



PROPERTY FOR SALE

5.85 ACRES ON US 301 & WIRE RD FOR MU DEVELOPMENT

877.518.5263 | SVNsaunders.com | 114 N. Tennessee Ave. Lakeland, FL 33801

TABLE OF CONTENTS

- 3 EXECUTIVE SUMMARY
- 4 MAPS
- 6 DEMOGRAPHICS
- 9 AERIAL VIEWS
- 13 PHOTOS

Steve Toner, MBA, MPA, TRC

Senior Advisor
steve.toner@SVN.com
813.391.0302



CONFIDENTIALITY & DISCLAIMER

©2019 SVN | Saunders Ralston Dantzler Real Estate, All rights Reserved, makes every attempt to provide accurate information on this property, however, does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.

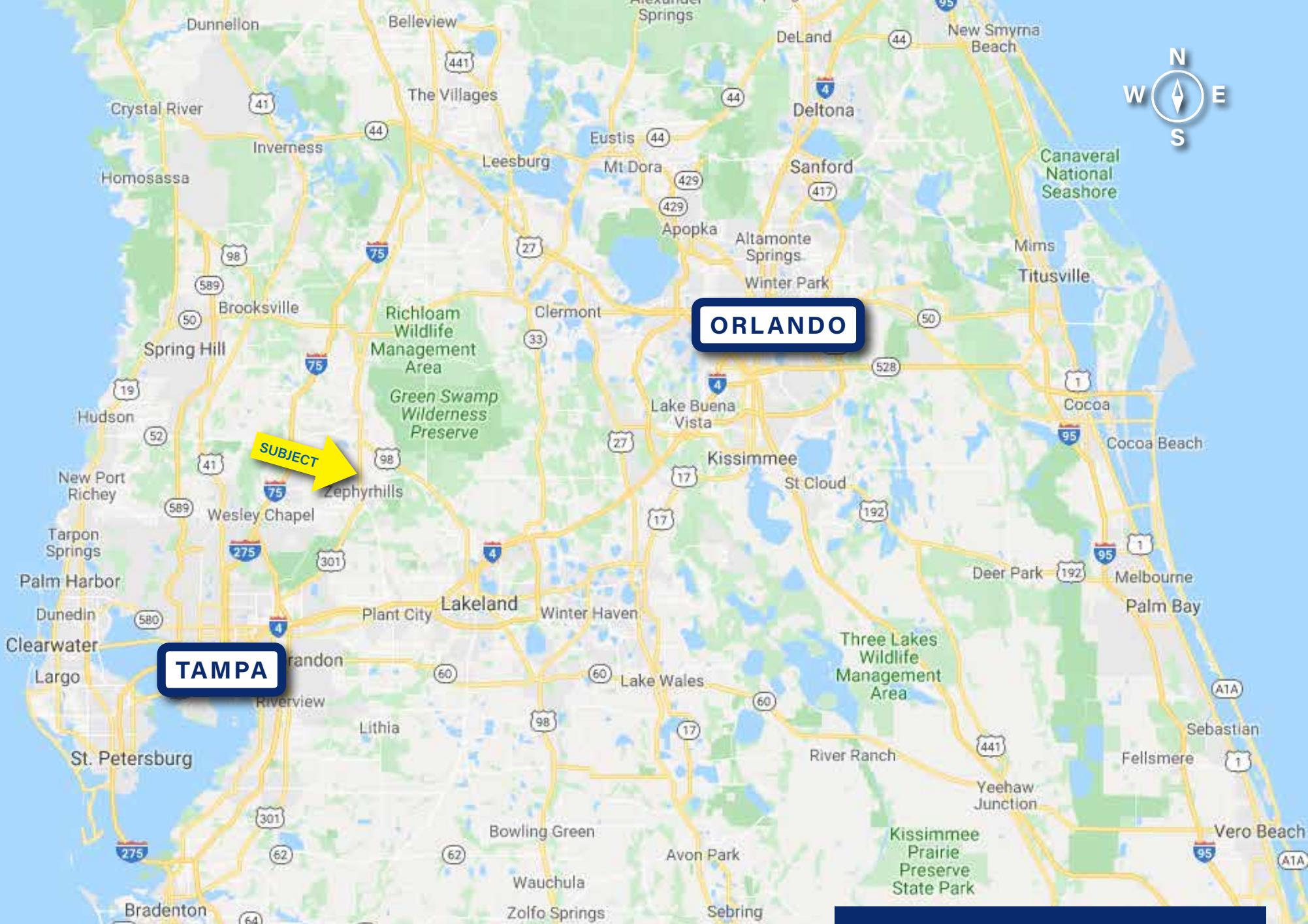


EXECUTIVE SUMMARY

5.85 ACRES ON US 301 & WIRE RD FOR MU DEVELOPMENT

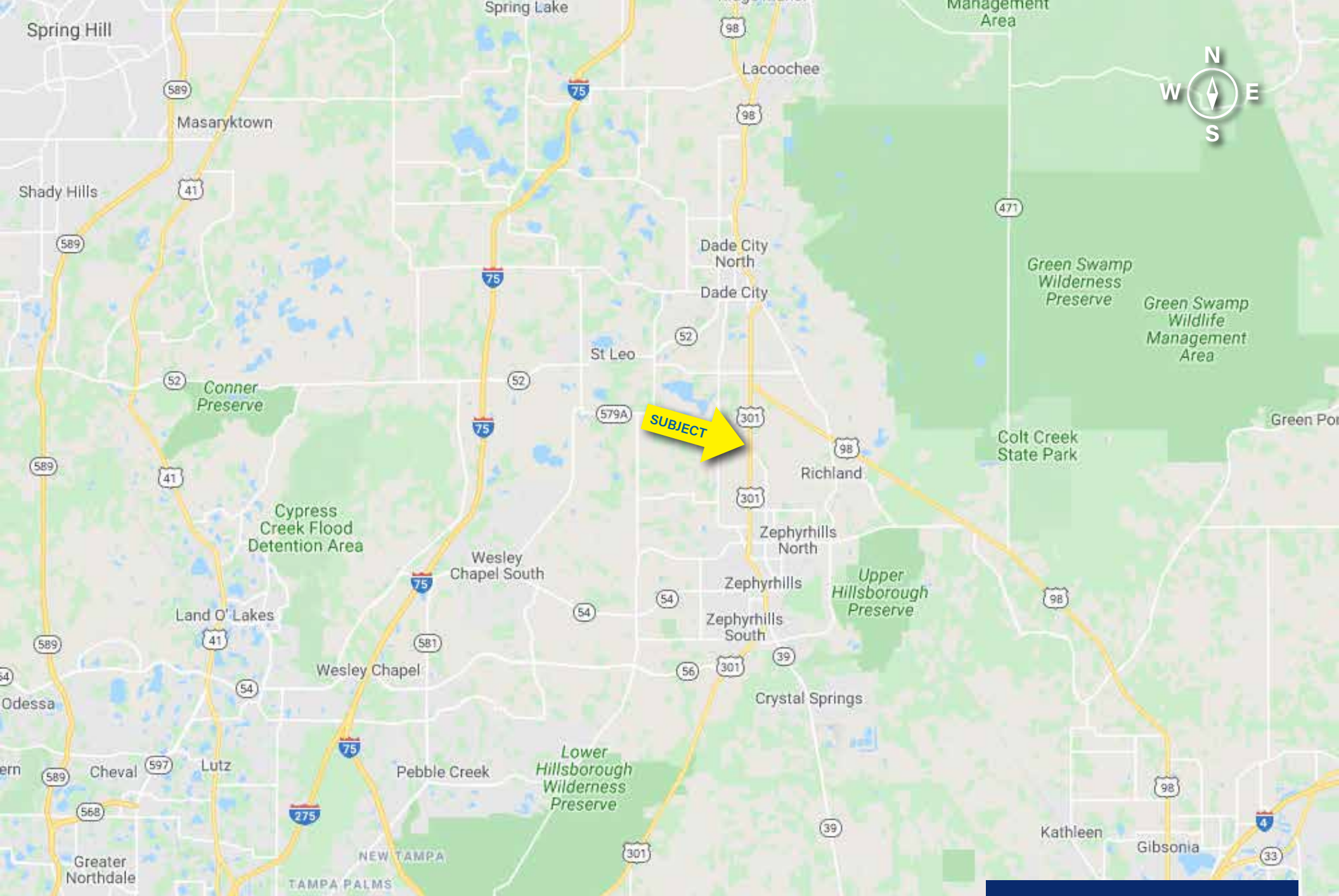
This 5.85 +/- acre vacant commercial property is located along US 301 with quick access to US 98. The property is located just north of big box retailers such as Publix, Lowe's, and Walmart, and just west of Scotland Yards Golf Club. The property is located within a growing area and is primed for commercial development.

Site Address:	0 US Highway 301, Zephyrhills, FL
County:	Pasco
PIN (Property Identification Number):	22-25-21-0010-09600-0000
Land Size:	5.85 +/- Acres
Property Use:	Vacant Commercial
Utilities:	Water - Pasco County
Zoning:	Commercial [C-2] - Pasco County
Taxes:	\$2,055 [2019]
Traffic Count:	22,500 cars/day US 301
Asking Price:	\$525,000



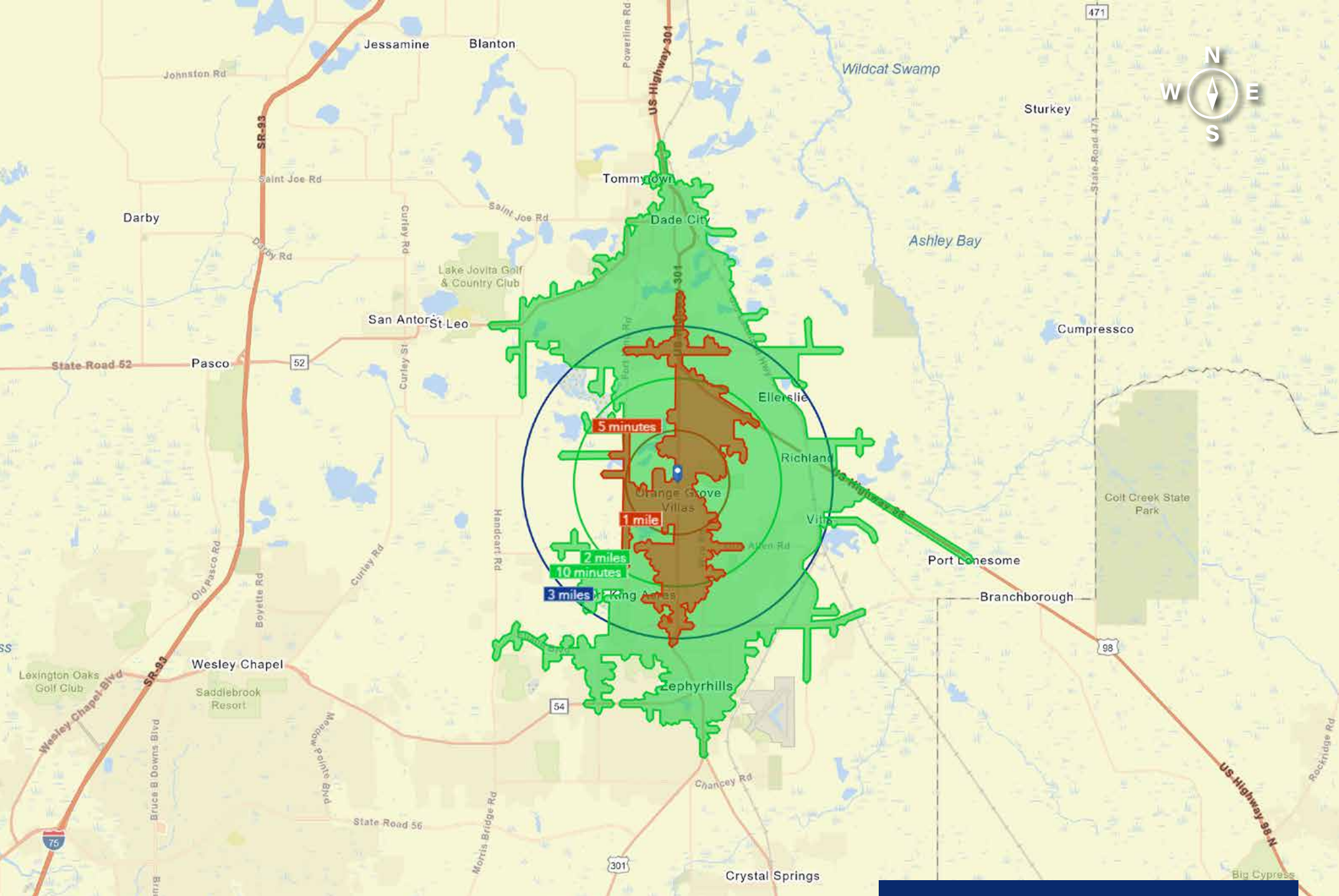
Located in the Tampa-St. Petersburg-Clearwater MSA.

REGIONAL LOCATION



Located along 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	1,061	7,719	17,790	4,713	37,084	536,023	3,160,627	21,239,528	332,417,793
Households	430	3,198	7,656	2,250	16,116	213,800	1,283,312	8,299,404	125,168,557
Families	287	2,189	4,951	1,406	10,014	142,068	791,803	5,366,533	82,295,074
Average Household Size	2.46	2.41	2.30	2.07	2.26	2.48	2.42	2.51	2.59
Owner Occupied Housing Units	337	2,473	5,905	1,690	11,126	155,741	830,532	5,375,035	79,459,278
Renter Occupied Housing Units	94	725	1,751	560	4,990	58,059	452,780	2,924,369	45,709,279
Median Age	50.9	54.5	56.4	59.0	52.5	46.0	43.0	42.5	38.5
Income									
Median Household Income	\$53,546	\$53,428	\$49,384	\$46,642	\$41,981	\$52,607	\$53,970	\$54,238	\$60,548
Average Household Income	\$68,367	\$67,526	\$65,915	\$60,277	\$57,431	\$70,839	\$77,199	\$78,335	\$87,398
Per Capita Income	\$27,357	\$28,153	\$28,518	\$26,856	\$24,632	\$28,320	\$31,415	\$30,703	\$33,028
Trends: 2015 - 2020 Annual Growth Rate									
Population	0.91%	0.88%	1.03%	0.89%	1.00%	1.52%	1.33%	1.37%	0.77%
Households	0.78%	0.73%	0.85%	0.75%	0.89%	1.34%	1.21%	1.31%	0.75%
Families	0.62%	0.60%	0.70%	0.59%	0.77%	1.28%	1.16%	1.26%	0.68%
Owner HHs	0.87%	0.89%	1.04%	0.90%	1.23%	1.61%	1.46%	1.60%	0.92%
Median Household Income	1.68%	1.55%	1.78%	2.19%	2.89%	2.06%	2.40%	2.37%	2.70%

The Median Household Income levels within a 2 mile radius are on par with Pasco County metrics.

BENCHMARK DEMOGRAPHICS

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

Households by Income

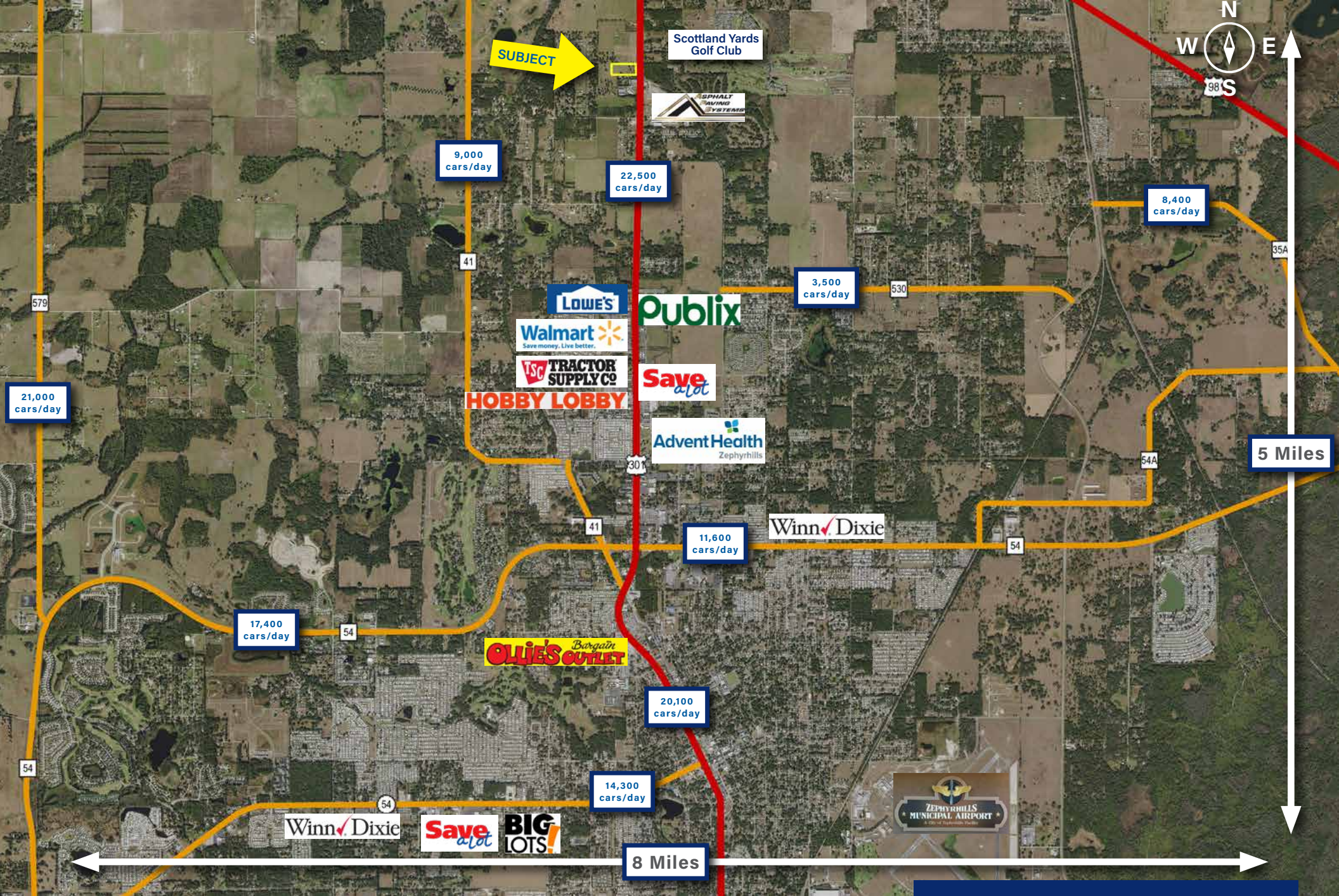
<\$15,000	10.70%	8.80%	10.60%	12.20%	14.00%	10.50%	11.00%	11.10%	10.70%
\$15,000 - \$24,999	9.10%	8.70%	12.00%	11.80%	14.40%	11.70%	10.50%	10.10%	9.00%
\$25,000 - \$34,999	12.60%	12.30%	13.50%	14.40%	13.60%	10.40%	10.20%	10.10%	8.90%
\$35,000 - \$49,999	12.80%	15.10%	14.30%	14.10%	14.80%	14.40%	14.30%	14.40%	12.40%
\$50,000 - \$74,999	23.70%	25.10%	20.90%	22.00%	20.30%	19.90%	18.40%	18.50%	17.50%
\$75,000 - \$99,999	11.90%	12.50%	12.20%	11.30%	10.00%	11.90%	12.40%	12.30%	12.60%
\$100,000 - \$149,999	10.20%	10.10%	9.10%	8.40%	8.10%	13.10%	12.80%	12.80%	15.10%
\$150,000 - \$199,999	7.00%	5.30%	4.00%	4.00%	2.70%	4.60%	5.10%	5.00%	6.50%
\$200,000+	2.30%	2.10%	3.40%	1.70%	2.20%	3.60%	5.40%	5.70%	7.30%

Population by Age

0 - 4	4.10%	3.70%	3.60%	3.40%	4.40%	5.10%	5.20%	5.20%	6.00%
5 - 9	4.50%	4.10%	3.80%	3.60%	4.40%	5.30%	5.30%	5.40%	6.10%
10 - 14	4.90%	4.50%	4.10%	3.80%	4.60%	5.50%	5.50%	5.60%	6.30%
15 - 19	4.80%	4.50%	4.20%	3.80%	4.50%	5.20%	5.50%	5.60%	6.30%
20 - 24	4.50%	4.30%	4.20%	3.80%	4.60%	4.90%	6.00%	6.10%	6.70%
25 - 34	11.30%	9.50%	9.10%	8.60%	10.40%	11.30%	13.00%	13.30%	14.00%
35 - 44	9.00%	8.60%	8.20%	7.40%	9.20%	11.40%	11.90%	11.70%	12.60%
45 - 54	12.60%	11.40%	10.70%	9.90%	10.60%	12.70%	12.80%	12.50%	12.50%
55 - 64	16.70%	16.50%	16.00%	15.80%	14.60%	14.30%	14.00%	13.70%	13.10%
65 - 74	17.30%	19.30%	18.60%	20.30%	16.30%	13.40%	11.60%	11.70%	9.70%
75 - 84	8.30%	10.60%	12.40%	13.60%	11.20%	7.70%	6.40%	6.50%	4.70%
85+	2.00%	3.00%	5.10%	5.80%	5.10%	3.20%	2.90%	2.80%	2.00%

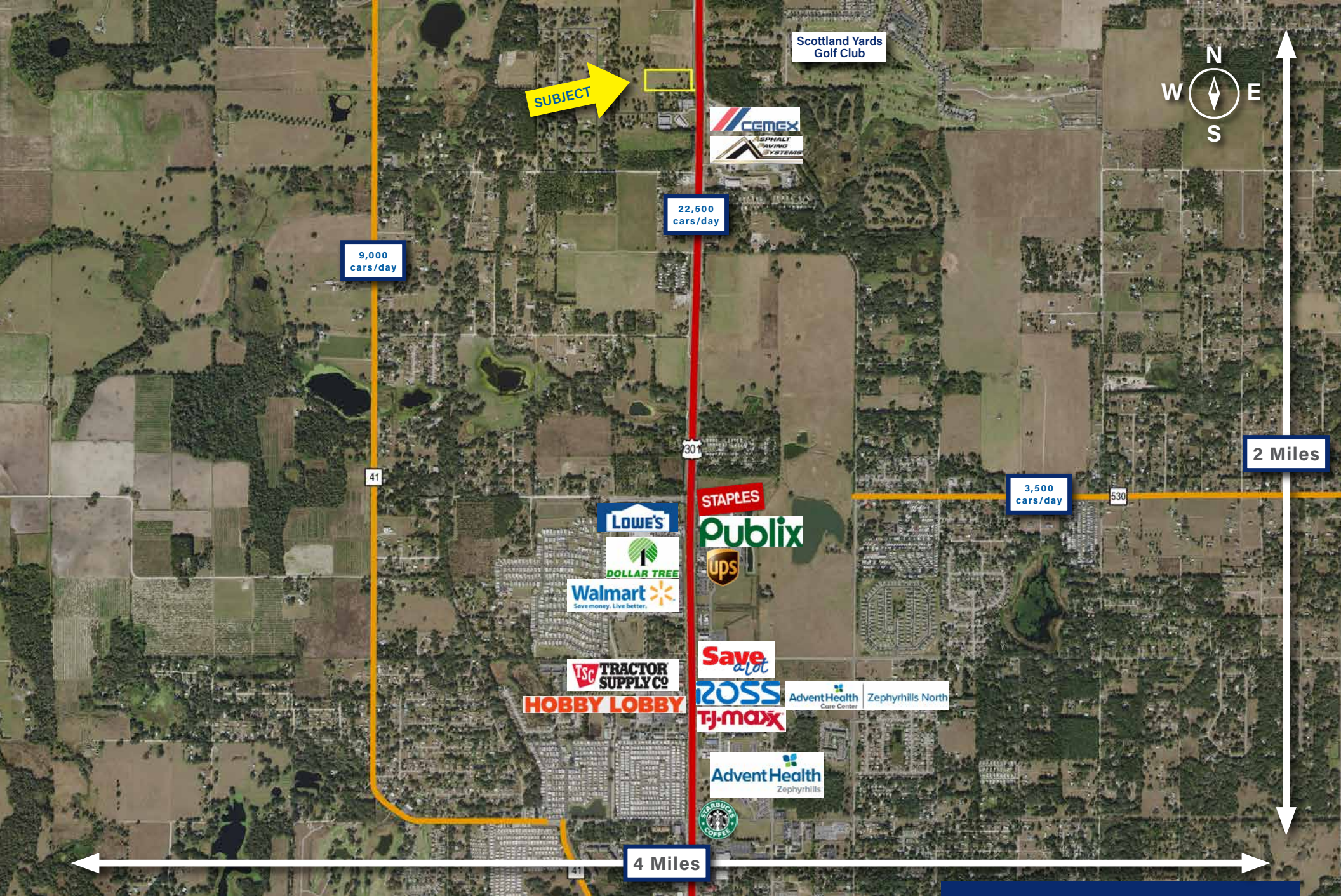
Race and Ethnicity

White Alone	89.20%	88.40%	88.90%	89.30%	84.30%	84.10%	75.70%	72.70%	69.60%
Black Alone	2.50%	3.40%	3.70%	3.50%	6.60%	6.30%	12.70%	16.50%	12.90%
American Indian Alone	0.40%	0.30%	0.30%	0.30%	0.40%	0.40%	0.40%	0.40%	1.00%
Asian Alone	2.00%	2.00%	1.70%	1.70%	1.40%	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	3.70%	3.20%	3.00%	2.80%	4.90%	3.60%	4.30%	4.50%	7.00%
Two or More Races	2.30%	2.60%	2.40%	2.40%	2.40%	3.10%	3.30%	3.10%	3.50%
Hispanic Origin (Any Race)	13.80%	11.20%	10.90%	10.80%	14.80%	16.30%	20.60%	26.60%	18.60%



The market area around the subject includes Publix, Walmart, Lowe's and other national retailers.

MARKET AREA MAP



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

TRADE AREA MAP



Scotland Yards
Golf Club

301



Sky Ridge Circle



22,500
cars/day



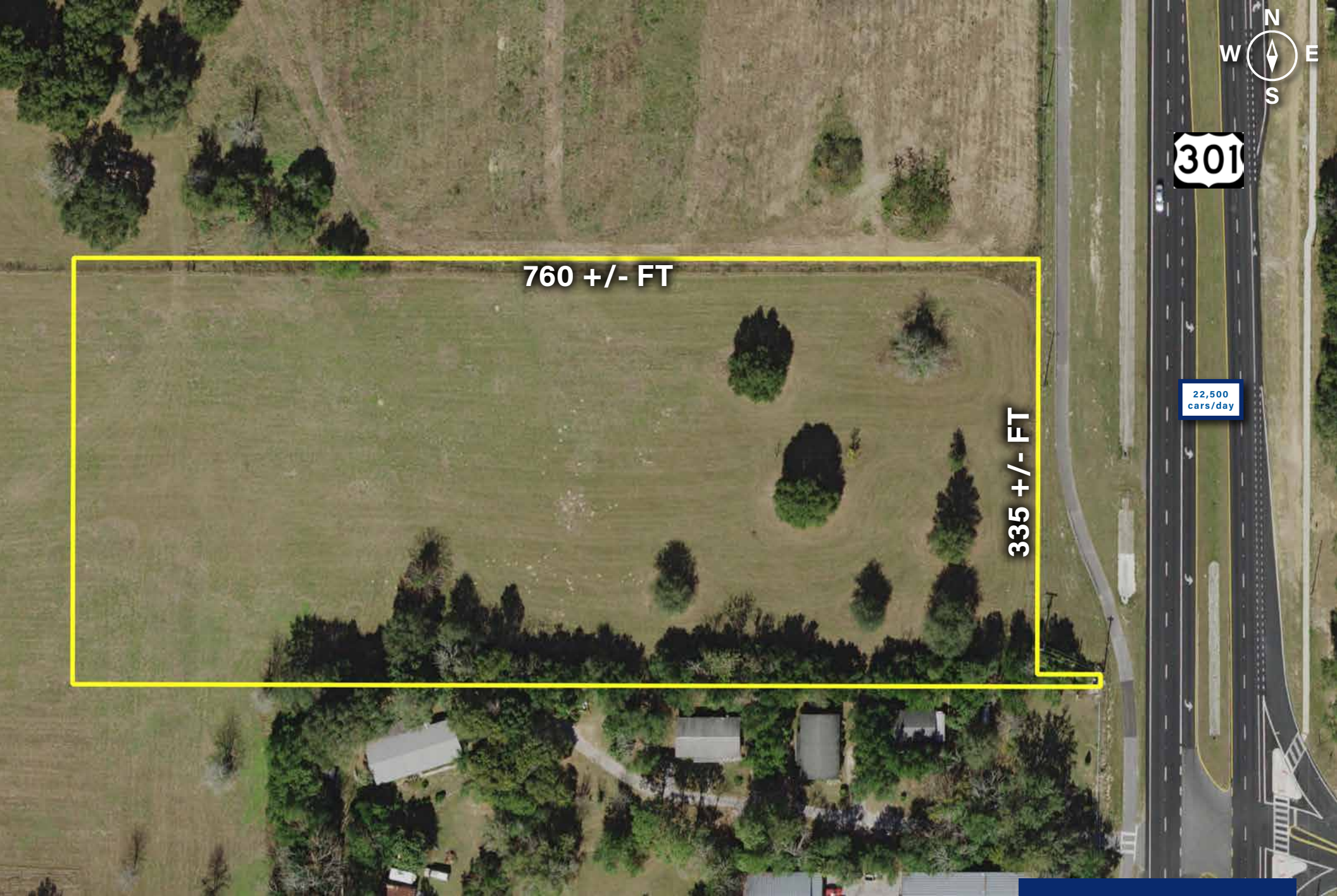
Bailey Hill Road

SCHAPER COMPANIES



NEIGHBORHOOD AERIAL

The area around the subject is mostly industrial users, with a residential golf community just across the street.



335 +/- FT of frontage along US 301.

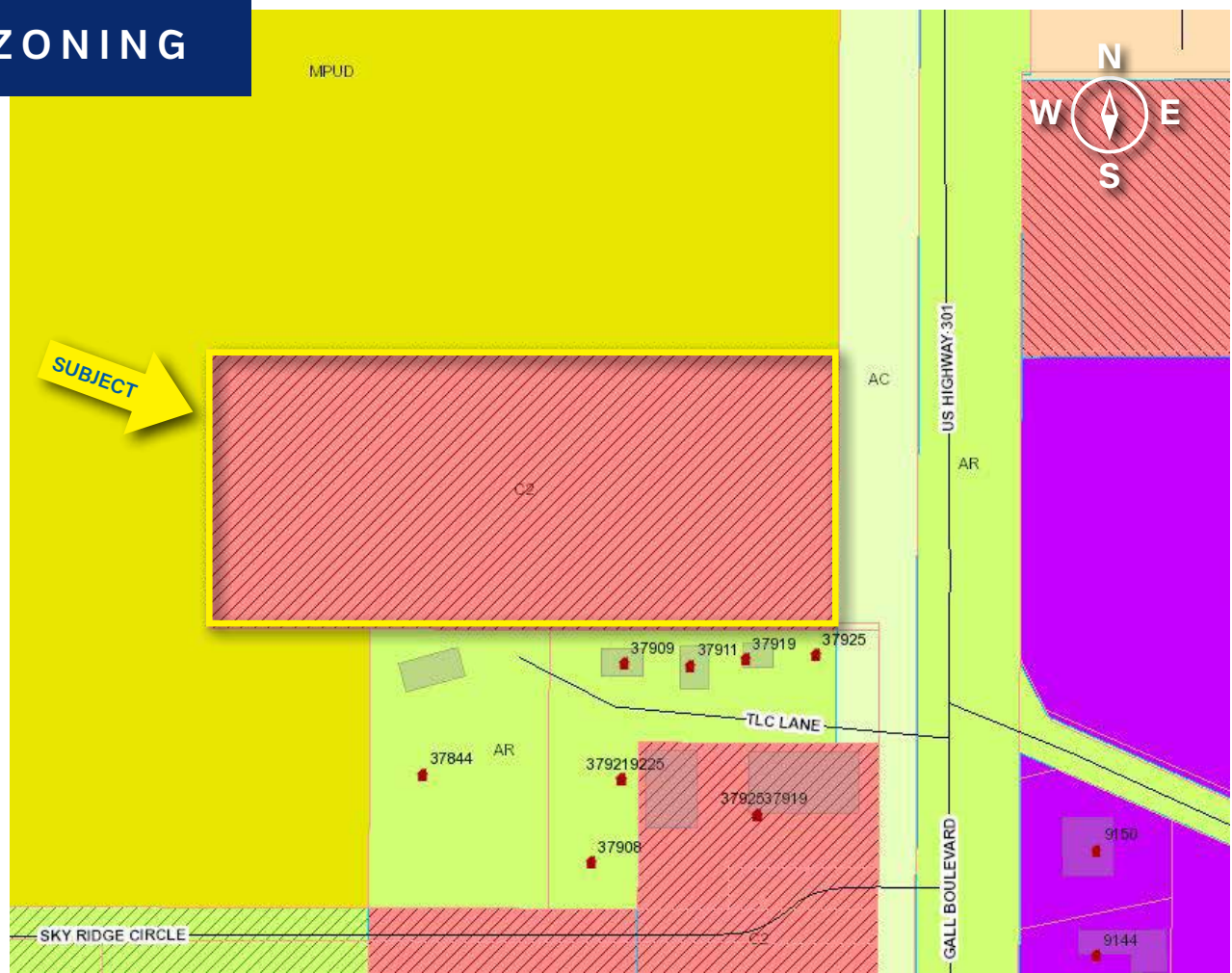
SITE AERIAL

Aerial View looking east








ZONING



General Commercial (C2)

The purpose of the C-2 General Commercial District is to provide for the orderly development of those uses necessary to meet the community and regional needs for general goods and services, as well as those of a social, cultural, and civic nature, and to exclude uses not compatible with such activities.

-  C2
-  MPUD
-  I2



SVN | Saunders Ralston Dantzler
Real Estate

877.518.5263

114 N. Tennessee Ave.
Lakeland, FL 33801