

# PROPERTY FOR SALE

1.4 ACRES WITH BUILDING ON CR 39 FOR COMMERCIAL DEV.

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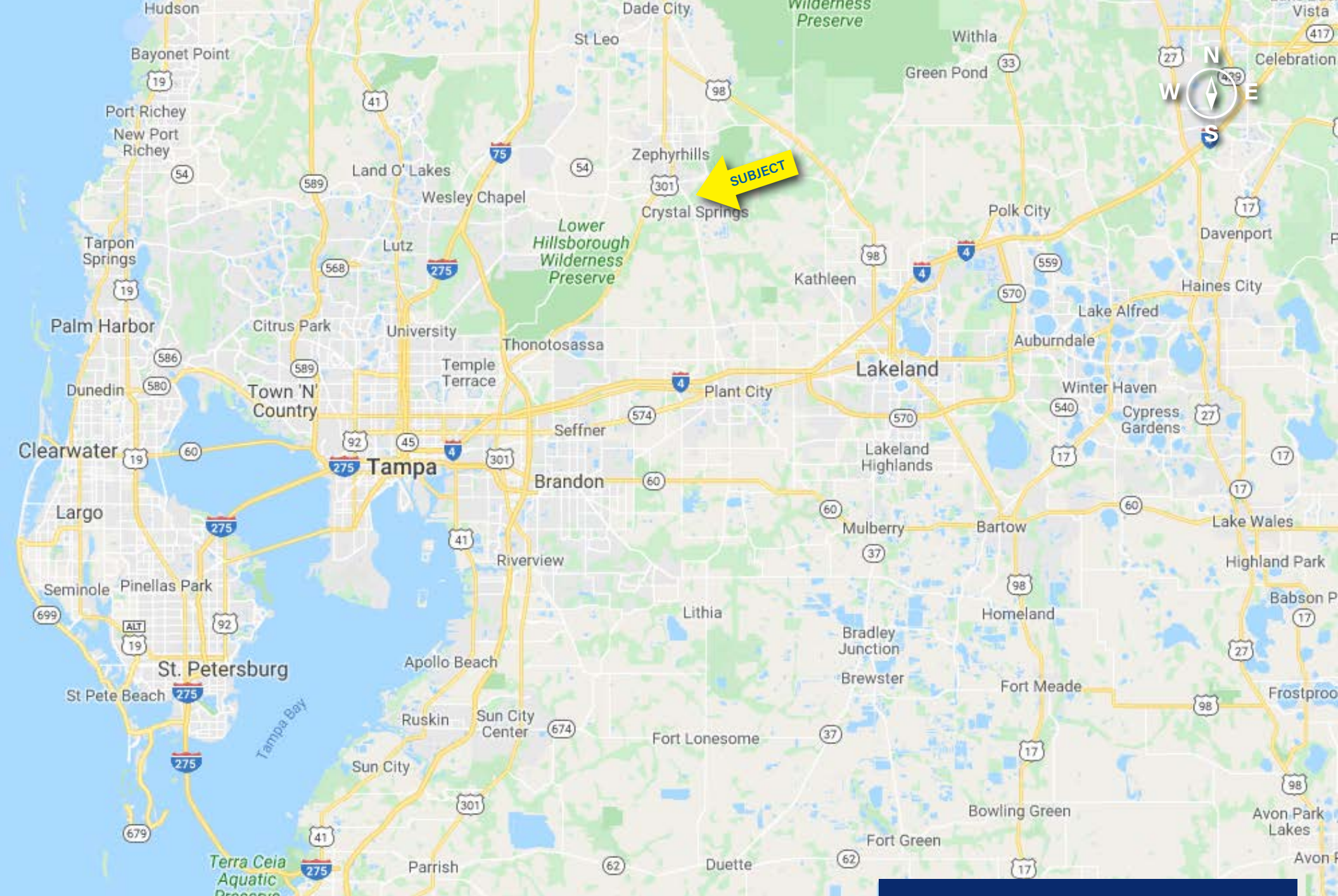


## EXECUTIVE SUMMARY

# 1.4 ACRES ON CR 39

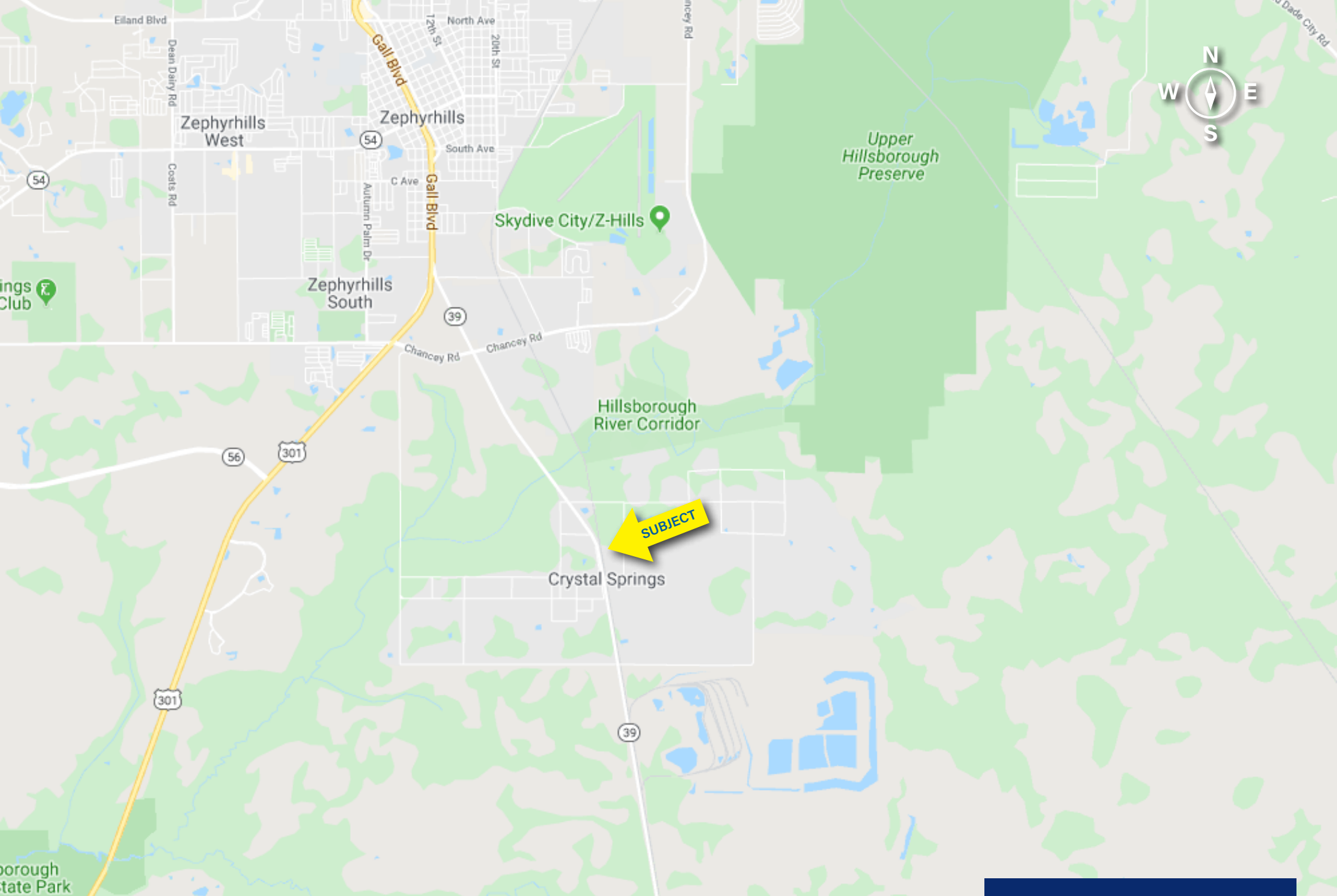
Located just south of Zephyrhills, FL, the subject is a 1,968 +/- SF building on 1.4 +/- acres on Paul S. Buchman Highway. The subject benefits from being in close proximity to Interstate 4 and Interstate 75, [approximately 15 miles from both] two major linkages that bring economic vitality to the corridor.

<b>Site Address:</b>	1425 Paul S. Buchman, Zephyrhills, FL 33540
<b>County:</b>	Pasco
<b>PIN (Property Identification Number):</b>	36-26-21-0020-00001-0840, 36-26-21-0020-00001-0841
<b>Land Size:</b>	1.4 +/- acres
<b>Building Size:</b>	1,968 +/- SF
<b>Year Built:</b>	1980
<b>Property Use:</b>	Vacant Commercial/One Story Office
<b>Utilities:</b>	Water only (Pasco County)
<b>Zoning:</b>	General Commercial (C-2)
<b>Taxes:</b>	\$1,997.09 [2018]
<b>Traffic Count:</b>	13,400 cars/day via County Road 39
<b>Asking Price:</b>	\$450,000



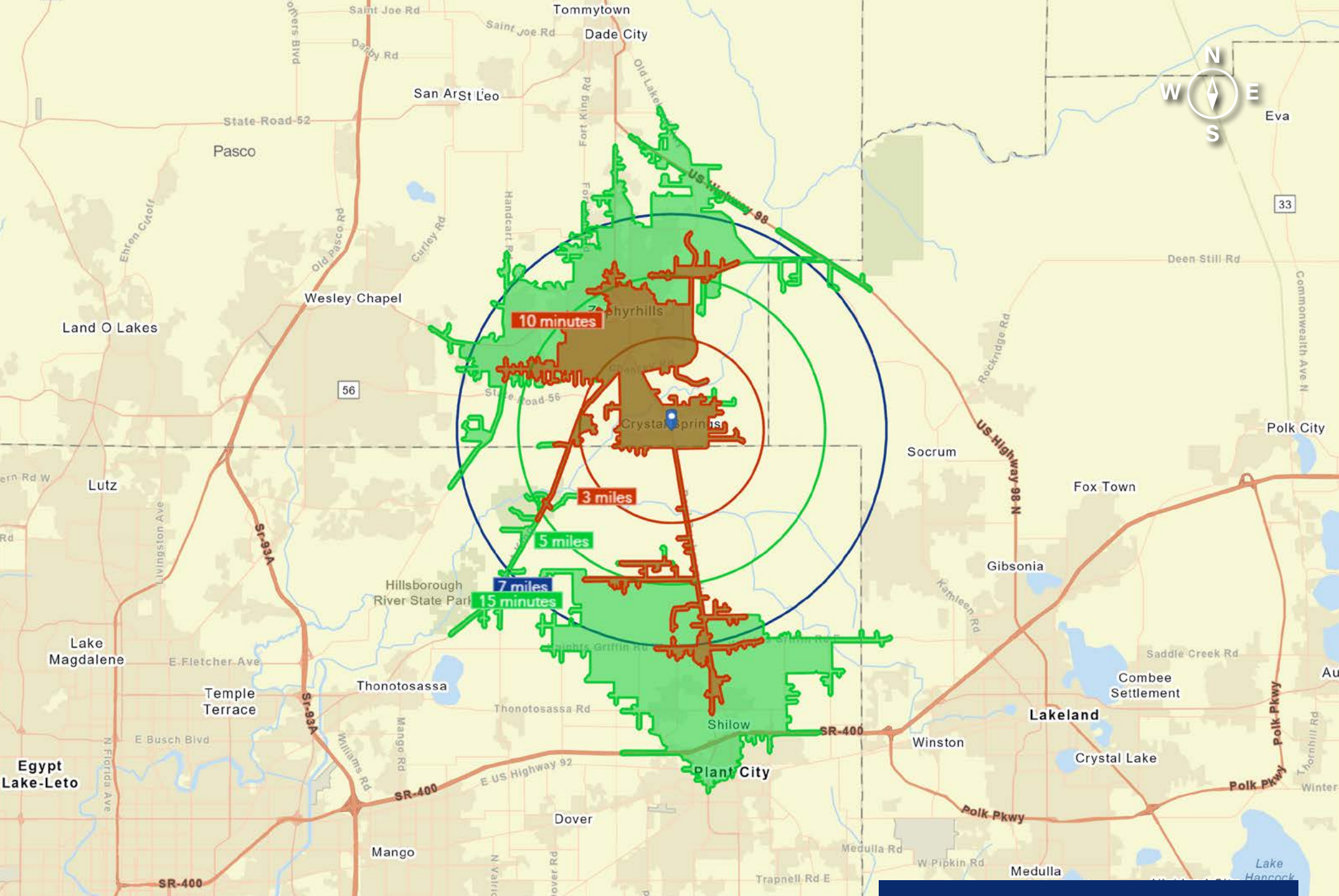
Located in the Tampa - St. Petersburg - Clearwater MSA, just north of the I-4 Corridor.

## REGIONAL LOCATION



Located on County Road 39 east of US Hwy 301 and south of Zephyrhills.

**LOCATION MAP**



3, 5, 7 mile radius  
10, 15 minute drive time

# DEMOGRAPHICS MAP

# BENCHMARK DEMOGRAPHICS

	3 Mile	5 Miles	7 Miles	10 Mins	15 Mins	Pasco	MSA	FL	US
Population	4,907	29,214	58,461	20,834	68,640	536,023	3,160,627	21,239,528	332,417,793
Households	2,230	12,921	25,754	9,315	29,971	213,800	1,283,312	8,299,404	125,168,557
Families	1,461	7,941	16,286	5,720	19,050	142,068	791,803	5,366,533	82,295,074
Average Household Size	2.12	2.18	2.22	2.19	2.25	2.48	2.42	2.51	2.59
Owner Occupied Housing Units	1,753	9,545	19,871	6,704	22,382	155,741	830,532	5,375,035	79,459,278
Renter Occupied Housing Units	477	3,376	5,883	2,611	7,589	58,059	452,780	2,924,369	45,709,279
Median Age	56.8	58.7	57.4	56.3	55.1	46.0	43.0	42.5	38.5
<b><i>Income</i></b>									
Median Household Income	\$41,627	\$37,284	\$42,339	\$37,599	\$43,046	\$52,607	\$53,970	\$54,238	\$60,548
Average Household Income	\$54,697	\$48,941	\$57,277	\$49,147	\$58,668	\$70,839	\$77,199	\$78,335	\$87,398
Per Capita Income	\$23,211	\$21,977	\$25,187	\$21,830	\$25,330	\$28,320	\$31,415	\$30,703	\$33,028
<b><i>Trends: 2015 - 2020 Annual Growth Rate</i></b>									
Population	0.90%	0.60%	1.23%	0.74%	1.15%	1.52%	1.33%	1.37%	0.77%
Households	0.74%	0.48%	1.08%	0.61%	1.01%	1.34%	1.21%	1.31%	0.75%
Families	0.60%	0.32%	0.97%	0.44%	0.92%	1.28%	1.16%	1.26%	0.68%
Owner HHs	1.02%	0.73%	1.41%	0.91%	1.36%	1.61%	1.46%	1.60%	0.92%
Median Household Income	3.09%	2.34%	2.73%	2.35%	2.85%	2.06%	2.40%	2.37%	2.70%

**W**ith 29,214 people, there is a moderate population density within a 5-mile radius of the subject.

# BENCHMARK DEMOGRAPHICS

3 Mile 5 Miles 7 Miles 10 Mins 15 Mins Pasco MSA FL US

## Households by Income

<\$15,000	12.70%	15.40%	12.50%	15.40%	12.10%	10.50%	11.00%	11.10%	10.70%
\$15,000 - \$24,999	13.00%	16.10%	14.60%	15.90%	14.50%	11.70%	10.50%	10.10%	9.00%
\$25,000 - \$34,999	16.80%	15.20%	13.90%	15.00%	13.50%	10.40%	10.20%	10.10%	8.90%
\$35,000 - \$49,999	14.30%	16.00%	15.70%	16.40%	16.20%	14.40%	14.30%	14.40%	12.40%
\$50,000 - \$74,999	21.10%	20.80%	21.00%	20.70%	20.50%	19.90%	18.40%	18.50%	17.50%
\$75,000 - \$99,999	12.20%	8.30%	10.00%	8.70%	10.20%	11.90%	12.40%	12.30%	12.60%
\$100,000 - \$149,999	6.80%	5.80%	7.90%	5.60%	8.30%	13.10%	12.80%	12.80%	15.10%
\$150,000 - \$199,999	1.70%	1.50%	2.30%	1.50%	2.50%	4.60%	5.10%	5.00%	6.50%
\$200,000+	1.40%	0.80%	2.10%	0.90%	2.30%	3.60%	5.40%	5.70%	7.30%

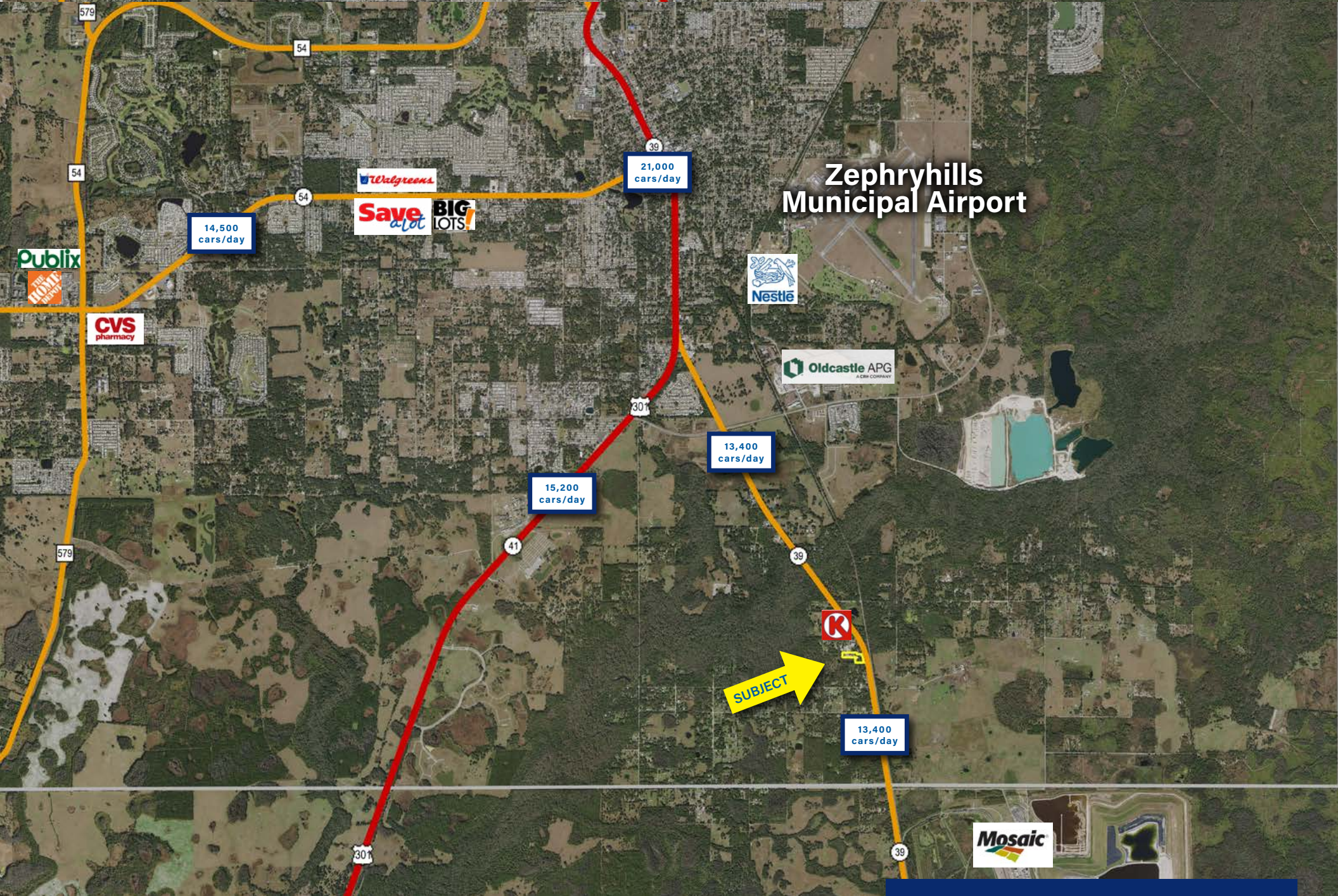
## Population by Age

0 - 4	3.60%	3.50%	3.70%	4.00%	4.20%	5.10%	5.20%	5.20%	6.00%
5 - 9	3.70%	3.50%	3.80%	4.00%	4.30%	5.30%	5.30%	5.40%	6.10%
10 - 14	3.90%	3.80%	4.00%	4.20%	4.40%	5.50%	5.50%	5.60%	6.30%
15 - 19	3.70%	3.40%	3.70%	3.80%	4.10%	5.20%	5.50%	5.60%	6.30%
20 - 24	3.90%	3.60%	3.70%	3.90%	4.10%	4.90%	6.00%	6.10%	6.70%
25 - 34	8.90%	8.70%	8.70%	9.30%	9.60%	11.30%	13.00%	13.30%	14.00%
35 - 44	8.50%	8.40%	8.60%	8.90%	9.00%	11.40%	11.90%	11.70%	12.60%
45 - 54	11.10%	9.90%	10.30%	10.00%	10.30%	12.70%	12.80%	12.50%	12.50%
55 - 64	16.10%	15.10%	15.20%	14.80%	14.80%	14.30%	14.00%	13.70%	13.10%
65 - 74	19.70%	20.00%	19.20%	18.70%	17.80%	13.40%	11.60%	11.70%	9.70%
75 - 84	13.10%	14.70%	13.70%	13.50%	12.50%	7.70%	6.40%	6.50%	4.70%
85+	3.70%	5.30%	5.20%	4.80%	4.90%	3.20%	2.90%	2.80%	2.00%

## Race and Ethnicity

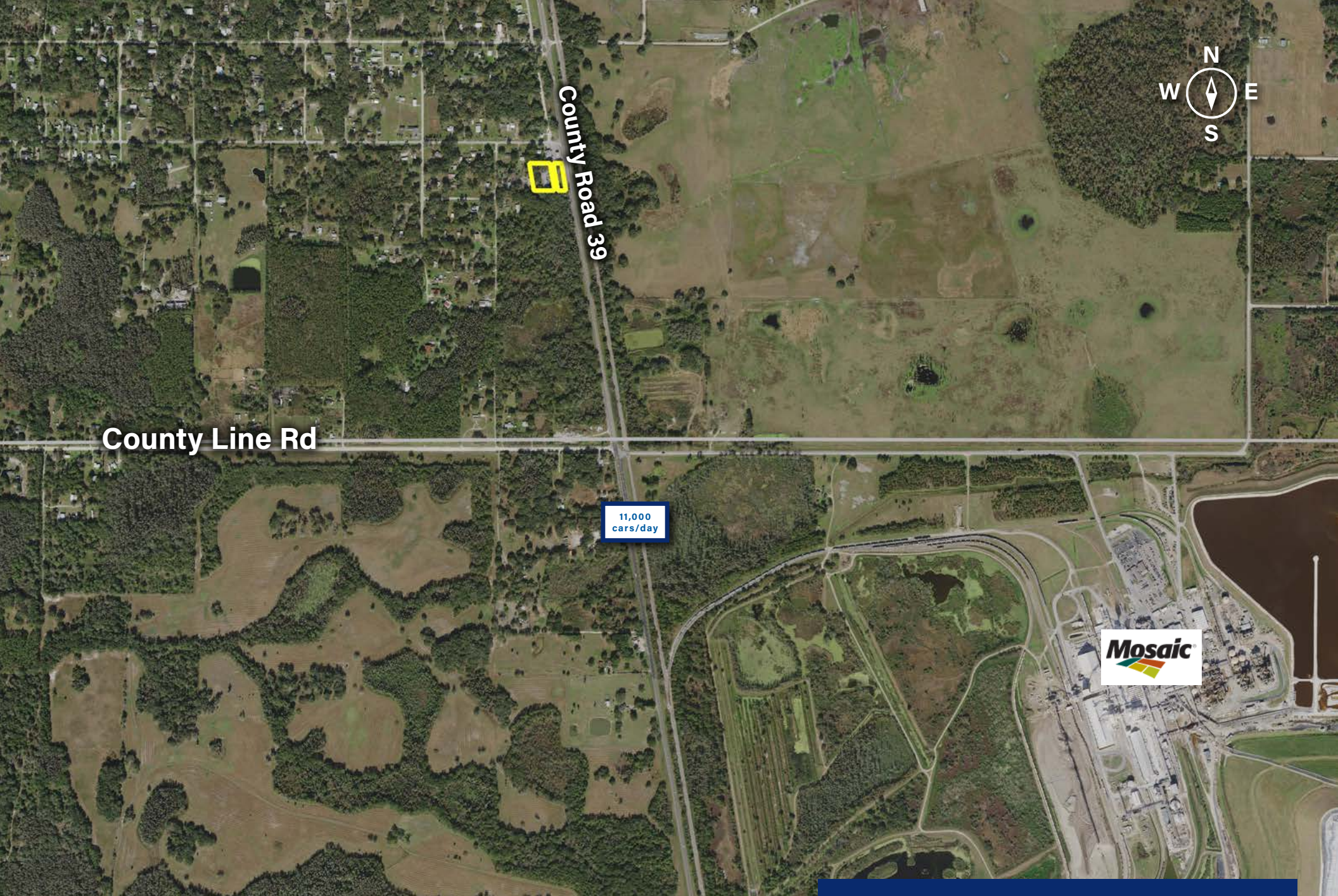
White Alone	89.60%	88.60%	88.40%	88.50%	86.80%	84.10%	75.70%	72.70%	69.60%
Black Alone	3.80%	5.00%	4.90%	4.50%	4.30%	6.30%	12.70%	16.50%	12.90%
American Indian Alone	0.70%	0.40%	0.40%	0.40%	0.40%	0.40%	0.40%	0.40%	1.00%
Asian Alone	0.80%	0.90%	1.30%	0.80%	1.40%	2.60%	3.60%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	3.00%	2.80%	2.70%	3.30%	4.60%	3.60%	4.30%	4.50%	7.00%
Two or More Races	2.20%	2.20%	2.30%	2.40%	2.40%	3.10%	3.30%	3.10%	3.50%
Hispanic Origin (Any Race)	10.10%	10.90%	11.30%	11.90%	15.20%	16.30%	20.60%	26.60%	18.60%





The market area is south of the city of Zephyrhills which is highlighted by the Nestle Water Bottling Plant.

**MARKET AREA MAP**



County Line Rd

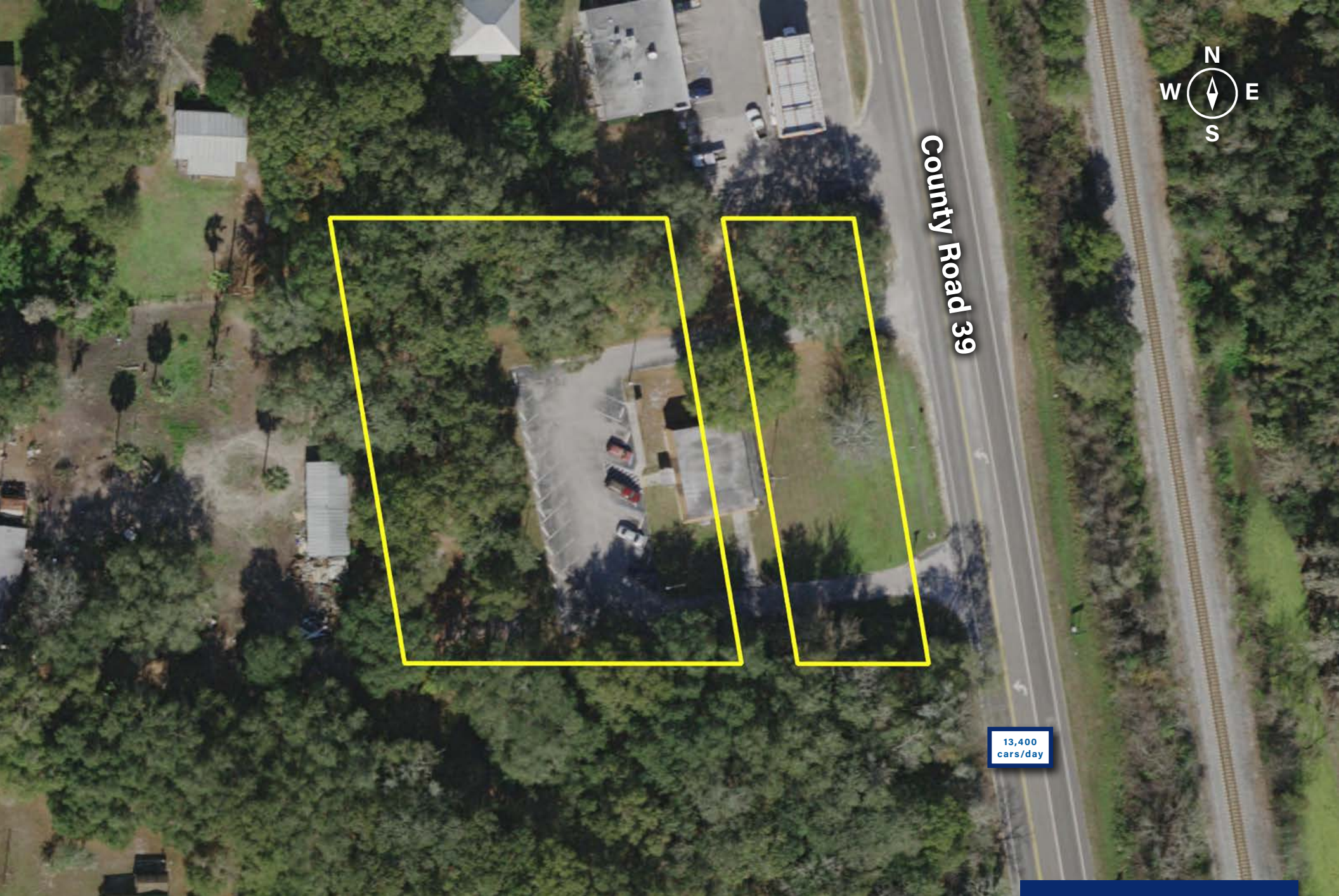
County Road 39

11,000 cars/day



**NEIGHBORHOOD AERIAL**

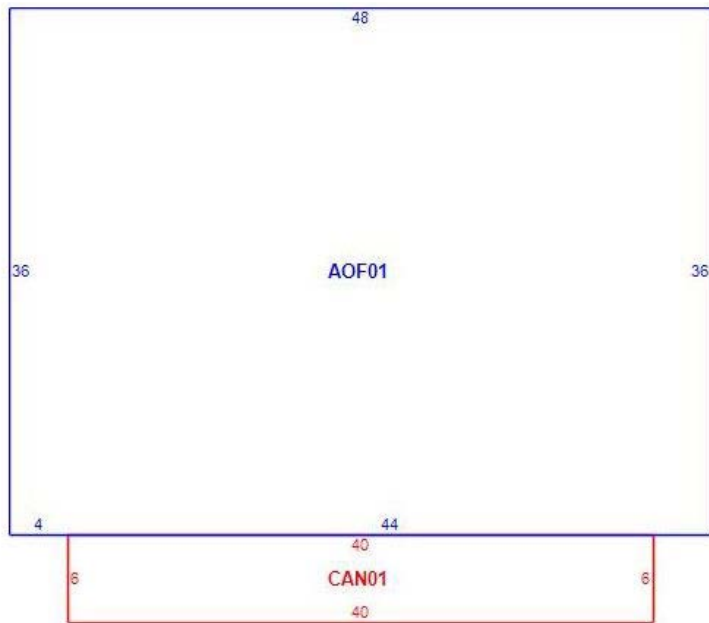
The neighborhood is highlighted by the Mosaic Industrial facility



The site has one entry point via County Road 39, with full access.

## SITE AERIAL

# BUILDING INFORMATION

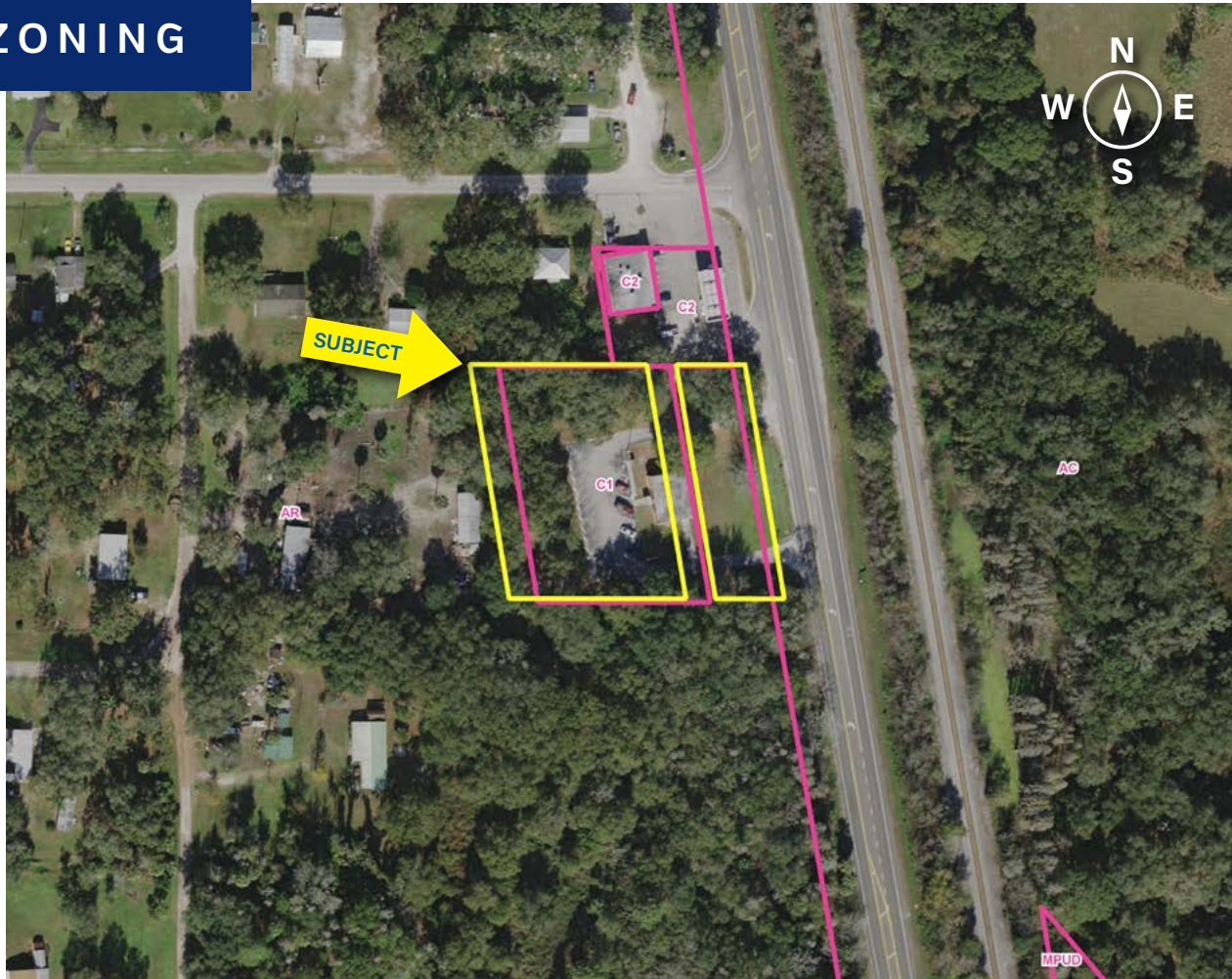


<i>Description</i>	<i>Total:</i>
Year Built	1980
Building Type	Brick
Parking Spaces	10 +

# Front entrance to building



# ZONING



## *Neighborhood Commercial District (C-1)*

The purpose of the C-1 Neighborhood Commercial District is to provide and require a unified and organized arrangement of buildings, service, and parking areas together with adequate circulation and open space in a manner so as to provide and constitute an efficient, safe, convenient, and attractive shopping area to serve neighborhood shopping needs.

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