

Pruett Road Development Opportunity - Surrounding Growth

Devane Mobile Home Park is strategically positioned to benefit from the significant growth occurring in the Seffner and South Thonotosassa area. Recent commercial, residential, and infrastructure developments underscore the momentum in this submarket, making the site at 11409 Pruett Road a compelling opportunity for investors and developers alike.

A major milestone for the area is Amazon's SFL4 Fulfillment Center, located at 6337 County Road 579 in Seffner. This facility serves as both a distribution and sorting hub, reinforcing the region's role in Tampa Bay's logistics network. Additionally, Amazon operates the DTP7 Delivery Station at 1003 N Taylor Road, which provides last-mile delivery services, further cementing the company's presence in the community.

Residential growth is also evident, with projects such as Kingsway Estates by William Ryan Homes introducing new single-family neighborhoods. New-construction homes throughout the 33584 zip code are being actively marketed, with price points ranging from \$305,000 to over \$500,000, reflecting strong demand for modern housing in the corridor.

The Florida Department of Transportation is actively investing in infrastructure upgrades, including widening I-75 from the Tampa Bypass Canal to Fowler Avenue, expanding State Road 574 (MLK Jr. Blvd) from Kingsway Road to McIntosh Road, improving the US-92 and CR-579 intersection, and resurfacing portions of US-92. These improvements will enhance regional connectivity and support further growth.

Future development opportunities are also surfacing, such as an 84.26-acre tract at 2606 N Valrico Road that could support up to 88 homes alongside preserved conservation land. This large-scale residential site highlights continued interest in bringing new housing options to the Seffner market.

Together, these industrial, residential, and infrastructure investments underscore the strong trajectory of the Seffner/Thonotosassa area. With its PD zoning and prime location, the Devane Mobile Home Park site on Pruett Road is uniquely positioned to capture value from this surrounding growth and serve as either a value-add mobile home community or a redevelopment play for townhomes or multi-family housing.

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