

TEN ACRES FOR COMMERCIAL DEVELOPMENT ON CR HIGHWAY 54

EILAND BLVD [CR 54] AND DAIRY ROAD,
[NORTH EAST AND NORTH WEST CORNERS]
ZEPHYRHILLS, FL 33542



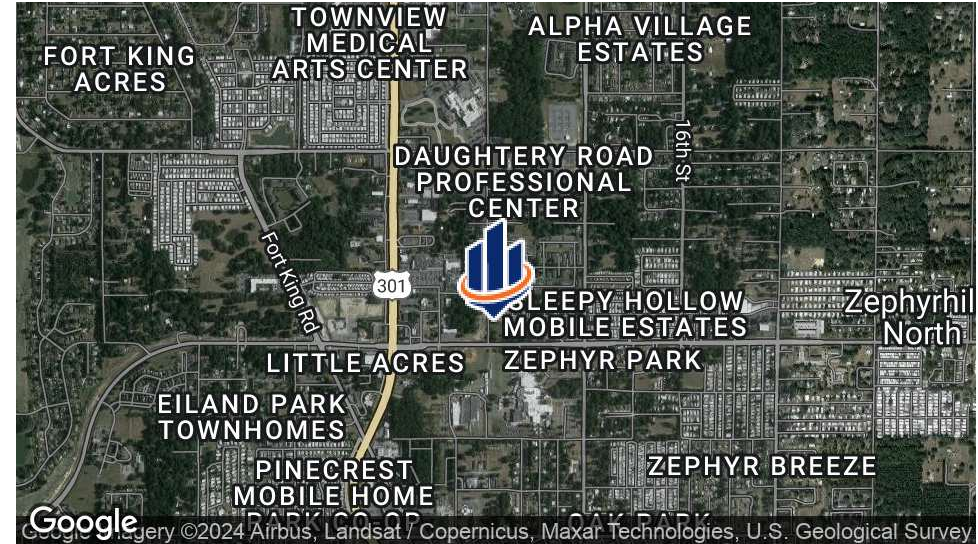
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County Road 54



Property Summary



OFFERING SUMMARY FOR ENTIRE ACREAGE

Sale Price:	\$2,482,500
Lot Size:	9.93 ± Acres
Price / Acre:	\$250,000
Zoning:	OOOP and C2 Commercial, Office Professional and potential Multifamily
Market:	North Tampa Bay area
Submarket:	SE Pasco County
Traffic Count:	18,700 Cars per Day

PROPERTY OVERVIEW

This site is a total of approximately 9.93 ± acres, it is on the North side of Eiland Blvd [CR 54] in the heart of Zephyrhills, the largest city in booming Pasco County. Approximately 7 ± acres is on the NW corner of Eiland and Dairy Rd.

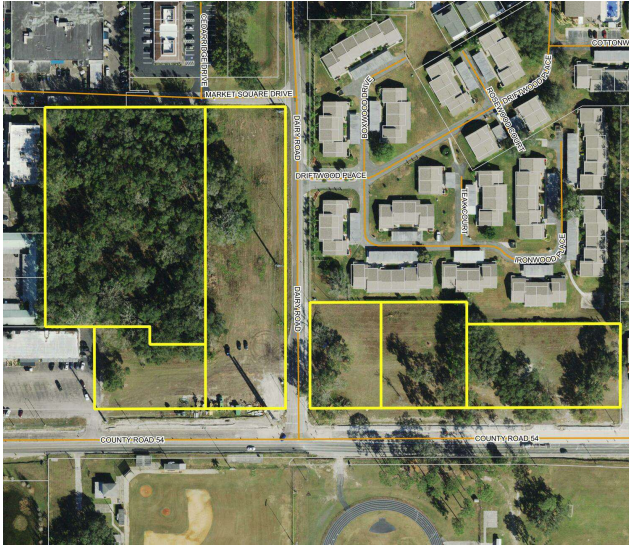
Approximately 3 ± acres is on the NE corner. This is all vacant land for development. It is zoned and has a concept plan for an office complex or possible multifamily development. It is located just one block east of Gall Blvd [US 301] the major Commercial Corridor through the city and on to Dade City to the north, and Tampa to the south.

This 10 acres can be sold together or divided by the east side of Dairy Rd or the west side of Dairy Rd.

PROPERTY HIGHLIGHTS

- Approximately 10 ± acre vacant Commercial Site; Available as 7 ± acres for Commercial or Multi Family, and/or 3 ± Acres for Commercial Development.
- Located in the heart of Zephyrhills, the largest city in booming Pasco County.
- Just one block east of Gall Blvd [US 301] off the major Commercial Corridor through the city.
- All utilities to both sides.
- Across from Zephyrhills High School, grade school, near WaWa corner and new public park.
- Substantial engineering, environmental, survey, legal and construction cost estimation work has been completed and available to buyer.

Pricing Per Offering



ENTIRE ACREAGE [9.93 ± ACRES]

If sold together the price is \$250,000 per acre for a sale price of **\$2,482,500**.



WEST ACREAGE [6.88 ± ACRES]

If sold separately the price is \$275,000 per acre for a sale price of **\$1,892,000**.



EAST ACREAGE [3.05 ± ACRES]

If sold separately the price is \$275,000 per acre for a sale price of **\$838,750**.

Location Highlights

LOCATION HIGHLIGHTS

Tampa Bay Area provides a draw of top employees from the lifestyle offered here:

- Excellent Universities and Colleges (USF, Tampa U, New College, etc.)
- Top Medical Facilities (Tampa Hospital, USF Medical, Moffitt, etc)
- Safe and Varied Residential Communities
- # 1 Airport in USA, Tampa Int'l Airport, & Zephyrhills Airport; is expanding the runway 1,000 ft
- Excellent Beaches (3 of the Top 10 in the world per Conde Nast)
- Professional Sports (TB Lightning, TB Rays, TB Bucs, etc.)
- World Class Amusement Parks (Busch Gardens, Disney, Universal, etc.)
- A Growing Tech Industry, (medical, engineering, defense, etc.)
- Ample shopping, dining, golf, fishing, boating and other outdoor sports.

THE CITY OF ZEPHYRHILLS PROVIDES:

- Zephyrhills Municipal Airport
- Advent Health and Florida Medical Clinic
- Shopping at numerous venues including Walmart, Publix, Home Depot, etc.
- Entertainment; Lake Jovita Golf and Country Club and other golf venues. Other entertainment includes Skydive City, Tennis Clubs, etc.
- Numerous historic and new residential communities.



Zoning Information



EAST SIDE ZONING

The EAST SIDE OFFERS:

Office Professional and Community Commercial [C-2]

Located on County Road 54 directly across from Zephyrhills High School containing approximately 3.05 acres [mol].

Permitted uses on the 0.75 acre parcel include professional services and related commercial activities, which produce minimal conflict with nearby residential environments. Permitted uses on the remaining parcels include general retail, hospitality, auto oriented uses, and office.

The gross floor area permitted is 50% FAR for commercial development. This parcel has water and sewer owned and operated by the City of Zephyrhills. Fire Hydrant flows adjacent to the site show 1,060 gpm.

Maximum development potential [not engineered] on this site based on gross acreage:
Office/Professional [0.75a]: 16,000 s.f.
Community Commercial [2.30a]: 50,000 s.f

Technical details for the EAST side:

3.05 Acres – 3 Parcels

Zoning: Office/Professional,
Community Commercial [C-2]

FLU: MU

Parcel IDs and Acreage:

02 26 21 0010 05900 0030 [0.75a]

02 26 21 0010 05900 0010 [1.0a]

02 26 21 0010 05900 0020 [1.30a]

Electric: Duke Energy

AADT CR 54: 13,459

FEMA Zone – X

Habitat considered not significant for endangered species

Watershed: East Zephyrhills.

WEST SIDE ZONING

The WEST Side has 7 Acres zoned for Office Professional or Multifamily

Located on County Road 54 directly across from Zephyrhills High School containing approximately 6.88 acres [mol].

Permitted uses include professional services and related commercial activities, which produce minimal conflict with nearby residential environments.

The gross floor area permitted is 50% FAR for commercial development.

Multi-family residential development is considered a conditional use and will be required to follow R-4 zoning regulations.

R-4 allows 20 units/g.a. with 75% impervious coverage.

This parcel has water and sewer owned and operated by the City of Zephyrhills.

Fire Hydrant flows adjacent to the site show 1,060 gpm.

Maximum development potential [not engineered] on this site based on gross acreage: 150,000 s.f. of office/professional or approximately 135 MF units [20 units/gross acre].

Tech details of the WEST side :

6.88 Acres – 3 Parcels

Zoning: Office/Professional

Future Land Use: Mixed Use

Parcel IDs and Acreage:

02 26 21 0010 05500 0040 [3.43a]

02 26 21 0010 05500 0050 [0.91a]

02 26 21 0010 05500 0020 [2.54a]

Electric: Duke Energy

AADT CR 54: 13,459

FEMA Zone – X [No Flood Zone]

Habitat considered not significant for endangered species

Watershed: East Zephyrhills, Silver Oaks Sub-basin.

Significant engineering and other tech work has been completed on these properties.

Available to buyers upon request are the following documents:

Cost estimates on:

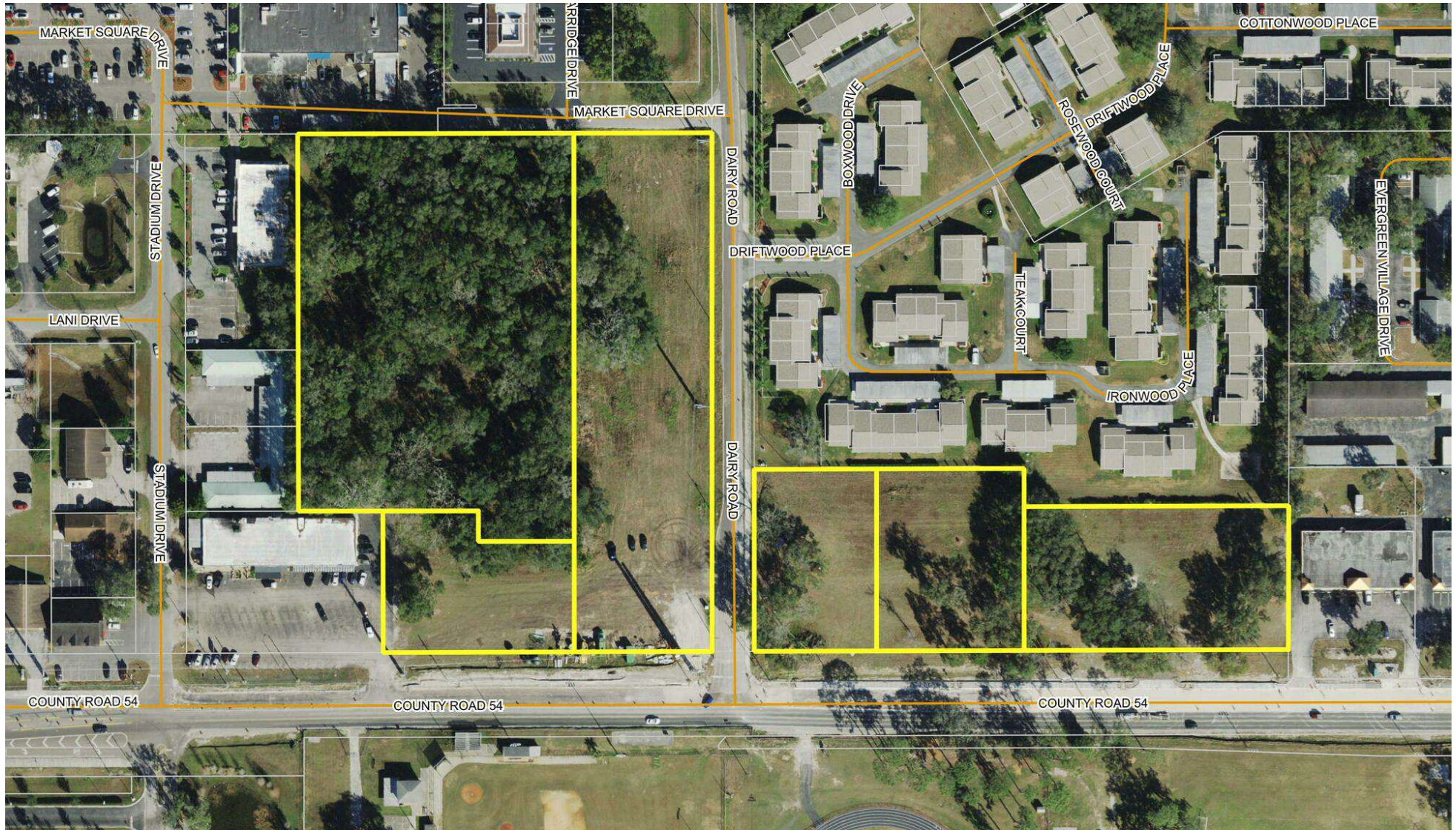
Sanitary systems

drainage

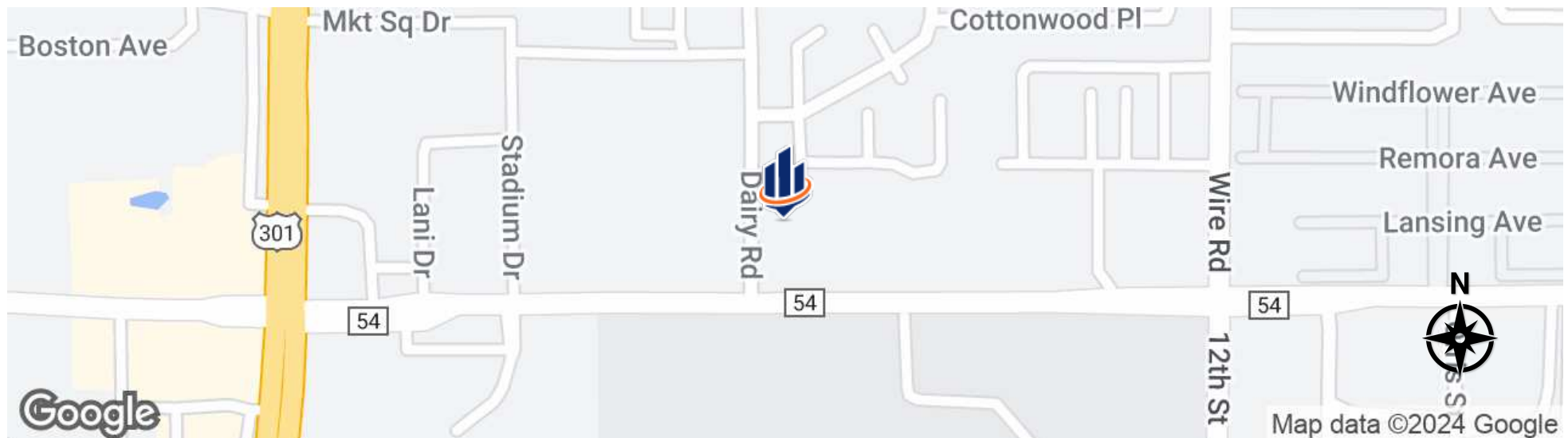
Water

Earthwork clearing

Aerial Map



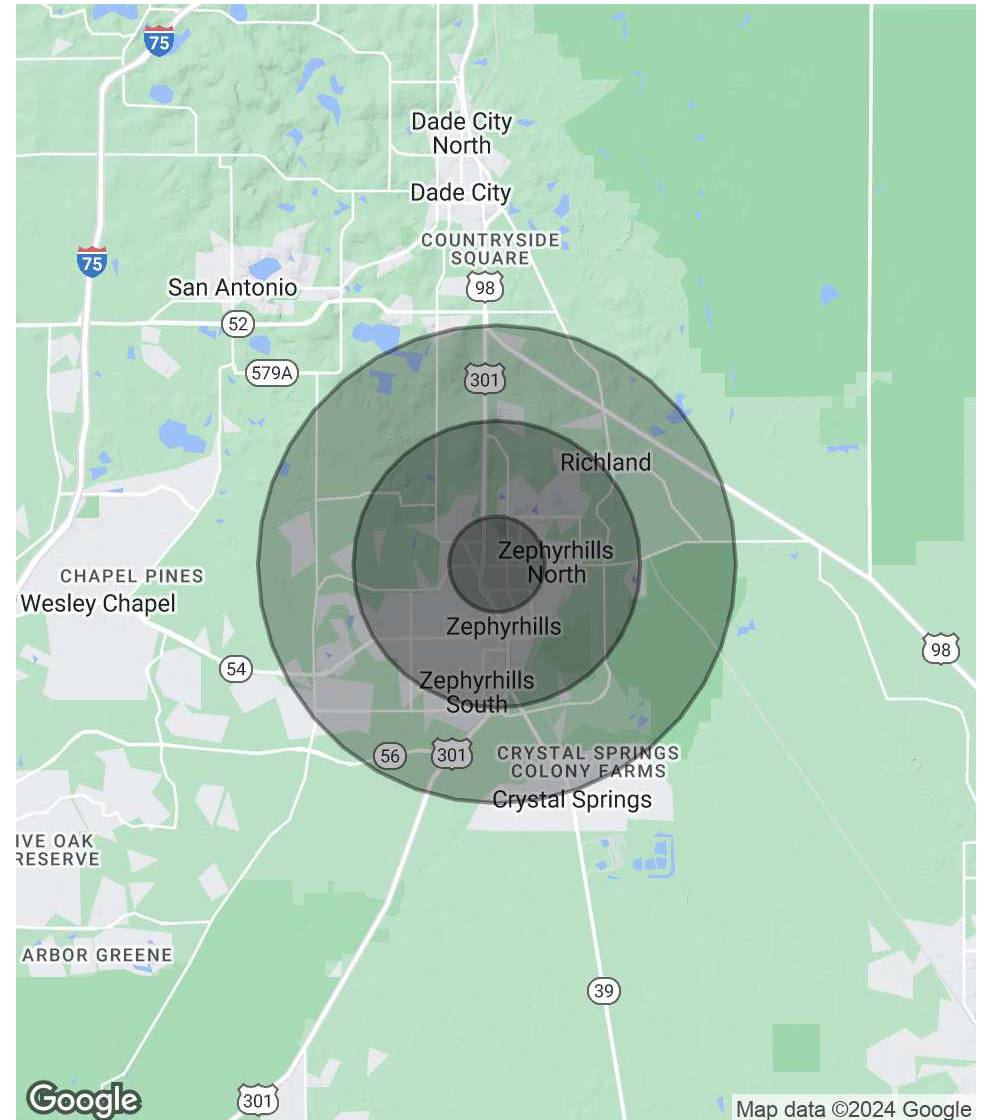
Regional & Location Map



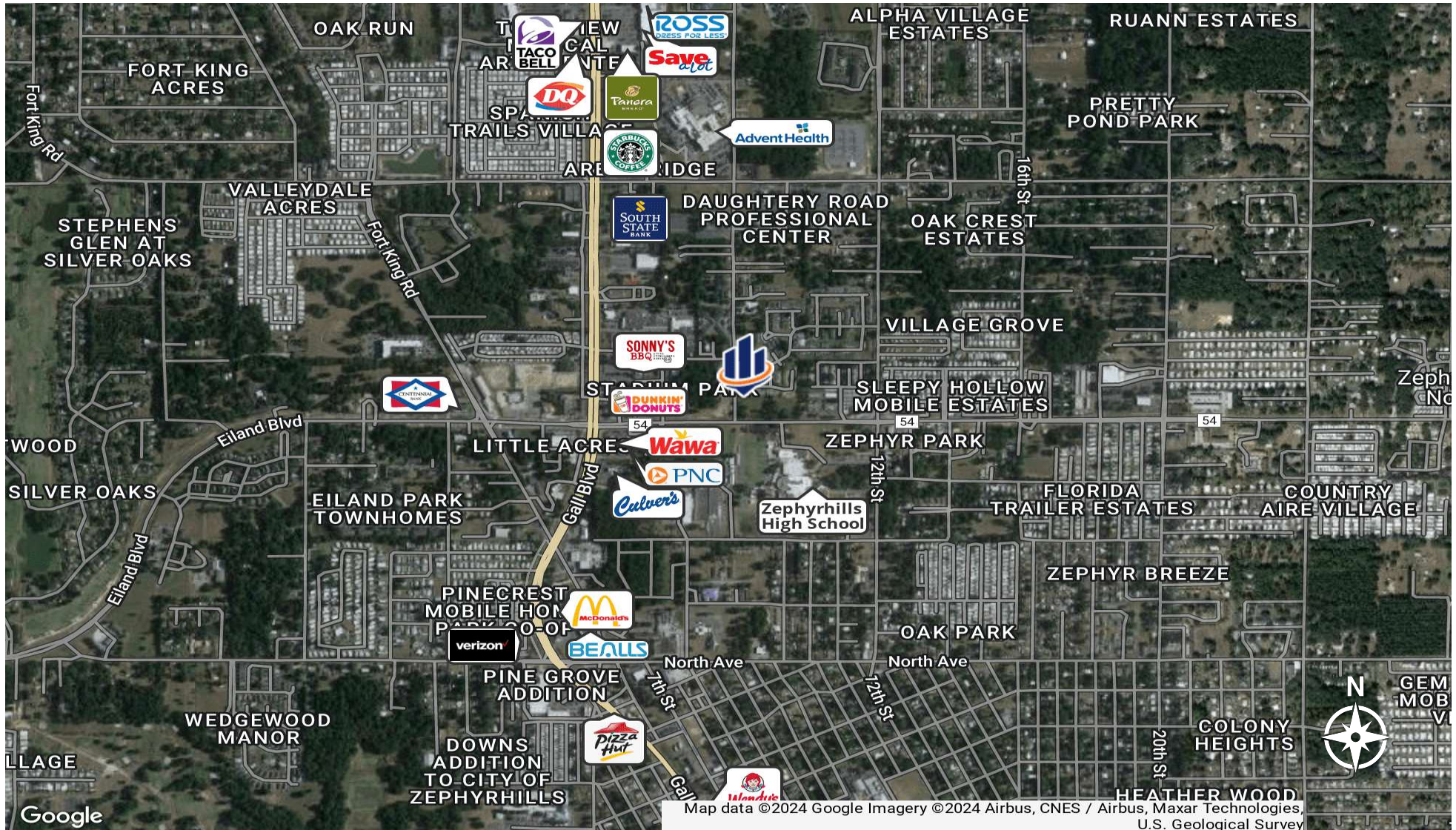
Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,834	39,763	58,328
Average Age	55.8	53.4	54.0
Average Age (Male)	56.8	53.2	53.8
Average Age (Female)	54.2	53.6	54.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,220	23,071	33,436
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$35,491	\$37,475	\$41,020
Average House Value	\$111,254	\$104,601	\$113,552

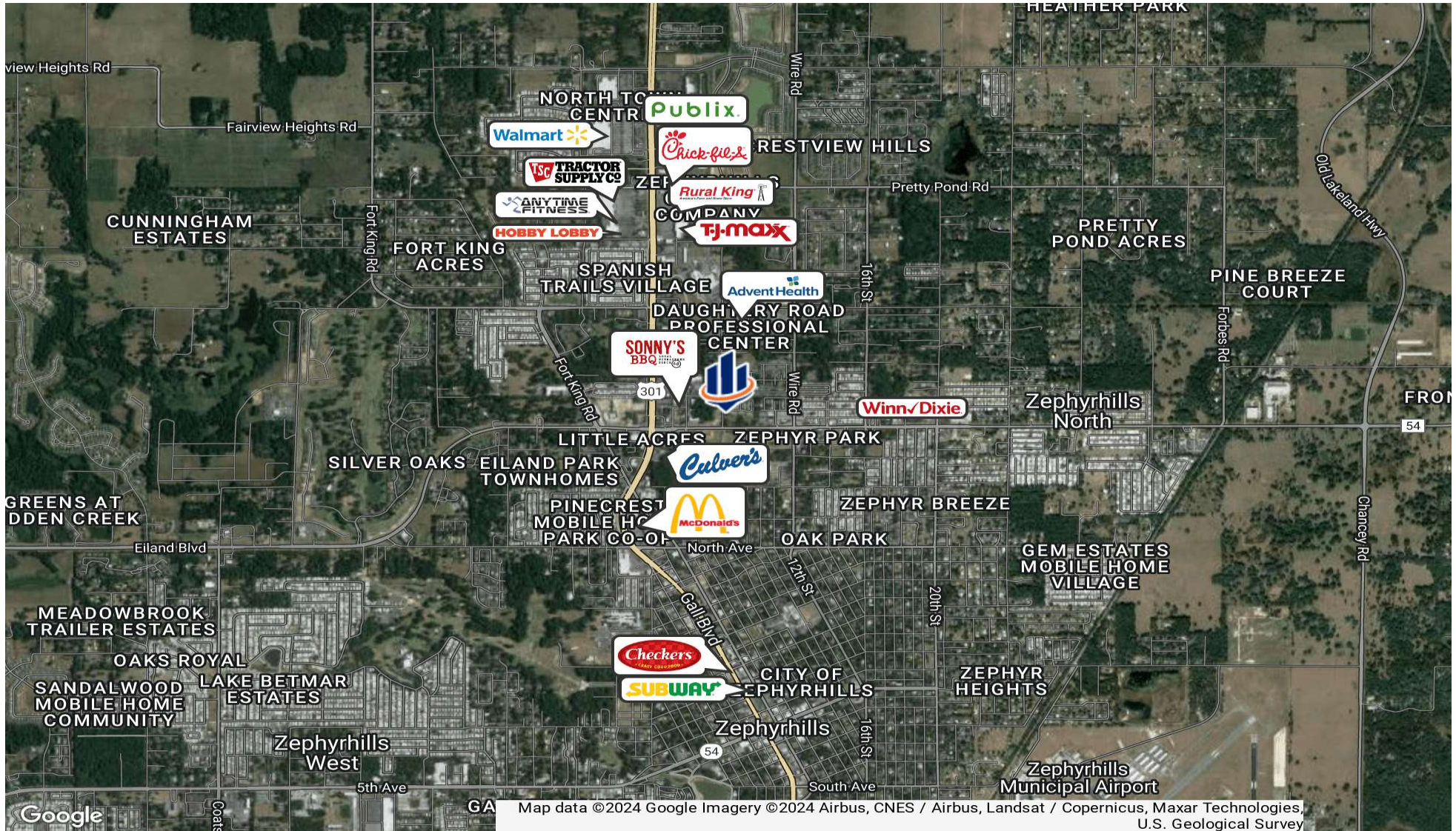
* Demographic data derived from 2020 ACS - US Census



Retailer Map



Market Area Map



Additional Photos





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PROFESSIONAL BACKGROUND

Steve Toner, MBA is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Steve [Broker License BK 510864] has been recognized as a Certified Land Specialist by SVN International, with a specialty in Florida land for development. He holds the 2021 SVN Presidents Circle Award [18 sales, \$14,000,000], and the SVN 2020 Achiever Award. In the Fall of 2021, he was rated 5th in the USA at SVN. Steve has extensive experience with land development [residential, commercial, and industrial], working with builders, developers, and corporate site selection managers in the growing southwest coast counties of Florida and around the Tampa Bay region.

Steve has been an active member in CCIM and FGCR, ICSC, and the Land Council of SVN. He has contributed to his community and profession in the following roles:

- Marketing Chair for the Realtor Land Institute
- Founding Chair and President of the Canadian American Business Council [trade/investment]
- Mayor and Councilman of Crestview, KY
- Regional Planning Council of Northern Kentucky
- President of his University Alumni Association

Steve is also a candidate for the CCIM and ALC. He earned a Master of Business Administration [MBA] at Northern Kentucky University [NKU] and a Master of Public Affairs [MPA] at the University of Cincinnati. His undergraduate work was completed at the University of Kentucky and NKU. He also holds the Certificate of International Trade from USF / US SBA.

Prior to working with SVN Saunders, Steve owned the commercial brokerage firm, Coastal Strategies and Investments [CSI], where he practiced commercial real estate and conducted 21 international trade and investment missions to and from Europe, Latin America and Canada. Before CSI, he served as an International Vice President for a national commercial real estate firm, was the Director of Business Development for Belcan Corp, an engineering firm in Cincinnati, and was Director of Development and Alumni at his state university, NKU.

Steve specializes in:

- Residential Development
- Commercial Development
- Industrial Development
- Investment and International Commerce

About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

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