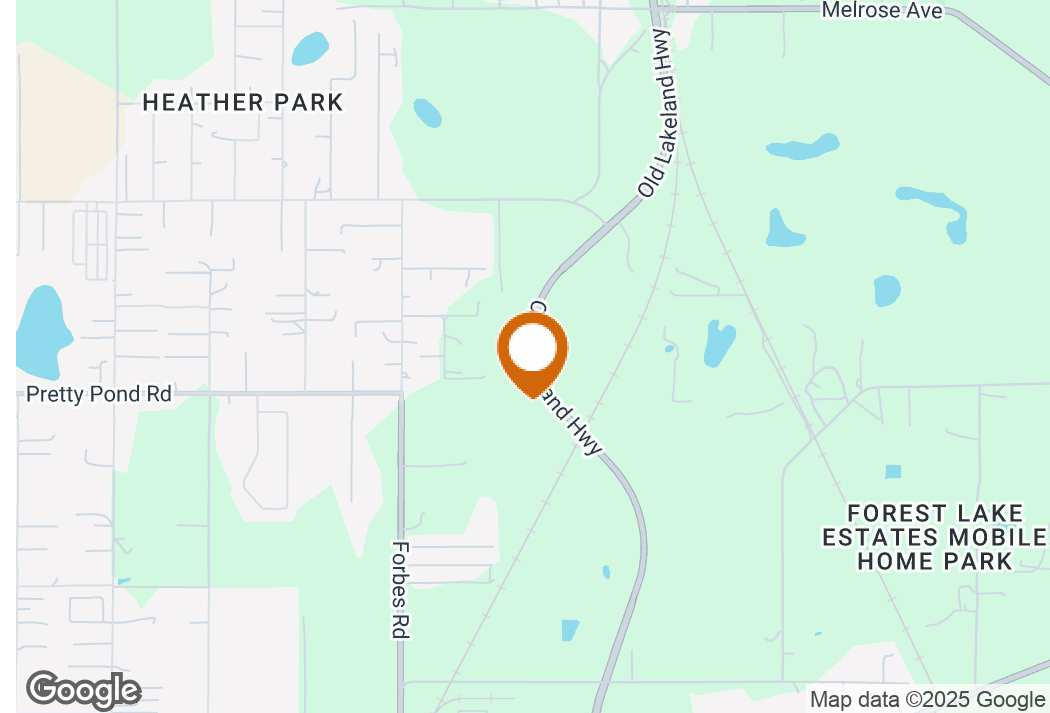
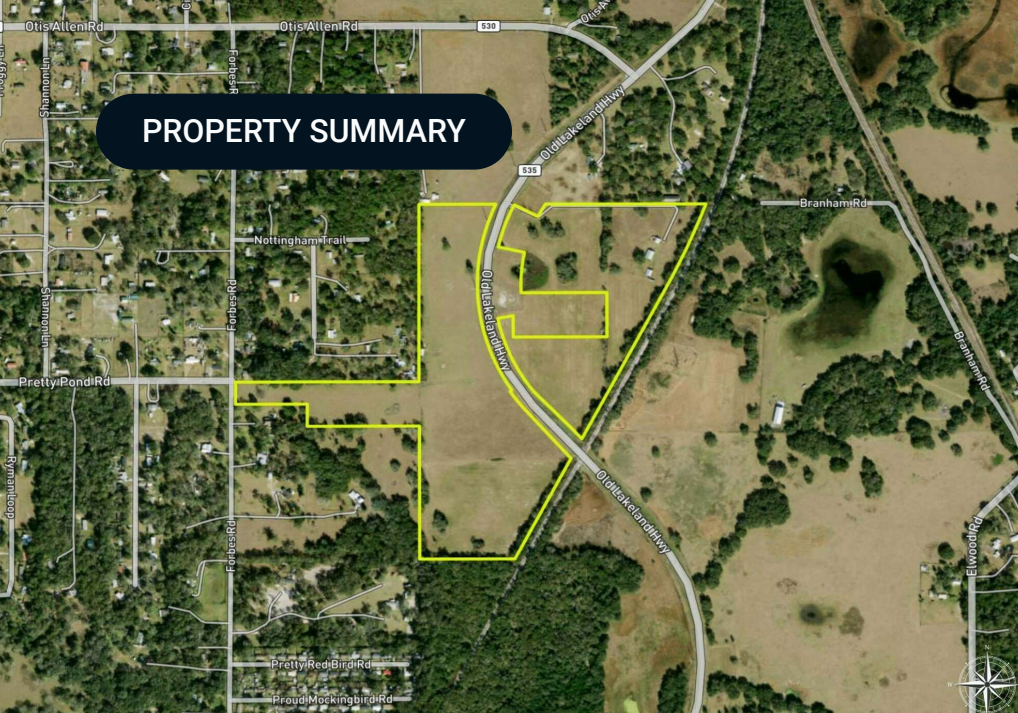




79 Acres for SF Residential Development or Light Industrial Development

Old Lakeland Highway, Dade City, Zephyrhills, Pasco County, Florida 33540

Steve Toner, MBA
813-391-0302
steve@saundersrealestate.com



Sale Price	\$5,400,000
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Offering Summary

Lot Size:	79 Acres
Price / Acre:	\$68,355
Zoning:	AC // FLU: Res-1 or can be considered R-1 MH
Submarket:	Southeast Pasco County
Traffic Count:	13,000 ± Cars/Day
APN:	31-25-22-0000-01500-0000, 31-25-22-0000-01500-0030, 31-25-22-0000-01500-0040, 31-25-22-0000-01200-0040

Property Highlights

- 79 ± Acres in 4 Parcels in fast-growing area of SE Pasco County
- Best use: single-family residential development or light industrial development
- 4,800 ± FT of frontage on Old Lakeland Highway
- Power on site on Old Lakeland Highway
- Water on site on Old Lakeland Highway (12-inch water main)
- Sewer on site on Old Lakeland Highway
- Located just 2 ± miles South of US 98, South of Dade City and, and on the East side of Zephyrhills
- Near Publix, Walmart, commerce, schools, and Advent Health medical facilities
- Cleared, upland, and ready for development
- New school planned for site immediately north of the subject
- Near US 301, US 98, I-4, and I-75

PROPERTY DESCRIPTION



Property Description

This 79-acre property is currently used for farmland; however, it could possibly be rezoned for industrial or residential development. It is composed of 4, 100% upland parcels mostly cleared for development, contiguous to each other.

The property lays approximately 2.4 ± miles East of Downtown Zephyrhills, which has become Pasco County's largest city with fast growing markets and major retailers such as Walmart and Publix, as well as a host of other commercial, shopping and dining venues. With the recent growth in the surrounding market, developments of these types are welcome and have been very successful in this area.

PARCEL MAP



Parcels:

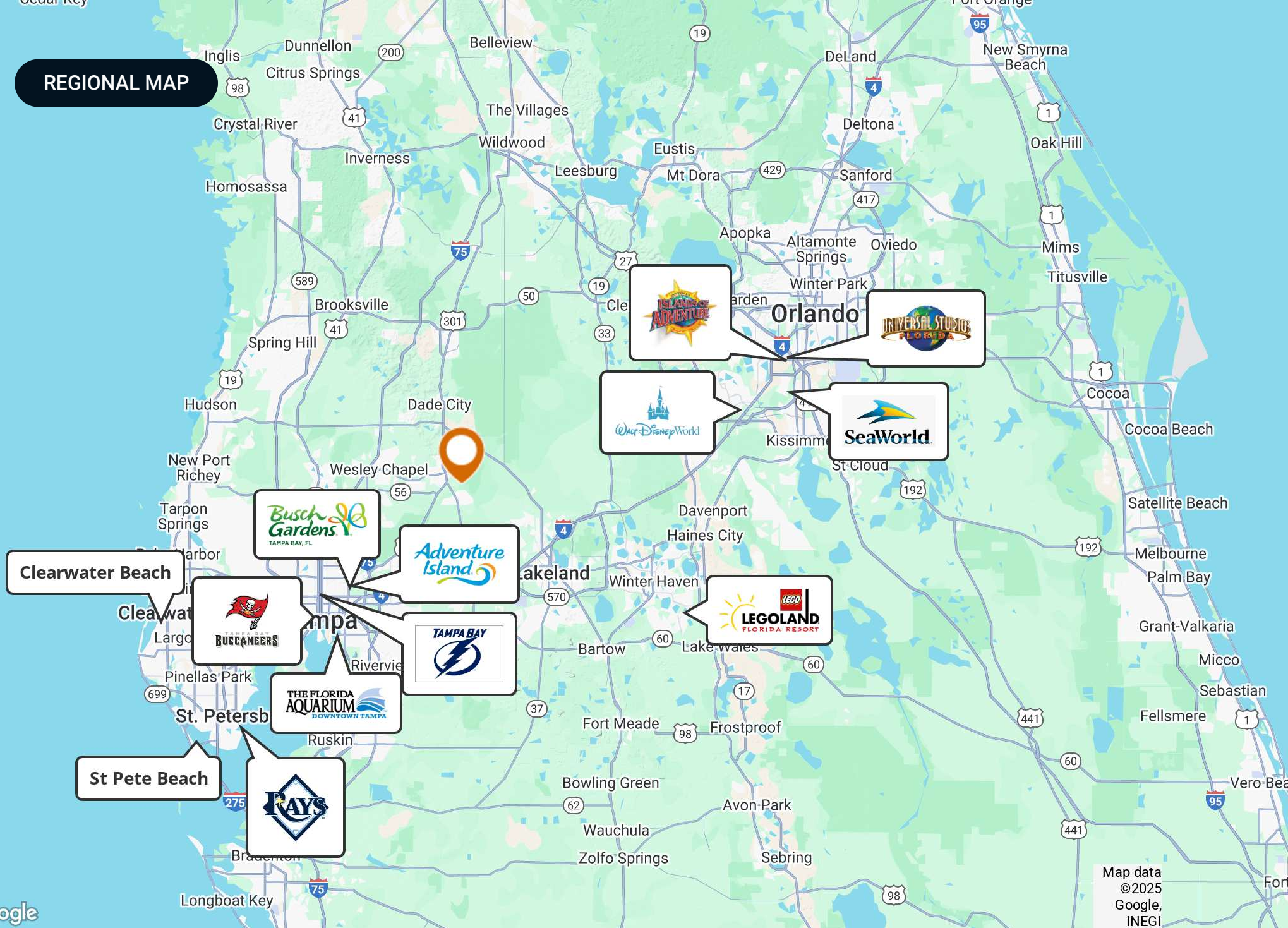
31-25-22-0000-01500-0000 (Parcel 1 - 48.31 Acres)

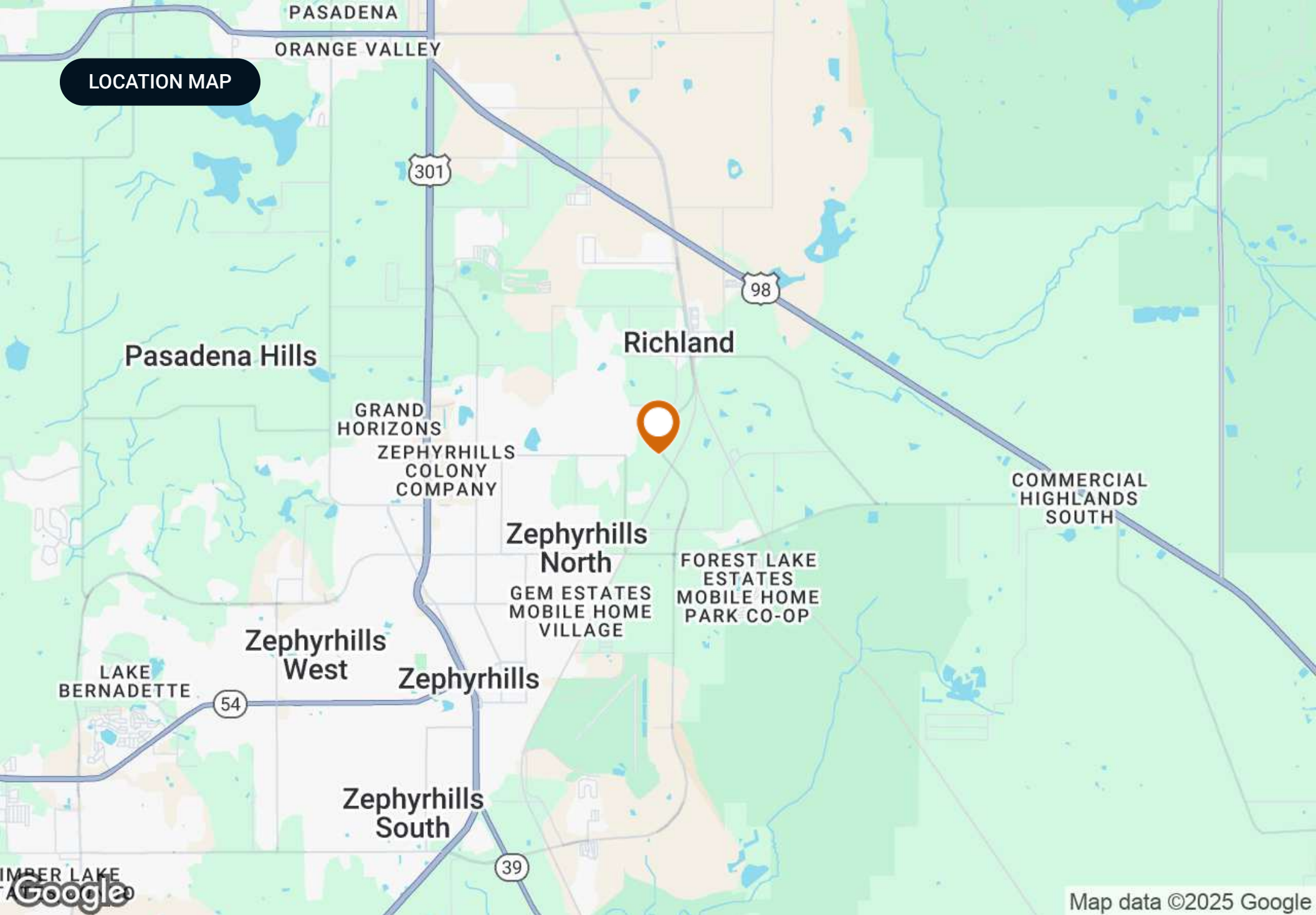
31-25-22-0000-01500-0030 (Parcel 2 - 8.53 Acres)

31-25-22-0000-01500-0040 (Parcel 3 - 9.28 Acres)

31-25-22-0000-01200-0040 (Parcel 4 - 12.59 Acres)

REGIONAL MAP





LOCATION MAP

Richland

GRAND
HORIZONS
ZEPHYRHILLS
COLONY
COMPANY

Zephyrhills
North

GEM ESTATES
MOBILE HOME
VILLAGE

FOREST LAKE
ESTATES
MOBILE HOME
PARK CO-OP

COMMERCIAL
HIGHLANDS
SOUTH

Pasadena Hills

Zephyrhills
West

Zephyrhills

Zephyrhills
South

LAKE
BERNADETTE

54

39

98

301

Google

Map data ©2025 Google

DEMOGRAPHICS MAP & REPORT

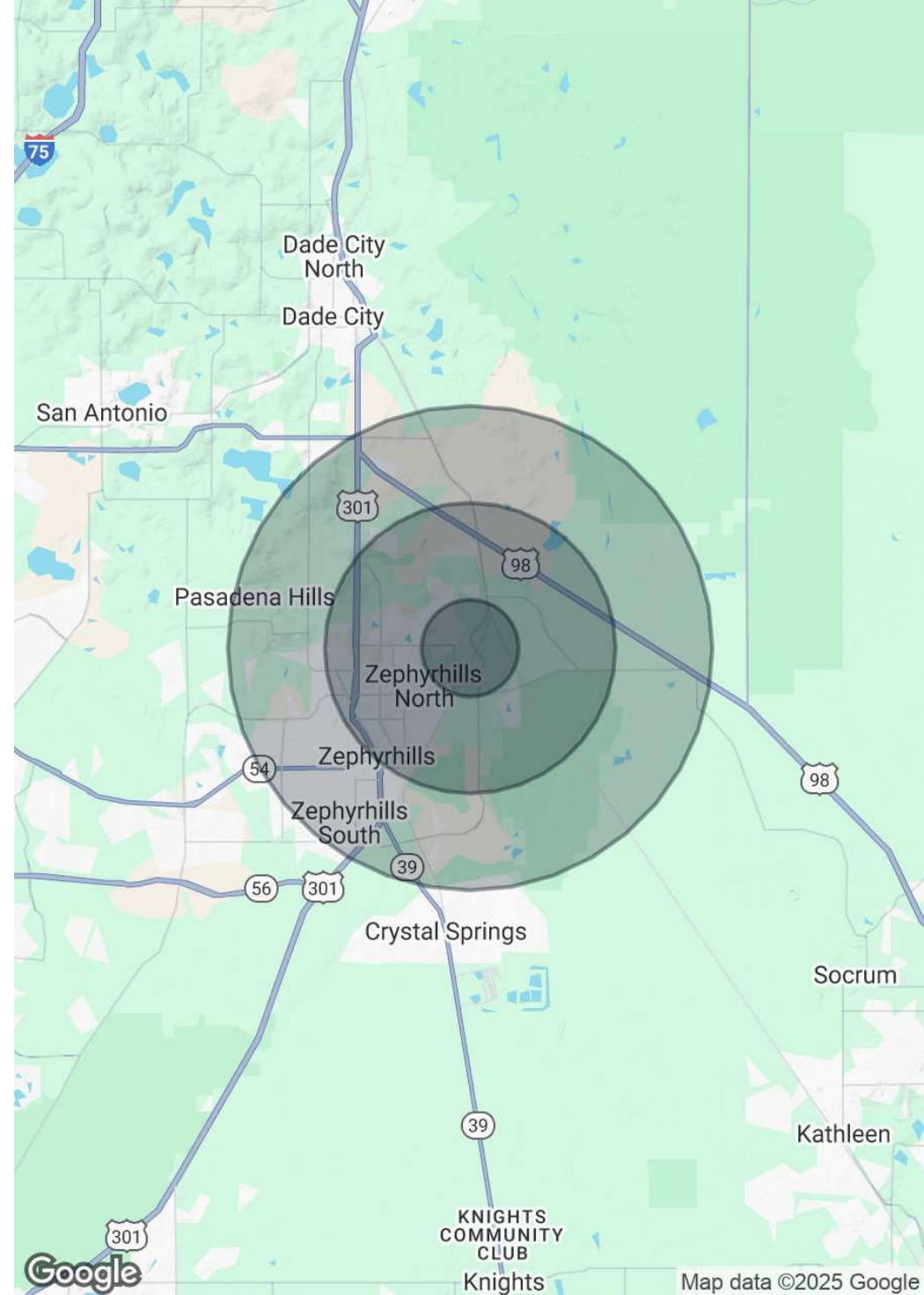
Population

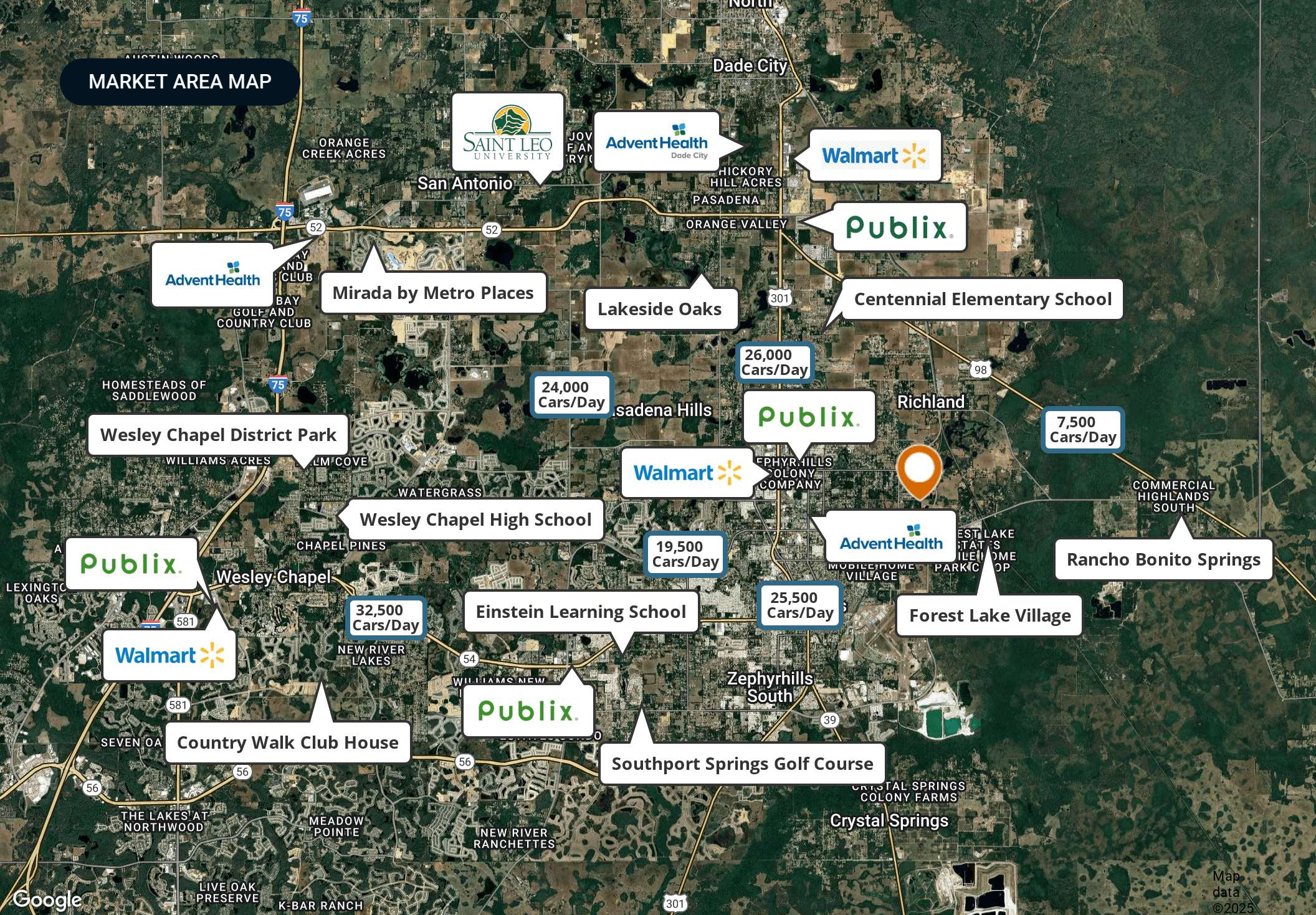
	1 Mile	3 Miles	5 Miles
Total Population	2,863	20,356	44,868
Average Age	45.6	50.1	52.6
Average Age (Male)	45.9	47.1	50.5
Average Age (Female)	45.9	51.9	53.9

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,163	8,776	19,804
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$53,802	\$45,604	\$45,229
Average House Value	\$103,605	\$105,328	\$106,419

2020 American Community Survey (ACS)





MARKET AREA MAP



Mirada by Metro Places

Lakeside Oaks

Centennial Elementary School

Wesley Chapel District Park

24,000 Cars/Day

26,000 Cars/Day

7,500 Cars/Day

Wesley Chapel High School



19,500 Cars/Day



Rancho Bonito Springs



Wesley Chapel

32,500 Cars/Day

Einstein Learning School

25,500 Cars/Day

Forest Lake Village



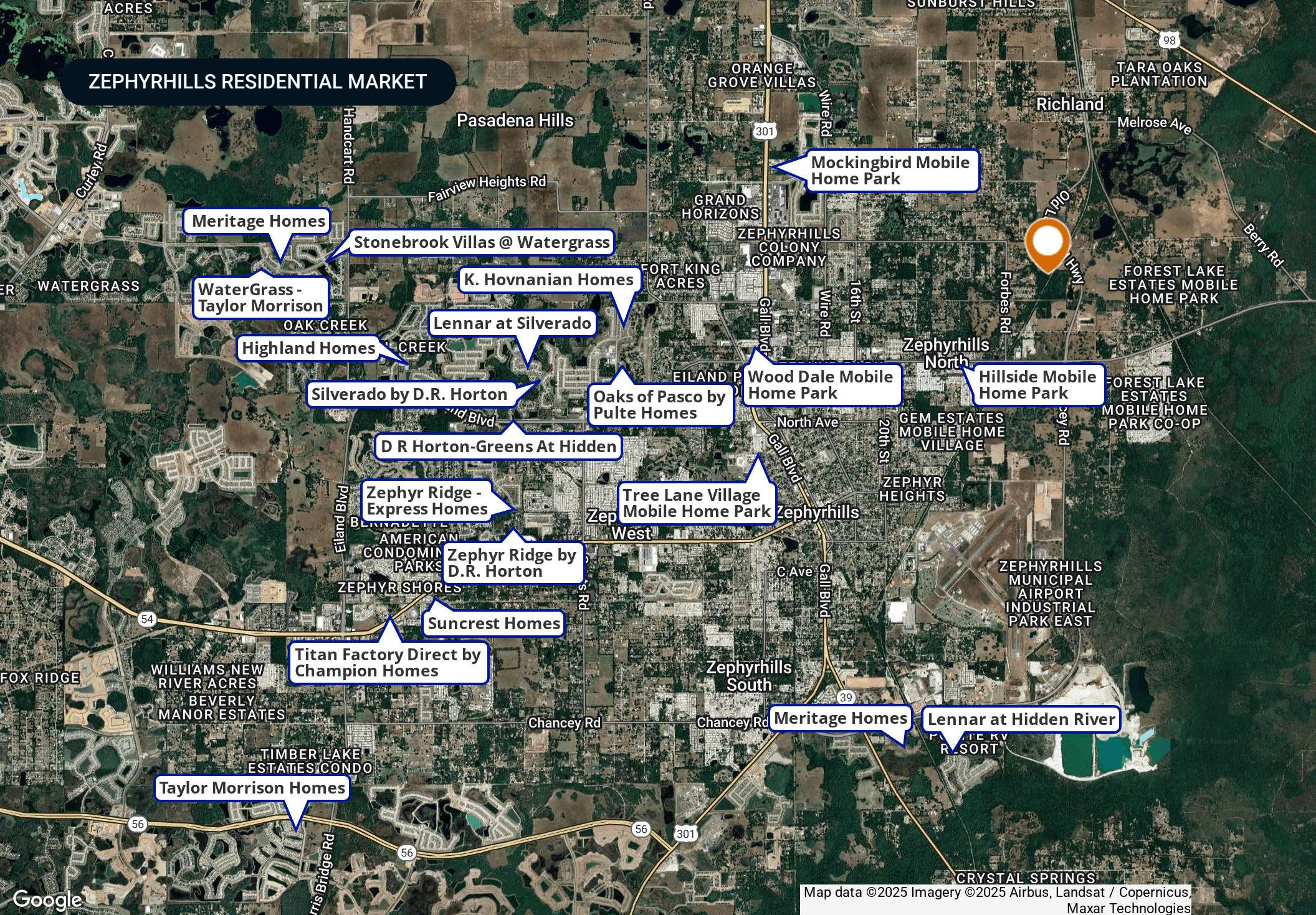
Country Walk Club House



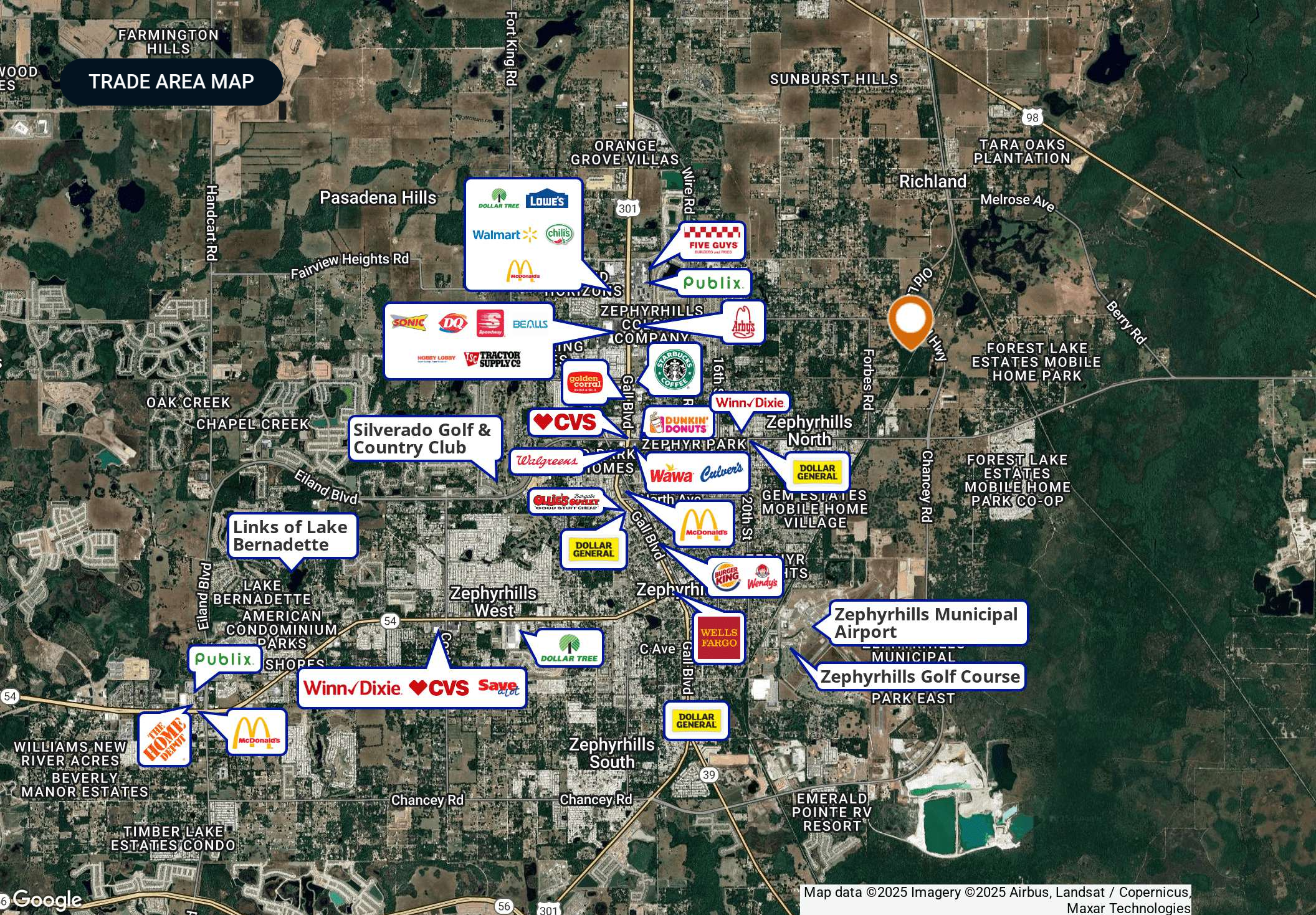
Southport Springs Golf Course

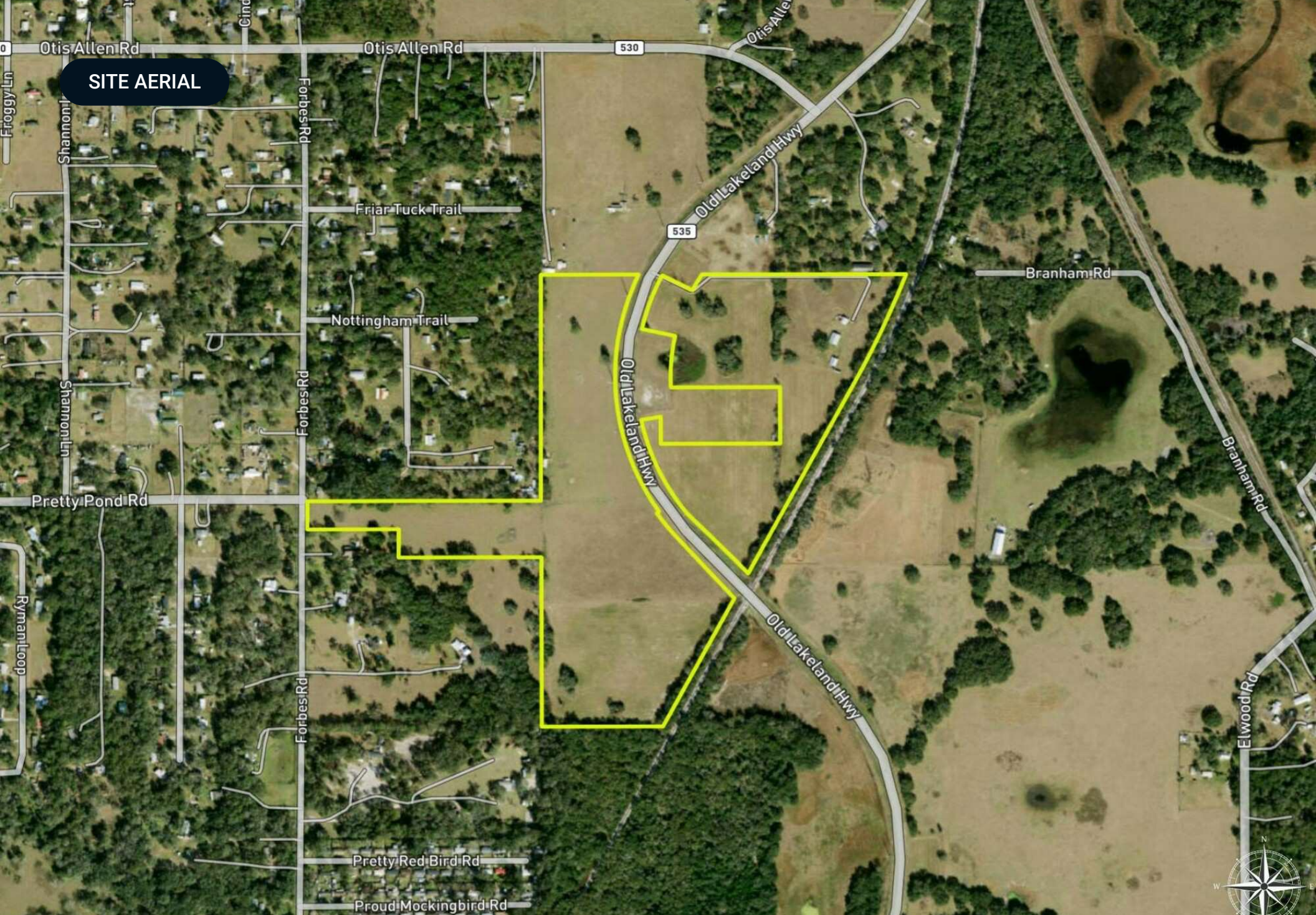
Crystal Springs

ZEPHYRHILLS RESIDENTIAL MARKET



TRADE AREA MAP





SITE AERIAL

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Steve Toner, MBA

Senior Advisor

steve@saundersrealestate.com

Cell: 813-391-0302

FL #BK510864

Professional Background

Steve Toner, MBA is a Senior Advisor at Saunders Real Estate.

Steve (Broker License BK 510864) has been recognized as a Certified Land Specialist, with a specialty in Florida land for development. He has extensive experience with land development (residential, commercial, and industrial), working with builders, developers, and corporate site selection managers in the growing Tampa Bay region, to the Gulf of America. From 2021 to 2024 Steve has earned, for his sale of large land tracts, the "Top Producer Award", "Pinnacle Award", "Star Award", and the "President's Circle Award".

Steve has been an active member of CCIM, FGCAR, and ICSC. He has contributed to his community and profession as:

- 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 a candidate for the CCIM and ALC, having completed all necessary courses. 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 in Ohio. He completed his undergraduate work at the University of Kentucky and NKU. He also holds the Certificate of International Trade from USF / US SBA. Steve also holds the certificate for Cyber Strategies from the Executive Program at Harvard University, Boston, MA.

Prior to working with Saunders Real Estate, Steve owned Coastal Strategies and Investments (CSI), a commercial brokerage firm, where he practiced commercial real estate and conducted 21 international trade and investment missions to and from Europe, Latin America, and Canada. He has traveled to 31 countries. Before CSI, Steve served as the International Vice President for a national commercial real estate firm, where he drafted the strategic plan and led the firm into new countries. He was the Director of Business Development for Belcan Corp, an engineering firm in Cincinnati, where he led the firm from 80 personnel to over 700. Previously, he was Director of Development and Alumni at his state university, NKU, where he created the key programs that support the university to this day.

Steve specializes in:

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



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