



Frostproof Business Park

Central Florida area ▪ Polk County, FL

The Frostproof Business Park is 225 acres with two separate large contiguous, buildable sites of 115 and 90 acres. This site is located adjacent to State Road 17 and 3 miles east of U.S. Highway 27 near Nucor Corporation's 22nd micro-mill steel rebar facility.

General Information

- **Size:** 225 acres
 - The landowner acquired an additional, contiguous 106 acres on the east side of the site which is available for consideration. This results in a total of 331 acres available. (see page 3)
- **Price:** TBD
- **Address:** Scenic Highway & T.S. Wilson Road in Frostproof, FL
- **Ownership:** Ben Hill Griffin, Inc. (single owner)
- **Zoning:** Currently, part of the site is in the city and part in the county. The portion in the city is zoned as Industrial and the portion in the county is zoned as Agricultural. The landowner is pursuing annexation into the city of Frostproof.

Utilities

- **Electric:** Duke Energy. Two 12.47-kV distribution lines and a 69-kV transmission line are available to serve the site. 25 MW is available at the nearest substation
- **Water:** City of Frostproof. 12-inch waterline, excess capacity of 450,000 GPD
- **Wastewater:** City of Frostproof. 4-inch line, excess capacity of 250,000 GPD
- **Natural Gas:** TECO People's Gas. Capacity available for light industry; will require line extension
- **Telecom:** Fiber adjacent, can be extended

Transportation

- **Highway:** Highway 17 – <1 mile, Highway 27/98 – <3 miles, Interstate 4 – 40 miles
- **Airport:** Tampa International – 83 miles (1.5 hours), Lakeland Linder International – 46 miles (1 hour)
- **Rail:** Adjacent. Florida Midland Rail - shortline provider, connects into CSX mainline
- **Port:** Port Canaveral – 112 miles (2 hours) and Port Tampa Bay – 76 miles (1.5 hours)

Additional Information

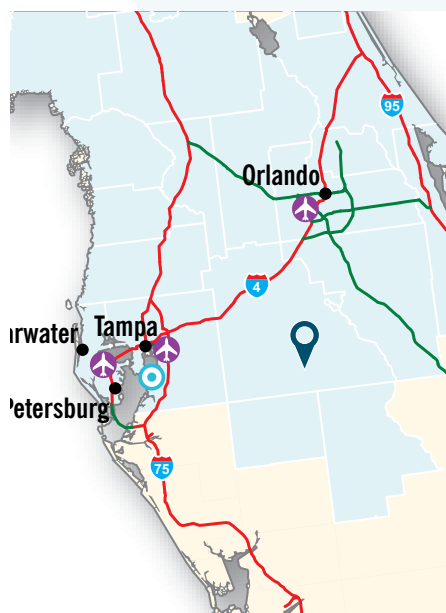
- **Topography:** Very low slope and low slope variability throughout the site
- **Air Quality:** In Attainment
- **Foreign trade zone:** FTZ 79
- **Existing industries nearby:** distribution, advanced manufacturing
- **Link to a Google map of the site:** [here](#)

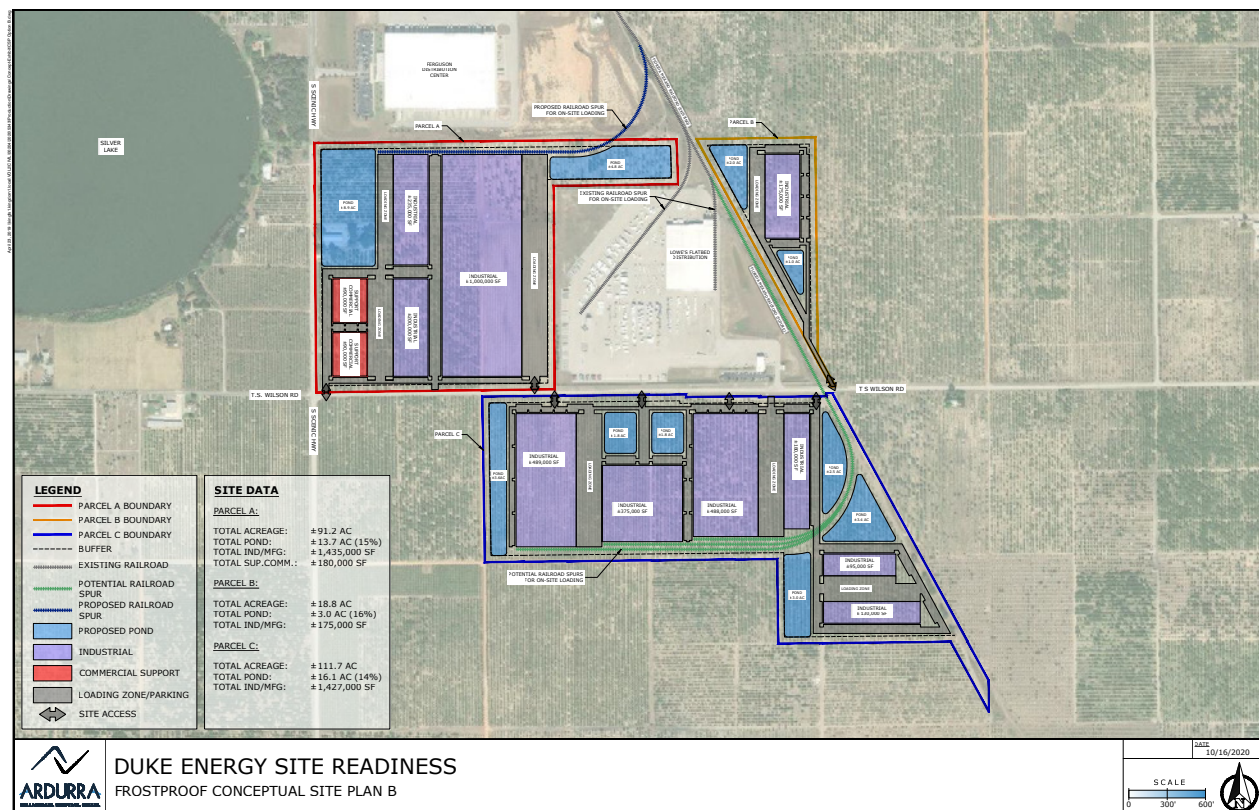
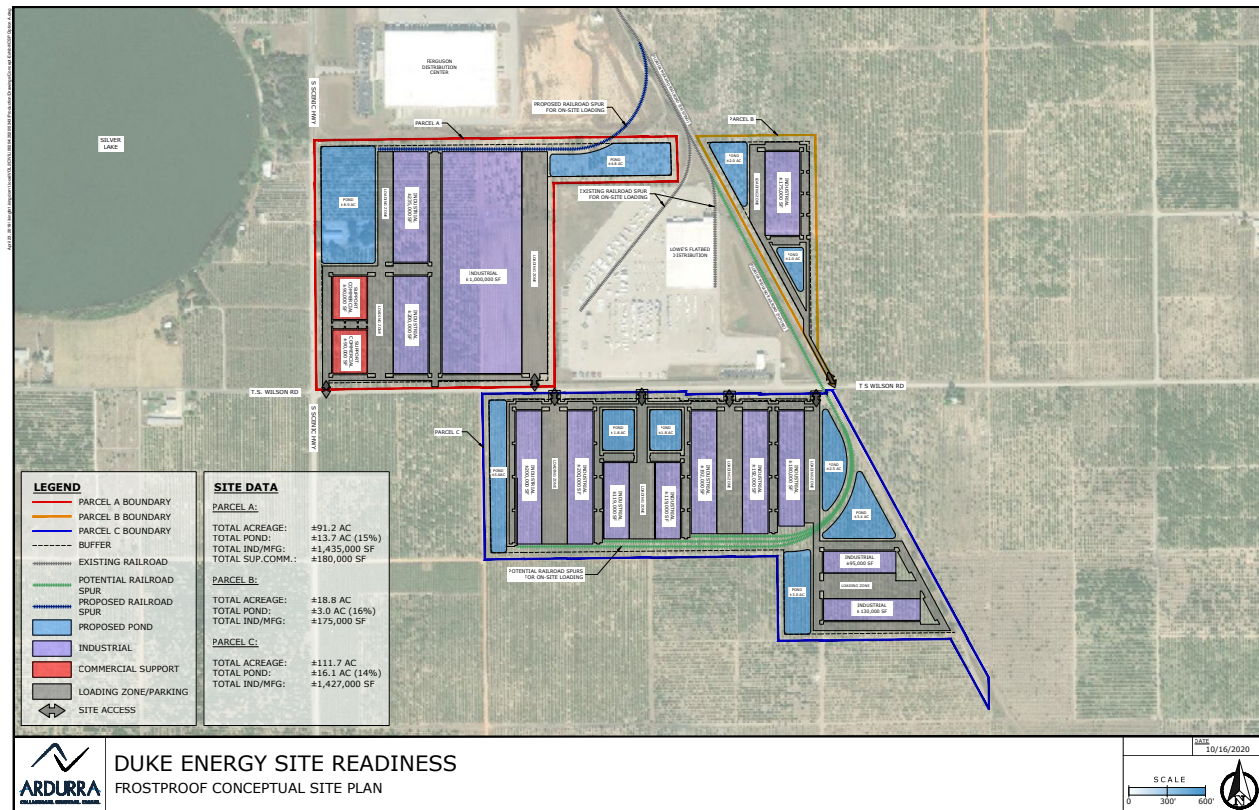
Workforce

- **Workforce within 45 minutes –** 277,000

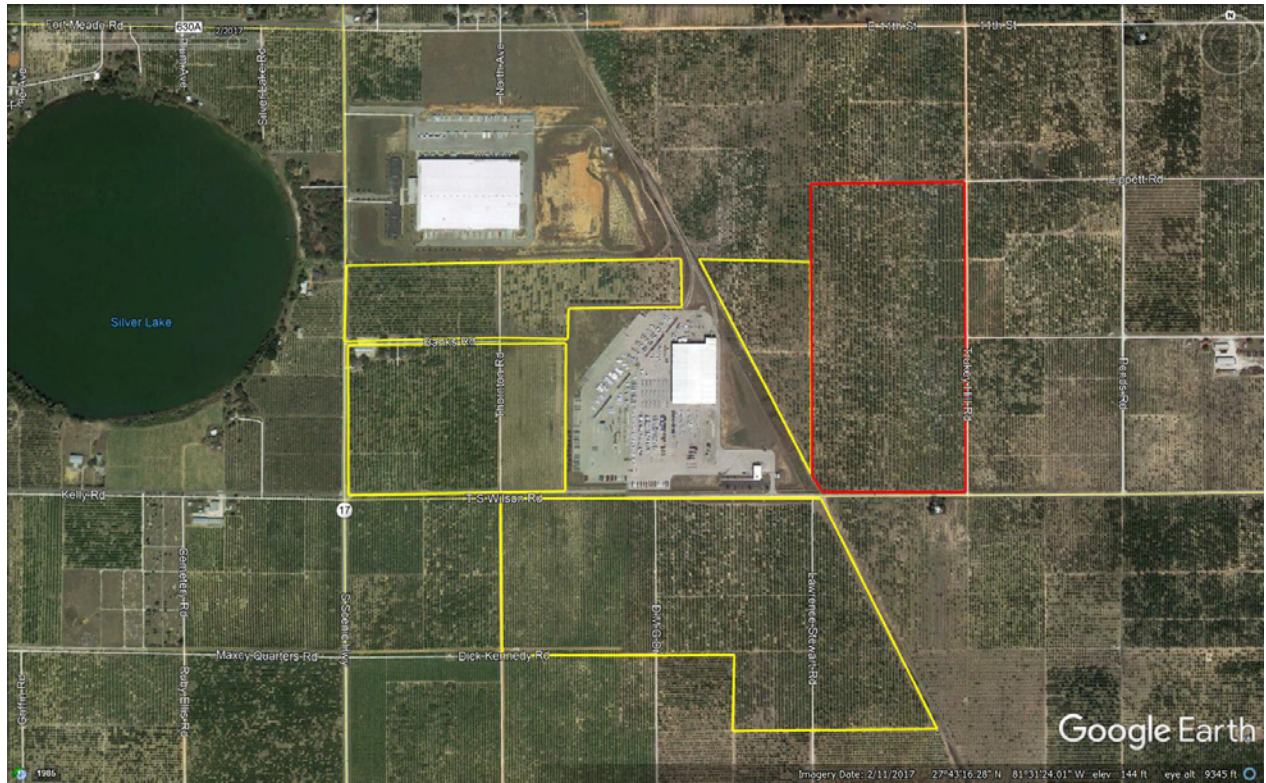
For more information, please contact the Duke Energy Business Recruitment team at 919.349.2853.

or visit duke-energy.com/economic





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*Red outline indicates additional land acquisition (106 acres).