



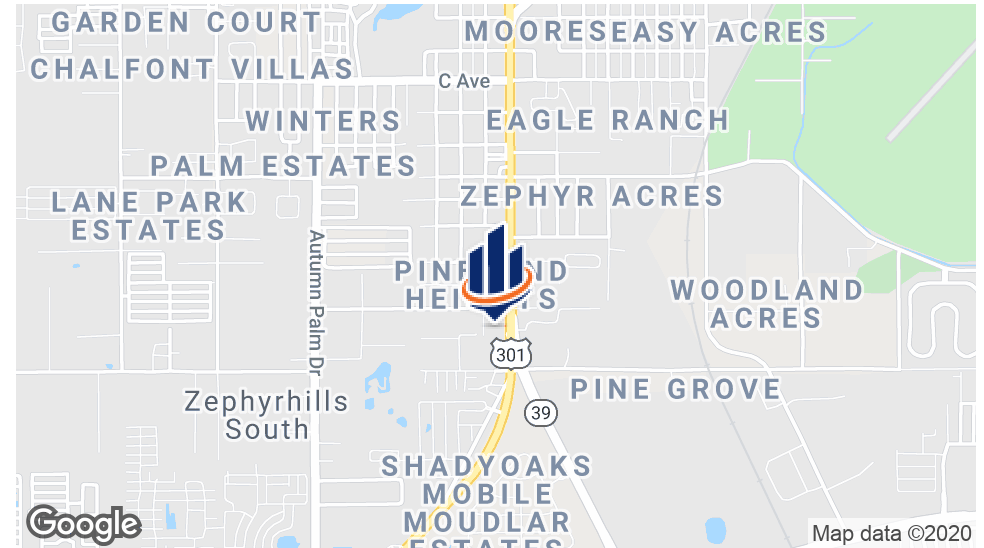
1.92 ACRES AT US 301 & CR 39 WITH BUILDING FOR DEVELOPMENT

4111 GALL BOULEVARD
ZEPHYRHILLS, FL 33542

Steve Toner, MBA
Advisor
863.648.1528
steve.toner@svn.com



Property Summary



Sale Price

\$275,000

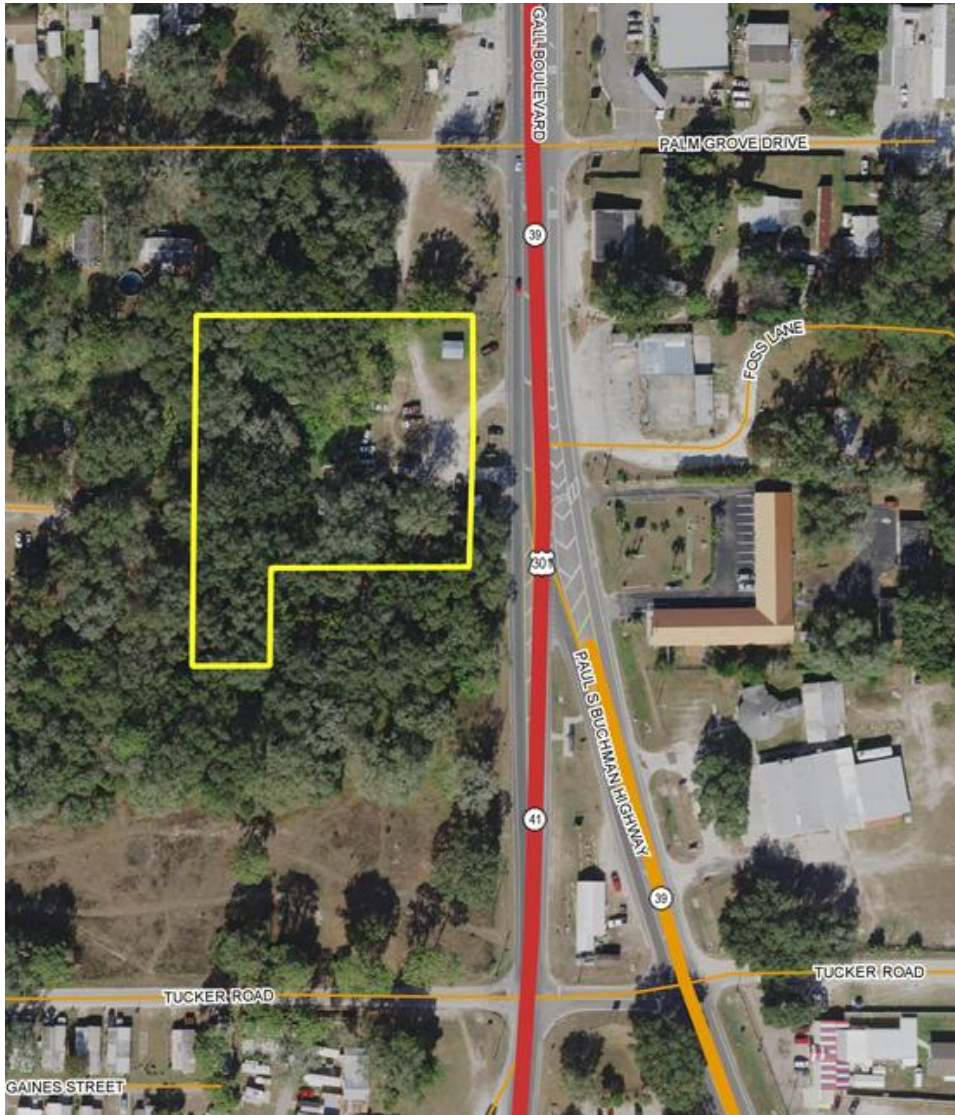
PROPERTY HIGHLIGHTS

- Best Potential Use: Commercial Development Site
- Exceptional Location: 1.92 Acre Site at Intersection of US 301 and CR 39
- Excellent Visibility: 255+/- feet of highway frontage
- Superior access on and off highway in both directions
- Solid and growing traffic count
- High, dry and level site
- Functional Building with utilities
- Surrounded by growing commercial and residential development

OFFERING SUMMARY

Building Size:	1,316 SF
Lot Size:	1.92 Acres
Price / SF:	\$208.97
Year Built:	1950
Zoning:	C2 [43.5%] and R3 [48.9%]
Market:	Tampa Bay
Submarket:	Zephyrhills
Traffic Count:	21,000+/- Cars/Day on Us 301
APN:	14-26-21-0000-03100-0000

Property Description



PROPERTY DESCRIPTION

This is a development opportunity with 1.92 acres located at the intersection of US 301 and CR 39 in Downtown Zephyrhills, FL. The site is level, high and dry, with excellent visibility and access off and onto the city's major commercial corridor (US 301). The property is located at the southern entry point of Downtown Zephyrhills, FL, and is surrounded by commercial development and residential neighborhoods. It has a small, functional building that is currently use for an auto sales center.

The building includes: 416 ft of office/retail space, 756 ft of unfinished garage, 144 ft of unfinished storage, and 128 ft of canopy covered area. It has power, water and sewer as well as convection heat and an a/c window unit for the office. It has asphalt tile flooring with some carpet, plastered walls.

UTILITIES DESCRIPTION

water, sewer, electric

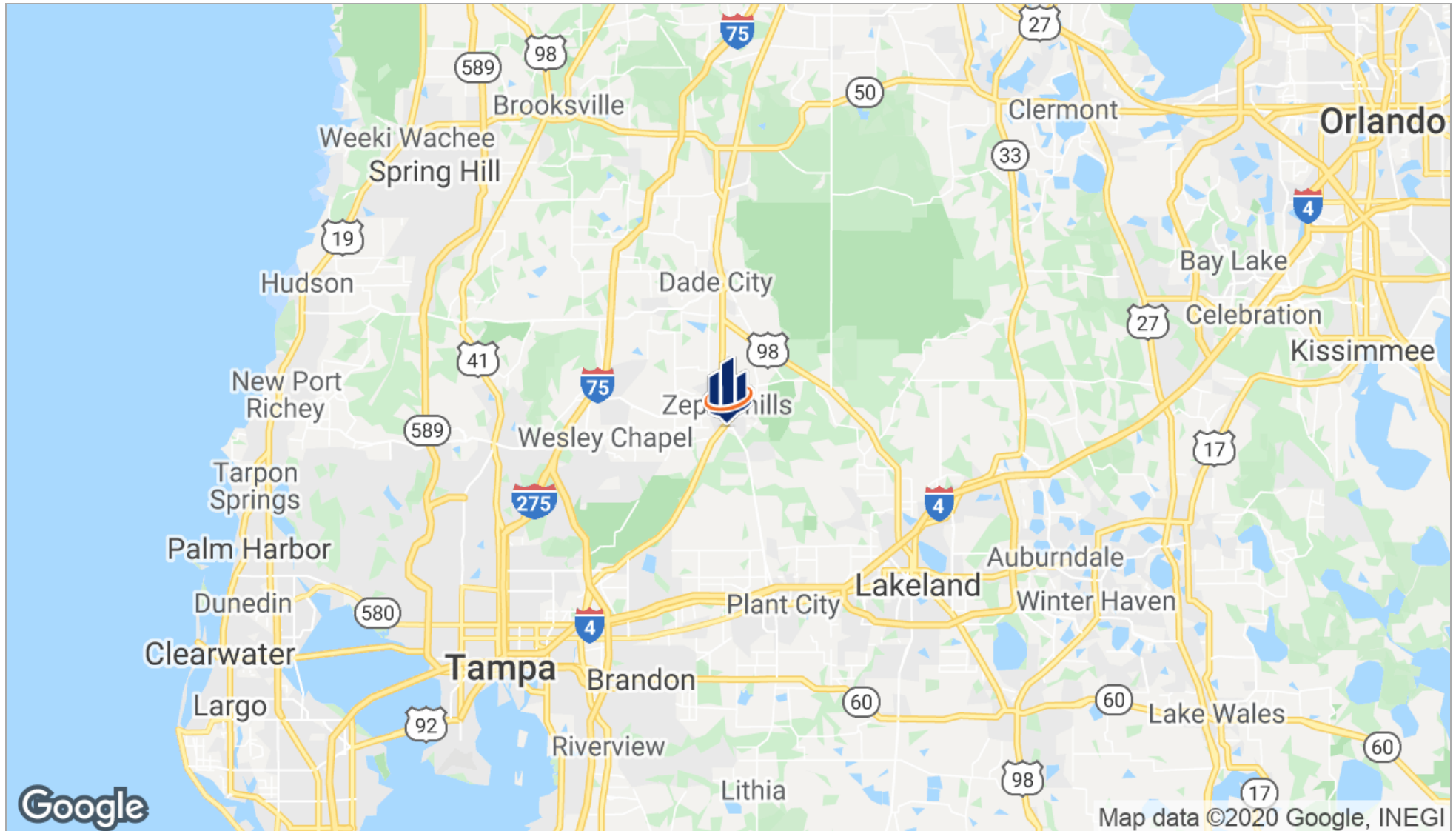
CONSTRUCTION DESCRIPTION

This is a concrete block building with a gable roof covered in singles

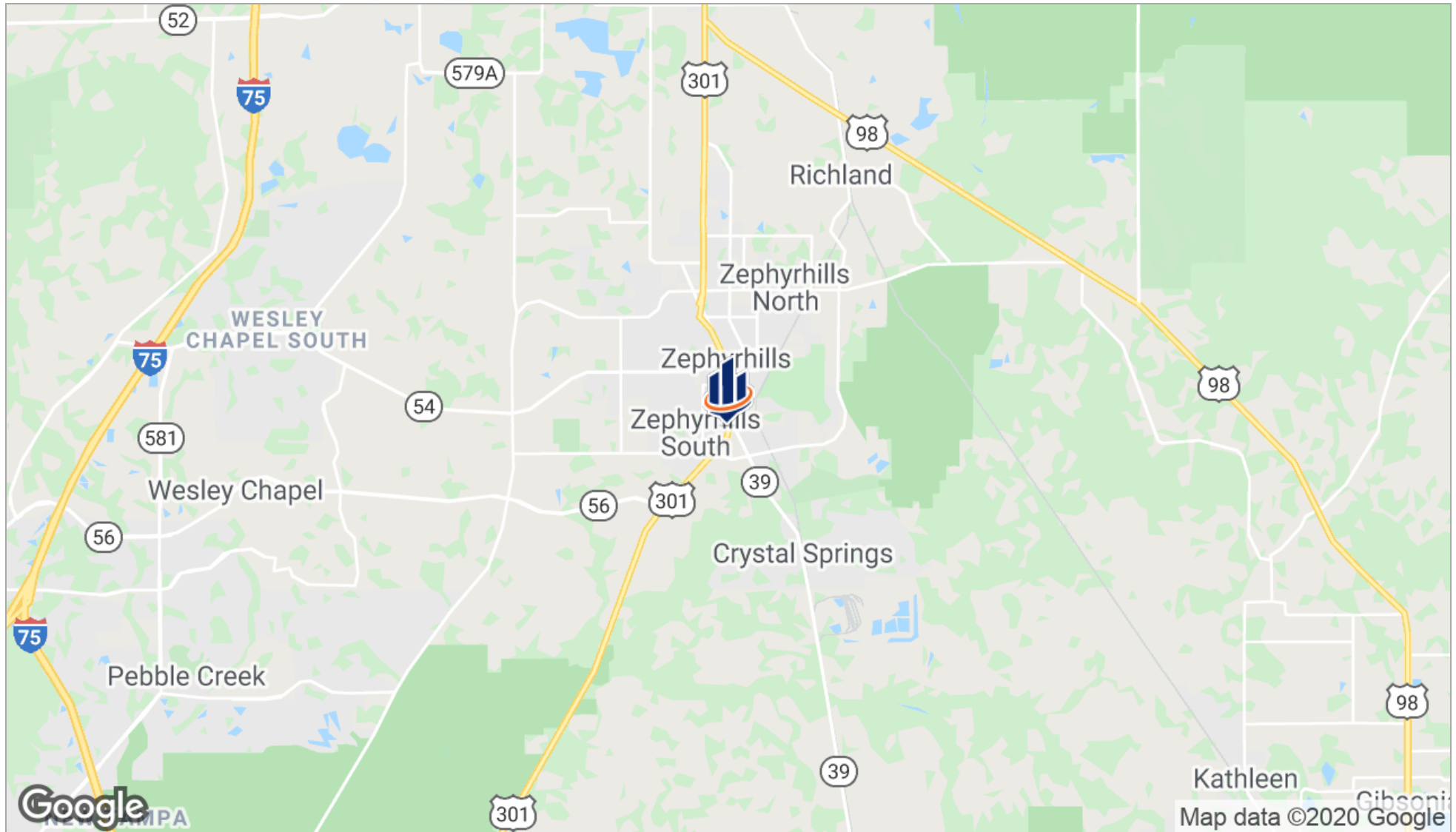
POWER DESCRIPTION

Duke

Regional Map



Location Map



Demographics Map & Report

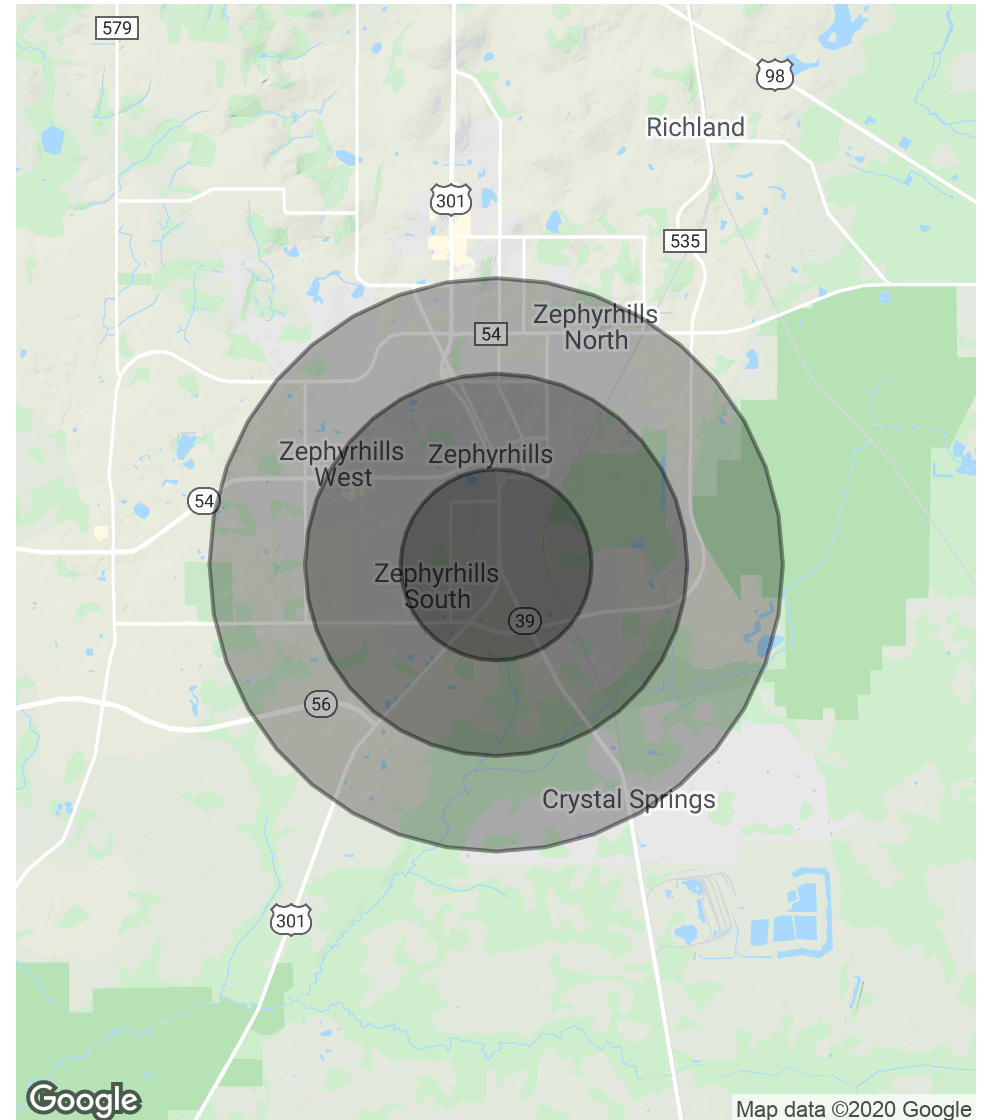
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	5,579	30,754	55,525
Average age	49.6	54.8	53.9
Average age (Male)	46.1	52.6	52.0
Average age (Female)	51.6	55.8	54.9

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	2,446	14,360	24,833
# of persons per HH	2.3	2.1	2.2
Average HH income	\$37,802	\$40,353	\$44,145
Average house value	\$93,043	\$99,864	\$115,627

* Demographic data derived from 2010 US Census



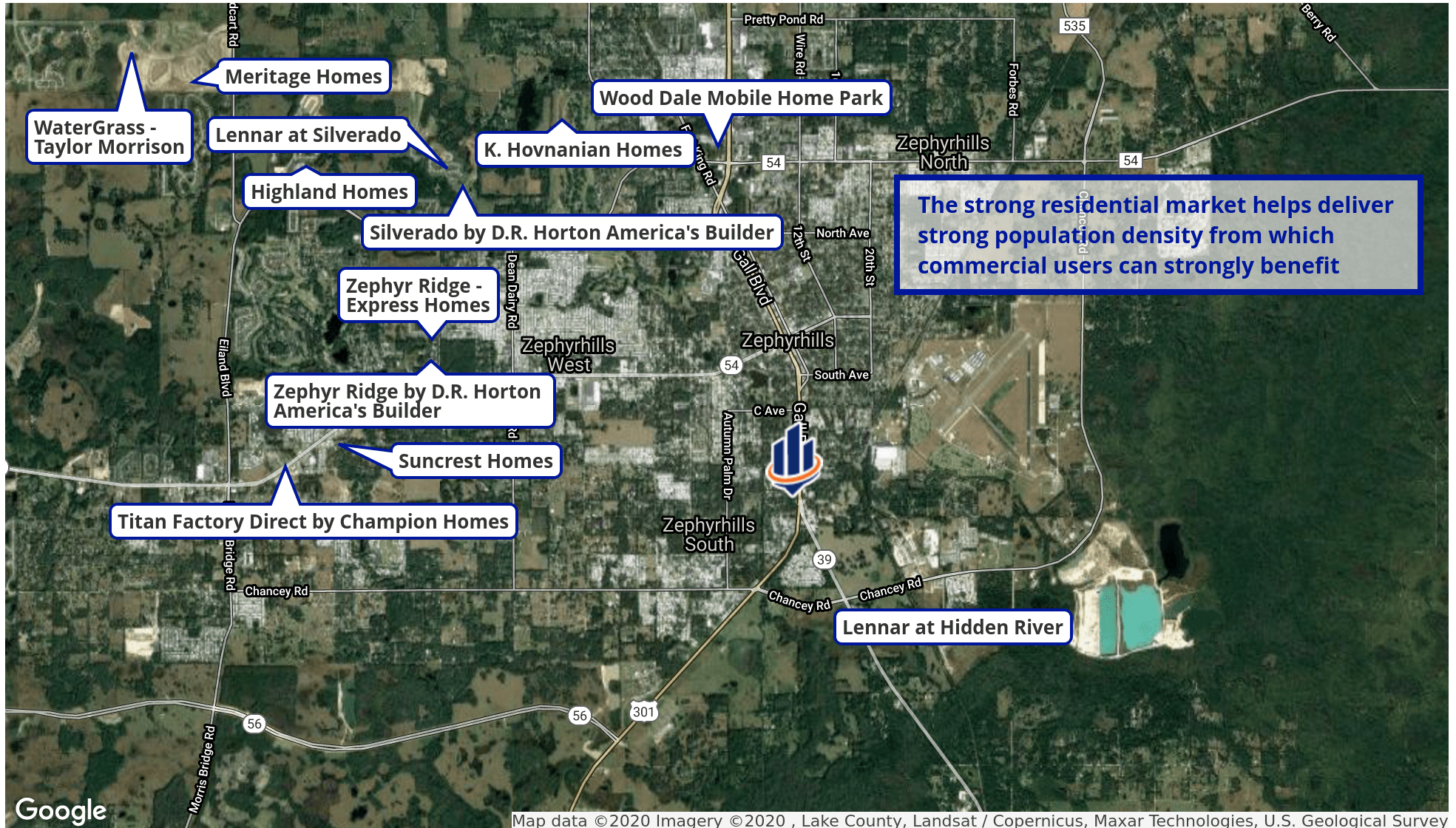
Zephyrhills Retail Market



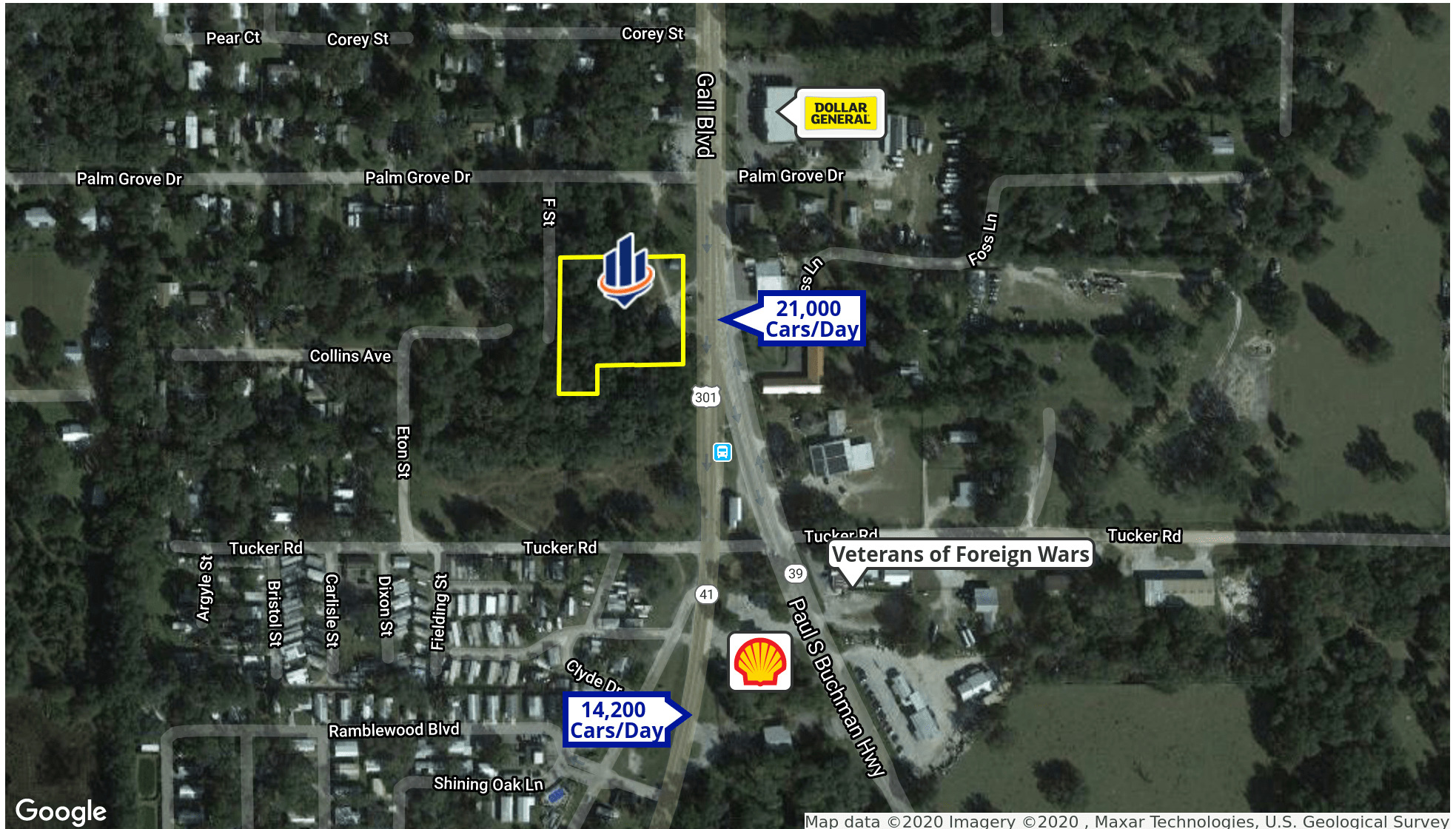
1.92 ACRES AT US 301 & CR 39 WITH BUILDING FOR DEVELOPMENT | 4111 GALL BOULEVARD ZEPHYRHILLS, FL 33542

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Zephyrhills Residential Market



Site Aerial



Additional Photos



US 301 & CR 39 Intersection frontage



STEVE TONER, MBA

Advisor

steve.toner@svn.com

Direct: 863.648.1528 | Cell: 813.391.0302

FL #BK510864

PROFESSIONAL BACKGROUND

Steve Toner, MBA, is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate, headquartered in Lakeland. Steve works out of Rocky Point / Tampa, Florida, serving his clients in the counties along the west coast. Steve has extensive experience with land development, working with residential builders, developers, and retail corporate site selection managers on sites along the growing southwest coast counties of Tampa Bay, Florida; often good candidates for conservation easements and 1031 Exchange strategies. Last year he closed on over \$13,000,000 in land sales. He currently has exclusive listings on over \$46,000,000 in land for sale and development.

Prior to working with SVN Saunders Ralston Dantzler, Steve owned his own brokerage and marketing firm, Coastal Strategies and Investments, where he conducted dozens of international trade and investment missions to Europe, Latin America and Canada; served as Vice President International of a national real estate franchise, UCRE; served as Director of Business Development for a national engineering firm, Belcan Corp; and was Director of Development and Alumni at Northern Kentucky University.

EDUCATION

Steve holds an MBA from Northern Kentucky University, an MPA, Master of Public Affairs, from University of Cincinnati, Florida Real Estate Broker License, FL [BK510864], and an International Trade Certificate from USF and the US Commerce Dept. He has completed most courses for the Accredited Land Consultant [ALC] designation from RLI/NAR, and most courses completed toward CCIM, Certified Commercial Investment Member, designation. He also holds the Transnational Referral Certification from NAR.

SVN | Saunders Ralston Dantzler
114 N. Tennessee Avenue Suite 300
Lakeland, FL 33801



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



114 N. Tennessee Avenue, Suite 300
Lakeland, FL 33801
863.648.1528
www.svnsaunders.com