



ONE ACRE SITE ON CR 39 FOR DEVELOPMENT

1537 PARTRIDGE BLVD.
ZEPHYRHILLS, FL 33540

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Property Summary



OFFERING SUMMARY

Sale Price:	\$135,000
Lot Size:	1 ± Acre
Zoning:	AR
FLU:	RES-1
Utilities:	Power
Market:	East Pasco County
Traffic Count:	13,400 cars per day
Taxes:	\$261 [2020]
APN:	36-26-21-0020-00000-6270 and 36-26-21-0020-00000-6290

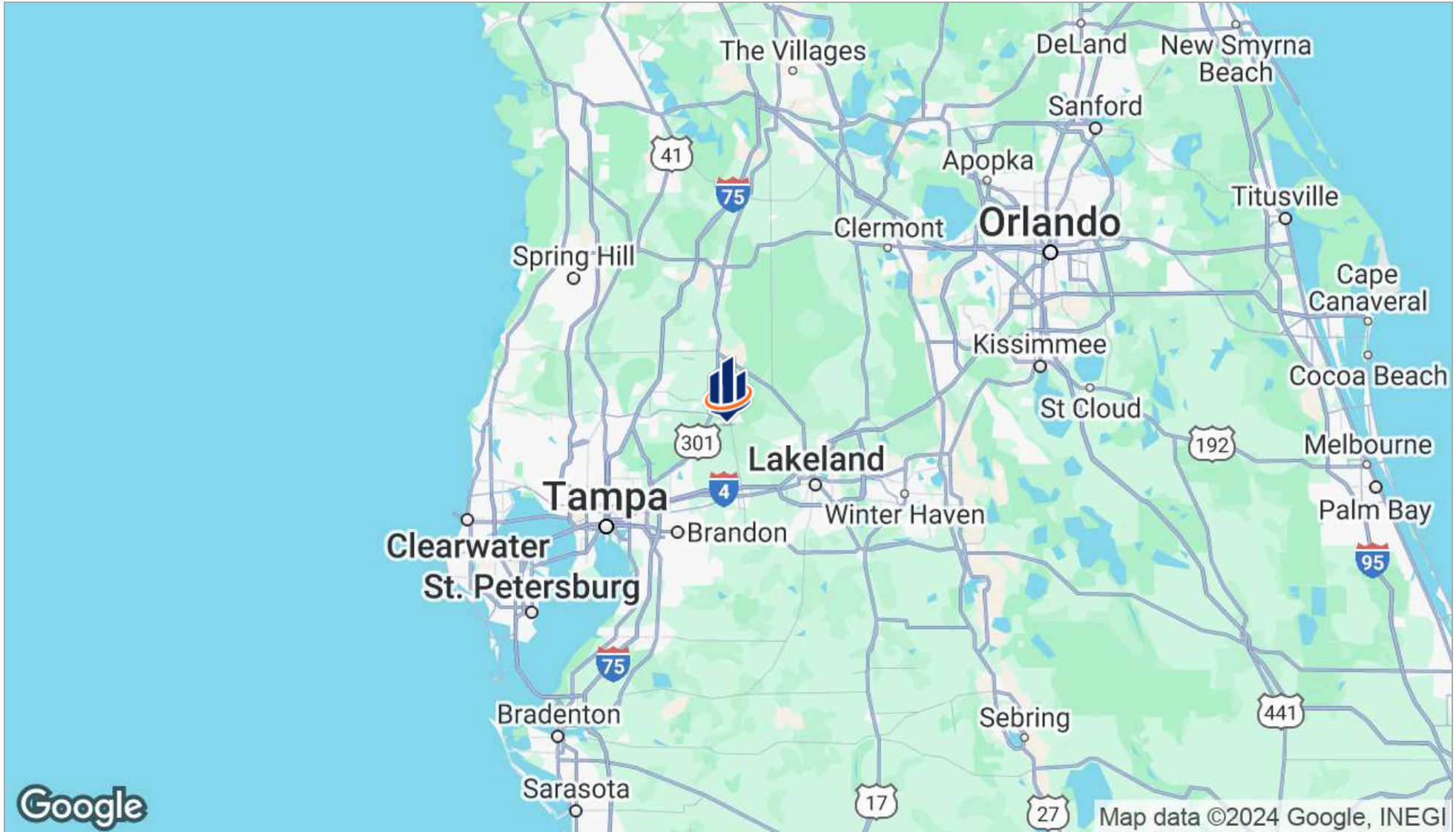
PROPERTY OVERVIEW

One acre site on CR 39 near retail in a growing area, just south of where SR 56 is OK to connect. Though zoned residential, it is near retail and should be rezoned for the highest and best use. 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.

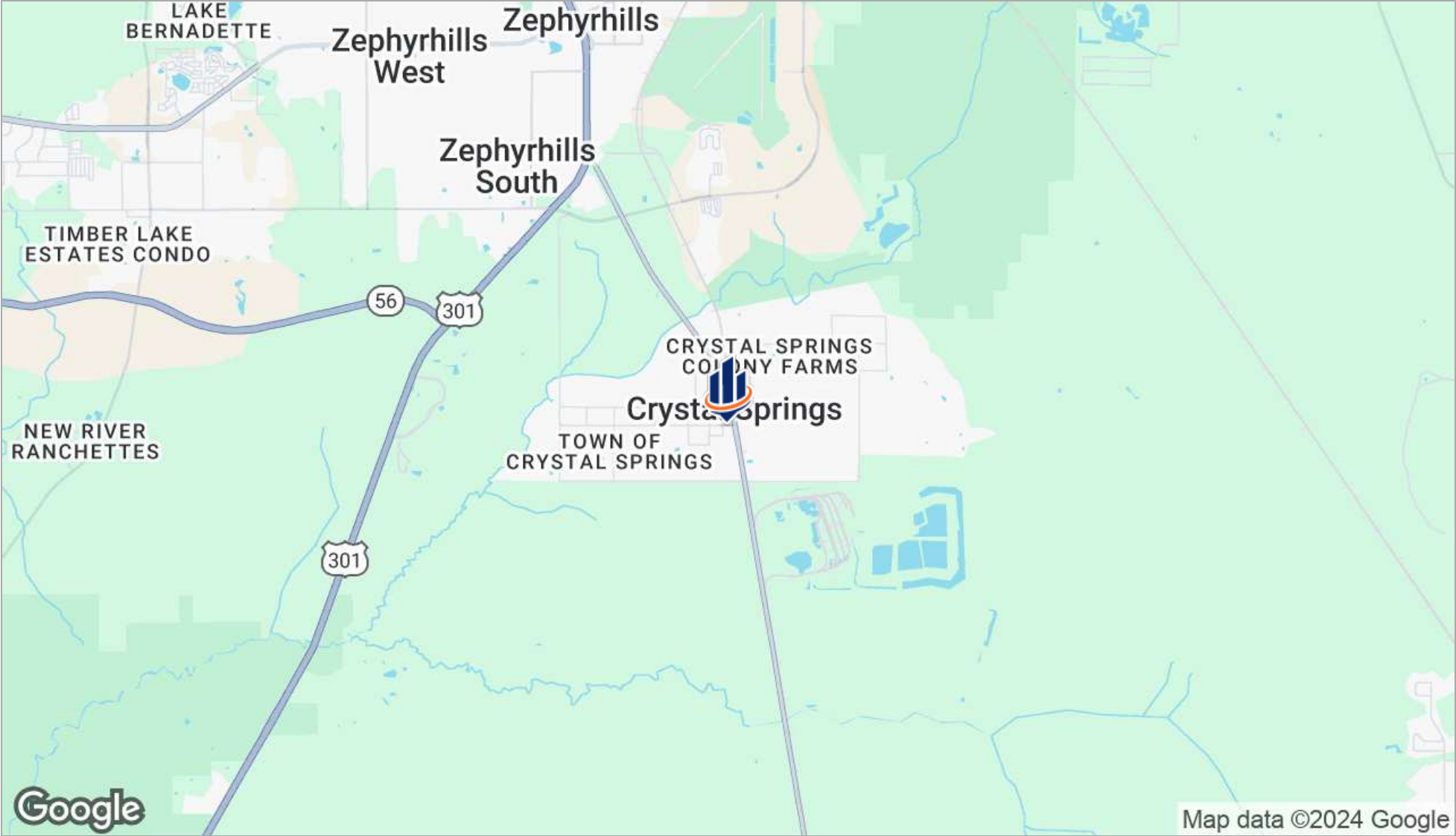
PROPERTY HIGHLIGHTS

- One acre for development
- Excellent visibility and access off CR 39
- Nearby retail sites [could help for rezoning]
- Almost 30,000 people within a 5-mile radius

Regional Map



Location Map

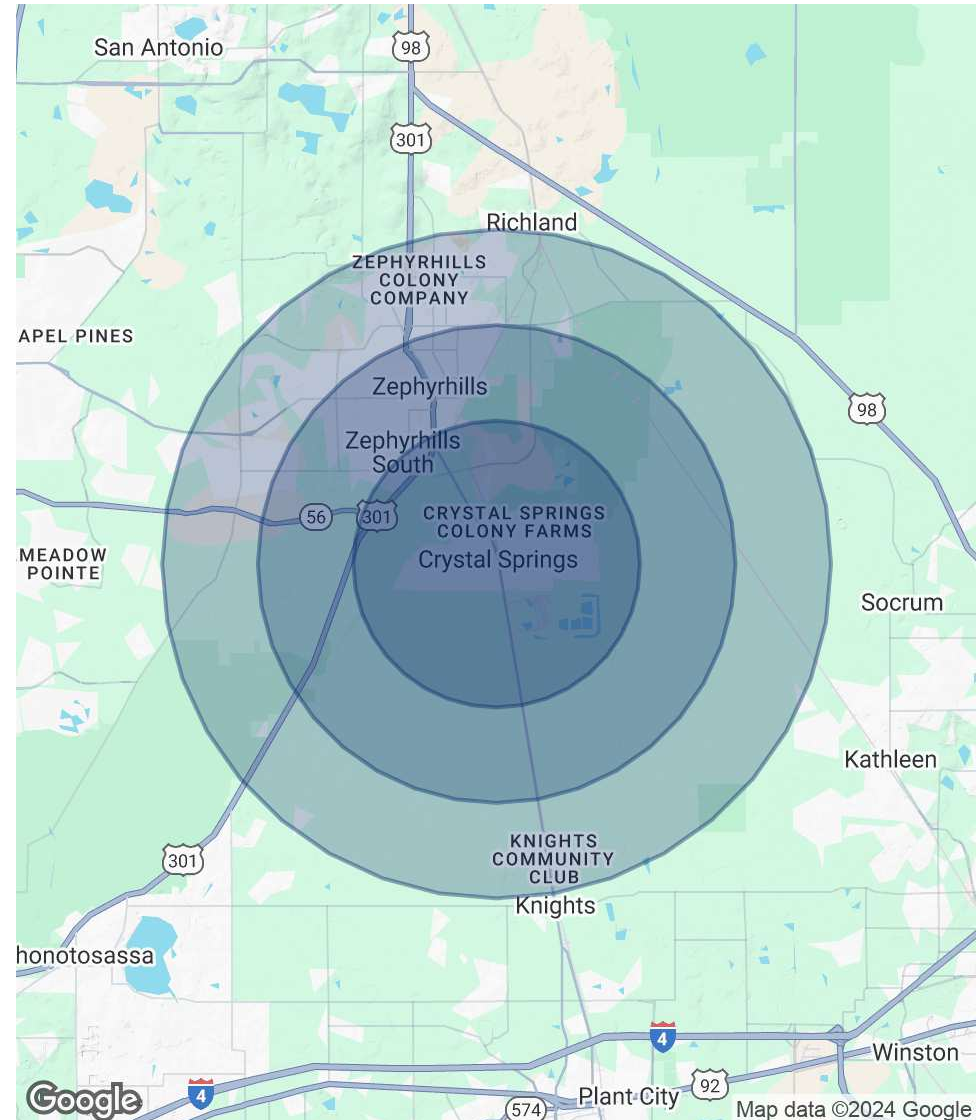


The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map & Report

	3 MILES	5 MILES	7 MILES
POPULATION			
Total Population	6,095	29,590	60,001
Average age	55.5	52.9	53.5
Average age (Male)	55.1	50.5	51.9
Average age (Female)	55.3	54.0	54.4
HOUSEHOLDS & INCOME			
Total households	2,710	13,324	26,492
# of persons per HH	2.2	2.2	2.3
Average HH income	\$43,944	\$41,588	\$45,924
Average house value	\$197,663	\$146,236	\$128,880

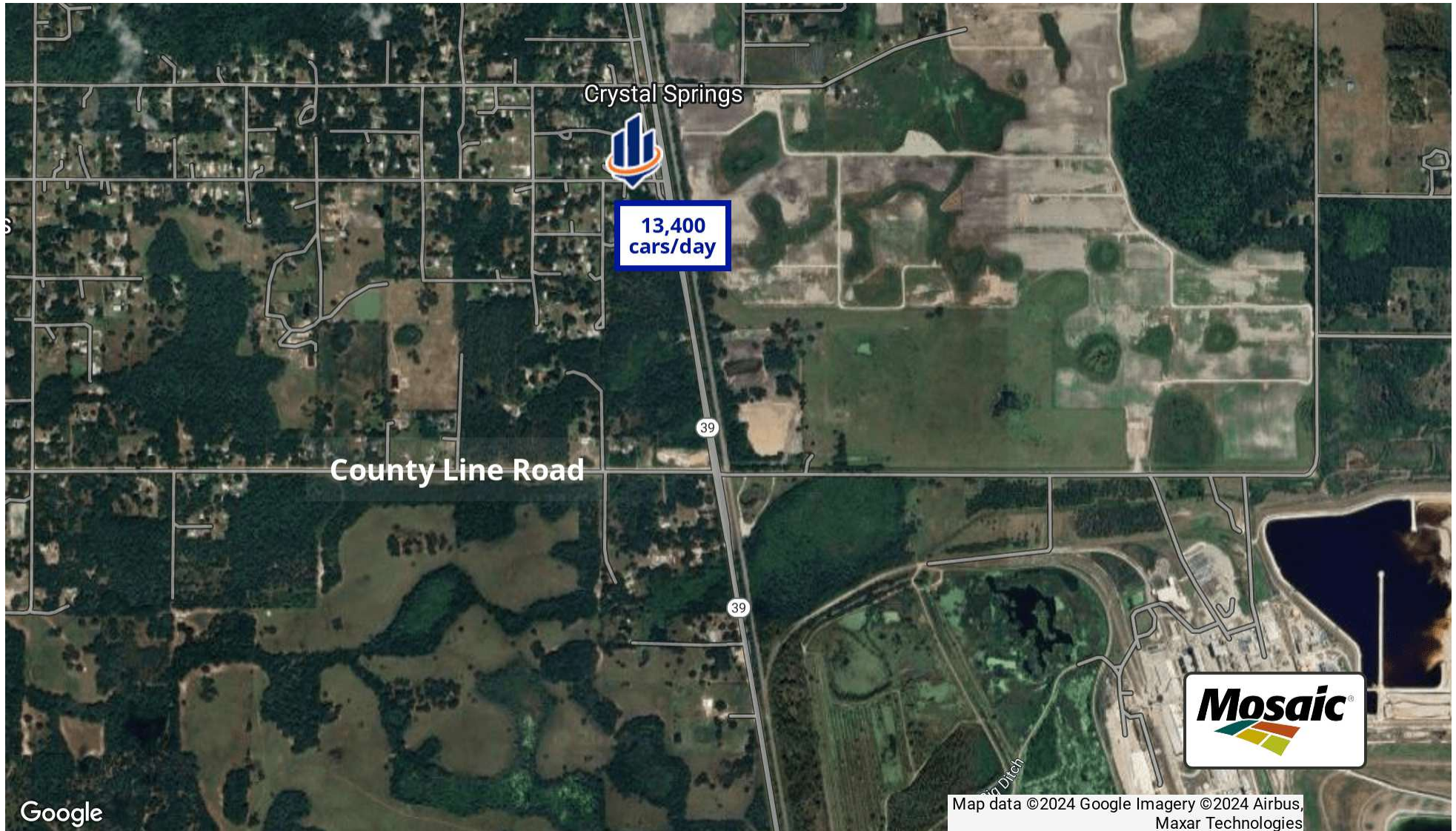
* Demographic data derived from 2020 ACS - US Census



Market Area Map



Neighborhood Aerial



Site Aerial





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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



For more information visit SVNsaunders.com

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