



City of Frostproof

Lake Clinch

S. Scenic Hwy

Lake Reedy

Lake Reedy PL/N Lake Reedy Blvd

**17+- Acres**  
**\$40K/Acre**

Hwy 630 E

Mullinsville Rd

**\$683,900**



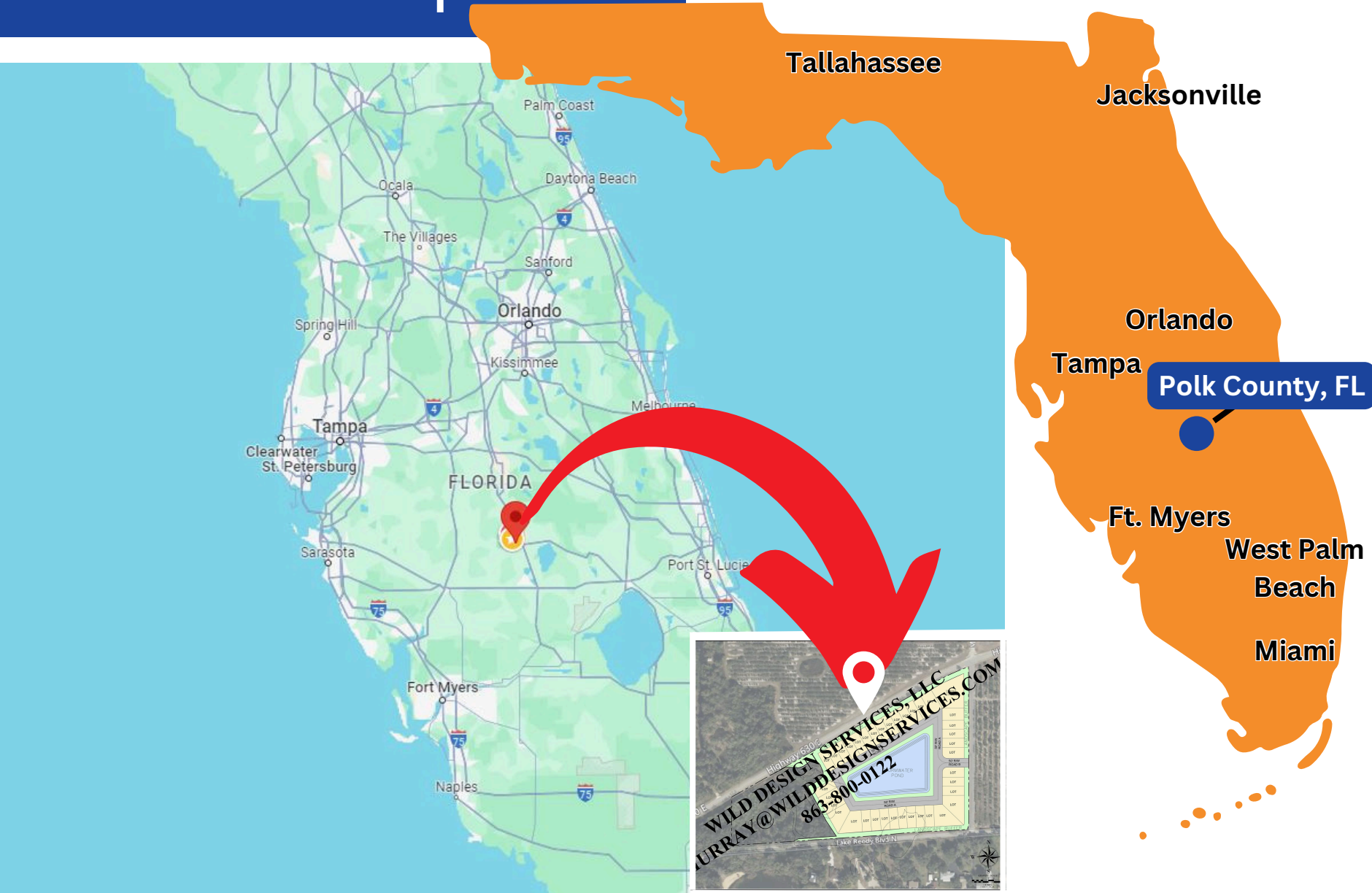
**N Lake Reedy Boulevard,**  
Frostproof, Florida 33843

**Greg Karlson**  
Broker/Owner  
863 - 381 - 4932

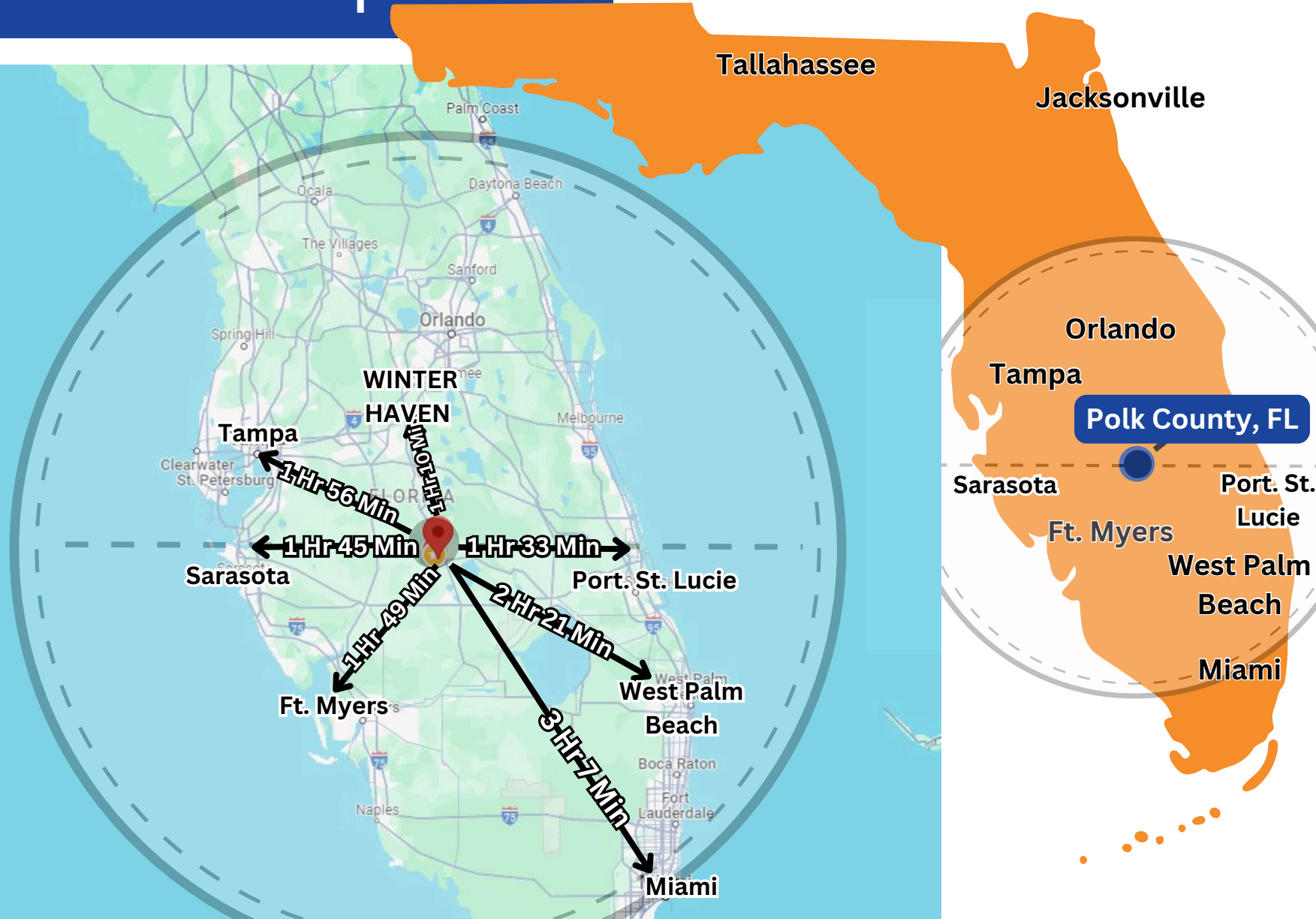


User | Investment | Development Opportunity w/  
Development Potential/ Commercial

# Area Map



# Area Map



WILDD DESIGN SERVICES, LLC  
AY@WILDDDESIGNSERVICES.CO  
863-800-0122



# Site Over View

Offering Memorandum

N Lake Reedy Boulevard,  
Frostproof, Florida 33843-  
Multi-Family

# Zoning Map



# Development Highlights

## Total Acreage:

- 17+- Acres

## Utilities::

- Electricity Available

## Entitlements/Zoning:

- Zoned Ag

## Land Features:

- Undeveloped/Cleared



## Development Details:

**This property has it all!**

**17 acres of truly prime real estate in the easternmost portion of Frostproof (pop. 2877), with a quarter mile of lakeview residential frontage on upscale North Lake Reedy Boulevard, and well over a quarter mile of highway frontage with hard corner on County Road 630, a primary arterial corridor between south Polk and Highlands Counties and Florida's Treasure Coast. Tremendous potential for estate homesites a stone's throw from the lake on the south side, commercial use such as RV storage or retail on the increasingly-busy highway, and sufficient buffer (e.g. green space, clubhouse/pool) in between to preserve the tranquility of the homesites. Gorgeous, sand-bottomed, 3500 acre Lake Reedy is literally across the street, with a county park with paved boat ramp less than a quarter mile down the shore. Polk County's explosive growth is no secret, nor is the scarcity of access to the east. To the north are Interstate 4 and US 17-92, both often impassable with traffic. State Road 60 extends eastward from Lake Wales, and US 98 goes southeast from Sebring. That's it. Except for County Road 630, a feeder route to State Road 60 which provides eastward access for those between Lake Wales and Sebring. As this unprecedented growth continues, County Road 630 and still-rural Frostproof are directly in the crosshairs. Homesites are now being developed immediately to the east of this parcel. Now is the time to get out in front of the inevitable, and seize this opportunity while it's available!**

# DEMOGRAPHICS MAP & REPORT

<b>Population</b>	<b>10 Miles</b>	<b>30 Miles</b>	<b>60 Miles</b>
<b>TOTAL Population</b>	79,788	187,336	2,848,597
<b>Average Age</b>	50	47	43
<b>Average Age (Male)</b>	50	46	42
<b>Average Age (Female)</b>	51	48	44
<b>Households &amp; Income</b>	<b>10 Miles</b>	<b>30 Miles</b>	<b>60 Miles</b>
<b>TOTAL Households</b>	34,594	76,419	1,086,924
<b># of Persons per HH</b>	2.3	2.5	2.6
<b>Average HH Income</b>	\$66,884	\$68,316	\$89,743
<b>Average House Value</b>	\$217,244	\$223,188	\$323,543



# Highlands County Overview



*“Florida continues to out-pace the nation in growth, growing 2.6 times the rate of the rest of the U.S. With its central location, growing population, low operating costs and dedicated workforce, Highlands County is an ideal location to grow your business.”*

- Highlands County Economic Development

## Connectivity

More than 86 percent of Florida's population is located within a two-hour radius of Highlands County (over 18 million people). The County is situated in the middle of Florida's extensive multi-modal infrastructure and surrounded by three interstates, commercial airports, an intermodal logistics center and deep water ports. The County's location is also nearly equidistant (about 1.5 hours) to Orlando, Tampa, Fort Myers and West Palm Beach.

## Workforce

Highlands County's population, along with a commuting workforce from the surrounding area, provide a labor pool of more than 125,000 dedicated workers. Highlands County is home to South Florida State College and in close proximity to five other colleges and universities. A talent pipeline of more than 22,000 students is available within a one-hour drive and more than 190,000 students are within a two-hour drive.

## Affordability

Highlands County offers an advantageous business climate with leaders committed to streamlined services, support programs and low business costs. A recent analysis conducted by Site Selection Group found that Highlands County offers an overall cost savings of 10 to 15 percent compared to nearby metro areas. Highlands also offers an advantage in low labor costs and competitive real estate options.

## Lifestyle & Community

Here, employees and residents enjoy the Sunshine State lifestyle envied all over the world, at a much lower cost than other areas. Highlands County's cost of living is about 15 percent lower than the state average. Located along the rolling hills of the Central Florida ridge and lake country, Avon Park, Sebring and Lake Placid offer a quality lifestyle with all the advantages of a close-knit, friendly community. Highlands County is the quintessential hometown.



## Top 10 Private Employers



Employer	Employees	Industry
AdventHealth	1,633	Health & Social Services
Walmart	834	Retail
Publix	509	Retail
The Results Company	400	Other Services, Call Center
Highlands Regional Medical Center (HCA)	330	Health & Social Services
Alan Jay Automotive Network	320	Retail Trade
Costa Farms	467	Agriculture
Bowman Steel	228	Structural Steel Contractor
The Palms of Sebring	176	Health & Social Services
Central Florida Healthcare	219	Health & Social Services

For more information and to schedule a tour, please contact:



**Greg Karlson**  
Broker/Owner  
863-381-4932  
GregAdvantageRealty@gmail.com



**Jim Pyle**  
Realtor  
863-297-7833  
jimpylelaw@yahoo.com

**Offering Memorandum**

**N Lake Reedy Boulevard, Frostproof, Florida 33843-  
Multi-Family**



**Disclaimer**

Information herein is deemed reliable but is not guaranteed. It is up to the parties involved to independently verify all information provided and/or disclosed by real estate agents involved herein, and to seek competent legal, tax and other counsel and advice before they rely on said information. The parties herein understand & accept that Karlson Law Group/Pamela Karlson Attorney has no "affiliated business arrangement" with her spouse's(Greg Karlson) real estate firm Advantage Realty #1 Greg Karlson,LLC. They are husband/wife,represent/bill their client's separately.

**743 US Hwy 27 S, Sebring, FL 33870**