



**DREAM**  
**BUILDERS**  
REALTY

# POINCIANA VACANT LAND OPPORTUNITIES

FOR MORE INFORMATION, CONTACT  
TIM WEISHEYER, BROKER/OWNER, AT 407.847.5428



## ABOUT TIM WEISHEYER

### Broker/Owner



For more than two decades Tim Weisheyer has been a leader and impactful voice for and within the REALTOR® world.

#### BACKGROUND

By the age of 24, Tim was a multi-million dollar producer and had become known for delivering excellence in every real estate transaction he was a part of. He quickly became a trusted resource for buyers and sellers throughout Central Florida and a sought-after thought leader, and speaker, on real estate matters across the United States.

#### AWARDS AND RECOGNITION

Tim has many awards and appointments to attest to his success as a leader, businessman, and real estate professional.

- Realtor® of the Year
- Realtor® Star of the Year
- Rising Realtor® Star of the Year
- Small Business of the Year
- Real Estate Office of the Year
- Past President, Osceola County Association of Realtors®
- District Vice President, Florida Realtors®
- Secretary, Florida Realtors®

Additionally, Tim has been inducted into the National Association of REALTORS® Hall of Fame. He is the youngest member ever inducted from his association and part of an elite group of REALTORS® from across the United States to earn such an honor; placing him in the top 1% of all REALTORS® nationwide.

#### SERVICE

As a true servant leader that believes in always finding ways to make a positive difference in the lives of others, Tim served as an elected official on the Osceola School Board for eight years. In that role, he championed fiscal responsibility, restored an environment of professionalism, and led on strategic direction and academic excellence for the more than \$1 Billion organization. Tim's leadership was further recognized by his peers across the state of Florida as they elected him to lead the statewide Florida School Boards Association as President where his leadership impacted the lives of 3 million students in the state of Florida.

#### LEADERSHIP

In 2020, Tim was elected to the Leadership Team of the largest professional trade association in Florida —Florida Realtors®. As the largest state Realtor® organization in the country, Tim, and his fellow Leadership Team members serve as The Voice of Real Estate in Florida® and share a common goal of championing the protection of private property rights while keeping a very close eye on and shaping legislation each year that impact property owners in Florida. Tim will serve as President of Florida Realtors® in 2025.

Originally from Bay Shore, New York, Tim has been a Central Florida resident for more than 35 years. Tim lives in Lake Nona.

# MARKET OVERVIEW

Poinciana is a master-planned community located 20 miles south of Walt Disney World and 40 miles south of the City of Orlando. As part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA), Poinciana technically is located across two counties in the state of Florida—Osceola County and Polk County.

The community was originally designed with a village and neighborhood concept spanning 47,000 acres and providing as many as 55,000 buildable residential lots. Poinciana was planned in the 1960s and the original developer was Gulf American Corporation. The community was conceived as a retirement destination, and the first homes were built in the early 1970s around the Poinciana Golf and Racquet Club. Since the mid-1980s Poinciana has been one of the fastest growing communities in the region. Currently, more than 70,000 people call Poinciana home.

The Poinciana Community is served by Walmart, Publix, Lowe's, HCA Florida, Valenca College, the SunRail, Dunkin Donuts, Wendy's, McDonalds, Burger King, and so much more.

(Use infographic looking from my weekly market stats update post)

## *Poinciana Real Estate* **AT A GLANCE:**

MEDIAN HOME SALE PRICE



**\$314K**

MEDIAN PRICE PER SQ FOOT

**\$181**



AVERAGE HOME SQ FOOTAGE



**1,770**

HOME SALES THE PAST YEAR

**1,251**



# LOTS FOR SALE

| ADDRESS                 | PARCEL ID              | VILLAGE/NBHD           | PRICE       |
|-------------------------|------------------------|------------------------|-------------|
| 1222 BALTIC LN          | 28-27-33-934460-486040 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1232 BALTIC DR          | 28-27-33-934460-488020 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1245 BALTIC DR          | 28-27-33-934460-489040 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1247 BALTIC DR          | 28-27-33-934460-489030 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1249 BALTIC DR          | 28-27-33-934460-489020 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1257 BALTIC DR          | 28-27-33-934460-487090 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1275 BALTIC DR          | 28-27-33-934460-486010 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 605 MARLIN DR           | 28-27-33-934460-401030 | NBRHD 02 / W Village 7 | \$60,000.00 |
| MEDITERRANEAN CT        | 28-27-33-934460-406040 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 0 MEDITERRANEAN DR      | 28-27-33-934460-405100 | NBRHD 02 / W Village 7 | \$60,000.00 |
| MEDITERRANEAN LN        | 28-27-33-934460-410050 | NBRHD 02 / W Village 7 | \$60,000.00 |
| MEDITERRANEAN LN        | 28-27-33-934460-410010 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 430 VERNON CT           | 28-27-33-934460-475030 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1216 ATLANTIC CT        | 28-27-33-934460-462120 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1225 ATLANTIC CT        | 28-27-33-934460-464130 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1231 BALTIC DR          | 28-27-33-934460-490110 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1234 BALTIC DR          | 28-27-33-934460-488030 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1277 BALTIC DR          | 28-27-33-934469-486020 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1321 HILLSBOROUGH LN    | 28-27-33-934460-434010 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1549 MARLIN DR          | 28-27-33-934460-402070 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1553 MARLIN DR          | 28-27-33-934460-402080 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1501 MEDITERRANEAN DR   | 28-27-33-934460-405120 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1227 BALTIC DR          | 28-27-33-934460-490020 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 605 HILLSBOROUGH PL     | 28-27-33-934460-433030 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1557 MARLIN DR          | 28-27-33-934460-397070 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1597 MARLIN DR          | 28-27-33-934460-397070 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1601 MARLIN DR          | 28-27-33-934460-397060 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1613 MARLIN DR          | 28-27-33-934460-397030 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1617 MARLIN DR          | 28-27-33-934460-397020 | NBRHD 02 / W Village 7 | \$60,000.00 |
| MEDITERRANEAN DR        | 28-27-33-934460-405020 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 0/1425 MEDITERRANEAN DR | 28-27-33-934460-409030 | NBRHD 02 / W Village 7 | \$60,000.00 |
| MEDITERRANEAN DR        | 28-27-33-934460-409020 | NBRHD 02 / W Village 7 | \$60,000.00 |
| 1560 MEDITERRANEAN DR   | 28-27-33-934460-398030 | NBRHD 02 / W Village 7 | \$60,000.00 |

\*LOTS IN RED ARE CURRENTLY SALE PENDING AND NOT AVAILABLE AT THIS TIME

\*\*List provided as of July 2023

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