

26 ACRES ON US 98 FOR RESIDENTIAL DEVELOPMENT

ZEPHYRHILLS, FL | PASCO COUNTY

26 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 26 ± acres

Sale Price: \$750,000

Price per Acre: \$28,846

Site Address: US 98, Ellerslie, FL 33525

County: Pasco

Average Lot Size: .25 ± acres

Zoning: AC / Res -3

Road Frontage: 1,530 feet along US 98

Uplands/Wetlands: 100% uplands

Water Source: Along US 98

Nearest Intersection: 2 miles to NW is US 301

Points of Interest: Just 2 miles to NW along US 98 is the intersection with US 301 with major development Publix, Walmart, etc

COA or HOA: Zephyrhills Colony Company

Taxes: \$282 (2019)

This beautiful, scenic 26 acre parcel is perfect for a residential development. Located in the path of growth in Pasco County, the property offers advantageous access by way of US 98 in just 2 miles to Publix, Walmart, and numerous commercial conveniences that include shopping, dining and parks along US 301.

The parcel is cleared for development except for a few mature trees that should be featured in the residential development. All utilities are available. The property is zoned AC, but FLU is Res-3 and neighboring developments have higher density opening the opportunity to file for the same with the County. Pasco County has realized significant property appreciation and is one of the fastest growing, and most desirable locations for residential development in the Tampa Bay region.

This 26 acre tract has 1,530 feet along US 98 for excellent visibility and exposure. It is nicely sloped for good drainage and squared off for an efficient site plan. More information is available upon request.

LOCATION & DRIVING DIRECTIONS

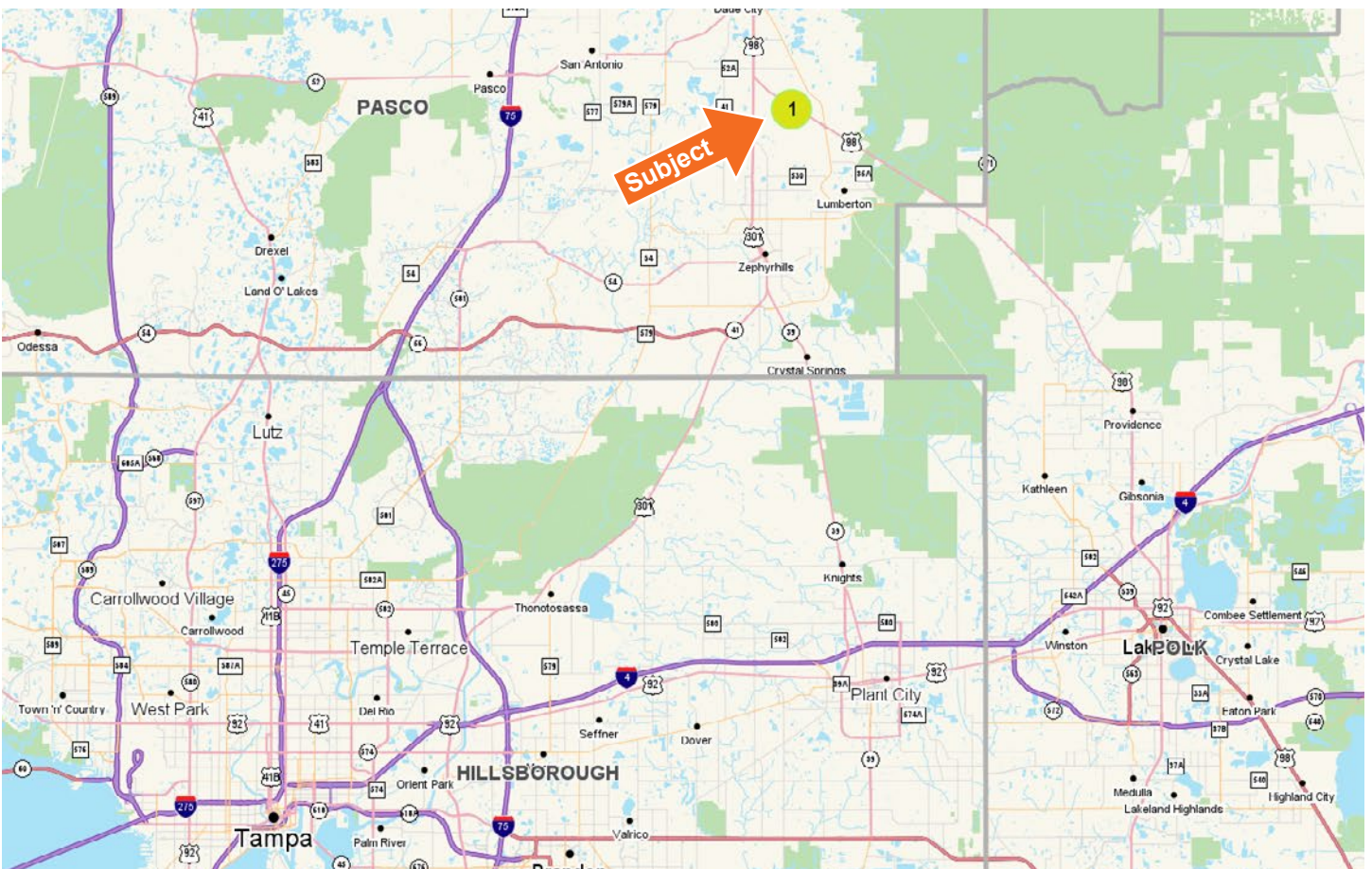
Parcel IDs: 13-25-21-0010-08600-0020

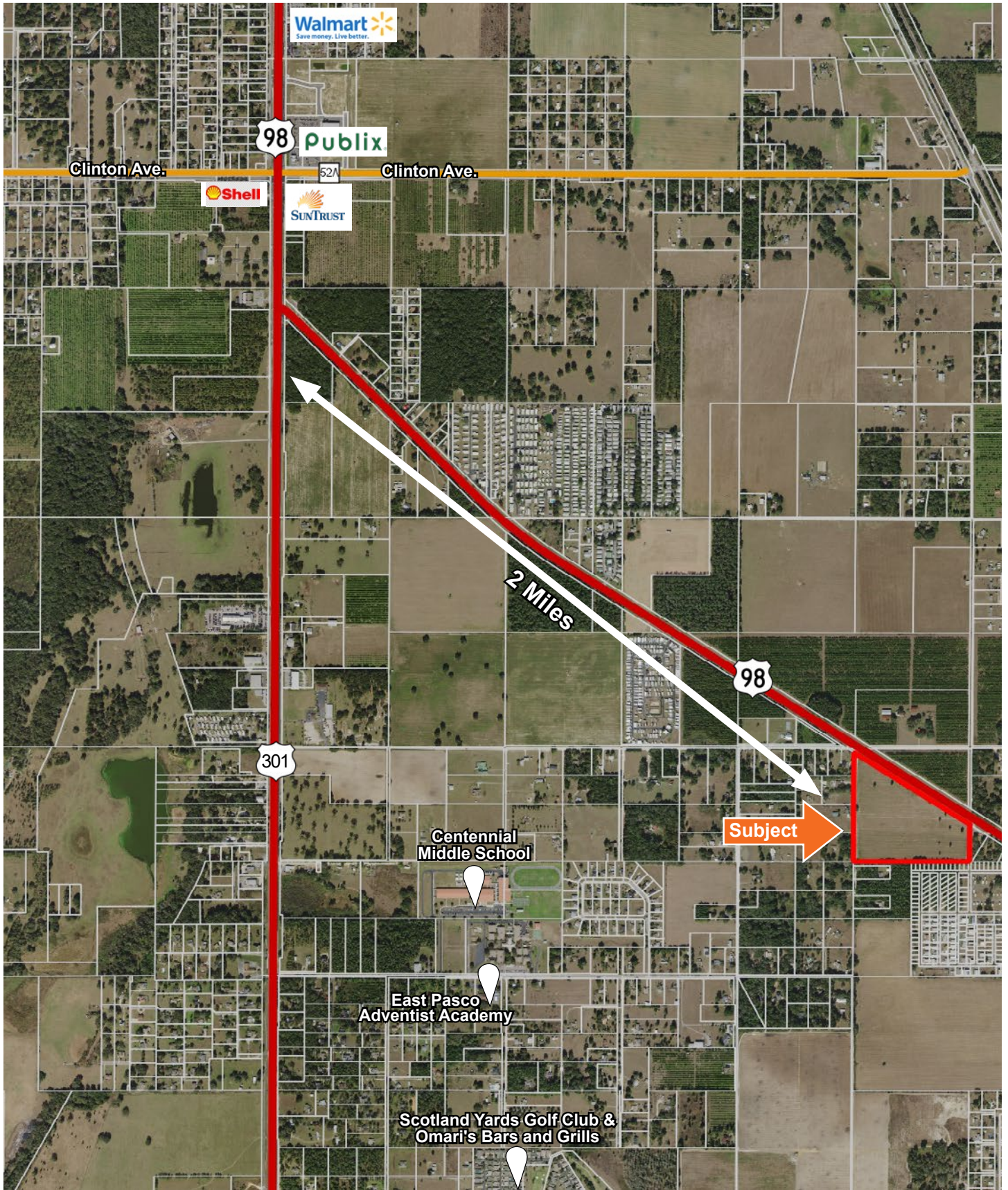
GPS Location: 28.307688, -82.165638

Driving Directions:

- From US 301 and US 98 in Dade City
- Head SE on US 98 for 2 miles and the property will be on the right

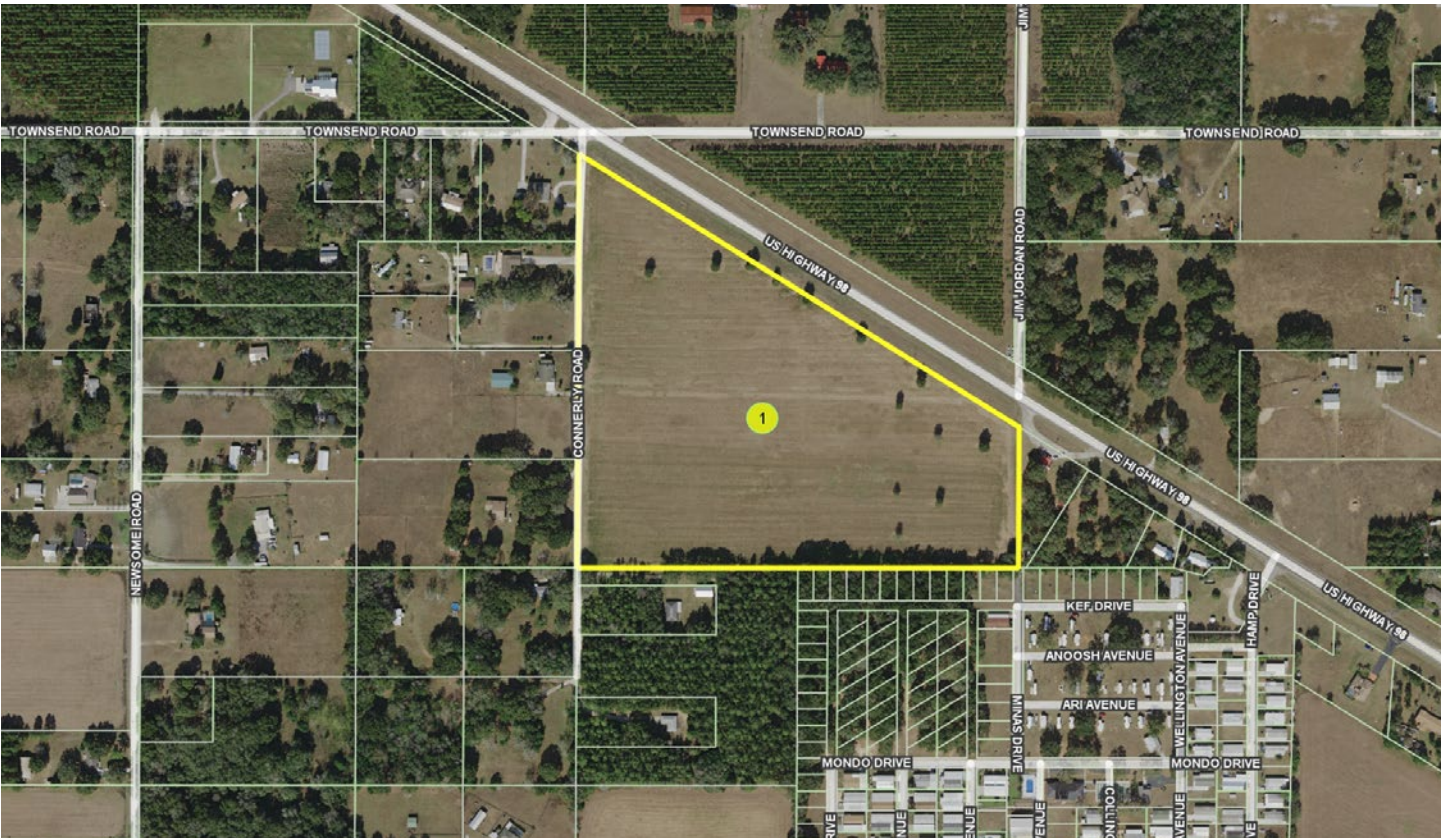
Showing Instructions: Contact the listing agent, Steve Toner.













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

26 ± Acres • Cleared for a residential development
In the path of rapid growth Just 2 miles to Publix, Walmart, etc
1,530 feet along US 98

Visit SVNsaunders.com and search for: 26 Acres

Steve Toner, MBA, 863.226.6193 | steve.toner@svn.com



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