



Chancey Road

TROY DRIVE

Sandy Drive

1.08 AC
Site

.75 AC
Site

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

TINA MARIE ELOIAN, CCIM
BROKER

MOBILE: 813.997.4321
TINA@FLORIDACOMMERCIALGROUP.COM



DEANA CANNELLA
REALTOR®

MOBILE: 813.922.2091
DEANACANNELLA.RE@GMAIL.COM



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-	ZEPHYRHILLS COLONY COMPANY
DIVISION NAME	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.

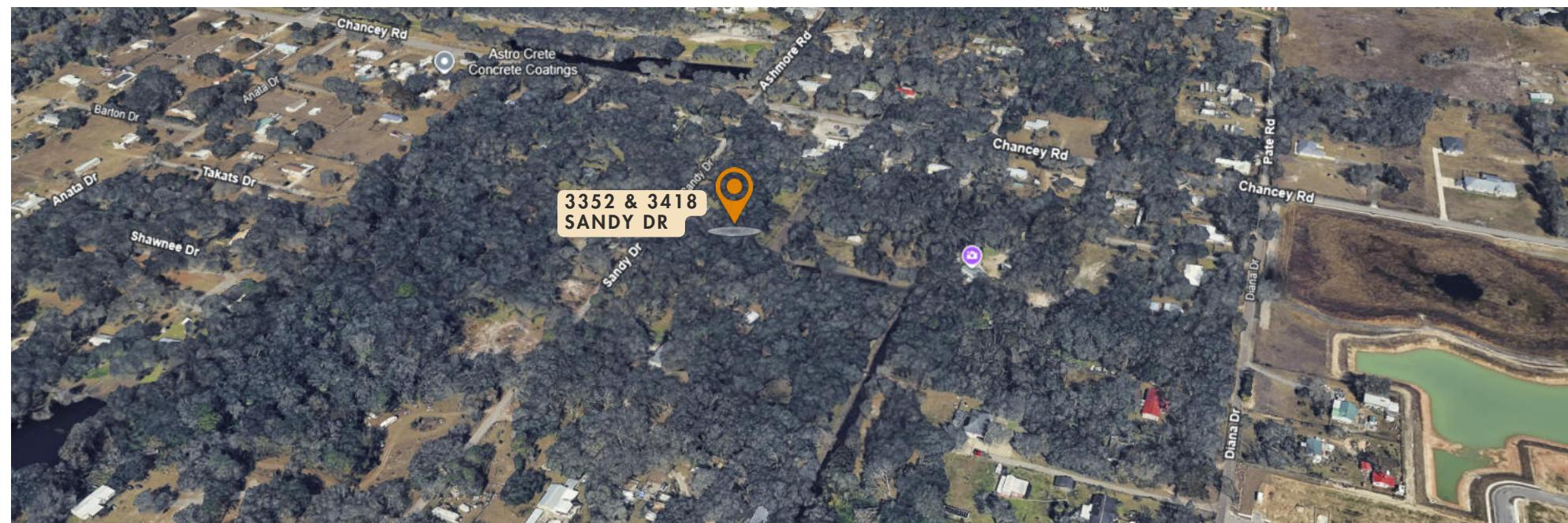
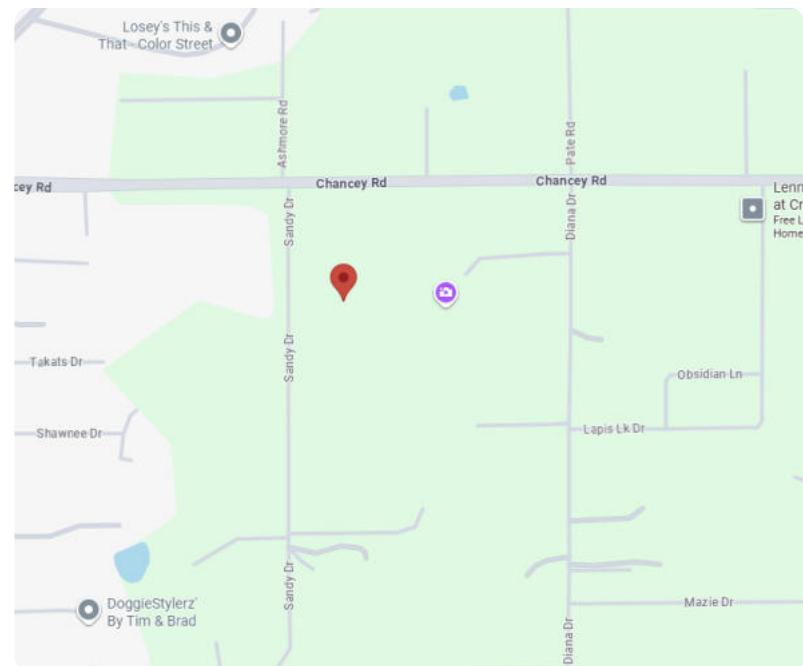
Zoned AR: Agricultural-Residential

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

Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by knowledge, stability, and resources, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an authority on all types of properties with a commitment to excellence and exceptional service. With over 27 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.



NEED OUR HELP?

- Buyer & Seller Representation
- Tenant & Landlord Representation
- Property Management for Owners & Financial Institutions
- Valuation & Advisory Services
- Commercial & Residential

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.



THE MOST ADVANCED COMMERCIAL REAL
ESTATE INVESTMENT SPECIALISTS ANYWHERE!
CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



CALL OUR TEAM TODAY!
813.935.9600

**TINA MARIE ELOIAN, CCIM
BROKER**

MOBILE: 813.997.4321
TINA@FLORIDACOMMERCIALGROUP.COM



**DEANA CANNELLA
REALTOR®**

MOBILE: 813.922.2091
DEANACANNELLA.RE@GMAIL.COM



LOMBARDO