



PROPERTY FOR SALE

10.41 ACRES FOR INFILL DEVELOPMENT IN PASCO COUNTY

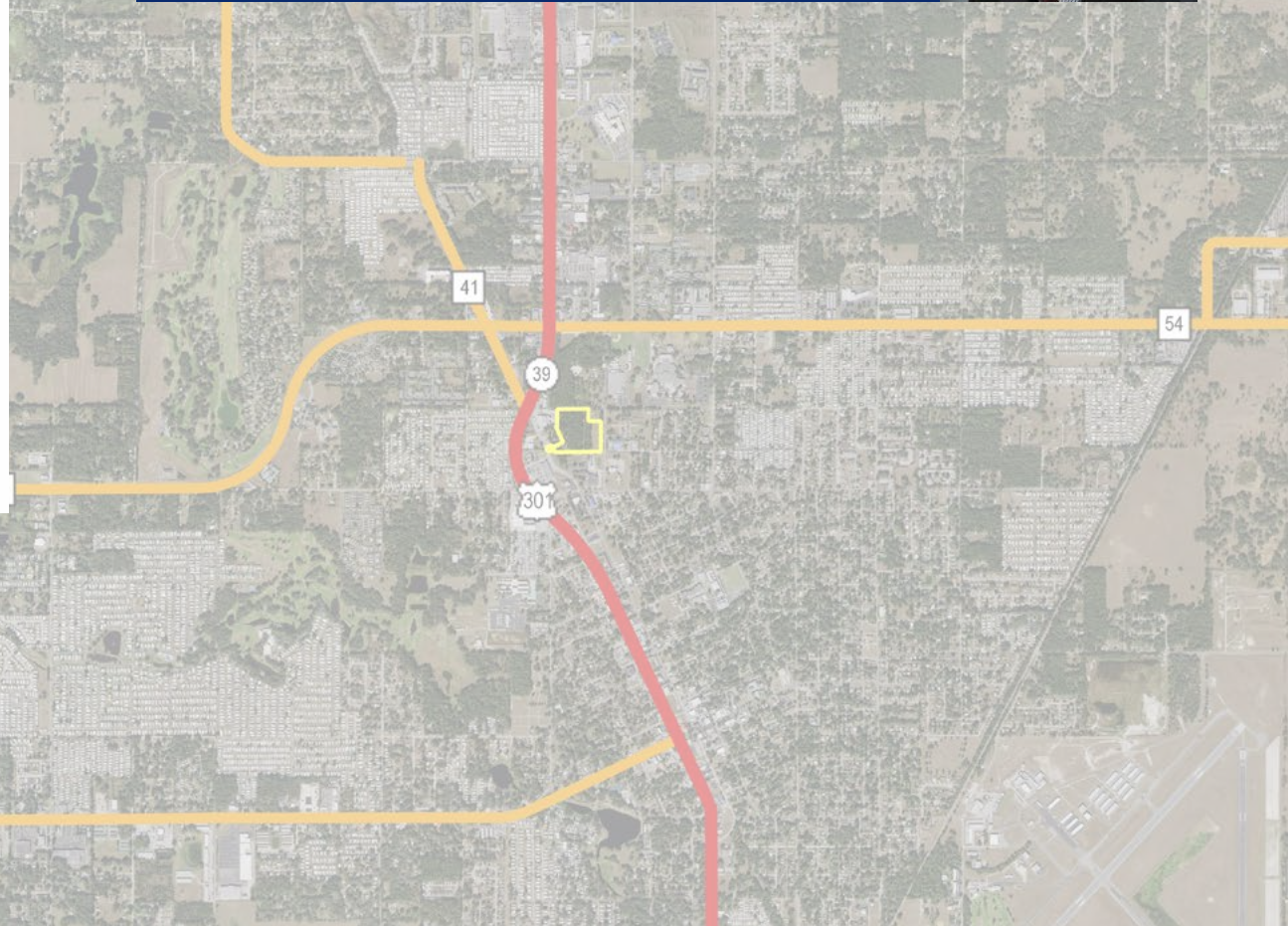
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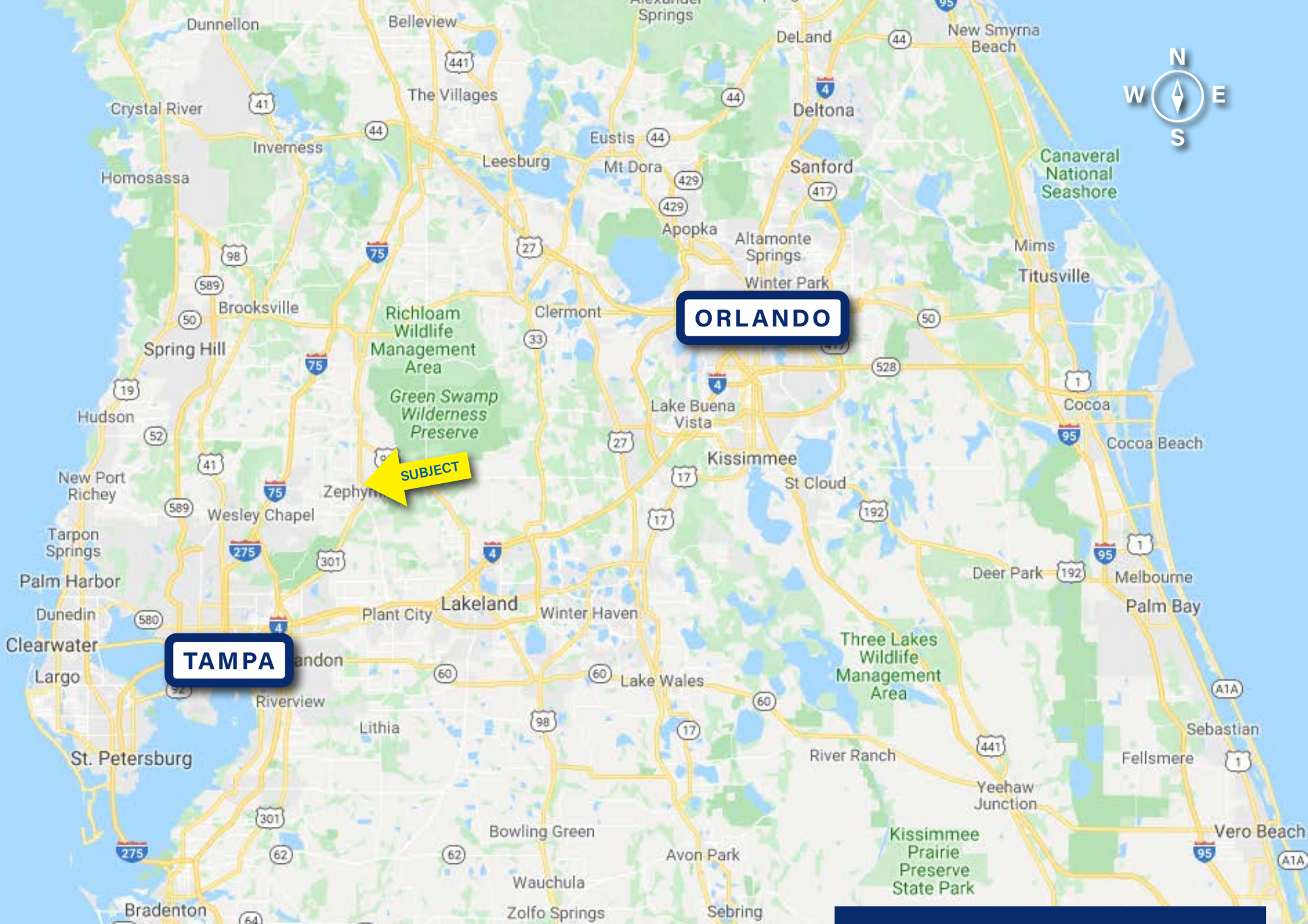
EXECUTIVE SUMMARY

10.41 ACRES FOR INFILL DEVELOPMENT IN PASCO COUNTY

This 10 +/- acres of vacant multi-family zoned land is located just off of US Highway 301, west of Zephyrhills High School. The property is located within a strong market and trade area with several big box and national retailers. There is a strong population density within the surrounding area with more than 28,000 people within a 2 mile radius.

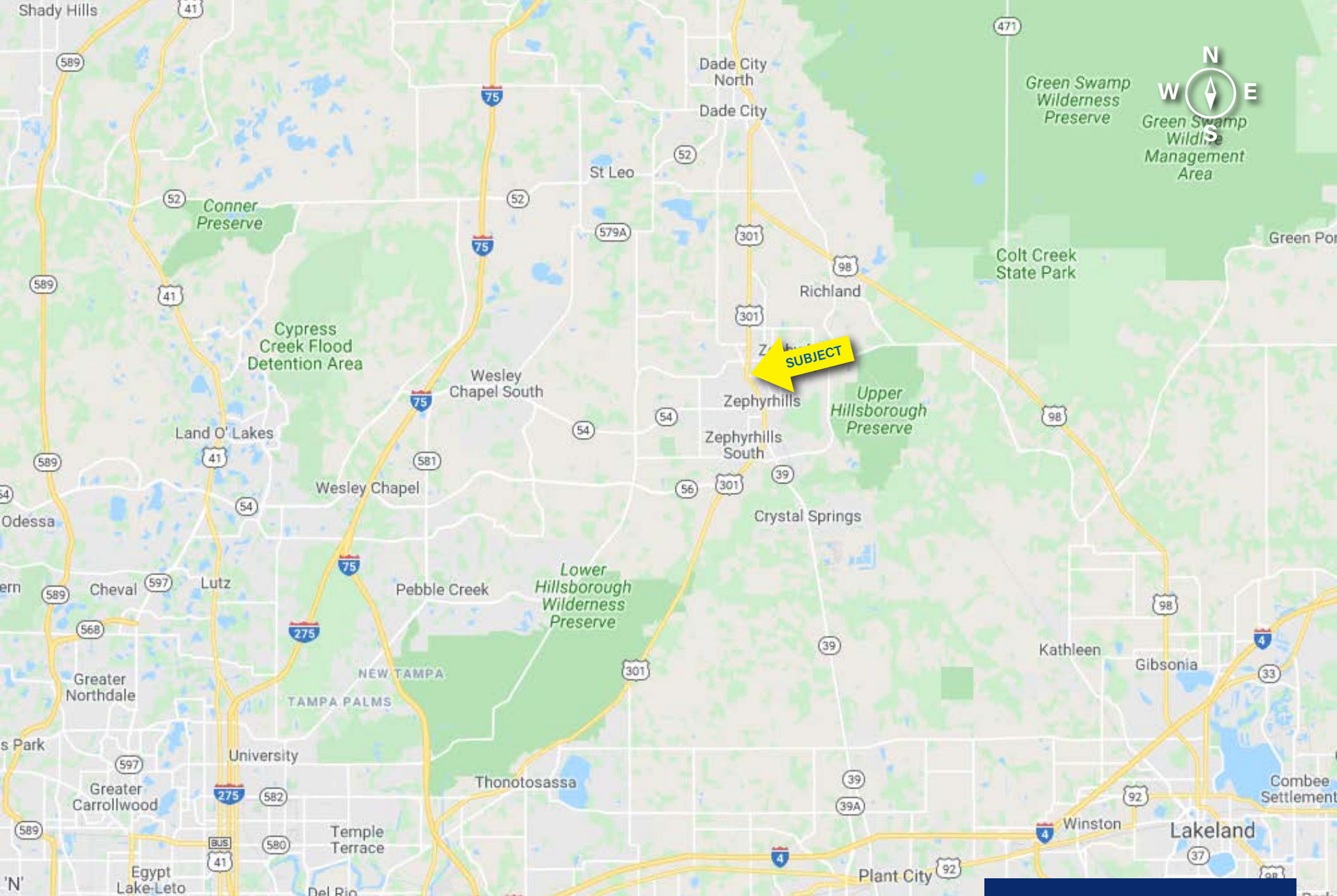
The zoning currently allows up to 14 units per acre.

Site Address:	0 Fort King Rd., Zephyrhills, FL
County:	Pasco
PIN (Property Identification Number):	02-26-21-0000-04200-0020, 02-26-21-0080-00A00-0000
Land Size:	10.41 +/- Acres
Property Use:	Vacant Residential
Utilities:	Available - Pasco County
Zoning:	Multi-Family Res - City of Zephyrhills
Taxes:	\$9,846 [2019 Combined]+
Traffic Count:	6,500 cars/day on Fort King Road
Asking Price	\$1,595,000



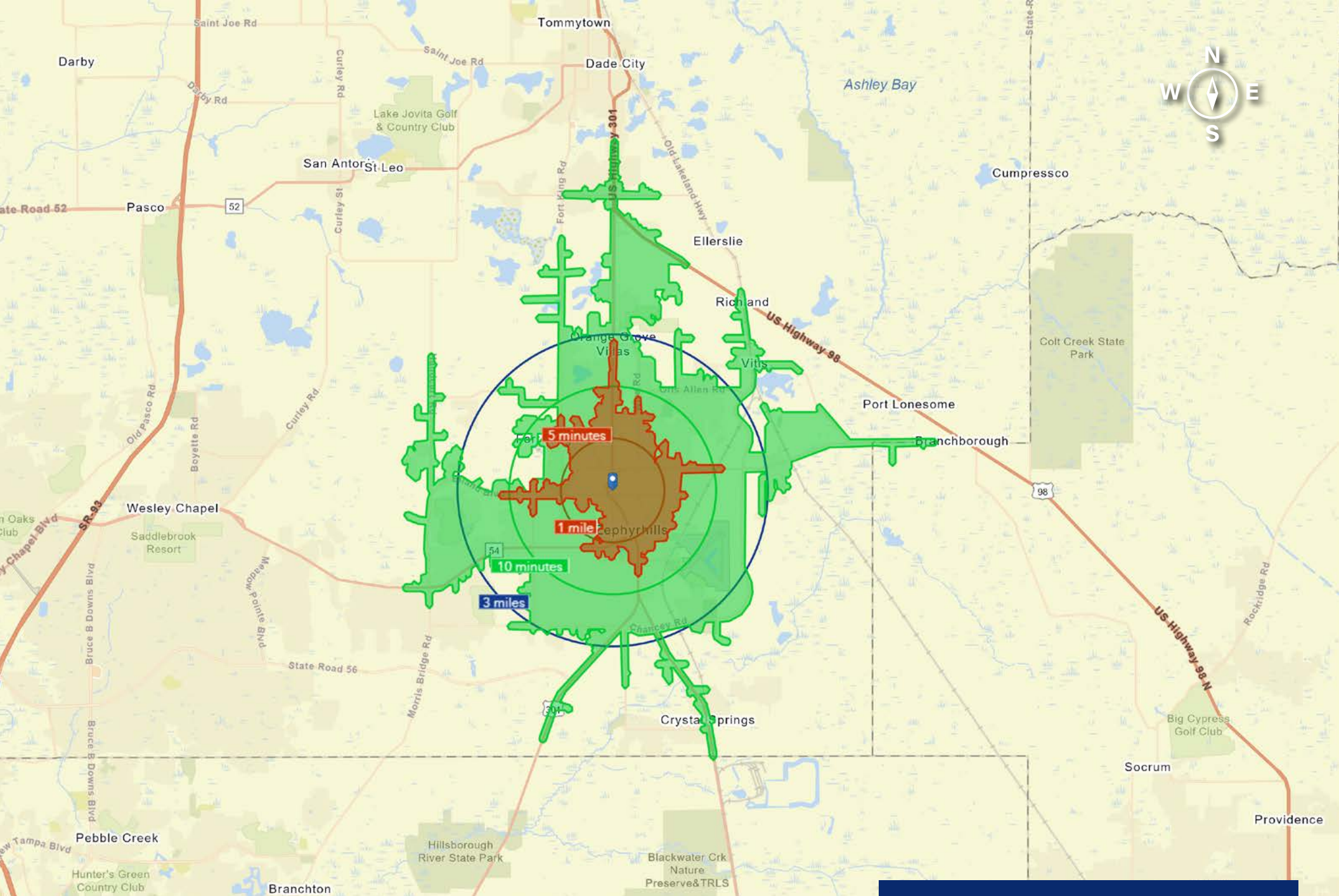
Located in the Tampa-St. Petersburg-Clearwater MSA.

REGIONAL LOCATION



Located just east of US 301 in Zephyrhills, FL.

LOCATION MAP



1, 2, 3 mile radius
5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Pasco	MSA	FL	US
Population	8,174	28,931	42,145	13,610	45,620	536,023	3,160,627	21,239,528	332,417,793
Households	3,819	13,404	19,021	6,339	20,763	213,800	1,283,312	8,299,404	125,168,557
Families	2,156	7,987	11,703	3,649	12,871	142,068	791,803	5,366,533	82,295,074
Average Household Size	2.07	2.12	2.18	2.09	2.16	2.48	2.42	2.51	2.59
Owner Occupied Housing Units	2,531	9,693	14,162	4,185	15,656	155,741	830,532	5,375,035	79,459,278
Renter Occupied Housing Units	1,288	3,711	4,859	2,155	5,106	58,059	452,780	2,924,369	45,709,279
Median Age	55.5	58.6	57.3	54.9	57.5	46.0	43.0	42.5	38.5
Income									
Median Household Income	\$35,801	\$37,954	\$39,728	\$36,961	\$40,620	\$52,607	\$53,970	\$54,238	\$60,548
Average Household Income	\$49,990	\$52,297	\$54,809	\$51,764	\$56,026	\$70,839	\$77,199	\$78,335	\$87,398
Per Capita Income	\$22,988	\$24,214	\$24,661	\$23,564	\$25,182	\$28,320	\$31,415	\$30,703	\$33,028
Trends: 2015 - 2020 Annual Growth Rate									
Population	0.77%	1.14%	1.35%	0.75%	1.25%	1.52%	1.33%	1.37%	0.77%
Households	0.67%	0.97%	1.14%	0.63%	1.05%	1.34%	1.21%	1.31%	0.75%
Families	0.47%	0.86%	1.05%	0.44%	0.96%	1.28%	1.16%	1.26%	0.68%
Owner HHs	0.95%	1.36%	1.54%	0.92%	1.41%	1.61%	1.46%	1.60%	0.92%
Median Household Income	2.35%	2.33%	2.38%	2.76%	2.55%	2.06%	2.40%	2.37%	2.70%

There is strong population density within a 2 mile radius of 28,931 people.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Pasco MSA FL US

Households by Income

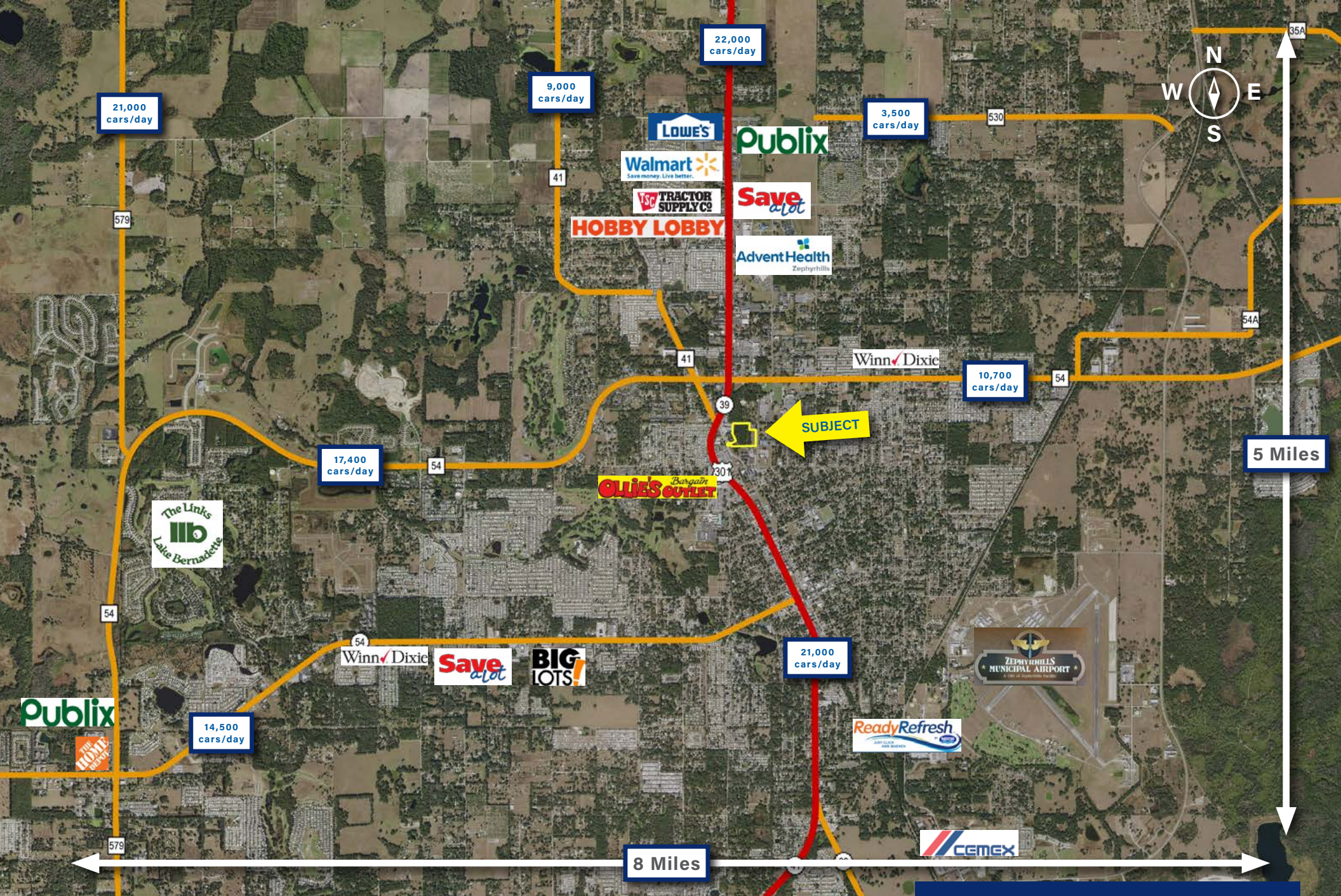
<\$15,000	16.40%	14.30%	13.40%	16.30%	13.10%	10.50%	11.00%	11.10%	10.70%
\$15,000 - \$24,999	17.90%	16.20%	15.10%	16.80%	14.90%	11.70%	10.50%	10.10%	9.00%
\$25,000 - \$34,999	14.50%	15.40%	15.00%	14.30%	14.60%	10.40%	10.20%	10.10%	8.90%
\$35,000 - \$49,999	15.10%	16.00%	16.60%	14.50%	16.10%	14.40%	14.30%	14.40%	12.40%
\$50,000 - \$74,999	18.10%	19.90%	19.90%	19.70%	20.10%	19.90%	18.40%	18.50%	17.50%
\$75,000 - \$99,999	7.70%	8.60%	9.00%	8.60%	9.20%	11.90%	12.40%	12.30%	12.60%
\$100,000 - \$149,999	7.30%	6.00%	6.90%	5.80%	7.50%	13.10%	12.80%	12.80%	15.10%
\$150,000 - \$199,999	1.40%	1.90%	2.10%	2.10%	2.40%	4.60%	5.10%	5.00%	6.50%
\$200,000+	1.50%	1.80%	2.00%	1.80%	2.00%	3.60%	5.40%	5.70%	7.30%

Population by Age

0 - 4	4.20%	3.80%	3.70%	4.40%	3.80%	5.10%	5.20%	5.20%	6.00%
5 - 9	4.10%	3.80%	3.80%	4.30%	3.90%	5.30%	5.30%	5.40%	6.10%
10 - 14	4.10%	3.90%	4.00%	4.40%	4.10%	5.50%	5.50%	5.60%	6.30%
15 - 19	3.60%	3.50%	3.80%	3.80%	3.80%	5.20%	5.50%	5.60%	6.30%
20 - 24	3.80%	3.60%	3.80%	3.90%	3.80%	4.90%	6.00%	6.10%	6.70%
25 - 34	9.80%	8.70%	8.90%	9.80%	8.80%	11.30%	13.00%	13.30%	14.00%
35 - 44	9.40%	8.30%	8.60%	9.20%	8.50%	11.40%	11.90%	11.70%	12.60%
45 - 54	10.40%	9.60%	10.10%	10.30%	10.00%	12.70%	12.80%	12.50%	12.50%
55 - 64	15.00%	14.70%	14.90%	14.50%	14.80%	14.30%	14.00%	13.70%	13.10%
65 - 74	16.20%	18.80%	18.60%	16.60%	18.90%	13.40%	11.60%	11.70%	9.70%
75 - 84	12.70%	14.80%	14.00%	12.40%	14.00%	7.70%	6.40%	6.50%	4.70%
85+	6.80%	6.60%	5.70%	6.40%	5.60%	3.20%	2.90%	2.80%	2.00%

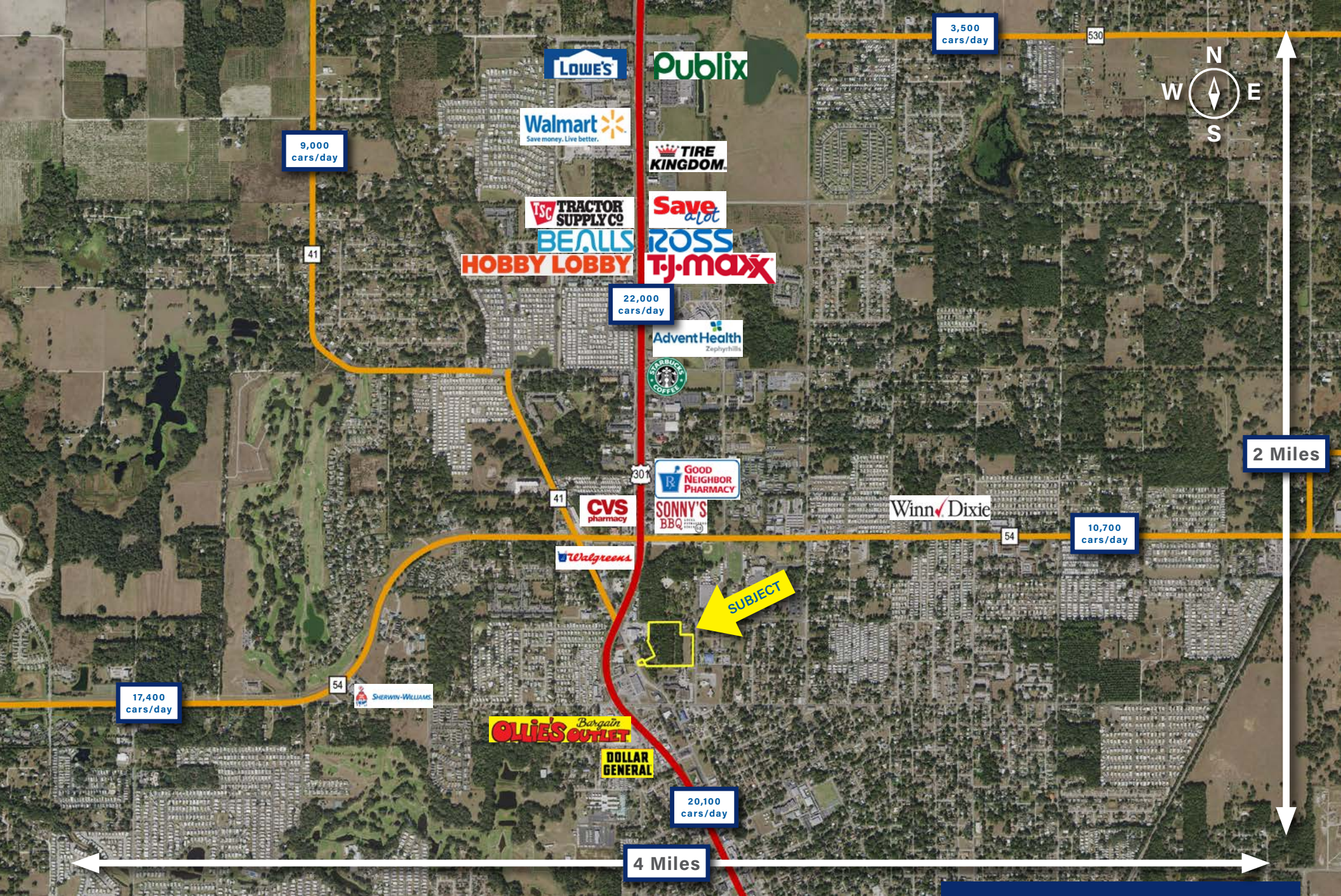
Race and Ethnicity

White Alone	88.70%	89.20%	88.90%	87.70%	88.20%	84.10%	75.70%	72.70%	69.60%
Black Alone	4.70%	4.10%	4.40%	4.90%	4.90%	6.30%	12.70%	16.50%	12.90%
American Indian Alone	0.20%	0.30%	0.30%	0.20%	0.40%	0.40%	0.40%	0.40%	1.00%
Asian Alone	1.10%	1.30%	1.40%	1.40%	1.50%	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%	2.70%	2.50%	3.20%	2.70%	3.60%	4.30%	4.50%	7.00%
Two or More Races	2.40%	2.30%	2.40%	2.60%	2.40%	3.10%	3.30%	3.10%	3.50%
Hispanic Origin (Any Race)	12.70%	10.80%	10.90%	12.70%	11.00%	16.30%	20.60%	26.60%	18.60%



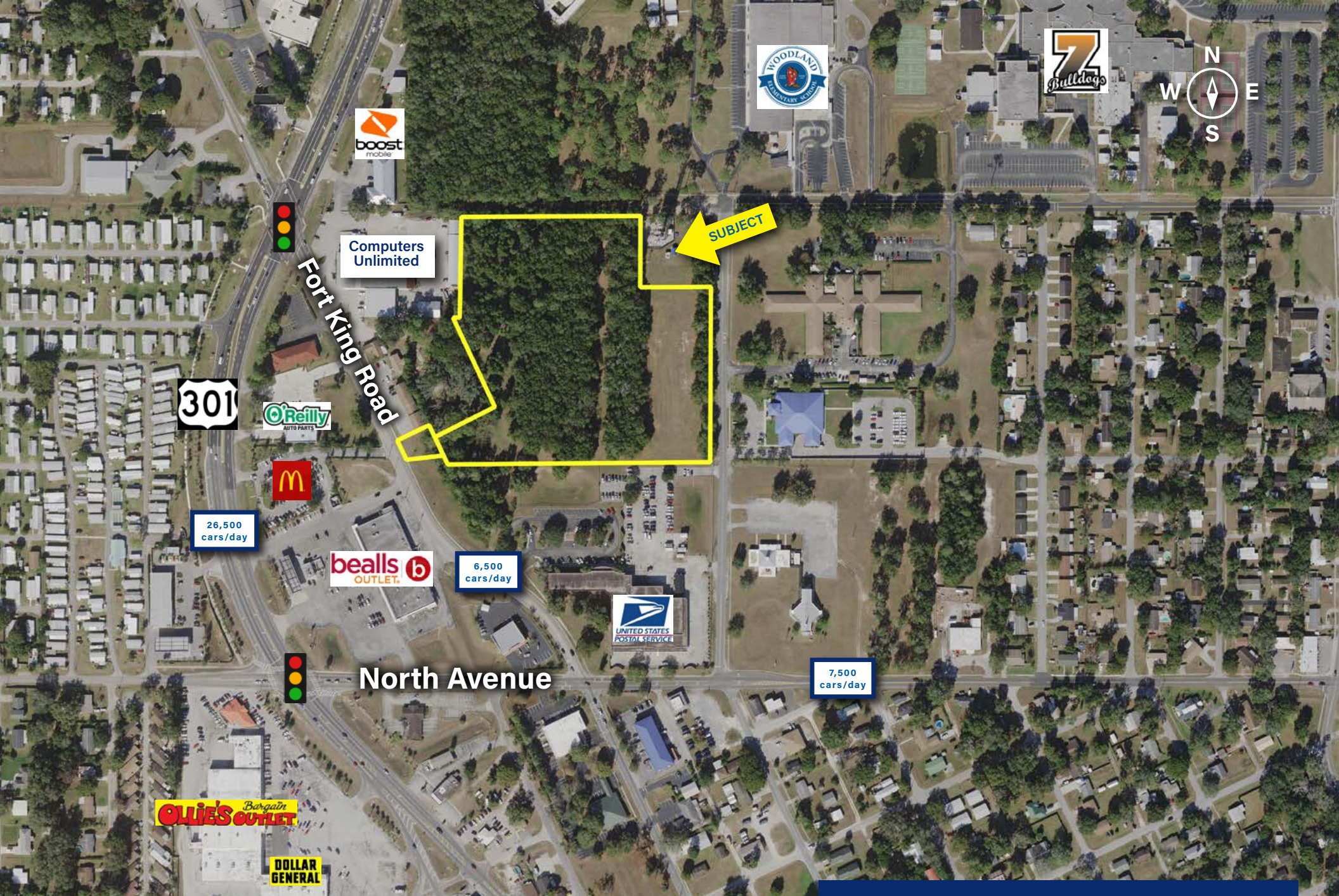
The market area around the subject includes 2 Publix's , Walmart, Lowe's and other big box brands.

MARKET AREA MAP



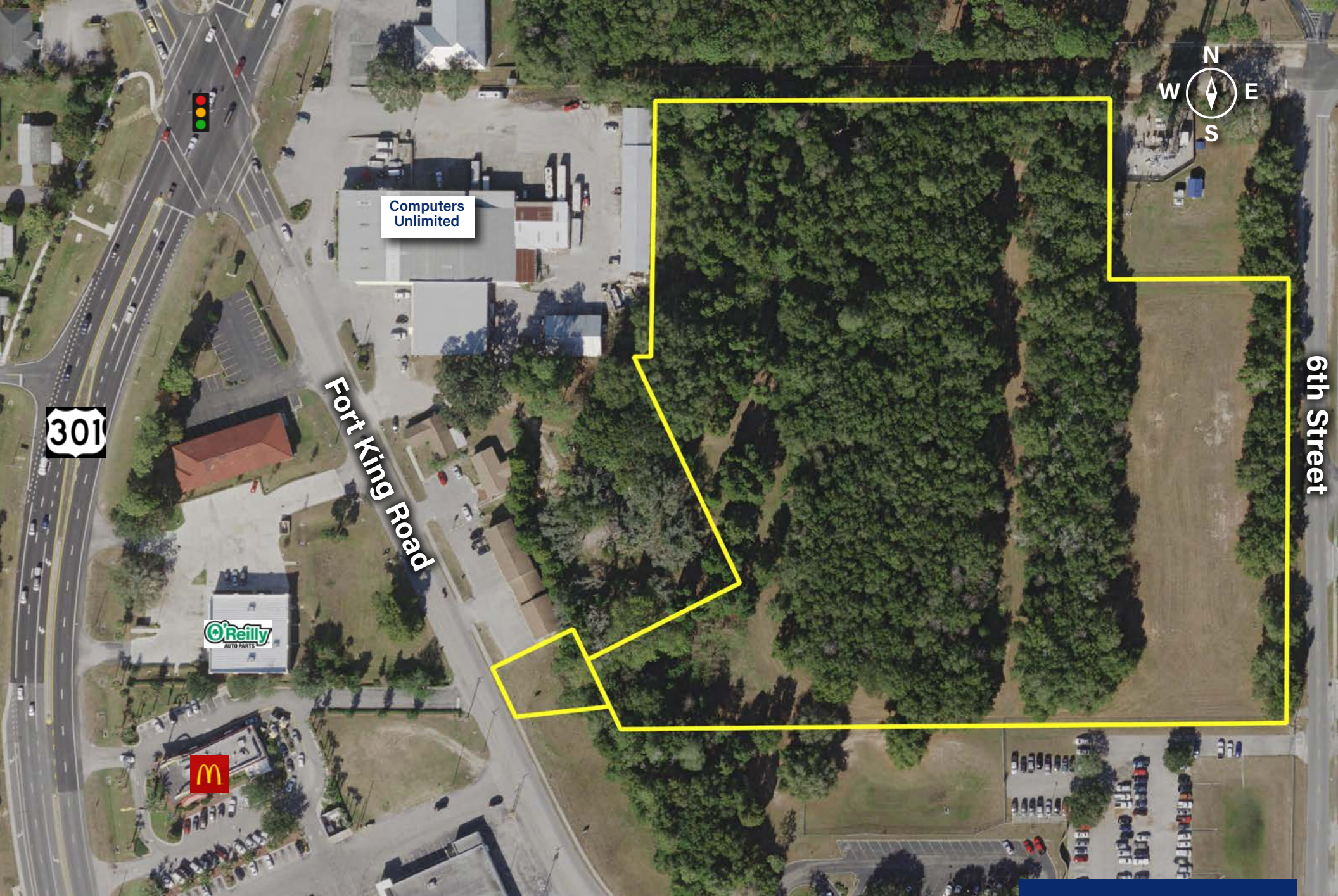
The trade area includes US 301, a major commercial corridor in Zephyr Hills, FL.

TRADE AREA MAP



The neighborhood includes a combination of residential and commercial uses.

NEIGHBORHOOD AERIAL



301

Fort King Road

Computers Unlimited

O'Reilly
AUTO PARTS



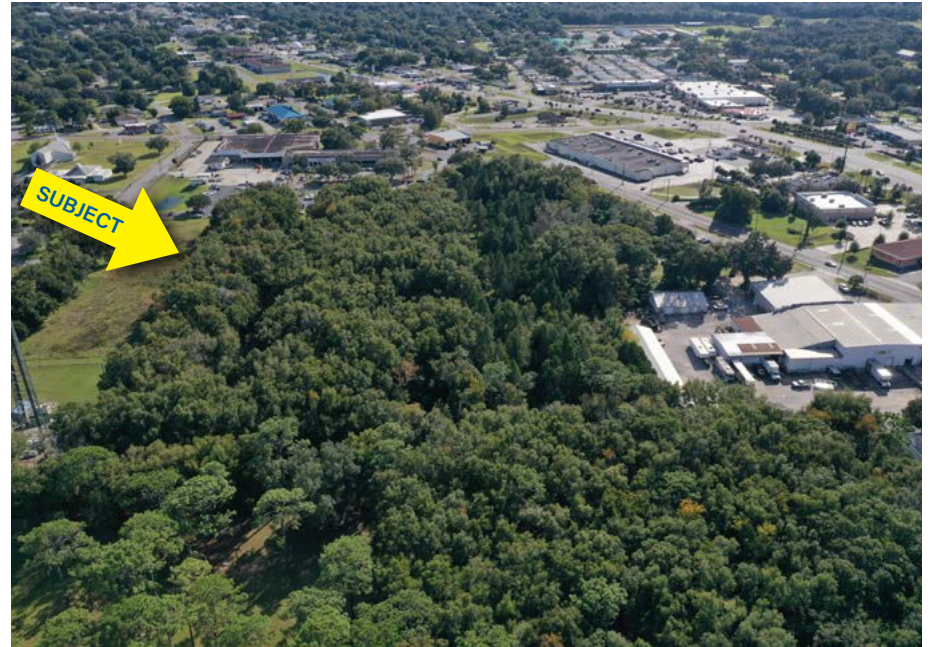
6th Street

Access via Fort King Road, just off US Highway 301.

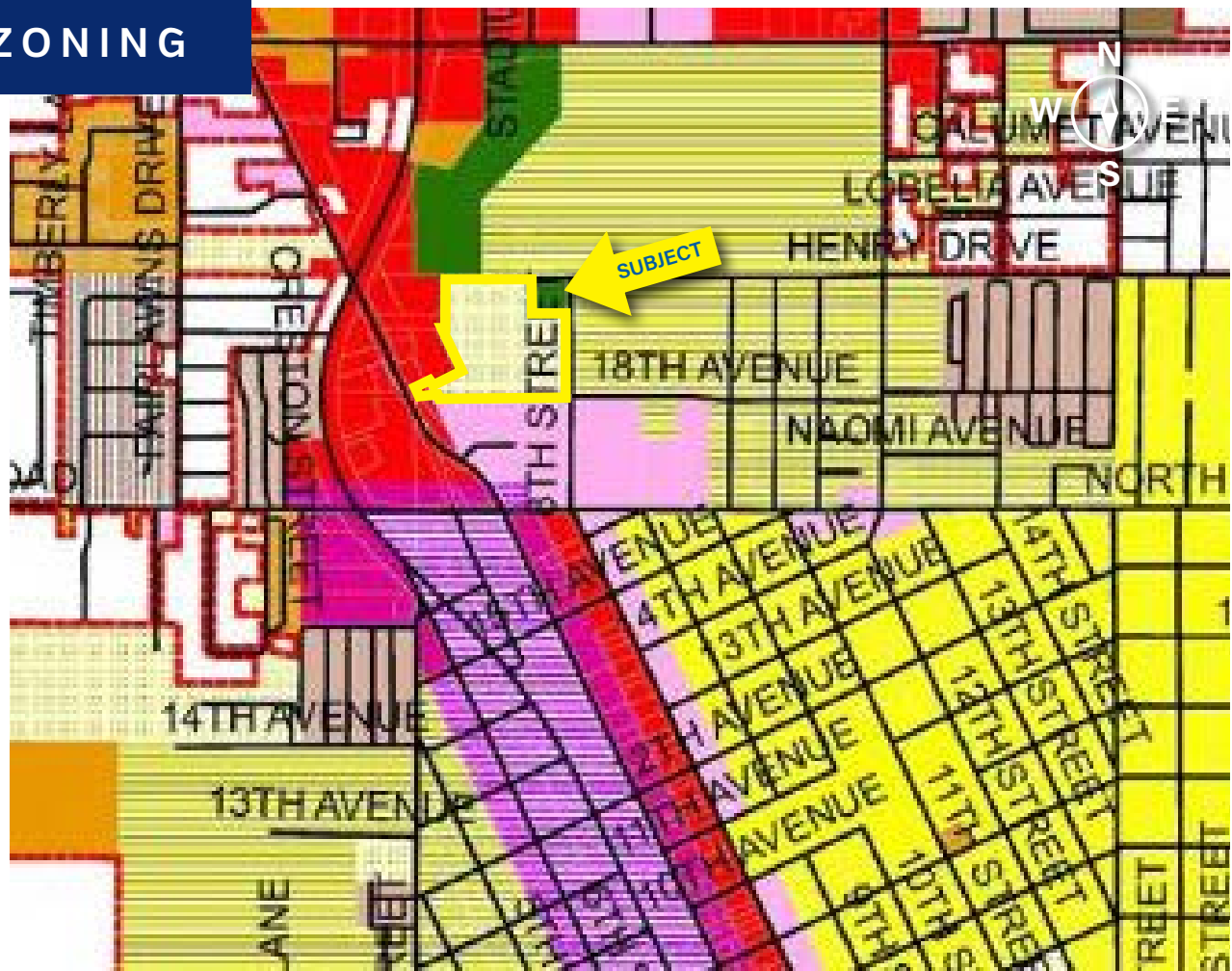
SITE AERIAL

Aerial view looking northeast





ZONING



Multi-Family Residential (R-4)

This category is established to identify areas of the city appropriate for higher density mixed duplex and multi-family residential development. The maximum density of development shall be 14 dwelling units per gross acre with a maximum of 75% impervious area.

-  R-4
-  C-2
-  R-2
-  OP



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