

# Miller on Neptune Road

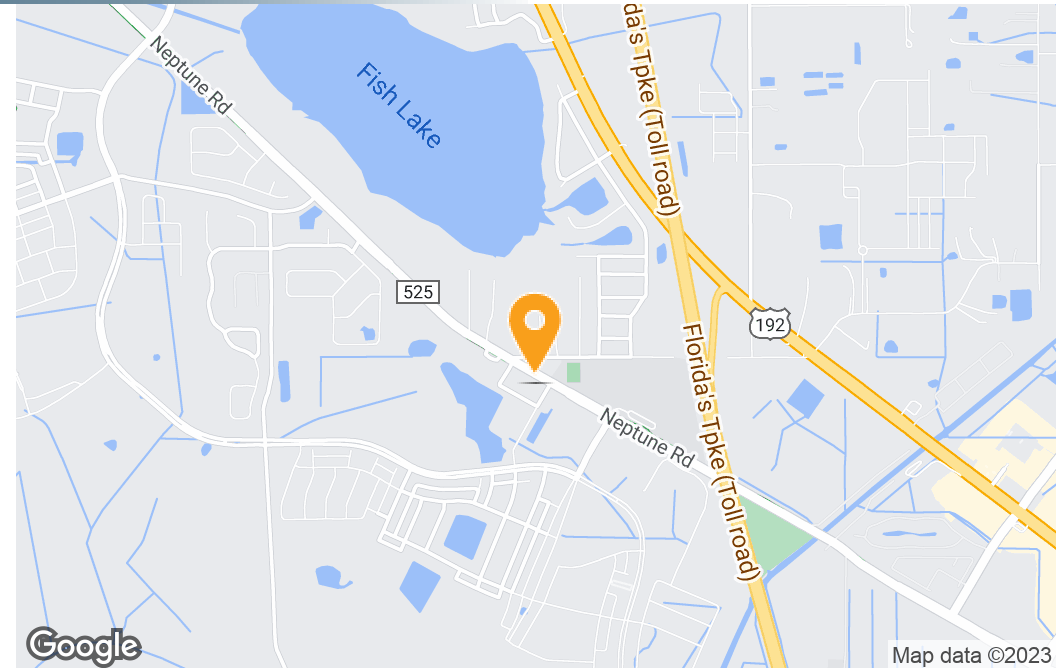
1660 Breezewood Street Kissimmee, FL 34744

LAND FOR SALE

PRESENTED BY

Tommy Addison, ALC / 863.353.2805  
tommy@addisonland.com





## Offering Summary

Sale Price:	\$3,500,000
Available SF:	
Lot Size:	6.04 Acres
Price / Acre:	\$579,470
Zoning:	Mixed Use
Traffic Count:	23,500

## Property Overview

Kissimmee/St. Cloud Mixed-Use property ideally situated across from Neptune Middle School in close proximity to US Highway 192 and Florida's Turnpike. The +/- 6-acre property is divided into two properties by Sunnyside Avenue. The front parcel is approximately 1.4 acres that could possibly be developed into commercial space with the back 4.6 acres as a Multi-Family development since Sunnyside Avenue will be required to remain a part of the roadway network in this area. Although the property is currently in unincorporated Osceola County, annexation into the City of St. Cloud will be required since it is subject to the Osceola County - City of St. Cloud Joint Planning agreement.

## Property Highlights

- 200' of frontage on Neptune Road with 2021 traffic volume at 23,500 AADT. It is currently a two-lane road, but the county is in the process of acquiring right of way (ROW) to expand it to a four-lane roadway in front of the site.
- Part of the City of St. Cloud's East of Lake Toho Element in the Comprehensive Plan.
- Breezewood Street and adjacent Sunnyside Avenue will need to be improved and remain in place.
- A Conceptual Site Plan will have to be submitted to the City of St. Cloud as part of the entitlement process for approval, as the property is part of an area that has limits as to the amount of Commercial and Multi-Family units that can be built in the area.







# Current Zoning



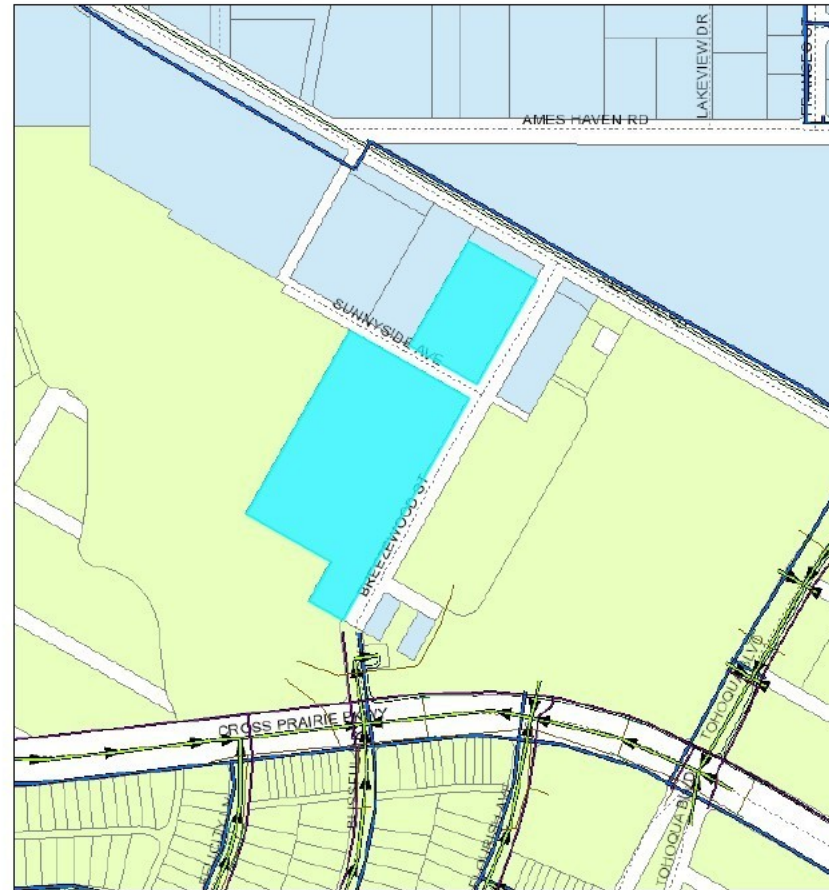


# Future Land Use



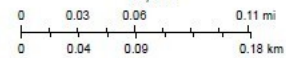
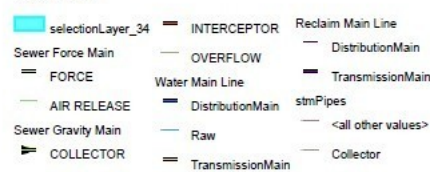


Parcel 05-26-30-5230-0017-0120



July 5, 2022

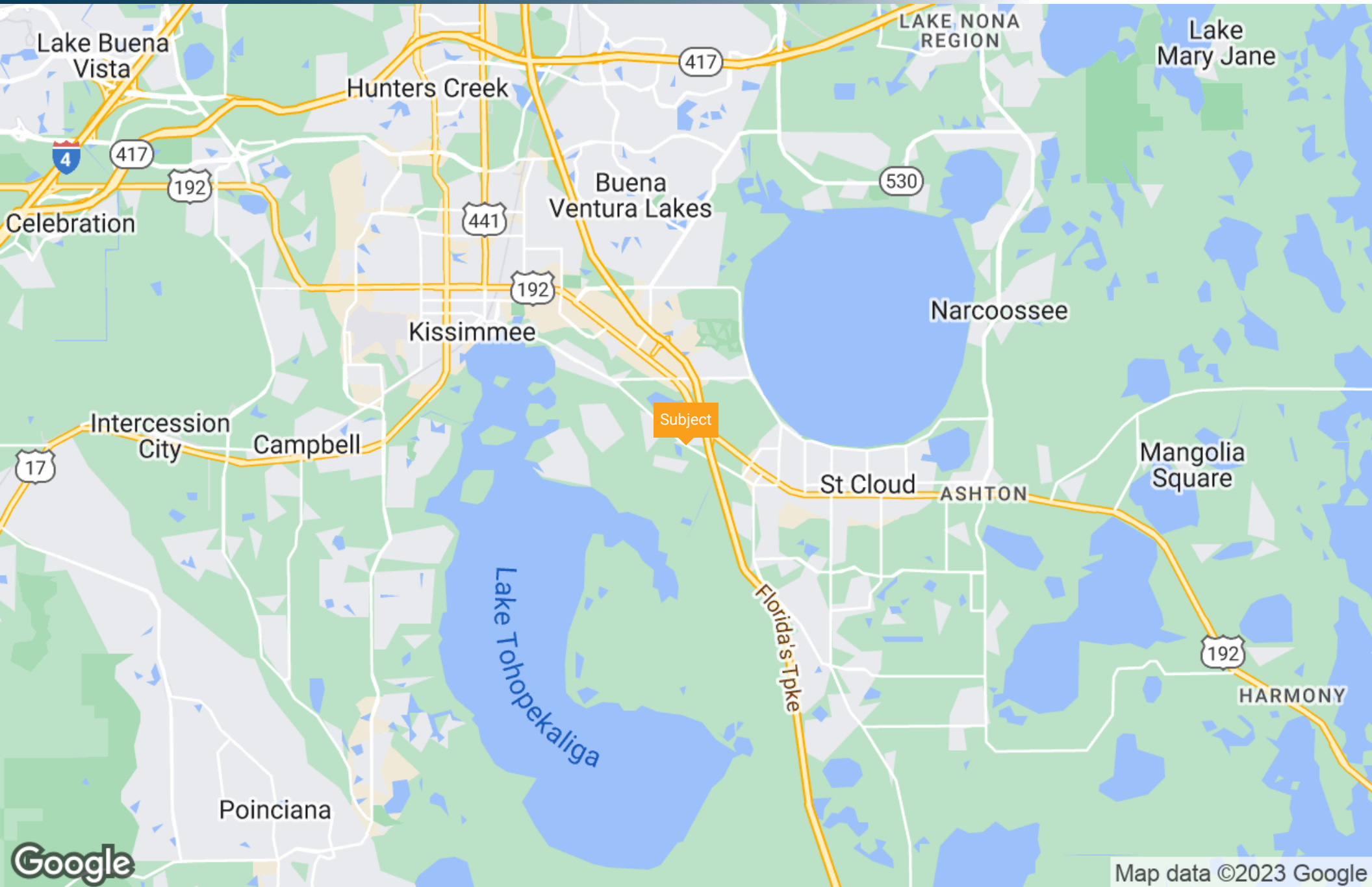
1:3,414



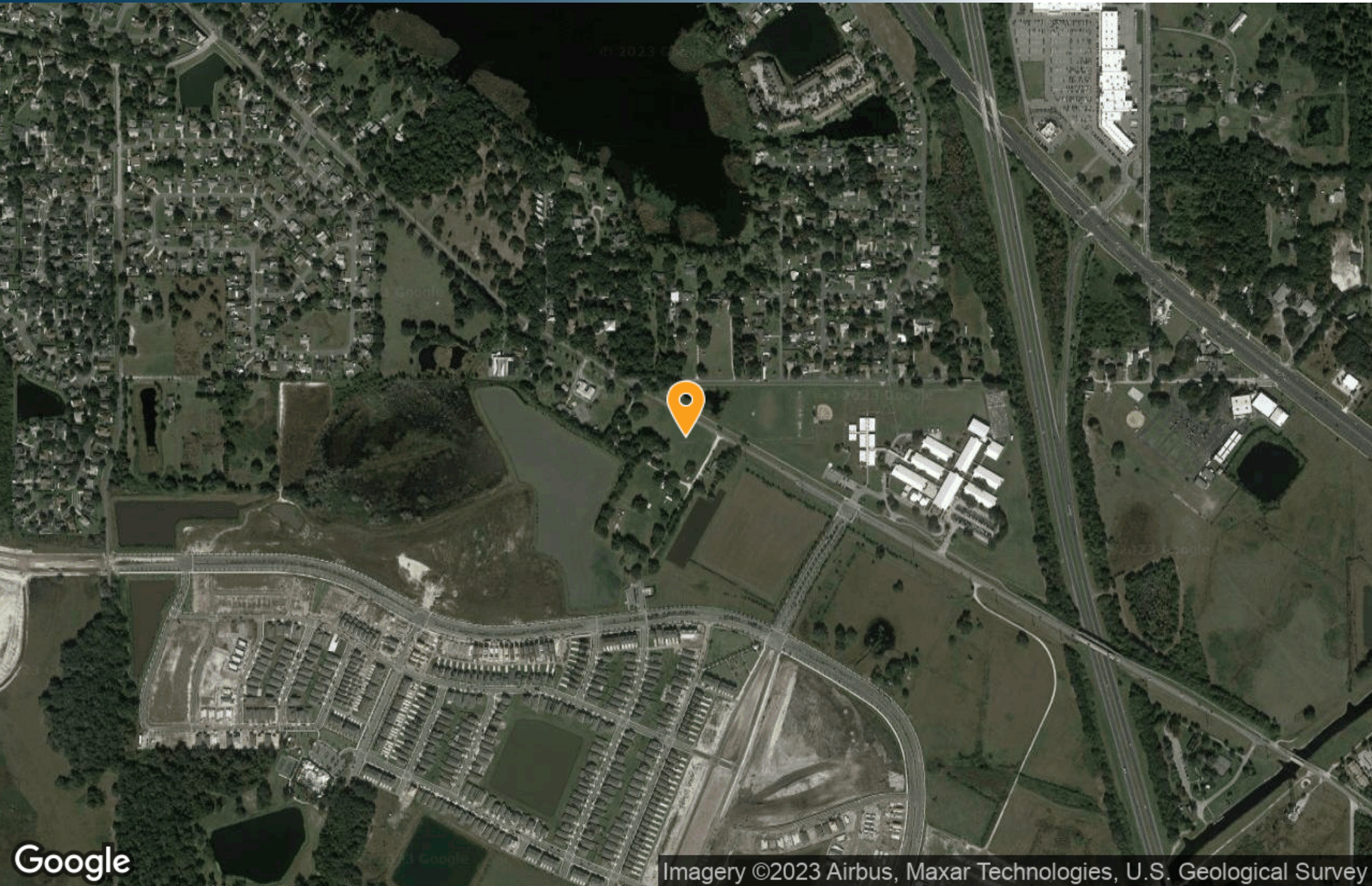
# Miller on Neptune Road

1660 Breezewood Street Kissimmee, FL 34744

REGIONAL MAP









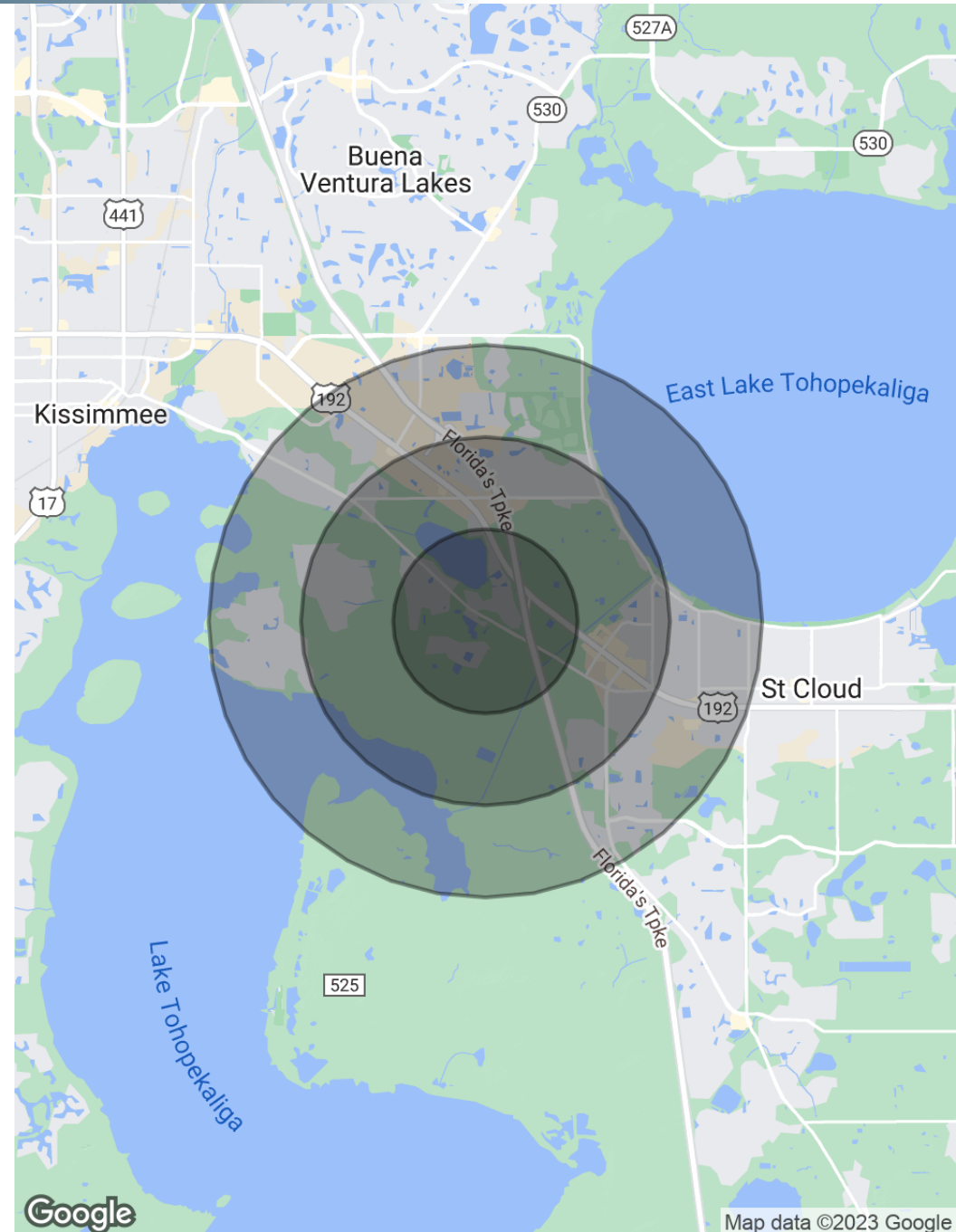


Population	1 Mile	2 Miles	3 Miles
Total Population	2,603	15,728	38,361
Average Age	34.9	32.8	34.8
Average Age (Male)	34.7	34.8	36.0
Average Age (Female)	32.7	32.5	35.2

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	982	5,683	14,159
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$46,350	\$52,349	\$52,948
Average House Value	\$527,522	\$274,389	\$281,286

\* Demographic data derived from 2020 ACS - US Census





## Tommy Addison, ALC

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

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

135 N. 6th Street Suite G  
Haines City, FL 33844  
863.353.2805

