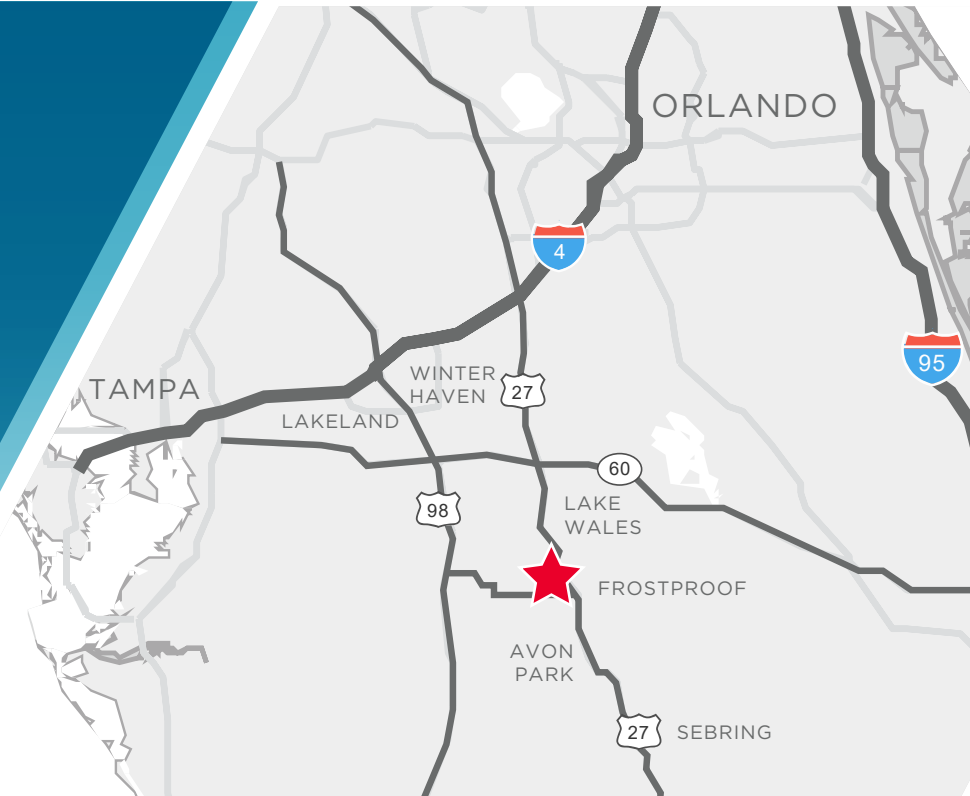


MIXED USE DEVELOPMENT SITE

US 27 AT US 98
FROSTPROOF, FLORIDA

- / ±16 ACRES AVAILABLE (WILL DIVIDE)
- / BROAD COMMERCIAL ZONING
- / STRONG JOB GROWTH
- / POTENTIAL FOR GAS STATION



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EXCLUSIVELY LISTED BY:

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PROPERTY OVERVIEW



SITE SUMMARY

- **Location:** SWC US Highway 27 & US Highway 98, Frostproof, FL 33843. US 27 runs the length of Florida, from north of Tallahassee to Miami. US 98 merges with US 27 at site intersection.
- **Municipality:** Frostproof
- **Size:** ±16 Acres (will divide)
- **Future Land Use:** Mixed Use
- **Zoning:** C-1 Commercial General
- **Permitted Uses:** Broad range of commercial uses permitted, site plan for retail center is available.
- **Traffic Count:**
US Highway 27: 19,700 VPD
- **Utilities:** To site
- **Frontage:**
US Highway 27: ±997 front feet
US Highway 98: ±1010 front feet
- **Comments:** Land graded, drainage complete, water & sewer, electric & phone lines, gas lines in place, dual highway access; US 27 slated for widening to six lanes.

DEMOGRAPHICS

RADIUS	3 MILE	5 MILE	10 MILE
Total Population	16,973	28,084	70,090
Total Households	6,506	11,268	28,933
Median Age	40.6	47.3	50.2
Average HH Income	\$46,927	\$51,276	\$50,520
Median HH Income	\$34,531	\$38,878	\$37,993
Owner Occupied Home	4,247	8,166	21,033
Renter Occupied Home	2,259	3,102	7,899

FROSTPROOF LOCATION

NUCOR

Nucor Steel, the largest steel producer and recycler in the US, chose an orange grove in Avon Park over 60 other locations for a micro mill. Located on US 27 immediately south of Frostproof, the plant will produce 350,000 tons of rebar annually and will provide 250 local jobs paying average annual salaries around \$66,000, well above the local median household income of about \$40,000. It is estimated that every Nucor job will lead to seven additional jobs in the local economy.

Nucor paid \$12 million in September 2018 for 441 groveland acres owned by Ben Hill Griffin, Inc. The site was chosen in part for its location on US 27 and the ability to use the CSX rail line. Substantial government incentives and support for Duke Energy—the mill is powered by electricity—contributed to the location decision.

The plant broke ground in April 2019 and continues to be under construction. Hiring was slated for summer of 2020, with rebar production starting in the fourth quarter.



ANOTHER SOURCE OF JOBS FOR FROSTPROOF

“Dispenser Packaging Inc. plans to open a \$12 million manufacturing facility in Frostproof that will create 95 new jobs in five years.

Dispenser Packaging Inc. will manufacture the new technology beginning in January from the shuttered 12,000-square-foot Ben Hill Griffin Inc. citrus packinghouse in Frostproof, said President and CEO Russell Spivey on Monday. It has leased the building for two years.

By the end of 2020, DPI hopes to begin construction of a 531,975-square-foot manufacturing facility on South Scenic Highway in Frostproof near the existing Ferguson and Lowe’s distribution centers, he said. That’s expected to create 95 new jobs within five years, including 40 skilled positions that would pay above Polk County’s average annual wage of \$41,047.”

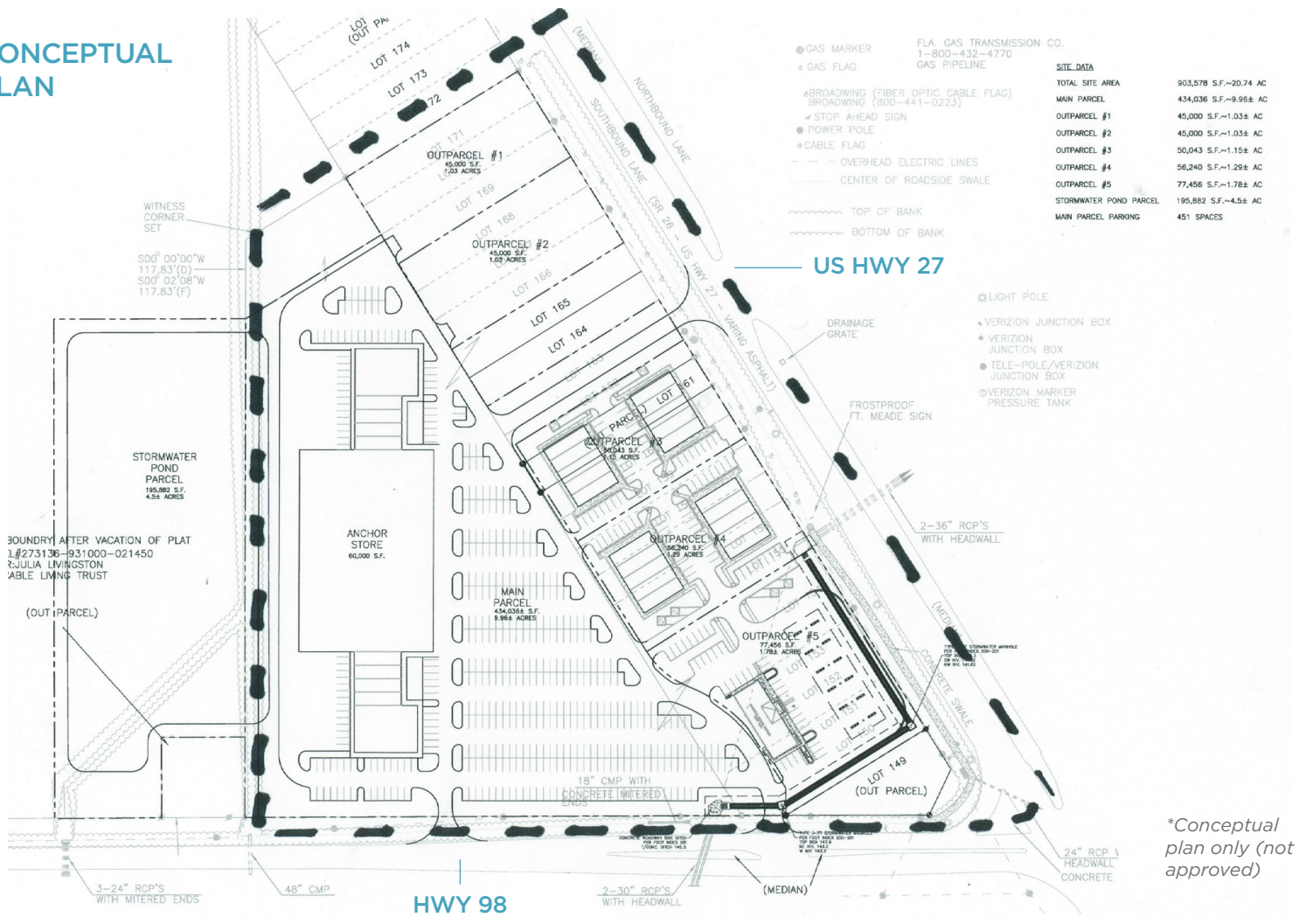
From The Ledger November 11, 2019

FROSTPROOF

Frostproof has been perhaps the epitome of the sleepy small Florida community cherished by many. With a population of under 3,500, a median age of around 49 years, and a 23% poverty rate, much of the residents live in manufactured housing communities. Nonetheless, there has been growth: the 2017 population was 8.7% higher than the population of 2000. 97.6% of the residents are US citizens; 78.7% own their homes. The Hispanic/Latino population is about 25%.

Amenities, aside from Lake Clinch and Reedy Lake, which are nestled around downtown Frostproof, include a live performance theatre and a number of shops and restaurants. Dollar Stores, Save-a-Lot and a Hispanic grocery are available, with Walmart Super Stores to the south in Avon Park and to the north at Lake Wales. Outdoor and water recreation is abundant.

CONCEPTUAL PLAN



**Conceptual plan only (not approved)*

FOR MORE INFORMATION PLEASE CONTACT:

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TRAVEL DISTANCE & TIME

LOCATIONS

Tampa Int'l Airport	83 mi	1 hr 28 min
Orlando Int'l Airport	67 mi	1 hr 17 min
Lakeland	42 mi	53 min
Winter Haven	31 mi	40 min
Lake Wales	14 mi	19 min
Avon Park	12 mi	17 min

EMPLOYMENT

Walt Disney World	50 mi	1 hr 0 min
Legoland	25 mi	37 min
CSX ILC	24 mi	28 min
Nucor	9 mi	12 min