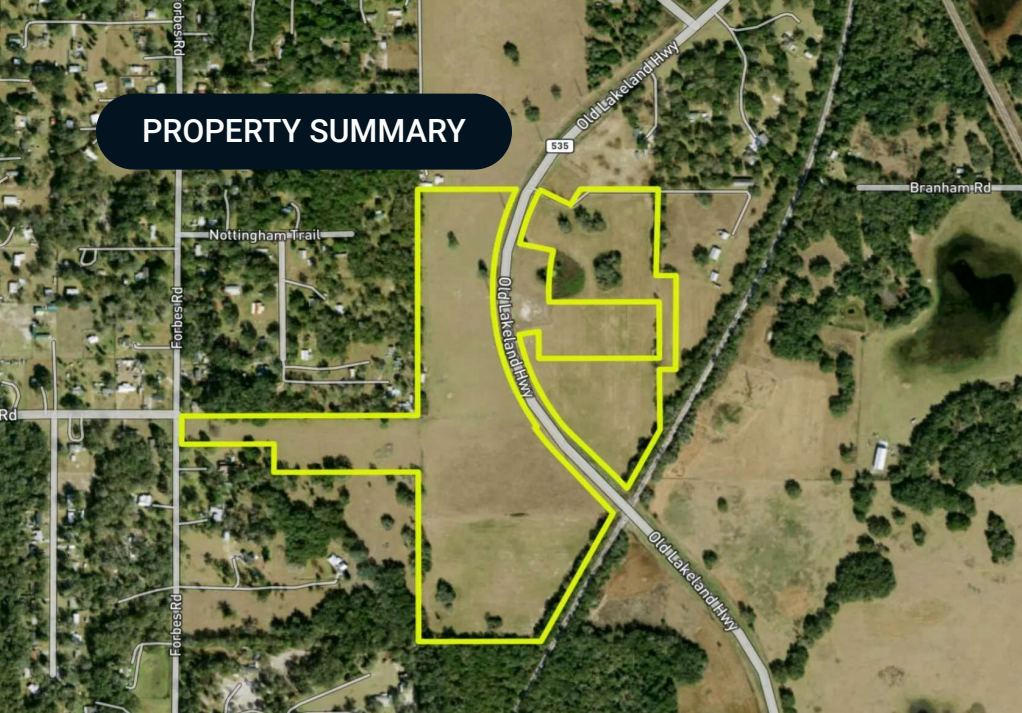


67 Acres for SF Residential Development or Light Industrial Development

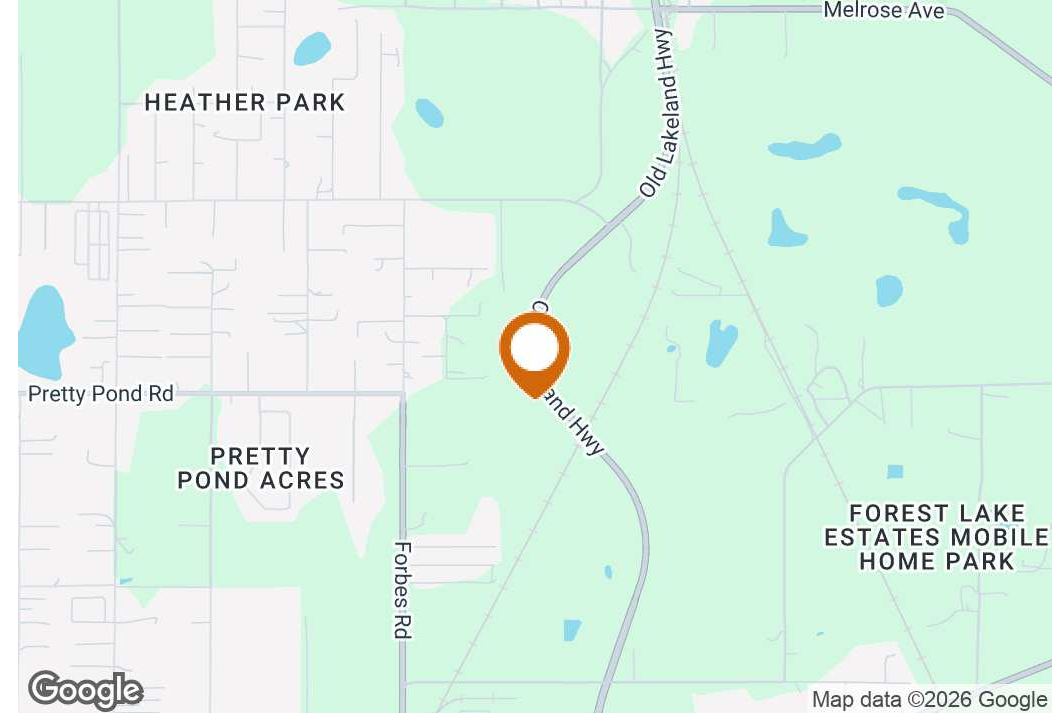
Old Lakeland Highway, Dade City, Zephyrhills, Pasco County, Florida 33540

Steve Toner, MBA
813-391-0302
Steve@SaundersRealEstate.com

***Concept Rendering S.T. / A.I.
(Rendering for East Side with 5 Acre Sites)**



PROPERTY SUMMARY



Sale Price

\$4,690,000

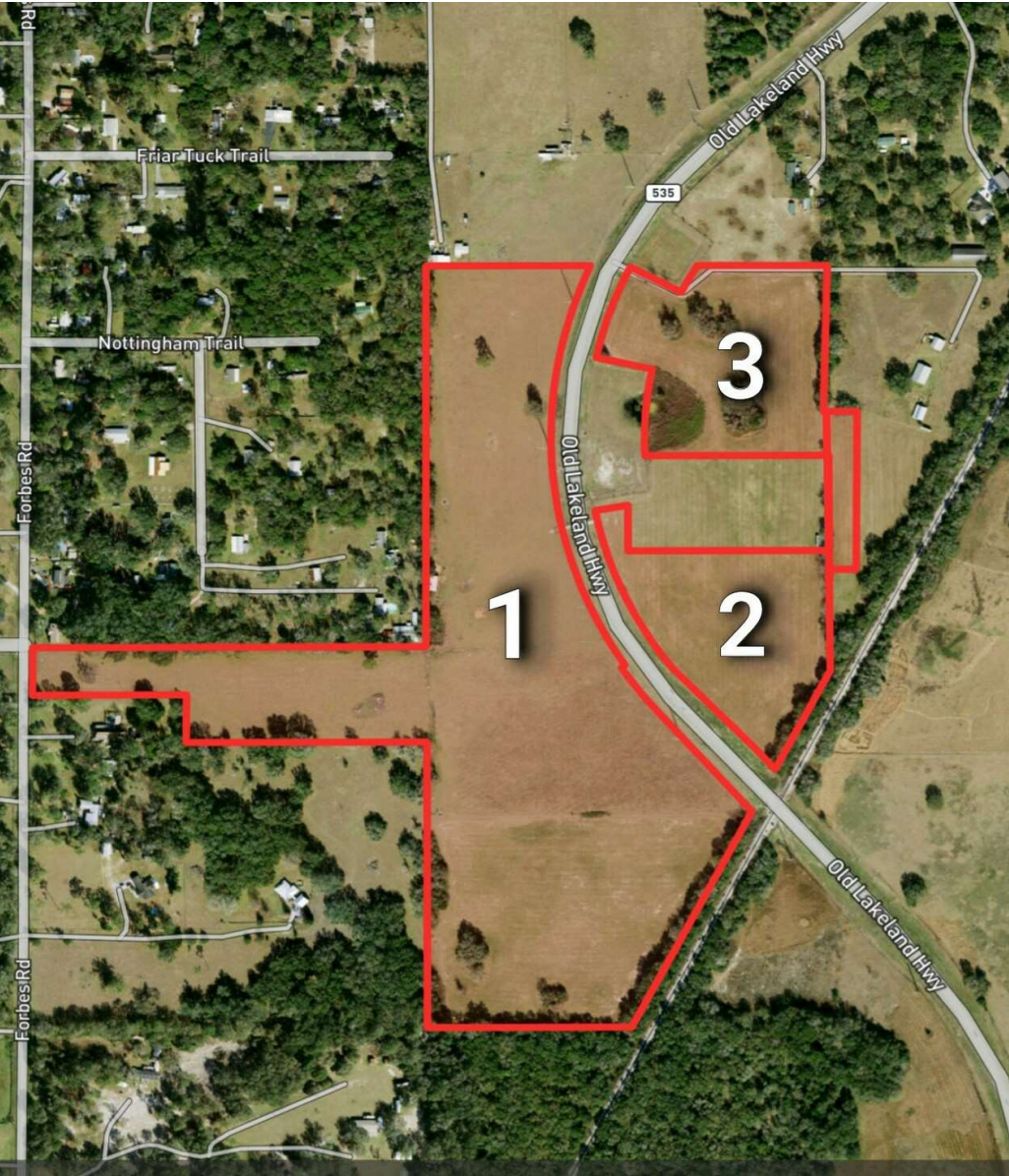
Offering Summary

Lot Size:	67 Acres
Price / Acre:	\$70,000
Zoning:	AC // FLU: Res-1 or can be considered R-1 MH
Submarket:	Southeast Pasco County
Traffic Count:	10,900 ± Cars/Day
APN:	31-25-22-0000-01500-0000, 31-25-22-0000-01500-0030, 31-25-22-0000-01500-0040,

Property Highlights

- 67 ± 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

PARCEL MAP



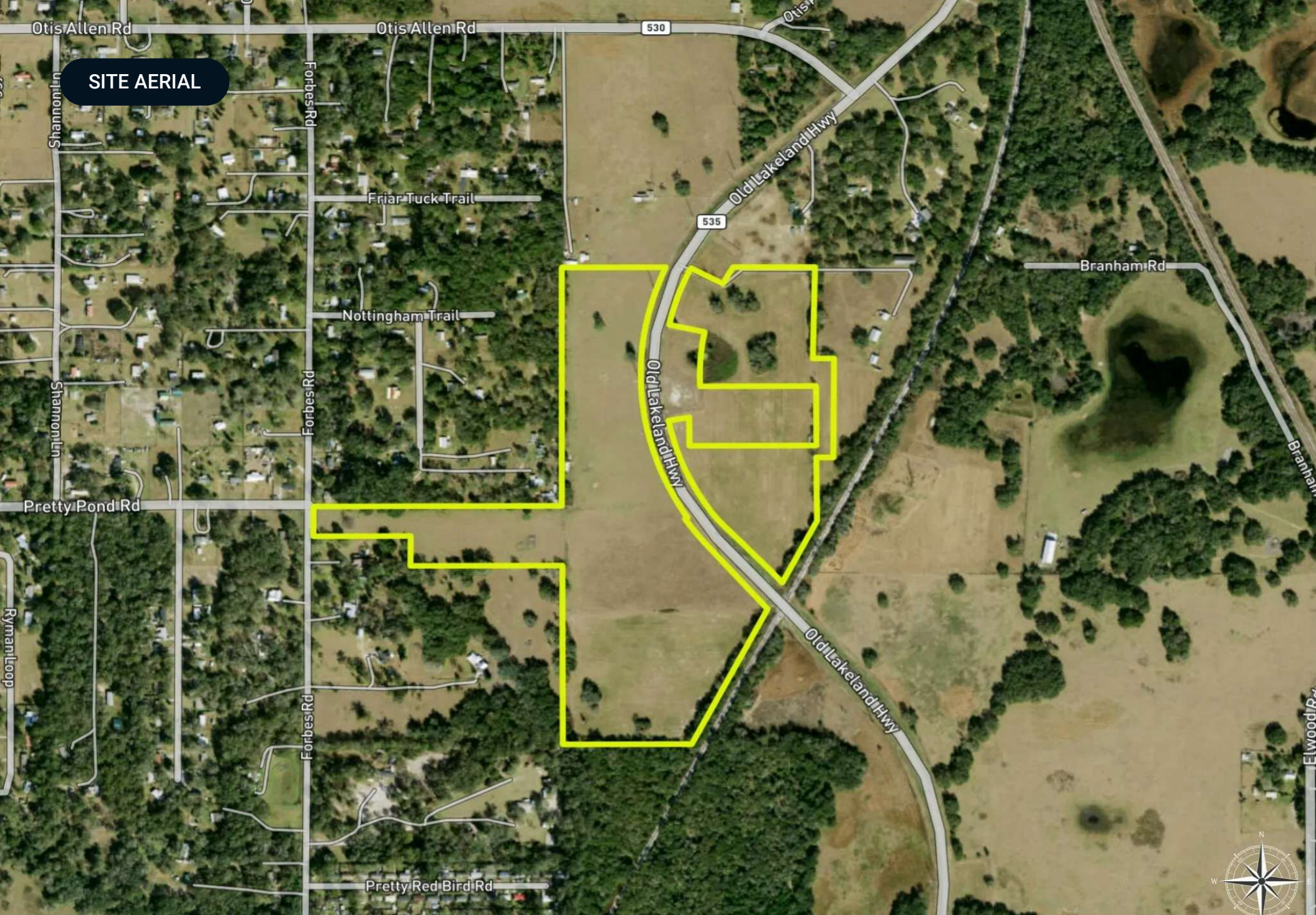
Parcels:

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

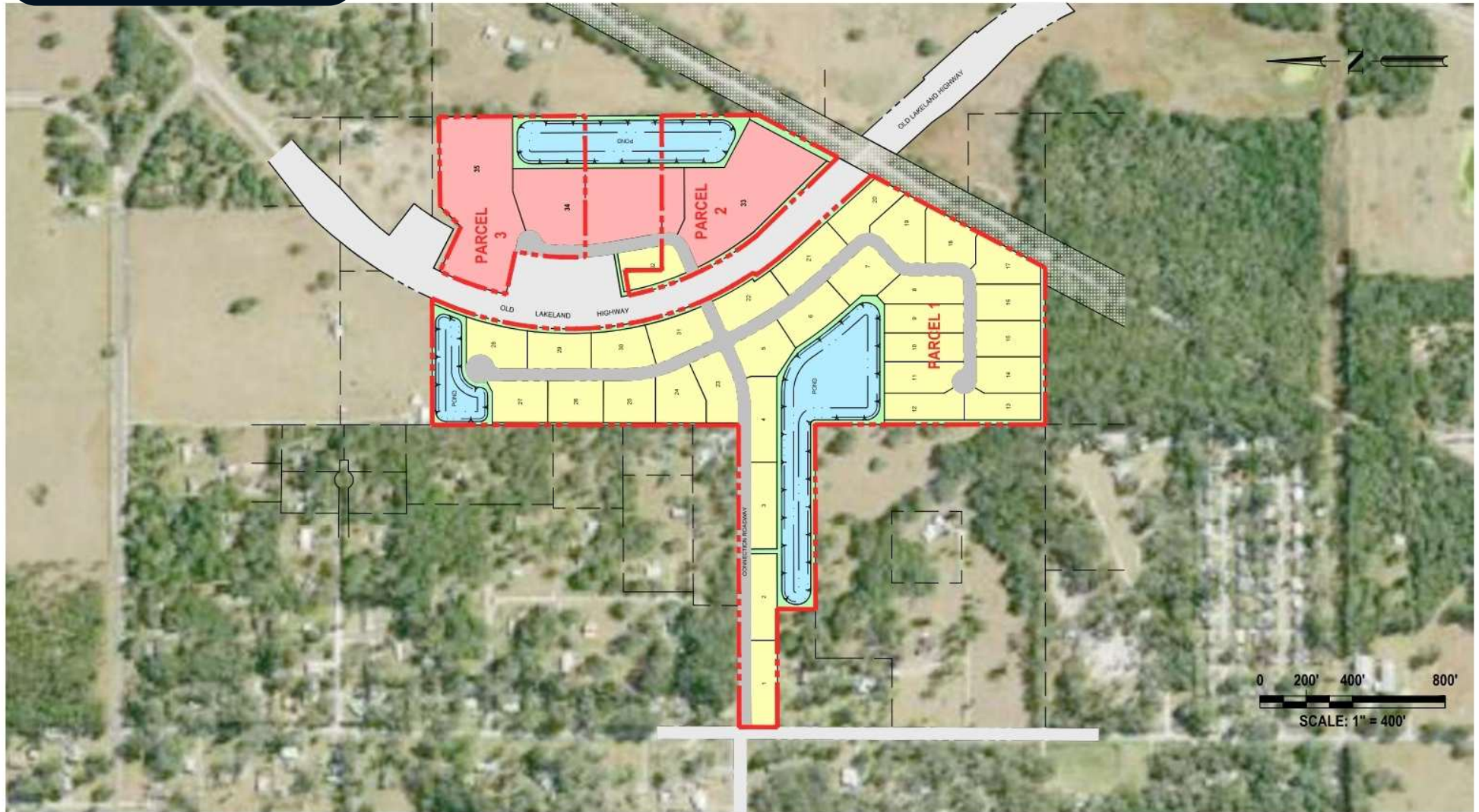
31-25-22-0000-01500-0030 (Parcel 2 - 8.53 Acres)

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

*Additional 100 foot strip of land connecting the 8.53 acre parcel and the 9.28 acre parcel is being added.



CONCEPTUAL SITE PLAN



BGE, Inc.
5426 Bay Center Dr., Suite 100
Tampa, FL 33609
Tel: 813-848-0901 • www.bgeinc.com
FBPE Firm No. 32116

67 ACRES FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT
OR LIGHT INDUSTRIAL DEVELOPMENT

OLD LAKELAND HIGHWAY, DADE CITY,
ZEPHYRHILLS, PASCO COUNTY, FLORIDA 33540

AC // FLU Res-1 or R-1 MH

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 - 9.26 Acres)

RANCHETTE DEVELOPMENT

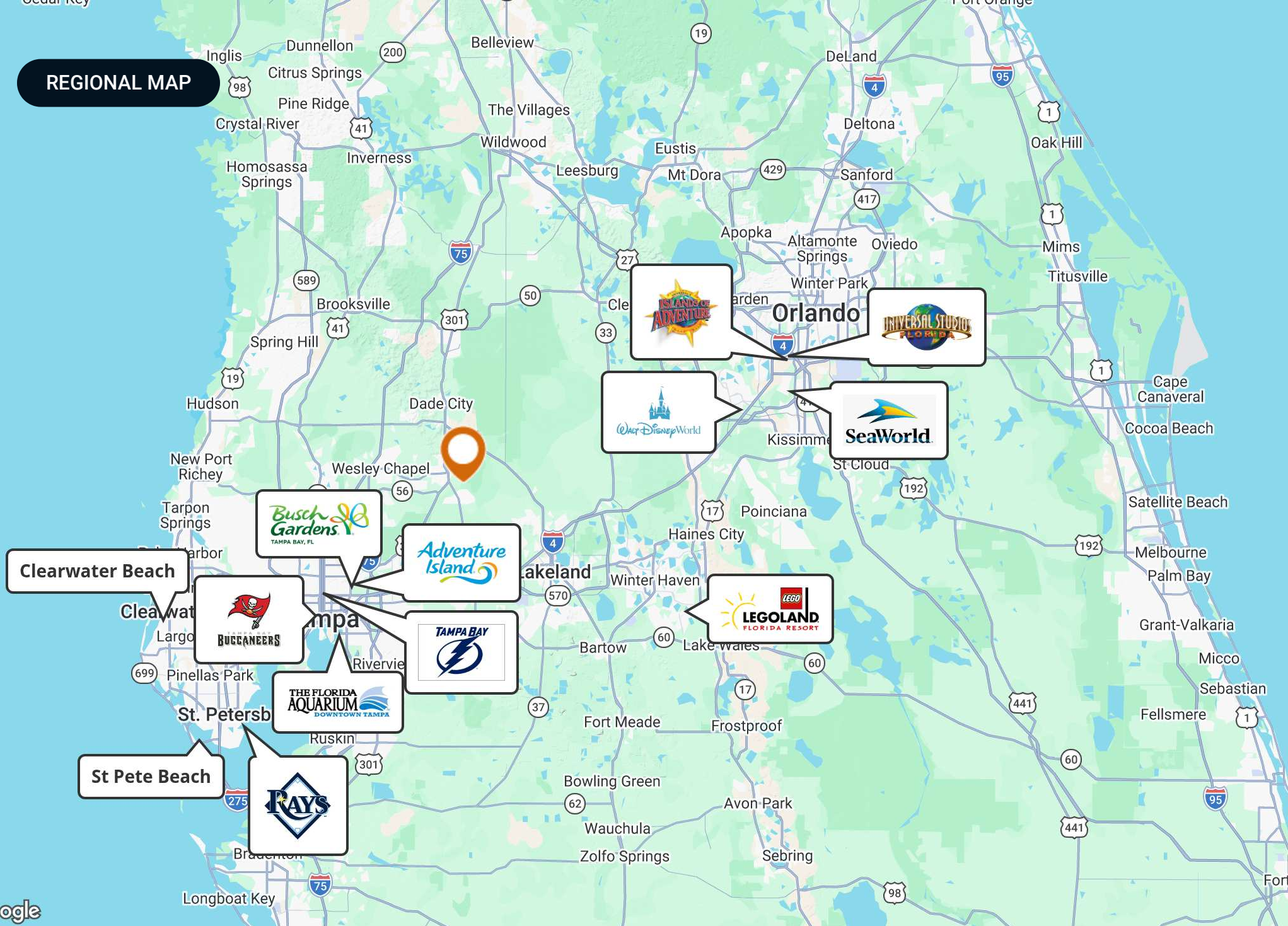
1 ACRE LOTS

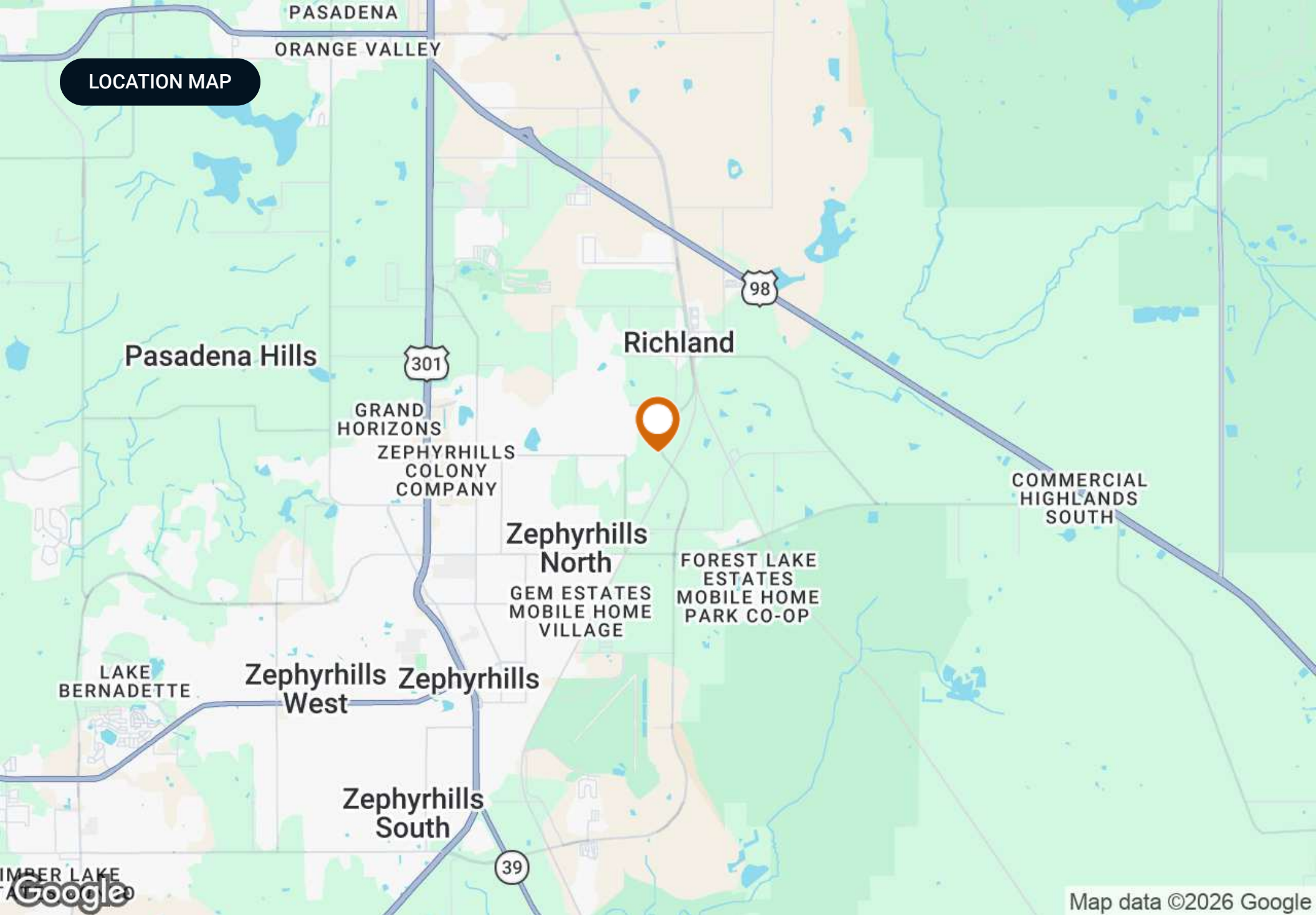
5 ACRE LOTS

Steve Toner, MBA
Phone: 813-391-0302
Steve@SaundersRealEstate.com



REGIONAL MAP





LOCATION MAP



Map data ©2026 Google

DEMOGRAPHICS MAP & REPORT

Population

Total Population	67,707
Average Age	52.6
Average Age (Male)	50.5
Average Age (Female)	53.9

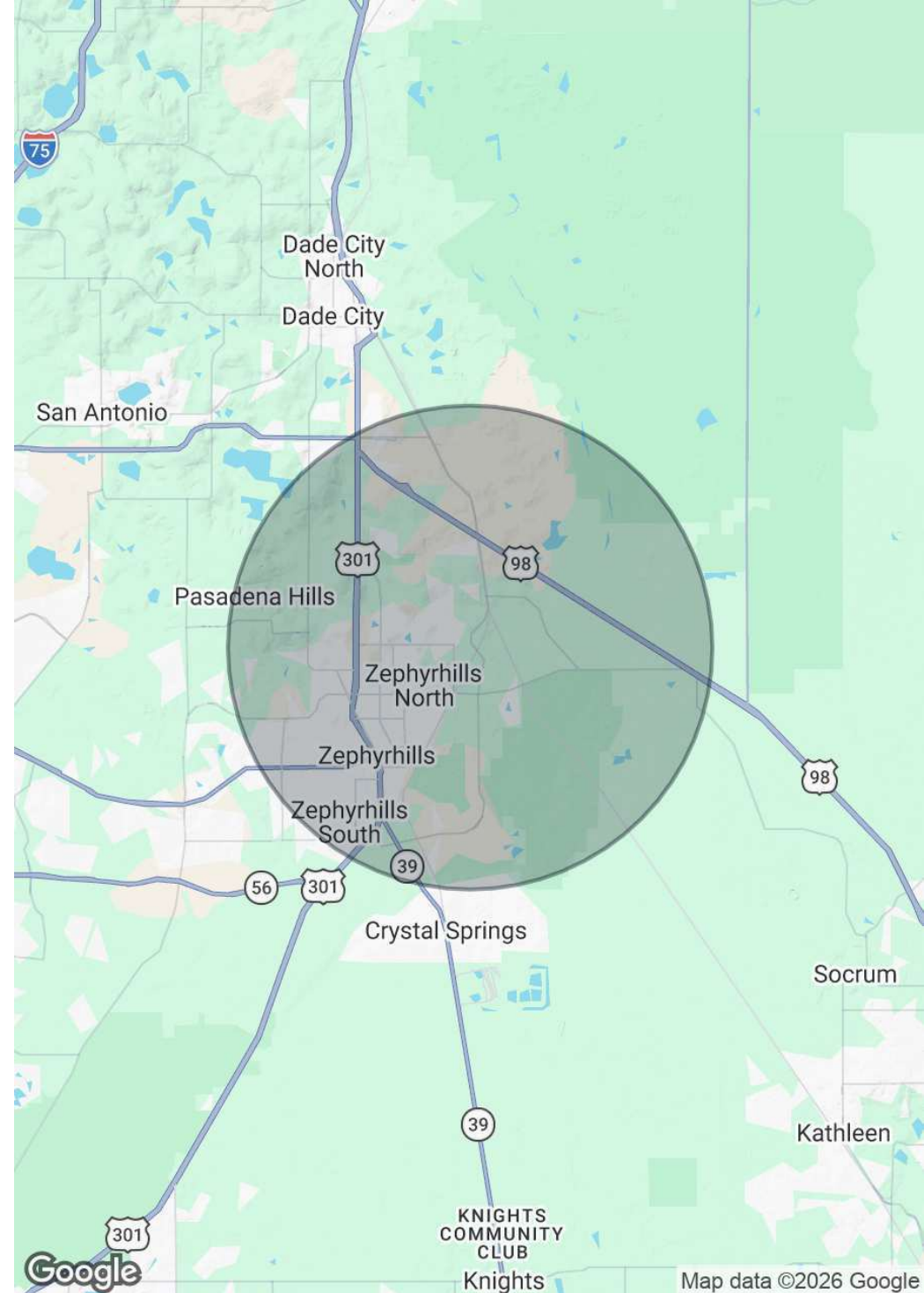
Households & Income

Total Households	28,800
# of Persons per HH	2.2
Average HH Income	\$68,781
Average House Value	\$331,000

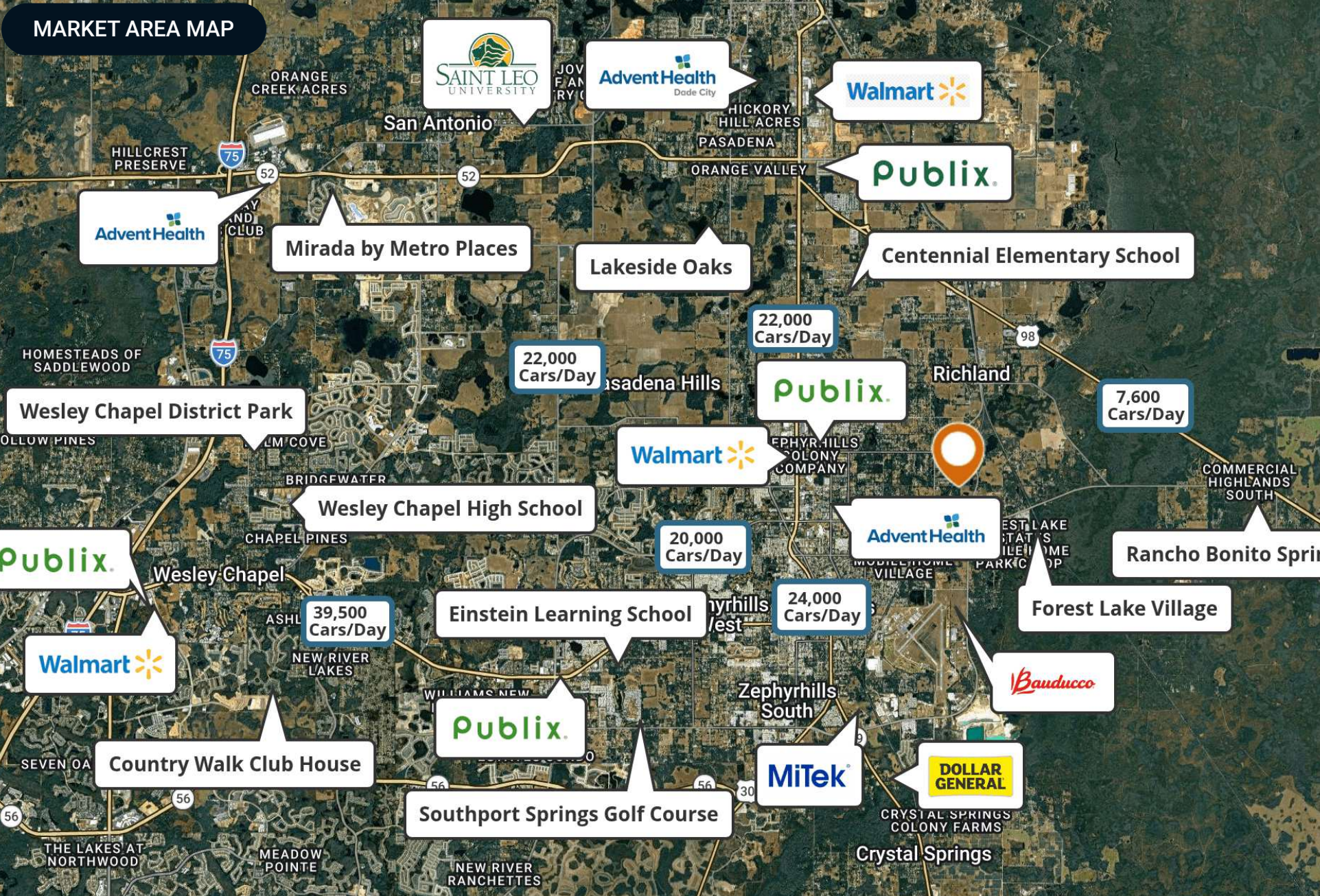
2023 American Community Survey (ACS)

5 Miles

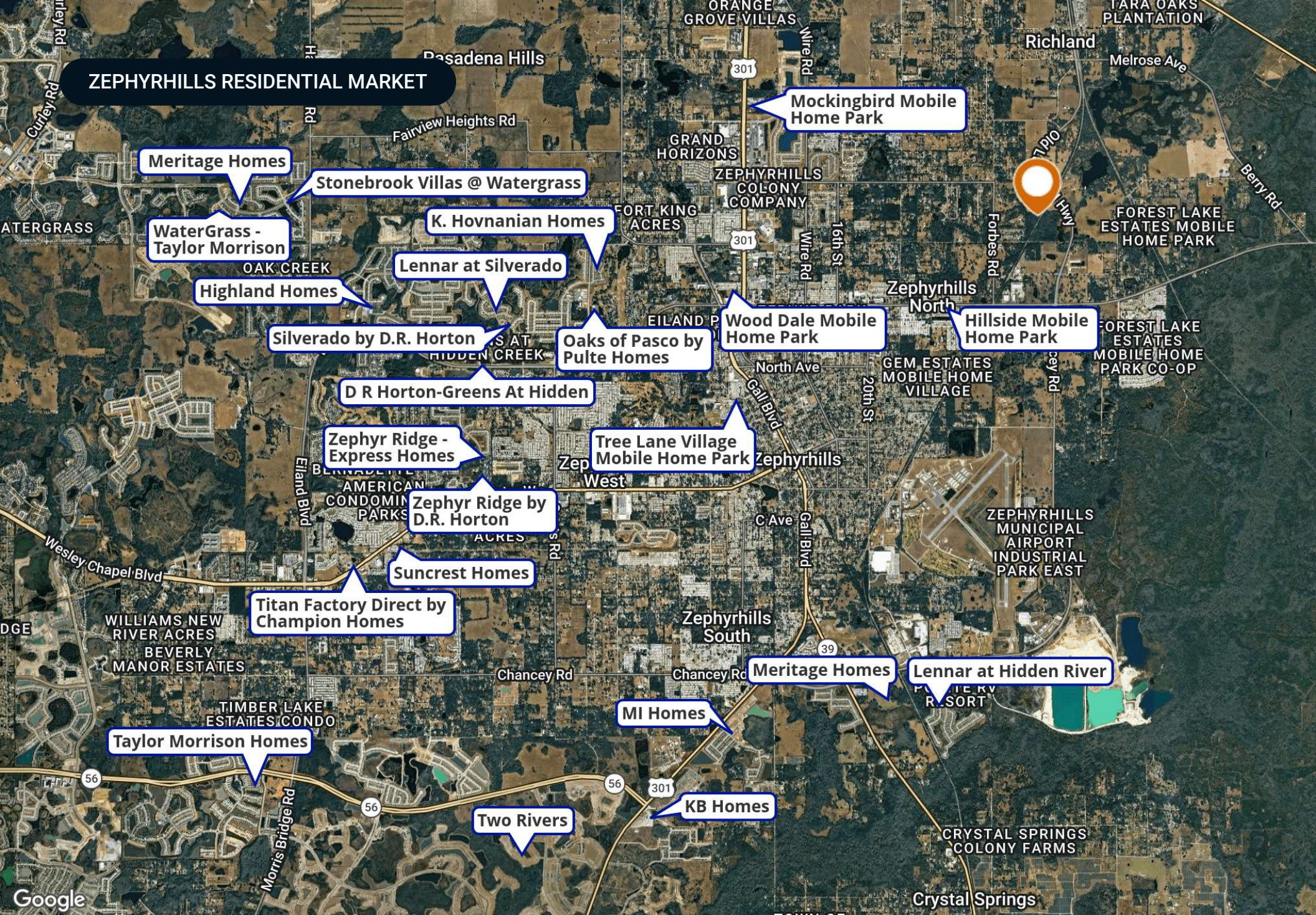
5 Miles



MARKET AREA MAP



ZEPHYRHILLS RESIDENTIAL MARKET



Meritage Homes

Stonebrook Villas @ Watergrass

WaterGrass -
Taylor Morrison

Highland Homes

Lennar at Silverado

Silverado by D.R. Horton

D R Horton-Greens At Hidden

Zephyr Ridge -
Express Homes

Zephyr Ridge by
D.R. Horton

Suncrest Homes

Titan Factory Direct by
Champion Homes

Taylor Morrison Homes

Two Rivers

MI Homes

KB Homes

Mockingbird Mobile
Home Park

Oaks of Pasco by
Pulte Homes

Wood Dale Mobile
Home Park

Hillside Mobile
Home Park

Tree Lane Village
Mobile Home Park

Meritage Homes

Lennar at Hidden River

Crystal Springs
Colony Farms

Richland

TARA OAKS
PLANTATION

Melrose Ave

Berry Rd

FOREST LAKE
ESTATES MOBILE
HOME PARK

FOREST LAKE
ESTATES
MOBILE HOME
PARK CO-OP

Zephyrhills
North

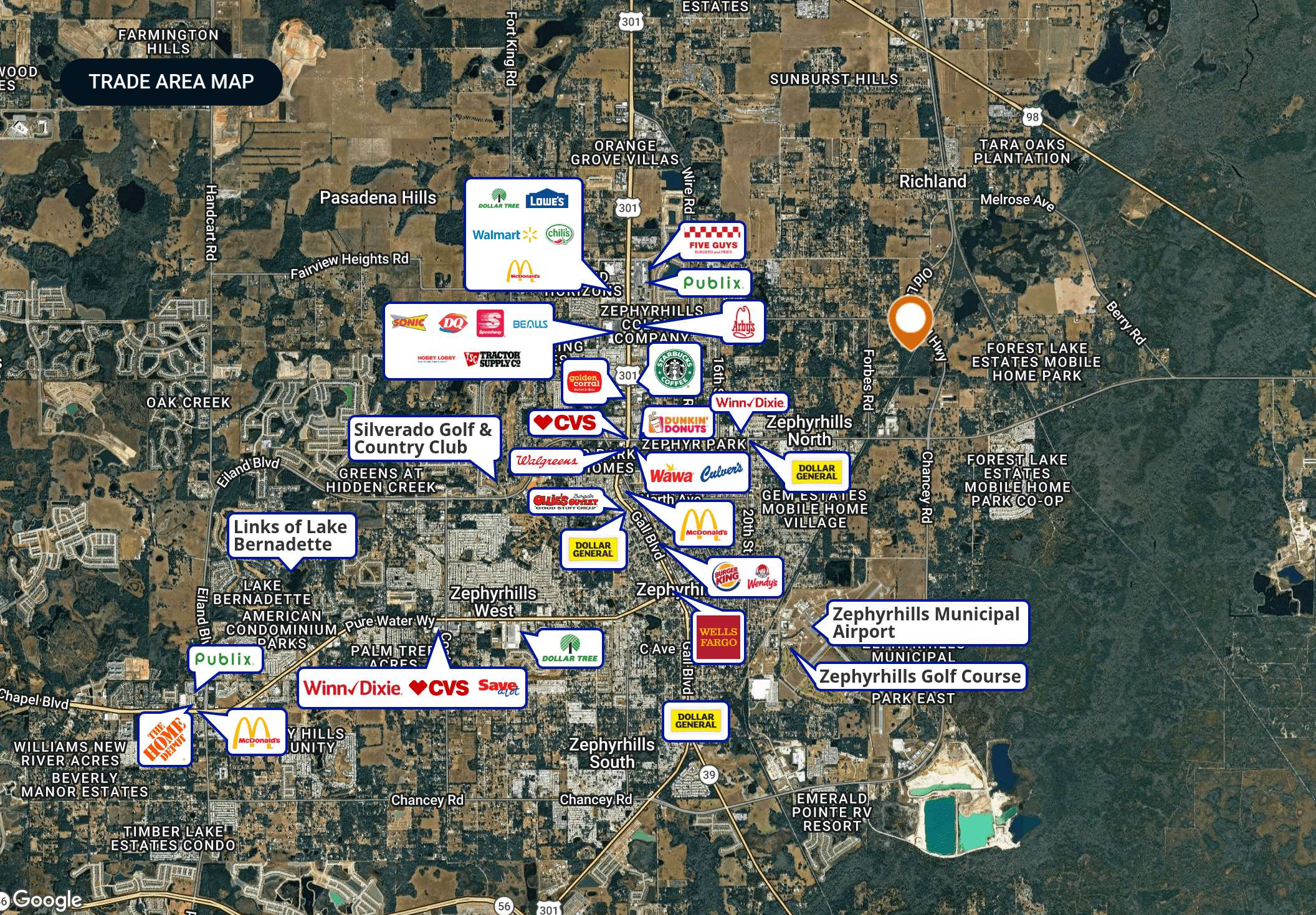
GEM ESTATES
MOBILE HOME
VILLAGE

ZEPHYRHILLS
MUNICIPAL
AIRPORT
INDUSTRIAL
PARK EAST

Zephyrhills
South

Crystal Springs

TRADE AREA MAP



ADDITIONAL PHOTOS



*Concept Rendering
S.T. / A.I.

ADVISOR BIOGRAPHY



Steve Toner, MBA, MPA

Senior Advisor

Steve@SaundersRealEstate.com

Cell: **813-391-0302**

FL #BK510864

Professional Background

Steve Toner, MBA, MPA 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, Turkey, Japan, South Korea, Latin America, and Canada, traveling over 40 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:

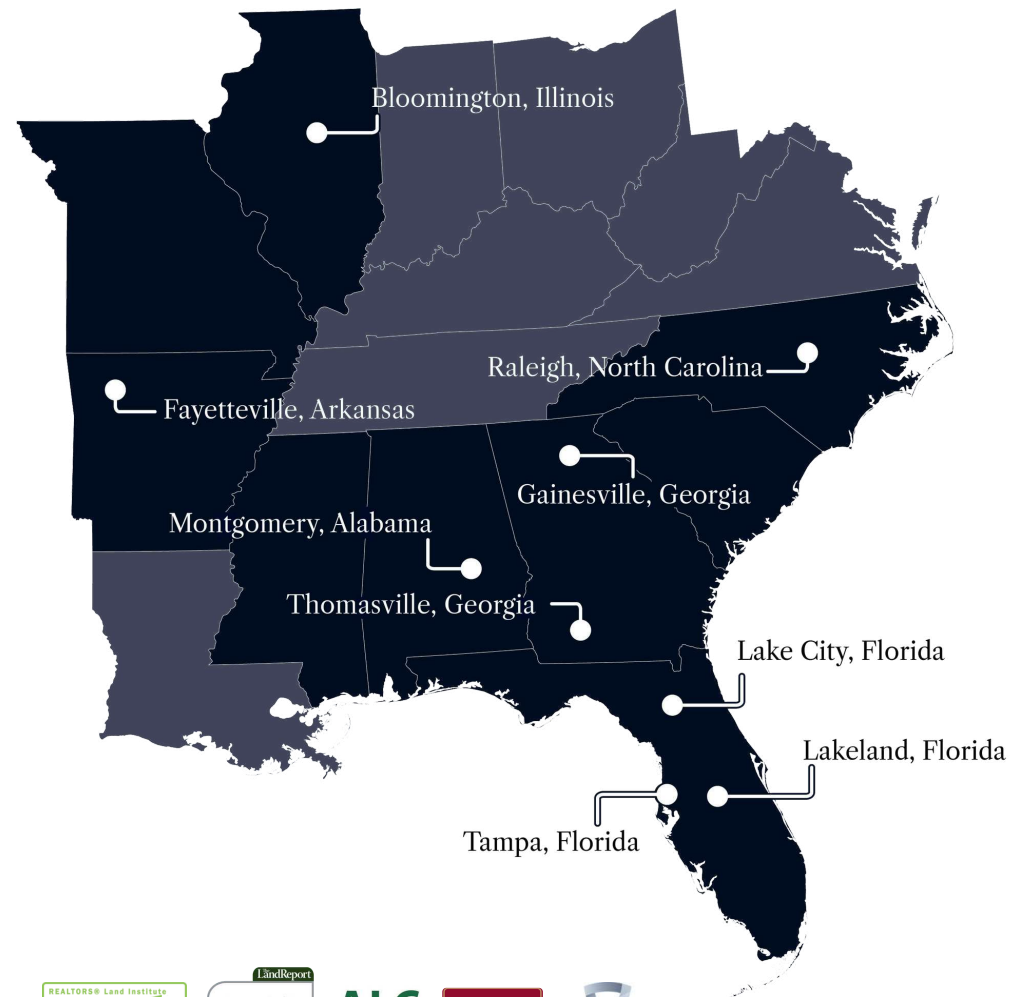
- Land for Residential, Commercial, and Industrial Development
- Investment and International Commerce



877-518-5263 • info@saundersrealestate.com

A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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