

Offering Summary

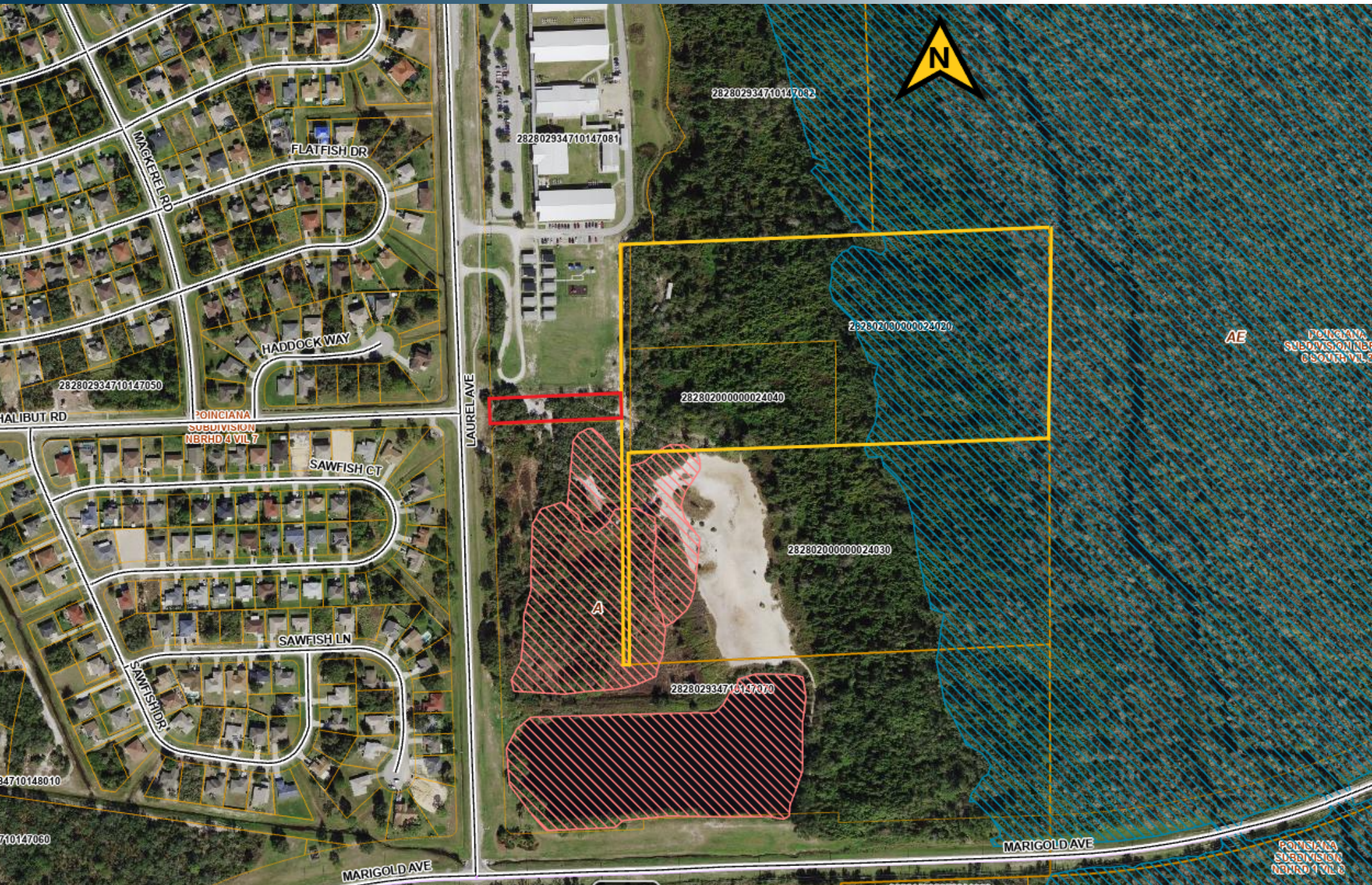
Sale Price:	\$795,000
Available SF:	
Lot Size:	19.7 Acres
Price / Acre:	\$40,355
Zoning:	A/RR

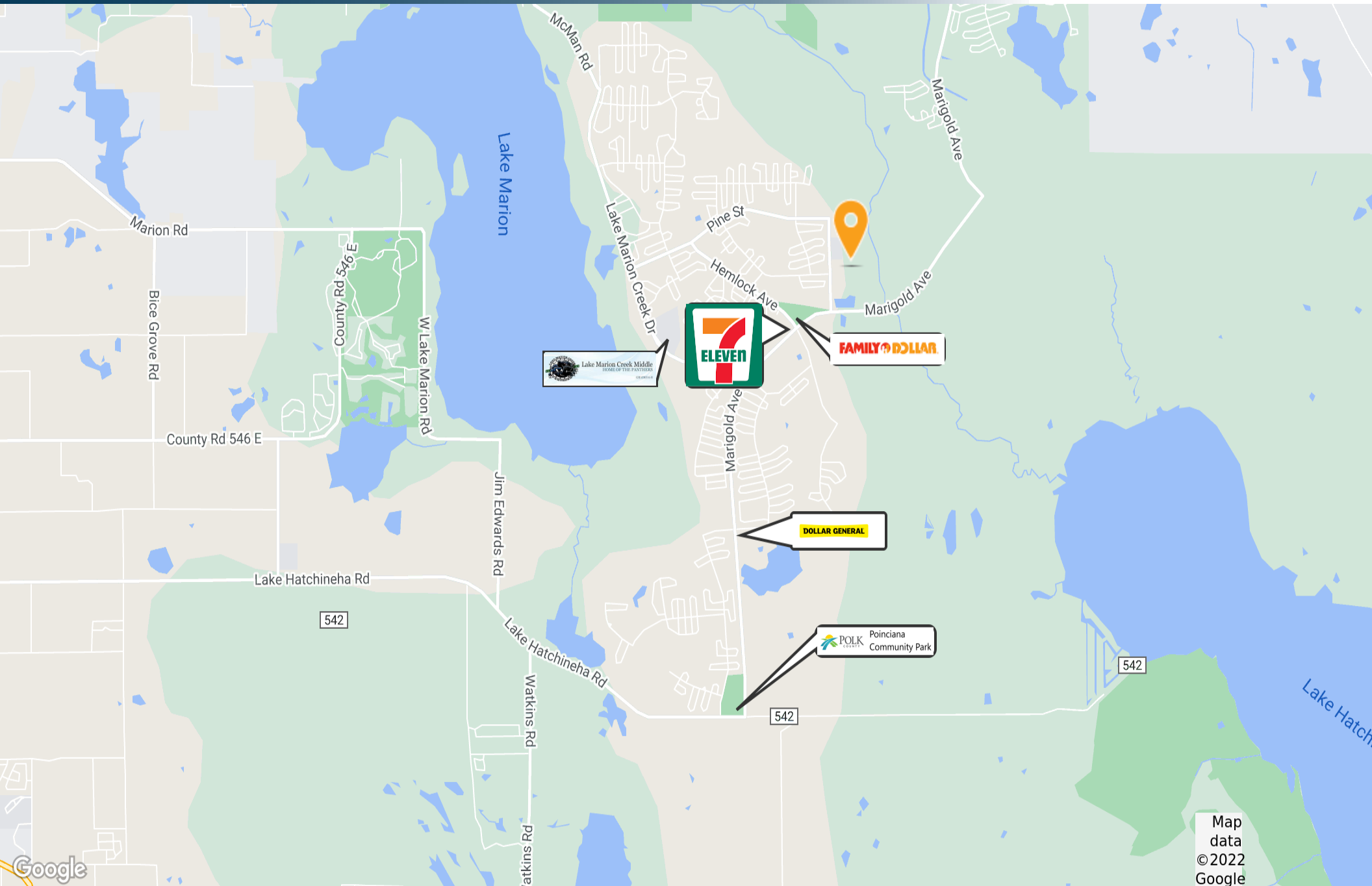
Property Overview

19.7 acre wooded site adjacent to Laurel Avenue Elementary School and Lake Marion Creek with an estimated +/- 11 acres of developable upland. The site is located just 1/4 of a mile north of the intersection of Marigold & Laurel Avenue and within 1/2 mile of Family Dollar and the 7/11 Convenience store. The property is in Poinciana, FL (unincorporated Polk County) with Water and Sewer to be provided by the TOHO Water Authority. Preliminary discussions with Polk County Planning staff indicate support for a land use change for single family or multi-family housing given the sites proximity to infrastructure and amenities that are within walking distance of the site. Given the wetlands on site bordering Lake Marion Creek, the opportunity exists for a nature trail as one possible amenity on the site.

Property Highlights

- Adjacent to Laurel Elementary School
- Family Dollar and 7/11 within 1/2 mile of the site
- 1.9 miles to Lake Marion Middle School
- 3.3 miles to the Poinciana Community Park @ Lake Hatchineha Road







Tommy Addison, ALC

Broker/Owner

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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

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