

# Shing/Lake Aurora

7942 Highway 60 East Lake Wales, FL 33898

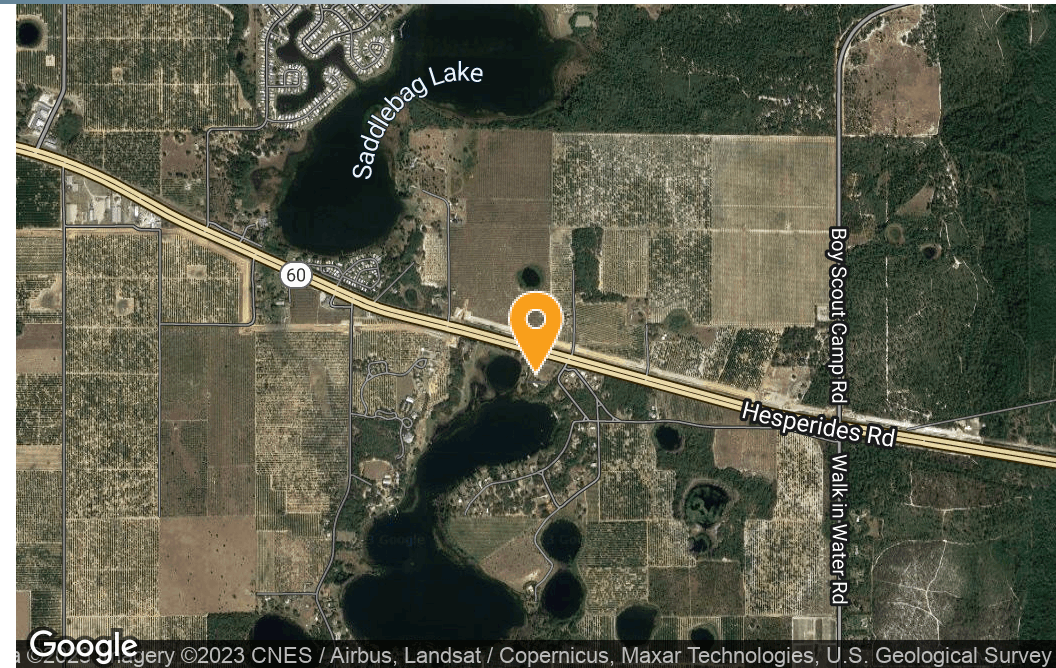
LAND FOR SALE

PRESENTED BY

Tommy Addison, ALC / 863.353.2805  
tommy@addisonland.com







## Offering Summary

Sale Price:	\$275,000
Available SF:	
Lot Size:	4.4 Acres
Price / Acre:	\$62,500
Zoning:	FA
Traffic Count:	16,200

## Property Overview

A unique opportunity to own 4.4 acres of property that has both +275' of frontage on Lake Aurora and +475' of frontage on State Road 60 just West of Lake Wales, Florida. This property offers a high vista view of the 117 acre, limited access Lake Aurora, with a mean depth of 12' and a maximum depth of 45 feet. Ingress and egress to the property from State Road 60 is via S. Breen Road offering high visibility from SR 60 without having to construct a major access allowing many possible uses for this property.

## Property Highlights

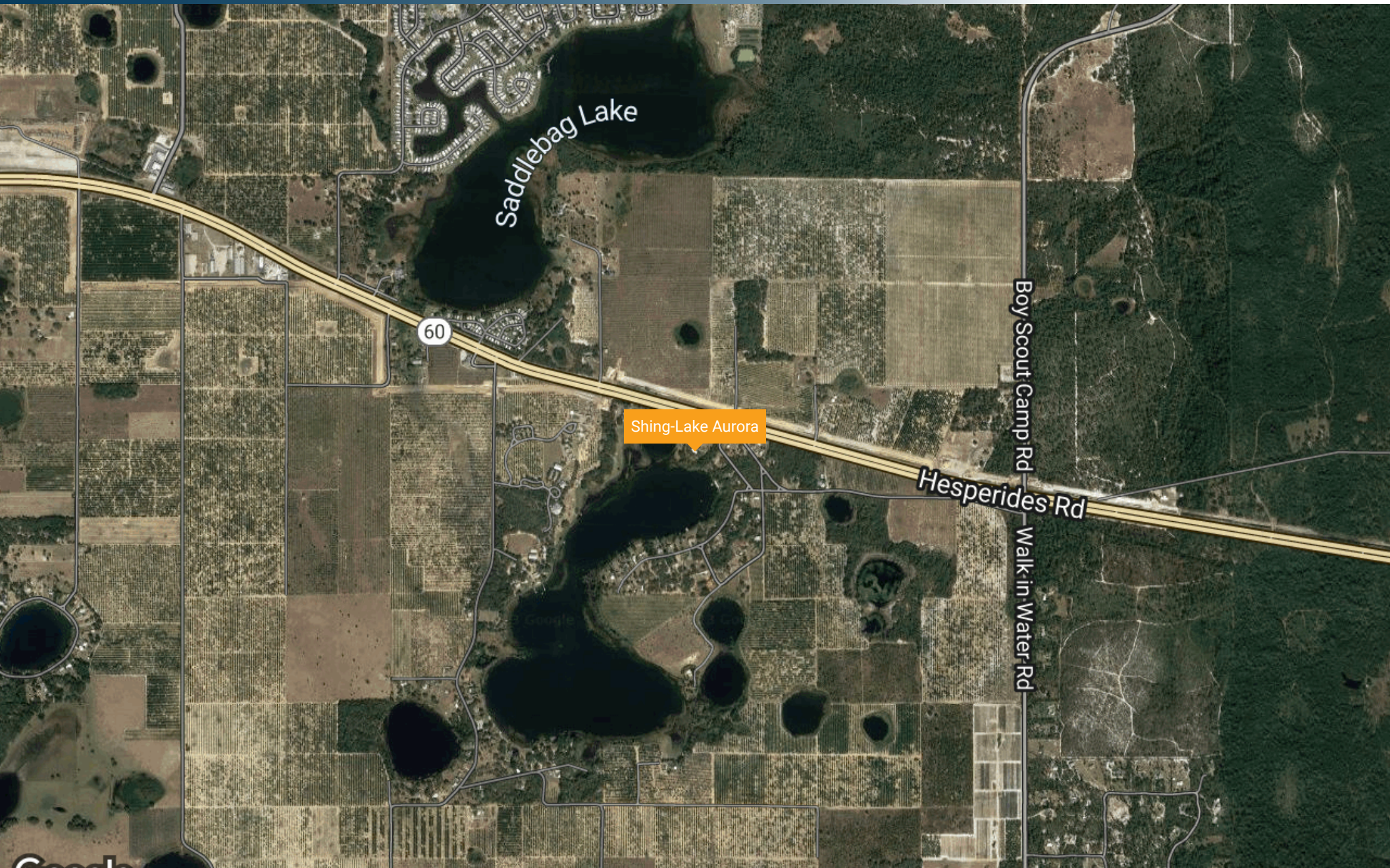
- Original plat for this property indicates a total of seven (7) planned lots: Four (4) lots fronting State Road 60 and three (3) lakefront lots.
- Future land use: Agriculture/Rural Residential (A/RR)
- Well and Septic tank installed
- 1286 sq. ft. home was built in 1954. However, the house has been unoccupied for quite some time and would require considerable renovation due to older owner not keeping up with maintenance.









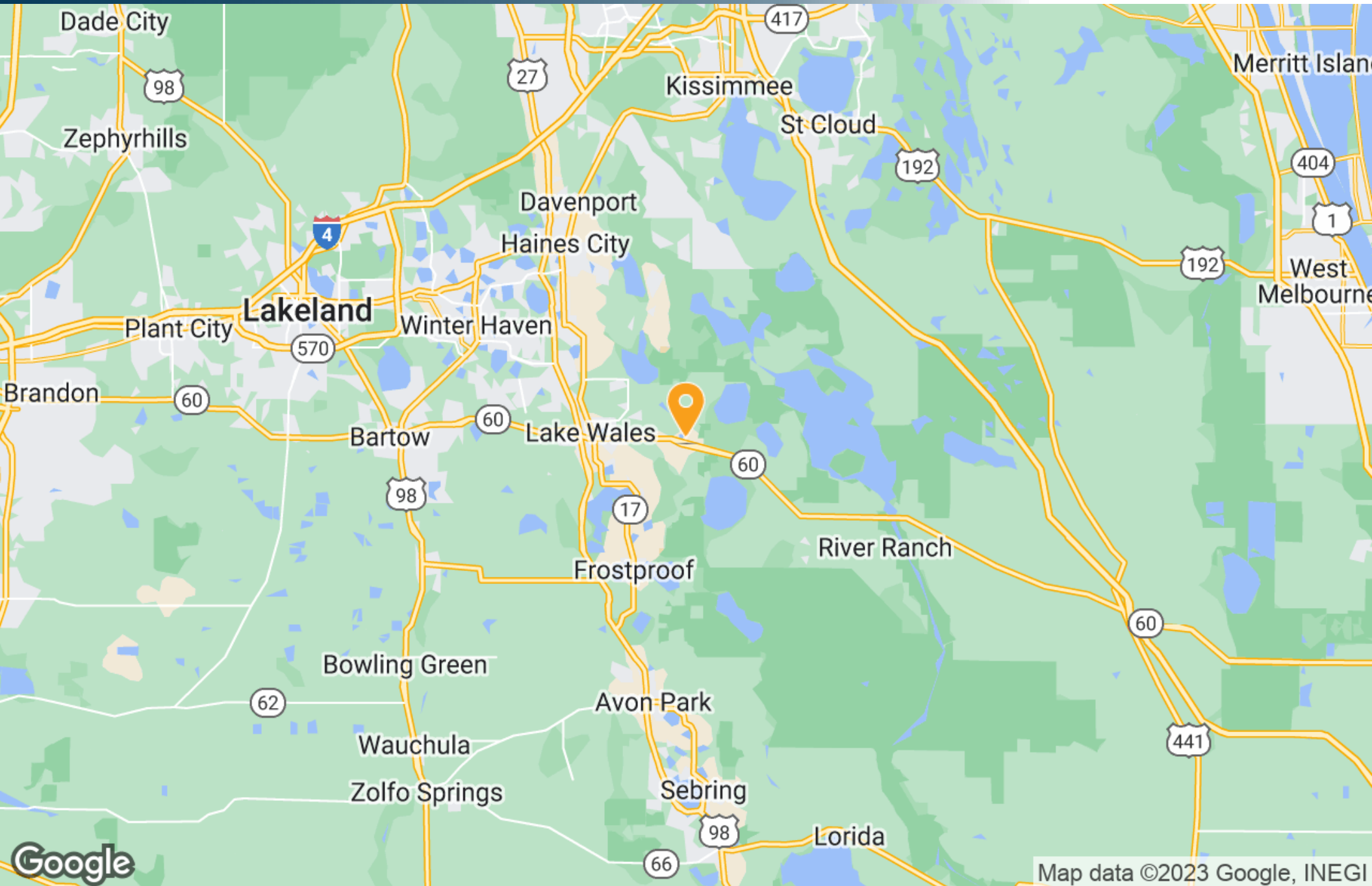




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LOCATION MAP

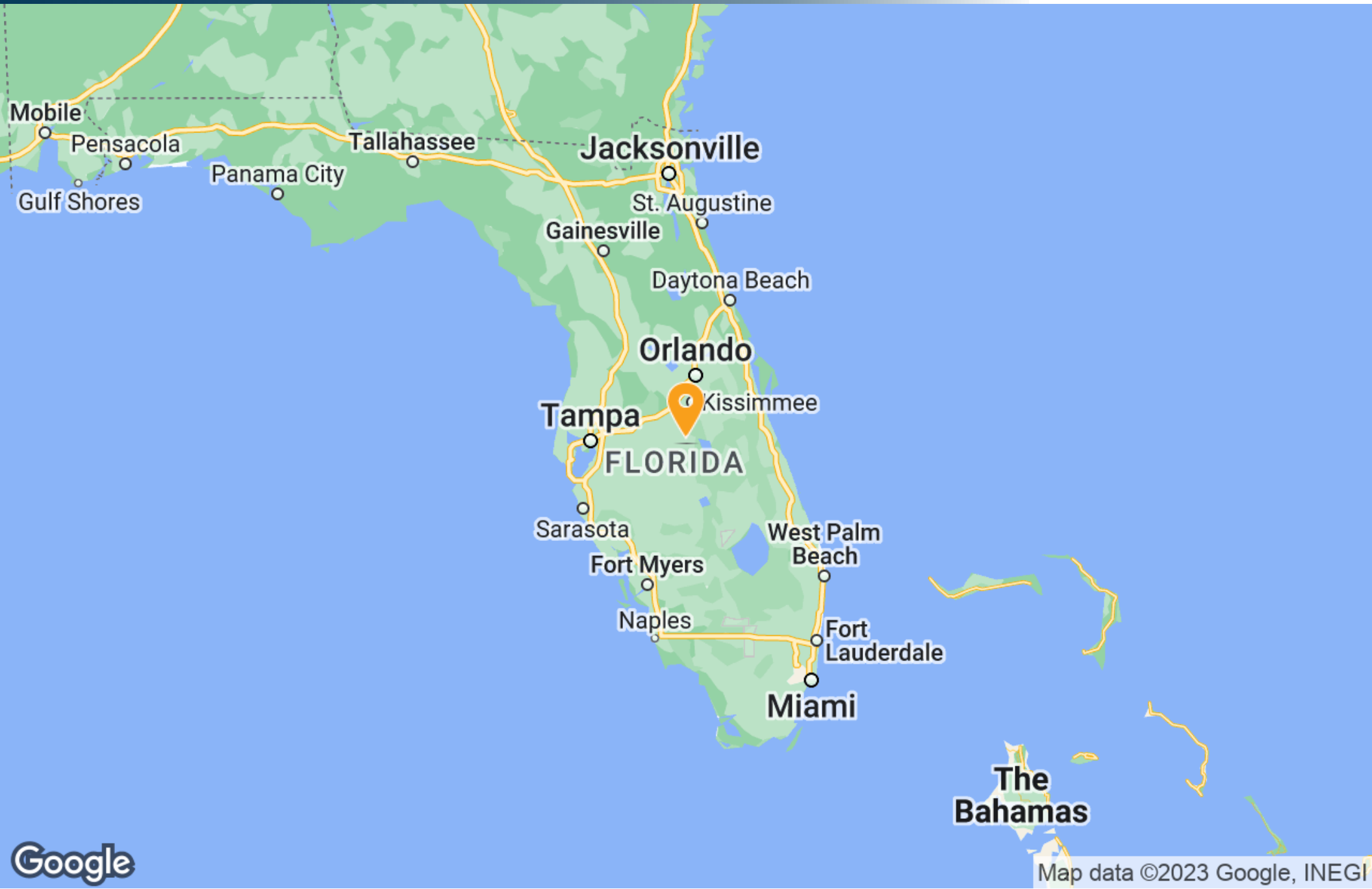


Google

Map data ©2023 Google, INEGI



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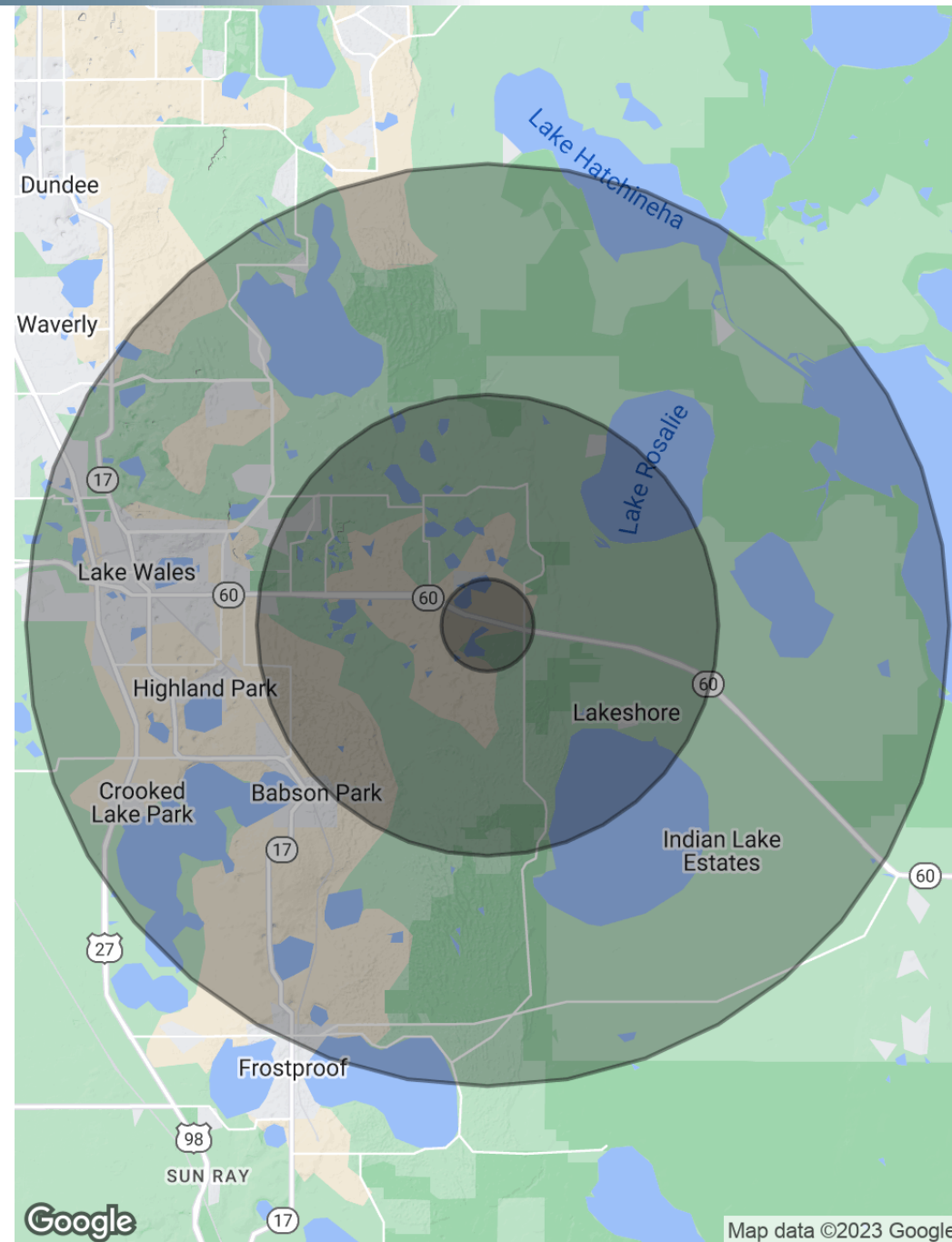


Population	1 Mile	5 Miles	10 Miles
Total Population	133	4,844	35,000
Average age	44.7	46.6	42.9
Average age (Male)	36.3	43.1	39.9
Average age (Female)	49.3	48.6	44.6

Households & Income	1 Mile	5 Miles	10 Miles
Total households	52	2,007	14,119
# of persons per HH	2.6	2.4	2.5
Average HH income	\$54,080	\$52,153	\$50,054
Average house value	\$197,561	\$208,603	\$171,118

\* 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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