SVN®
SAUNDERS
RALSTON DANTZLER

Jerry Rd

900 +/- FT

County Road 39

1,170 +/- FT

13,400 cars/day

PROPERTY FOR SALE

13.14 ACRES FOR MIXED USE DEVELOPMENT ON CR 39

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13.14 ACRES FOR MIXED USE COMMERCIAL DEVELOPMENT

The subject property is a 13.14 ± acre vacant commercial property located just south of the Zephyrhills Municipal Airport. With several big box retailers and high commercial activity in close proximity to the subject, the property has potential to be a strong commercial location.

The Northwest corner of the property gives an optimal location for the construction of a small-medium size commercial or industrial structure. Mitigating wetlands is a viable option that will help any potential user to utilize the entirety of the property.

|	
Site Address:	2050 Paul Buchman, Zephyrhills, FL 33540
County:	Pasco
PIN (Property Identification Number):	25-26-21-0010-05100-0000
Land Size:	13.14 ± total acres 5.30 ± upland acres
Property Use:	Vacant Commercial
Utilities:	Not Currently Connected (City of Zephryhills)
Zoning:	C-2 Commercial
Taxes:	$1,135.81 (2021)
Traffic Count:	13,400 cars/days via County Road 39
Asking Price:	$135,000
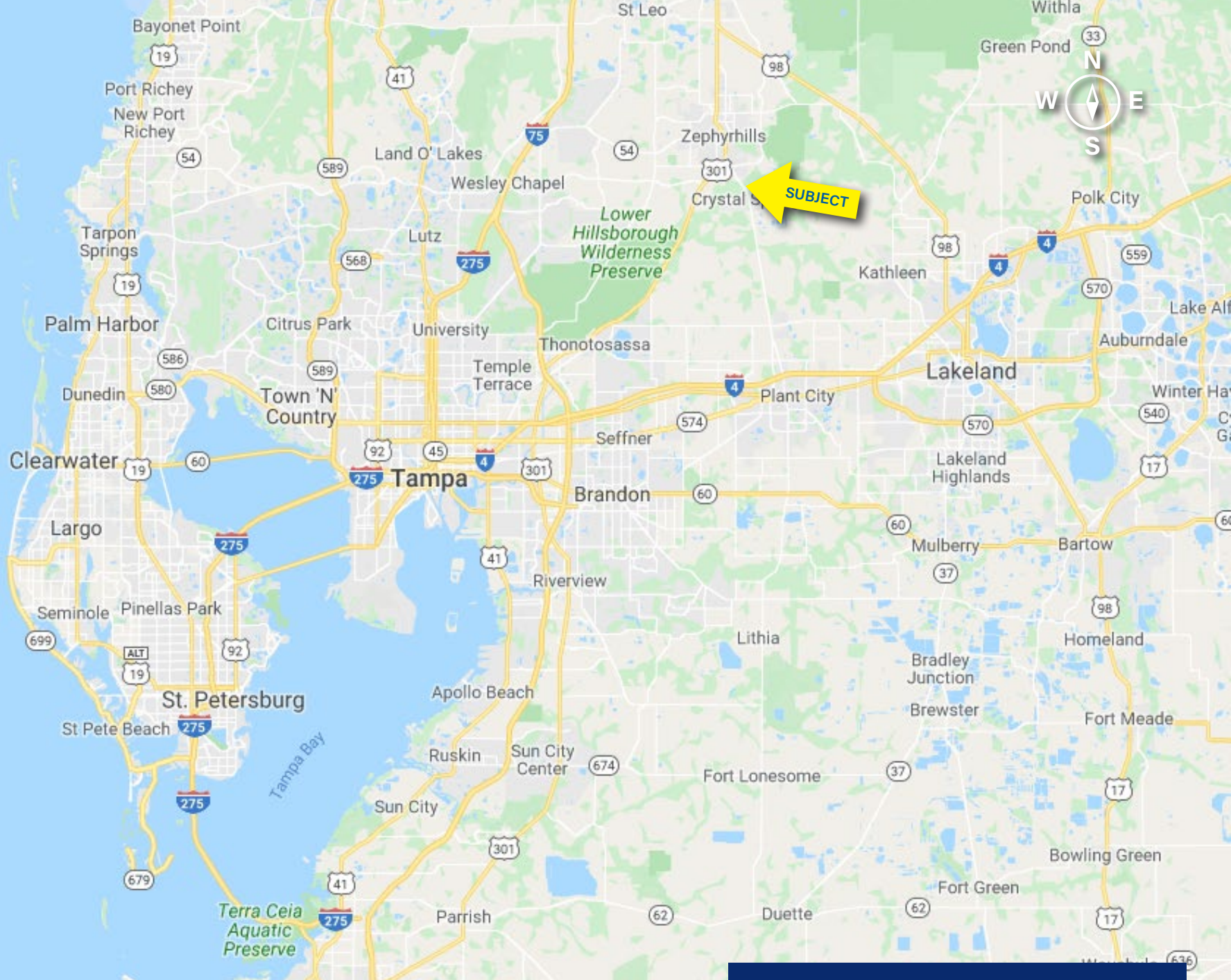
Located in the Tampa - St. Petersburg - Clearwater MSA, just north of the I-4 Corridor.

REGIONAL LOCATION
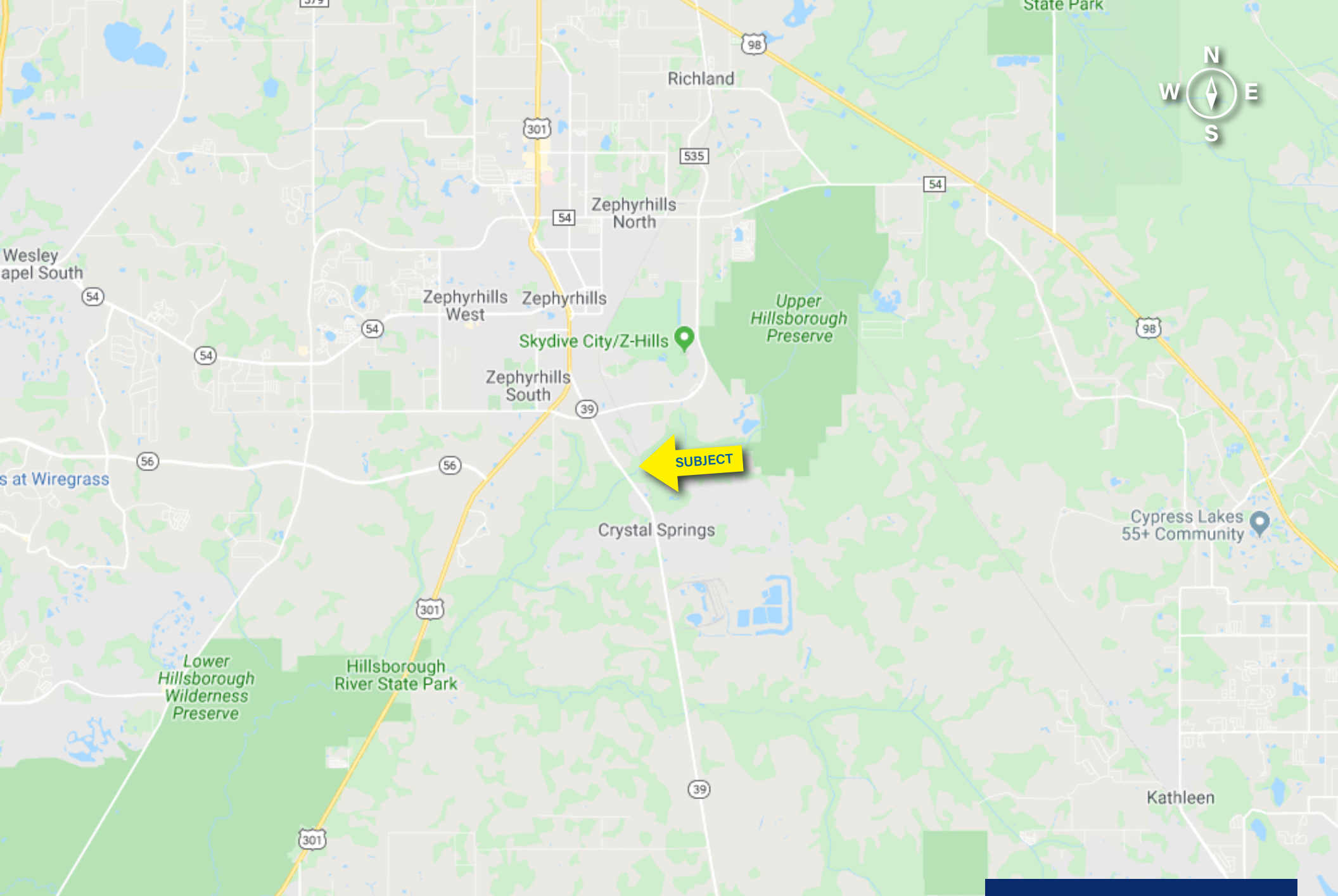
The subject is located just south of Zephryhills city limits.

LOCATION MAP
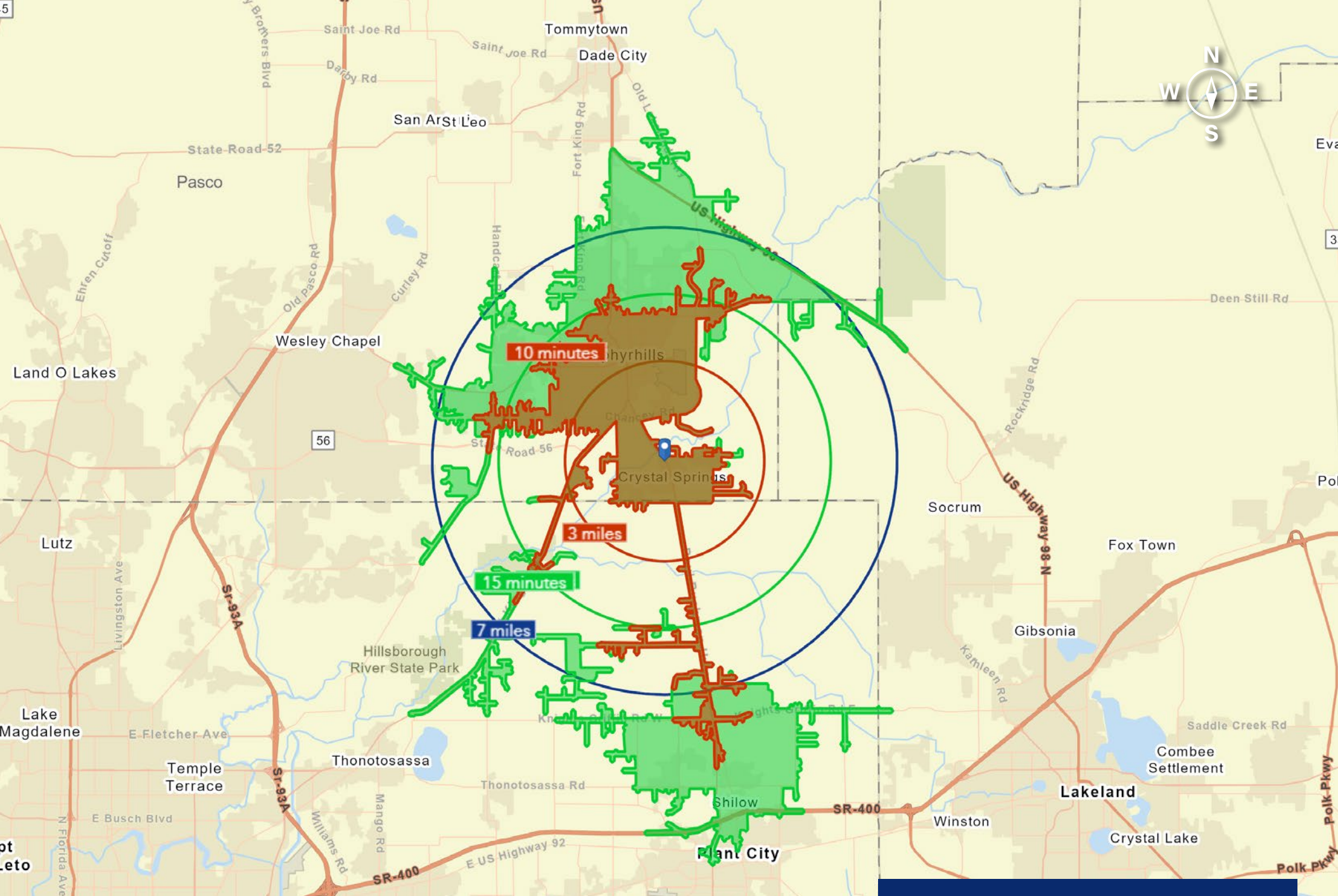
DEMOGRAPHICS MAP

3, 5, 7 mile radius
10, 15 minute drive time

BENCHMARK DEMOGRAPHICS

	3 Mile	5 Miles	7 Miles	10 Mins	15 Mins	Pasco	MSA	FL	US
Population	10,140	37,464	62,528	26,685	66,327	536,023	3,160,627	21,239,528	332,417,793
Households	4,578	17,029	27,287	12,426	29,243	213,800	1,283,312	8,299,404	125,168,557
Families	2,913	10,426	17,263	7,469	18,625	142,068	791,803	5,366,533	82,295,074
Average Household Size	2.17	2.14	2.24	2.10	2.24	2.48	2.42	2.51	2.59
Owner Occupied Housing Units	3,458	12,887	21,132	8,994	22,393	155,741	830,532	5,375,035	79,459,278
Renter Occupied Housing Units	1,121	4,142	6,155	3,432	6,850	58,059	452,780	2,924,369	45,709,279
Median Age	56.9	60.1	56.8	58.0	56.2	46.0	43.0	42.5	38.5
Income									
Median Household Income	$38,511	$38,307	$42,720	$36,693	$43,263	$52,607	$53,970	$54,238	$60,548
Average Household Income	$51,225	$51,830	$57,537	$48,674	$58,835	$70,839	$77,199	$78,335	$87,398
Per Capita Income	$22,374	$23,603	$25,160	$22,126	$25,651	$28,320	$31,415	$30,703	$33,028
Trends: 2015 - 2020 Annual Growth Rate									
Population	0.85%	0.85%	1.40%	0.81%	1.21%	1.52%	1.33%	1.37%	0.77%
Households	0.71%	0.75%	1.22%	0.68%	1.05%	1.34%	1.21%	1.31%	0.75%
Families	0.54%	0.61%	1.12%	0.52%	0.96%	1.28%	1.16%	1.26%	0.68%
Owner HHs	1.05%	1.04%	1.57%	0.99%	1.39%	1.61%	1.46%	1.60%	0.92%
Median Household Income	2.58%	2.32%	2.75%	2.29%	2.88%	2.06%	2.40%	2.37%	2.70%

The subject has over 35,000 people within a 5 mile radius.

BENCHMARK DEMOGRAPHICS

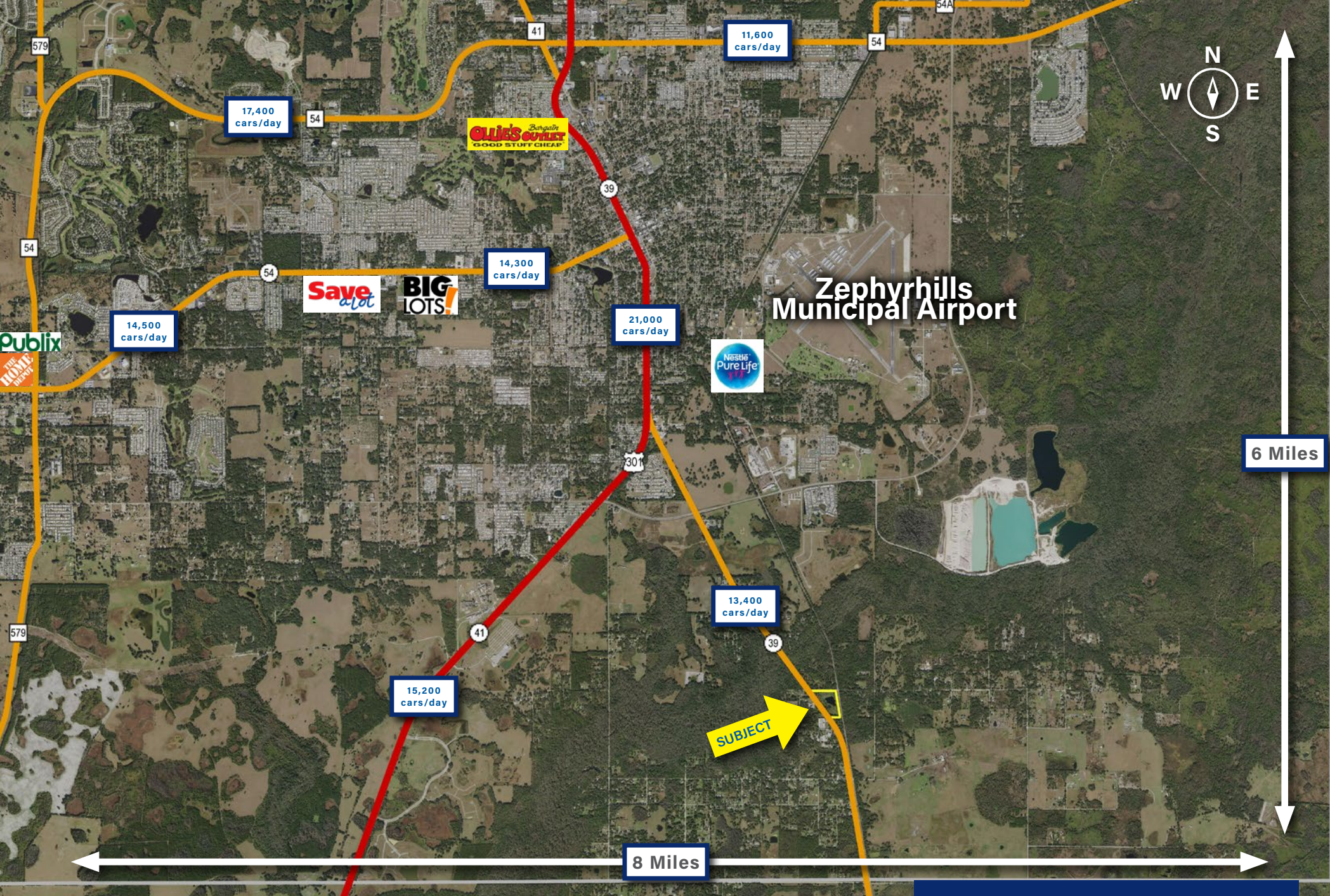|	3 Mile	5 Miles	7 Miles	10 Mins	15 Mins	Pasco	MSA	FL	US
Households by Income									
<$15,000	14.20%	14.20%	12.40%	15.60%	12.10%	10.50%	11.00%	11.10%	10.70%
$15,000 - $24,999	16.20%	16.20%	14.40%	16.60%	14.30%	11.70%	10.50%	10.10%	9.00%
$25,000 - $34,999	15.10%	14.90%	13.90%	15.30%	13.60%	10.40%	10.20%	10.10%	8.90%
$35,000 - $49,999	15.00%	16.30%	15.70%	16.00%	15.90%	14.40%	14.30%	14.40%	12.40%
$50,000 - $74,999	20.40%	20.10%	21.00%	20.20%	20.70%	19.90%	18.40%	18.50%	17.50%
$75,000 - $99,999	10.70%	8.70%	10.00%	8.20%	10.00%	11.90%	12.40%	12.30%	12.60%
$100,000 - $149,999	5.50%	6.50%	8.20%	5.60%	8.50%	13.10%	12.80%	12.80%	15.10%
$150,000 - $199,999	1.90%	1.70%	2.30%	1.50%	2.80%	4.60%	5.10%	5.00%	6.50%
$200,000+	1.00%	1.50%	2.00%	0.90%	2.20%	3.60%	5.40%	5.70%	7.30%
Population by Age									
0 - 4	3.90%	3.40%	3.70%	3.80%	4.00%	5.10%	5.20%	5.20%	6.00%
5 - 9	3.90%	3.40%	3.90%	3.80%	4.10%	5.30%	5.30%	5.40%	6.10%
10 - 14	4.10%	3.60%	4.10%	4.00%	4.30%	5.50%	5.50%	5.60%	6.30%
15 - 19	3.80%	3.30%	3.80%	3.60%	4.00%	5.20%	5.50%	5.60%	6.30%
20 - 24	4.00%	3.50%	3.80%	3.70%	3.90%	4.90%	6.00%	6.10%	6.70%
25 - 34	8.80%	8.30%	8.90%	8.90%	9.10%	11.30%	13.00%	13.30%	14.00%
35 - 44	8.60%	8.00%	8.70%	8.50%	8.70%	11.40%	11.90%	11.70%	12.60%
45 - 54	10.30%	9.60%	10.50%	9.70%	10.20%	12.70%	12.80%	12.50%	12.50%
55 - 64	15.70%	15.00%	15.30%	14.70%	15.00%	14.30%	14.00%	13.70%	13.10%
65 - 74	19.10%	20.40%	19.00%	19.30%	18.60%	13.40%	11.60%	11.70%	9.70%
75 - 84	13.50%	15.50%	13.30%	14.50%	13.00%	7.70%	6.40%	6.50%	4.70%
85+	4.40%	6.00%	5.10%	5.60%	5.00%	3.20%	2.90%	2.80%	2.00%
Race and Ethnicity									
White Alone	89.60%	89.20%	88.30%	88.80%	87.40%	84.10%	75.70%	72.70%	69.60%
Black Alone	3.60%	4.80%	5.00%	4.50%	4.50%	6.30%	12.70%	16.50%	12.90%
American Indian Alone	0.50%	0.40%	0.40%	0.40%	0.40%	0.40%	0.40%	0.40%	1.00%
Asian Alone	0.80%	0.90%	1.30%	0.90%	1.40%	2.60%	3.60%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	3.20%	2.60%	2.70%	3.00%	3.80%	3.60%	4.30%	4.50%	7.00%
Two or More Races	2.30%	2.10%	2.30%	2.30%	2.40%	3.10%	3.30%	3.10%	3.50%
Hispanic Origin (Any Race)	10.90%	10.40%	11.40%	11.40%	13.50%	16.30%	20.60%	26.60%	18.60%

The subject has several big box retailers in close proximity.

11,600 cars/day

17,400 cars/day

OLLIE'S Bargain OUTLET GOOD STUFF CHEAP

14,300 cars/day

Save a lot

BIG LOTS!

Zephyrhills Municipal Airport

21,000 cars/day

14,500 cars/day

Publix

THE HOME DEPOT

Nestlé Pure Life

6 Miles

13,400 cars/day

15,200 cars/day

SUBJECT

8 Miles

MARKET AREA MAP

Zephyrhills Municipal Airport

19,100 cars/day

21,000 cars/day

15,200 cars/day
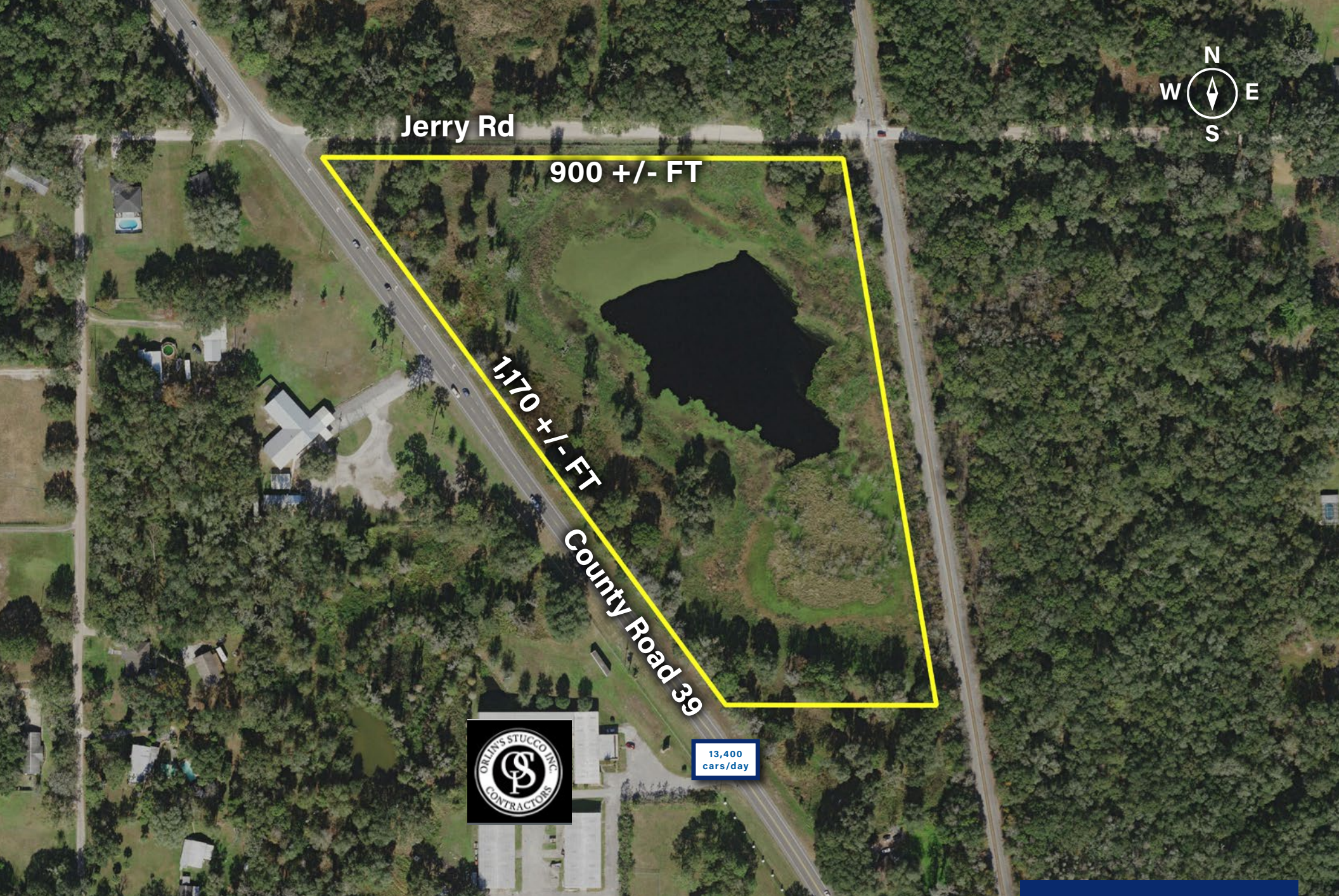
13,400 cars/day

4 Miles

6 Miles

SUBJECT

TRADE AREA MAP

The trade area has diverse commercial and industrial activity, which is highlighted by the Nestle factory.

SUBJECT
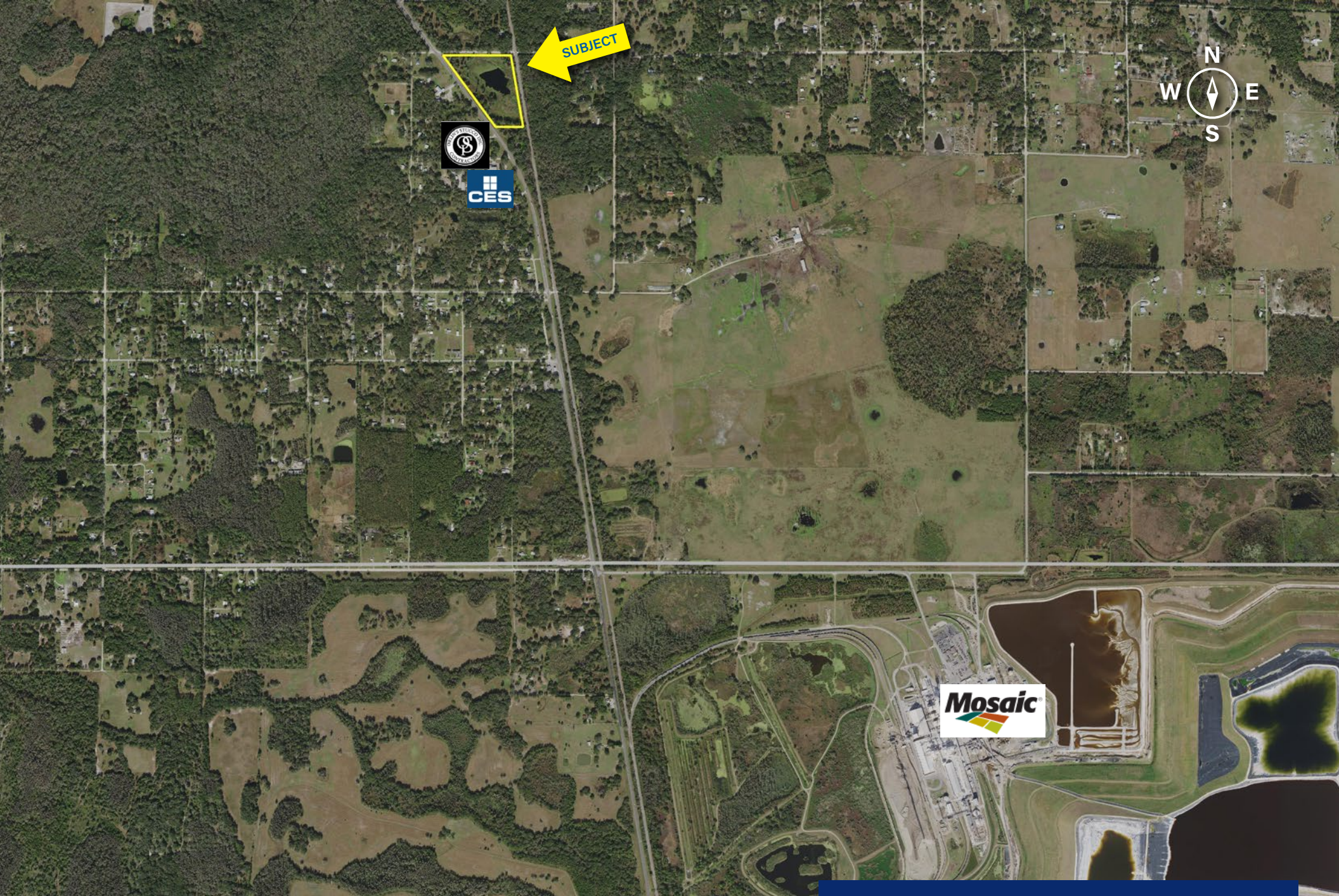
The neighborhood is highlighted by the Mosaic plant.

Jerry Rd

900 +/- FT

1,170 +/- FT

County Road 39

ORLIN'S STUCCO INC. CONTRACTORS

13,400 cars/day

The site has 1,170 +/- feet of frontage on County Road 39, and 900 +/- feet of frontage on Jerry Road.

SITE AERIAL
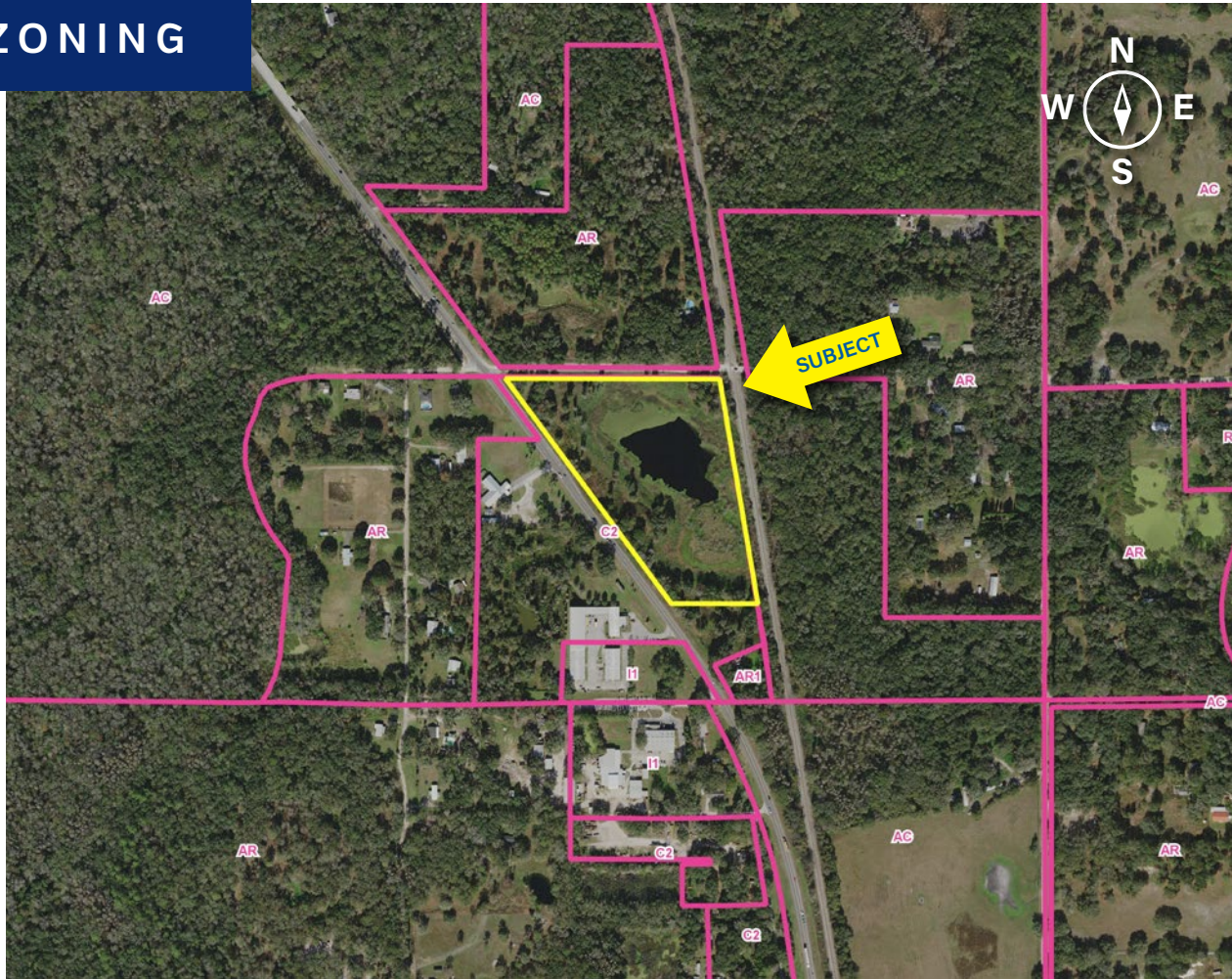
WETLANDS

Jerry Rd

Corner lot location

Wetlands

ZONING

General Commercial (C-2)

The purpose of the C-2 General Commercial District is to provide for the orderly development of those uses necessary to meet the community and regional needs for general goods and services, as well as those of a social, cultural, and civic nature, and to exclude uses not compatible with such activities.

☑ C-2

SVN SAUNDERS

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