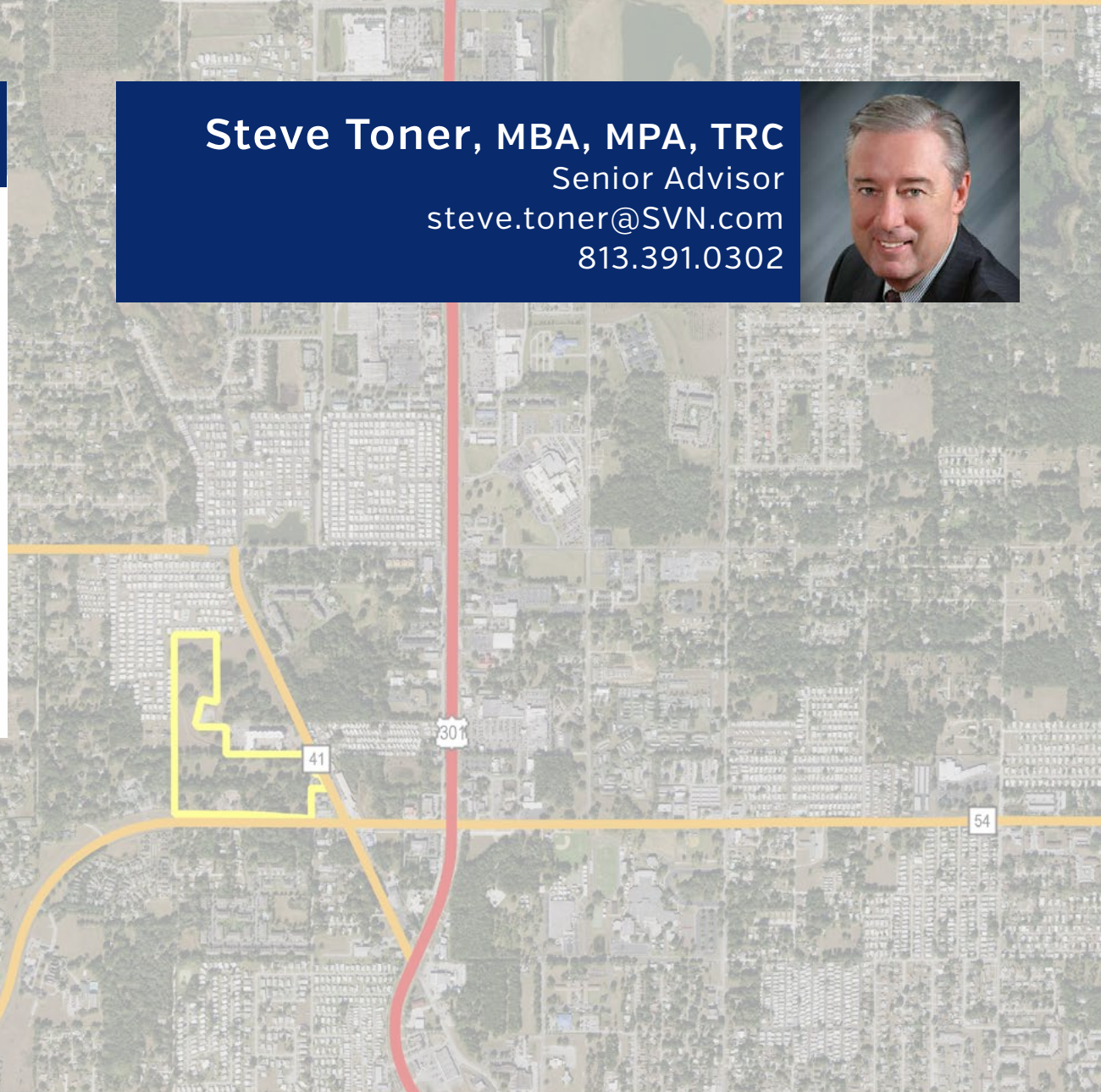


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EXECUTIVE SUMMARY

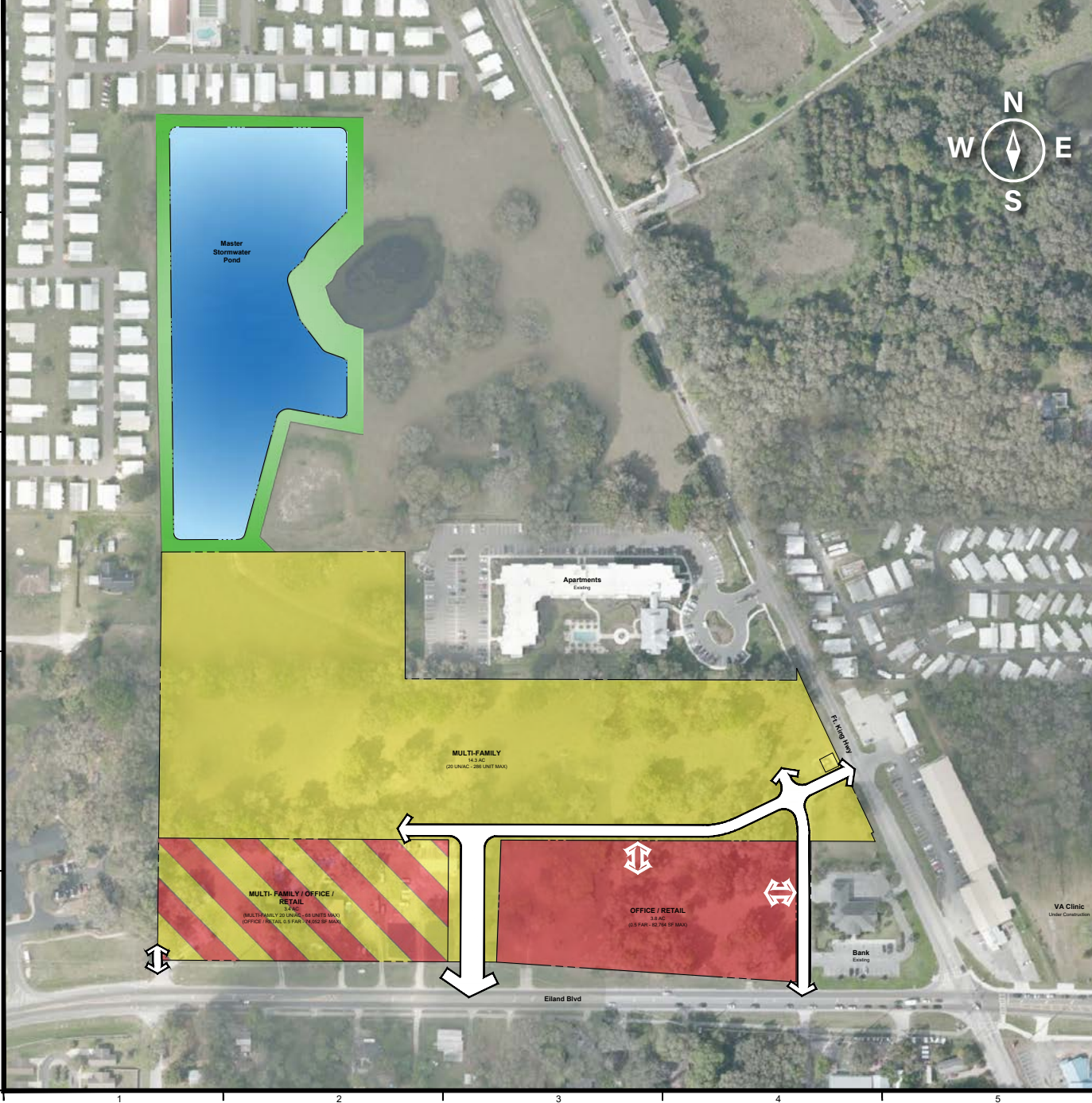
29 ACRES FOR INFILL DEVELOPMENT IN PASCO COUNTY

This 29 ± acre mixed use development property is located just one (1) block off of US 301 and has been annexed into the City of Zephyrhills. The property is located within a strong market and trade area with several big box and national retailers. Nearby facilities include schools, medical facilities, restaurants, and shopping (including Publix and Walmart) along US 301 just 1,350 ± FT from the subject property. There is very strong population density within the surrounding area with more than 67,000 people within a 5 mile radius. There are two (2) vacant homes on the land.

This is an excellent opportunity for an infill mixed use development, or a multifamily **(up to 4 stories)** community development. Of the 29 ± acres, 25 ± acres are approved for multifamily residential [R4-R6] of which 14 ± acres are upland, enabling up to 354 apartments or 220 townhomes or a mix. The remaining 4 ± acres are approved for commercial development on the East end of Eiland Blvd.

Site is now prepared for an end user to present site plans, an approximate 4 month process to permitting. The property is available as a whole but the owner will consider offers on just the multifamily sections.

Site Address:	NW Corner of Eiland Blvd and Ft King Rd, Zephyrhills, FL
County:	Pasco
PIN (Property Identification Number):	03-26-21-0010-06100-0020, 0010, 0000; 03-26-21-0010-02000-0000; 03-26-21-0010-03600-0000; 03-26-21-0010-06200-0010, 0000; 03-26-21-0010-05100-0000, 0010
Land Size:	28.97 ± Acres
Property Use:	Townhomes, or Apartment Development/Commercial Development
Utilities:	Available - (Pasco County) to site
Zoning:	25 ± AC - 220 Townhomes or 354 Apartments Units (Max) 4 ± AC Commercial [C-2], allowing retail, office, restaurants (East End of Eiland Blvd)
Traffic Count:	Average of 32,500 cars/day on US 301 & Eiland Blvd
Asking Price:	\$4,800,000 -- 25 ± Acres or \$5,500,000 -- All 29 Acres



Master Stormwater Pond

Apartments Existing

MULTI-FAMILY
14.2 AC
(20 UNITS - 285 UNIT MAX)

MULTI-FAMILY / OFFICE /
RETAIL
3.4 AC
(MAX 20 UNITS, 40 UNITS MAX)
(OFFICE / RETAIL IS FAR - 70,000 SF MAX)

OFFICE / RETAIL
3.8 AC
(0.5 FAR - 80,750 SF MAX)

R. L. Allen Hwy

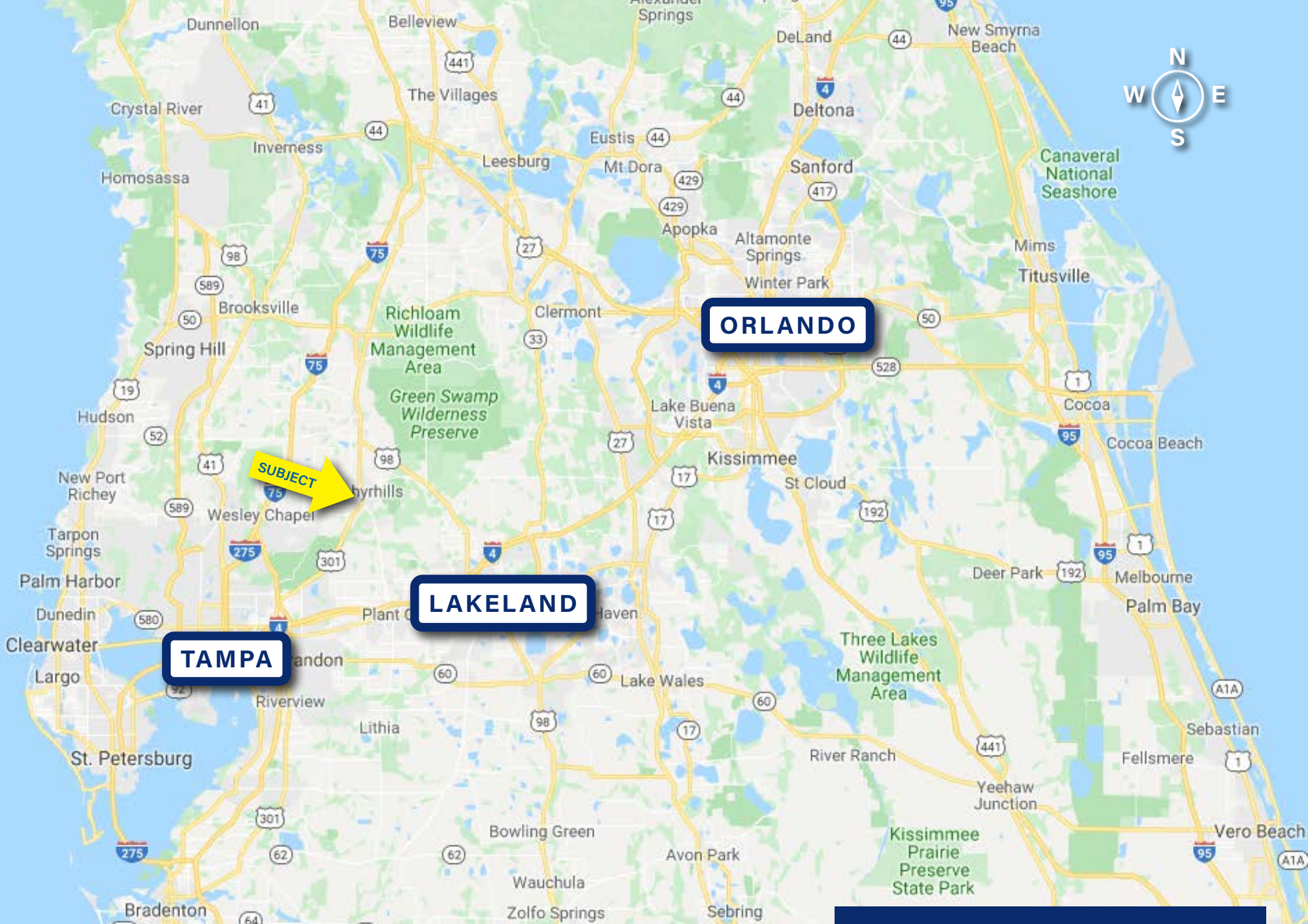
Eiland Blvd

Bank Existing

VA Clinic
Under Construction

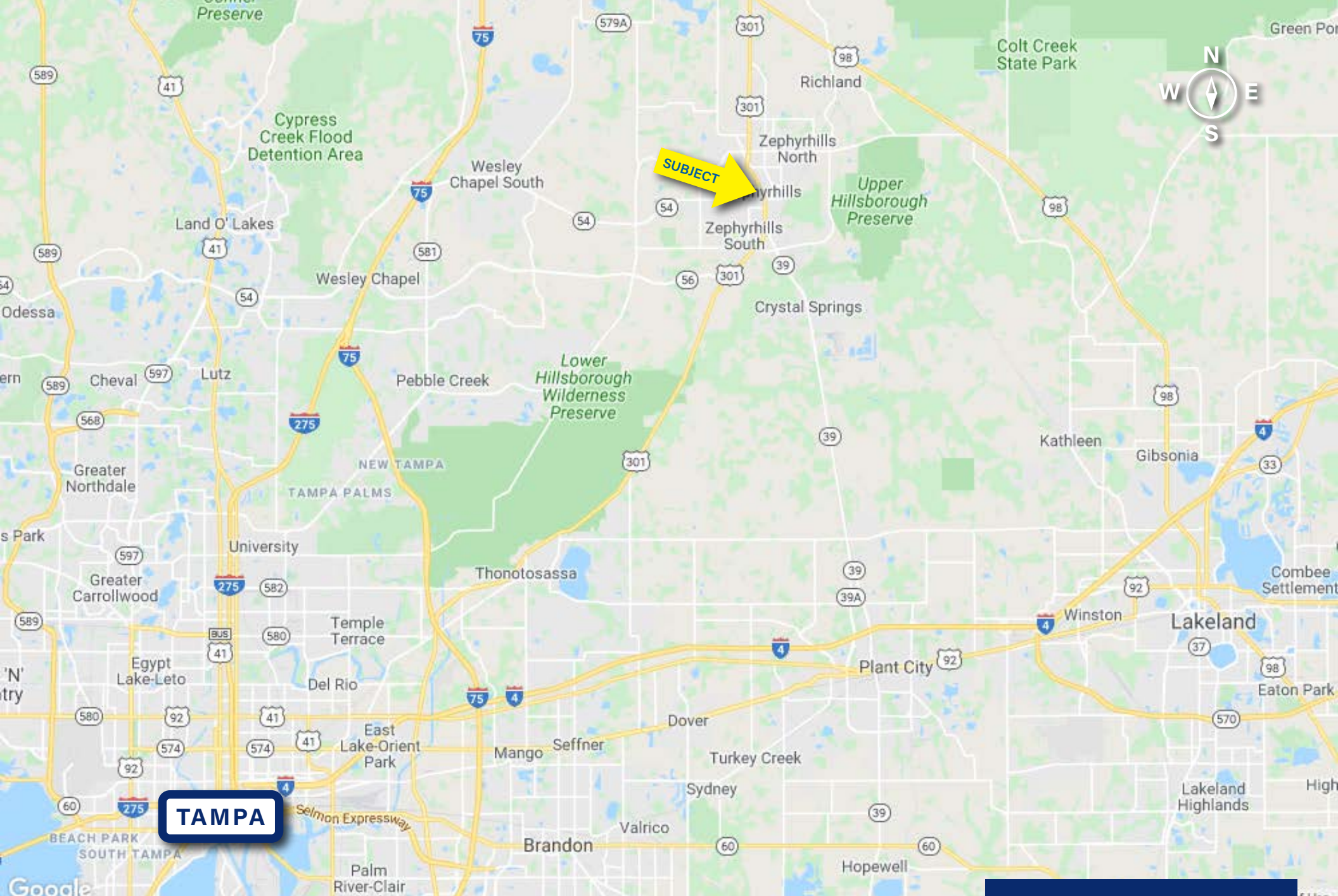
1 2 3 4 5

CONCEPT PLAN



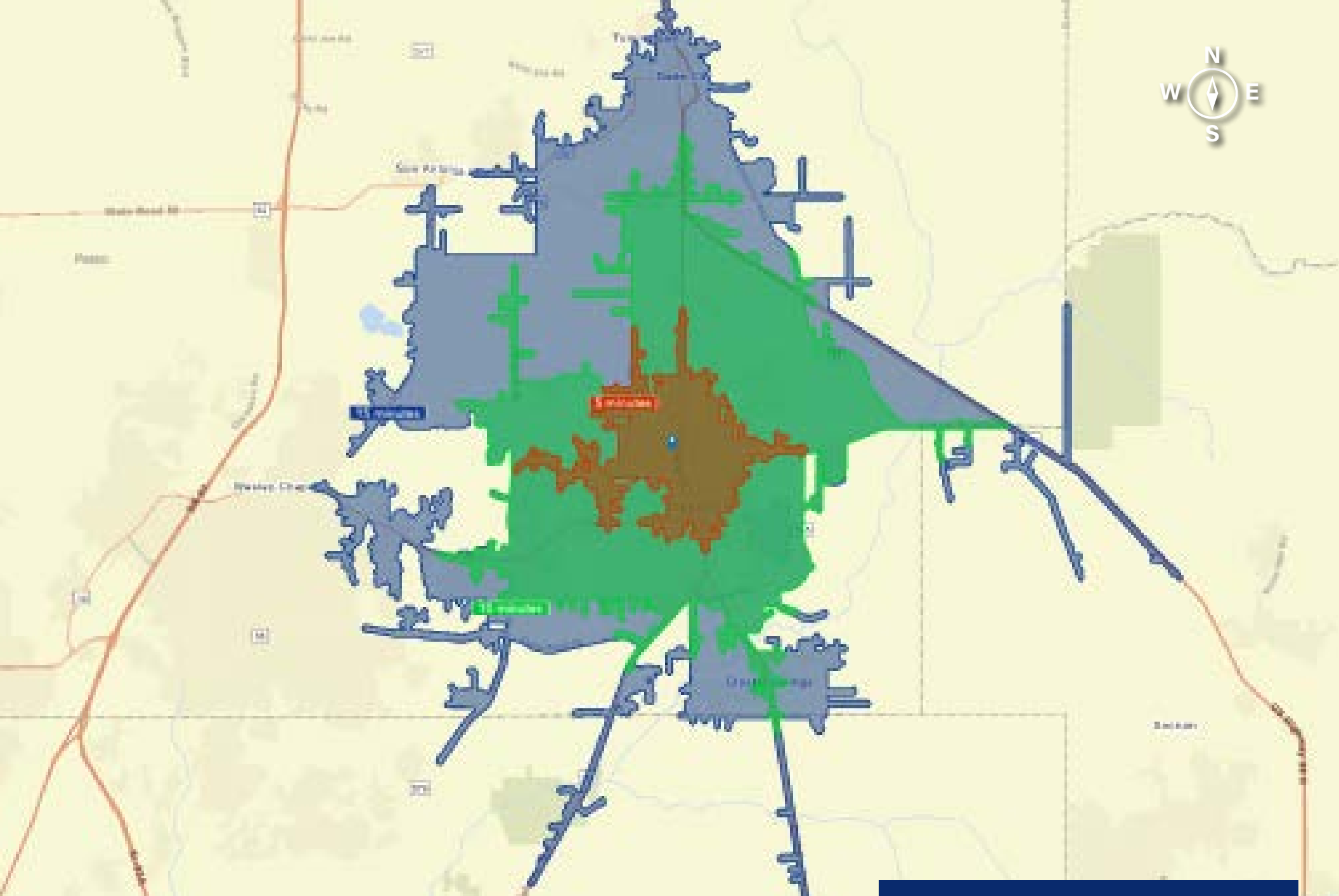
Located in the Tampa-St. Petersburg-Clearwater MSA.

REGIONAL LOCATION



Located just west of US 301 in Zephyrhills, FL.

LOCATION MAP



1, 3, 5 mile radius
5, 10, 15 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Minutes	Pasco	FL	US
Population	7,497	44,988	67,371	21,393	59,020	85,961	584,008	22,114,754	335,707,897
Households	3,573	20,293	29,585	9,750	26,466	36,217	233,539	8,760,977	128,657,669
Families	1,999	12,415	18,759	5,770	16,560	23,397	154,566	5,648,790	83,407,414
Average Household Size	2.02	2.19	2.25	2.15	2.20	2.33	2	2	3
Owner Occupied Housing Units	2,590	14,785	23,015	6,559	20,254	27,585	176,611	5,794,353	83,145,410
Renter Occupied Housing Units	983	5,507	6,571	3,191	6,212	8,632	56,928	2,966,624	45,512,259
Median Age	62.8	57.4	56.2	56.6	58.4	52.40	46	43	39
Income									
Median Household Income	\$44,581	\$42,400	\$48,174	\$41,298	\$45,012	\$51,028	\$61,695	\$65,438	\$72,414
Average Household Income	\$61,507	\$65,003	\$70,821	\$61,966	\$66,504	\$73,095	\$87,208	\$96,086	\$105,029
Per Capita Income	\$29,883	\$29,363	\$31,076	\$28,124	\$30,031	\$30,763	\$34,895	\$38,149	\$40,363
Trends: 2022 - 2027 Annual Growth Rate									
Population	0.79%	1.17%	1.25%	1.07%	1.15%	1.48%	1.15%	0.61%	0.25%
Households	0.80%	1.03%	1.11%	0.96%	1.02%	1.33%	1.07%	0.62%	0.31%
Families	0.73%	1.01%	1.08%	0.94%	0.99%	1.32%	1.03%	0.59%	0.28%
Owner HHs	1.07%	1.39%	1.36%	1.42%	1.29%	1.59%	1.25%	0.83%	0.53%
Median Household Income	4.61%	5.28%	4.67%	4.86%	4.78%	4.22%	4.20%	3.75%	3.12%

There is strong population density within a 5 mile radius of 67,371 people.

BENCHMARK DEMOGRAPHICS

1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Pasco FL US

Households by Income

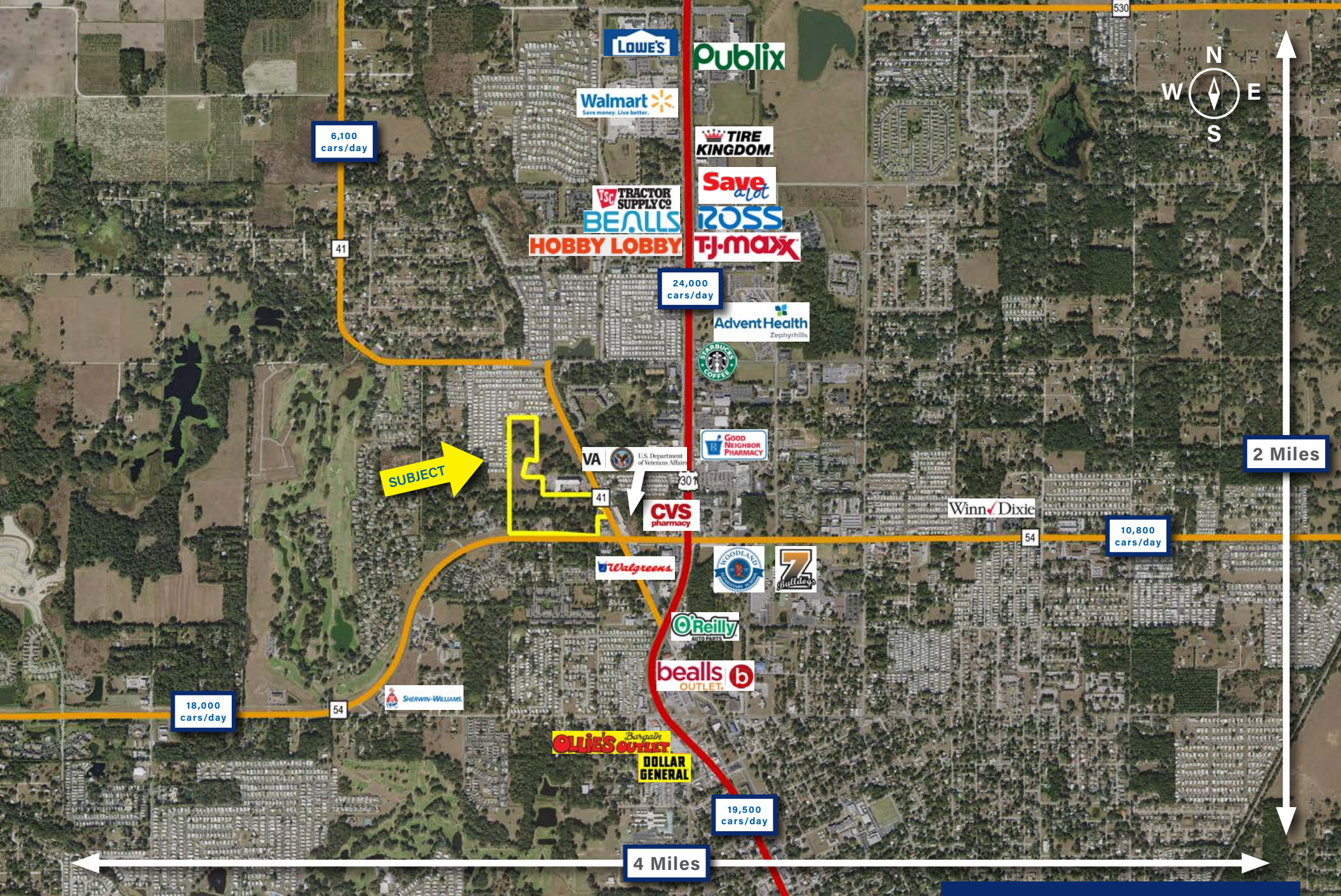
<\$15,000	14.10%	12.80%	11.10%	14.00%	11.90%	10.70%	8.30%	8.30%	8.50%
\$15,000 - \$24,999	13.30%	13.10%	11.60%	13.60%	12.30%	11.00%	8.50%	7.60%	7.20%
\$25,000 - \$34,999	13.40%	14.20%	12.70%	14.20%	13.60%	12.00%	8.60%	8.40%	7.50%
\$35,000 - \$49,999	13.20%	17.00%	16.00%	16.30%	16.50%	15.20%	14.40%	12.60%	11.10%
\$50,000 - \$74,999	19.20%	16.70%	17.70%	16.50%	17.90%	18.40%	18.00%	18.70%	16.90%
\$75,000 - \$99,999	12.00%	10.50%	12.20%	10.80%	11.50%	12.50%	13.70%	13.80%	13.20%
\$100,000 - \$149,999	10.20%	9.50%	11.30%	9.70%	10.30%	12.50%	16.40%	15.90%	17.20%
\$150,000 - \$199,999	3.10%	2.80%	3.70%	2.50%	3.00%	3.90%	6.30%	6.70%	8.40%
\$200,000+	1.70%	3.20%	3.70%	2.60%	3.10%	3.80%	5.70%	7.90%	9.90%

Population by Age

0 - 4	3.10%	3.70%	4.00%	3.90%	3.60%	4.40%	5.00%	5.10%	5.80%
5 - 9	3.20%	4.00%	4.20%	4.00%	3.80%	4.60%	5.40%	5.30%	6.10%
10 - 14	3.10%	4.10%	4.30%	4.10%	4.00%	4.70%	5.50%	5.50%	6.20%
15 - 19	2.70%	3.70%	3.90%	3.70%	3.70%	4.40%	5.20%	5.50%	6.30%
20 - 24	2.90%	3.70%	3.80%	3.60%	3.60%	4.30%	4.80%	5.90%	6.50%
25 - 34	7.70%	9.00%	9.20%	9.40%	8.70%	10.30%	11.50%	13.30%	14.00%
35 - 44	7.10%	8.80%	9.20%	9.00%	8.50%	9.70%	11.60%	11.90%	12.80%
45 - 54	8.60%	9.80%	9.90%	10.00%	9.60%	10.30%	12.10%	11.90%	12.00%
55 - 64	15.30%	14.70%	14.30%	14.90%	14.80%	13.90%	13.90%	13.40%	12.80%
65 - 74	20.50%	18.40%	18.60%	17.50%	19.60%	16.90%	13.70%	12.20%	10.20%
75 - 84	17.10%	14.50%	13.70%	13.60%	14.70%	12.10%	8.20%	7.10%	5.20%
85+	8.70%	5.70%	4.90%	6.20%	5.30%	4.40%	3.10%	2.80%	2.10%

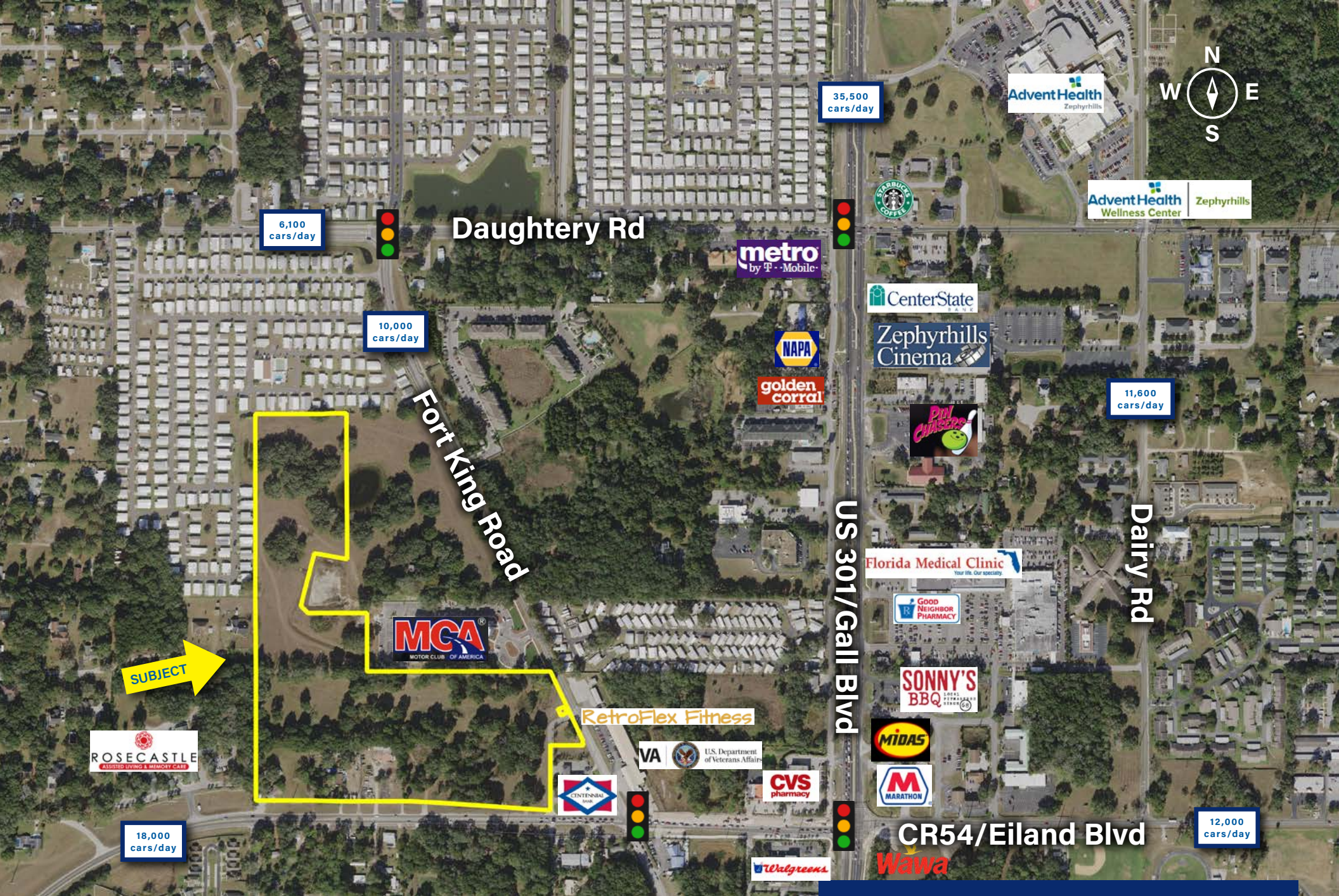
Race and Ethnicity

White Alone	78.20%	76.90%	75.70%	75.60%	77.70%	72.90%	73.40%	56.70%	61.00%
Black Alone	5.90%	5.70%	6.70%	6.20%	5.60%	7.50%	5.90%	14.90%	12.40%
American Indian Alone	0.20%	0.40%	0.40%	0.40%	0.50%	0.50%	0.40%	0.40%	1.10%
Asian Alone	1.50%	1.60%	1.80%	1.60%	1.50%	1.80%	3.10%	3.00%	6.10%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	4.70%	4.90%	4.80%	5.50%	4.70%	5.90%	4.90%	7.50%	8.60%
Two or More Races	9.40%	10.40%	10.50%	10.70%	9.90%	11.30%	12.40%	17.40%	10.60%
Hispanic Origin (Any Race)	14.30%	15.40%	15.60%	16.50%	14.80%	18.00%	17.20%	27.10%	19.00%



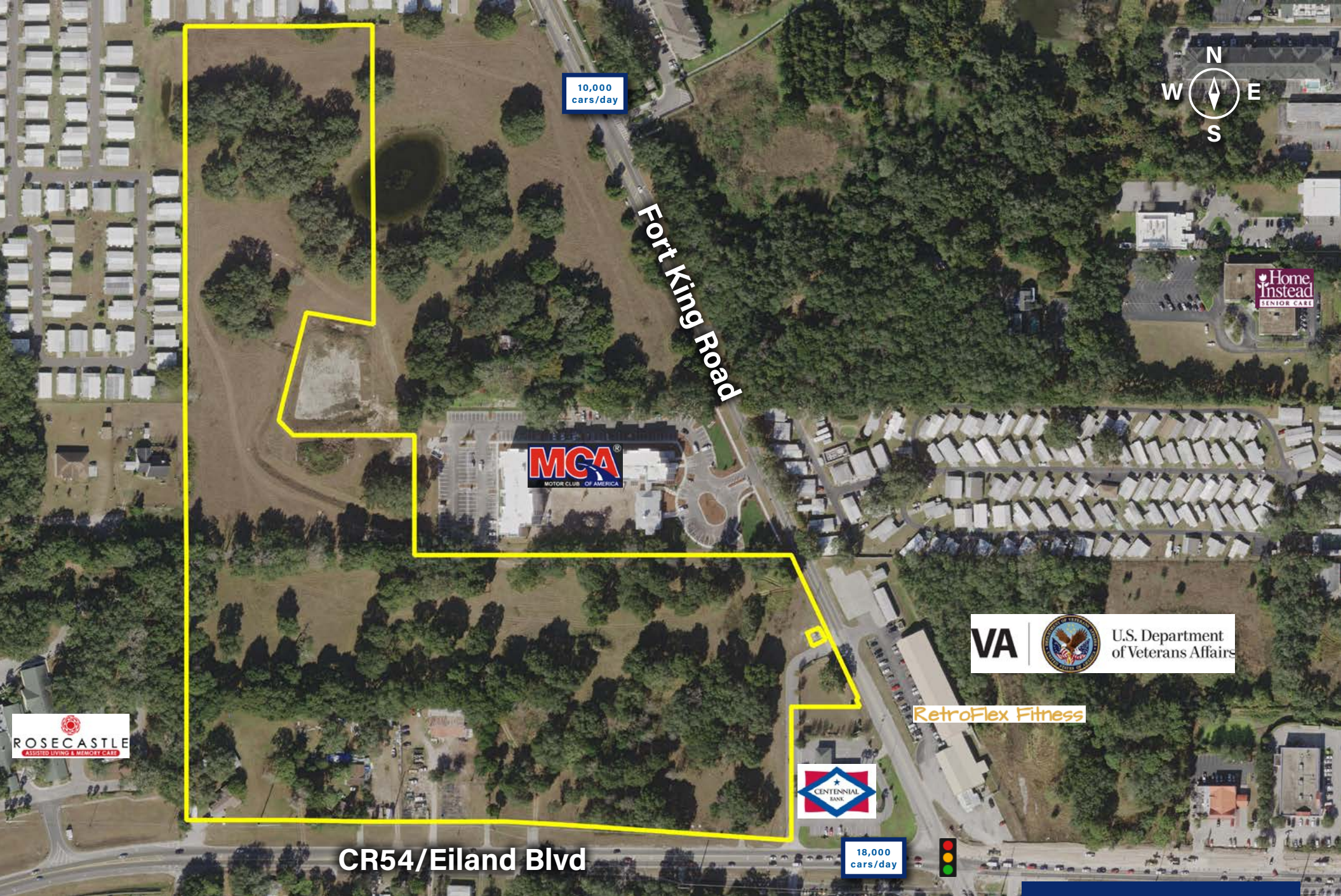
The trade area includes US 301, a major commercial corridor in Zephyrills, FL.

TRADE AREA MAP



The neighborhood is a combination of residential and commercial uses.

NEIGHBORHOOD AERIAL



There are several access points along CR 54 as well as an access point via Fort King Road.

SITE AERIAL



CONCEPTUAL SITE PLAN



Neighboring multifamily development



Well maintained neighboring multifamily development



New VA Clinic to serve Veterans in East Pasco County, Florida

Veterans in East Pasco County, Florida now have access to a brand new 14,000 square foot VA clinic on the east side of Ft King Rd.

A ground breaking ceremony took place in Zephyrhills, Florida on June 7th, 2019 with community Veterans and advocates in attendance.

Steve Toner, MBA, MPA, TRC

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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 Specialist in Land by SVN International 2022, 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.

Steve has extensive experience with land development [residential, commercial, and industrial], working with builders, developers, and corporate site selection managers in the growing west coast counties of Florida around the Tampa Bay region. 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 founded and managed the commercial real estate brokerage firm Coastal Strategies and Investments [CSI], where he conducted commercial real estate and led 21 international trade and investment missions [with 15 to 40 delegates] to and from Europe, Latin America and Canada. Before CSI, he served as International Vice President for a national commercial real estate firm, was the Director of Business Development for Belcan Corp, a national engineering firm based in Cincinnati, and was Director of Development and Alumni at his state university, NKU.

STEVE SPECIALIZES IN:

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

PROFESSIONAL HISTORY

- 2022 Certified Land Specialist designation from SVN International
- 2021 President's Circle Award from SVN International
- 2020 Achiever Award from SVN International
- Founders Award for Outstanding Sales Achievement of Commercial Real Estate
- Best of Show Award, Business World International Trade Show, Montreal, Canada [trade & investment]
- Tampa Bay Community Service Award, PRSA, Tampa, Florida [trade and investment]
- Significant Member Award, Founder and Chairman, Canadian American Business Council
- Recognition as Marketing Chair, Site Selection of Convention Center Hotel, Tampa
- University Service Award, NKU [land acquisition for university expansion]
- Kentucky Colonel Award, as Mayor, Crestview, KY [created new city sports park and land development].



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