



# 6.58 ACRES WITH 4 PADS FOR COMMERCIAL DEVELOPMENT

37531 EILAND BLVD (CR 54)  
ZEPHYRHILLS, FL 33542

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# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	\$250,000 / acre
<b>Price / SF:</b>	\$5.74
<b>Lot Size:</b>	6.58 Acres
<b>Zoning:</b>	OPUD for commercial development, allowing commercial, retail, office or hospitality
<b>Market:</b>	Tampa Bay Florida
<b>Submarket:</b>	East Wesley Chapel / Zephyrhills, FL
<b>Traffic Count:</b>	17,400 cars per day

## PROPERTY HIGHLIGHTS

- 6.58 acres MOL for commercial pads on CR 54 Eiland Blvd
- All utilities to sites
- Located along a major highway, Eiland Blvd. [CR 54]
- Traffic light access off highways from internal roadway
- Divisible as required by the buyer
- Surrounded by big-box retailers
- Strong population density
- 1,090 ± FT of frontage on US 301
- Dozens of new residential developments in this booming area

# Property Description



## PROPERTY DESCRIPTION

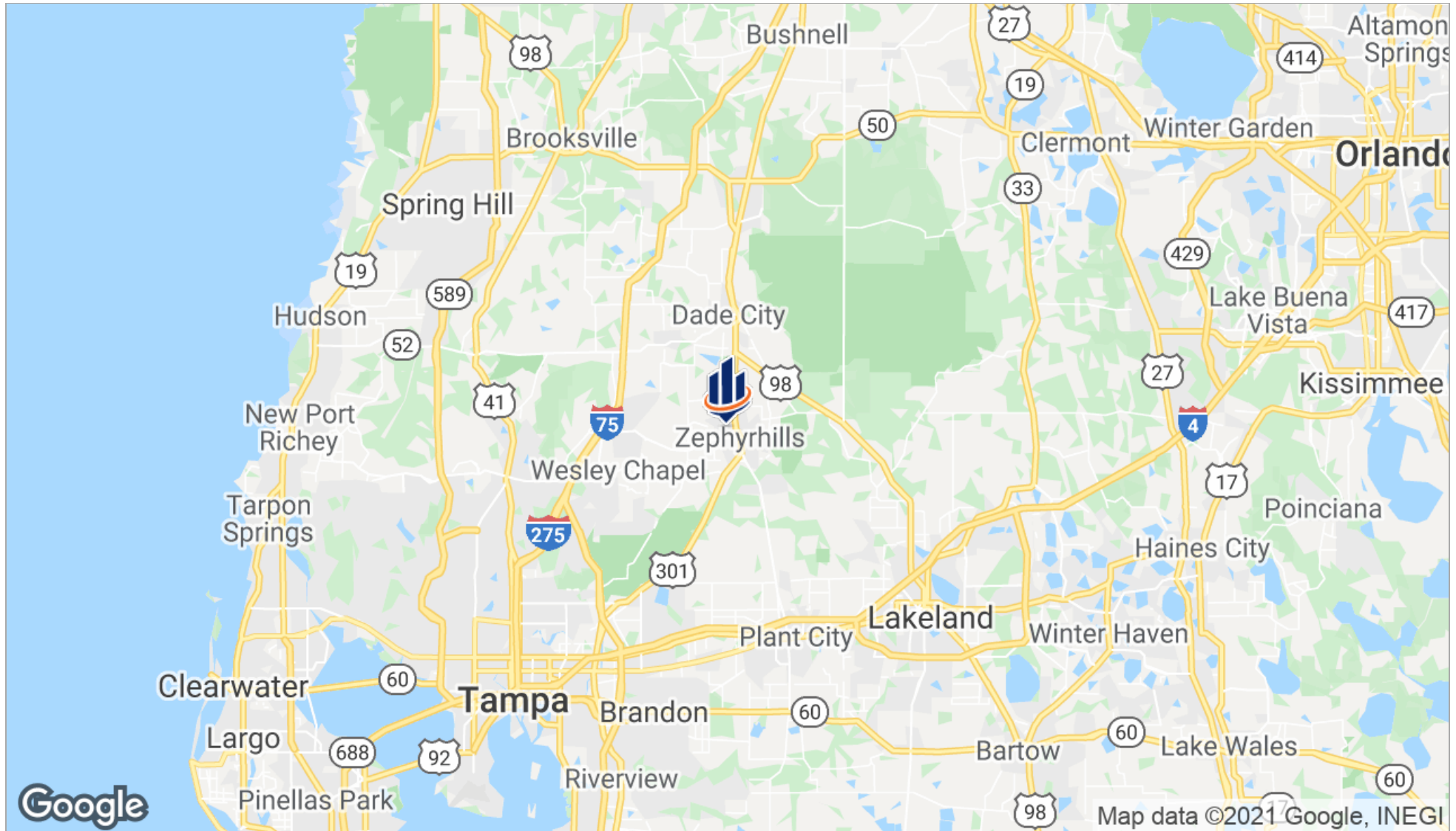
This 6.58 ± acre commercial development property is located just off of US 301 with a traffic count of 34,000 cars per day. It is located within a strong market and trade area with several big box and national retailers. Nearby facilities include a new VA facility across Ft. King Rd., as well as schools, medical facilities, restaurants, and shopping along US 301, just 1,350 ± FT from the subject property.

There is a very strong population density within the surrounding area, with more than 25,000 people within a two-mile radius and thousands of new homes under construction in the surrounding area. This is an excellent opportunity for an infill commercial development to take advantage of the 336 multifamily units planned for the contiguous north 22 acres.

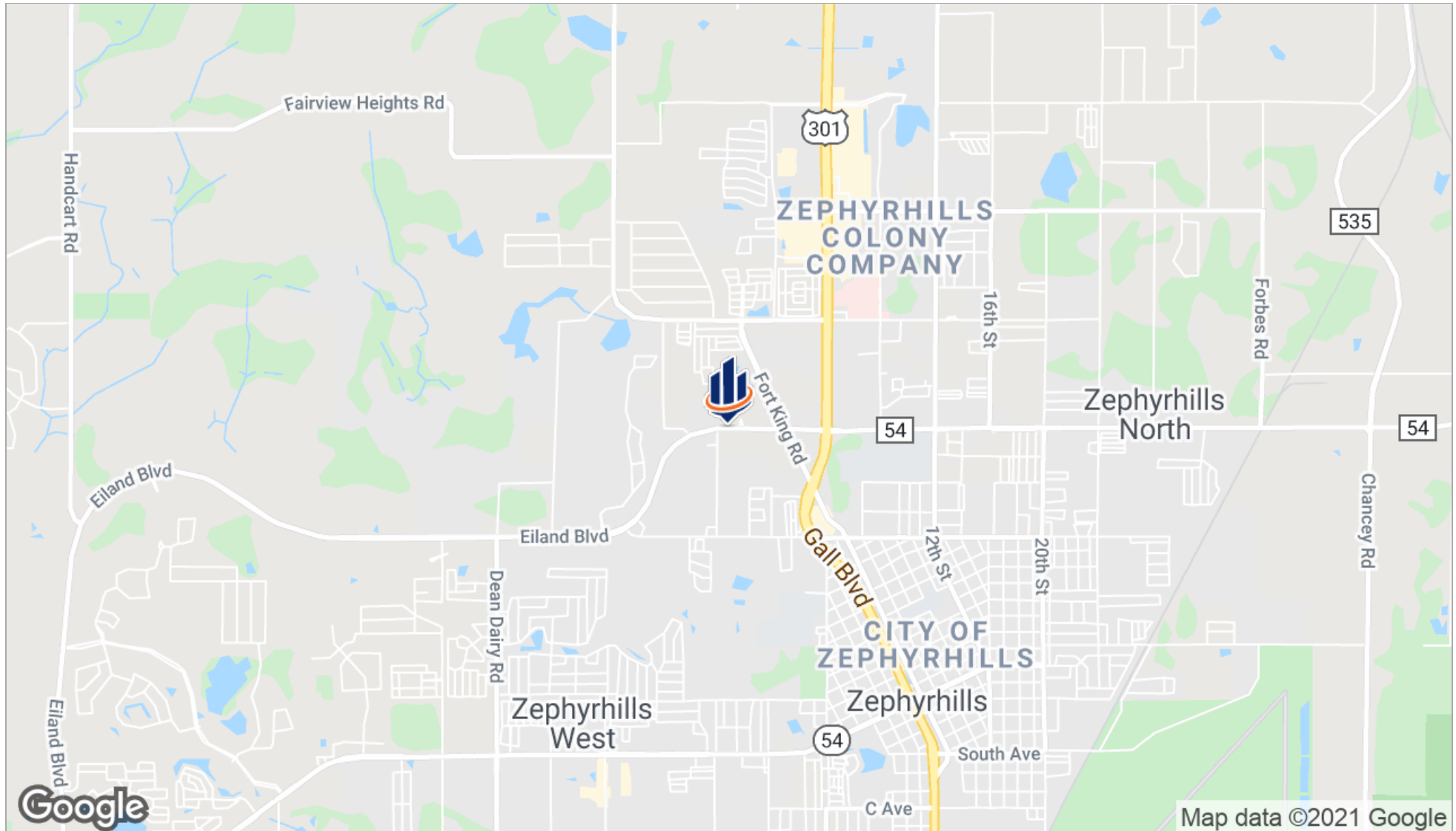
## SITE DESCRIPTION

These 6.58 acres with four potential commercial pads are strategically located on the northwest corner of the two major highways, Eiland Boulevard and Ft King Highway. Centrally located in Zephyrhills commercial and residential communities, the property plan has access via internal roads with traffic lights onto the highways.

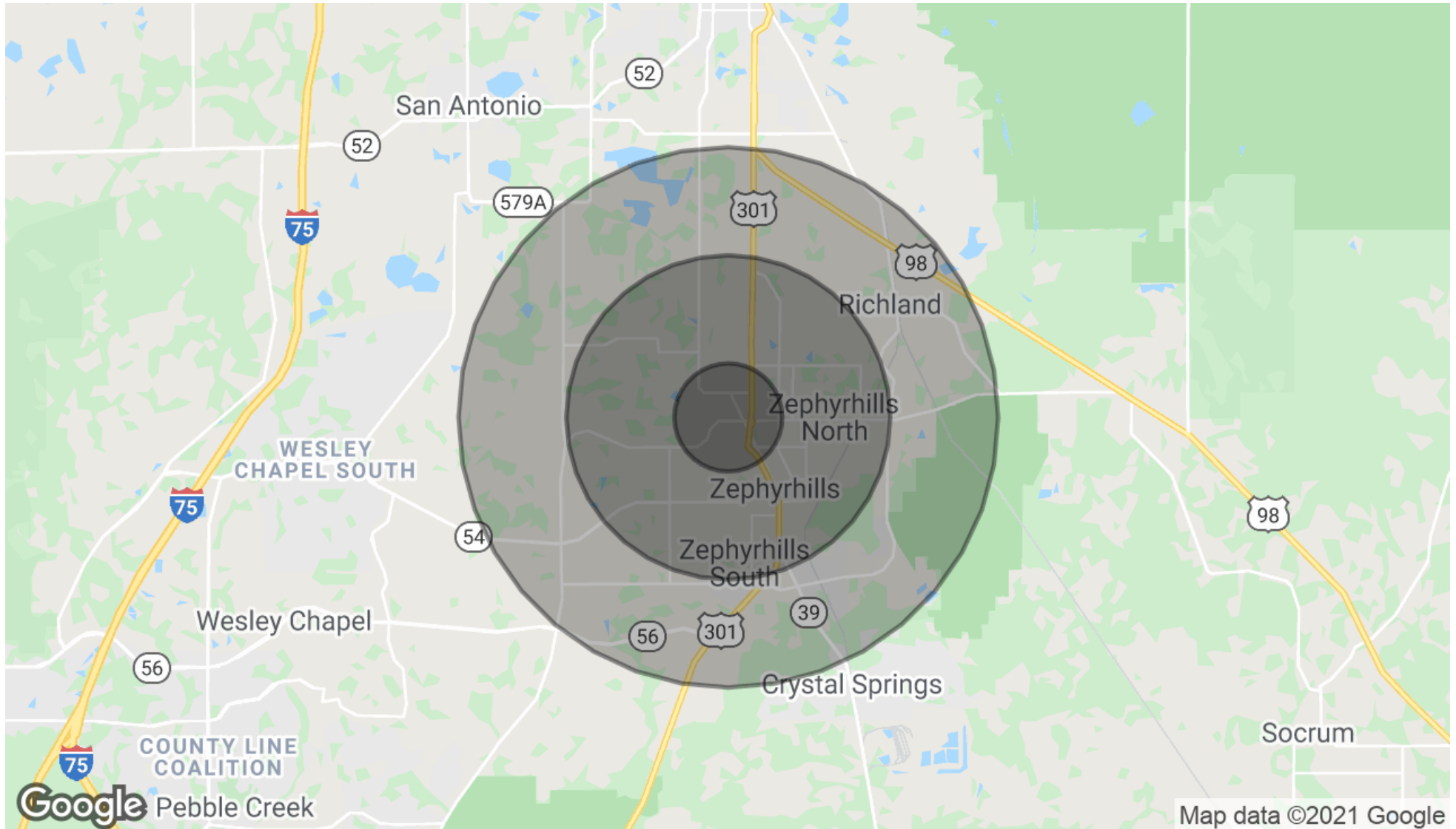
# Regional Map



# Location Maps



# Demographics Map & Report



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# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,155	39,095	57,377
Average age	59.4	52.2	52.4
Average age [Male]	56.9	50.1	50.6
Average age [Female]	60.3	53.3	53.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,964	17,456	25,142
# of persons per HH	2.1	2.2	2.3
Average HH income	\$47,411	\$44,154	\$46,045
Average house value	\$113,204	\$111,975	\$116,668

\* Demographic data derived from 2010 US Census

# Zephyrhills Residential Market





# Trade Area Map

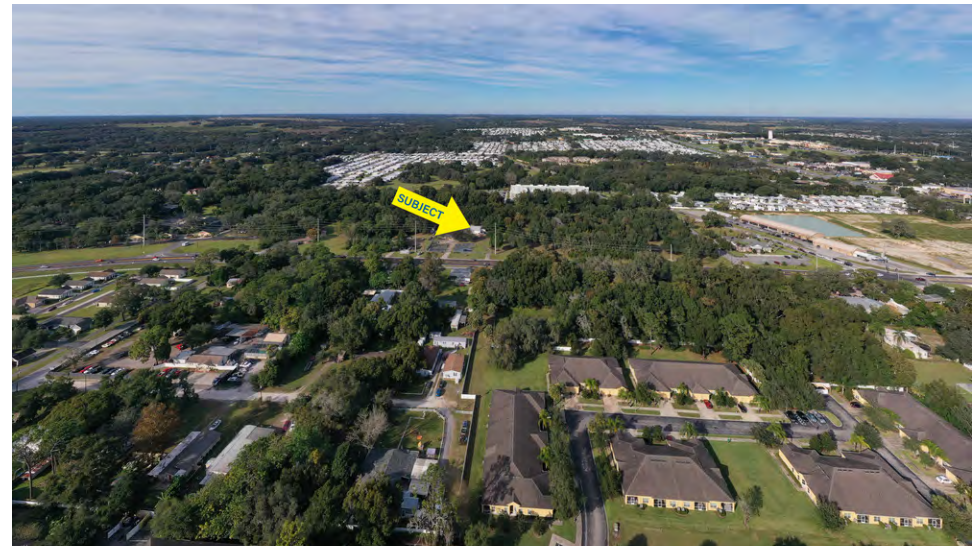


# Site Aerial Map



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# Additional Photos





## STEVE TONER, MBA

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### 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 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. This year he has sold over \$7,000,000 and placed another \$7,000,000 under exclusive contract. He currently has exclusive listings on over \$40,000,000 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, a 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.

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