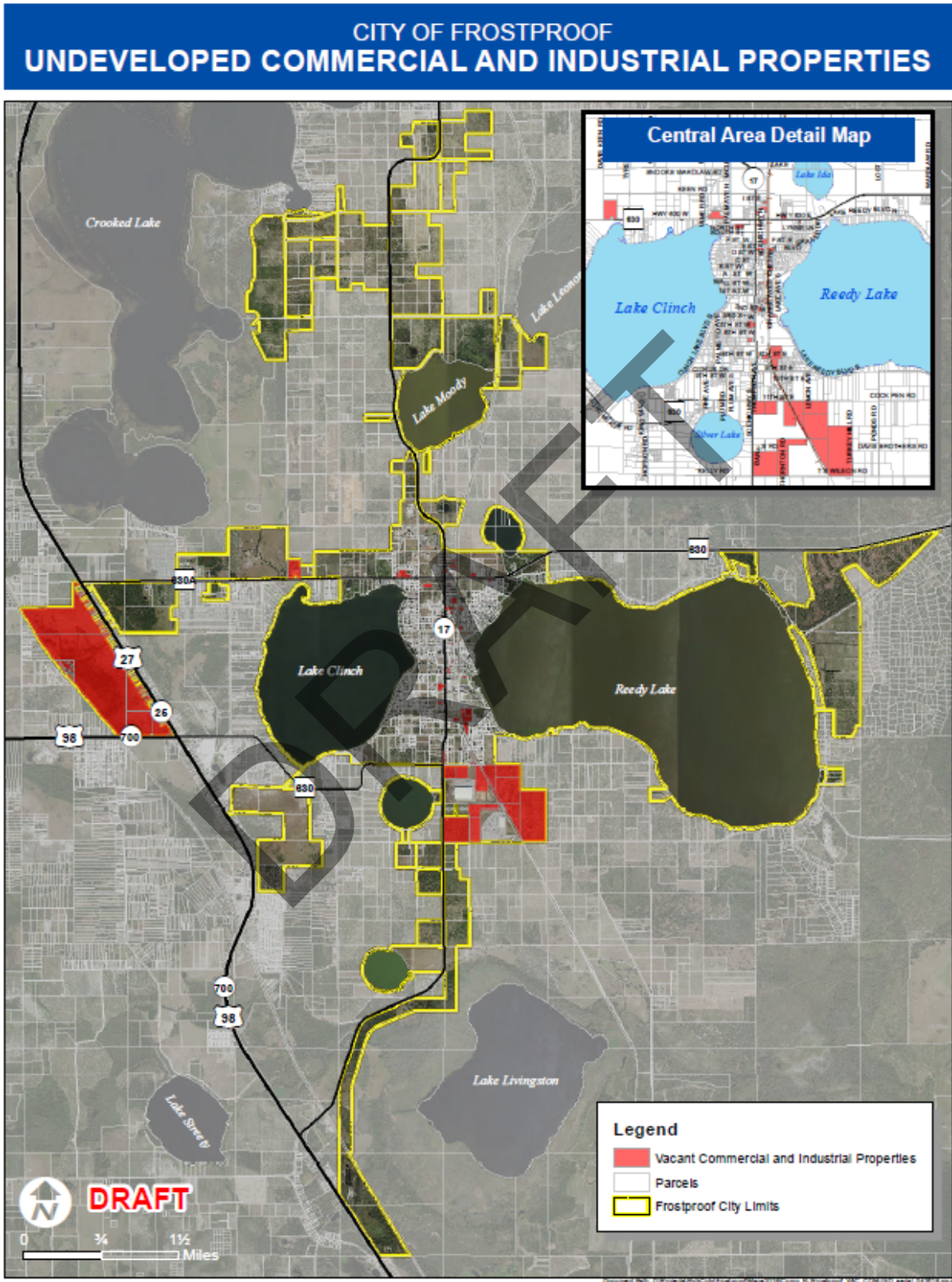


The City of Frostproof's leakage/surplus factor by industry group:

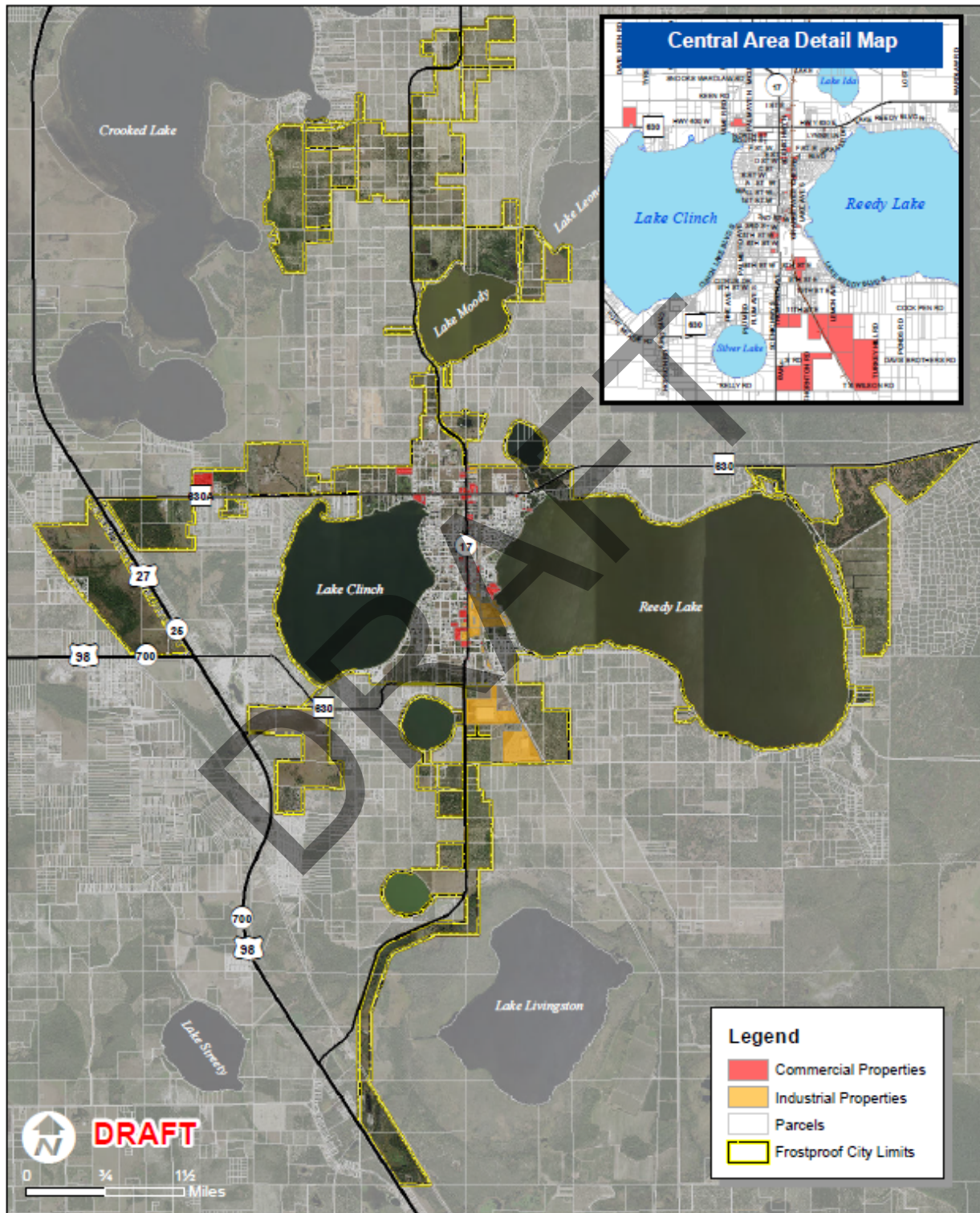
Leakage/Surplus Factor by Industry Group



2. Map of Developed and Vacant Commercial and Industrial Properties in the City



CITY OF FROSTPROOF DEVELOPED COMMERCIAL AND INDUSTRIAL PROPERTIES



Appendix 1: Real Estate Report Provided by Central Florida Development
Council

Alico Clay Pit Rd - Alico Clay Pit Road Grove



Location: Alico Clay Pit Road Grove
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Agricultural
Zoning: -
Density: -

Parcel Size: 22.55 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 273214000000042010

For Sale: For Sale at \$170,000 (\$0.17/SF) - Active

Central Ridge Ln



Location: Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Single Family Residence
Zoning: -
Density: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Size: 7.34 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Parcel Number: 0024-09-0006

For Sale: For Sale at \$549,000 (\$1.72/SF) - Active

Holloway Rd - 355-C Orange Grove-Hamlin-Valencia



Location: 355-C Orange Grove-Hamlin-Valencia
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Pasture/Ranch
Zoning: -
Density: -

Parcel Size: 10 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

For Sale: For Sale at \$80,000 (\$0.18/SF) - Active

14 Hwy 630 E - Dollar General



Location: Dollar General
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Building Type: Retail/Freestanding
Bldg Status: Built 2009
Building Size: 9,156 SF
Typical Floor Size: 9,156 SF
Stories: 1
Land Area: 1.04 AC

Developer: -
Management: -
Recorded Owner: Dg Frostproof Llc
Expenses: 2017 Tax @ \$1.82/sf

Total Avail: -
% Leased: 100%
Total Spaces Avail: 0
Smallest Space: 0 SF
Bldg Vacant: -

Parcel Number: 28-31-28-000000-043070

For Sale: For Sale at \$2,103,600 (\$229.75/SF) - Active

Parking: Ratio of 0.00/1,000 SF

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2035 Hwy 630 W - Lakefront Residential Development Potential



Location: Lakefront Residential Development Potential
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: -
Zoning: -
Density: -

Parcel Size: 19.37 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 28-31-31-000000-032020

For Sale: For Sale at \$1,590,000 (\$1.88/SF) - Active

Lake Ida Rd - Lake Ida Lakefront Grove



Location: Lake Ida Lakefront Grove
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Agricultural
Zoning: -
Density: -

Parcel Size: 45.08 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 283121962200000102

For Sale: For Sale at \$502,000 (\$0.26/SF) - Active

Lake Moody Rd S - Lake Moody Lakefront



Location: Lake Moody Lakefront
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Agricultural
Zoning: -
Density: -

Parcel Size: 8.76 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 283120961800000112

For Sale: For Sale at \$150,000 (\$0.39/SF) - Active

S Lake Moody Rd - 350-C 31 Acre Citrus Grove



Location: 350-C 31 Acre Citrus Grove
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Pasture/Ranch
Zoning: -
Density: -

Parcel Size: 31 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

For Sale: For Sale at \$250,000 (\$0.19/SF) - Active

Lake Reedy Blvd - Lake Reedy 27.5 +/- Acres



Location: Lake Reedy 27.5 +/- Acres
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Single Family Residence
Zoning: -
Density: -

Parcel Size: 27.50 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 283201000000012070,283201000000012060,28

For Sale: For Sale at \$260,000 (\$0.22/SF) - Active

0 Lake Reedy Blvd S - Niffing



Location: Niffing
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Single Family Residence
Zoning: -
Density: -

Parcel Size: 1.06 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 283136979001000100

For Sale: For Sale at \$119,000 (\$2.58/SF) - Active

1375 S Lake Reedy Blvd



Location: Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: -
Zoning: ARR, County
Density: -

Parcel Size: 1.39 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: Raw land

Developer: -
Management: -
True Owner: Carl R. Jackson, Jr.
Recorded Owner: Carl R. Jackson, Jr.

Parcel Number: 28, 283201000000012060, 283201000000012070

For Sale: For Sale at \$185,900 (\$3.07/SF) - Active

1762 S Lake Reedy Blvd - Producing citrus grove on 15 acres



Location: Producing citrus grove on 15 acres
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Agricultural
Zoning: AG
Density: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Size: 15.31 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Parcel Number: 01-32-28-000000-024010

For Sale: For Sale at \$350,000 (\$0.53/SF) - Active

0 Lake Streety Rd



Location: Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Single Family Residence
Zoning: -
Density: -

Parcel Size: 3.12 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 17-30-15-7268..., 17-30-15-72685-000-0001, 17-30-15-72685-001-0370, 17-30-15-72685-001-0380, 17-30-15-72685-001-0390, 17-30-15-72685-001-0400, 17-30-15-72685-001-0410, 17-30-15-72685-001-0420, 17-30-15-72685-001-0430, 17-30-15-72685-001-0440, 17-30-15-72685-002-0450, 17-30-15-72685-002-0460, 17-30-15-72685-002-0470, 17-30-15-72685-002-0480, 17-30-15-72685-002-0490, 17-30-15-72685-002-0500, 17-30-15-72685-002-0510, 17-30-15-72685-002-0520, 17-30-15-72685-003-0290, 17-30-15-72685-003-0300, 17-30-15-72685-003-0310, 17-30-15-72685-003-0320, 17-30-15-72685-003-0330, 17-30-15-72685-003-0340, 17-30-15-72685-003-0350, 17-30-15-72685-003-0360, 17-30-15-72685-004-0210, 17-30-15-72685-004-0220, 17-30-15-72685-004-0230, 17-30-15-72685-004-0240, 17-30-15-72685-004-0250, 17-30-15-72685-004-0260, 17-30-15-72685-004-0270, 17-30-15-72685-004-0280, 17-30-15-72685-005-0530, 17-30-15-72685-005-0540, 17-30-15-72685-005-0550, 17-30-15-72685-005-0560, 17-30-15-72685-005-0570, 17-30-15-72685-005-0580, 17-30-15-72685-005-0590, 17-30-15-72685-005-0600, 17-30-15-72685-006-0610

For Sale: For Sale at \$95,000 (\$0.70/SF) - Active

351 Mullinsville Rd



Location: Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: -
Zoning: -
Density: -

Parcel Size: 5 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 21-31-28-000000-023070, R03-223-17-9013-000B-0108

For Sale: For Sale at \$78,900 (\$0.36/SF) - Active

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Old Stokes Rd - West Frostproof Acreage



Location: West Frostproof Acreage
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Agricultural
Zoning: -
Density: -

Parcel Size: 37.45 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 273134000000021010

For Sale: For Sale at \$280,000 (\$0.17/SF) - Active

Old Stokes Rd - West Frostproof Grove



Location: West Frostproof Grove
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Agricultural
Zoning: -
Density: -

Parcel Size: 79.72 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 273135930400013010

For Sale: For Sale at \$798,000 (\$0.23/SF) - Active

Old Stokes Rd - Frostproof Heights



Location: Frostproof Heights
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Agricultural, Pasture/Ranch
Zoning: -
Density: -

Parcel Size: 28.48 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 273135930400021010

For Sale: For Sale at \$71,200 (\$0.06/SF) - Active

Otto Polk Rd - Otto Polk Road Grove



Location: Otto Polk Road Grove
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Agricultural
Zoning: -
Density: -

Parcel Size: 49.13 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 273214000000032010

For Sale: For Sale at \$270,000 (\$0.13/SF) - Active

16 Platt Rd - Frostproof Grove



Location: Frostproof Grove
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: -
Zoning: -
Density: -

Parcel Size: 20 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 22-31-28-000000-014030

For Sale: For Sale at \$220,000 (\$0.25/SF) - Active

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0 N Scenic Hwy - Navillus



Location: Navillus
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Agricultural
Zoning: -
Density: -

Parcel Size: 10 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 283117959800000080

For Sale: For Sale at \$145,000 (\$0.33/SF) - Active

101 N Scenic Hwy



Location: Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Building Type: Specialty

Status: Built 1962

Stories: 1

RBA: 1,804 SF

Typical Floor: 1,804 SF

Total Avail: No Spaces Currently Available

% Leased: 0%

Developer: -
Management: -
Recorded Owner: -

For Sale: For Sale at \$175,000 (\$97.01/SF) - Active
Parcel Number: 32-31-28-974200-000010

695 N Scenic Hwy



Location: Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Building Type: Retail/Bank
Bldg Status: Built 1980
Building Size: 3,886 SF
Typical Floor Size: 3,886 SF
Stories: 1
Land Area: 1.40 AC
Total Avail: 3,886 SF
% Leased: 0%
Total Spaces Avail: 1
Smallest Space: 3,886 SF
Bldg Vacant: 3886

Developer: -
Management: -
Recorded Owner: -

Expenses: 2017 Tax @ \$2.05/sf

Parcel Number: 29-31-28-000000-021220

For Sale: For Sale - Active

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	3,886	3,886	3,886	Withheld	Vacant	TBD	Direct

103 S Scenic Hwy



Location: Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Building Type: Retail
Bldg Status: Built 1953
Building Size: 4,740 SF
Typical Floor Size: 4,740 SF
Stories: 1

Developer: -
Management: -
Recorded Owner: -

Total Avail: 4,740 SF
% Leased: 0%
Total Spaces Avail: 1
Smallest Space: 4,740 SF
Bldg Vacant: 4740

Parcel Number: 33-31-28-978600-000010

For Sale: For Sale at \$225,000 (\$47.47/SF) - Active

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	4,740	4,740	4,740	Withheld	Vacant	TBD	Direct

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Location: Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: -
Zoning: -
Density: -

Parcel Size: 118 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 06-32-28-000000-023050

For Sale: For Sale at \$480,000 (\$0.09/SF) - Active

10001 N US 27



Location: Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Industrial
Zoning: -
Density: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Size: 18 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: Raw land

Parcel Number: 36-31-27-000000-042100

For Sale: For Sale at \$9,408,960 (\$12.00/SF) - Active



Location: Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: -
Zoning: -
Density: -

Parcel Size: 0.55 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 36-31-27-000000-042150

For Sale: For Sale at \$25,000 (\$1.04/SF) - Active

US Highway 27 - Us Highway 27



Location: Us Highway 27
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Commercial
Zoning: -
Density: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Size: 1 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

For Sale: For Sale at \$299,000 (\$6.86/SF) - Active

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4000 US Highway 27 - 4000 Hwy 27



Location: 4000 Hwy 27
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Commercial, Agricultural, Agribusiness
Zoning: AG
Density: -

Parcel Size: 13.28 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: Previously developed lot

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 13-32-27-000000-021010

For Sale: For Sale at \$279,900 (\$0.48/SF) - Active

US Highway 27 & US Highwa - Pebble Ridge Industrial Park



Location: Pebble Ridge Industrial Park
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Industrial, Mixed Use, Distribution, Food Processing, General Freestanding, Industrial Live/Work Unit, Truck Terminal, Warehouse

Zoning: IND
Density: -

Parcel Size: 483 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: Raw land

Developer: -
Management: -
True Owner: -
Recorded Owner: Mhop Property Llc

Parcel Number: 35-31-27-000000-011010

For Sale: For Sale at \$9,177,000 (\$0.44/SF) - Active

US Hwy 27 & US Hwy 98 - US Highway 27 - Pebble Ridge Industrial Park



Location: US Highway 27
Polk County Cluster
Polk County Submarket
Polk County
Frostproof, FL 33843

Type: Land
Proposed Use: Commercial, Industrial
Zoning: RC
Density: -

Parcel Size: 472 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: Raw land

Developer: -
Management: -
True Owner: -
Recorded Owner: Williams Family Partners Llp

Parcel Number: 35-31-27-000000-011010

For Sale: For Sale - Active