

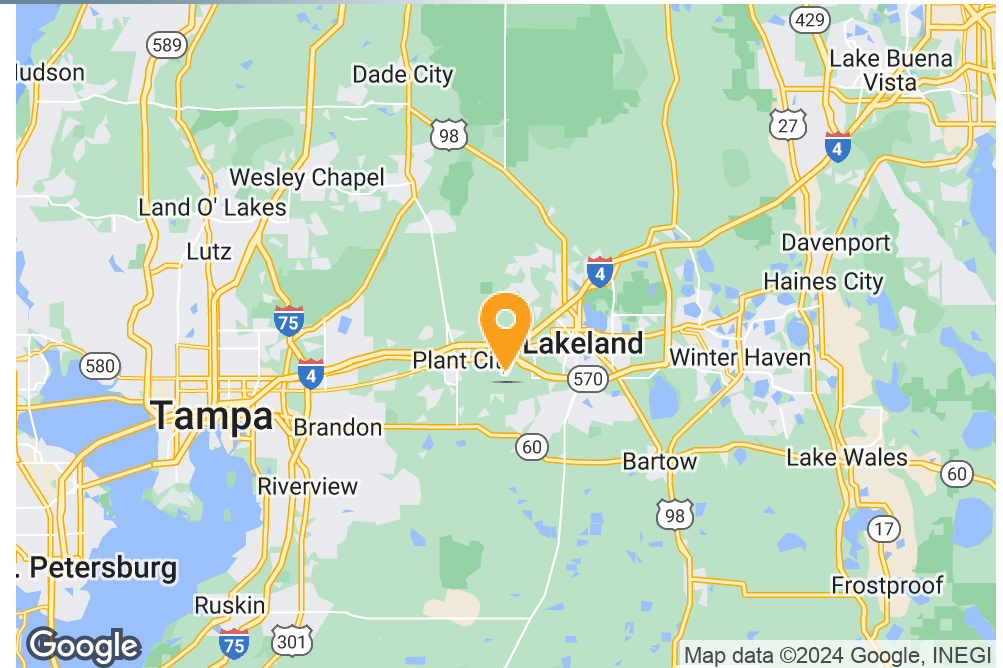
PLP County Line Rd @ Lakeland Linder Airport

4320 County Line Road, Lakeland, FL 33811

LAND FOR SALE

PRESENTED BY
Tommy Addison, ALC / 863.353.2805
tommy@addisonland.com





Offering Summary

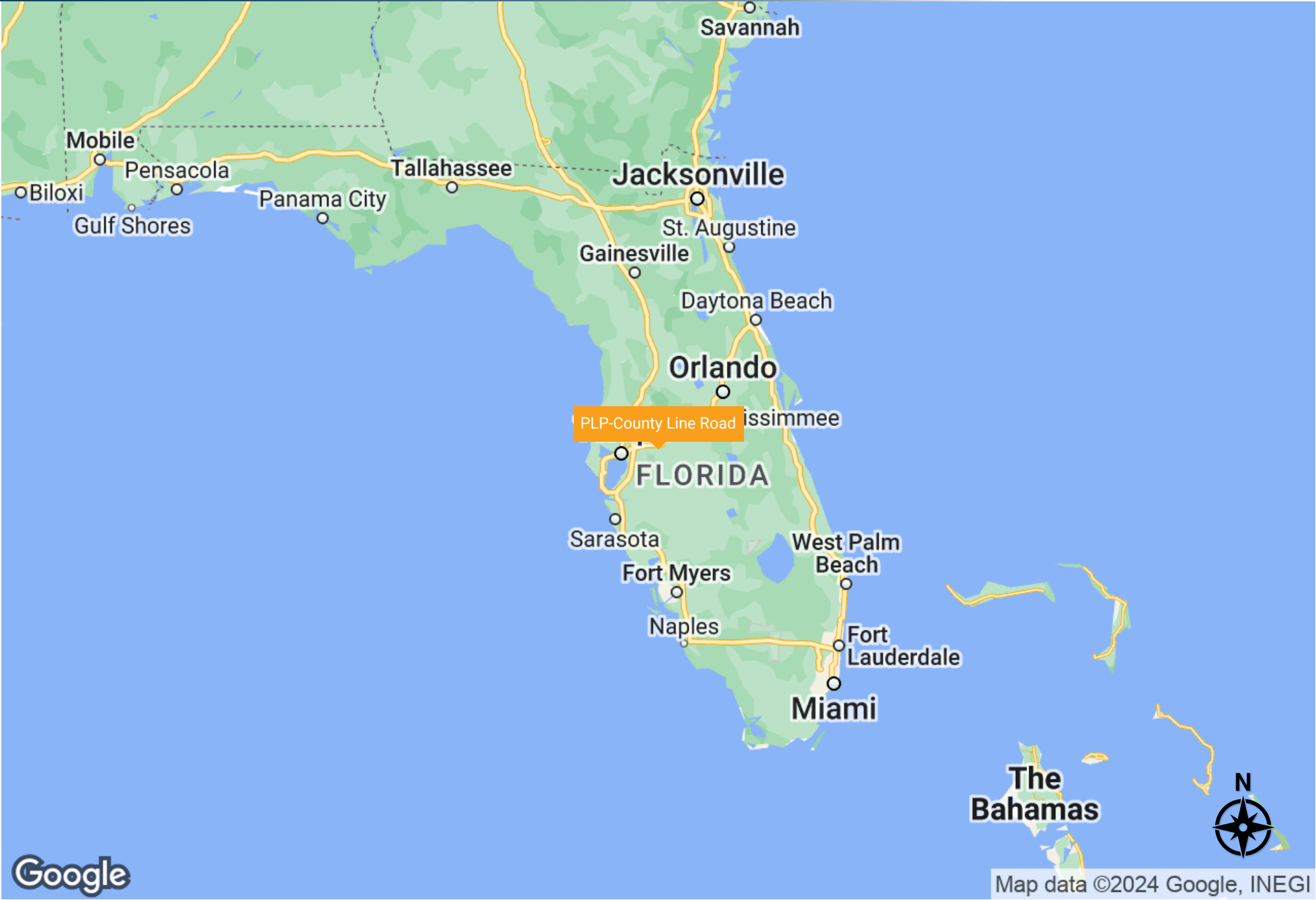
Sale Price:	\$3,335,000
Available SF:	
Lot Size:	19.19 Acres
Price / Acre:	\$173,788
Zoning:	BPC 2
Traffic Count:	24,500

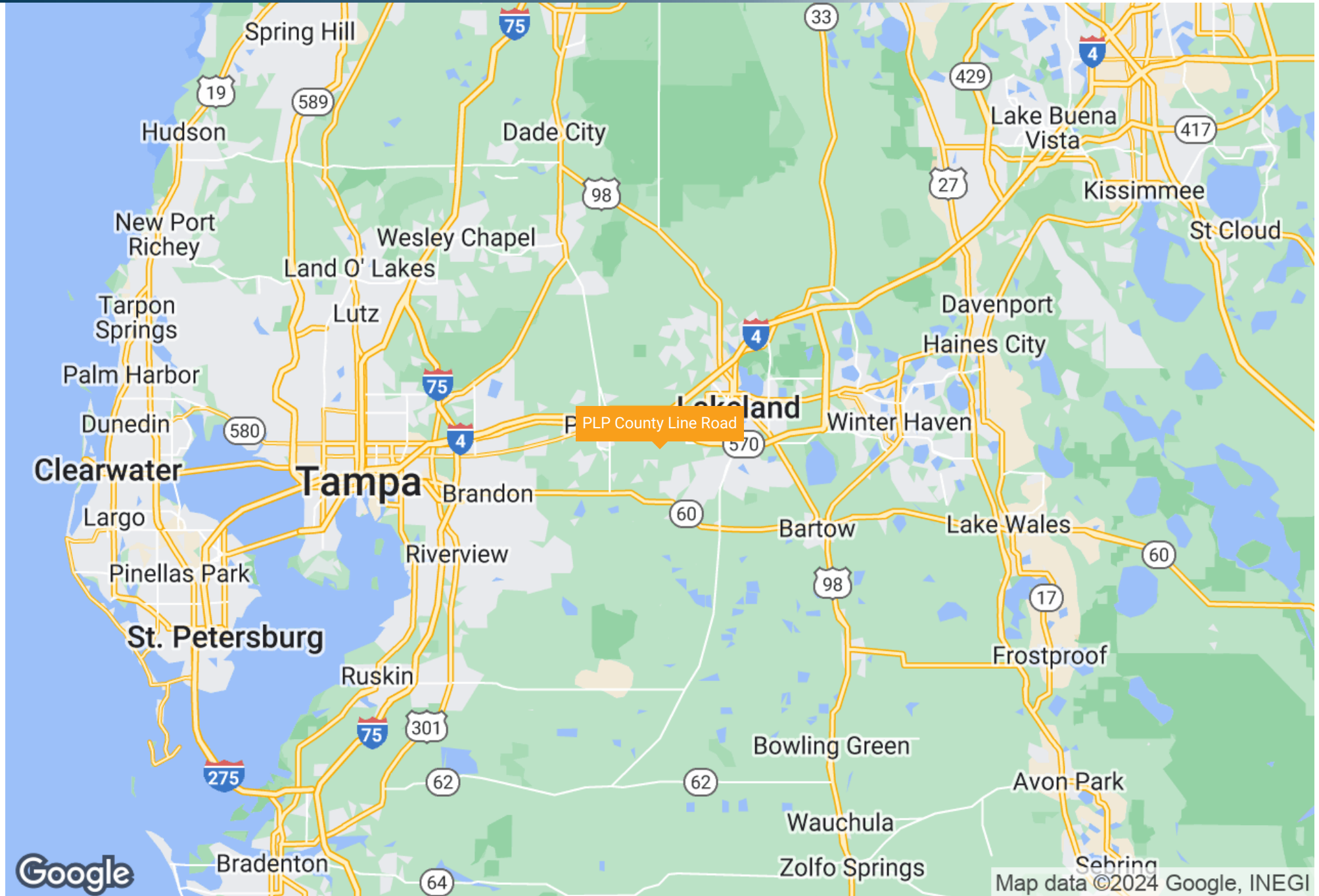
Property Overview

This 19+ upland acres primed for commercial development on County Line Road. Rapidly developing area of Polk County that has become the focal point for larger scale distribution facilities due to its centralized location to the Lakeland Linder Airport and access to major travel corridors.

Property Highlights

- 100% land utilization with 19.19 acres of developable uplands
- +/- 840' of frontage on County Line Road located:
- 3.5 miles from Interstate 4
- 4 miles from State Road 60
- 4 miles from the Polk Parkway via Drane Field Road
- City of Lakeland 10" water main just installed along the west property frontage on County Line Road
- Located in unincorporated Polk County with an Agricultural/Rural Residential Future Land Use

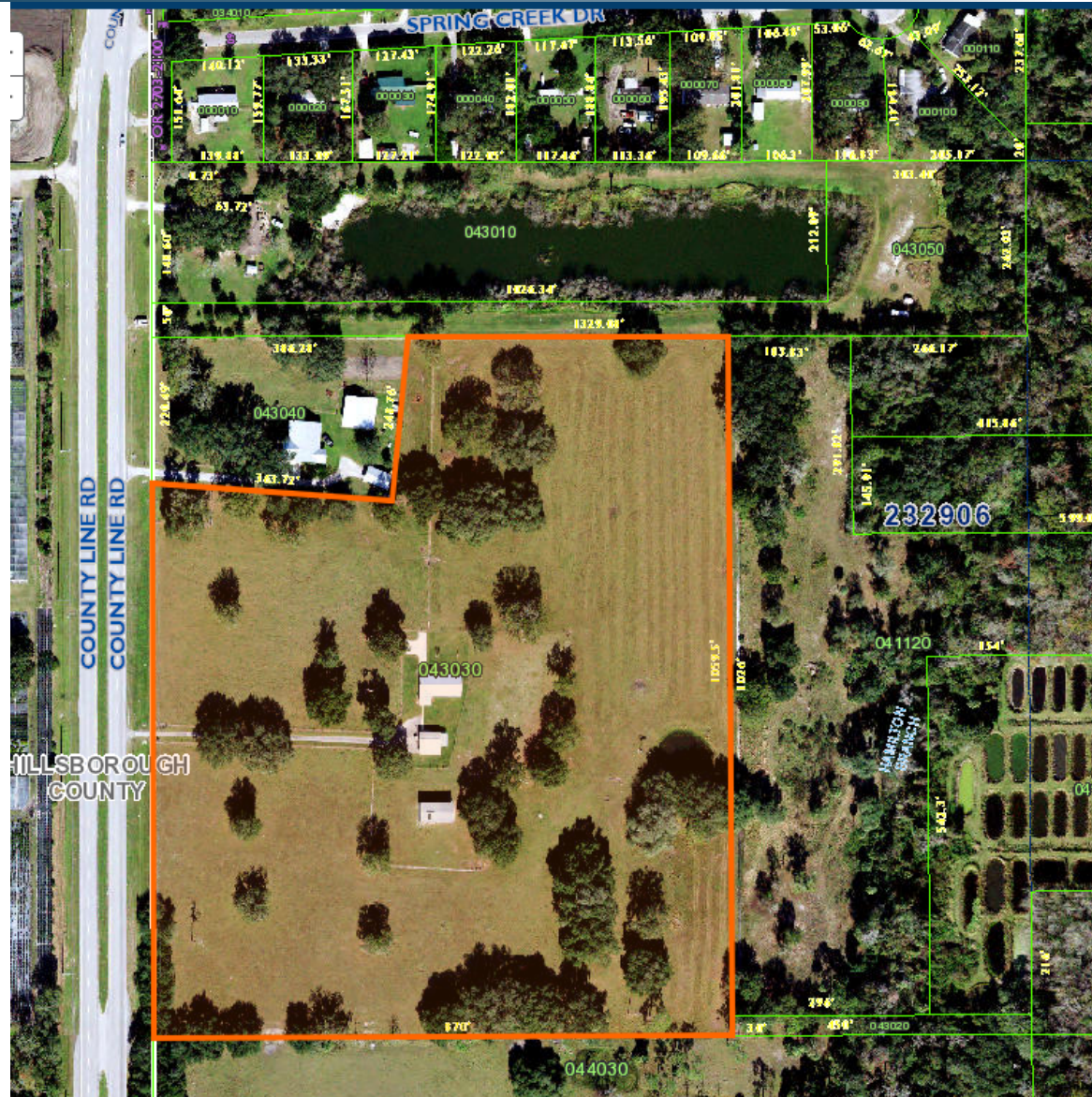




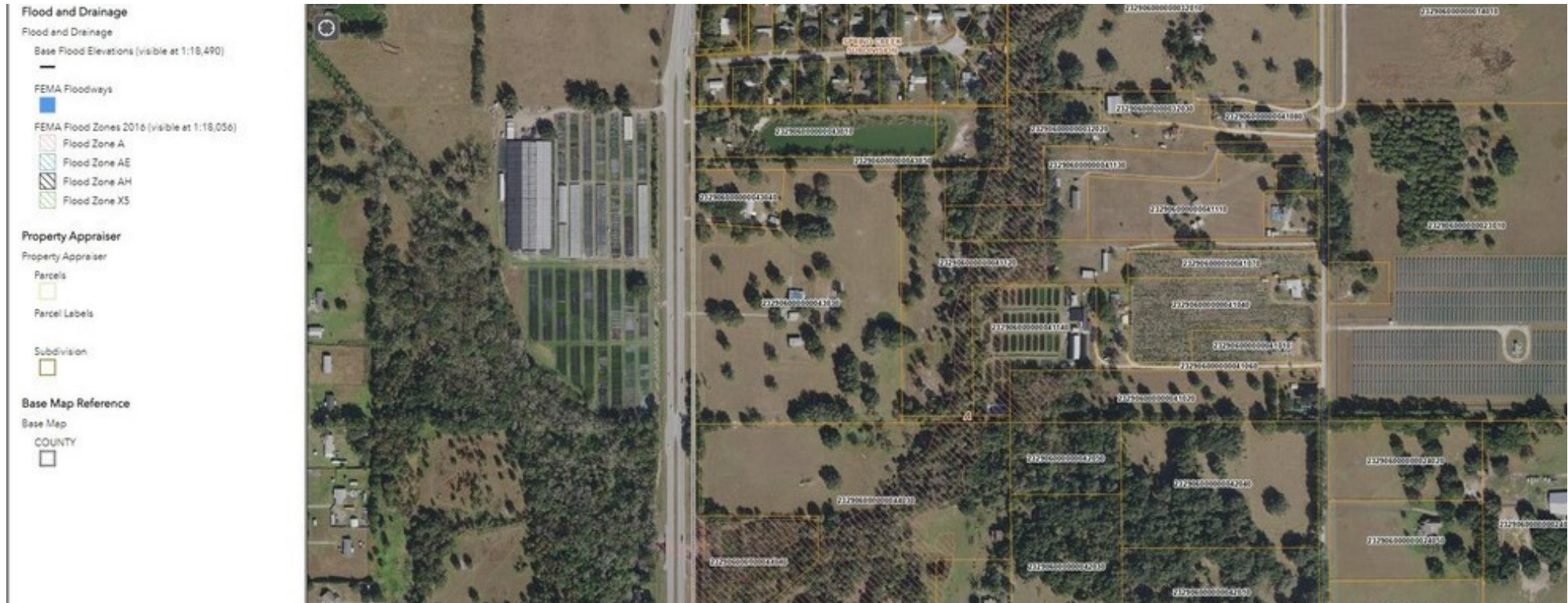


Google

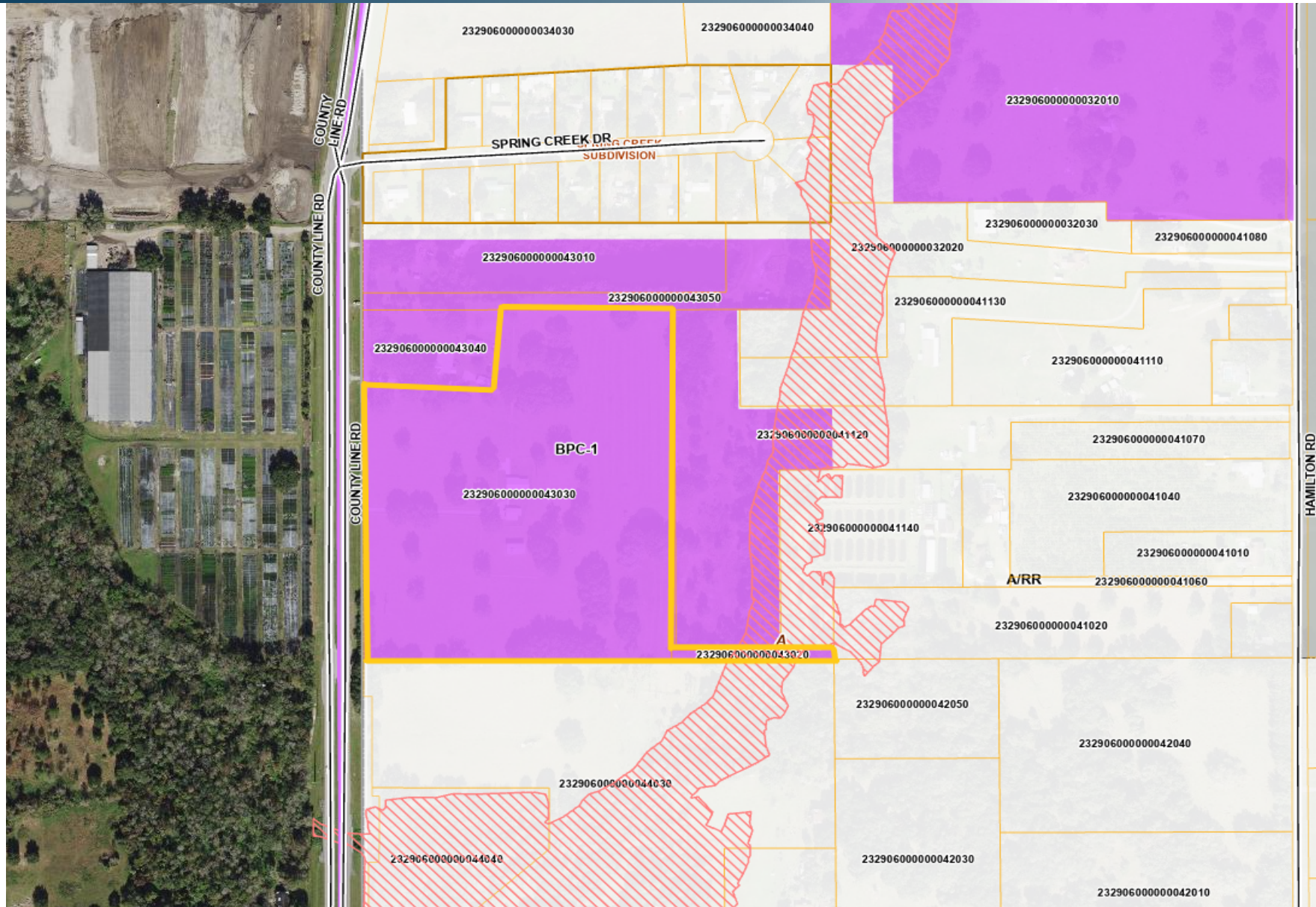
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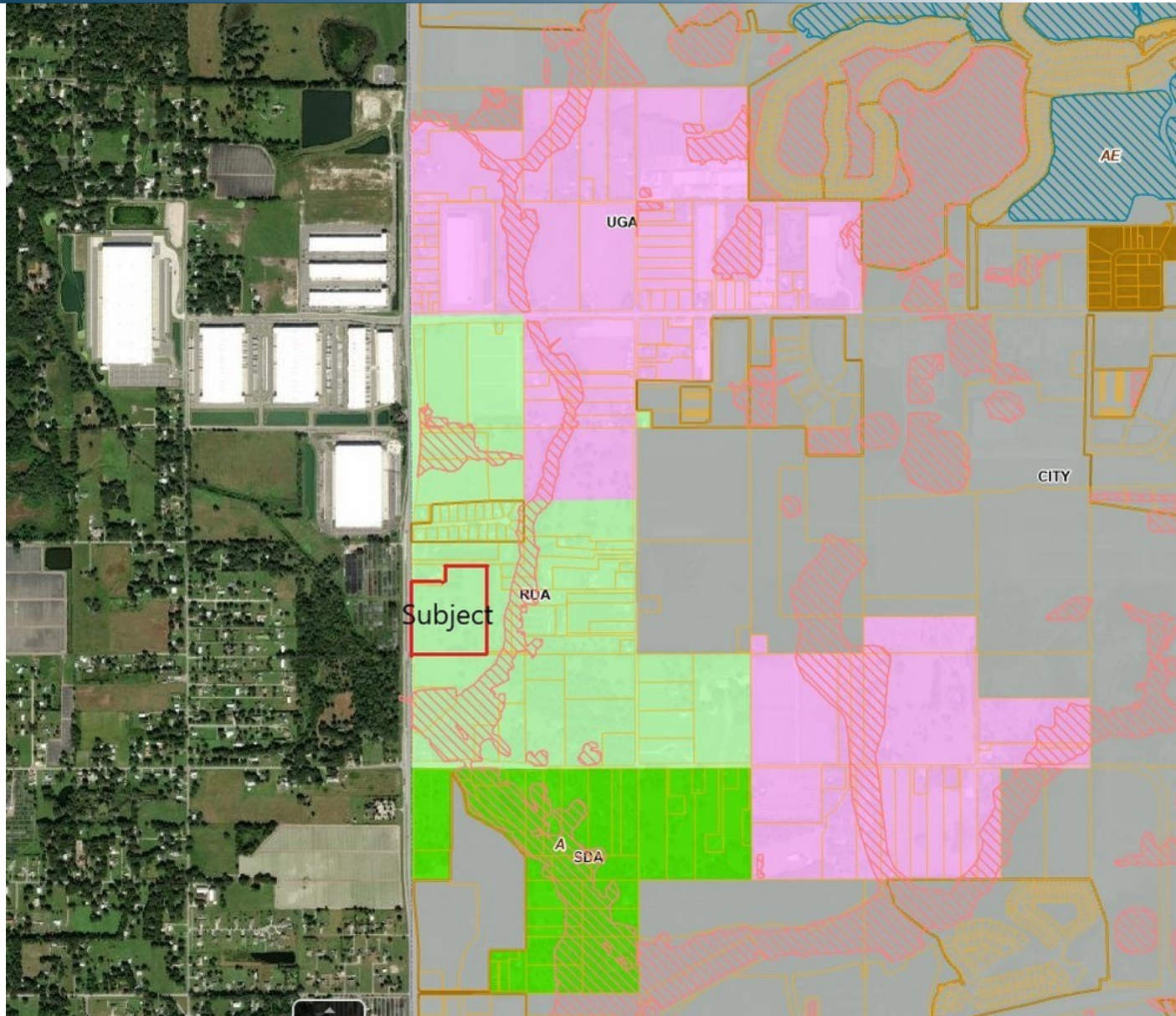










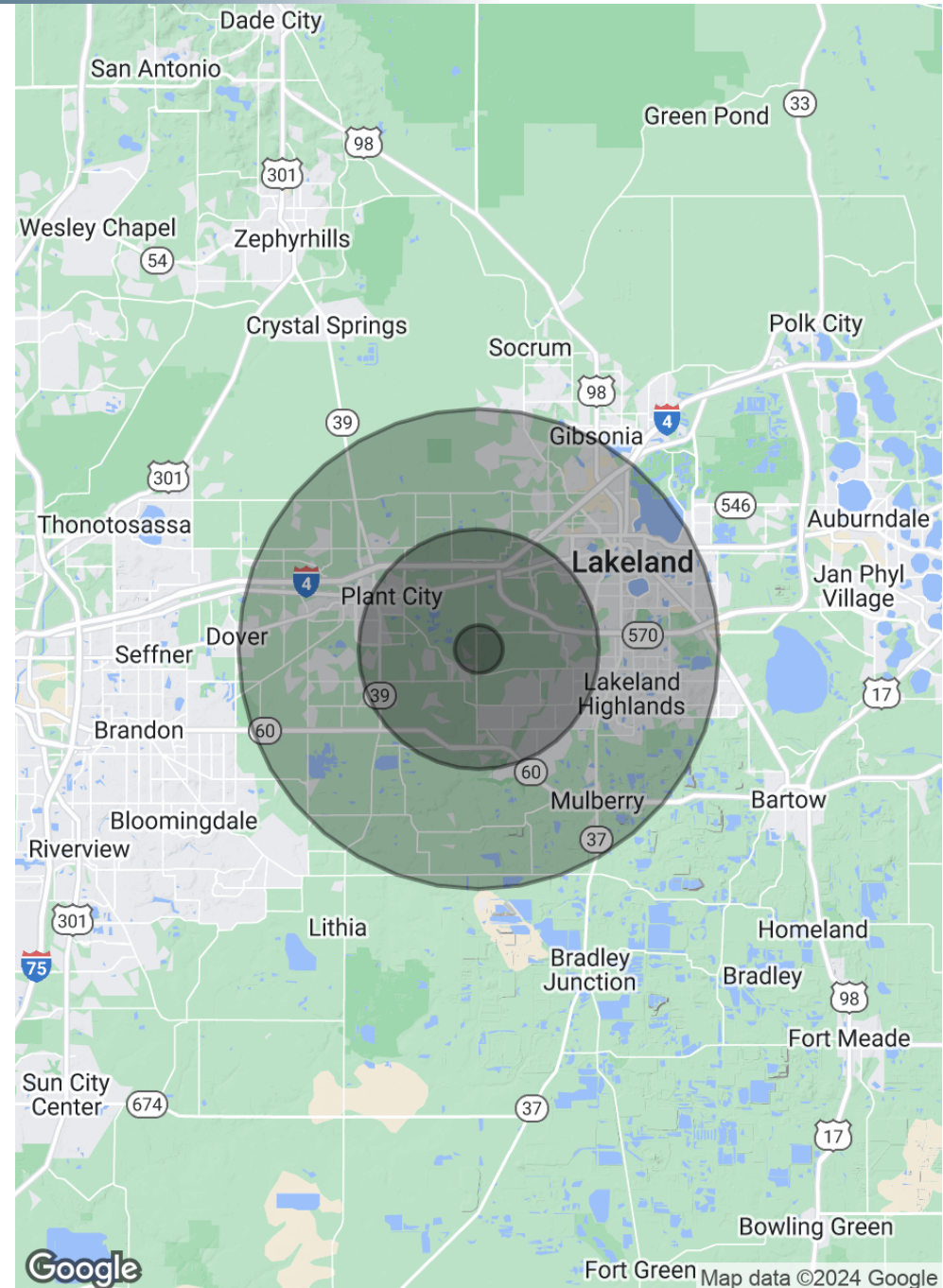




Population	1 Mile	5 Miles	10 Miles
Total Population	1,608	51,042	261,309
Average age	34.8	35.7	37.4
Average age (Male)	34.6	34.5	35.9
Average age (Female)	35.8	37.1	38.7

Households & Income	1 Mile	5 Miles	10 Miles
Total households	559	17,973	96,733
# of persons per HH	2.9	2.8	2.7
Average HH income	\$60,452	\$63,923	\$61,812
Average house value	\$214,945	\$203,394	\$187,086

* Demographic data derived from 2020 ACS - US Census





Tommy Addison, ALC

Broker/Owner

tommy@addisonland.com

Direct: 863.353.2805 | **Cell:** 863.557.5035

FL #BK3218592 // AL #000125082-0

Professional Background

Being the 3rd generation raised in Central Florida, Tommy has seen it change from a largely agricultural economy to a dynamic growth center for all types of Ag, Residential, Commercial, and Industrial enterprises. His upbringing and career, in many ways, mirror the changes in the area. Tommy's parents and grandparents were citrus growers, row crop farmers, produce brokers, and cattle ranchers here. He lived the farming and ranching way of life at a time when Polk County was a much more rural area.

Upon graduating from the University of Florida College of Business, his grandfather urged him to find a vocation other than farming. That led him into the construction field in production, sales, sales management, and corporate acquisitions for a Southeastern U.S. aggregates company. During his employment there, he gained specialized expertise with Federal, State, County, and municipal governments in areas of land use, entitlements, and permitting, as well as aggregate reserves assessment and acquisition.

Whether you are looking to purchase or sell farmland, a livestock ranch, aggregates mine, or development land, Tommy's knowledge and experience assist in helping you achieve your goals.

Professional Experience

- Licensed Real Estate Agent since 2009
- Private sector Business, Land, and Commercial real estate acquisitions.
- Mining reserves acquisition
- Row-crop farming, produce brokerage, and commercial cattle operations.
- Sales and Management of Building Products, Industrial Sand, and construction aggregates mining organizations.

Education

- BS Business Administration/Marketing Warrington College of Business, University of Florida, '86
- AA Business Administration from Polk Community (State) College, '84

Memberships

- Current Board Member of the Polk County Planning Commission
- Past Chairman and Vice-Chairman of the Northeast Polk County Roadway Advisory Board
- Past Chairman and member, North Ridge Community Redevelopment Agency Advisory Board
- National Association of Realtors
- Realtors Land Institute
- East Polk County Association of Realtors

Addison & Company, LLC

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