

9.97 ACRES FOR SF RES 3 DEVELOPMENT ZEPHYRHILLS

ZEPHYRHILLS, FL | PASCO COUNTY

9.97 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 9.97 ± acres

Sale Price: \$435,000

Price per Acre: \$43,630

Site Address: Mathis Street and 6th Avenue (NEC),
Zephyrhills, FL 33542

County: Pasco

Average Lot Size: .33

Zoning/FLU: R1MH / RES-3 RESIDENTIAL-3 du/ga*

Road Frontage: 340 FT on 6th Avenue, 636 FT on
Mathis Street

Uplands/Wetlands: Uplands 9.97 AC / Wetlands 0

Utilities & Water Source: Power and water

Nearest Intersection: Mathis Street and 6th Avenue

Nearest Points of Interest: Zephyrhills Municipal
Airport



9.97 Acres for SF Residential Development
Zephyrhills is on a paved road near nice homes with a country feel. This nearly 10-acre site is located on the northeast corner of Mathis Street and 6th Avenue, just north of the Zephyrhills Municipal Airport, Zephyrhills, Florida. Multiple shopping centers, restaurants, and recreational activities are in the surrounding area. The site is partially cleared with 100% uplands and is zoned for 3 residential units per acre. bordered by a residential neighborhood on the west, a wooded area owned by the county on the east, and the south, and open land on the north makes this property a good location for residential sites.

LOCATION & DRIVING DIRECTIONS

Parcel IDs:

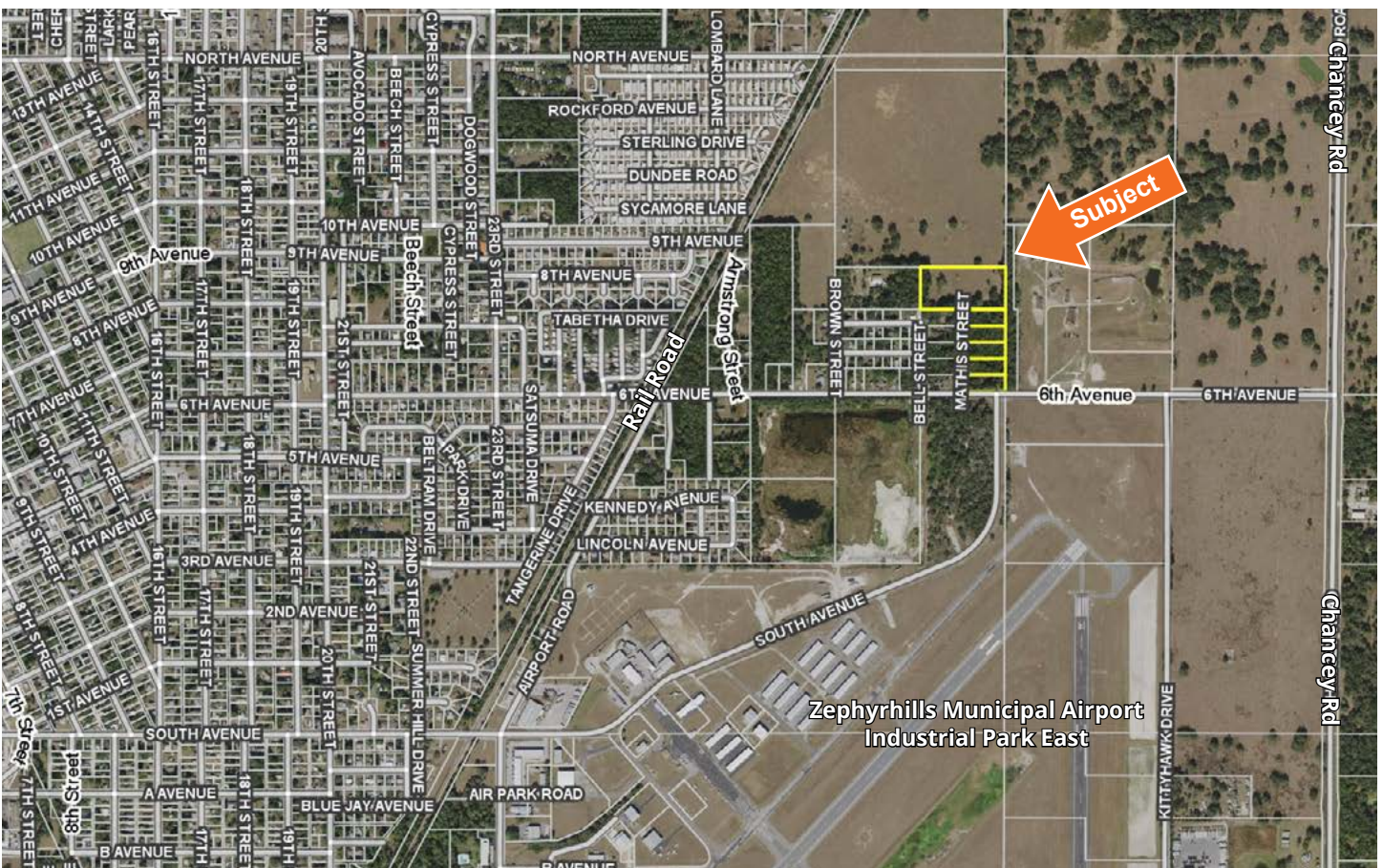
- 5.07 acres: 12-26-21-0000-00900-0012;
- .98 acres: 12-26-21-0290-00000-0060;
- .98 acres: 12-26-21-0290-00000-0070;
- .98 acres: 12-26-21-0290-00000-0080;
- .98 acres: 12-26-21-0290-00000-0090;
- .98 acres: 12-26-21-0290-00000-0100

GPS Location: -9145568, 3278955

Driving Directions:

- From CR 39 and Chancey Highway
- Go east on Chancey for 3.5 miles, then turn left (west) on 6th Ave
- Go 1200 feet to Mathis Street on the right (north). You have arrived. The 9.97 acres is on the NE corner of Mathis and 6th Ave.

Showing Instructions: Drive by or contact the listing agent





114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

9.97 ± Acres • Residential Development in Zephyrhills on a paved road near nice homes
340 FT on 6th Avenue, 636 FT on Mathis Street
Near the Zephyrhills Municipal Airport

Visit SVNsaunders.com and search for: **9.97 Acres**

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Lakeland, FL 33801
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