

Pretty Pond

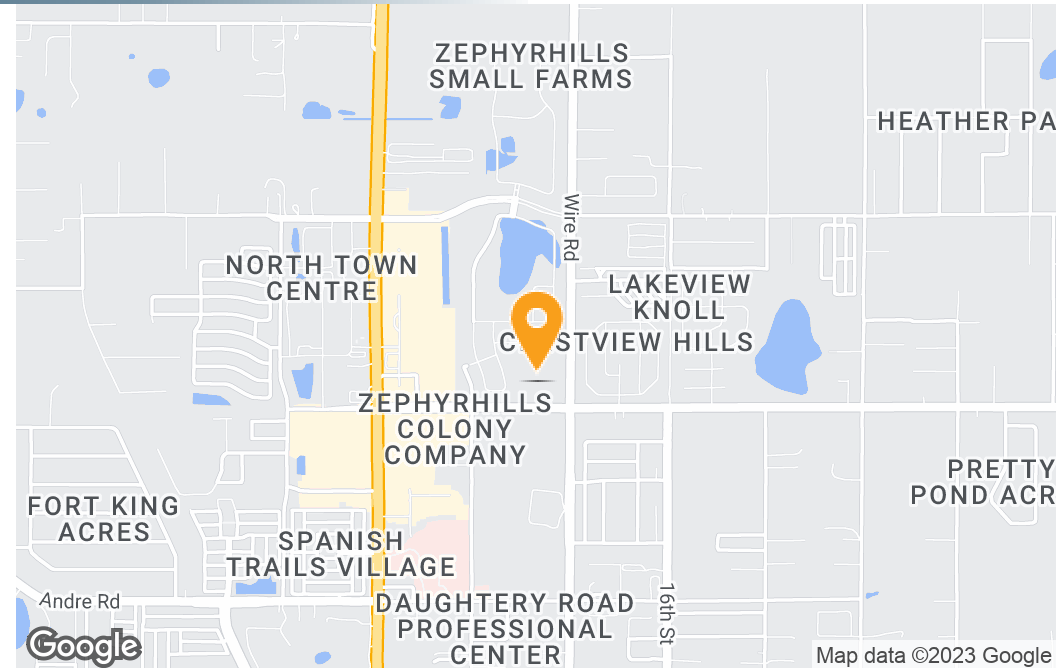
Pretty Pond Road, Zephyrhills, FL 33540

LAND FOR SALE

PRESENTED BY

Tommy Addison, ALC / 863.353.2805
tommy@addisonland.com





Offering Summary

Sale Price:	\$2,400,000
Available SF:	
Lot Size:	12 Acres
Price / Acre:	\$200,000
Zoning:	R4 (Multi-Family)

Property Overview

Potential 240 unit Multi-Family site located within an Opportunity Zone. The property is located within walking distance of Advent Health, Publix, Walmart, Lowes, and other major retailers. Located between U.S. 301 (Gall Boulevard), and U.S. 98, residents can enjoy the beautiful rolling hill topography of Zephyrhills, while having easy access to Lakeland and the Greater Tampa area. Prime opportunity to quickly move forward on a fully entitled property.

Property Highlights

- Within walking distance of Publix, Walmart, and Lowes, as well as dining and other local retailers.
- Up to 240 Multi-Family units (20 DU's/acre).
- Zoned: R-4 Multi-Family
- Future Land Use: Residential Urban
- City of Zephyrhills Water and Sewer adjacent to the site. (Available capacity to be verified by the Buyer.)



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Google

Map data ©2023 Imagery ©2023 TerraMetrics







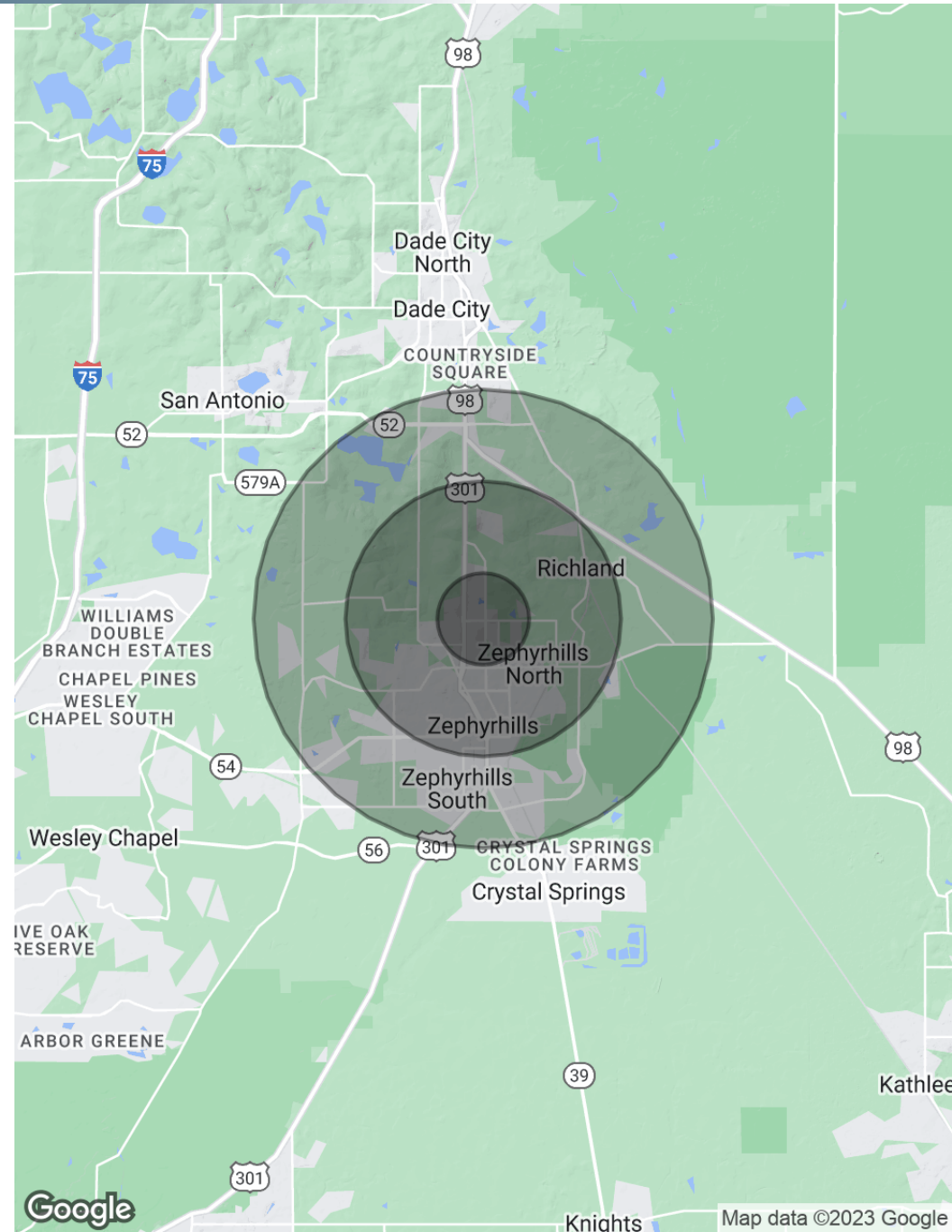
Population

	1 Mile	3 Miles	5 Miles
Total Population	4,588	30,182	50,981
Average age	46.7	50.9	51.8
Average age (Male)	46.7	48.6	49.8
Average age (Female)	46.9	52.2	53.1

Households & Income

	1 Mile	3 Miles	5 Miles
Total households	1,872	13,194	22,234
# of persons per HH	2.5	2.3	2.3
Average HH income	\$53,733	\$46,340	\$45,957
Average house value	\$104,300	\$106,089	\$112,257

* Demographic data derived from 2020 ACS - US Census





Tommy Addison, ALC

Broker/Owner

tommy@addisonland.com

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FL #BK3218592 // AL #000125082-0

Professional Background

Being the 3rd generation raised in Central Florida, Tommy has seen first-hand, Central Florida's 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 in Central Florida. Tommy's parents and grandparents were citrus growers, row crop farmers, produce brokers and cattle ranchers here in Central Florida. He has lived the farming and ranching way of life at a time when Polk County was a much more rural area of Central Florida.

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

- 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

Addison & Company, LLC

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