

# Glass on Lake Henry

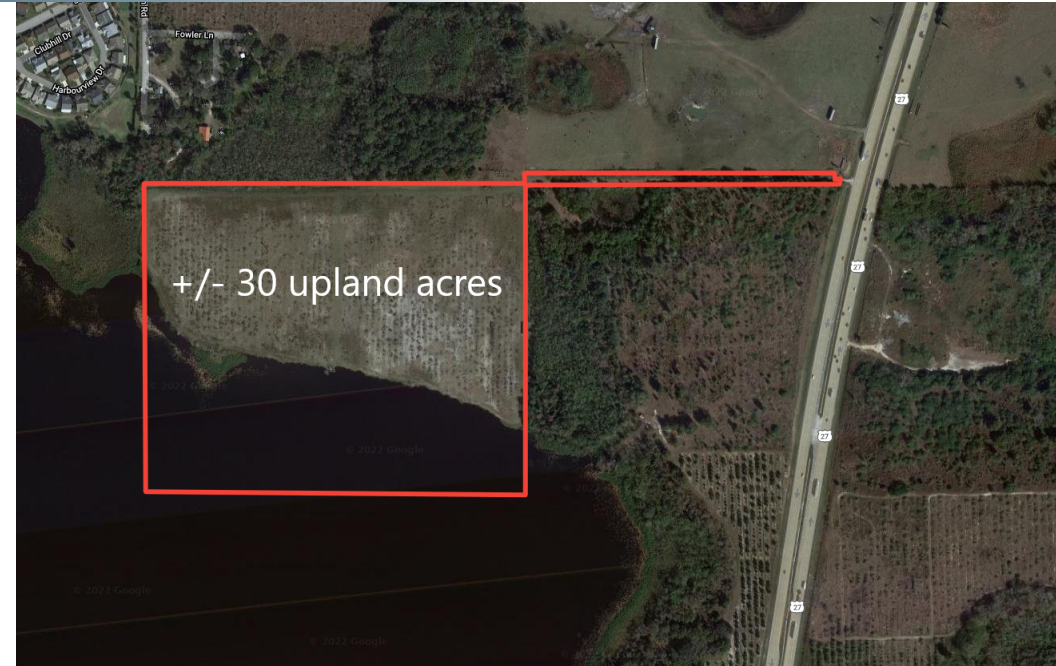
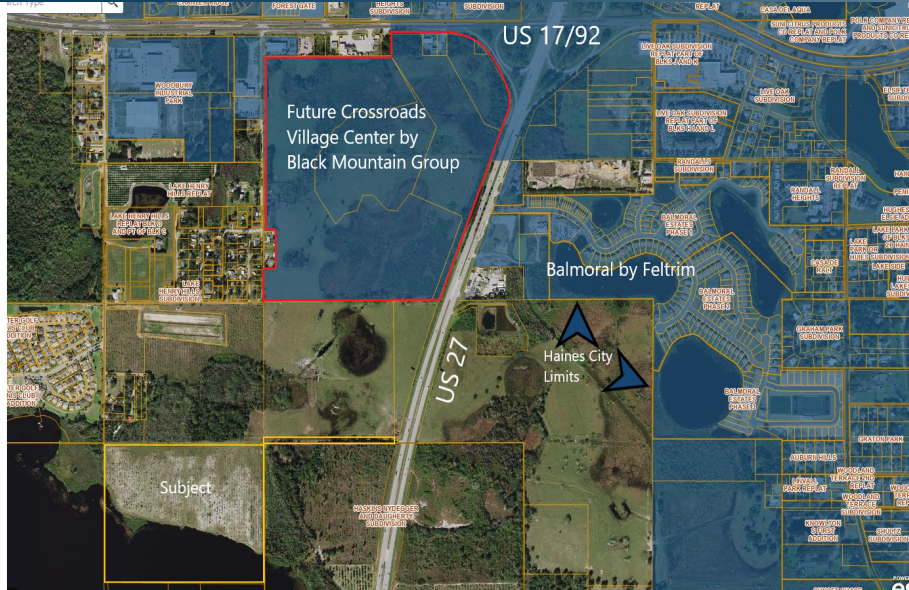
Hwy. 27 South Haines City, FL 33844

LAND FOR SALE

PRESENTED BY

Tommy Addison, ALC / 863.353.2805  
tommy@addisonland.com





## Property Description

This former orange grove property is ideally situated on the 810-acre Lake Henry. The improvements made to the property as a former orange grove, allow for complete utilization of the site. While this property is close to town and a major transportation corridor, it is quiet and remote. Easy access to US Highway 27, coupled with a limited access lake, make this a great location for a Recreational vehicle site or perhaps a townhome development with a lakefront amenity center.

Buyer's Broker Note: Per the Seller, there is no broker participation on this listing. Buyer's Broker Commissions would be obtained by separate agreement between the Buyer and their Broker.

## Location Description

Located just southwest of the Haines City exit off of U.S. Hwy. 27, this acreage is in close proximity to Crossroads Village, Black Mountain Group's future mixed-use development mega-project. This property offers almost 30 acres of buildable lakefront property zoned for residential with direct access from heavily trafficked U.S. Hwy. 27.

## Site Description

The main parent parcel on Lake Henry is accessed via a 50' wide parcel (see additional notes) from the southbound lanes of US 27. With nearly 30 acres of improved uplands, this Residential Suburban Polk County parcel is prime for the development of single or multi family residential uses or perhaps a high end Recreational vehicle park with amenities nearby. The Black Mountain Group's Crossroads Village multi use development is slated to be built just to the north of this property at the southwest quadrant of US 17-92 and US 27.





Sale Price

\$3,000,000

### Location Information

Street Address	Hwy. 27 South
City, State, Zip	Haines City, FL 33844
County	Polk
Cross-Streets	US 17/92 & US 27
Side of the Street	West
Road Type	Highway
Market Type	Medium
Nearest Highway	U.S. Hwy. 27
Nearest Airport	Orlando International Airport

### Building Information

Number of Lots	2
Best Use	RV Park or Multi-Family Housing

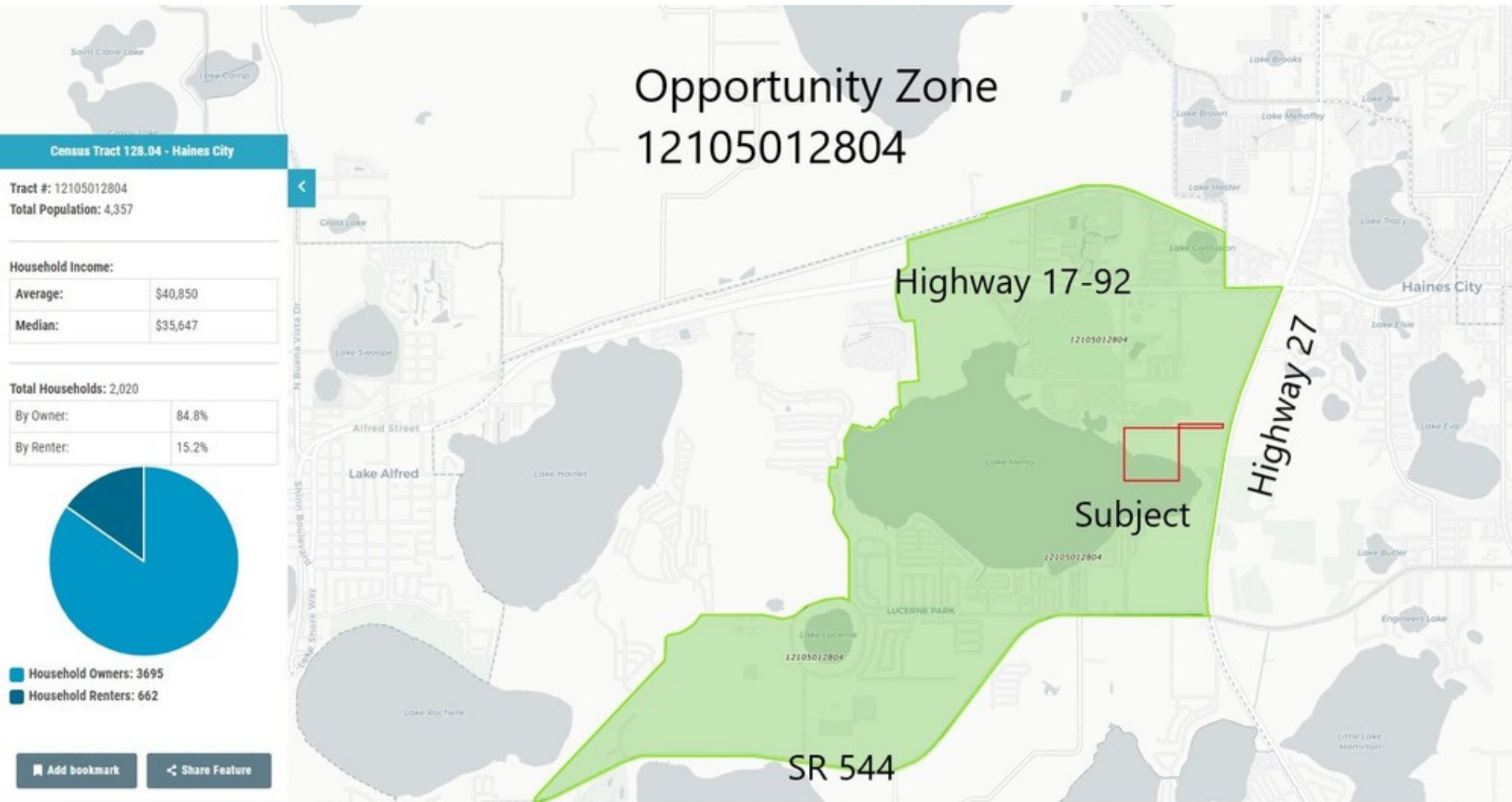
### Property Information

Property Type	Land
Property Subtype	Residential
Zoning	Residential
Lot Size	51.75 Acres
APN #	27-27-31-000000-034000, 27-27-31-000000-013020
Traffic Count	45500
Traffic Count Street	US 27
Amenities	+/-1,840' of Frontage on the 810 acre Private Lake Henry (no public access) +/- 30 acres of upland
Waterfront	Yes
Power	Yes
Topography	Flat
Soil Type	Sandy

### Utilities & Amenities

Water	No
Sewer	No













# Flood Zone & Wetlands





Lake Henry













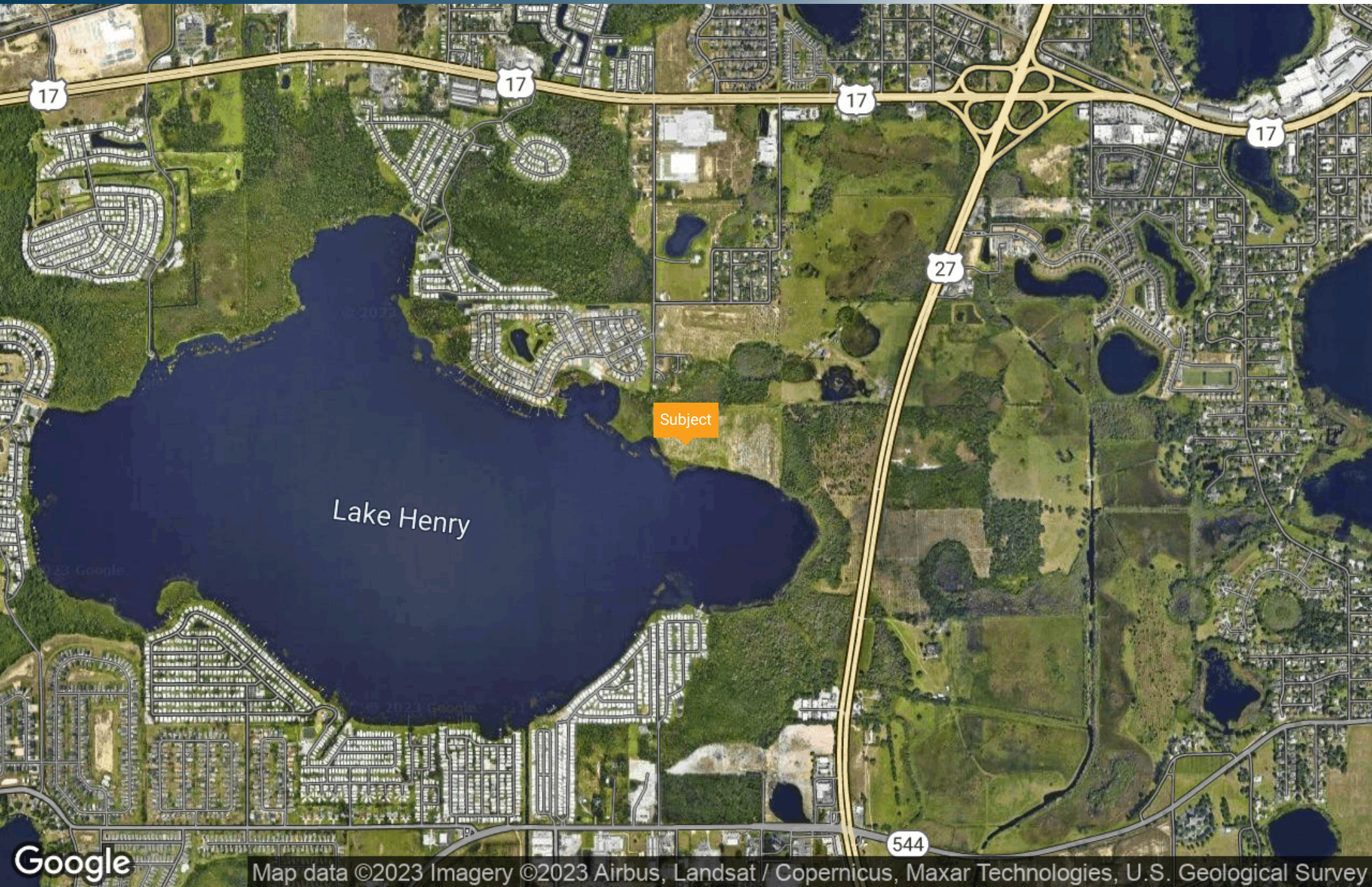


Intersection of  
SR 544 & US 27

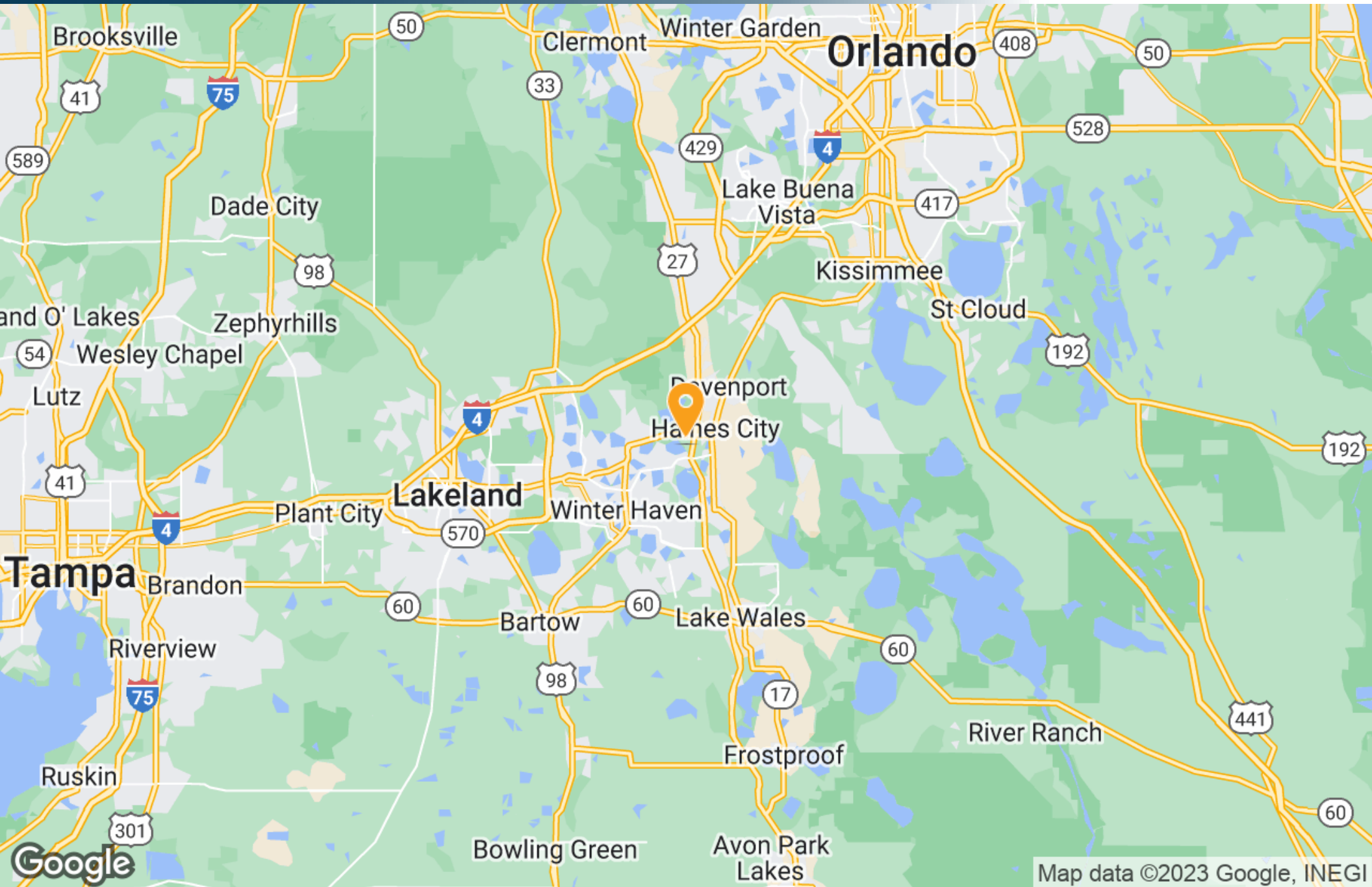
Lake Henry

Property Lines are approximate

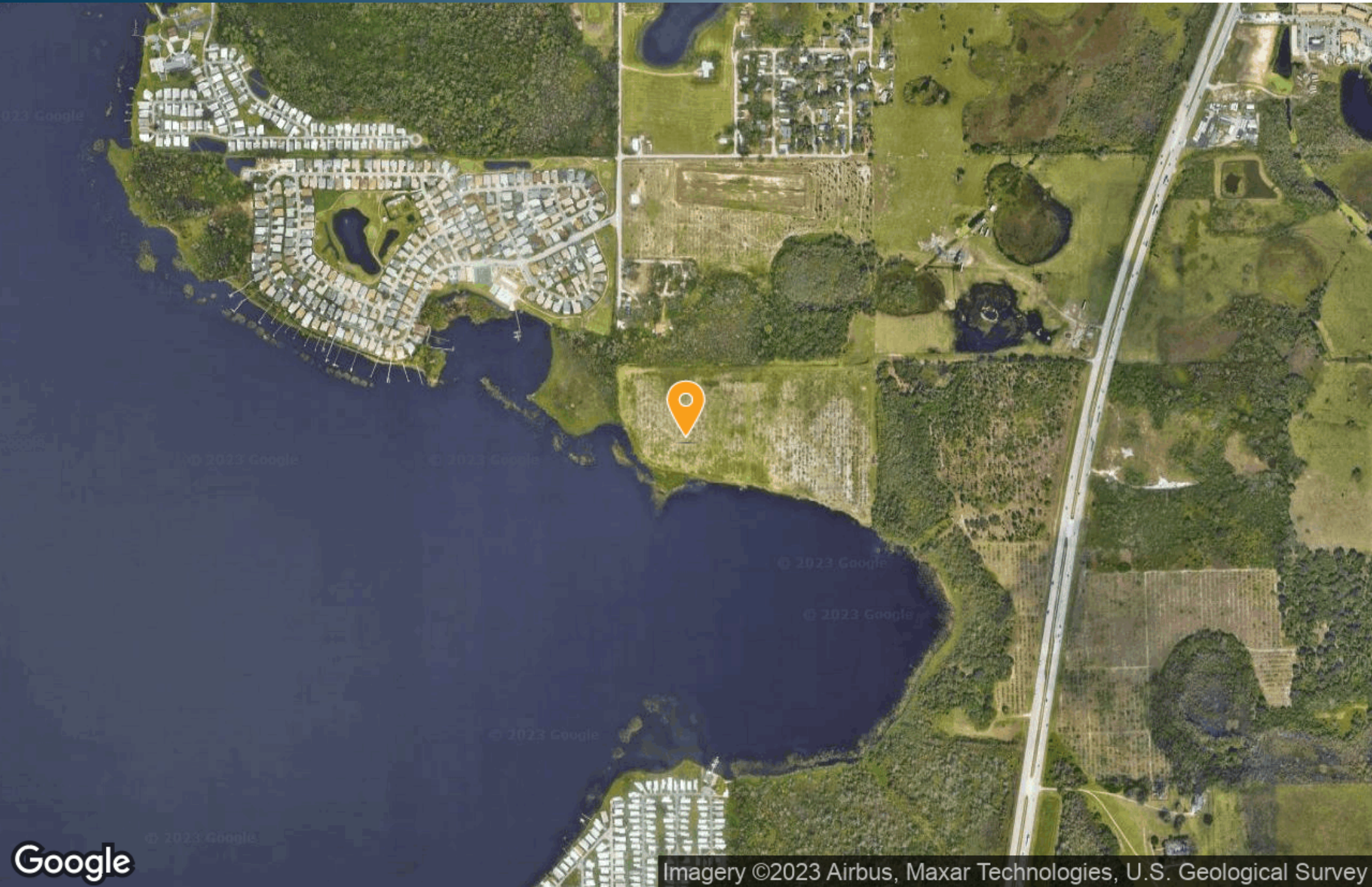












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Polk County, Florida (FL105)			
Polk County, Florida (FL105)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Candler sand, 0 to 5 percent slopes	0.8	1.5%
7	Pomona fine sand	1.1	2.3%
13	Samsula muck, frequently ponded, 0 to 1 percent slopes	0.7	1.4%
36	Basinger mucky fine sand, frequently ponded, 0 to 1 percent slopes	1.2	2.4%
58	Udorthents, excavated	0.3	0.7%
68	Arents, 0 to 5 percent slopes	28.8	58.7%
99	Water	16.2	33.1%
<b>Totals for Area of</b>		<b>49.0</b>	<b>100.0%</b>









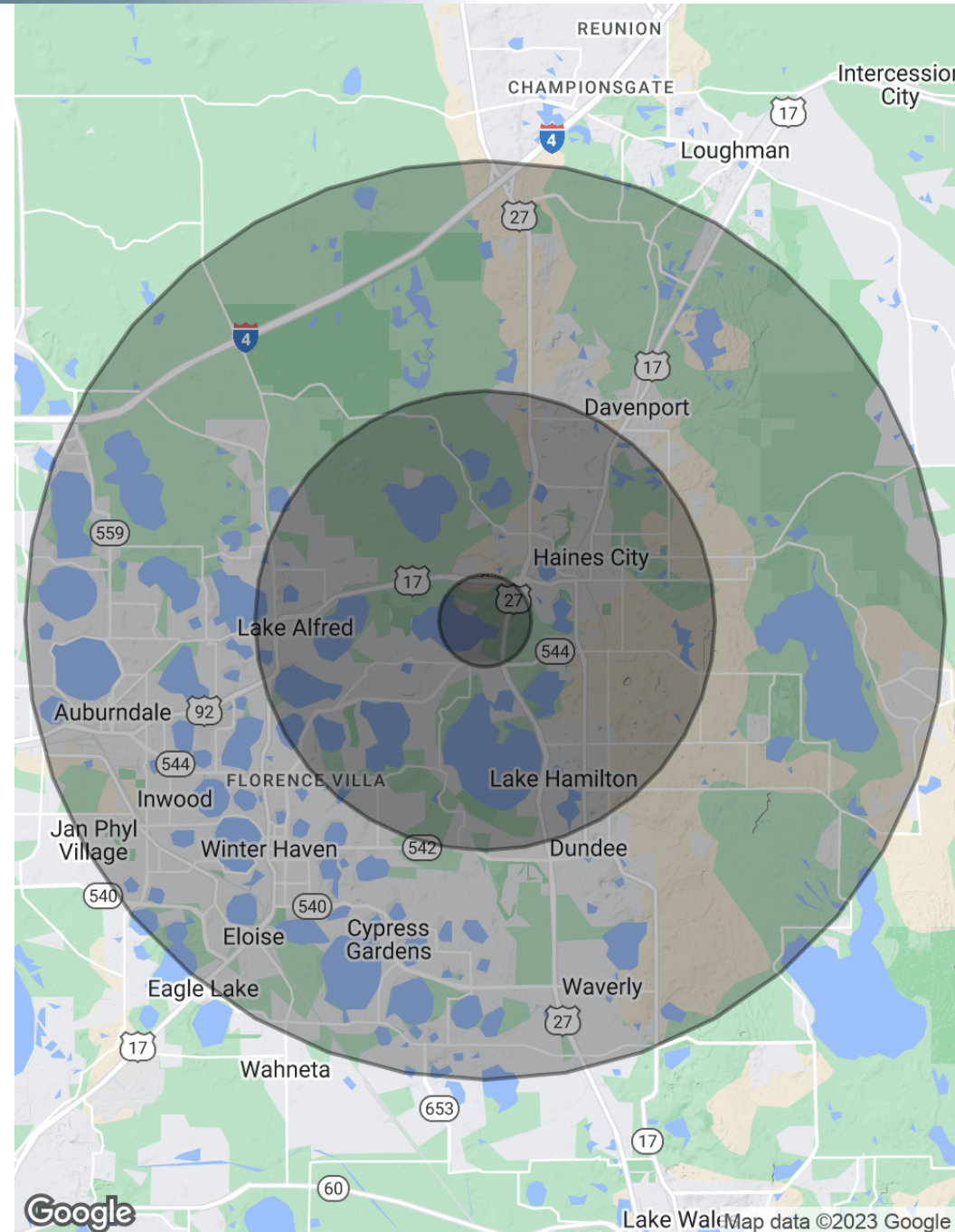


Population	1 Mile	5 Miles	10 Miles
Total Population	3,384	39,338	153,406
Average Age	38.4	42.5	40.6
Average Age (Male)	37.2	41.9	40.1
Average Age (Female)	39.4	43.0	41.1

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,352	15,458	59,266
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$39,672	\$46,392	\$52,481
Average House Value	\$142,919	\$159,457	\$176,763

\* 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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