

# Walsdorf @ Alta Vista

0 Lake Villa Way Haines City, FL 33844

LAND FOR SALE

PRESENTED BY

Tommy Addison, ALC / 863.353.2805

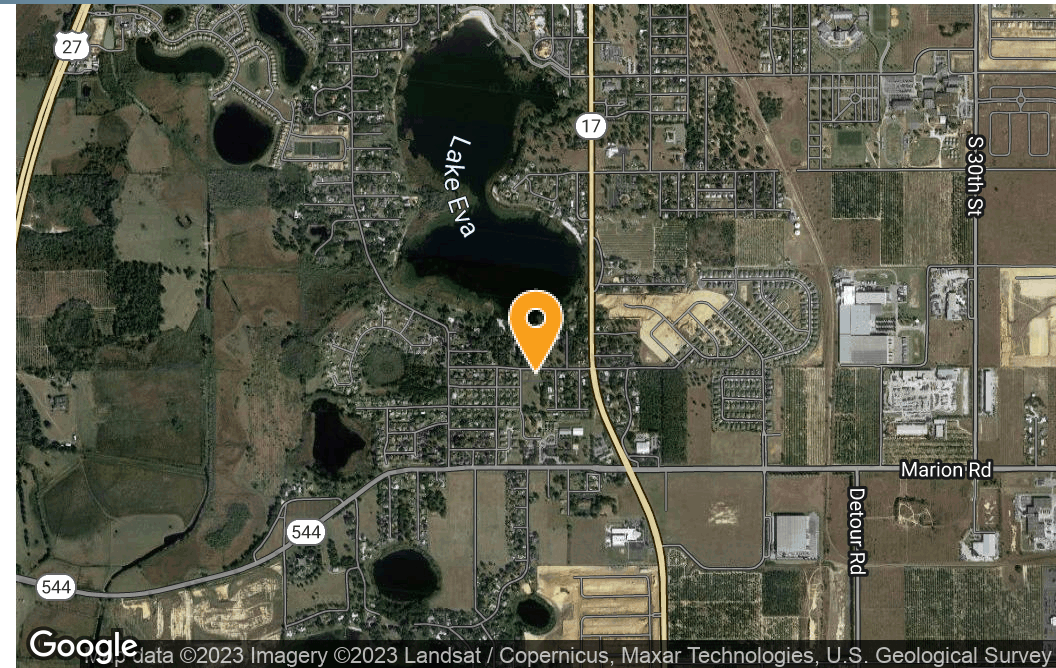
tommy@addisonland.com



Lake Eva







## Offering Summary

Sale Price:	\$175,000
Available SF:	
Lot Size:	2 Acres
Price / Acre:	\$87,500
Zoning:	R-1AA

## Property Overview

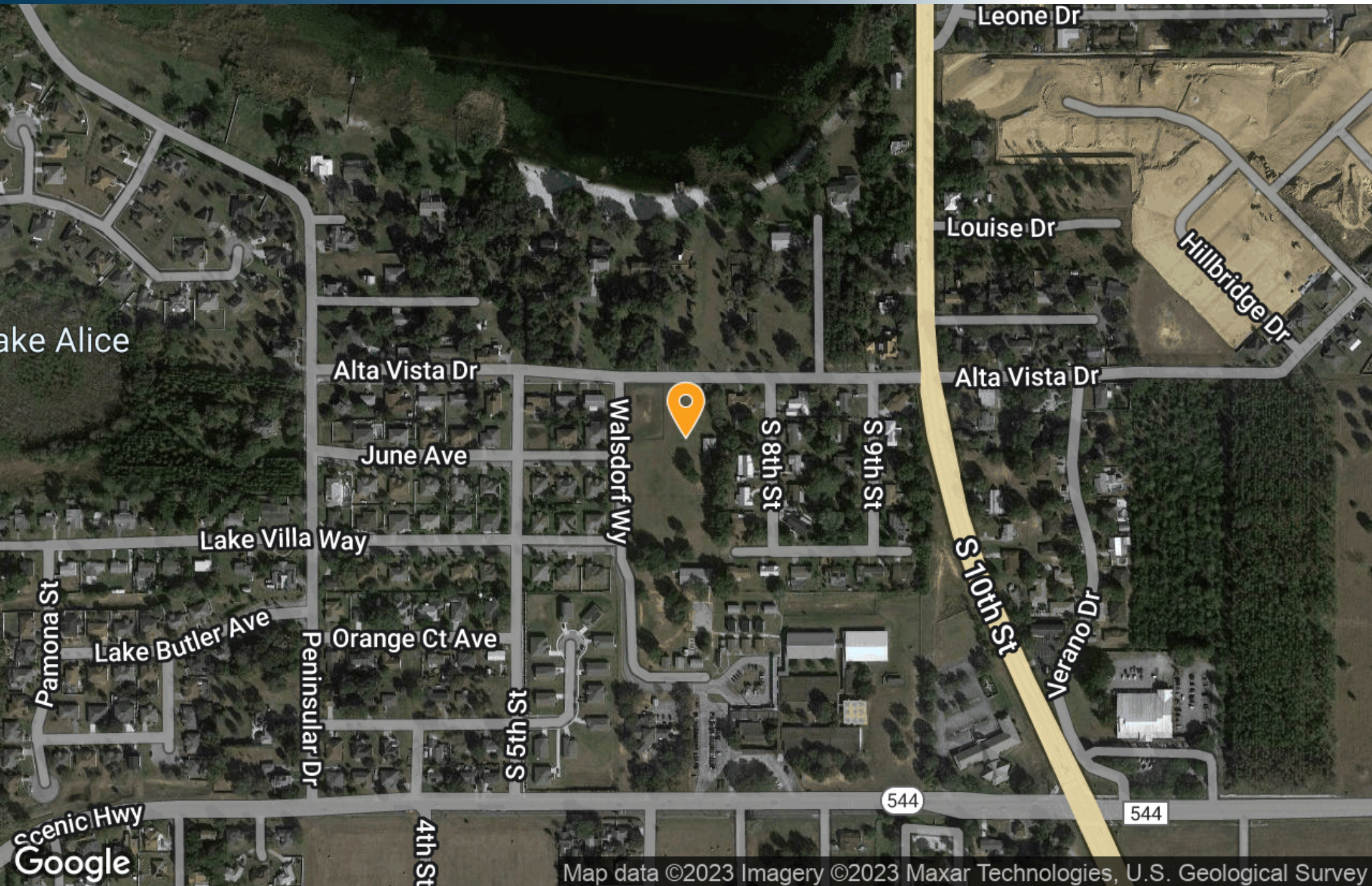
**RARE OPPORTUNITY.** Two cleared acres in an established neighborhood in rapidly growing Haines City. This prime location is just 10 miles south of the intersection of U.S. Hwy 27 and Interstate 4. Although the site's previous Zoning restricted it to 100' wide lots, a land use change was made in 2021 to R-1AX allowing for 85' wide lots. This change affords the opportunity for the development of 4-6 homesites. This property is adjacent to Alta Vista Elementary School and within 2 miles of downtown Haines City, Publix, and many other retail locations. Additionally, Aldi and Walmart Distribution Centers are just minutes away along with a Carvana Inspection Center. Although developing quickly, Haines City still maintains its small-town charm situated between Tampa and Orlando with Walt Disney World only minutes away.

## Property Highlights

- City Water available on both Alta Vista Drive and Walsdorf Way
- Gravity Sewer on June Avenue and Alta Vista Drive
- Force main also on Alta Vista Drive



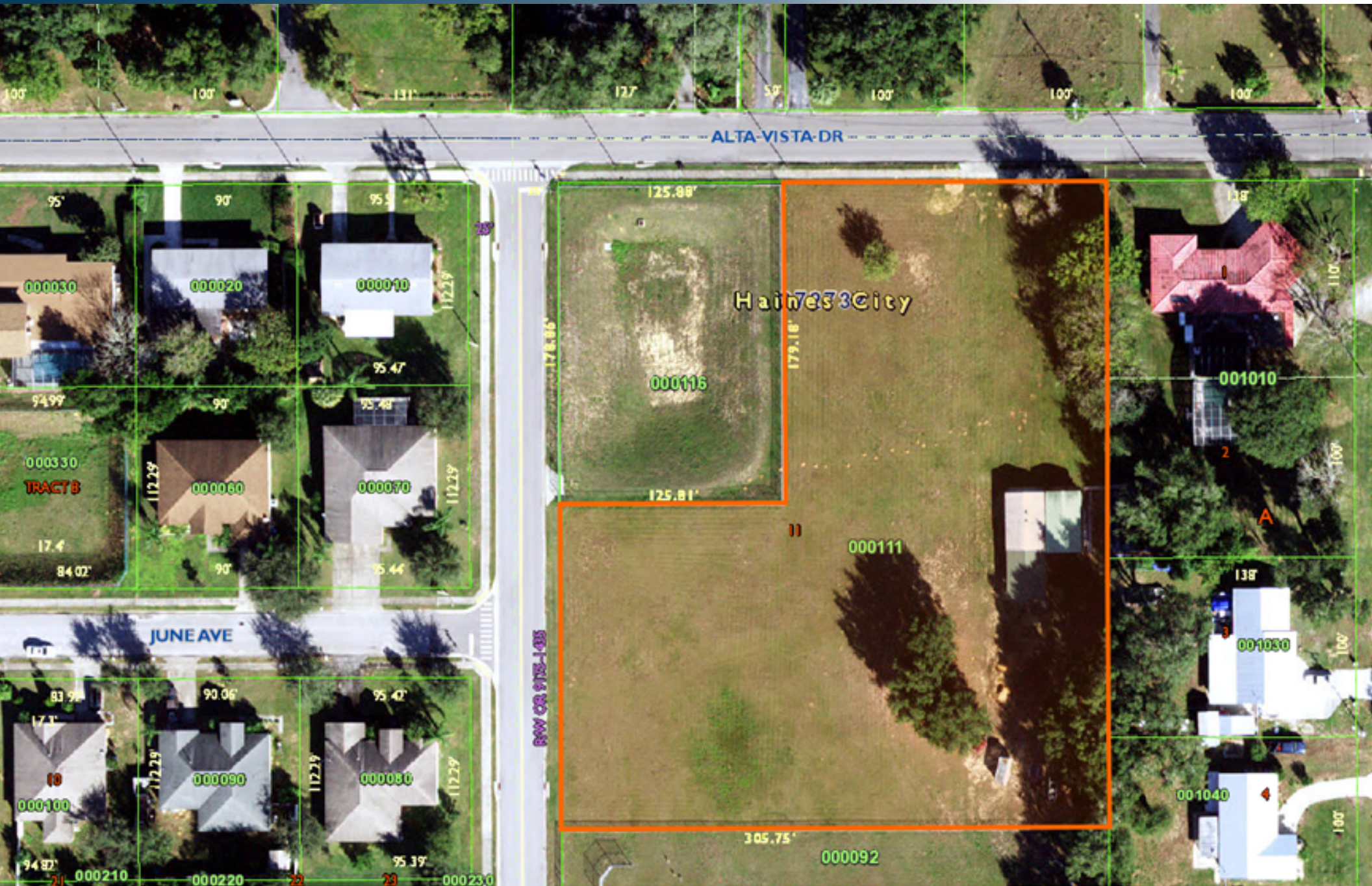




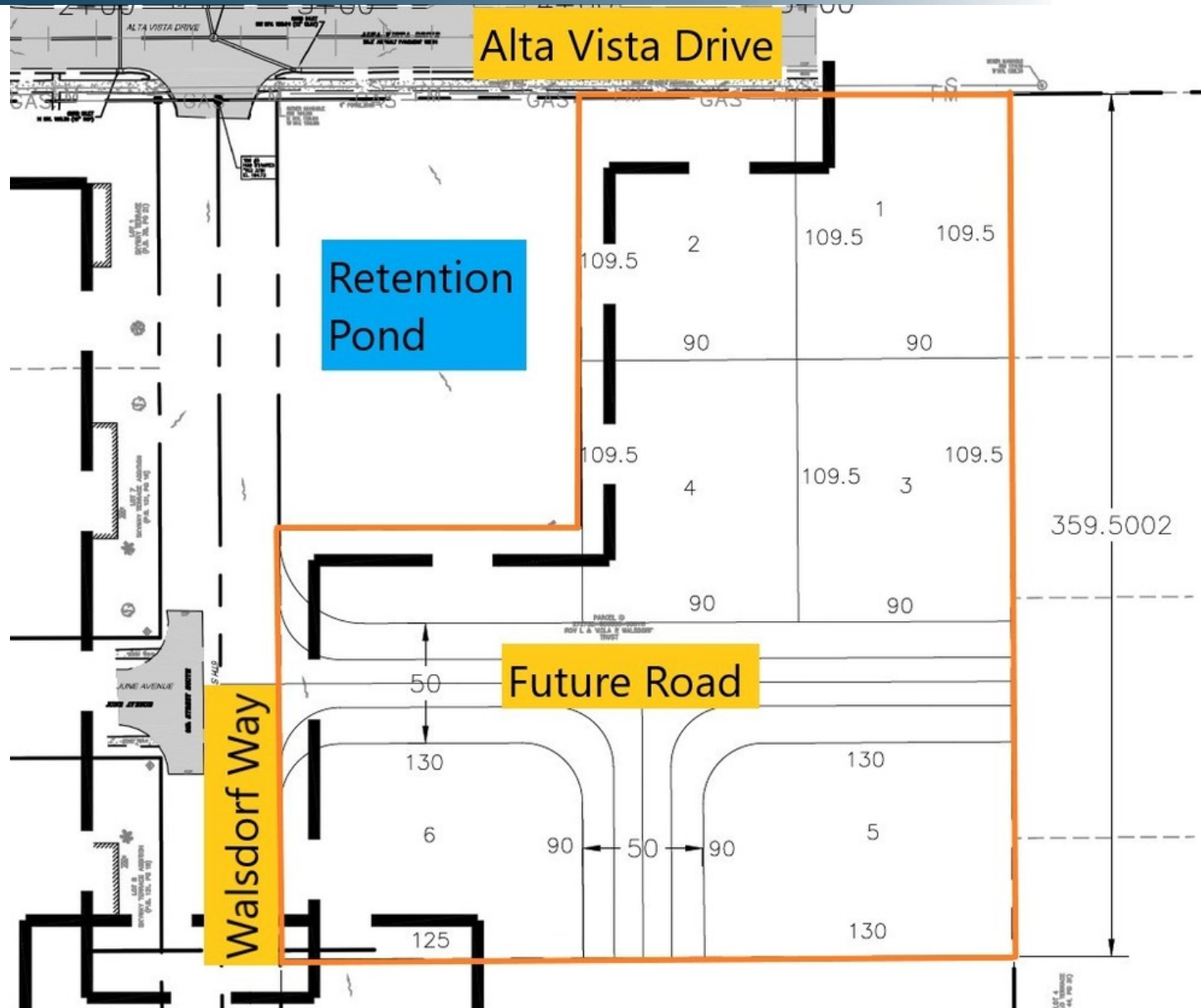








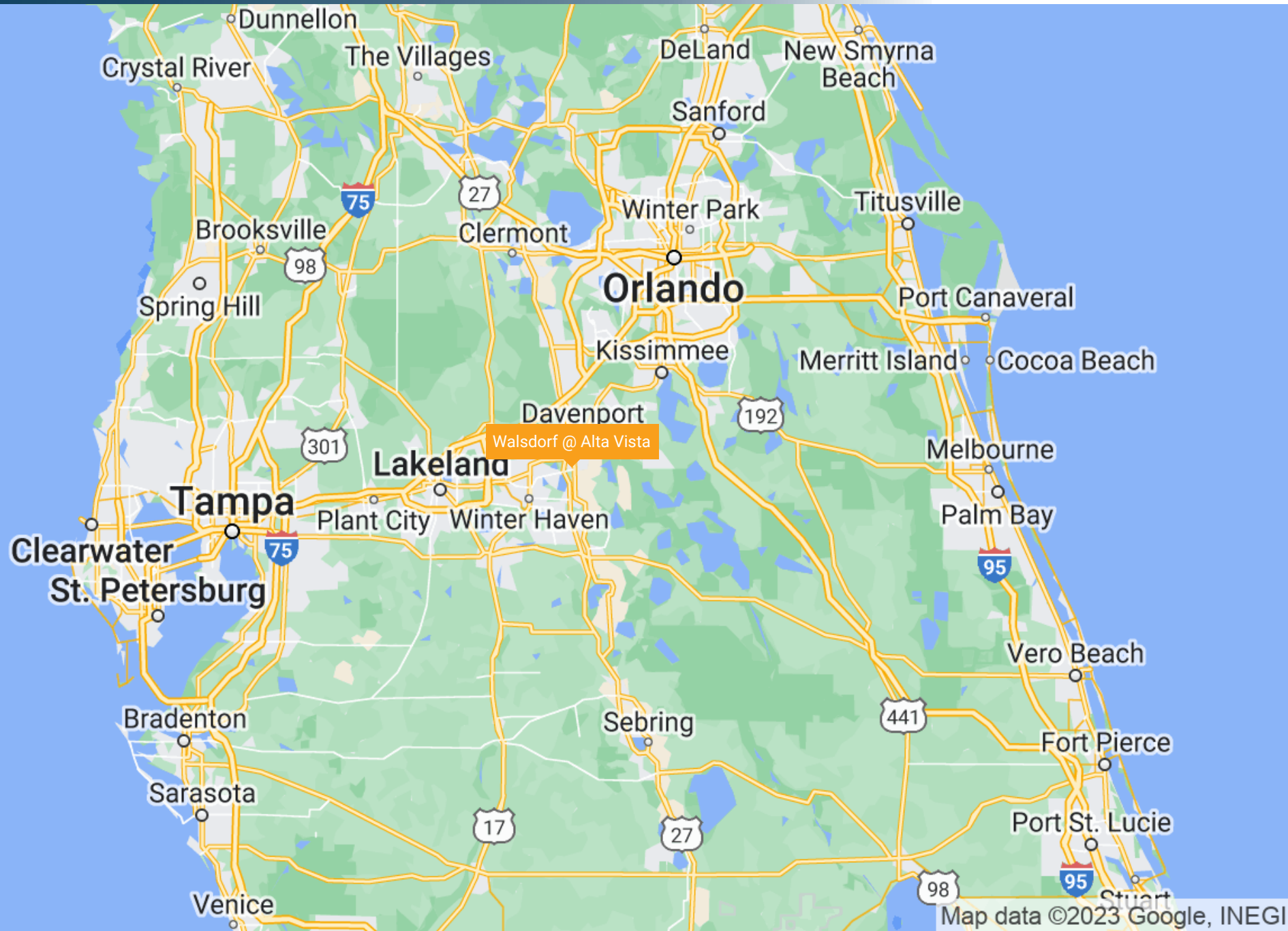














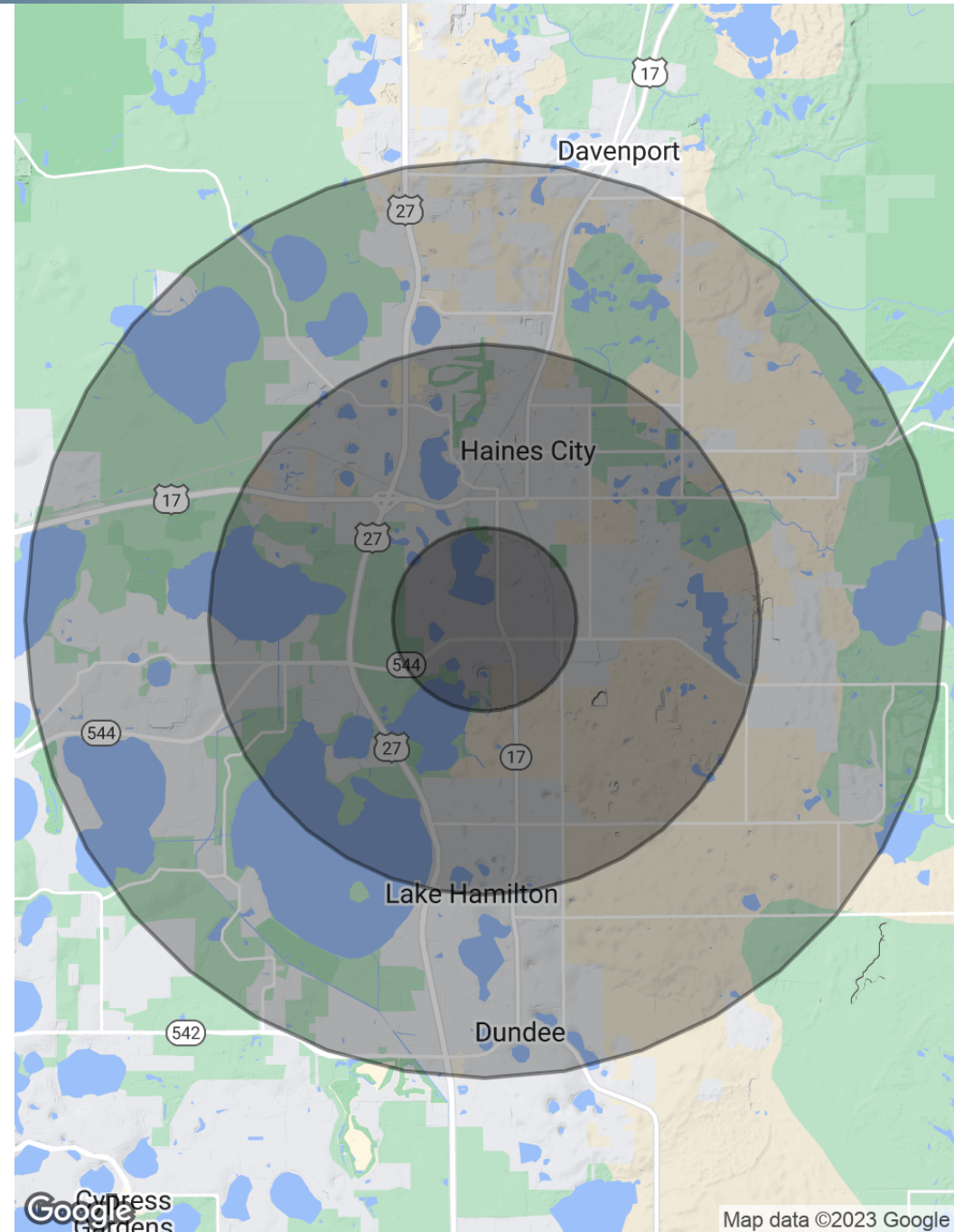


Population	1 Mile	3 Miles	5 Miles
Total Population	2,121	17,959	38,697
Average age	33.5	36.5	41.2
Average age (Male)	31.1	35.3	40.5
Average age (Female)	35.6	37.4	41.9

Households & Income	1 Mile	3 Miles	5 Miles
Total households	796	6,620	15,020
# of persons per HH	2.7	2.7	2.6
Average HH income	\$43,933	\$43,646	\$46,403
Average house value	\$152,709	\$153,807	\$159,384

\* 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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