

FOR SALE

4749 Gall Blvd Zephyrhills, FL 33542

1.06 ACRES ON US 301



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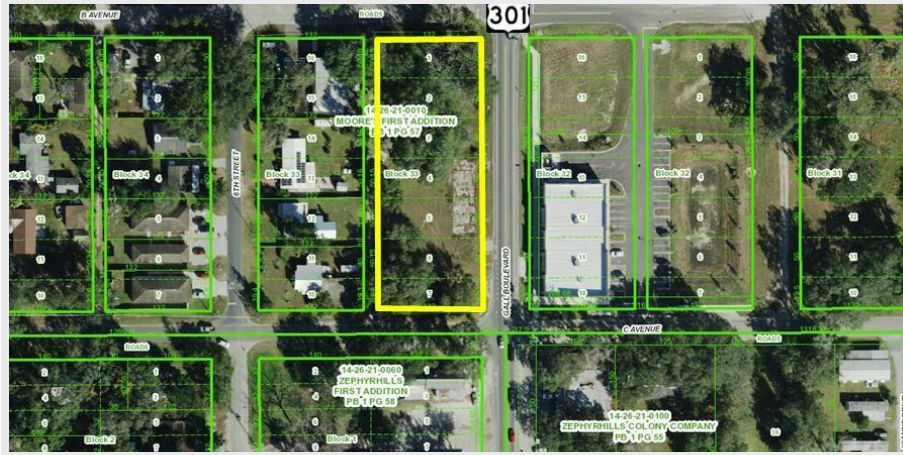


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Sale Price

\$349,000

OFFERING SUMMARY

Lot Size:	1.06 Acres
Zoning:	FBC3
Traffic Count:	25,000
Frontage	343'

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PROPERTY OVERVIEW

The property is conveniently situated on Gall Blvd between B and C Avenues, covering approximately 1.06 acres of commercial-zoned land in South Zephyrhills, FL. Site previously had a restaurant and has utilities and impact fees. With prime frontage on US Highway 301, this location is prime for any retailer. Additionally, there is a substantial customer base, with over 37,000 people residing within a 3-mile radius, making it a prime spot for retail businesses.

PROPERTY HIGHLIGHTS

- 340' Prime Frontage on busy US Highway 301 (25,000VPD)
- Fronts 3 paved roads
- Perfect for any retailer

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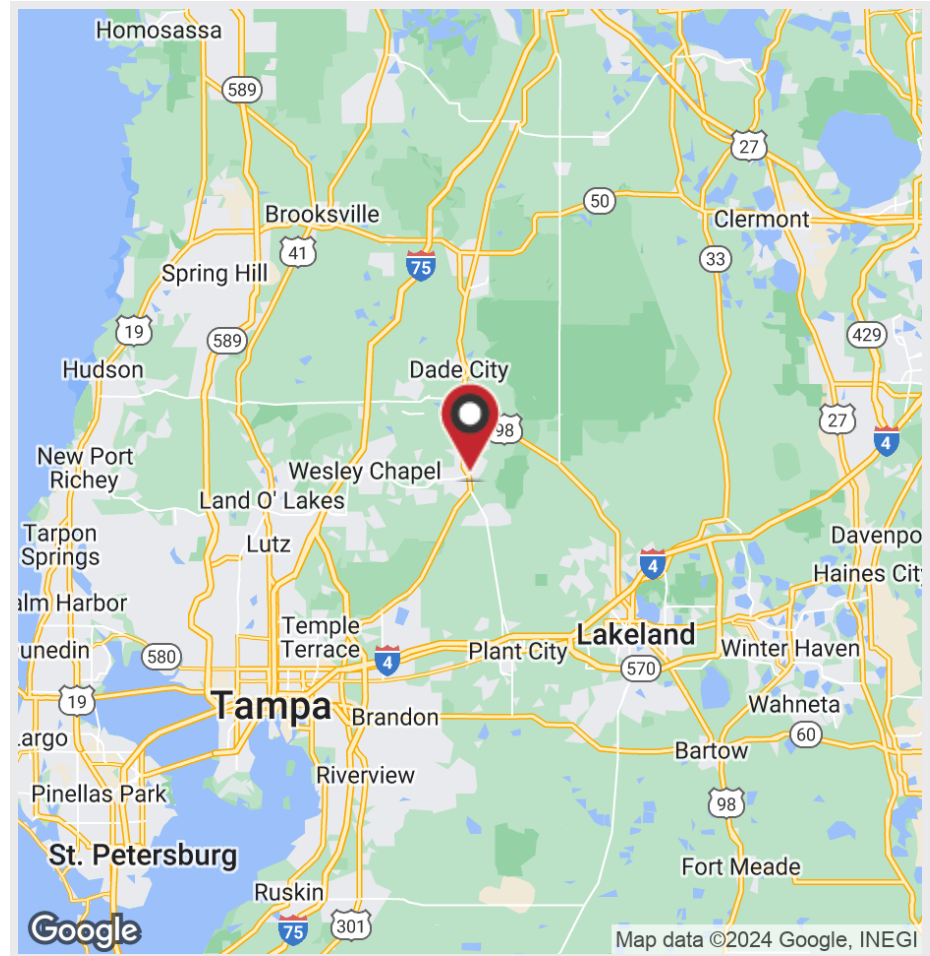
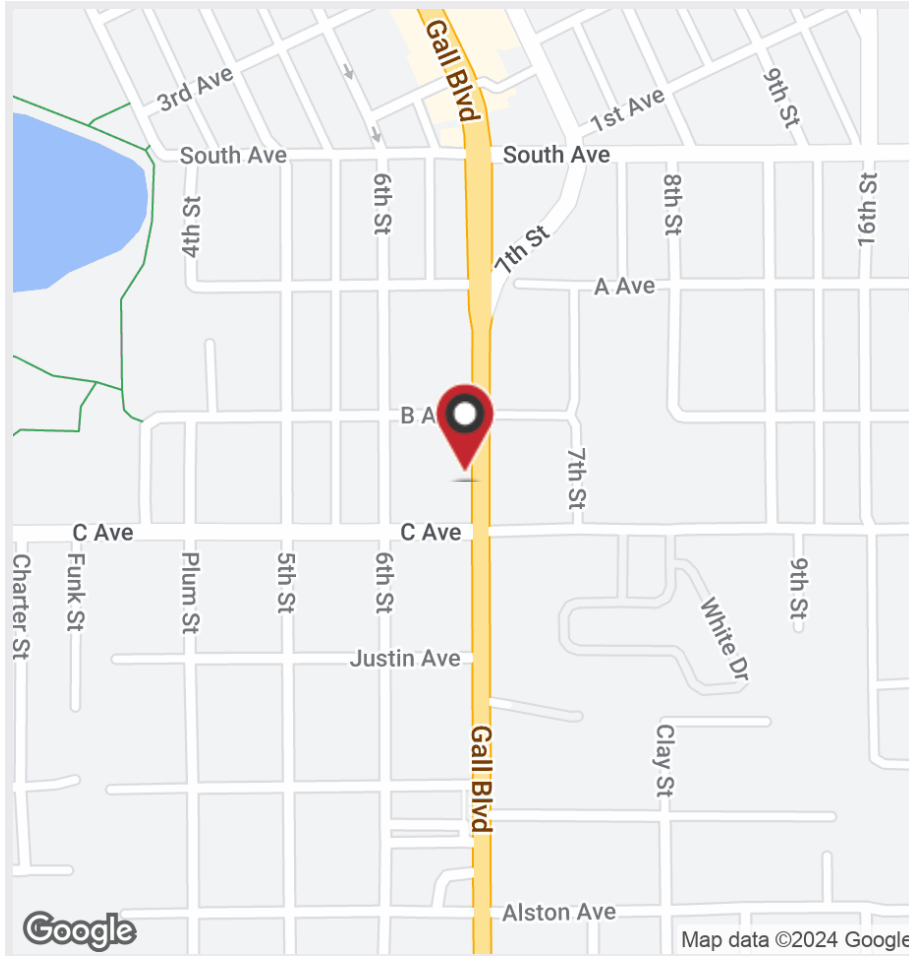


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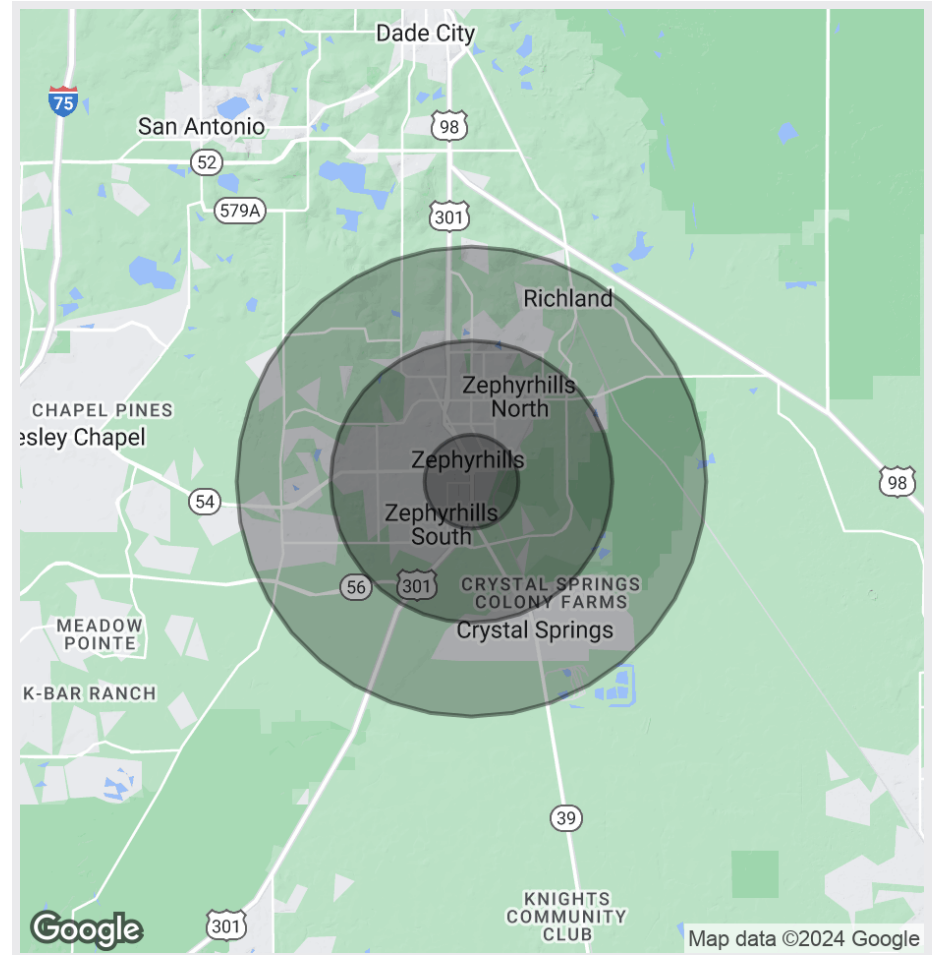
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,639	37,382	57,444
Average Age	44.4	55.3	54.2
Average Age (Male)	43.9	54.9	53.8
Average Age (Female)	46.8	55.6	54.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,612	23,028	33,489
# of Persons per HH	1.9	1.6	1.7
Average HH Income	\$32,831	\$35,693	\$39,435
Average House Value	\$76,885	\$96,631	\$113,460

TRAFFIC COUNTS

25,000/day

2020 American Community Survey (ACS)



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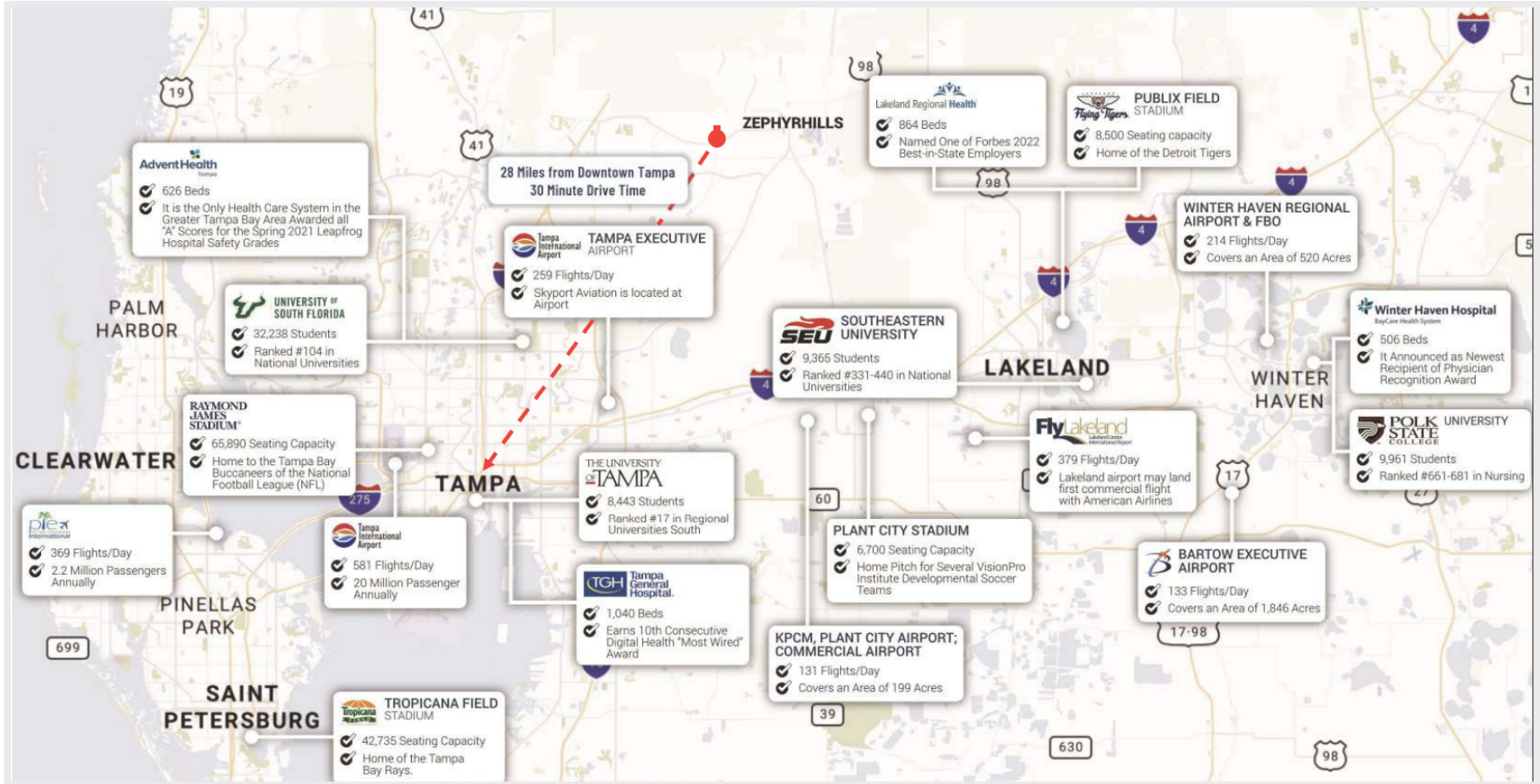


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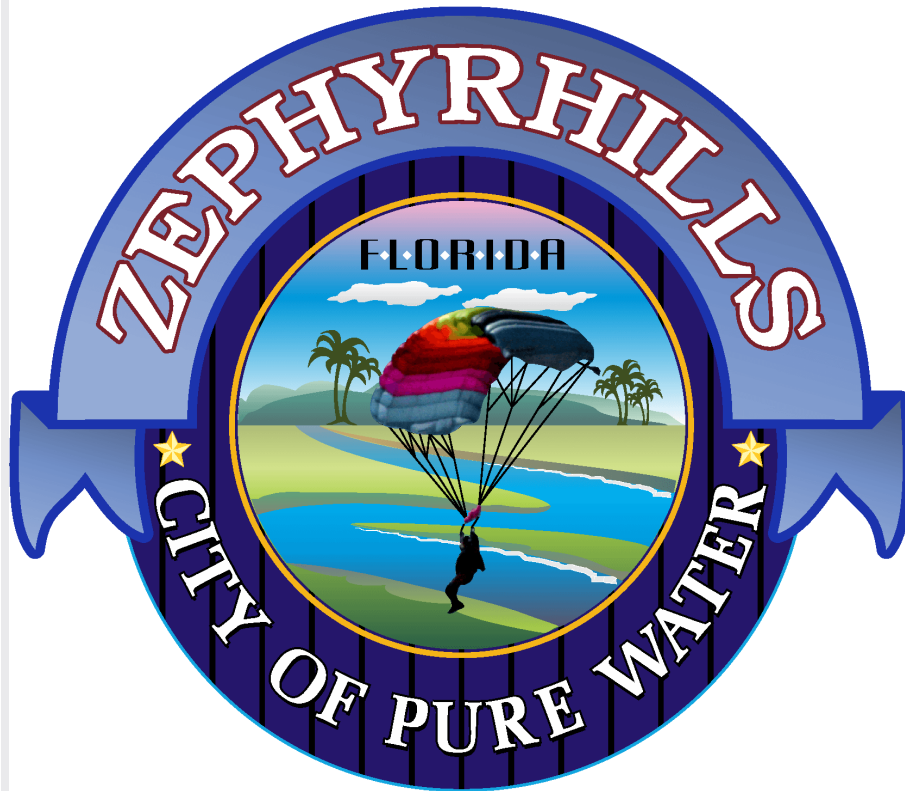


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LOCATION DESCRIPTION

Zephyrhills is located in East Pasco County just east of bustling Wesley Chapel which was named Tampa Bay's wealthiest community in 2019. Wesley Chapel's monumental growth and increasing home values, has encouraged younger families to begin moving east into Zephyrhills. Wesley Chapel's rising home prices to an average of over \$300K for a single family home are driving younger families to Zephyrhills for affordability and easy access to Hillsborough County.

This project is located just 10 minutes north of bustling Wesley Chapel and 15 minutes to interstate 75, the regions primary north and south interstate. Zephyrhills has a strong medical community with a hospital under the Advent Health flag and the origin of Florida Medical Center that now has a regional medical presence in Tampa Bay. Other industries are currently operational here that often need temporary housing alternatives for incoming workers. The Zephyrhills Municipal Airport is extending their main runway that will also drive additional industry here into the region. The City of Zephyrhills, FL has long been known for its bottled water, crystal clear springs and its above average senior citizen population. Since 2000, the average age of its citizens has dropped from age 65 to 54, showing a new demographic trend. As of 2019, more than 75% of residents own their own homes, which is more than 15% above the nation's average. You will see the growth immensely as you travel east on SR 54, the city's main thoroughfare. It's expansion of major roadways and the addition of new bypass roads, make this city a great location for new businesses and residents.

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