

# 2.11 ACRES ON NE CORNER OF CR 39 & JERRY RD FOR C-2 DEVELOPMENT

NE CORNER SR 39 AND JERRY ROAD  
CRYSTAL SPRINGS, FL 33524

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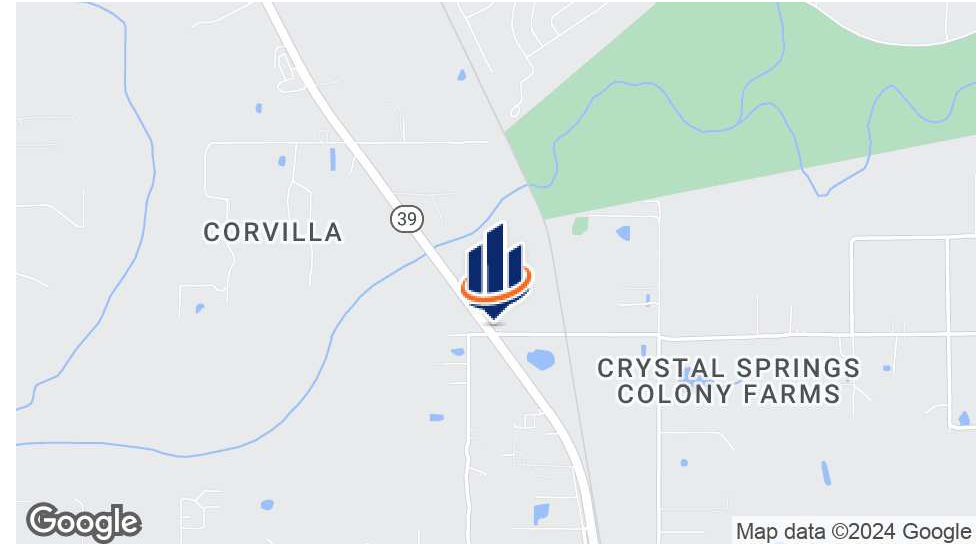


**Lakeland**  
**20 ± Minutes**

**Tampa**  
**20 ± Minutes**



# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$225,000</b>
Lot Size:	2.11 Acres
Price / Acre:	\$106,635
Zoning:	C2 Commercial
Market:	North Tampa Bay
Submarket:	SE Pasco County
Traffic Count:	14,500
APN:	25-26-21-0010-04600-0000

## PROPERTY OVERVIEW

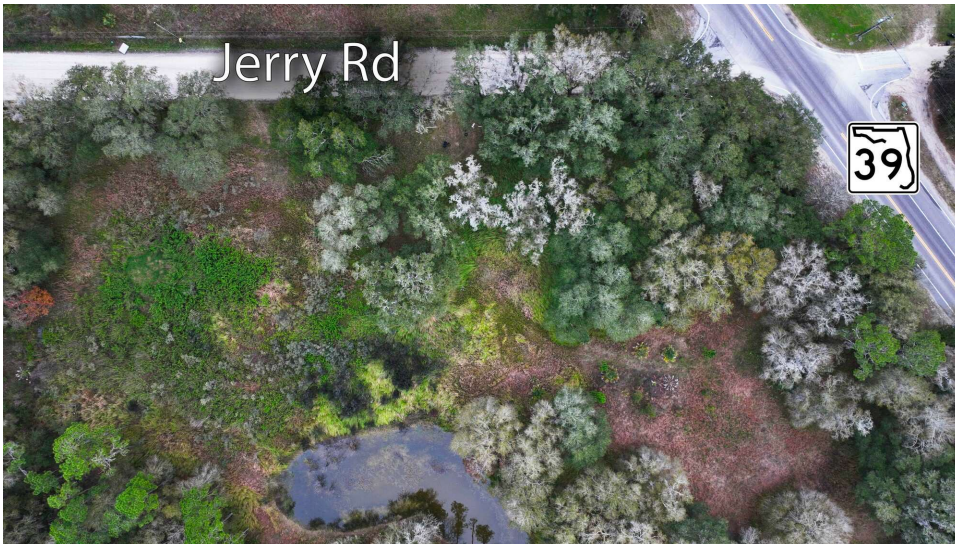
This property is a corner lot with approximately 2.11 acres of vacant land currently zoned commercial for a retail development. Located at the corner of Jerry Rd & State Road 39 (Paul Buchman Highway), this property has approximately 275 ft of frontage which provides a potential user with great visibility, and 365 feet of site depth. This is a level site with much of the engineering, environmental, geotechnical, transportation studies, and legal development work completed. All work is available upon request to the prospective buyer.

It is surrounded by a residential neighborhood in need of a grocery and or convenient store.

## PROPERTY HIGHLIGHTS

- 2.11 ± Acres ZONED Vacant Commercial
- 275 FT of frontage on SR 39
- There has been significant development work completed to bring this commercial project to the construction point; all available to the buyer.

# Property Description



## LOCATION DESCRIPTION

This site is located in Crystal Springs, in the NE Tampa Bay area, just 1 and a half miles south of Chancey Road and 39, south of the city of Zephyrhills, Florida, a booming area of residential, commercial and industrial development.

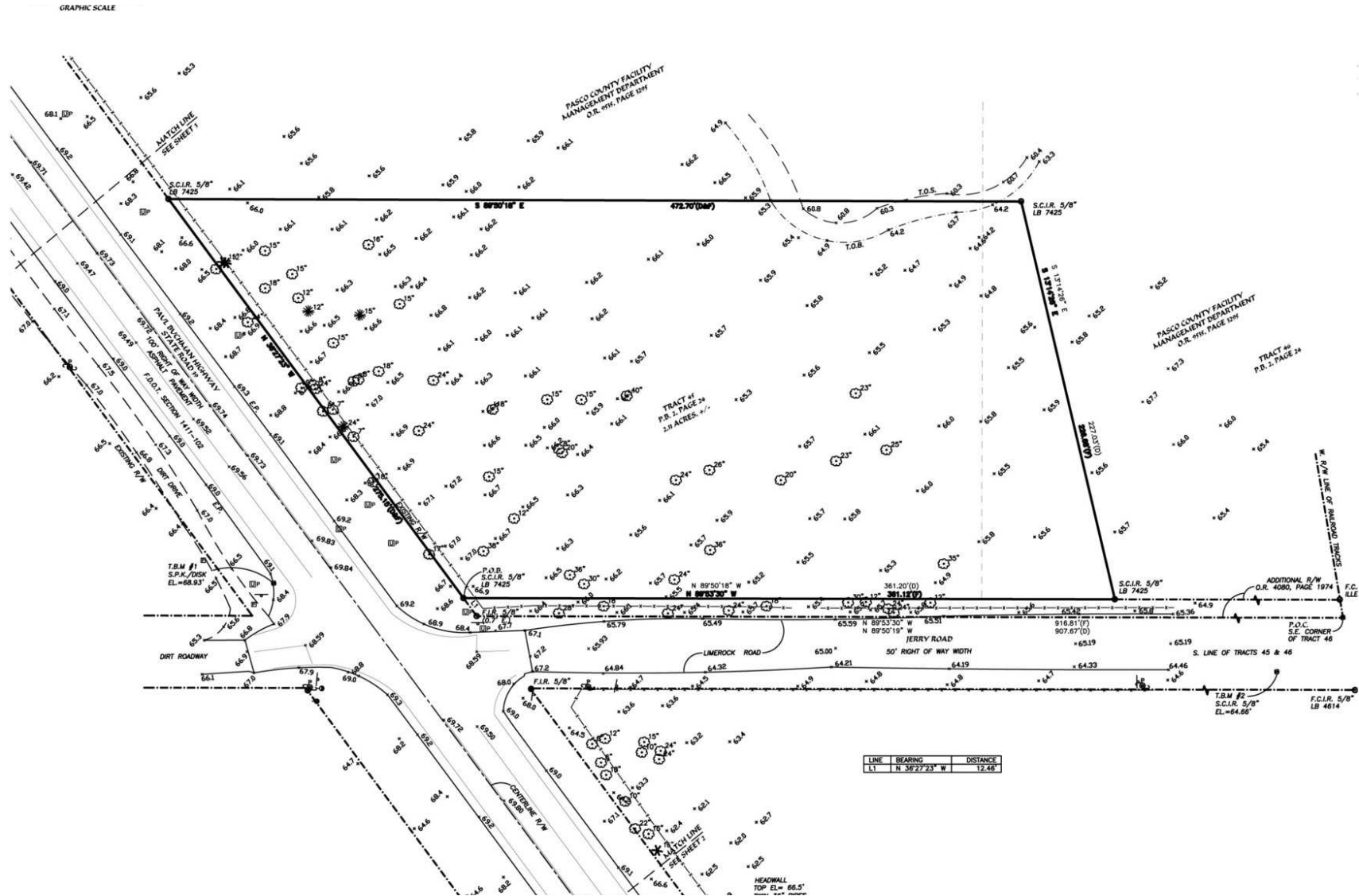
## SITE DESCRIPTION

Located on the corner site on SR 39 [Paul Buchman Hwy] and Jerry Road, this is a level site with much of the engineering, geotechnical, and legal development work completed. It is surrounded by a residential neighborhood in need of a grocery and or convenient store.

## SIGNIFICANT DEVELOPMENT WORK COMPLETED

- These documents include:
- Geotech Report
- Phase 1 Environmental
- ALTA Boundary Survey
- Tree Survey
- TITLE Insurance Commitment
- Rezoned to C-2 Commercial
- Timing and Phasing Traffic Analysis
- Transportation Needs Assessment Analysis
- Tree Survey

# Boundary & Tree Survey



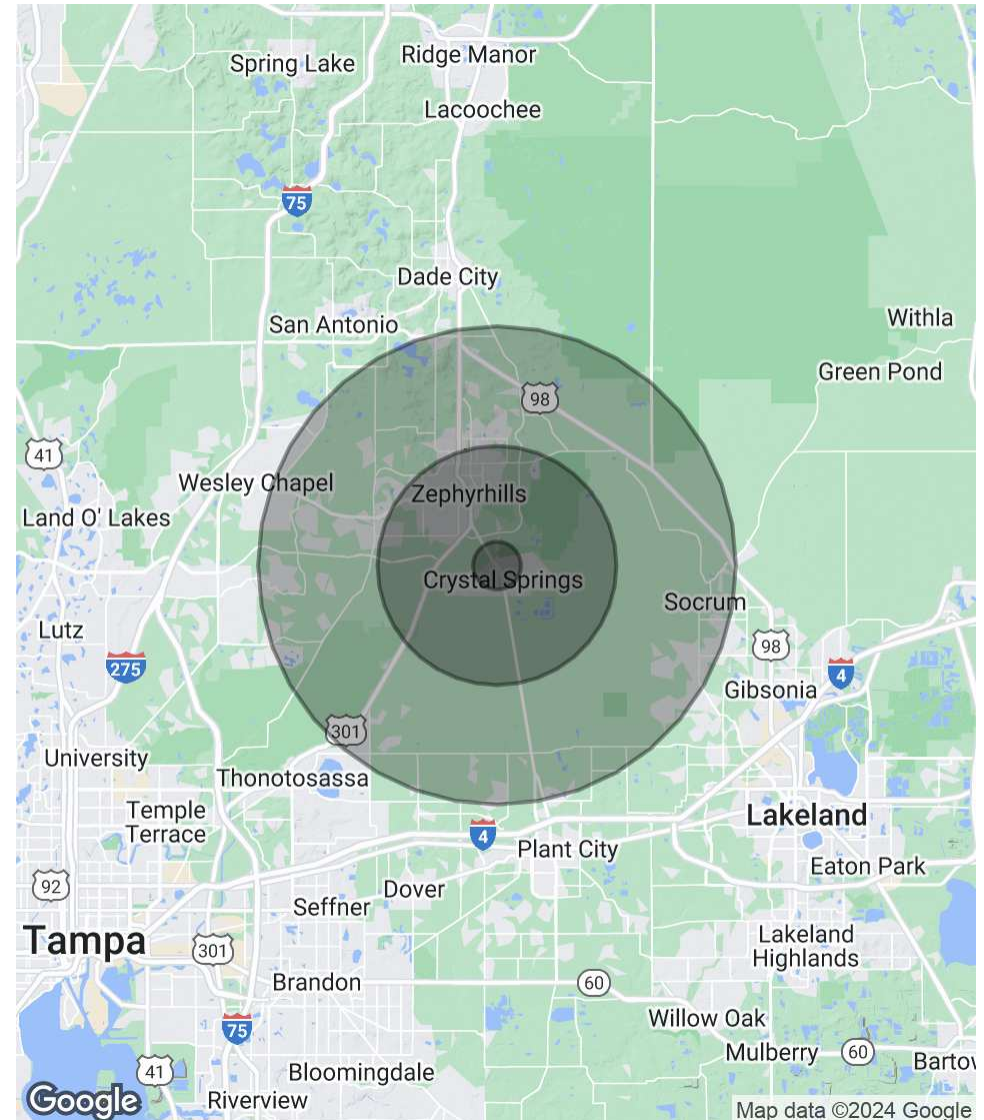
# Region & Location Map



# Demographics Map & Report

	1 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
Total Population	1,075	37,987	111,037
Average Age	61.0	54.4	48.1
Average Age (Male)	61.3	52.3	47.0
Average Age (Female)	60.5	55.3	48.7
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	514	17,302	45,690
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$40,071	\$42,430	\$53,520
Average House Value		\$119,731	\$153,765

2020 American Community Survey (ACS)

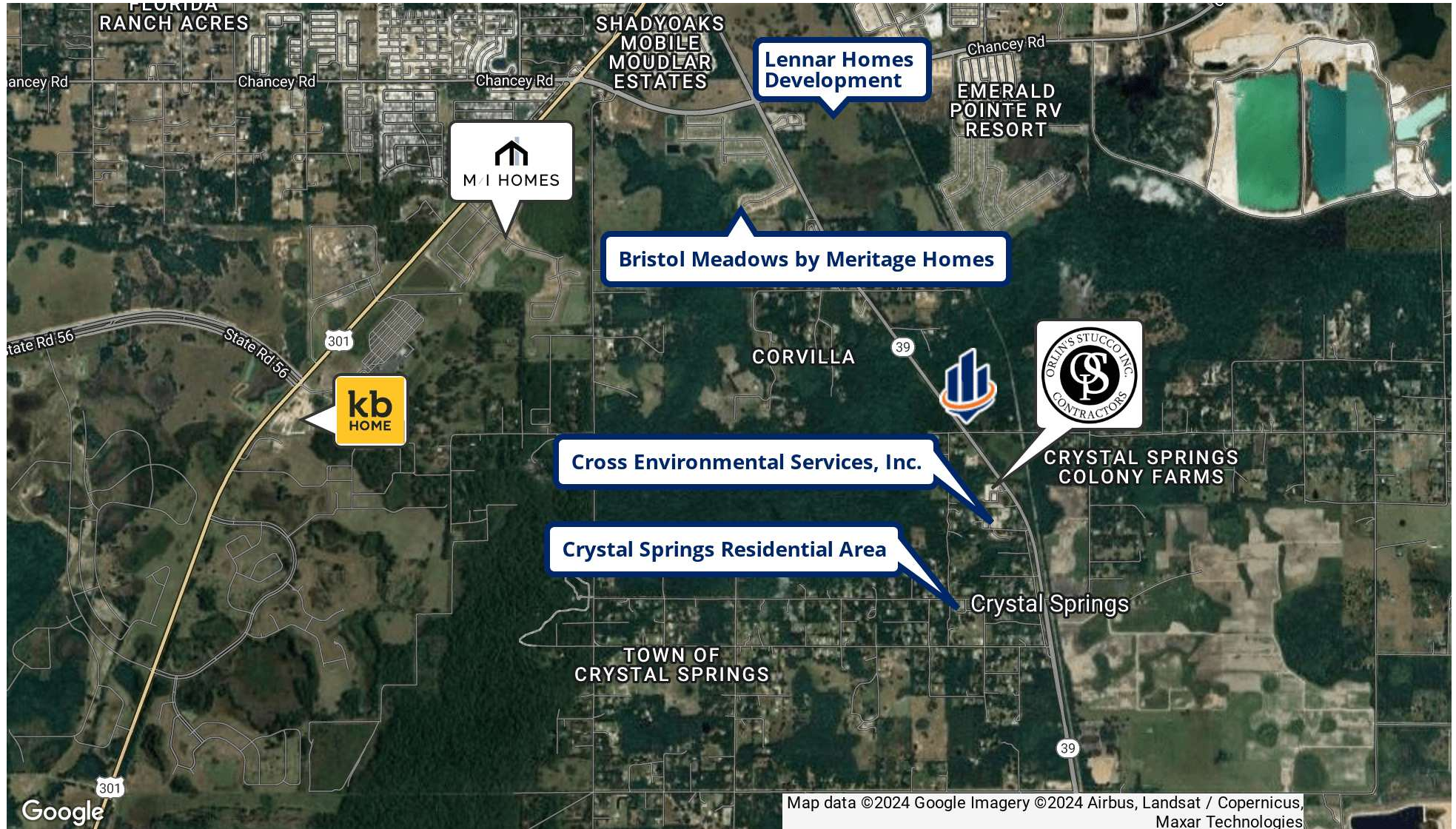


# Market Area Map





# Residential Developments Map





## STEVE TONER, MBA

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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 FGCAR, 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:

- Land for Residential, Commercial, and Industrial Development
- Investment and International Commerce

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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.



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