

Mathews on Grove Avenue

0 East Grove Avenue Lake
Wales, FL 33853



PRESENTED BY

Tommy Addison, ALC

Broker/Owner

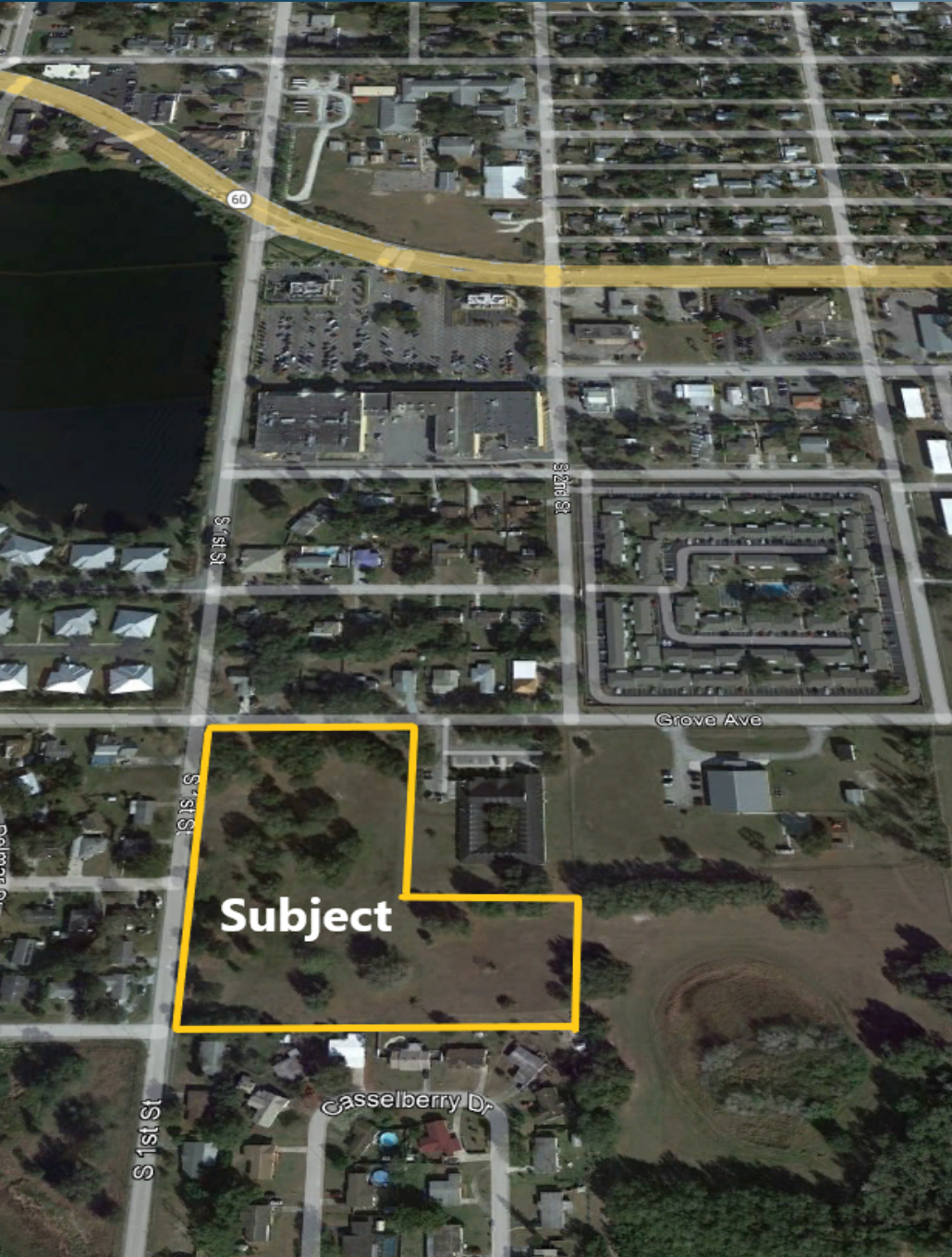
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ADDISON & COMPANY, LLC | 135 N. 6TH STREET SUITE G, HAINES CITY, FL 33844

LAND FOR SALE



Property Description

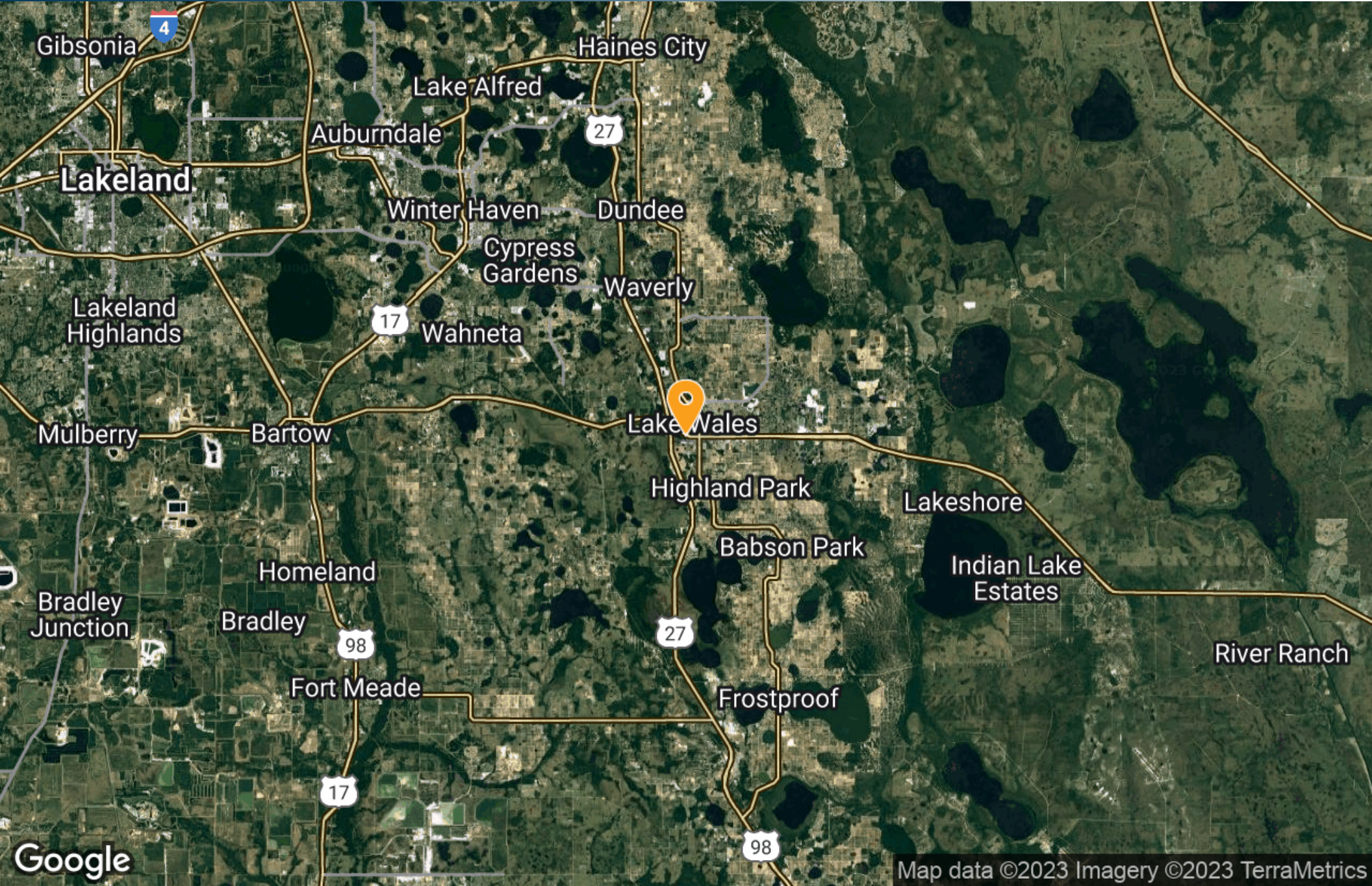
Multi Family or Niche Single Family Development Site. Adjacent to The Club at Lake Wales (ALF) and within walking distance to the Waters Edge of Lake Wales, Publix, Dollar Tree, Bealls Outlet and McLaughlin Middle School.

- Polk County Parcel ID 27-30-11-000000-014020
- Located at the Southwest Corner of East Grove Avenue and 1st Street in Lake Wales, FL
- 6.51 Acres (all upland)
- Residential 3 Zoning
 - o Maximum Density 12 units/acre. Higher Density possible by filing Planned Unit Project (PUP)
 - o 45' height limit
- The City of Lake Wales would like to see a niche type development on this site (see possible site development as proposed by City staff). Separate document available on Addison & Company website (www.addisonland.com).
- Water
 - o 6" water main on Grove Avenue
 - o 8" water main on 1st street frontage
- Sewer
 - o 8" gravity lines on four sides of the property
 - o 16" Force Main on Grove Avenue

Site Description

R-3 Residential district. This district is designed to encourage and protect low density single-family development and to permit the continued development of already platted low density single-family residential areas. The R-3 zoning designation is intended for assignment to lands classified as MDR - Medium Density Residential and may be assigned to those classified as LDR - Low Density Residential on the future land use map of the comprehensive plan.

- Price \$1,560,000
- 6.51 acres
- R-3 Zoning



Google

Map data ©2023 Imagery ©2023 TerraMetrics



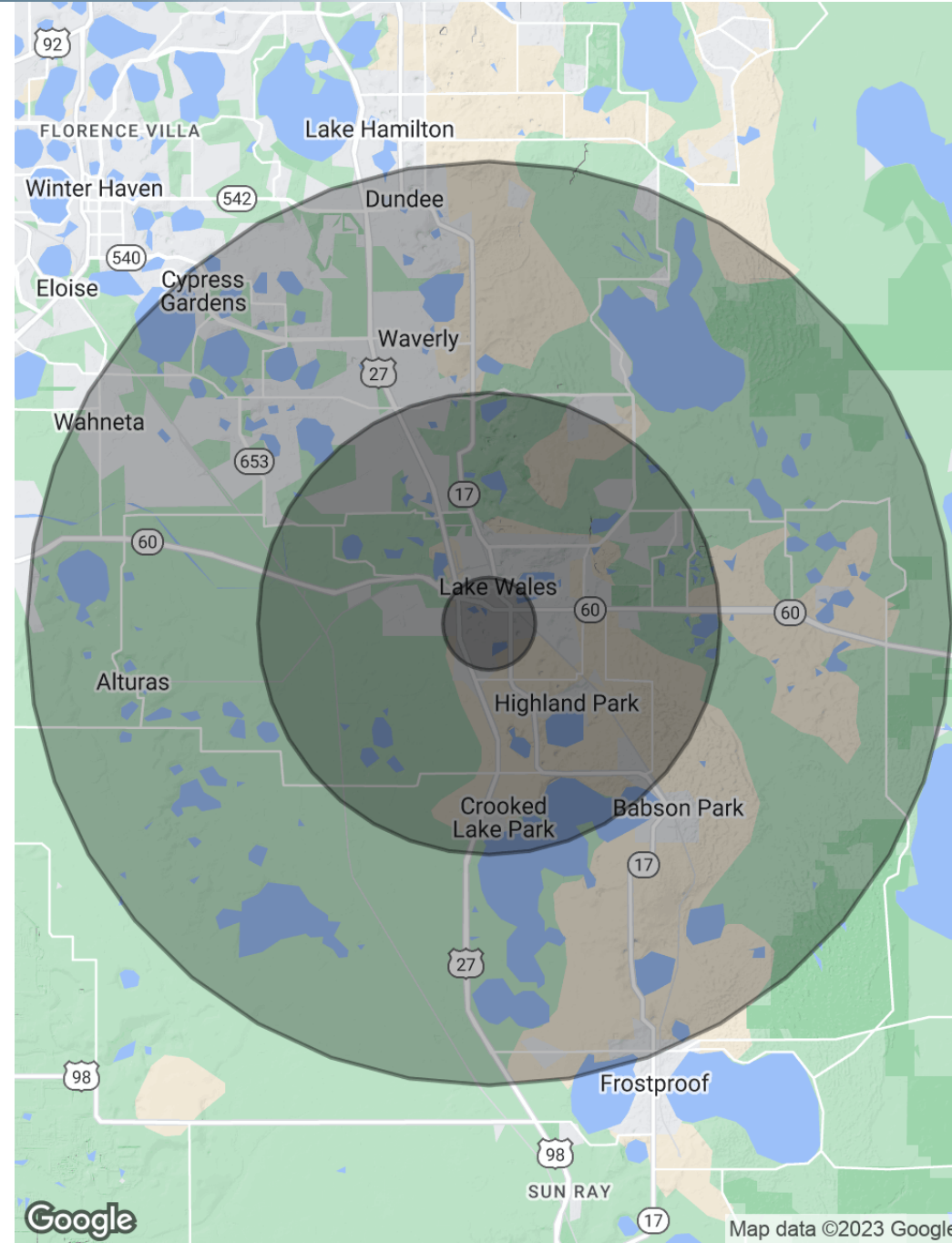
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Population	1 Mile	5 Miles	10 Miles
Total Population	2,416	25,789	67,749
Average Age	35.9	41.7	42.1
Average Age (Male)	30.7	39.4	40.5
Average Age (Female)	39.8	42.9	43.0

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	952	10,399	26,984
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$39,053	\$51,356	\$54,072
Average House Value	\$115,559	\$152,644	\$171,750

* Demographic data derived from 2020 ACS - US Census





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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