

# Covered Bridge at Liberty Bluff

O Robinson Drive East  
Haines City, FL 33844



Boone Middle School

Haines City High School

Grace Ranch

Bonnie's Landing

**Liberty Bluff @ Covered Bridge**  
**256 Unit Single Family**  
**Development Site**

Tarpon Bay

PRESENTED BY

Tommy Addison, ALC

Broker/Owner

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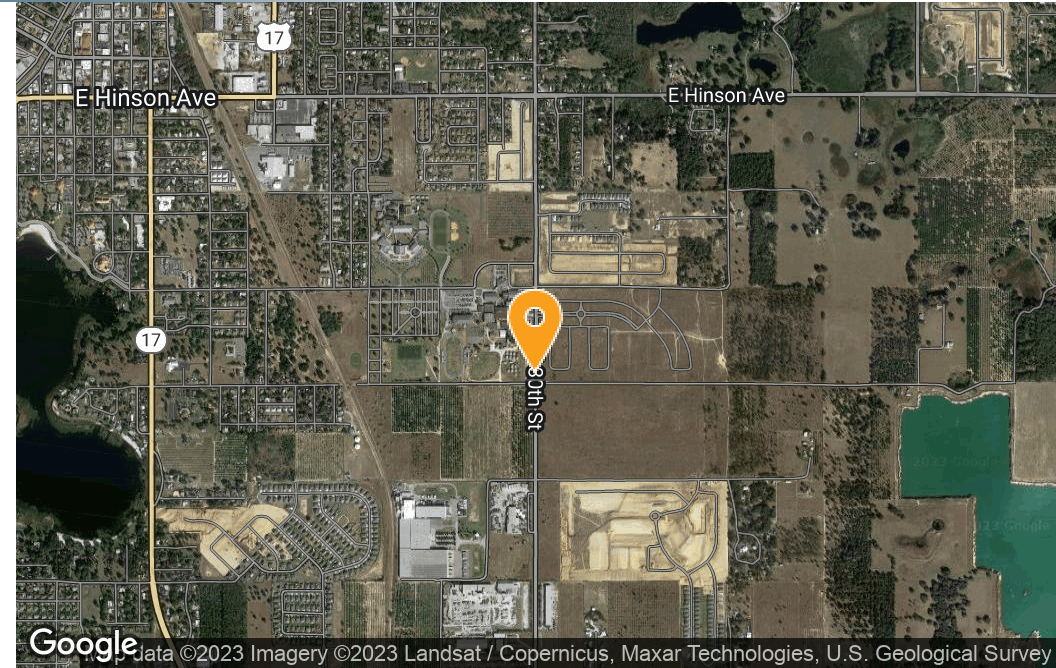
[tommy@addisonland.com](mailto:tommy@addisonland.com)



ADDISON & COMPANY, LLC | 135 N. 6TH STREET SUITE G, HAINES CITY, FL 33844

LAND FOR SALE





## Offering Summary

Sale Price:	\$4,696,000
Available SF:	
Lot Size:	68.75 Acres
Price / Acre:	\$68,305

## Property Overview

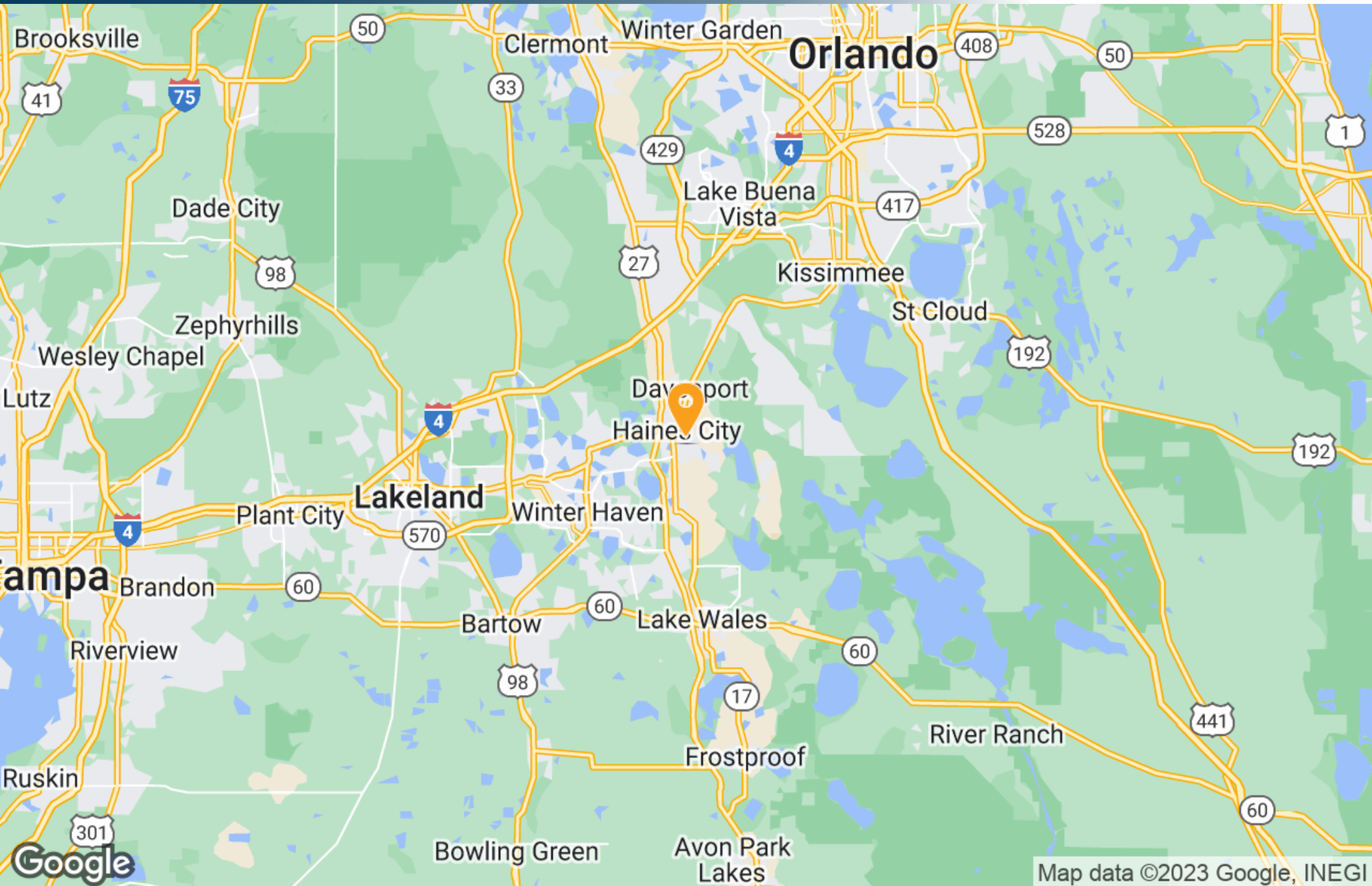
256 unit Single-Family development site in Northeast Polk County Florida. Conveniently located within minutes of Downtown Haines City. Major retailers such as Publix, Winn-Dixie, Walmart are within 5 minutes of the site and Haines City High and Boone Middle school are within walking distance.

## Property Highlights

- This site is fully entitled with much of the environmental work already completed.
- The RPUD is in place with a preliminary site plan binding the 256 units.
- All that is needed to move forward with site construction is completion of the permitting with the
- regulatory agencies and final site plan approval.













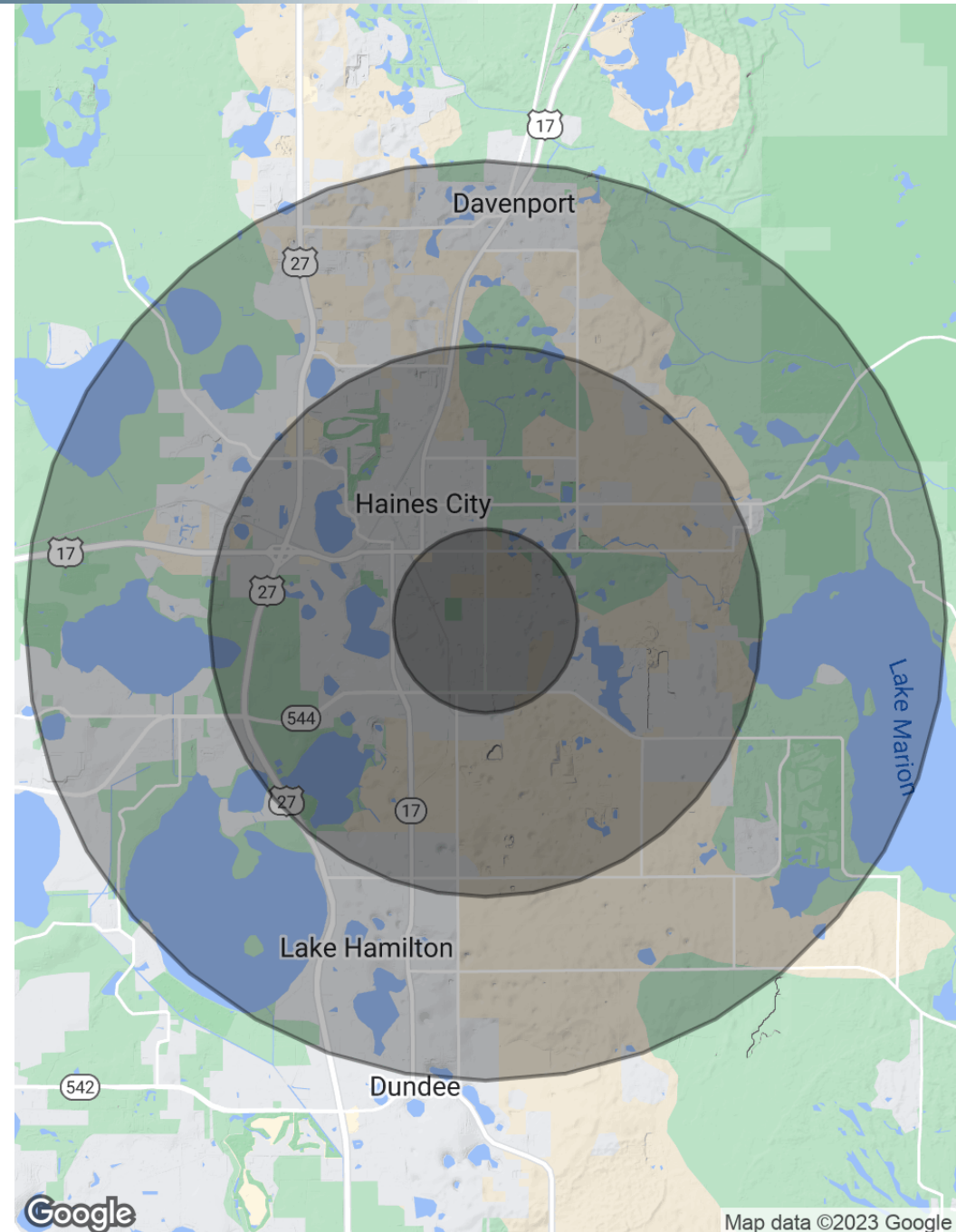


Population	1 Mile	3 Miles	5 Miles
Total Population	3,702	21,333	38,351
Average Age	32.5	37.0	41.7
Average Age (Male)	30.2	36.0	41.0
Average Age (Female)	34.5	37.8	42.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,362	7,928	14,945
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$41,705	\$42,752	\$46,127
Average House Value	\$138,515	\$154,245	\$158,140

\* 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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