

**Zephyrhills Medical Office Building**  
7315 Green Slope Drive, Zephyrhills, FL 33541  
**Offering Memorandum**

Berkshire Hathaway HomeServices  
Florida Properties Group - Commercial Division  
October 2020



**MATTHEW B. SHAW, CCIM**  
Executive Associate  
mshaw@bhhsflpg.com  
727-434-4078



This Confidential Information Memorandum (the “Memorandum”) has been prepared by Berkshire Hathaway HomeServices Florida Properties Group - Commercial Division (“BHFPC”) solely for informational purposes from materials supplied to BHFPC by DC Center for Radiation Oncology of Zephyrhills Inc. (“Owner”). This Memorandum relates to the possible sale of 7315 Green Slope Drive, Zephyrhills, FL 33541 (“Investment”). This Memorandum is being furnished through BHFPC as the Owner’s exclusive advisor, solely for use by prospective purchasers in considering an acquisition of the Investment.

This Memorandum has been prepared to assist interested parties in making their own evaluation of the Investment and does not purport to contain all of the information that a prospective purchaser may desire. In all cases, interested parties should conduct their own investigation and analysis of the Investment and the data set forth in this Memorandum.

BHFPC has not independently verified the accuracy and completeness of any of the information, contained in this Memorandum. Neither BHFPC, the Owners, nor their respective affiliates, directors, officers, employees, representatives or agents makes any representation or warranty as to the accuracy or completeness of this Memorandum, or any supplemental information furnished in connection herewith, and none of the foregoing shall have any liability for any representations (express or implied) contained in, or for any omissions from, this Memorandum, any supplemental information furnished in connection herewith or any other written or oral communication transmitted to the recipient in the course of the recipient’s evaluation of Investment.

Neither BHFPC, the Owners or their respective affiliates, directors, officers, employees, representatives or agents, undertakes any obligation to provide additional information or to correct or update any of the information set forth in this Memorandum.

By accepting this Memorandum, the recipient acknowledges and agrees that all information contained herein and all other information provided by BHFPC, or the Owners related thereto is subject to the terms of the confidentiality agreement previously executed by the recipient regarding this Memorandum. Without limiting the generality of the foregoing, (i) the recipient will not reproduce this Memorandum, or such other information, in whole or in part, and will use this Memorandum and such other information solely for purposes of evaluating the recipient’s interest in acquiring Investment and (ii) if the recipient does not wish to pursue this matter, the recipient will promptly return this Memorandum and such other information, if any, to BHFPC, together with any other materials relating to Investment which the recipient may have received from either BHFPC, the Owners, or their respective affiliates, directors, officers, employees, representatives or agents, as well as any notes or written materials prepared by the recipient.

The Owners reserve the right to negotiate with one or more prospective buyers at any time and to enter into a definitive agreement for the sale of the Investment or any components thereof without prior notice to the recipient of this Memorandum or other prospective purchasers.

The Owners also reserve the right to terminate, at any time, solicitation of indications of interest for the acquisition of the Investment or the further participation in the investigation and proposal process by any party. Finally, the Owners reserve the right to modify, at any time, any procedures relating to such process without assigning any reason thereto. The Owners intend to conduct business in the ordinary manner during the evaluation period; however, the Owners reserve the right to take any action, whether or not in the ordinary course of business, including but not limited to the sale of any assets of the Investment, which it deems necessary or prudent in the conduct of such business.

## Table of Contents

<b>Section</b>	<b>Page</b>
I Executive Summary	3
II Investment Description	5
III Area Demographics	6
IV Investment Photos	8
V Location	9
VI Site Plan	10
VII Floor Plan	11

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2020 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

## I. Executive Summary

The subject property is a freestanding 5,304± SF former oncology/ radiology medical office building located in the northwest quadrant of Green Slope Drive and Medical Arts Court in Zephyrhills, Pasco County, Florida. It is located one block west of Gall Boulevard (or U.S. Highway 301), a major commerce artery and north-south travel route.

The subject is located within a medical office corridor. It is very near several major healthcare facilities and well within an hour drive to a number of regional centers, including AdventHealth Hospital Zephyrhills (4 min.), AdventHealth Hospital Dade City (12 min.), AdventHealth Wesley Chapel (26 min.), South Florida Baptist Hospital (27 min.), Lakeland Regional Medical Center (38 min.), Bay Pines VA Healthcare (38 min.), AdventHealth Tampa (39 min.), and St. Joseph's Hospital (48 min.).

The area is predominantly residential with commercial uses along the major corridors. The subject is located in the northwest quadrant of Daugherty Road and Gall Boulevard. Substantial commercial development can be found east of the subject and along the two primary thoroughfares, State Road 54 and Gall Boulevard. Most of the typical commercial uses can be found along these thoroughfares including neighborhood/community shopping centers, strip centers, and freestanding retail uses such as branch bank facilities, gas stations, drug stores, restaurants, etc. There is also a variety of industrial and manufacturing facilities located east of the Zephyrhills Municipal Airport, southeast of the subject. Moreover, there are various professional/medical office uses with particular note of AdventHealth Zephyrhills located approximately half a mile southeast of the subject on Gall Boulevard. Newer commercial development in the immediate area includes a 2,500 SF Starbucks built in 2019, approximately 0.4 miles southeast of the subject. Also, within the market area is Wawa, located at 6450 Gall Boulevard, which was constructed in 2018.

Under development is an Aldi retail center, located approximately a third of a mile northeast of the subject, south of the Walmart Supercenter on U.S. Highway 301. The development includes Fairfield Hotel, Dunkin' Donuts and Aldi; in addition, three other outparcels are available for lease.

The property has a good parking ratio for medical use, has a backup electric generator and has new HVAC units. The building is of good quality and overall appeal with concrete block construction with painted stucco façade. It has specialized interior buildout for an oncology/radiology facility including two vaults and concrete interior partitions. The general condition of the building is average and if not used for its intended use, then would require renovation/buildout of the two radiation vaults, and reutilization of the dark room as possibly a server room.

It has been reported that the subject had a previous sinkhole claim. Per verification, there was a claim, approximately 12 years ago. A portion of the parking lot was affected; however, the claim was paid, and the property was repaired to code. It is reported that the property is fully insured. It was also reported that the sinkhole specialist indicated that he was not sure if the depression was an actual sinkhole or the result of settling of soils given the fill used to develop the area.

Sale Price: \$530,000



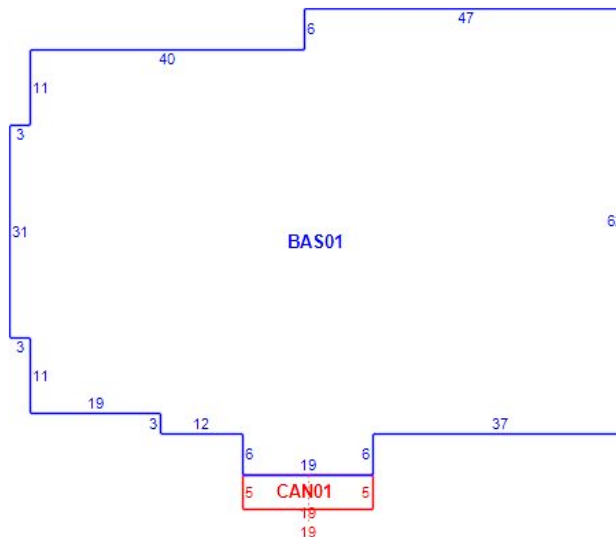
## II. Investment Description

Site Address: 7315 Green Slope Drive, Zephyrhills, FL 33541  
 County: Pasco  
 Parcel No.: 34-25-21-0000-00300-0085  
 Land Use: 1900C - Professional Building  
 Zoning: OP Office/Professional - City of Zephyrhills  
 Future Land Use: MU Mixed Use -City of Zephyrhills  
 Flood Zone: X minimal chance of annual flooding –  
 Flood Map ID 12101C0289F – Dated – September 26, 2014  
 Parcel Size: 0.92± acres (40,000± SF)  
 Parcel Dimensions±: 200' x 200'  
 Parking Ratio: 34 parking spaces or 6.4 per 1,000 sf  
 Traffic Count: 4,200 AADT  
 Property Use: Medical Office - Radiology  
 Bldg. Size: 5,399 GSF; 5,304 RSF  
 Year Built: 1998  
 Total Assessed Value: \$380,392 (2019)  
 Total Taxes & Assessments: \$7,863 (2019)  
 Utilities and Services:  
     Water City of Zephyrhills  
     Sewer City of Zephyrhills  
     Electric Withlacoochee River Electric Cooperative  
     Police and Fire City of Zephyrhills

### Legal Description:

COM AT NE COR OF SE1/4 OF SEC TH N89DG 58' 35"W ALG NORTH LINE OF SE1/4 1345.17 FT TO POINT ON NLY EXTENSION OF WEST R/W LN OF GREEN SLOPE DR TH S00DG 07' 42"W 925.78 FT FOR POB TH CONT S00DG 07' 42"W 200.00 FT TH N89DG 58' 40"W 200.00 FT TH N00DG 07' 42"E 200.00 FT TH S89DG 58' 40"E 200.00 FT TO POB THE SOUTH 7.50 FT THEREOF BEING RESERVED FOR DRAINAGE EASEMENT OR 3689 PG 1932 OR 3835 PG 1901

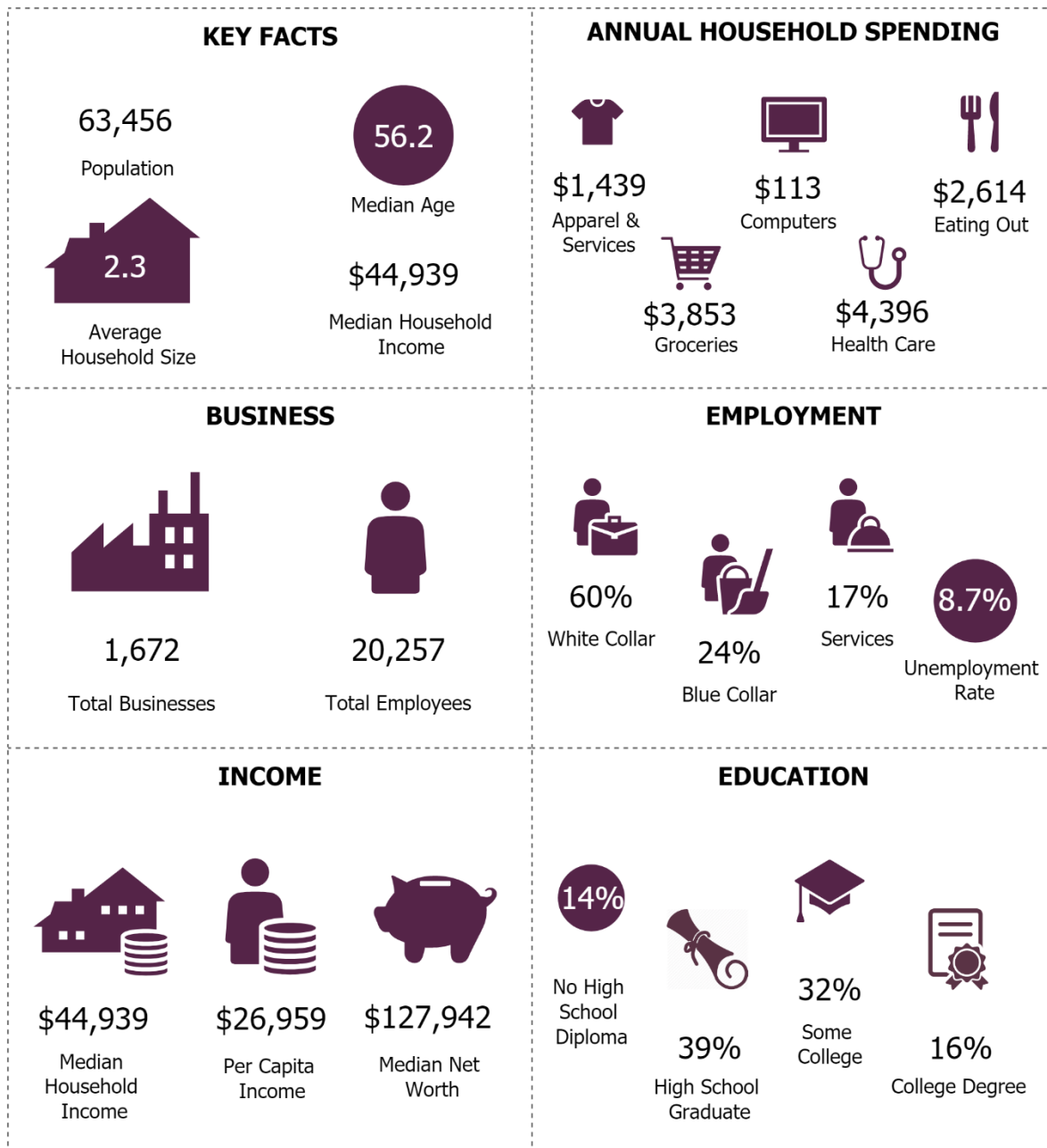
### Building Schematic:



### III. Area Demographics

\* Demographics are for a 5-mile radius of the Subject for 2020.

Source: ESRI



Key Demographic Indicators	5-mile radius
2025 Total Population	67,788
2020-2025 Population: Annual Growth Rate	1.33%
2020 Total Households	29,273
2020 Median Home Value	\$111,007
2020 Total Daytime Population	62,276
2020 Daytime Population: Residents	42,086
2020 Education Age 25+: High School Diploma	16,298
2020 Education Age 25+: Bachelor's Degree	5,185
2020 Education Age 25+: Grad/Professional Degree	2,762

## Pasco County

One of the fastest growing areas in the greater Tampa Bay region, Pasco County features a unique blend of undeveloped, open spaces in close proximity to the modern, vibrant communities that makes it a great location to live, visit, and do business.

Located at the apex of the greater Tampa Bay metropolitan area, businesses of all sizes are taking notice of the tremendous benefits that come with locating in Pasco County including ready access to major interstate highways, rail lines, air transportation, and a deep-sea port as well as a the diverse, skilled workforce that powers businesses throughout the region. High-tech and aviation/aerospace companies are thriving and growing alongside manufacturers and business service providers, and local entrepreneurs are founding award-winning, cutting edge companies throughout the county.

## Zephyrhills, Florida

Zephyrhills is a city in West Central Florida in eastern part of Pasco County. It is a suburb of the Tampa Bay MSA. It is also known as the headquarters of the Zephyrhills bottled water company and is a member of Tree City USA. Zephyrhills began as the town of Abbott on April 18, 1888 and consisted of 280.74 acres. In 1910 the town voted to change its name to Zephyrhills; it was incorporated in 1914.

Zephyrhills is 25± miles northeast of Downtown Tampa. The city is bisected by US 301, a major north-south travel route, and State Road 54, also a major route, traveling east-west. Traveling distance/time to Tampa International Airport from Zephyrhills is 38 miles/45 minutes. Lake Buena Vista area and Orlando attractions are about 60 minutes away. Zephyrhills' airport offers a 5,000' and a 4,000' runway, as well as RNAV, GPS approaches, 24-hour value priced aviation fueling, T-hangars and courtesy car to local restaurants and businesses, and other amenities.

Zephyrhills has a variety of historic and natural attractions to residents and visitors alike. Over a dozen city parks offer a wide range of outdoor and sporting options. Cultural attractions include historic home tours, museums, and a variety of community and civic events.

Key Demographic Indicators**	Pasco County	Zip Code 33541
2020 Total Population	547,403	22,937
2025 Total Population	589,864	24,554
2020-2025 Population: Annual Growth Rate	1.51%	1.37%
2020 Median Age	46.0	61.5
2020 Total Households	234,406	10,244
2020 Average Household Income	\$73,704	\$59,471
2020 Median Home Value	\$190,945	\$95,827
2020 Total Daytime Population	502,609	19,935
2020 Daytime Population: Residents	329,043	15,297
2020 Unemployment Rate	7.9%	8.2%
2020 Education Age 25+: High School Diploma	112,327	6,513
2020 Education Age 25+: Bachelor's Degree	66,023	1,698
2020 Education Age 25+: Grad/Professional Degree	35,522	1,010

\* Source City of Zephyrhills \*\*Source: ESRI

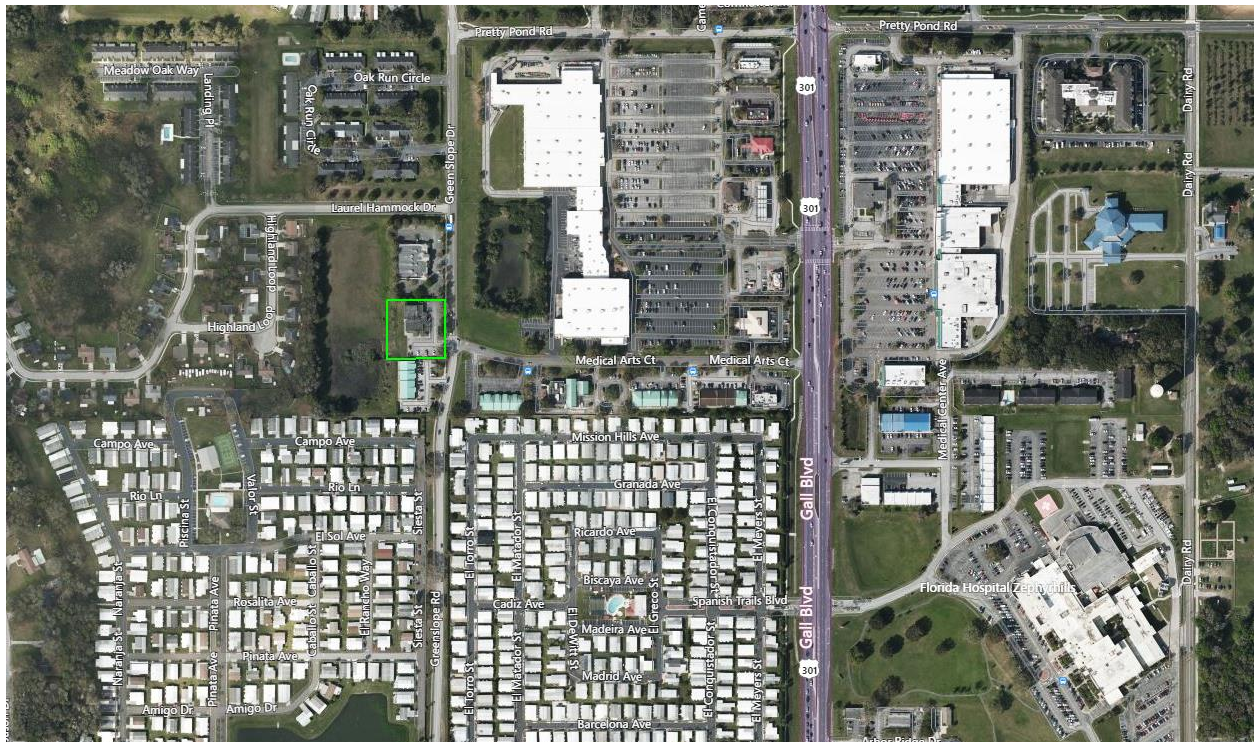
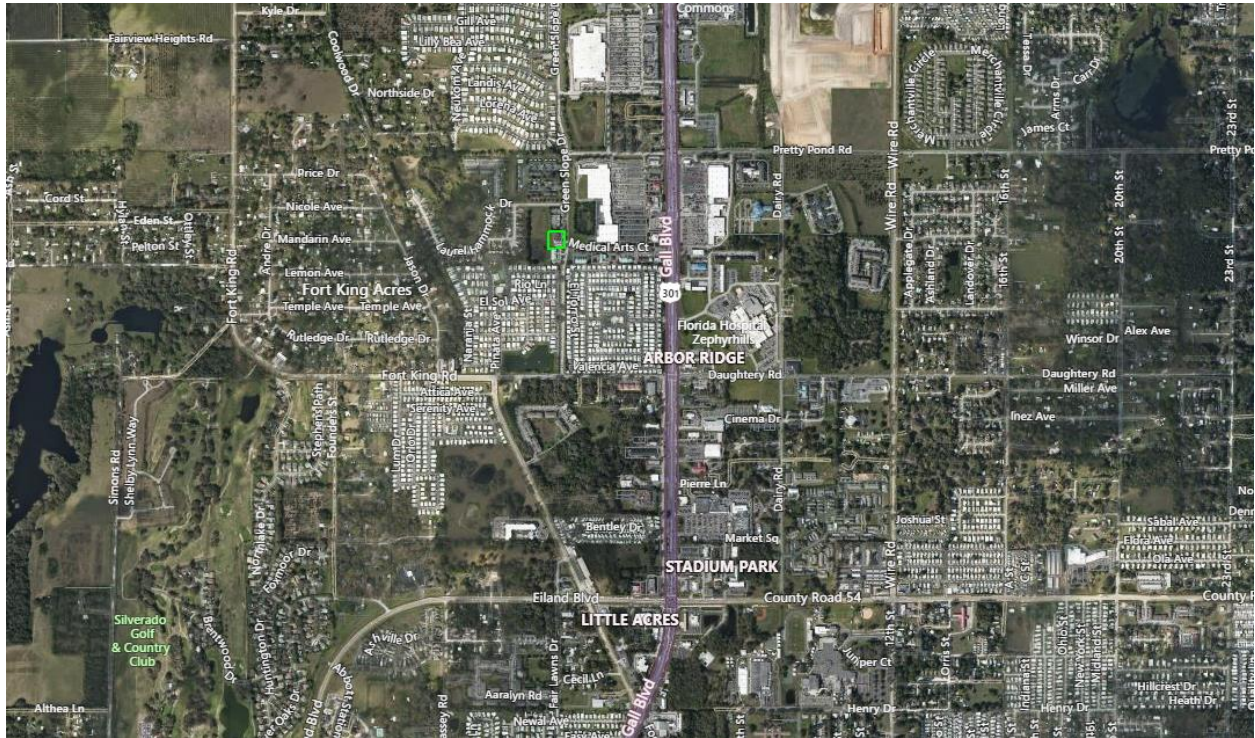


**IV. Investment Photos**



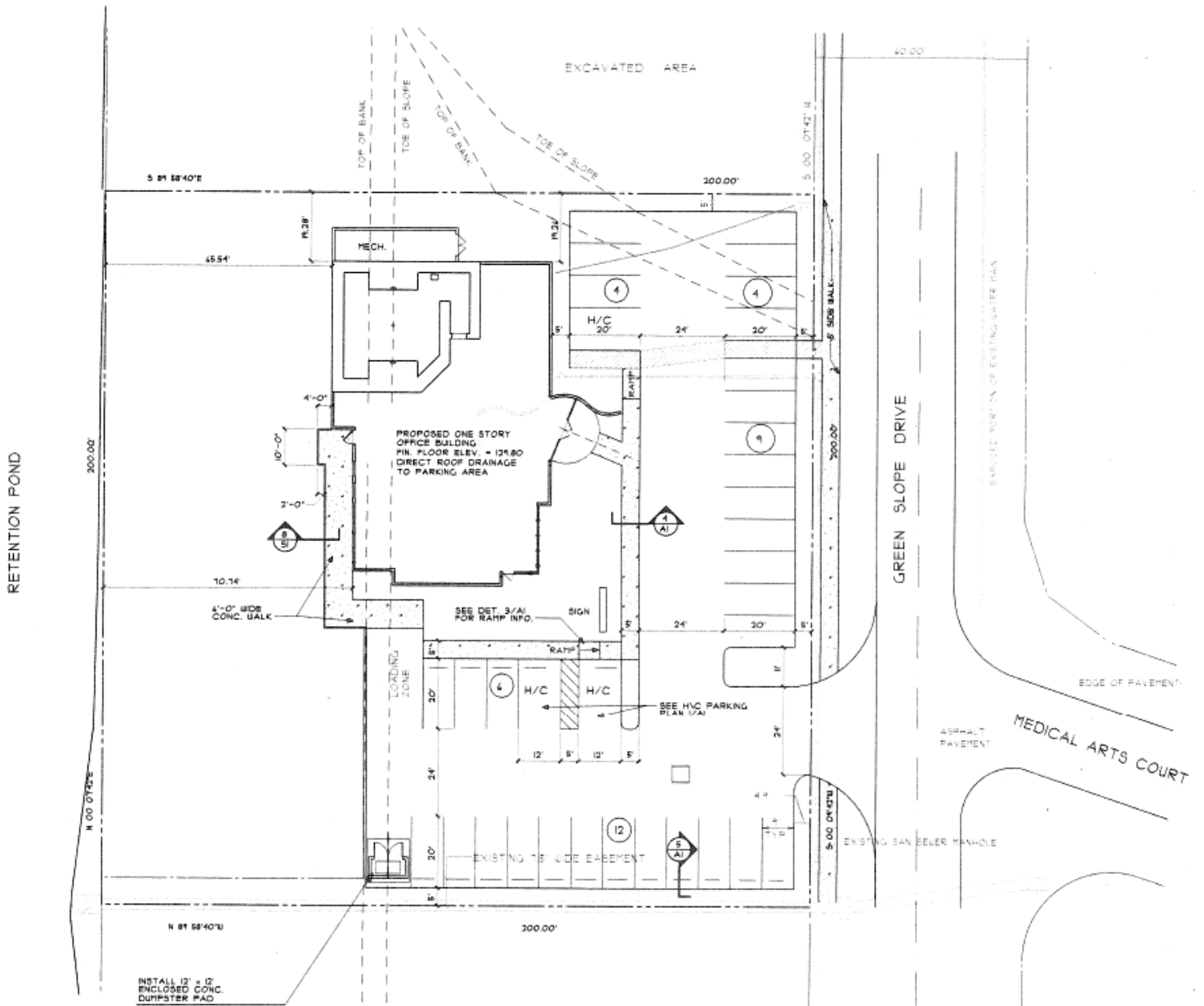


## V. Location





# VII. Site Plan



## SITE PLAN

SCALE: 1" = 20'



