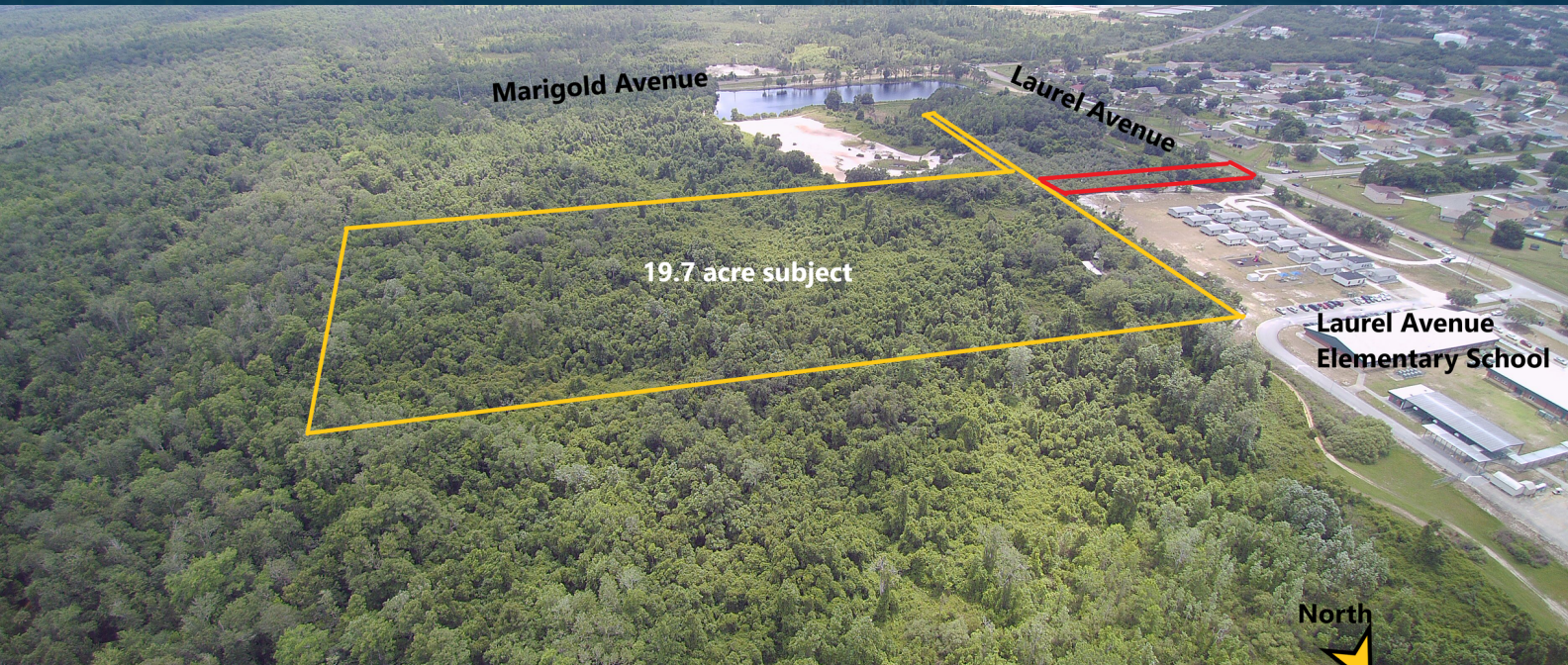


Martin-Gardner on Laurel Avenue

Laurel Ave., Poinciana, FL 34759

LAND FOR SALE

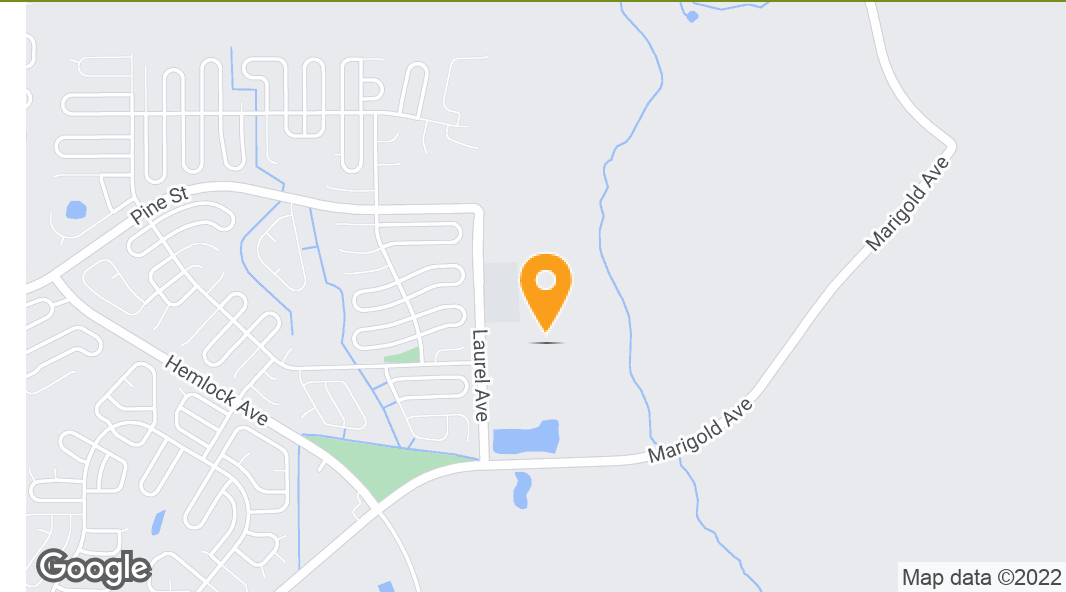
PRESENTED BY
Tommy Addison / 863.353.2805
tommy@addisonland.com





Martin-Gardner on Laurel Avenue

Laurel Ave Poinciana, FL 34759



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.

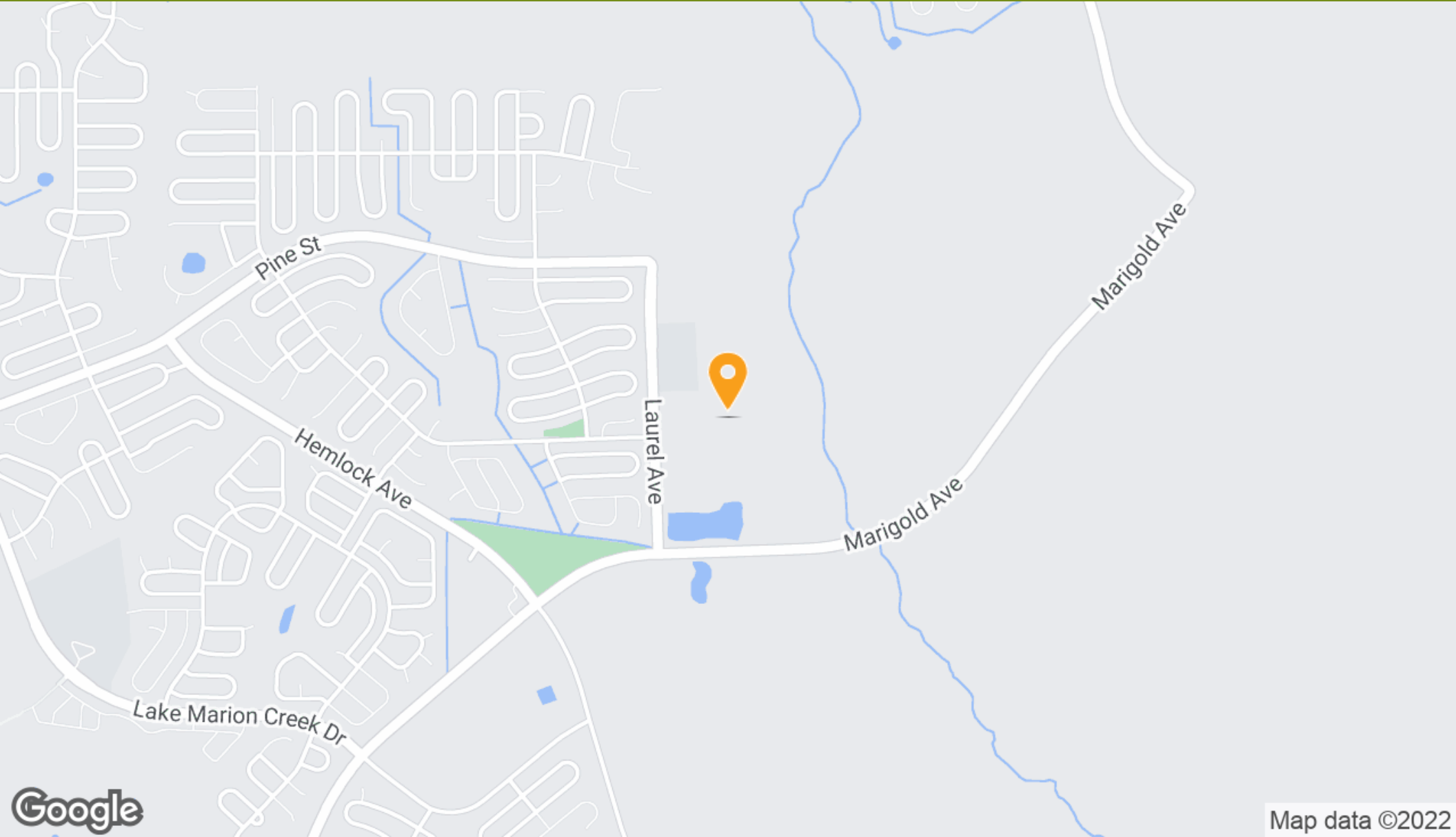
Property Highlights

- 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



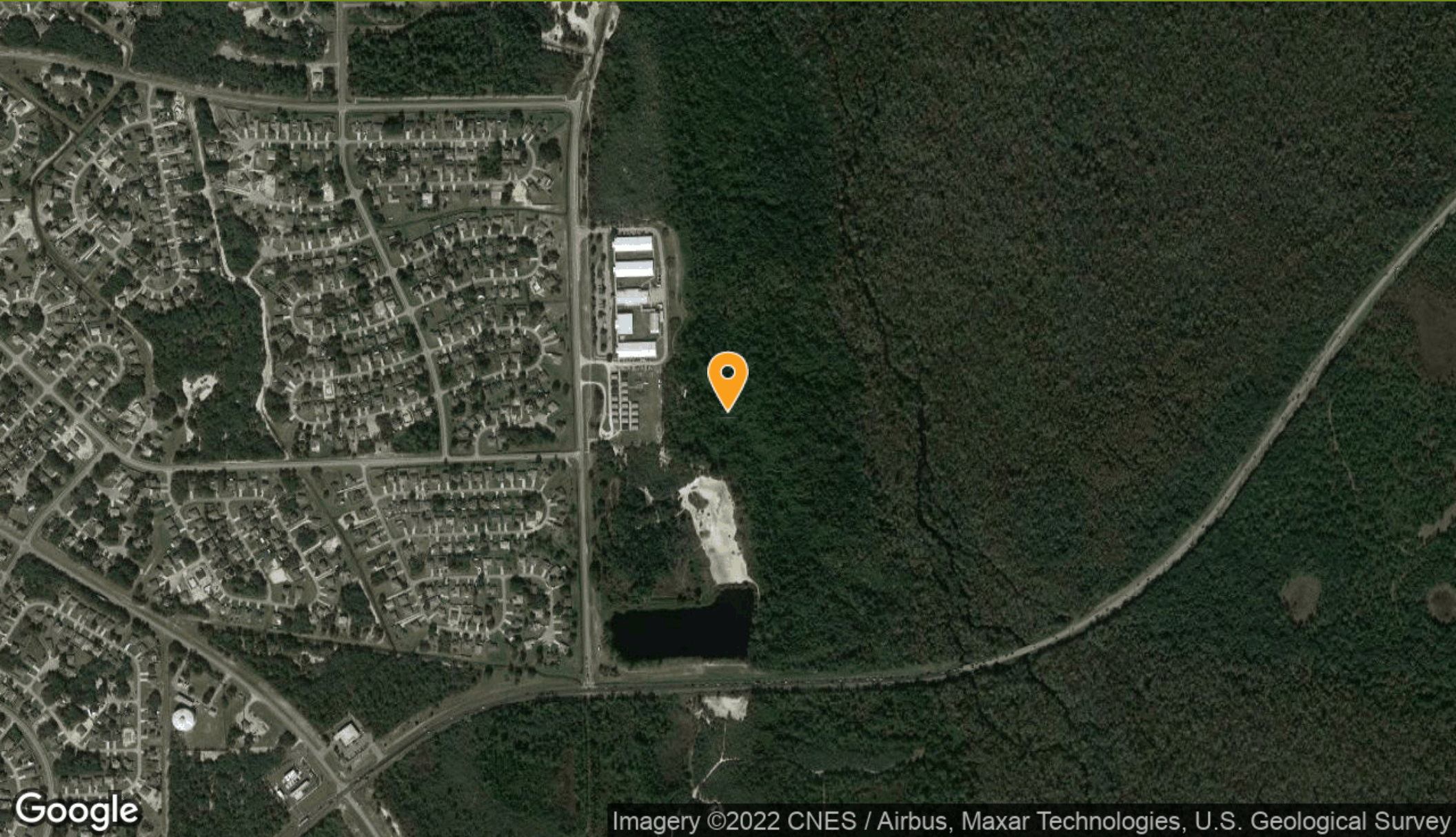
Martin-Gardner on Laurel Avenue

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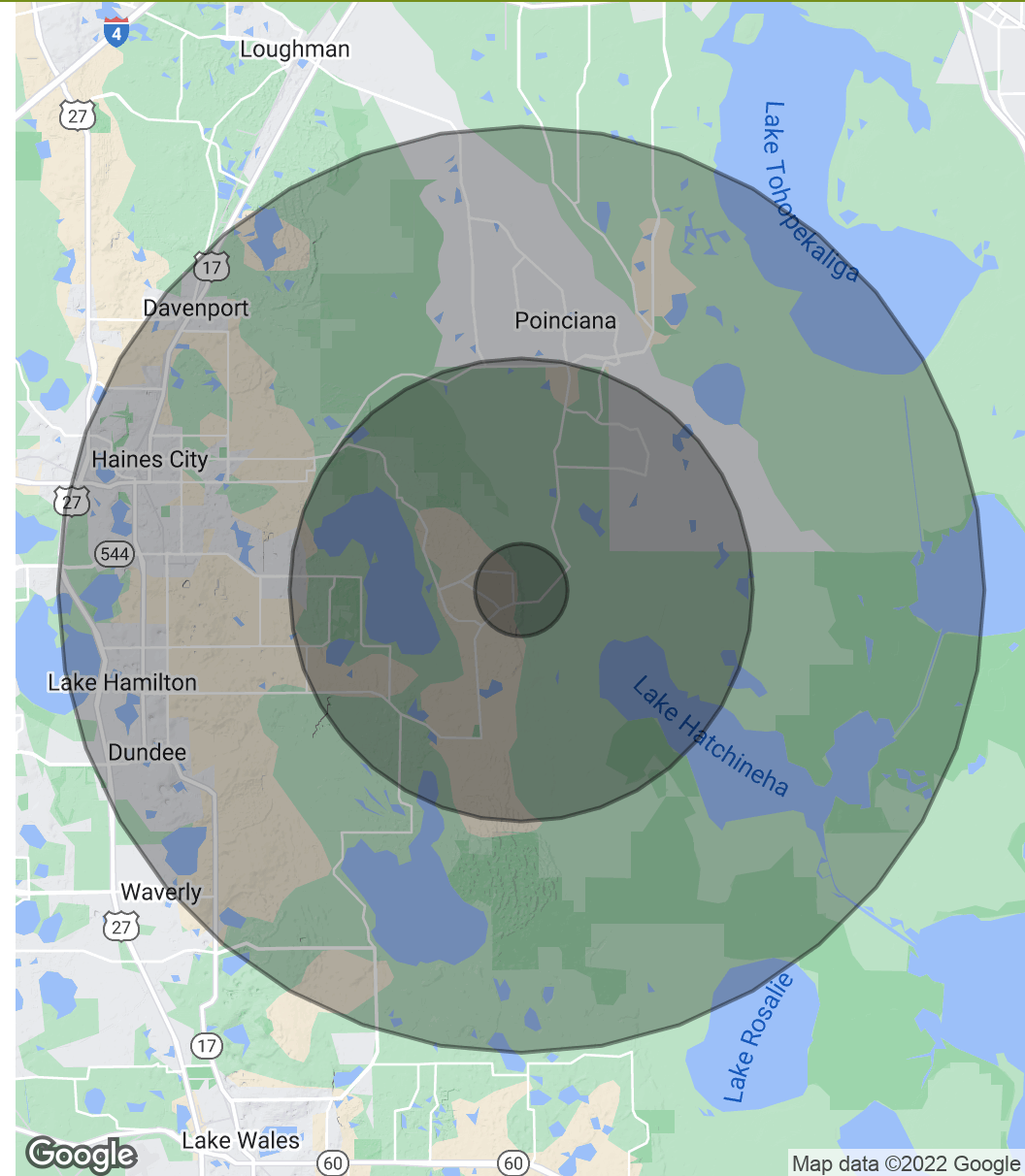
Martin-Gardner on Laurel Avenue

Laurel Ave Poinciana, FL 34759

Population	1 Mile	5 Miles	10 Miles
Total Population	1,106	27,320	99,166
Average Age	35.5	39.1	36.6
Average Age (Male)	32.4	36.2	34.7
Average Age (Female)	37.4	41.2	37.9

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	371	9,750	34,009
# of Persons per HH	3.0	2.8	2.9
Average HH Income	\$52,636	\$53,691	\$53,566
Average House Value		\$192,777	\$182,540

* Demographic data derived from 2020 ACS - US Census





Martin-Gardner on Laurel Avenue Laurel Ave Poinciana, FL 34759



Tommy Addison

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 first-hand, 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 work career, has in many ways, mirrored the changes of the area. Tommy's parents and grandparents were citrus growers, row crop farmers, produce brokers, and cattle ranchers here. He has lived the farming and ranching way of life at a time when Polk County was a much more rural area.

Upon graduation from the University of Florida College of Business, his grandfather urged him to find a vocation other than farming, which led him into the construction field in production, sales, sales management, and corporate acquisitions for a Southeastern U.S. aggregates company. During his employment, 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 lends itself to 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

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