

PROPERTY FOR SALE

2.91 +/- ACRES FOR COMMERCIAL DEVELOPMENT NEAR AIRPORT

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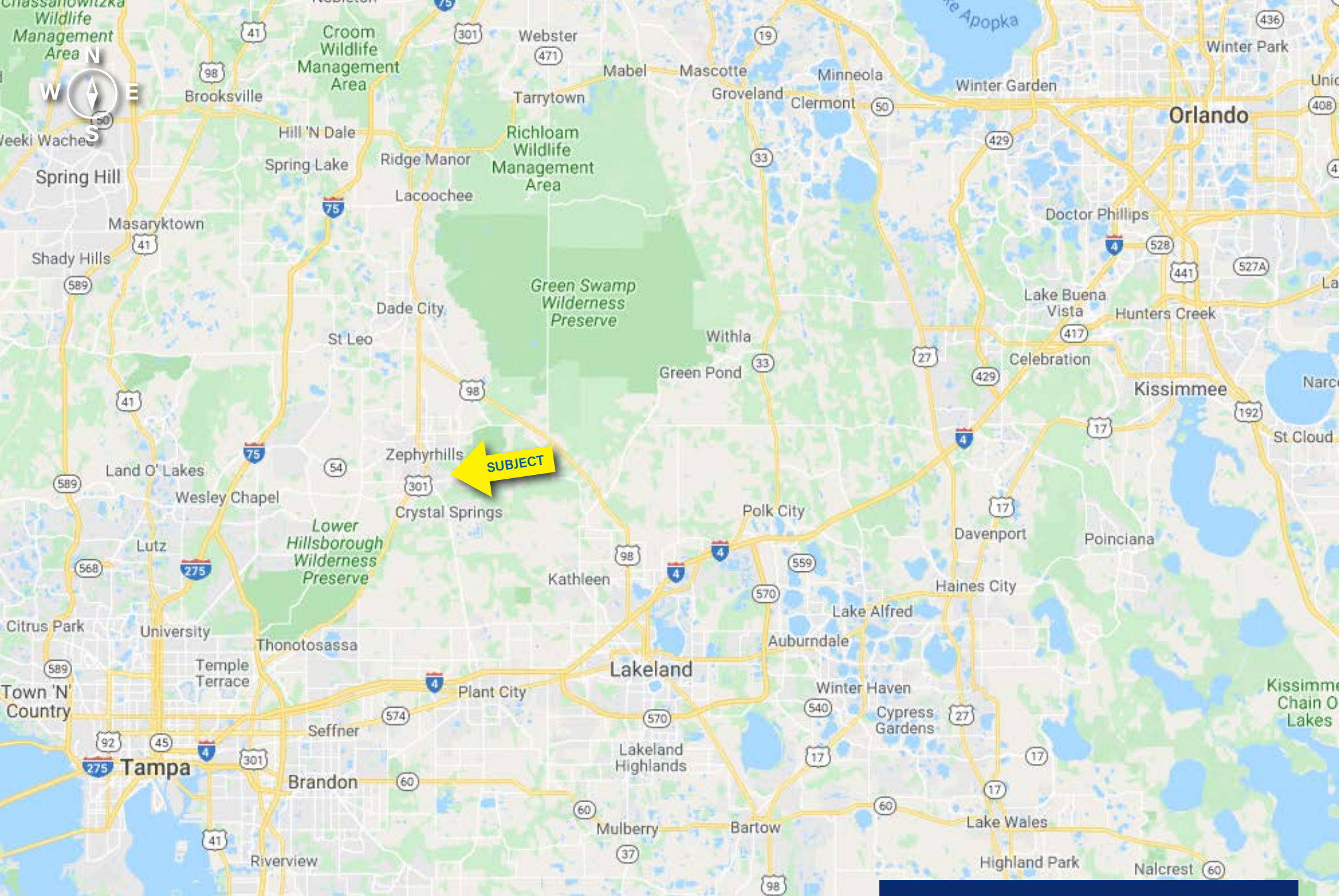
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EXECUTIVE SUMMARY

2.91 ACRES FOR COMMERCIAL DEVELOPMENT NEAR AIRPORT

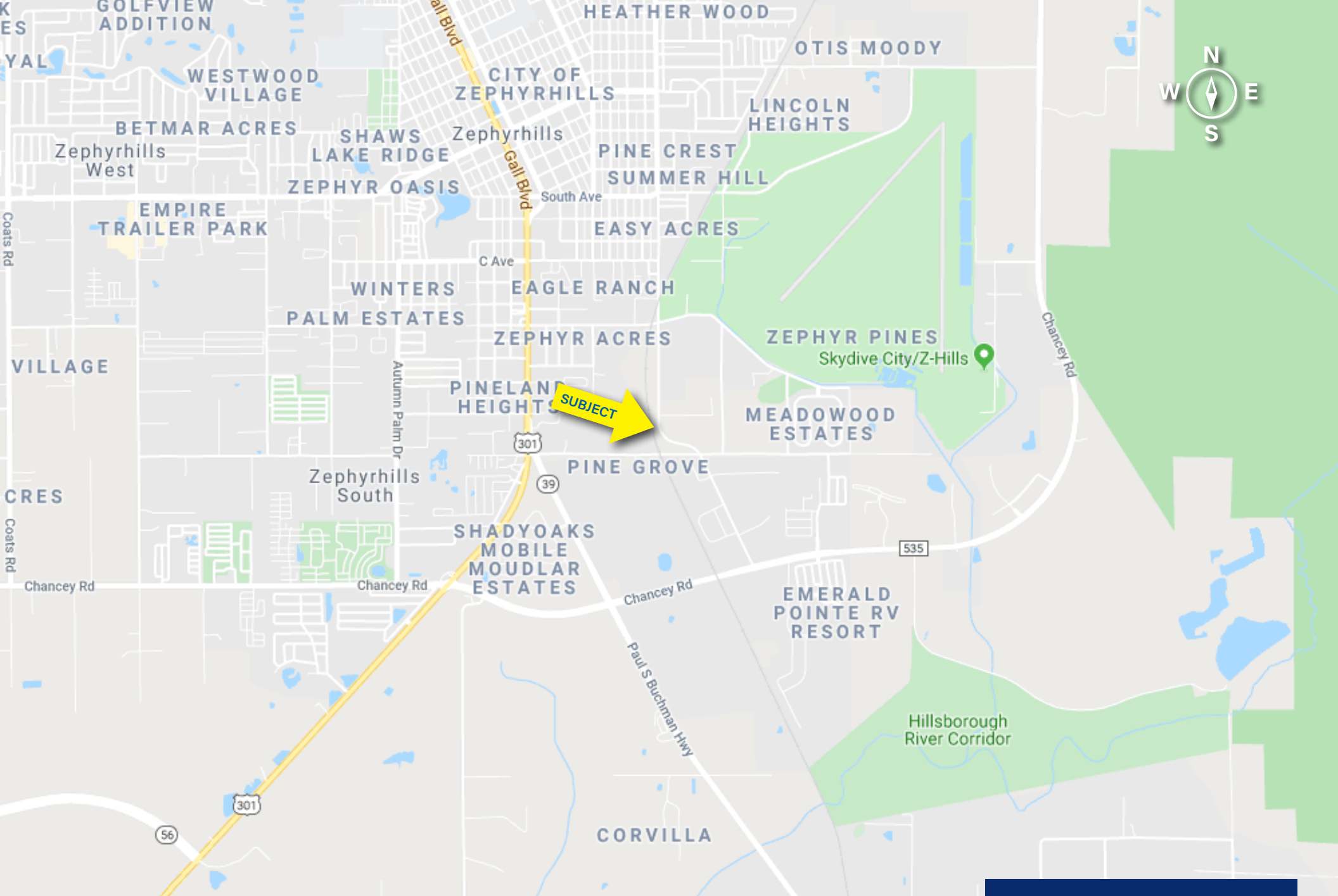
The subject property is a 2.91 +/- acre vacant commercial parcel located just south of the Zephyrhills Municipal Airport. The property is close proximity to both I-75 and I-4 making it a very strategic investment for distribution users.

Site Address:	4014 20th St., Zephyrhills, FL 33542
County:	Pasco
PIN (Property Identification Number):	13-26-21-0070-12100-0010
Land Size:	2.91 +/- acres
Property Use:	Vacant Commercial
Utilities:	Not Currently Connected (City of Zephyrhills)
Zoning:	AR- Agricultural Residential (Pasco County)
Taxes:	\$1,694
Traffic Count:	10,800 cars/day via 20th St.
Asking Price:	\$250,000



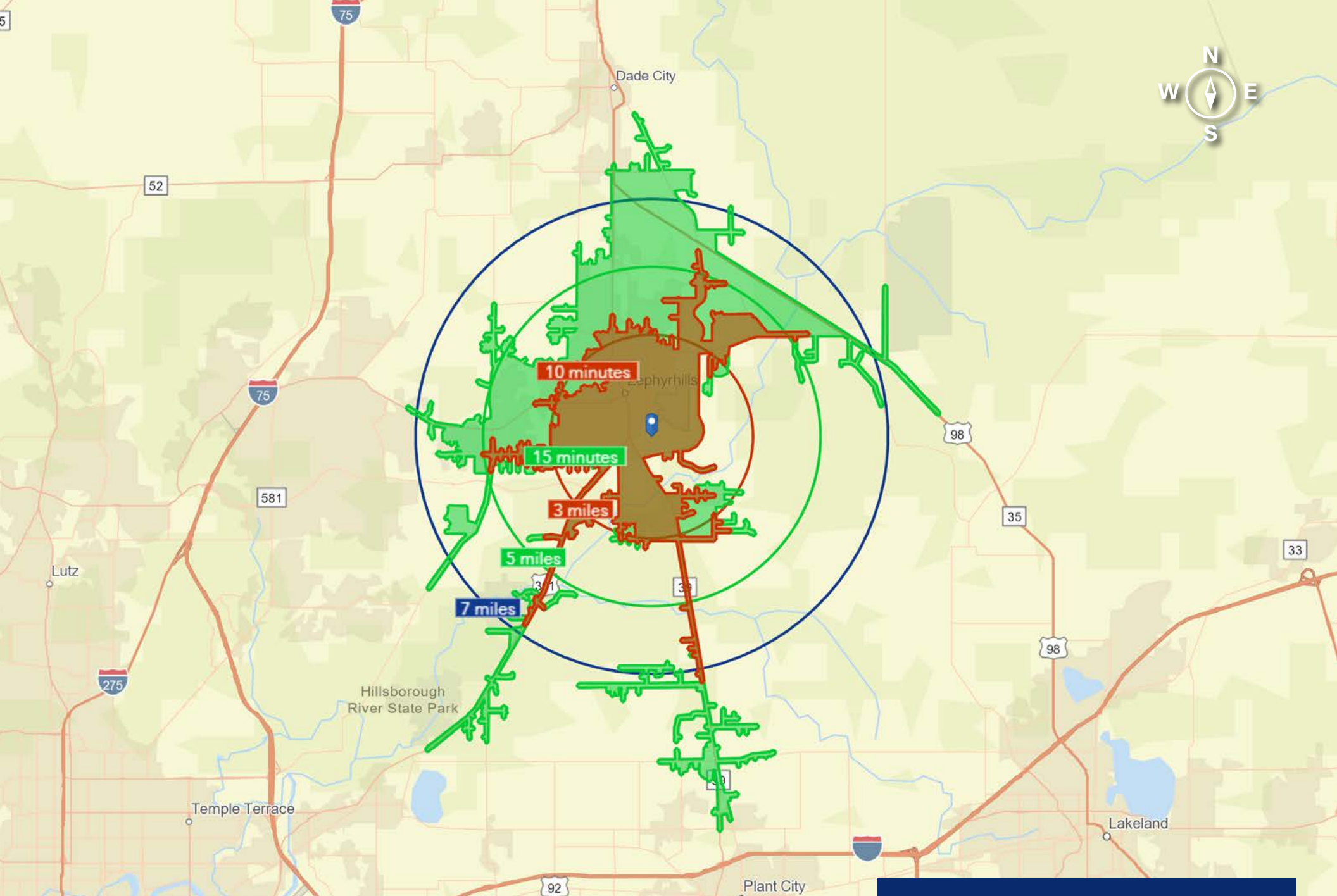
Located in the Tampa - St. Petersburg - Clearwater MSA, just north of the I-4 Corridor.

REGIONAL LOCATION



Located southwest of the Zephyrhills Municipal Airport

LOCATION MAP



3, 5, 7 mile radius
10, 15 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	3 Mile	5 Miles	7 Miles	10 Mins	15 Mins	Pasco	MSA	FL	US
Population	30,212	53,459	68,912	28,593	56,203	536,023	3,160,627	21,239,528	332,417,793
Households	13,729	23,892	29,556	13,256	25,520	213,800	1,283,312	8,299,404	125,168,557
Families	8,208	14,934	19,010	7,945	16,039	142,068	791,803	5,366,533	82,295,074
Average Household Size	2.14	2.19	2.29	2.11	2.17	2.48	2.42	2.51	2.59
Owner Occupied Housing Units	10,027	18,332	23,201	9,575	19,658	155,741	830,532	5,375,035	79,459,278
Renter Occupied Housing Units	3,702	5,560	6,355	3,681	5,862	58,059	452,780	2,924,369	45,709,279
Median Age	59.6	58.5	55.2	57.9	58.2	46.0	43.0	42.5	38.5
Income									
Median Household Income	\$36,739	\$40,866	\$45,056	\$36,761	\$41,971	\$52,607	\$53,970	\$54,238	\$60,548
Average Household Income	\$49,602	\$55,642	\$60,095	\$50,479	\$56,734	\$70,839	\$77,199	\$78,335	\$87,398
Per Capita Income	\$22,803	\$24,913	\$25,818	\$22,998	\$25,406	\$28,320	\$31,415	\$30,703	\$33,028
Trends: 2015 - 2020 Annual Growth Rate									
Population	0.65%	1.29%	1.62%	0.79%	1.20%	1.52%	1.33%	1.37%	0.77%
Households	0.53%	1.10%	1.36%	0.67%	1.03%	1.34%	1.21%	1.31%	0.75%
Families	0.35%	1.00%	1.30%	0.50%	0.92%	1.28%	1.16%	1.26%	0.68%
Owner HHs	0.78%	1.44%	1.72%	0.96%	1.34%	1.61%	1.46%	1.60%	0.92%
Median Household Income	2.28%	2.52%	2.58%	2.35%	2.66%	2.06%	2.40%	2.37%	2.70%

Within a 3-mile radius of the subject property has a strong population density with 30,212 people.

BENCHMARK DEMOGRAPHICS

3 Mile 5 Miles 7 Miles 10 Mins 15 Mins Pasco MSA FL US

Households by Income

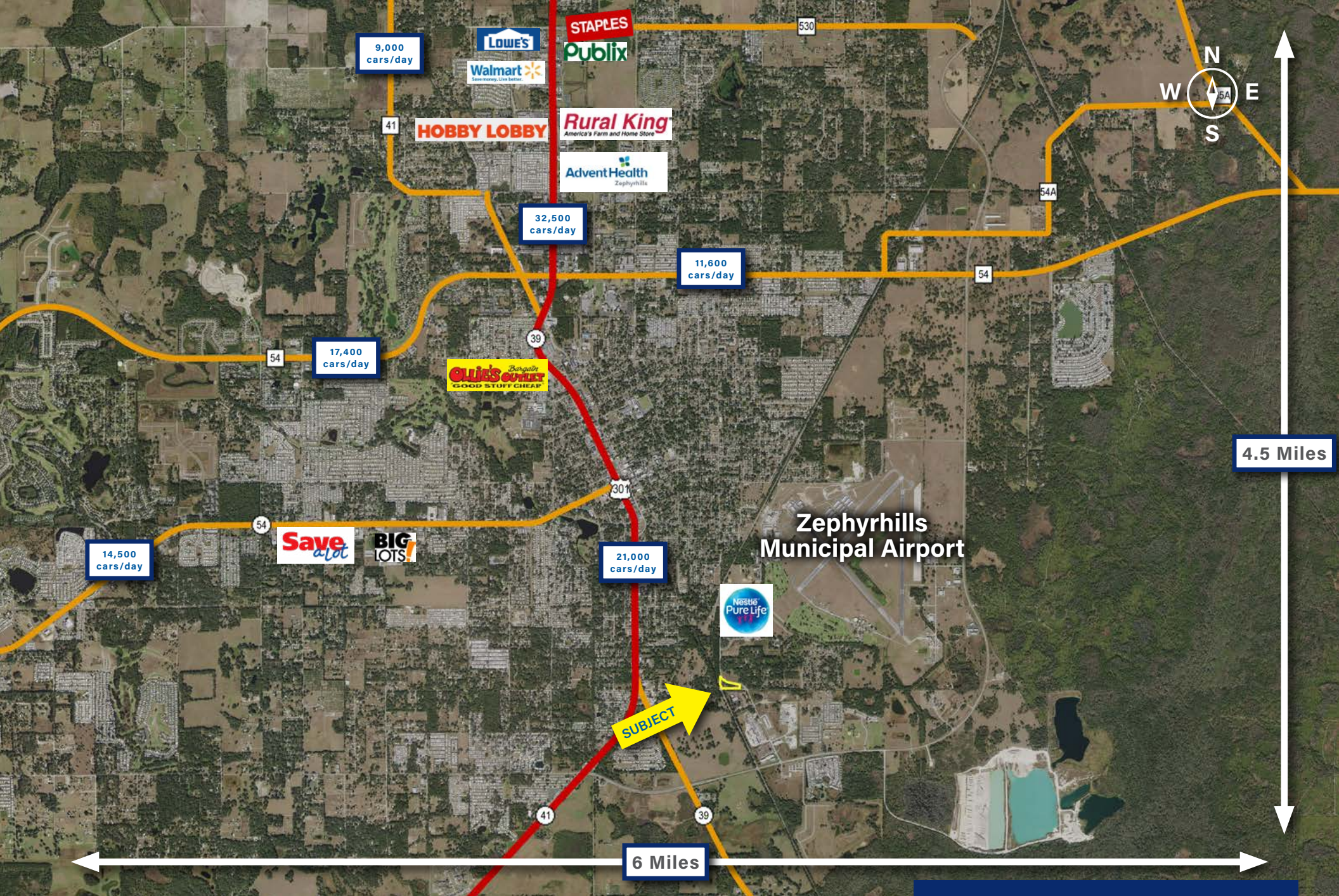
	3 Mile	5 Miles	7 Miles	10 Mins	15 Mins	Pasco	MSA	FL	US
<\$15,000	15.40%	12.70%	11.70%	15.50%	12.60%	10.50%	11.00%	11.10%	10.70%
\$15,000 - \$24,999	16.80%	15.10%	13.70%	16.70%	14.50%	11.70%	10.50%	10.10%	9.00%
\$25,000 - \$34,999	15.20%	14.50%	13.20%	15.30%	14.10%	10.40%	10.20%	10.10%	8.90%
\$35,000 - \$49,999	15.90%	16.20%	15.40%	15.60%	15.90%	14.40%	14.30%	14.40%	12.40%
\$50,000 - \$74,999	20.00%	20.60%	21.00%	19.70%	20.90%	19.90%	18.40%	18.50%	17.50%
\$75,000 - \$99,999	8.10%	9.40%	10.30%	8.40%	9.60%	11.90%	12.40%	12.30%	12.60%
\$100,000 - \$149,999	5.80%	7.40%	9.50%	5.70%	7.90%	13.10%	12.80%	12.80%	15.10%
\$150,000 - \$199,999	1.60%	2.20%	3.00%	1.60%	2.50%	4.60%	5.10%	5.00%	6.50%
\$200,000+	1.20%	1.90%	2.10%	1.60%	1.90%	3.60%	5.40%	5.70%	7.30%

Population by Age

	3 Mile	5 Miles	7 Miles	10 Mins	15 Mins	Pasco	MSA	FL	US
0 - 4	3.50%	3.60%	4.10%	3.80%	3.70%	5.10%	5.20%	5.20%	6.00%
5 - 9	3.60%	3.70%	4.20%	3.80%	3.80%	5.30%	5.30%	5.40%	6.10%
10 - 14	3.70%	3.90%	4.40%	4.00%	4.00%	5.50%	5.50%	5.60%	6.30%
15 - 19	3.30%	3.60%	4.00%	3.60%	3.70%	5.20%	5.50%	5.60%	6.30%
20 - 24	3.50%	3.70%	3.90%	3.70%	3.70%	4.90%	6.00%	6.10%	6.70%
25 - 34	8.50%	8.50%	9.30%	8.90%	8.40%	11.30%	13.00%	13.30%	14.00%
35 - 44	8.20%	8.30%	9.10%	8.50%	8.30%	11.40%	11.90%	11.70%	12.60%
45 - 54	9.50%	10.00%	10.60%	9.80%	9.90%	12.70%	12.80%	12.50%	12.50%
55 - 64	14.70%	15.10%	14.90%	14.80%	15.20%	14.30%	14.00%	13.70%	13.10%
65 - 74	19.80%	19.80%	18.20%	19.00%	19.80%	13.40%	11.60%	11.70%	9.70%
75 - 84	15.60%	14.40%	12.50%	14.40%	14.10%	7.70%	6.40%	6.50%	4.70%
85+	6.10%	5.50%	4.70%	5.70%	5.30%	3.20%	2.90%	2.80%	2.00%

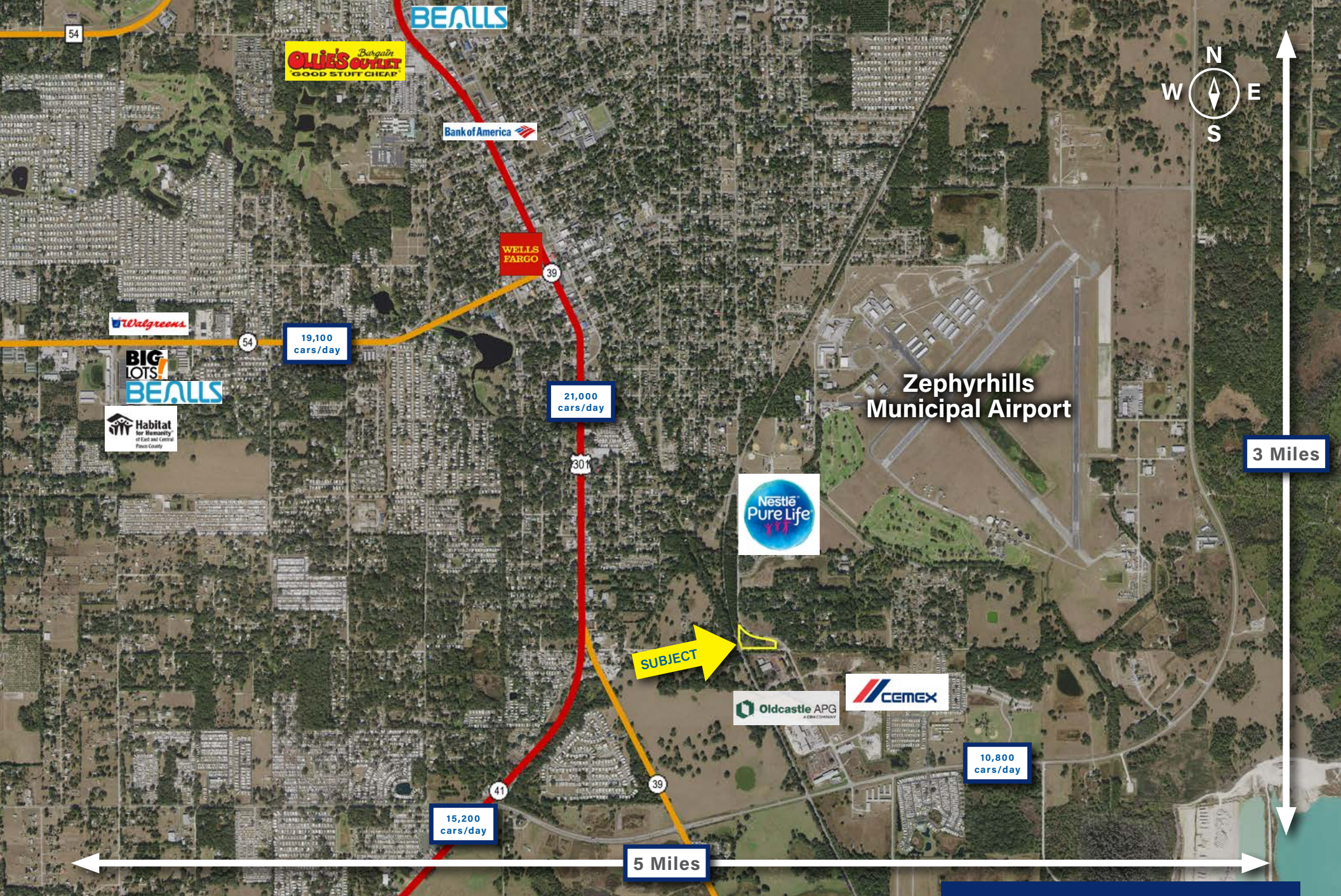
Race and Ethnicity

	3 Mile	5 Miles	7 Miles	10 Mins	15 Mins	Pasco	MSA	FL	US
White Alone	88.90%	88.60%	86.40%	88.70%	88.50%	84.10%	75.70%	72.70%	69.60%
Black Alone	4.80%	5.00%	6.10%	4.60%	4.70%	6.30%	12.70%	16.50%	12.90%
American Indian Alone	0.40%	0.40%	0.40%	0.40%	0.40%	0.40%	0.40%	0.40%	1.00%
Asian Alone	0.90%	1.30%	1.50%	0.90%	1.30%	2.60%	3.60%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	2.80%	2.50%	2.90%	3.00%	2.70%	3.60%	4.30%	4.50%	7.00%
Two or More Races	2.20%	2.20%	2.60%	2.30%	2.30%	3.10%	3.30%	3.10%	3.50%
Hispanic Origin (Any Race)	10.70%	10.40%	12.40%	11.30%	10.90%	16.30%	20.60%	26.60%	18.60%



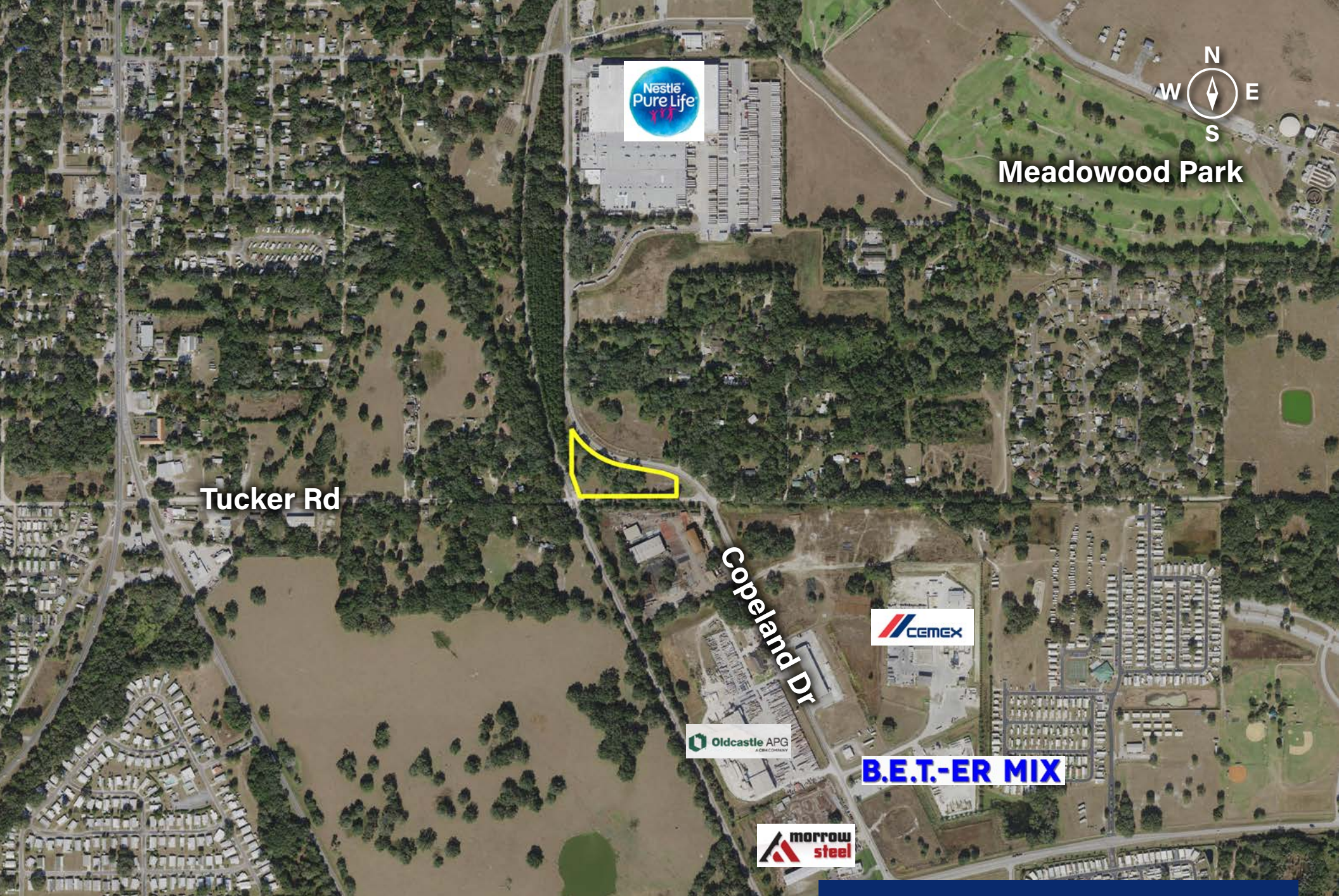
The city of Zephyrhills serves as the market area of the subject property.

MARKET AREA MAP



The southern portion of Zephyrhills comprised the trade area of the subject.

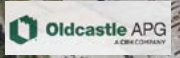
TRADE AREA MAP



Meadowood Park

Tucker Rd

Copeland Dr



B.E.T.-ER MIX



NEIGHBORHOOD AERIAL

The neighborhood is made up of mostly industrial businesses, this is confirmed by the Nestle Pure Life distribution plant north of the subject.



The subject has full access to 20th St.

SITE AERIAL



Frontage view via 20th St.

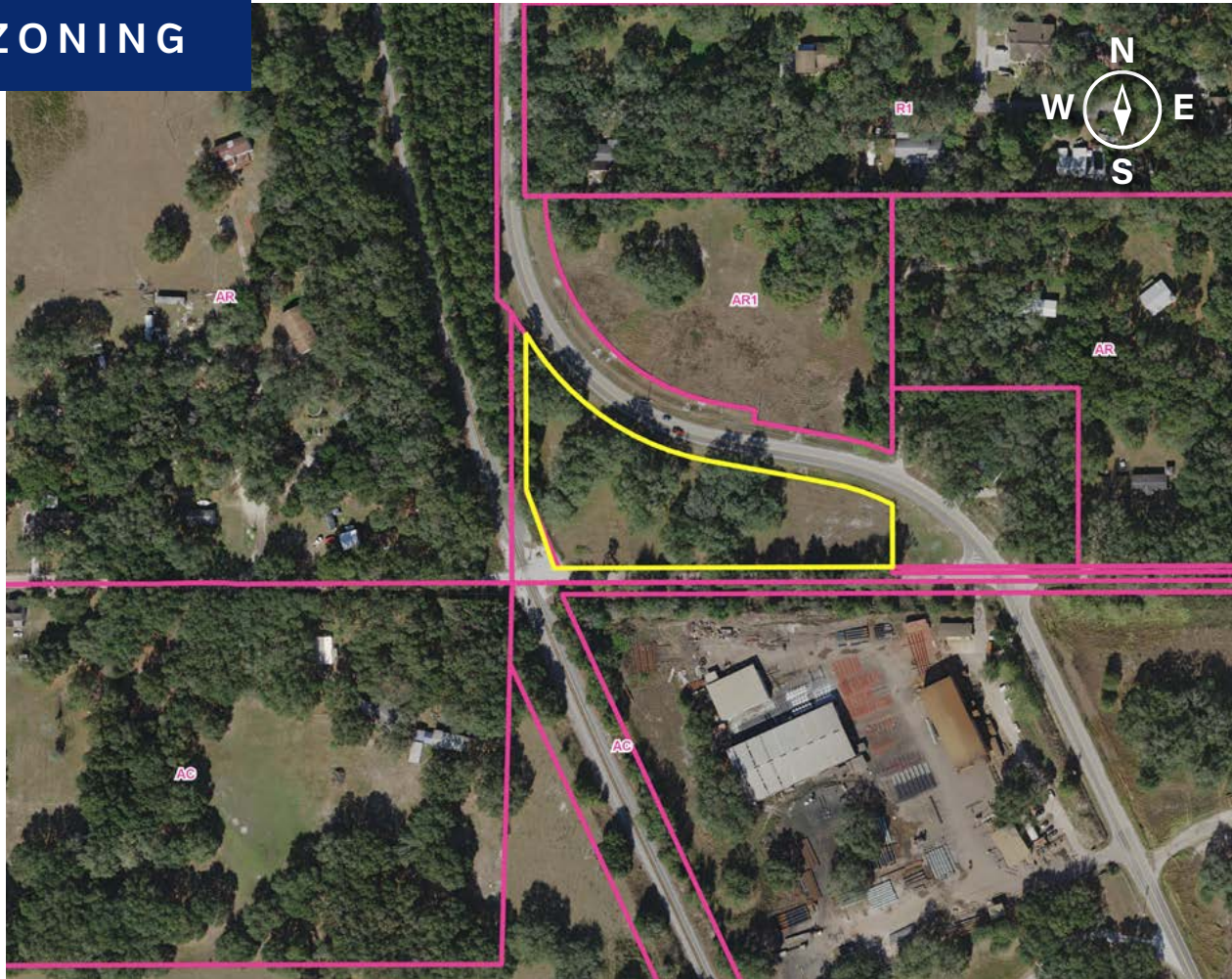


Tucker Rd.



Corner lot

ZONING



Agricultural-Residential (AR)

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.



AR



AR-1



RESIDENTIAL



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