

APPROVED PUD FOR 70 HOMES

"GATEWAY" - APPROVED PUD FOR A LARGE PRINT RESIDENTIAL DEVELOPMENT

NE CORNER OF C AVENUE
AND 7TH STREET

Zephyrhills, FL 33542

** Also Available: 0.8 Acres

Contiguous To "Gateway And US 301
[Gall Blvd]

PRESENTED BY:

STEVE TONER, MBA

Senior Advisor

O: 813.391.0302

steve.toner@svn.com

FL #BK510864





TABLE OF CONTENTS

3

PROPERTY INFORMATION

Property Summary	4
Property Description	5
Complete Highlights	6
6.16 Acre Concept Plan	7

8

LOCATION INFORMATION

Regional Map	9
Location Maps	10
Demographics Map & Report	11

12

MAPS AND PHOTOS

Market Area Map	13
Neighborhood	14
Site Aerial	15

16

ADVISOR AND COMPANY INFO

Advisor Bio	17
SVN International Corp. Overview	18
Disclaimer	19

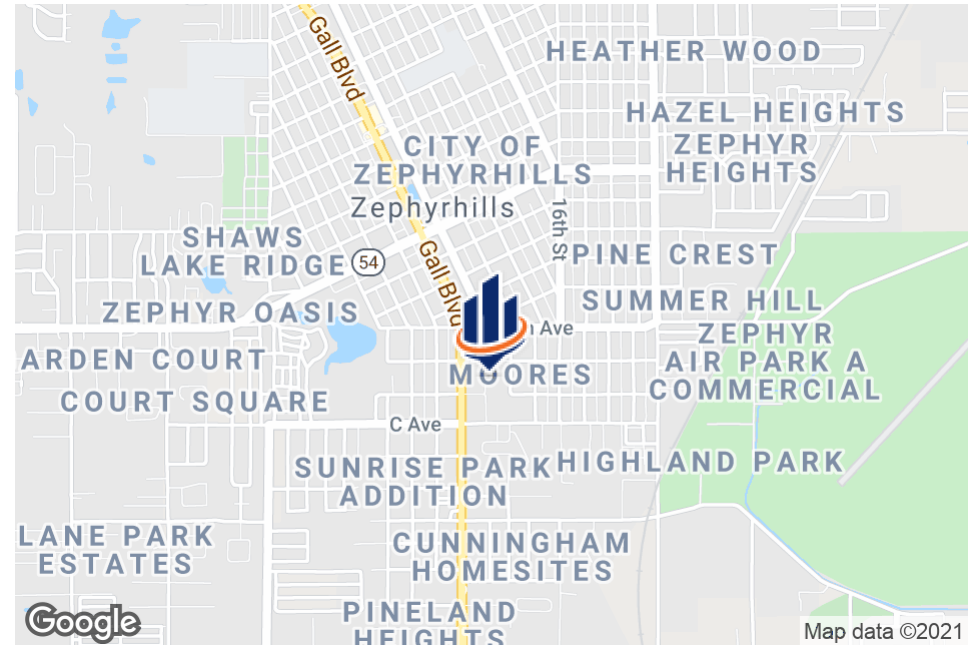
SECTION 1

PROPERTY
INFORMATION





A nearby street as an example of the development potential on the west side of the site.



SALE PRICE	\$1,650,000
-------------------	--------------------

OFFERING SUMMARY

LOT SIZE:	6.34 Acres
PRICE / ACRE:	\$260,252
ZONING:	PUD
MARKET:	Greater Tampa Bay
SUBMARKET:	Zephyrhills, FL
APN:	14-26-21-0010-03100-0010; 14-26-21-0010-01800-0090; 14-26-21-0000-04500-0000; 14-26-21-0010-00700-0150; 14-26-21-0010-00700-

PROPERTY HIGHLIGHTS

- Zoned PUD; Master Plan Approved
- 6.34 Acres in an infill location (5.54-acre approved PUD plus 0.8-acre outparcel on US 301 [Gall Blvd])
- All Utilities to site
- Booming area
- Pro-growth government
- Contiguous to a planned new concept retail store with an emphasis on groceries
- One block off the major north-south commercial corridor US 301 [Gall Blvd]
- Engineering work completed and available to the buyer
- The city may pave surrounding streets within 90 days of agreement with the developer (to be negotiated).



PROPERTY DESCRIPTION

OPPORTUNITY:

A master plan has been approved for these 6.34 acres. It is a unique opportunity to develop a dense single-family, multifamily residential project, or a mixed-use project, on 3 contiguous, infill city blocks in the booming city of Zephyrhills. This project may include up to 70 units.

The unit types allowed include:

- Up to 70 homes allowed on block C Ave and 7th Street per PUD
- All in the "Community Redevelopment Association" area (Potential funds available)
- Impact fees may be waived (Tree fund available)
- City to pave surrounding streets w/in 90 days of agreement with developer
- Sidewalks: 6'

LOCATION:

This site is located (east) contiguous to the block that is currently planned for a major store with groceries that is directly on US 301 (Gall Blvd), which is the main commercial corridor between the city of Zephyrhills and Dade City to the north. This is an infill location in the heart of town, surrounded by many amenities and conveniences. This area of the upper Tampa Bay, Florida area has been benefitting from dozens of new major residential developments with thousands of new homes.

UTILITIES:

The utilities are to site:

- Potable water: City of Zephyrhills
- Sanitary Sewer: City of Zephyrhills
- Electrical Power: Duke Energy (Upgraded street lighting)
- Communications / Cable: Frontier / Spectrum
- Natural Gas: TECO Peoples Gas
- Upgraded landscaping provided by city

TECHNICAL WORK COMPLETED:

The developer will benefit from considerable engineering and other technical work completed to date, including:

- PD Master Plan showing the uses and design elements for the zoning
- T & E Report
- Overall Topo and Boundary Survey
- USGS Soil Survey
- Geotechnical Borings
- Arborist Report - Almost all trees cleared
- Phase 1 Environmental Audit
- Impact Fees: \$2,000 to \$3,000 (To be signed)
- New home buyer credit (\$5,000)



LOCATION INFORMATION

PROPERTY NAME	6.34 Acre Gateway - Planned Development
STREET ADDRESS	SE Corner of B Avenue and US 301 [Gall Blvd]
CITY, STATE, ZIP	Zephyrhills, FL 33542
COUNTY	Pasco
MARKET	Greater Tampa Bay
SUB-MARKET	Zephyrhills, FL
CROSS-STREETS	B Avenue and US 301 [Gall Blvd]
TOWNSHIP	26
RANGE	21
SECTION	14
SIDE OF THE STREET	East
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	US 301 [Gall Blvd]
NEAREST AIRPORT	Zephyrhills Municipal Airport

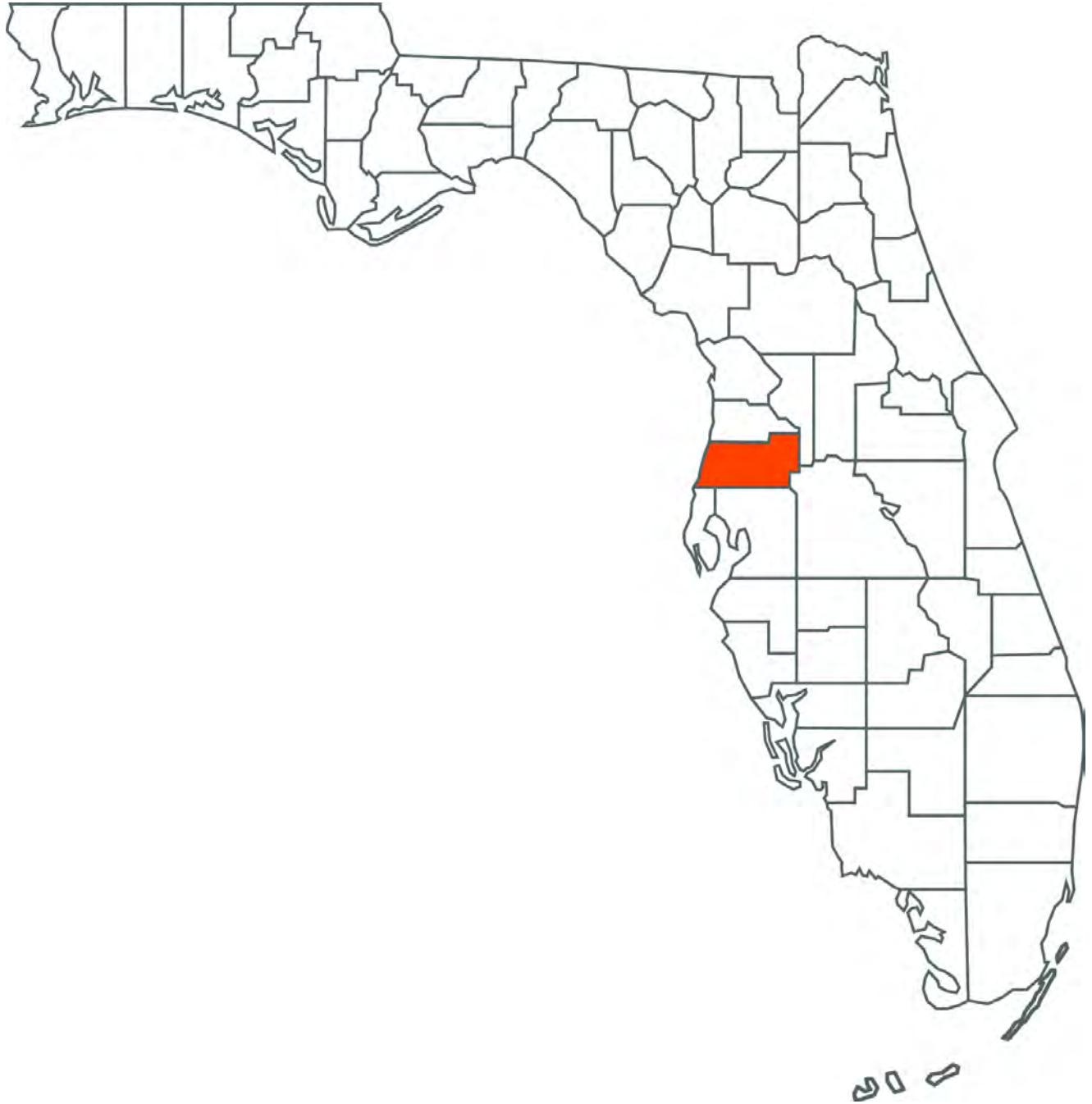
BUILDING INFORMATION

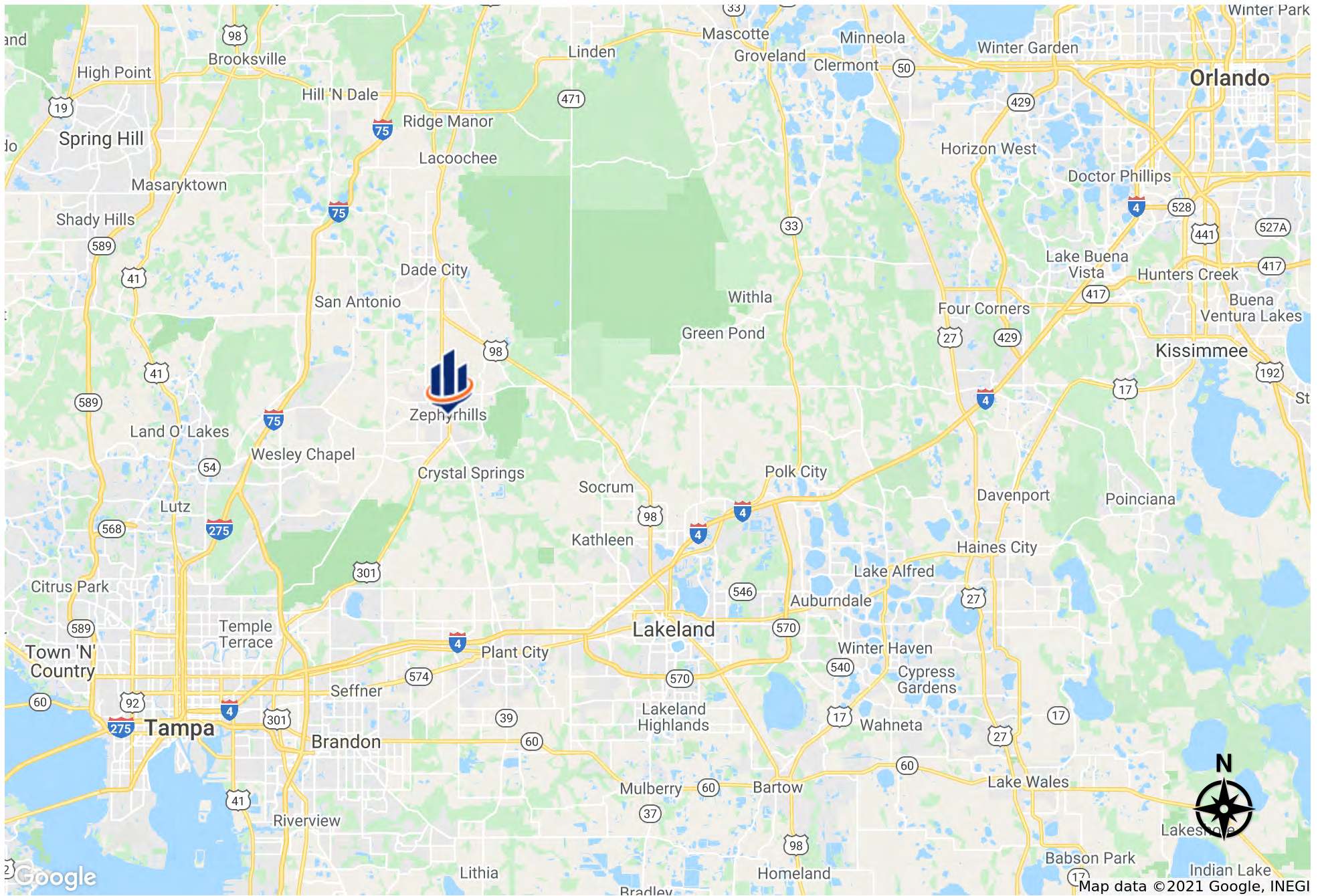
NUMBER OF LOTS	70
BEST USE	Residential Development
FREE STANDING	No

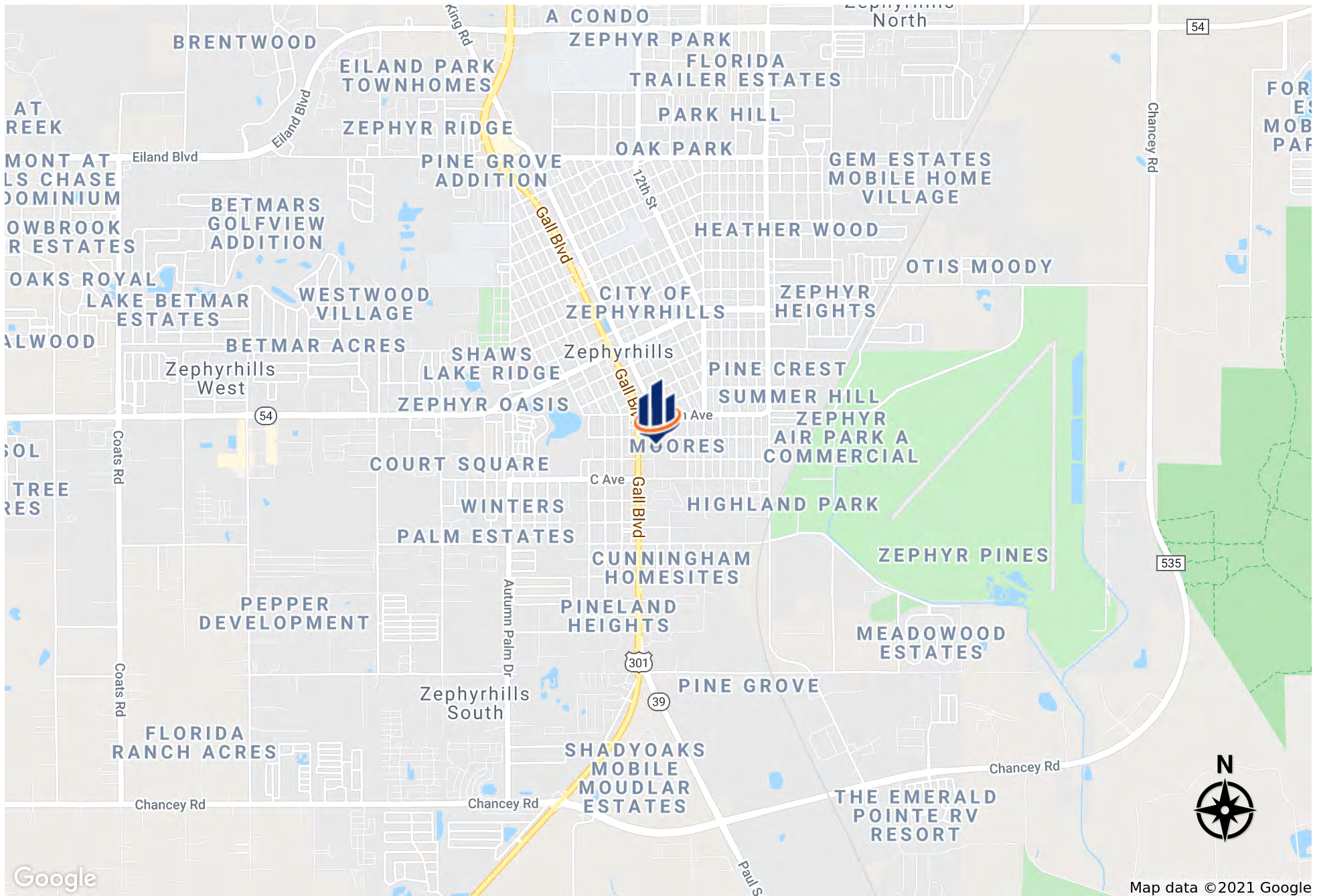


SECTION 2

LOCATION
INFORMATION







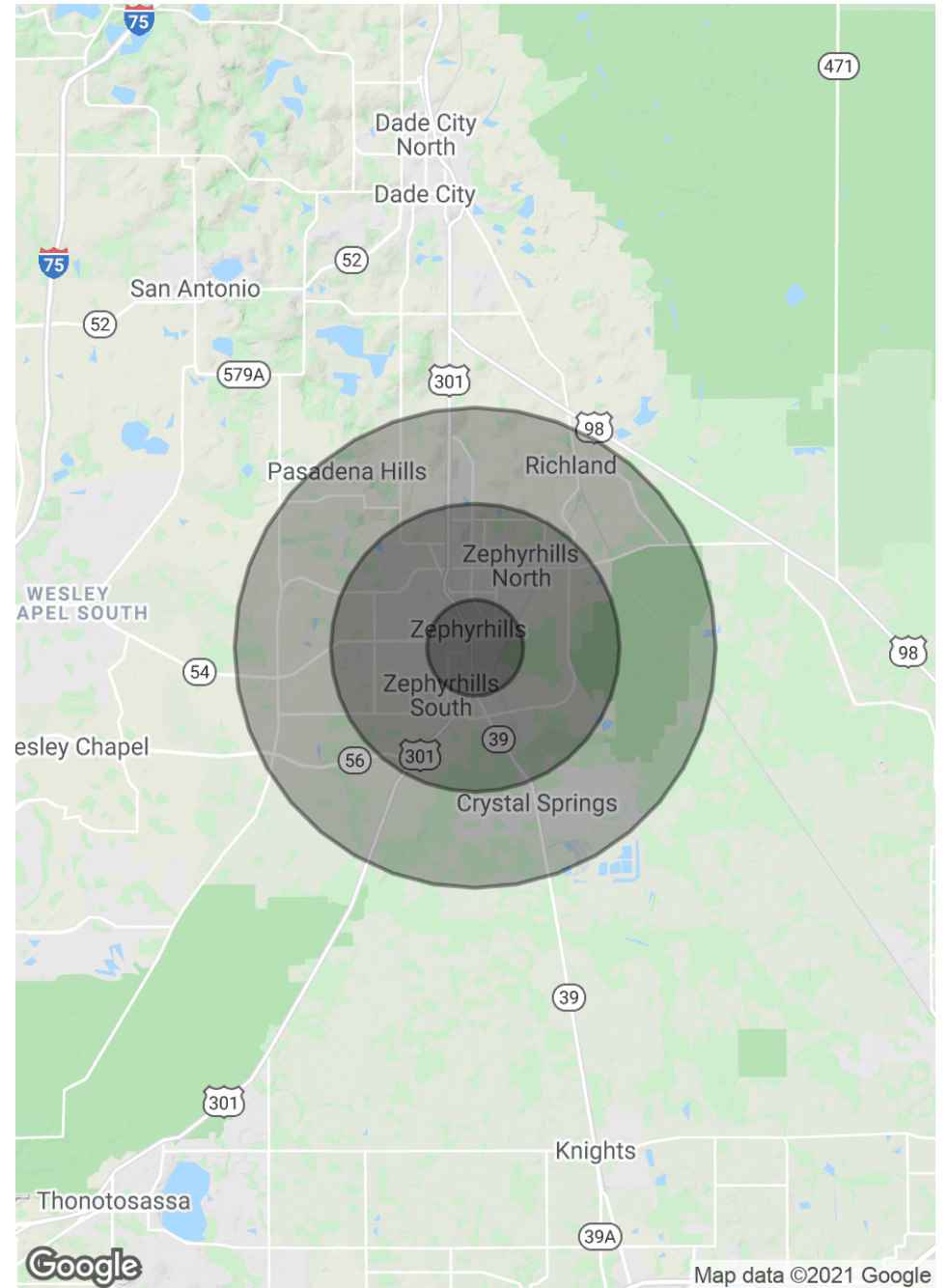
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,252	34,346	56,173
AVERAGE AGE	48.9	54.3	53.7
AVERAGE AGE (MALE)	45.9	52.2	51.8
AVERAGE AGE (FEMALE)	50.5	55.3	54.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,654	15,856	24,997
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$37,668	\$42,009	\$44,589
AVERAGE HOUSE VALUE	\$92,999	\$103,196	\$114,018

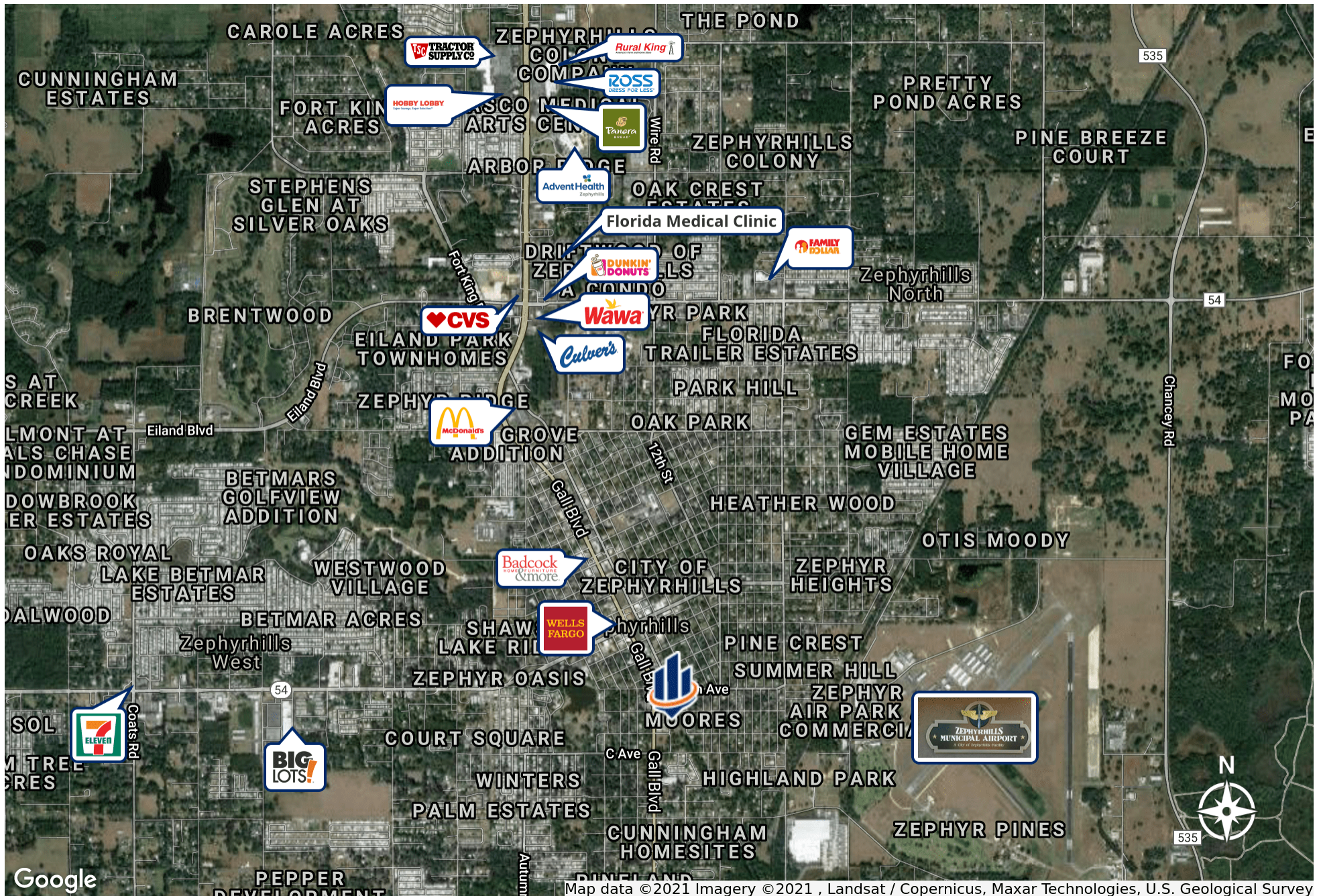
* Demographic data derived from 2010 US Census

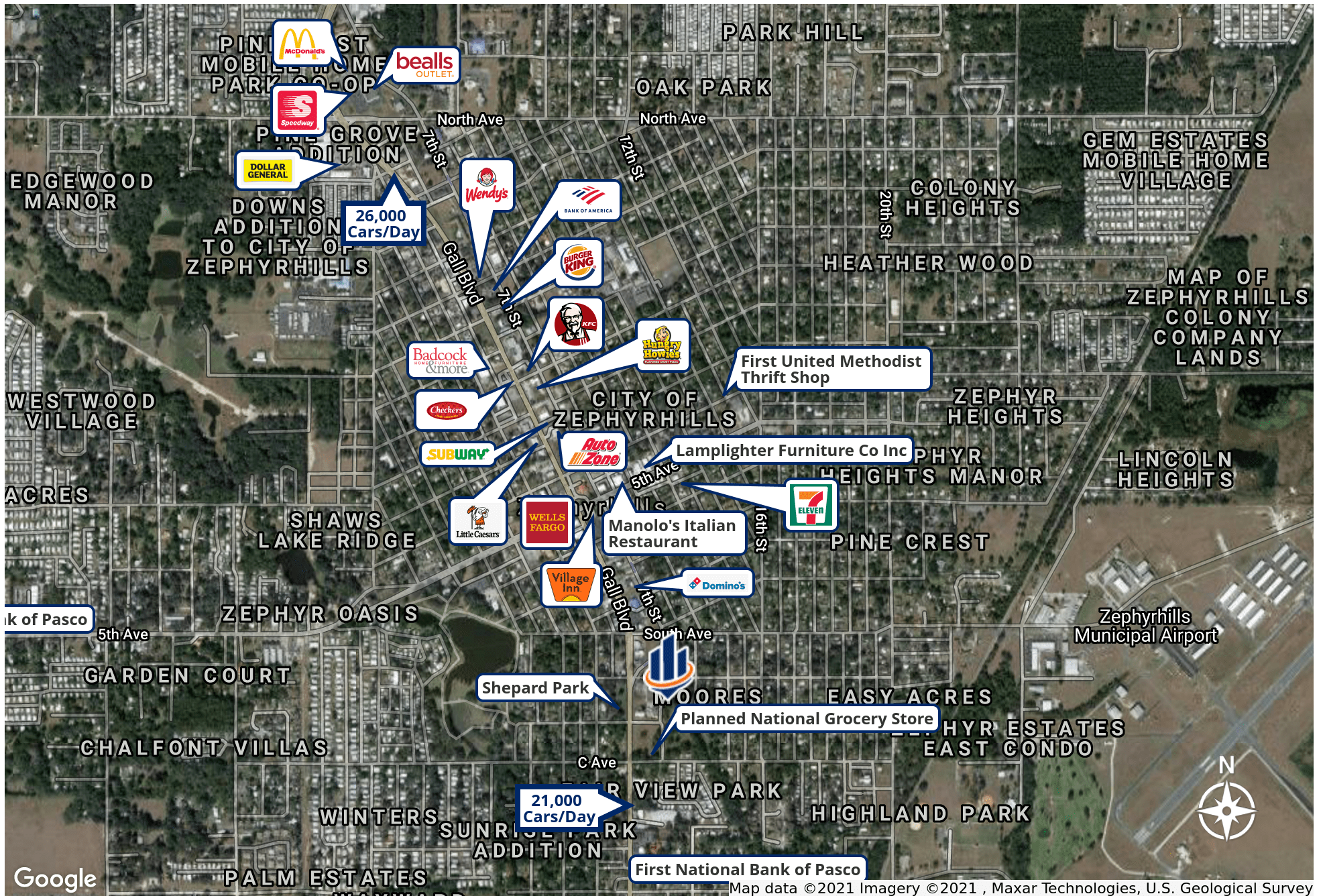


SECTION 3

MAPS AND
PHOTOS









SECTION 4

ADVISOR AND
COMPANY





STEVE TONER, MBA

Senior Advisor

steve.toner@svn.com

Direct: 813.391.0302 | Cell: 813.391.0302

FL #BK510864

PROFESSIONAL BACKGROUND

Steve Toner, MBA [Broker License BK 510864], is a Senior Advisor with a specialty in Florida land for development. He holds the 2020 Achiever Award from the State of Florida SVN. Last Fall, he was rated 4th in the USA at SVN. He has extensive experience with land development [residential, commercial, and industrial], working with builders, developers, and corporate site selection managers in the growing southwest coast counties of Florida and around the Tampa Bay region.

He has been an active member in CCIM and FGCAR, ICSC, and the Land Council of SVN. Steve has contributed to his community and profession in the following roles:

- Marketing Chair for the RLI
- Founding Chair and President of the Canadian American Business Council [trade/investment]
- Mayor and Councilman of Crestview, KY
- Regional Planning Council of Northern Kentucky
- President of his University Alumni Association

EDUCATION

Steve is a candidate for the CCIM and ALC. He earned a Master of Business Administration [MBA] at Northern Kentucky University [NKU] and a Master of Public Affairs [MPA] at the University of Cincinnati. His undergraduate work was completed at the University of Kentucky and NKU. He also holds the Certificate of International Trade from USF and the USA SBA.

MEMBERSHIPS

He is a member of the Florida Gulf Coast Association of Realtors [FGCAR], Society of Real Estate Professionals [SOREP], International Council of Shopping Centers [ICSC], the

SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, FL 33801

THE SVN® ORGANIZATION is comprised of over 1,600 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographical coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.



1,600+ Advisors and Staff

\$11.1 Billion Total Value of Sales and Lease Transactions

200 Offices Nationwide

2017 Volume
63% Sales | 37% Leasing*

**Leasing includes both Landlord and Tenant Representation*

****DATA BASED ON US SALES**

****The statistics in this document were compiled from all transactions reported by our franchisees in 2017. They are not audited.*

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528
www.SVNsaunders.com

All SVN® Offices Independently Owned & Operated | 2021 All Right Reserved

©2021 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.

