



Chancey Road

TROY DRIVE

Sandy Drive



3352 & 3418 SANDY DRIVE  
ZEPHYRHILLS, FL 33541  
(2 PARCELS) 1.83 ACRES, INCLUDES 864 SF BLDG.

FOR SALE

SET ON OVER AN ACRE IN THE HEART OF ZEPHYRHILLS, THE PROPERTY CONSISTS OF TWO DISTINCT PARCELS TOTALING 1.83 ACRES, EACH CONTRIBUTING TO A WELL-ROUNDED AND FUNCTIONAL SITE.

Brokerage Done Differently

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LOMBARDO



# EXECUTIVE SUMMARY

**3352-3418 SANDY DRIVE**  
**ZEPHYRHILLS, FL 33541**

**OFFERING PRICE** **3352 Sandy Drive- \$85,000/**  
**3418 Sandy Drive- \$380,000/**

## PURCHASE OPTION

Cash, Conventional, FHA, VA Loan

## PROPERTY FEATURES

### TWO-PARCEL OPPORTUNITY ON 1.83 ACRES IN ZEPHYRHILLS

The property consists of two distinct parcels totaling 1.83 acres, each contributing to a well-rounded and functional site. Recent interior updates deliver a modern, efficient design while preserving the property's rural character. The expansive grounds feature mature landscaping with tall, shady oak trees and a screened ground-level portico that enhances outdoor usability. Utilities include electric, septic, well, and telecommunications, and the property is currently owner-occupied.

Situated just off Chancey Road between Morris Bridge Road and US Highway 301 South, the dual-parcel layout offers flexibility rarely found in similar offerings. The land provides a peaceful country setting with open yard space and natural privacy, allowing for future use, redevelopment, or outdoor expansion. Additional features include a 50-amp RV hookup, a separate septic system at the rear shop, a potential RV rental setup, and privacy fencing—each adding functional value and optional income or lifestyle opportunities.

Zoned Agricultural-Residential (A-R) and Rural Density Residential (R-1) within Pasco County, the two-parcel configuration supports low-density residential or agricultural uses while promoting the conservation of the surrounding rural environment. Located within a qualified Opportunity Zone and just minutes from Zephyrhills, Wesley Chapel, and the Greater Tampa Area, the property combines accessibility, versatility, and long-term development potential in a tranquil country setting.



## PROPERTY VIEW

### LOCATION HIGHLIGHTS

Excellent land acquisition opportunity in Zephyrhills, FL. This 1.83-acre site offers 2 adjoining parcels for future development of R-1 or AR zoned uses. This property offers a rare turnkey setup for growers/nursery operations, horticulture, ag distributors, estate-style residential, owner-users, investors or developers.

### LOCATION HIGHLIGHTS

- Spacious 1.83-acre site
- Existing 864 SF stilt building
- Zoned R-1 (Residential / MH Area) and AR (Agricultural-Residential)
- Excellent future development opportunity in Zephyrhills, Pasco County
- Well-suited for agricultural operations, private recreation, live/work use, or an estate homesite
- Minutes from Downtown Zephyrhills
- Approximately 9.1 miles from Interstate 75
- Approximately 2.5 miles from US Highway 301 South
- Approximately 1.4 miles from Morris Bridge Road
- Located within a qualified Opportunity Zone, potentially offering tax incentives for redevelopment
- Utilities available on-site, including septic and well

# LISTING DETAILS

## FINANCIAL TERMS

**OFFERING PRICE** **\$85,000 up to \$380,000**

*Lots may be purchased separately*

**FINANCING AVAILABLE** CONTACT BROKER

## LOCATION

**STREET ADDRESS** 3352-3418 SANDY DRIVE

**CITY** ZEPHYRHILLS

**COUNTY** PASCO

**MARKET** TAMPA- ST. PETERSBURG- CLEARWATER

**SUB MARKET** ZEPHYRHILLS

## UTILITIES

**ELECTRICITY** TECO

**WATER** WELL

**WASTE** SEPTIC

**COMMUNICATION** VERIZON/ SPECTRUM/ FRONTIER

## THE COMMUNITY

**NEIGHBORHOOD/SUB-DIVISION NAME** ZEPHYRHILLS COLONY COMPANY LANDS

**FLOOD ZONE AREA** A

**FLOOD ZONE PANEL** 12101C0453F

## THE PROPERTY

**FOLIO NUMBER** 20-26-21-0000-00800-0032 &  
20-26-21-0000-00800-0034

**LOT DIMENSION** (3418) 150' X 312' AND (3352) 226' X 150'

**TOTAL ACREAGE** **1.83 AC**  
(3352) .75 ACRES (32,670 SF)  
(3418) 1.08 ACRES (79,715 SF)

**ZONING** (3352) R-1- SF/MH DISTRICT, (3418) AR-AGRICULTURE

**PROPERTY USE** 864 SF DWELLING ON 1.83 ACRES

**FUTURE USE** AG OPERATION, PRIVATE RECREATION,  
LIVE/WORK USE, ESTATE HOME SITE

## TAXES

**TAX YEAR** 2025

**TAXES** (3352) \$216.00 :: (3418) \$202.00





# ZONING INFORMATION

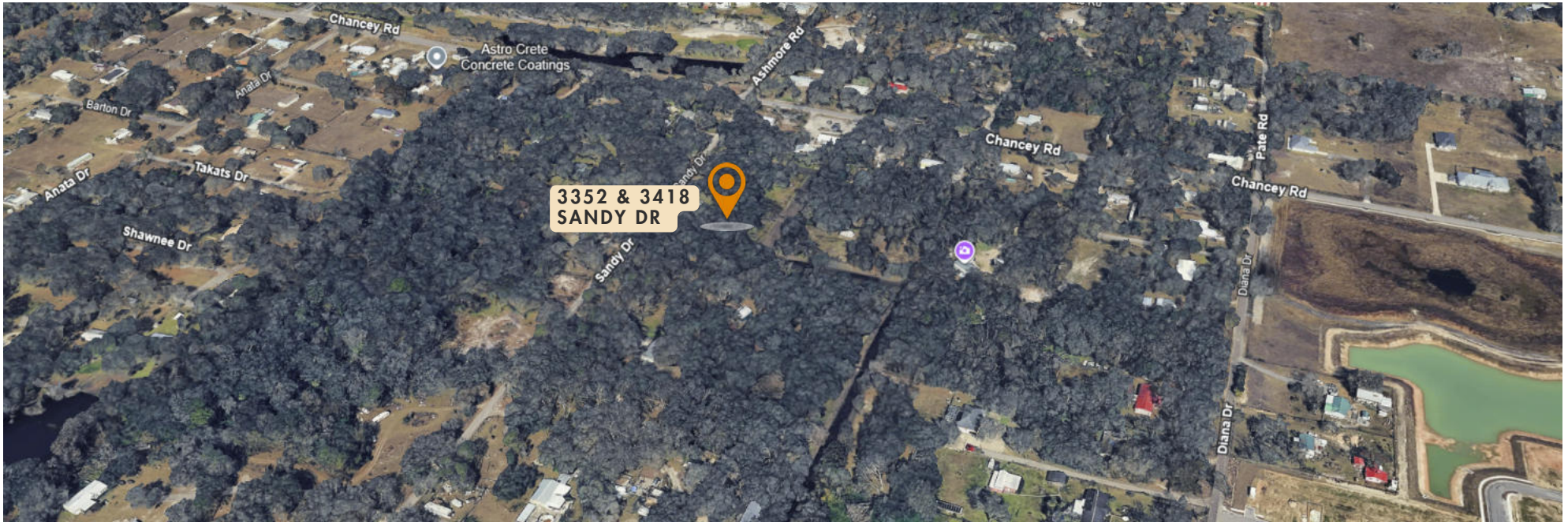
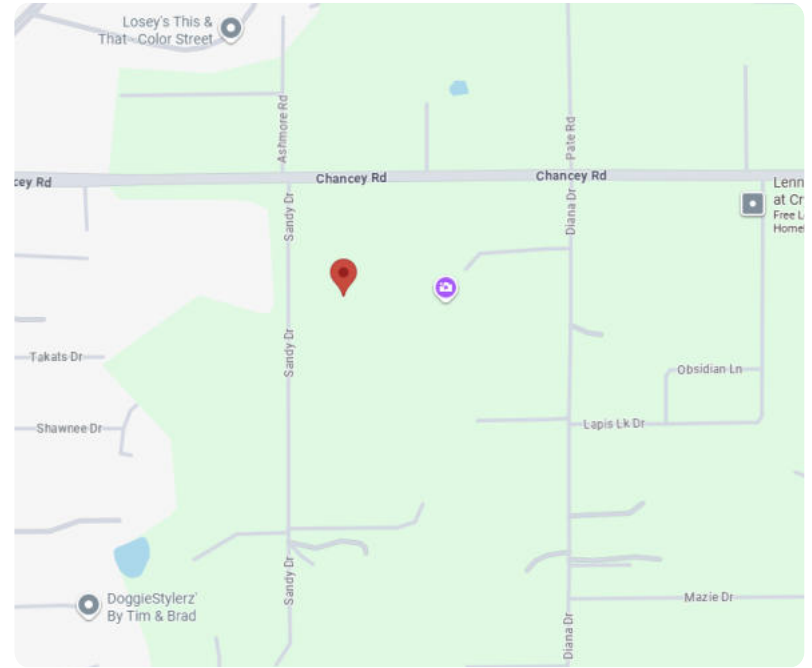
**Zoned R-1: Single Family, Mobile Home District:** The purpose of the R-1 Rural Density Residential District is to serve as a transitional area between primarily agricultural areas and suburban development. Further, it is the purpose of the R-1 Rural Density Residential District to allow for the development of low density planned unit developments of sufficient size to function as neighborhood units, with all services and facilities necessary to this development form being supplied.

**Zoned AR: Agricultural-Residential**

The purpose of the A-R Agricultural-Residential District is to allow the development of relatively large tracts of land to accommodate those individuals who desire a rural or estate-type living environment; to curtail urban development in areas which lack facilities, until such time as those facilities are available; and to promote conservation of rural environments through limiting the intensity of development.

## DRIVING DIRECTIONS

Head east on SR 56, make a left on Morris Bridge Rd, right on Chancey Rd., and right on Sandy Rd. Property will be on your left.  
3325-3418 Sandy Drive Zephyrhills, FL 33541





## PROPERTY PHOTOS



*Within a 3-mile radius of this site, approximately 31,453 people with an average age of 51 and the HH income is over \$70,246 reside*



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