

Offering Memorandum



HSW - CR 54

COUNTY ROAD 54, ZEPHYRHILLS, FL 33542

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Property Description

PROPERTY DESCRIPTION

The ±1.38-acre parcel is currently zoned for commercial use, allowing for immediate development without the need for rezoning. The site offers a manageable footprint ideal for a variety of smaller-scale commercial uses, particularly those catering to the surrounding residential base. Given its size and location, the property is best suited for a local or regional user seeking a functional site with good frontage and accessibility along County Road 54.

LOCATION DESCRIPTION

The ±1.38-acre site is located along County Road 54 in East Zephyrhills, a growing corridor within Pasco County that has experienced steady residential expansion in recent years. County Road 54 serves as a primary east-west connector through the area, providing direct access to surrounding neighborhoods and nearby commercial nodes.

The site benefits from increasing rooftops nearby, driven by continued growth in Zephyrhills and the surrounding East Pasco submarket. As residential development continues to expand, demand for neighborhood-serving retail, service, and commercial uses has followed.

MUNICIPALITY

Pasco County

PROPERTY SIZE

1.38± Acres

ZONING

C1

PARCEL ID

01-26-21-0010-07100-0010

PRICE

\$275,000

BROKER CONTACT INFO

Jack Koehler, CCIM, ALC

Senior Advisor/Partner

813.287.8787 x109

jack@thedirt dog.com

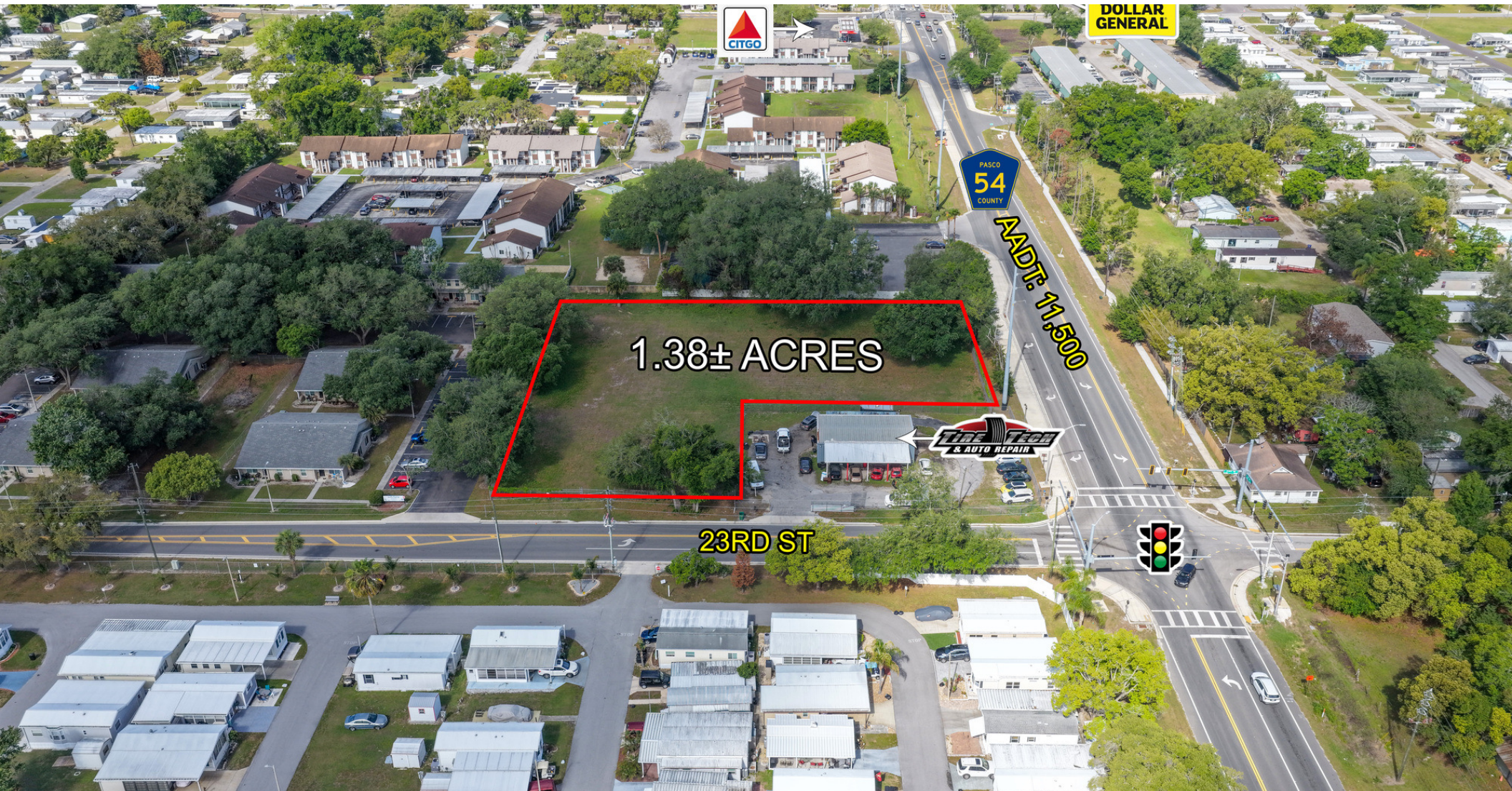
Tyler Woody, ALC

Advisor

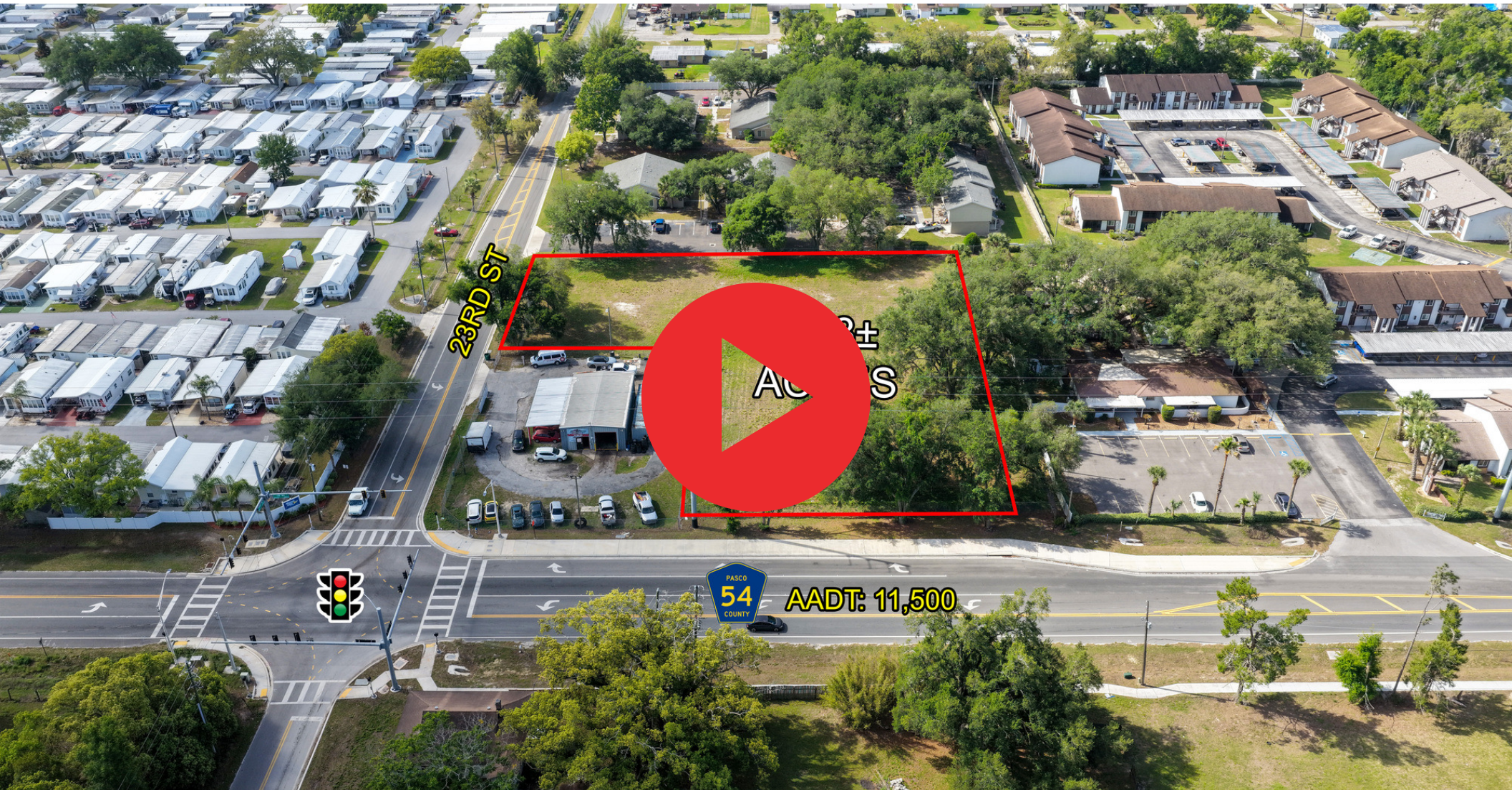
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Aerial Facing West



Drone Video



Location Map



Confidentiality & Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



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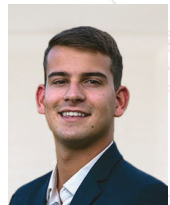


AADT: 11,500

Your Advisors



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Questions | Give us a call or drop us an email

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