

# US 41 and Hopson Road

Land O' Lakes, FL 34639



## PROPERTY DESCRIPTION

This exceptional 2.26-acre property presents incredible potential for various commercial uses, thanks to its coveted zoning of Retail, Office, and Residential (ROR). Situated in close proximity to major development activity on Hwy 54 & 56, including the renowned Tampa Premium Outlets and the Wiregrass Mall, this location benefits from exceptional traffic flow along Land O Lakes Blvd, with a traffic count of 49,000 VPD. The property also boasts a strategic corner position, with 121 feet of frontage on US 41. With numerous existing communities, such as Wilderness Lake Preserve, Connerton, and LakeShore Ranch, surrounding the area, this property benefits from a sizable customer base. Easy access is provided, both for northbound and southbound traffic on US 41, as well as convenient turn lanes into Hopson Road.

## PROPERTY HIGHLIGHTS

- 2.26 Acres Located on the Northwest Corner of US 41 and Hopson Rd
- Future Land Use ROR – Retail, Office, and Residential allowing many commercial uses
- 121 Feet of Frontage on US 41

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,200,000
<b>Lot Size:</b>	2.26 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,393	13,216	34,162
<b>Total Population</b>	4,191	36,233	95,108
<b>Average HH Income</b>	\$151,448	\$133,546	\$136,159

### Cody Brightwell

Managing Director

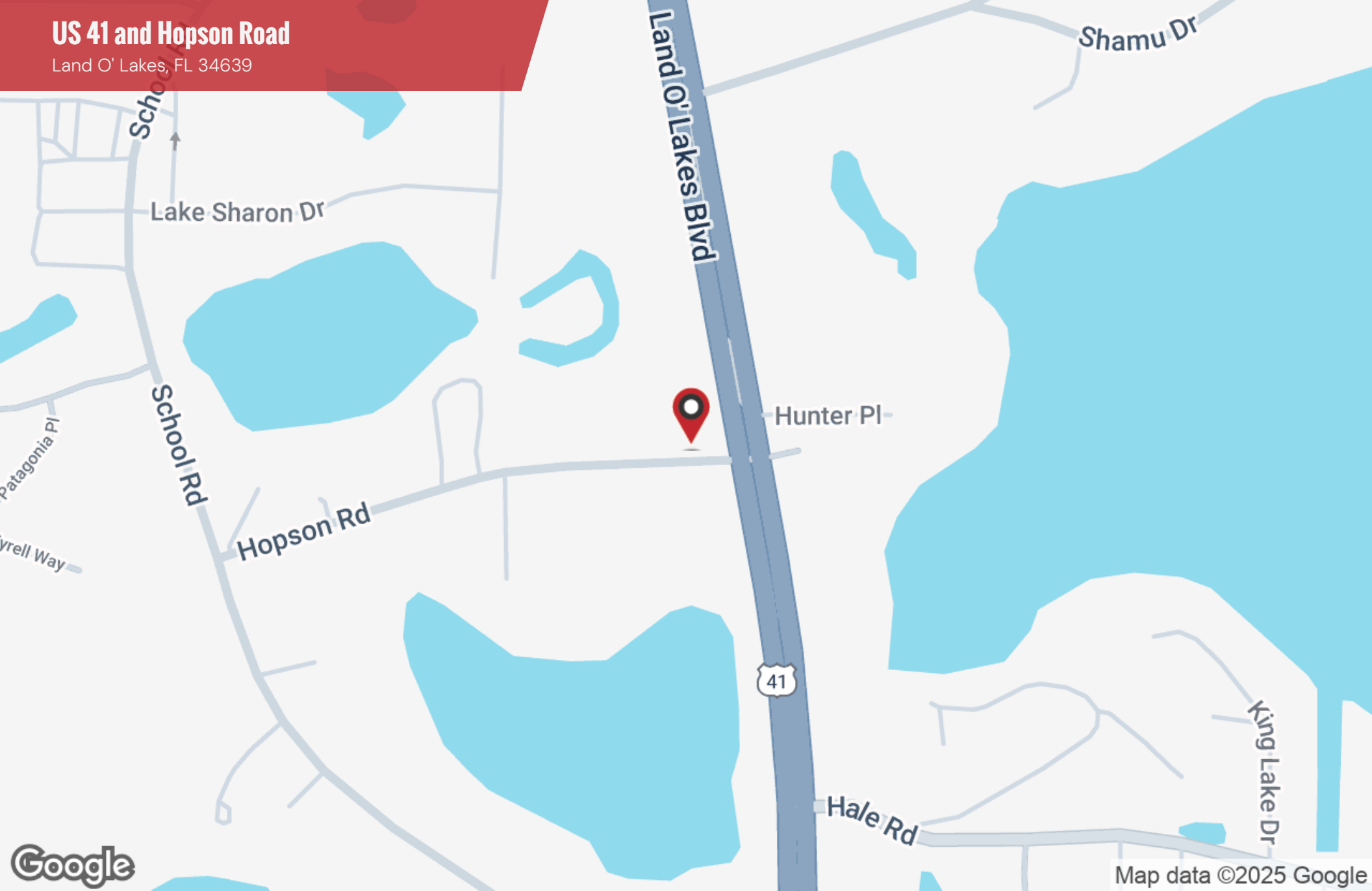
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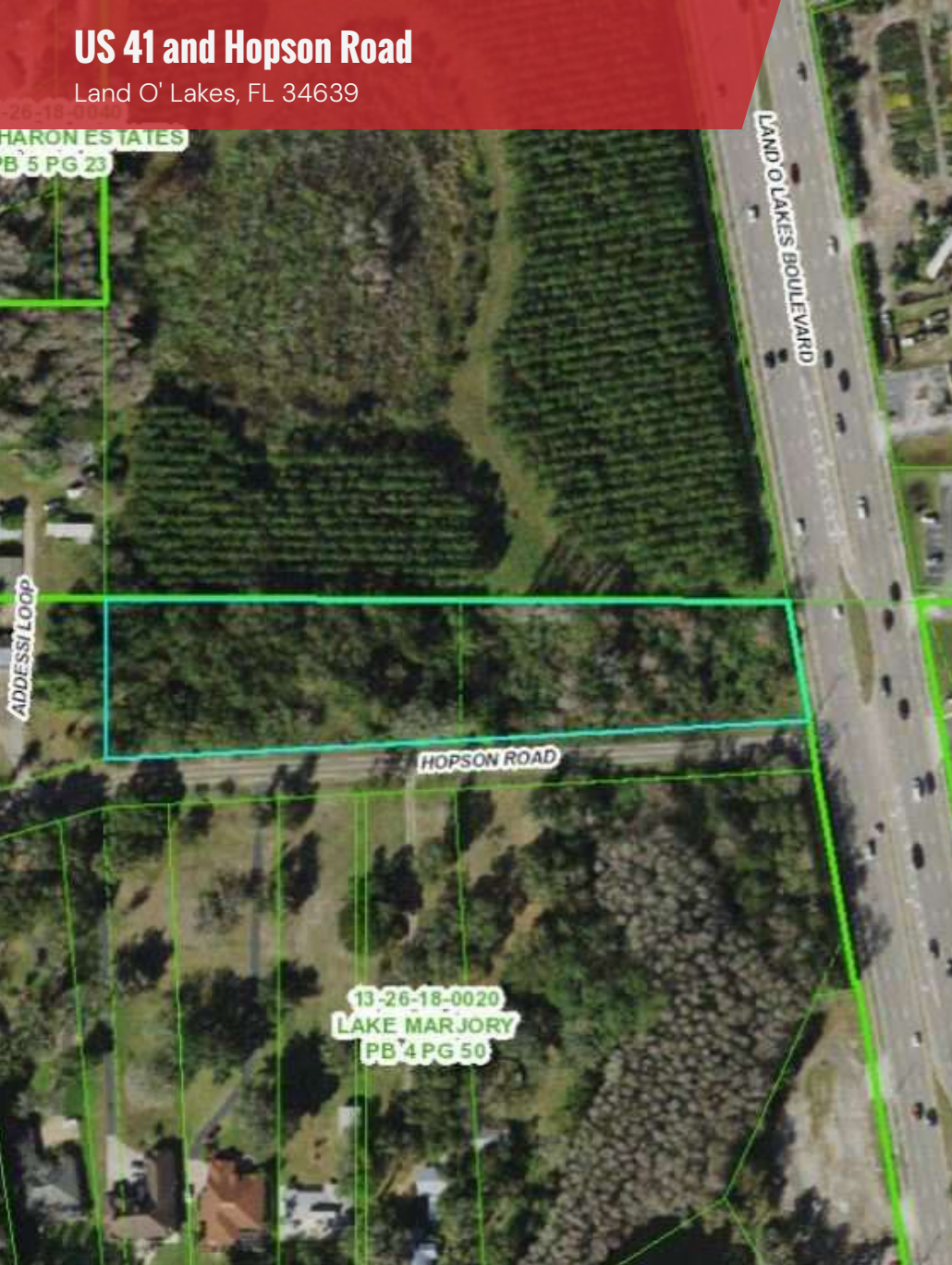
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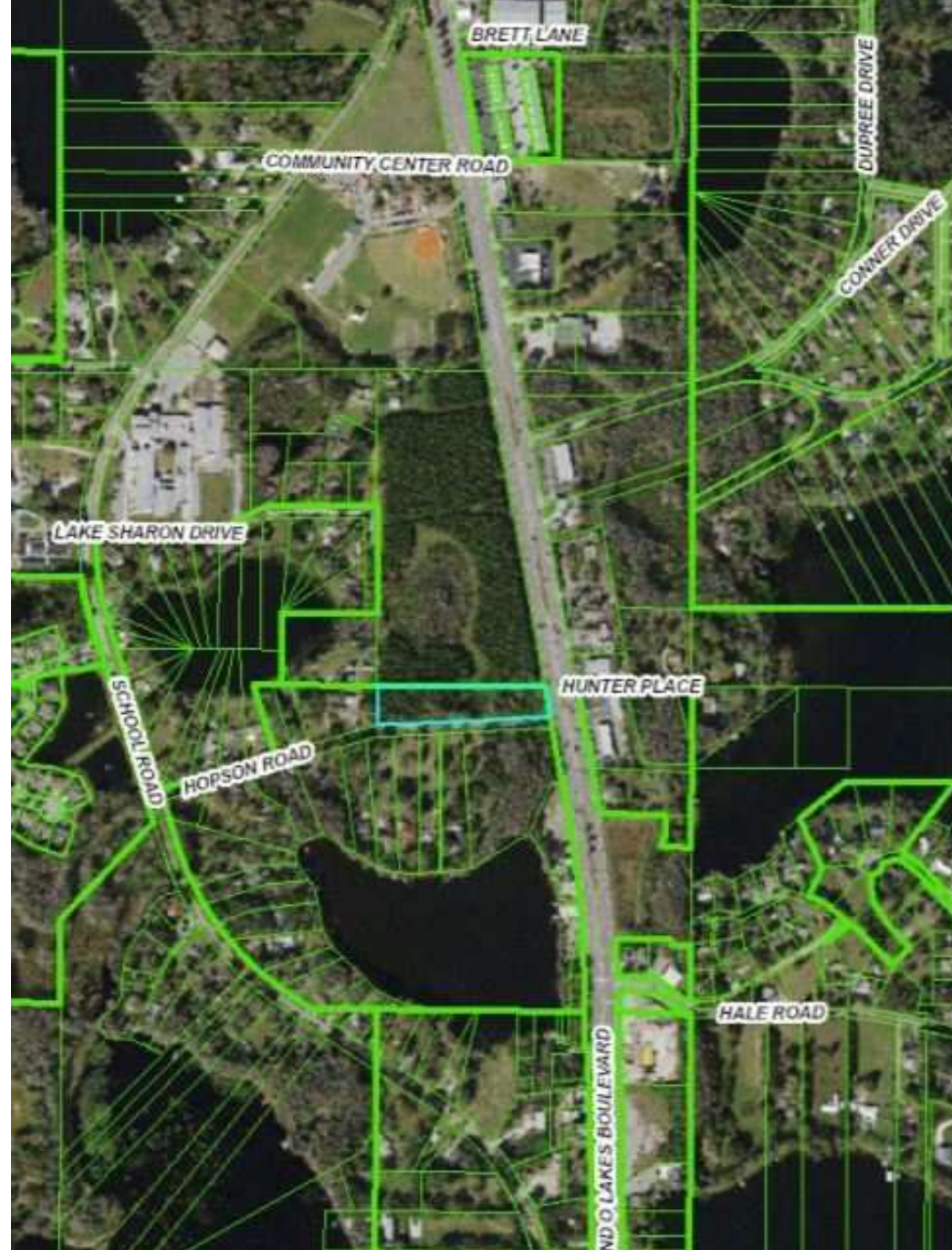
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SHARON ESTATES  
PB 5 PG 23



13-26-18-0020  
LAKE MARJORY  
PB 4 PG 50



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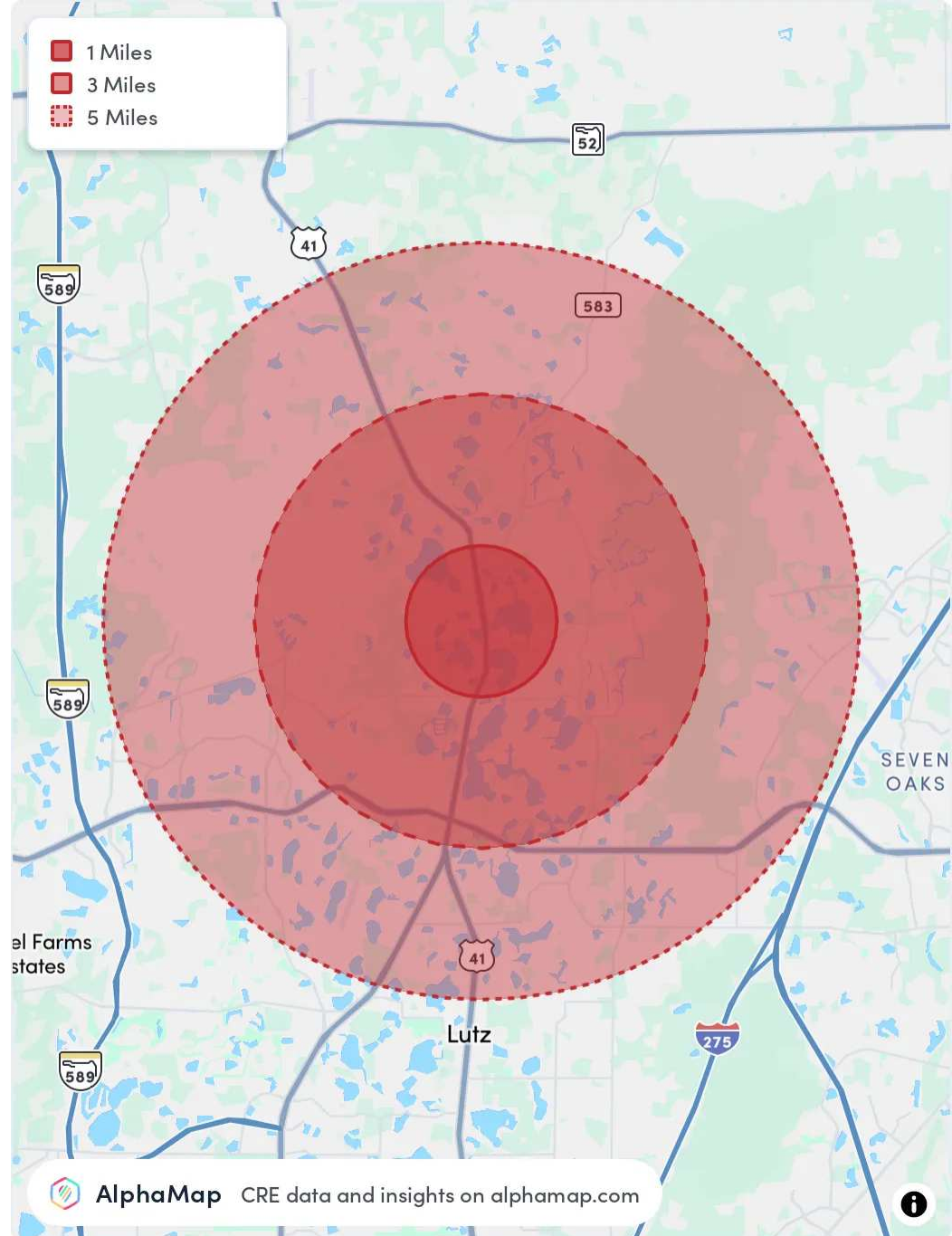
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,380	34,763	93,697
Average Age	40	42	41
Average Age (Male)	40	42	40
Average Age (Female)	41	43	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,465	12,655	33,538
Persons per HH	3	2.7	2.8
Average HH Income	\$151,791	\$134,691	\$135,678
Average House Value	\$448,087	\$425,579	\$422,893
Per Capita Income	\$50,597	\$49,885	\$48,456

Map and demographics data derived from AlphaMap



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## CODY BRIGHTWELL

Managing Director

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Direct: **813.973.0214** | Cell: **440.376.1006**

## PROFESSIONAL BACKGROUND

Cody joined the Nye Commercial team after excelling in sales at CENTURY 21 Bill Nye Realty in Zephyrhills. He dominated the Pasco County home sales division and built many commercial real estate owner relationships during that time. The cross over into commercial real estate was effortless and only a matter of time. He is currently focusing on income producing property dispositions, acquisitions for many private and institutional clients and spearheads our leasing, and management division. A born leader, Cody currently manages more than 12 commercial properties with over 100,000 square feet of space.

Originally from Cleveland, Ohio, Cody spent the summers over a span of 15 years in Dade City and decided to make Pasco County home. Over the years Cody has developed relationships with a diverse group of buyers and sellers. He has the ability to create solutions to his client's complex projects and investments. Cody continues focusing on new opportunities to pair with his client's preferences and needs.

## EDUCATION

Cody continues to brush up on his commercial real estate knowledge by staying on top of market volatility, politics and international economic studies. He is consistently taking courses to enhance his career to benefit his clients by working toward his accreditation to become an Accredited Land Consultant (ALC) as well as a Counselor of Real Estate (CRE).

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