

Wire Ranch

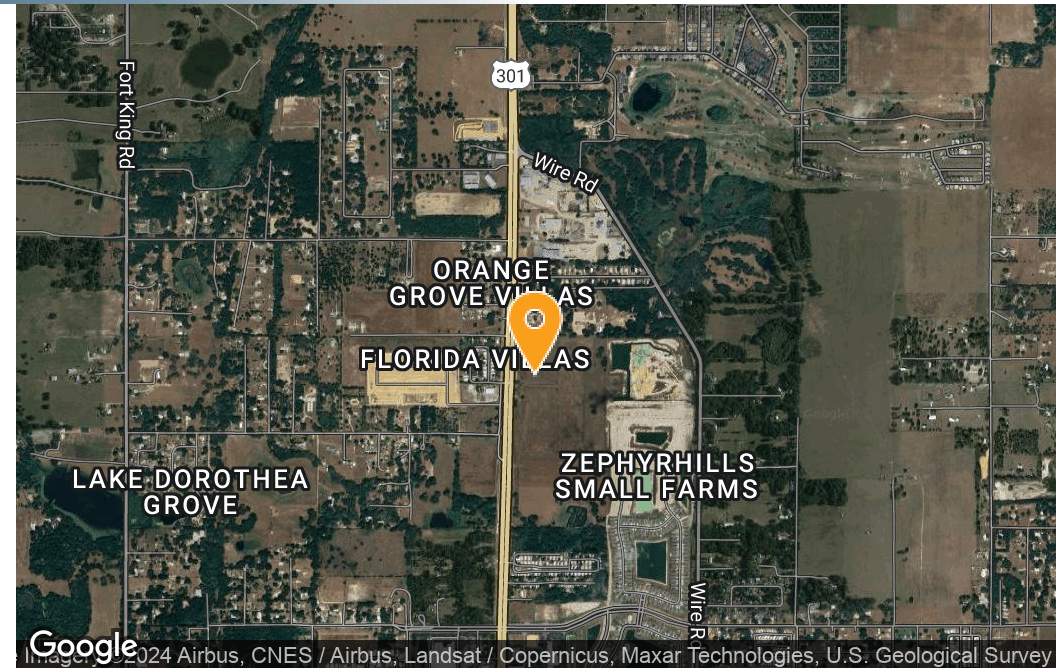
8614 Gall Boulevard, Zephyrhills, FL 33541

LAND FOR SALE

PRESENTED BY

Tommy Addison, ALC / 863.353.2805
tommy@addisonland.com





Offering Summary

Sale Price:	\$4,832,000
Lot Size:	24.16 Acres
Price / Acre:	\$200,000
Zoning:	00R4

Property Overview

The Sellers have filed a conceptual site plan for 176 Town Homes on this site located within an Opportunity Zone. The Sellers have also already obtained the necessary height waiver required by the City of Zephyrhills. Additionally, 50% of the water and sewer capacity fees have been paid on 329 units. Water connection fees are presently \$1,140.00 per unit for an apartment unit, and sewer connection fees are \$2,400.00 per unit for an apartment unit, totaling \$3,540.00 per unit for an apartment unit. This cost over and above the Sales price for the project. The Site is less than 1 mile from Advent Health, Publix, Walmart, and Lowes, as well as other major retailers. Positioned between U.S. 301 (Gall Boulevard) and U.S. 98, residents can enjoy the rolling hill topography of Zephyrhills, while still easily accessing Lakeland and the Greater Tampa Bay area. This is a prime opportunity to quickly move forward with a Town home project on this property. See attached documentation for the Conceptual site plan that is in the approval process currently. The attached plan includes an 8.5 acre additional parcel slated for two hotels. This property is not part of the advertised price.

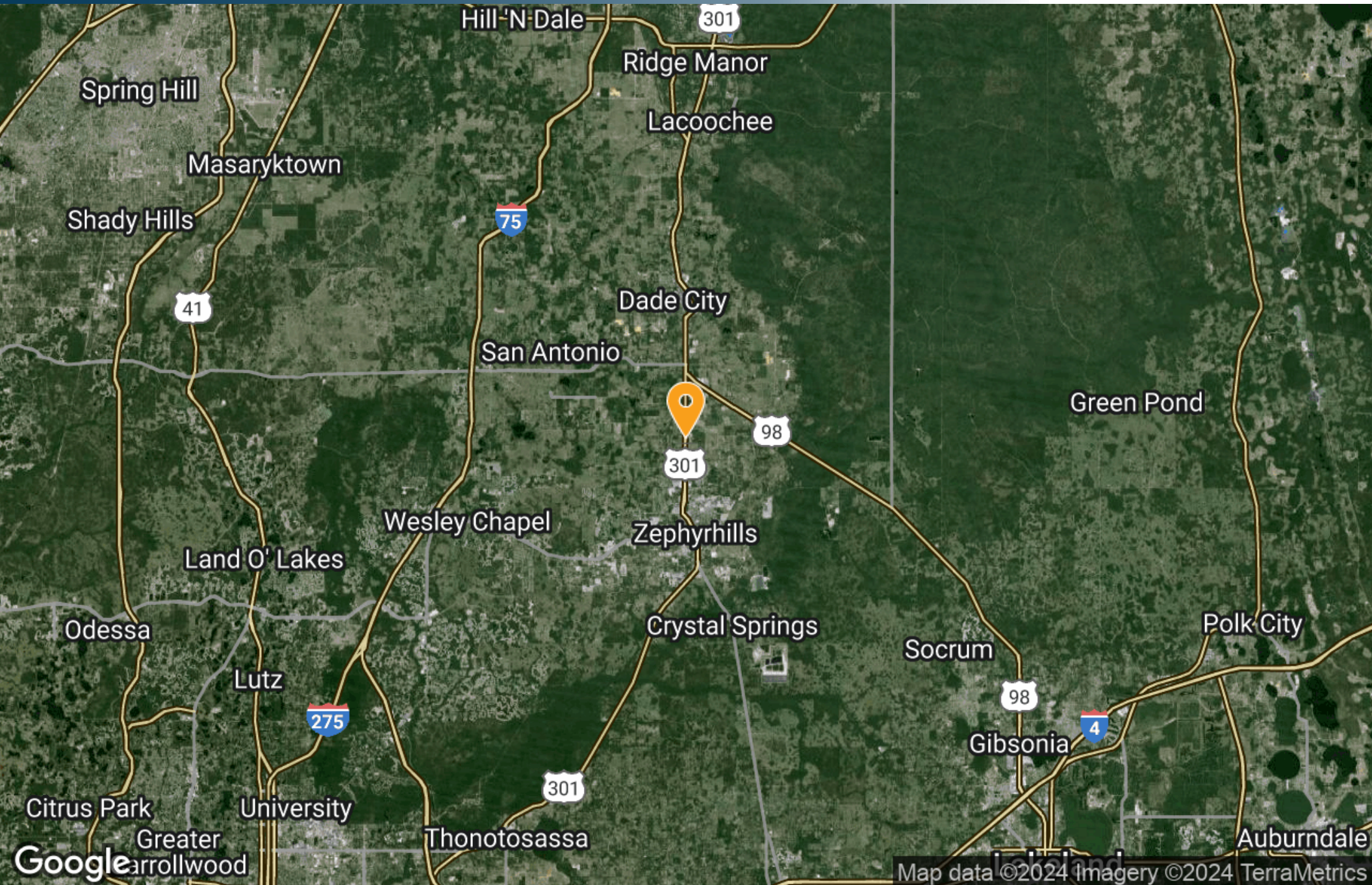
Property Highlights

- Within 1 mile of Advent Health, Publix, Walmart, and Lowes, as well as dining and other retailers.
- Conceptual Site plan being approved for 176 Town Home units
- Zoned: R-4 Multi-Family (20 DU's/acre)
- Future Land Use: Residential Urban

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LOCATION MAP



Map data ©2024 Imagery ©2024 TerraMetrics



ADDISON & COMPANY, LLC Tommy Addison, ALC | O: 863.353.2805 | C: 863.557.5035 | tommy@addisonland.com

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VIEW FROM THE EAST



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Florida Opportunity Zone

Census Tract 328.03 - Zephyrhills

Tract #: 12101032803

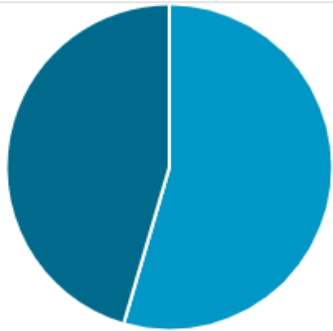
Total Population: 2,199

Household Income:

Average:	\$52,696
Median:	\$43,603

Total Households: 859

By Owner:	54.5%
By Renter:	45.5%



- Household Owners: 1199
- Household Renters: 1000

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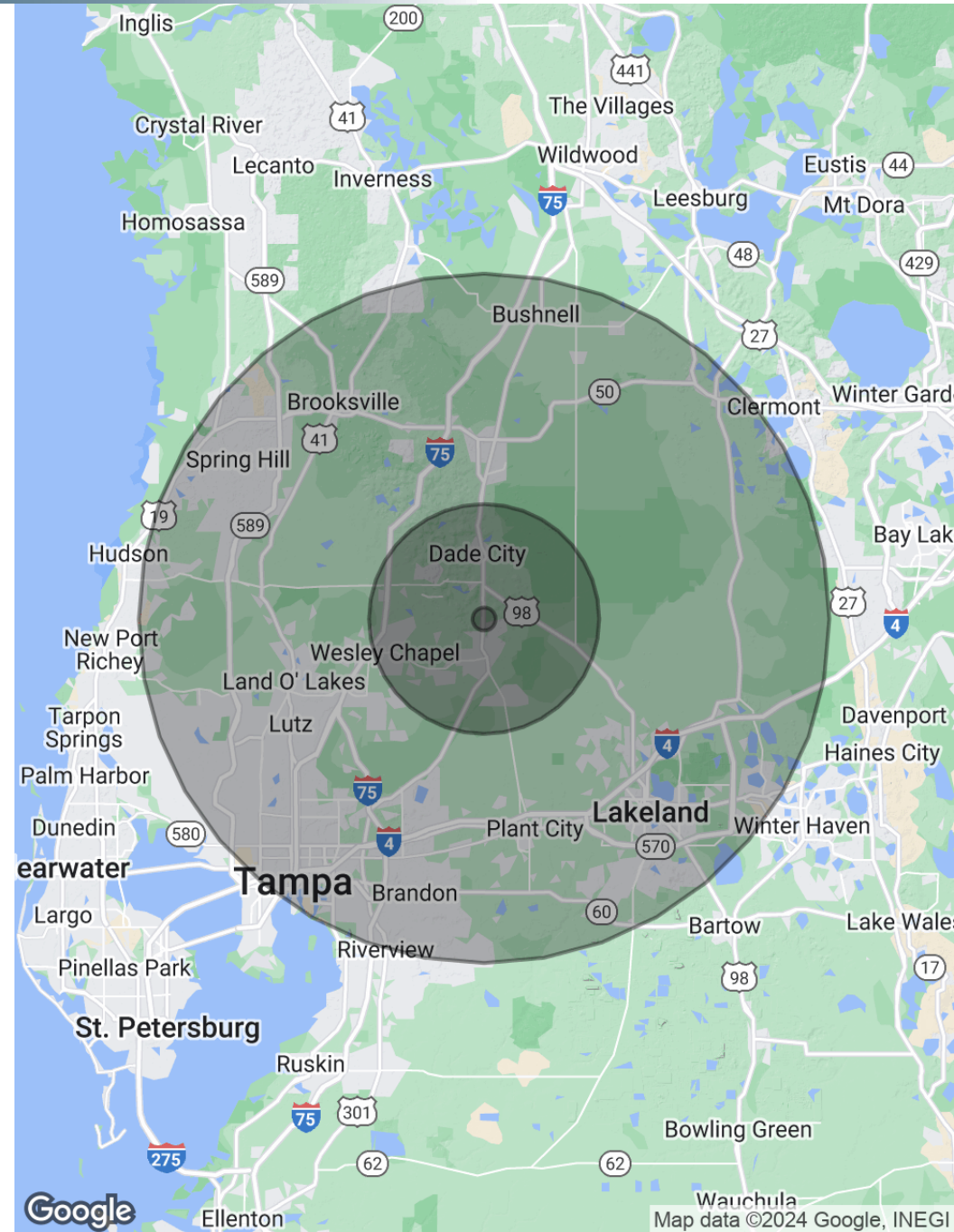
**Population**

	1 Mile	10 Miles	30 Miles
Total Population	2,258	128,241	2,001,623
Average Age	57.9	46.1	40.3
Average Age (Male)	58.0	45.5	39.2
Average Age (Female)	57.7	47.2	41.5

Households & Income

	1 Mile	10 Miles	30 Miles
Total Households	1,101	59,593	824,521
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$50,831	\$57,309	\$68,754
Average House Value	\$145,372	\$166,032	\$195,572

* 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 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

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