

# Your Property, My Priority: Seamless Negotiation, Builder Property, Communities, Exceptional Results



## Transforming Your Real Estate Goals into Reality



Office: 404 Ridgewood Avenue, Dundee, 33838

Phone: Call Waymon at 863.287.5981

Website: [www.WaymonMeadows.com](http://www.WaymonMeadows.com)



# Why use Waymon to negotiate your real estate deal?

**Waymon Meadows**, a seasoned Florida real estate broker and builder with experience since 1974, provides specialized expertise to negotiate with major builders, helping buyers secure better deals, incentives, and upgrades. As a licensed Real Estate Broker, he offers in-depth knowledge of builder reputations and construction processes, navigating contracts and inspections to protect buyer interests.

**Key Reasons to Use Waymon Meadows for New Construction:** **Builder Insider Knowledge:** With over five decades of experience in construction and developing communities (such as Spanish Haven) in Polk County, Waymon understands the intricacies of builder contracts, quality construction, and importantly, what builders can "give" on.

**Negotiation Strategy:** He can negotiate for closing costs, design center upgrades, and price concessions that you might not get alone.

**Strategic Representation:** He ensures your interests are prioritized over the builder's, providing guidance through the entire process from site selection to final inspection.

**Cost Savings:** He works with builder incentives, potentially saving you thousands of dollars by negotiating items like lower lot premiums.

Meadows Realty & Construction Co. specializes in bringing a builder's eye to the buying process.

**It's free! Builders pay me as their Agent!**



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# Specilized Real Estate Services

**Residential Property, Builder Negotiation, Sales & Purchases**

**Commercial Property Negotiation**

**Property Valuation & Market Analysis**

**Investment Strategy Advisory**

**Process: 4 Simple Steps to Success": Consultation -> Strategy -> Negotiation -> Closing**



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# Why Chose Us?



**Professional Photography**  
**Targeted Digital Marketing**  
**Exclusive Network Access**  
**Showcase 1-2 featured, high-end listings with images.**

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# Let's Start Your Journey

Contact me for a free home valuation today Or negotiate a new home for you!",



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Matterport



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# Trust, Verify, Experience!

**Trust:** Can I trust this builder to make my dream home a reality? Trust in a builder must be earned through research and vetting; it cannot be assumed. To determine if you can trust a specific builder, you must evaluate their reputation, experience, transparency, and legal compliance. Matt Valentine said, "you can trust Waymon with a million dollars in cash."

Matthew Valentine Builder

**Verify:** If you verify something, you check that it is true by careful examination or investigation. A professional who operates with integrity, transparency, and accountability, ensuring high-quality work while prioritizing the client's peace of mind, before hiring him to build your dream home. Wanda Gutierrez said, "I have verified Waymon's information and you can count on him to keep his word." Wanda Gutierrez Mortgage Broker

**Experience:** Does MRC build on lots like my lot? Whether MRC can build on your lot depends entirely on the builder's policies, their experience with similar lot types, and local zoning/building restrictions. Waymon Meadows Realty & Construction specialized for over 50 years building on peoples lots, and working with zoning and building restrictions, even getting zoning changes. He served on Polk County Board of Adjustment for seven years. Mike Noen said, "I know Waymon has built hundreds of homes, and develop many communities. Mike Nolen-Real Estate Broker

**Cost:** How much will it cost to build a home on my lot, and what's included? The cost to build a home on your lot in Polk County, FL, varies widely, with \$150 to \$200+ per square foot for the structure itself, plus other significant expenses like land site prep, impact fees, and permits. I can build your house and prep your lot; keeping the cost lower than other builders. Jesse Alcala said, "Waymon will give you the shirt off his back if you need it. I keep telling him that we need to make a profit!" Jesse Alcala



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