



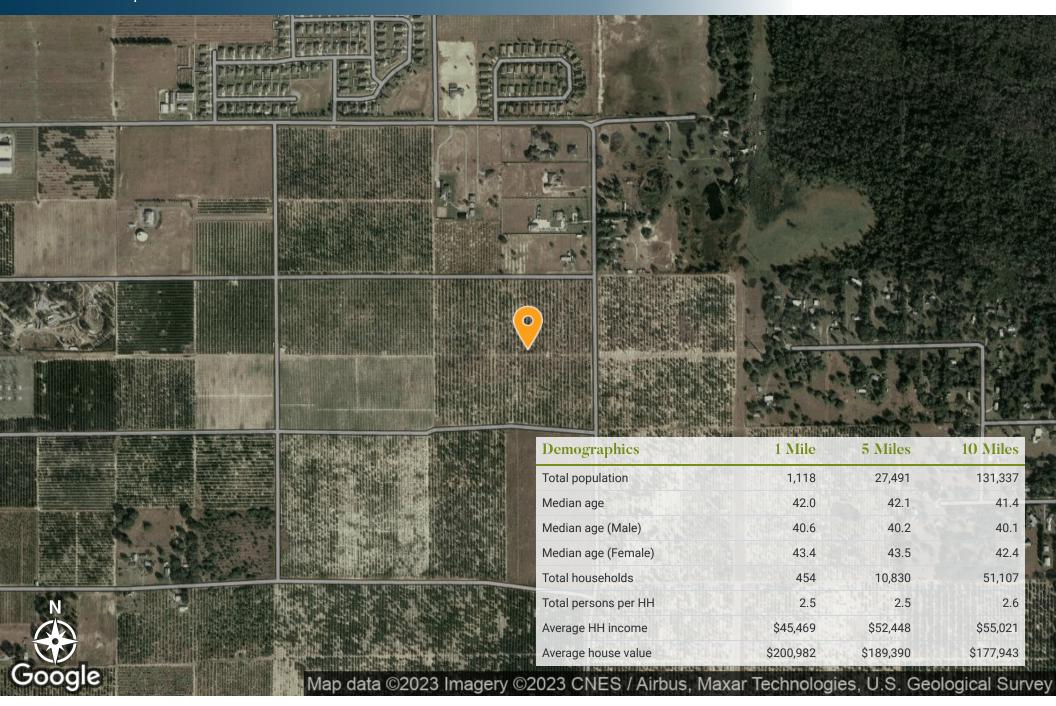
# **Offering Summary**

Sale Price:	\$2,031,000
Available SF:	
Lot Size:	65.53 Acres
Price / Acre:	\$30,993
Zoning:	A/RR

# **Property Overview**

65.53 acre Grove on the west side of Dundee, FL. This site is prime for development, given its close proximity to Water and Sewer. The Site is comprised of 100% Candler Sand and is gently sloping in character. Located just east of downtown Dundee and west of Scenic highway on Lake Mabel Loop Road.







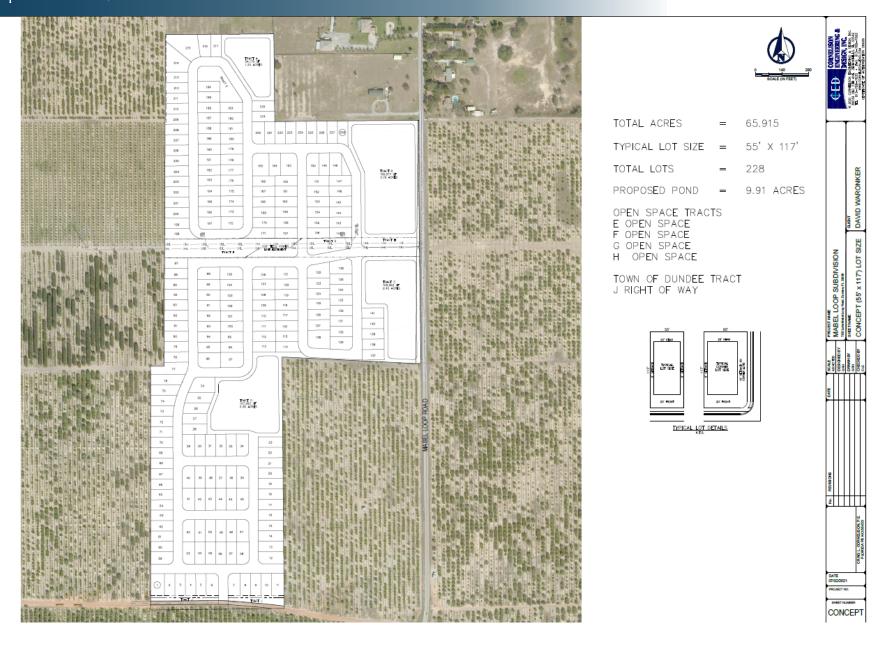








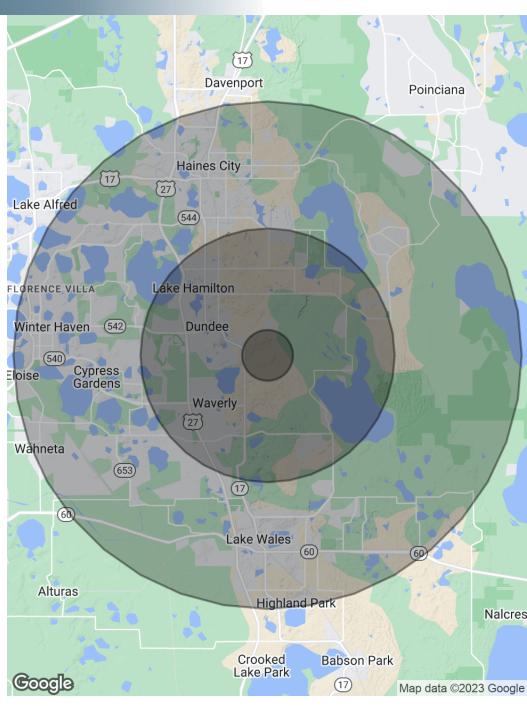






Population	1 Mile	5 Miles	10 Miles
Total Population	1,118	27,491	131,337
Average Age	42.0	42.1	41.4
Average Age (Male)	40.6	40.2	40.1
Average Age (Female)	43.4	43.5	42.4
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	454	10,830	51,107
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$45,469	\$52,448	\$55,021
Average House Value	\$200,982	\$189,390	\$177,943

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census









**Tommy Addison, ALC** 

Broker/Owner

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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
- East Polk County Association of Realtors
- · National Association of Realtors
- Realtors Land Institute/ Accredited Land Consultant East Polk County Association of Realtors

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