



Waymon Ellis Meadows

Real Estate Broker/Builder

www.WaymonMeadowsRealEstate.com

Since 1974 - FL LIC # BK 707419 - FL LIC # CBC 1250530

Unique Development Land For Sale



Dependable Income Stream



Owner Financing or JV



RMF Zoning
approved for
56 Apartmenents/
Condos
4.68 Acres
Public Water
Public Sewer



Build 56 Apartments/Condos

Lake Marie Blvd. Dundee, FL 33838



Waymon Meadows
Real Estate Broker

863.287.5981

Meadows Realty & Construction
www.mrc.net FL LIC # BK 707419

Dependable Income Stream

Apartments better than the Stock Market, lower risk, yields better returns, and offers greater diversification.



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Come see this alluring development LAND approved for **56 Apartments**. You will be captivated by its panoramic view overlooking Lake Marie from top of the Ridge of Dundee. The land gradually slopes toward the lake guaranteeing apartment owners will have a magnificent obsession living on this unique property. We are told location is critical to a community value and this unique property meets that criteria plus much more. It's a short distance to **Disney World**, yet far enough to make it quite from noisy highway traffic. This quaint small town is filled with neighbors who know each other and enjoy community activities together. Come see, come buy before it is too late. **Owner will finance Land or will JV the project.**



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See Aerial Video
www.GoMRC.net

MLS # K 4900731

Build 56 Apartments
Dependable Income Stream

Owner Financing or JV



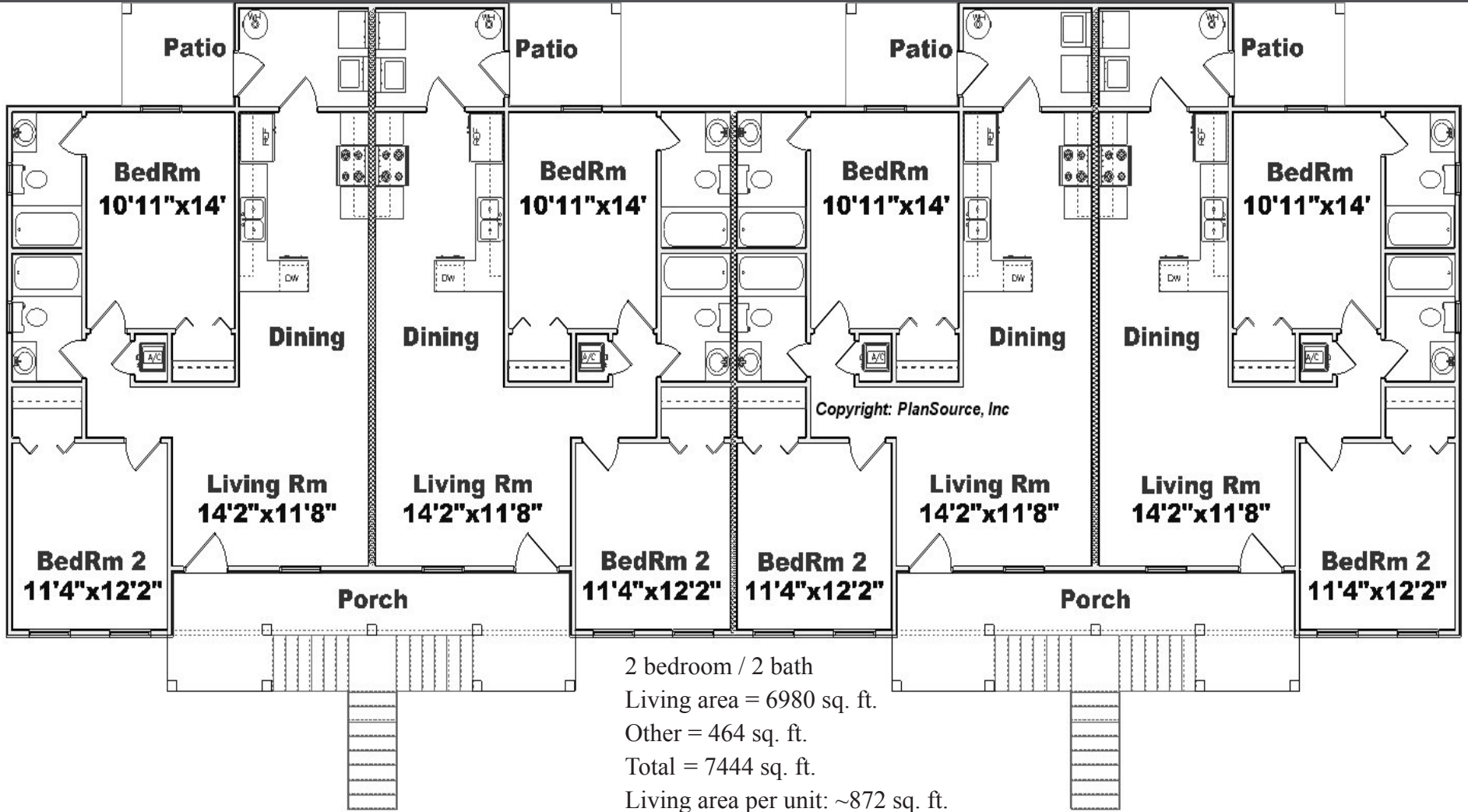
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MRC Investment Group

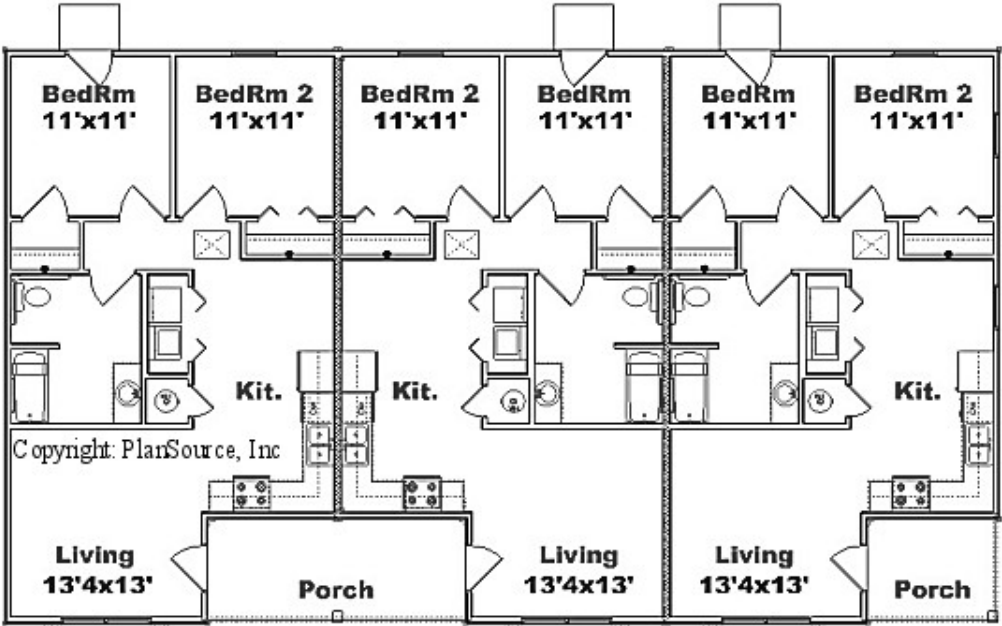


Waymon invites you to Join his small Invest Group to develop single-family lots, townhouse lots, and apartments lots in Dundee, Florida, a short distance from Disney World and Lego Land. The number of Investors are limited so if you would like to invest, call Waymon 863-287-5981. We have the most desirable land overlooking Lake Marie. See informaion at www.GoMRC.net. Must have experience owning investment real estate. Send your resume and permission to do a backgound investigation. Minimum investment is \$ 100k.



Waymon Ellis Meadows - Licesed Real Estate Broker and Builder
404 Ridgewood Avenue - Dundee, Florida 33838
Phone: 863-287-5981 - Email: BigW1937@aol.com - www.WayonMeadowsRealEstate.com

*Information is believed to
true but not guaranteed.*



Dependable Income Stream

Apartments/Townhouses better than the Stock Market, lower risk, yields better returns, and offers greater diversification.

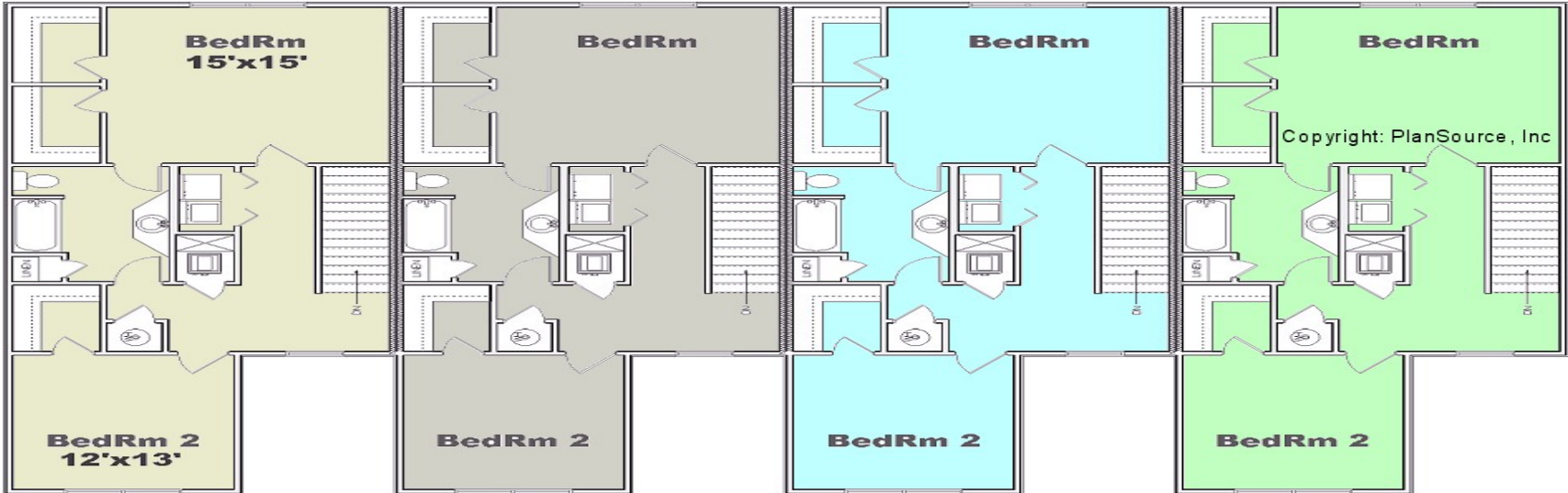


Living area = 2349 sq. ft.
 Other = 182 sq. ft.
 Total = 2531 sq. ft.
 Living area per unit: = 783 sq. ft.
 Width: 66'-4" Depth: 38'-2"





Townhouse Rental Income better than Stockmarket



2 bedroom / 1.5 bath
 Living area = 5324 sq. ft.
 Other = 1172 sq. ft.
 Total = 6496 sq. ft.
 Living area per unit: 1331 sq. ft.
 Width: 80'-0" Depth: 48'-0"

Q. What is the price for Lake Marie Villa vacant land?

A. I will sell [discount] the land for \$ 325,000.00 cash



If I do a joint venture I want \$ 500,000.00. This is a Joint-Venture deal where investors invest \$ 500,000.00 to pay for expenses to complete the roads, sewer, water lines and the project is ready to build apartments, townhouses, triplexes, and others.

Q. What is the cost of plans to develop the land?

A. It will cost \$ 50,000.00 to obtain approved plans with all engineering designs, meetings with town, zoning approval.

Q. Do you have cost estimate for construction cost per unit?

A. I am in the process of revising the figures of the cost per unit.

Q. What will the units be constructed of: block or wood?

A. It will probably be stick built with vinyl siding or stucco. That is the way all the projects are being build today; Disney at Celebration and other major companies.

Q. Does it have Underground utilities

A. Yes

Q. Will the roads be paved?

A. Yes

Q. Is it city water and sewer?

A. Yes, city sewer and water are next the property

Q. Is there City or county taxes?

A. Both city and county taxes because it is in the Town of Dundee and Polk County

Q. What is the estimated market price Per unit after completion

Being revised

Q. If an investor buys and rent the units do you have an estimated fair market value rent roll.

A. Being revised

Q. Is there a demand for this type of living for purchase or rental?

A. Great demand for rentals and super-gold mind that keeps giving forever

The units can be sold to investors before the project is started.

Q. Is this a condominium

A. No. It is Zoned RMF which means residential multi-family units approved for 12 units per acre or a total of 56 apartments or 37 Townhouses.

Q. Who maintains common areas?

A. The association. The county requires that each project have a Homeowners Association to maintain the common areas.

Q. Is there a filing on deeds restrictions and common areas?

A. Yes, this is included in the HOA documents

Q. How many parking per unit and guest parking

A. The number of parking spaces is determined by the zoning This project will be marketed to adults.

Q. Is there a lender in the area who would be willing to finance this project with reasonable short-term money?

A. Yes, but they would expect plans, feasibility study costing \$ 12,000.00 normally but I have a company who agreed to do it for \$ 5,000.00

Q. Lastly

A. Call Waymon and he will guide you through the website: ww.GoMRC.net 863-287-5981

Join Waymon (BigW) The Community Builder

Waymon Ellis Meadows, friends call him BigW. He started building single-family homes in 1974. He developed single-family lots on Buckeye Loop Road. Developed and build Spanish Haven, Patio Home Community, at the corner of Buckeye Loop Road and Buckeye Road. Developed The Bluffs of Dundee, and Lake Ruth Estates in Dundee, A community in Lakeland Highland, and apartments in Winter Haven. Built commercial and office buildings. Built hundreds of homes in Poinciana and throughout central Florida. Then semi- retired. **He decide to organize a small group of investors to buy and develop communities and sell lots to builders.**

Lake Marie Villa is planned for fifty-six Apartments or thirty-seven Townhouses. The land is unique. Its panoramic view overlooking Lake Marie from top of the Ridge of Dundee. The land gradually slopes toward the lake guaranteeing owners/renters will have a magnificent obsession living on this unique property. We are told location is critical to a community value and this unique property meets that criteria plus much more. It's a short distance to Disney World and Lego Land, yet far enough to make it quite from noisy highway traffic.

Give BigW a call and find out if being a stock owner will be a wise decision for you in MRC' development division of Meadows Realty and Construction Company. The number of Investors (5) are limited. **Call Waymon for a ten-minute discussion to see if it is right for you.**

Come join the BigW in developing this unique property approved for fifty-six apartments, town houses, and triplexes. You will be captivated by its panoramic view overlooking Lake Marie from top of the Ridge of Dundee. The land gradually slopes toward the lake guaranteeing you will have a magnificent obsession seeing this unique property. We are told location is critical to a community value and this unique property meets that criteria plus much more. It's a short distance to Disney World, yet far enough to make it quite from noisy highway traffic. This quaint small town is filled with good neighbors who enjoy community activities together. Come join this small group of investors developing this property. Enjoy lighted Lake Marie walk/biking path, Lego Land, Bok Tower Gardens, and Disney world a few minutes away...

