

LAND FOR SALE

DEAN DAIRY ROAD DEVELOPMENT LAND

DEAN DAIRY RD

Zephyrhills, FL 33541

PRESENTED BY:

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Senior Advisor

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FL #BK510864





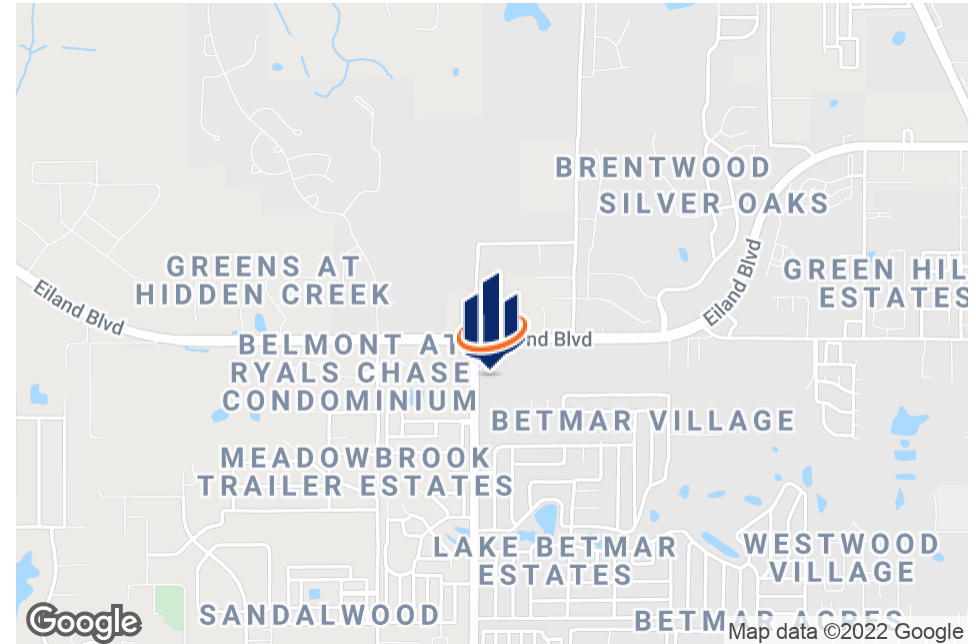
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SECTION 1

PROPERTY
INFORMATION





SALE PRICE	\$325,000
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OFFERING SUMMARY

LOT SIZE:	2 Acres
PRICE / ACRE:	\$162,500
ZONING:	MF1 / RES-9 RESIDENTIAL-9 du/ga*
MARKET:	Tampa Bay
SUBMARKET:	Zephyrhills; east Wesley Chapel
TRAFFIC COUNT:	5,700 cars per day
APN:	09-26-21-0010- 01300-0010

PROPERTY OVERVIEW

Here is an opportunity to develop two acres directly behind a well-kept, busy Circle K store on a traffic light corner of Eiland Blvd (CR 54) and Dean Dairy Road, a primary north-south commercial corridor. The 2-acre site is level, dry, and zoned MF1 / RES-9 RESIDENTIAL, allowing nine dwelling units per acre.

PROPERTY HIGHLIGHTS

- Two [2] Acres of upland for development
- All utilities to site
- Just 418 FT off the main highway CR 54 Eiland Blvd. with a traffic light at Dean
- Dean Dairy Road is a primary North-South commercial corridor
- Contiguous to a well kept Circle K Store



LOCATION DESCRIPTION

Located on the west side of Zephyrhills, this land is east of Wesley Chapel and north of Tampa Bay in a rapidly-growing location of commercial development. Tens of thousands of new homes are under construction in the surrounding area.

SITE DESCRIPTION

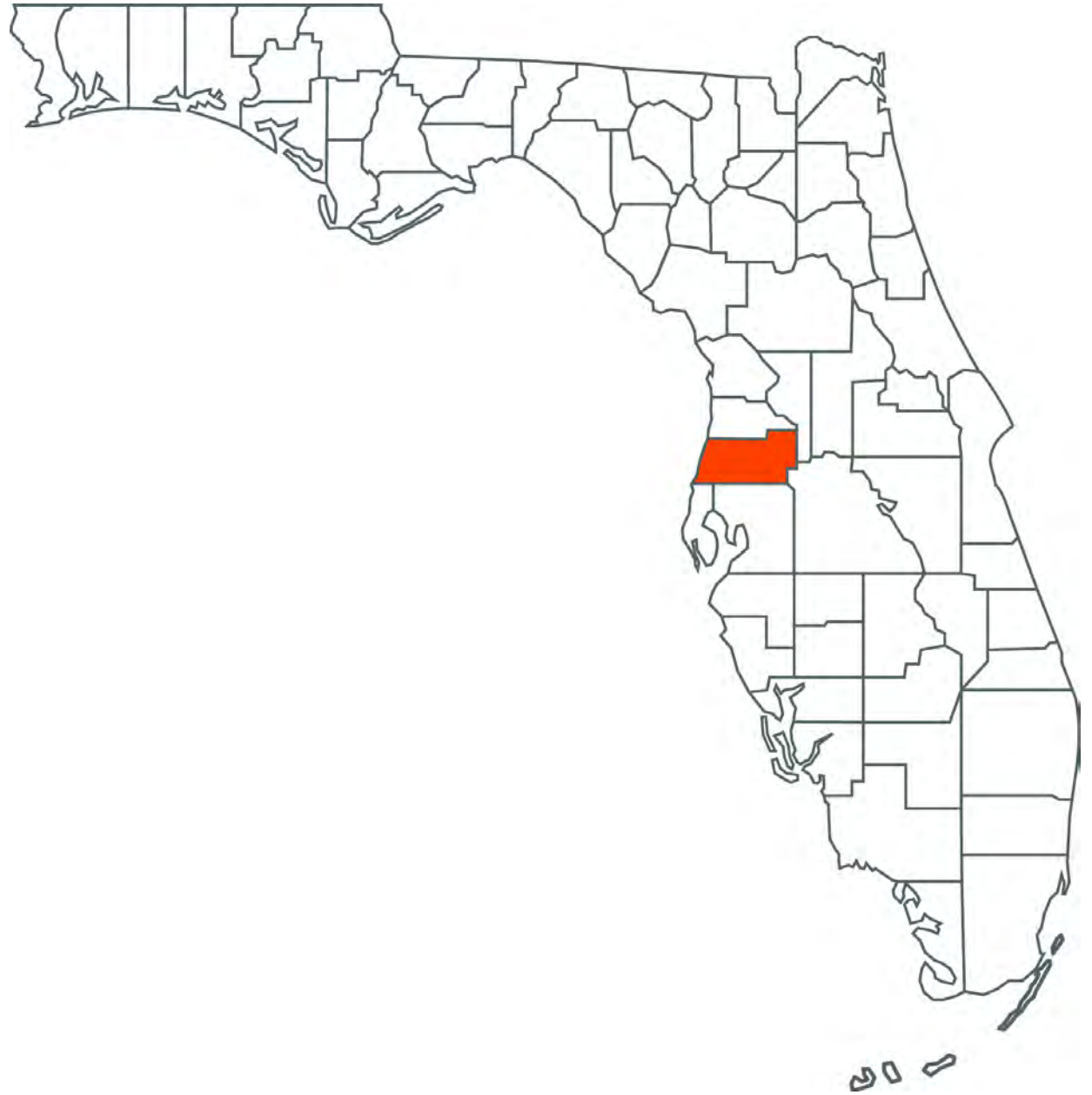
This level, wooded land parcel contains no wetlands. It is bordered on the north side by a Circle K store on the corner of Border Road and Eiland Blvd and on the east side by several acres of additional vacant land. A nice residence and the Gulfside Medical Center is adjacent to the south, and on the west side is Dean Dairy Road. The traffic count on Eiland Blvd is 17,800.

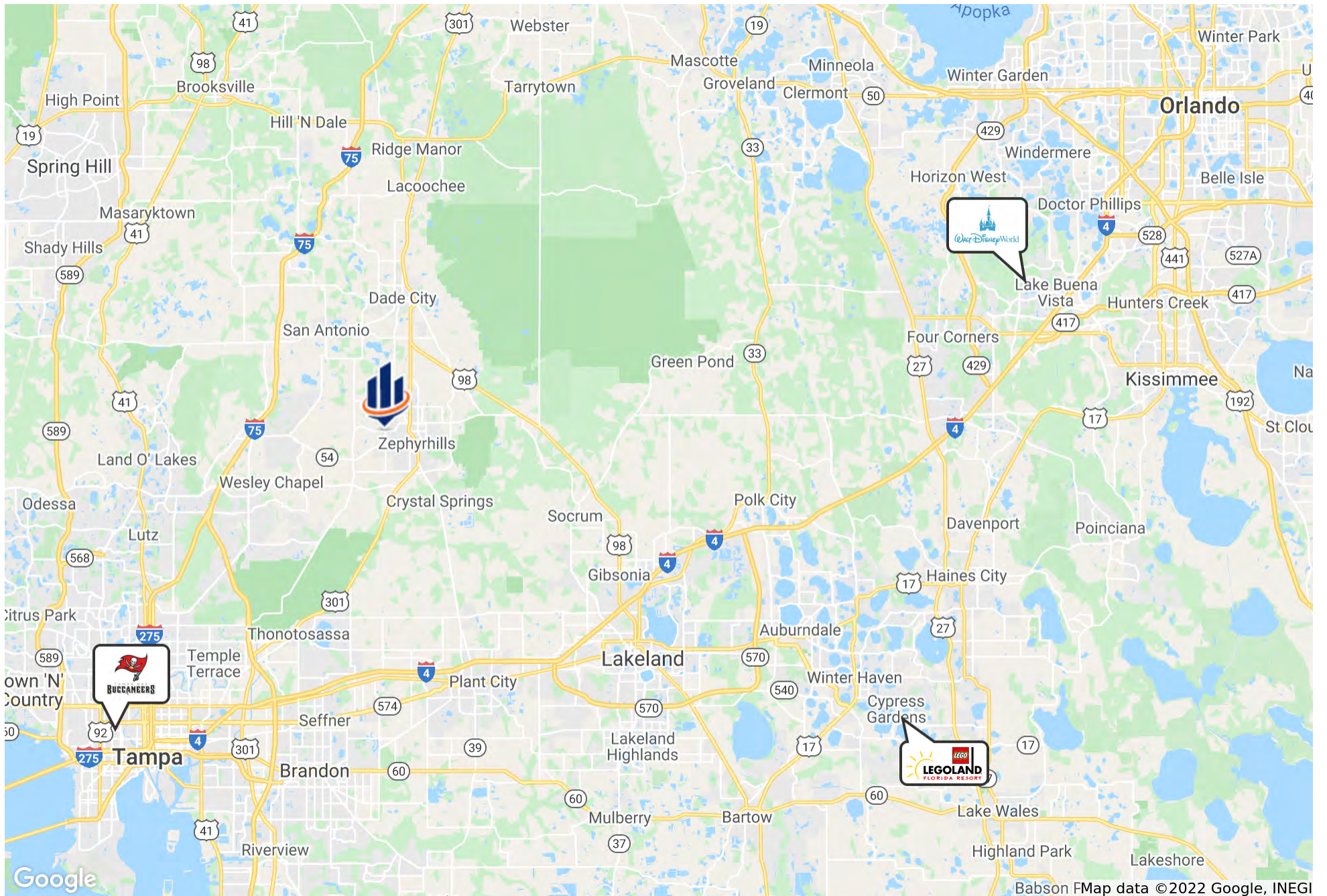
UTILITIES DESCRIPTION

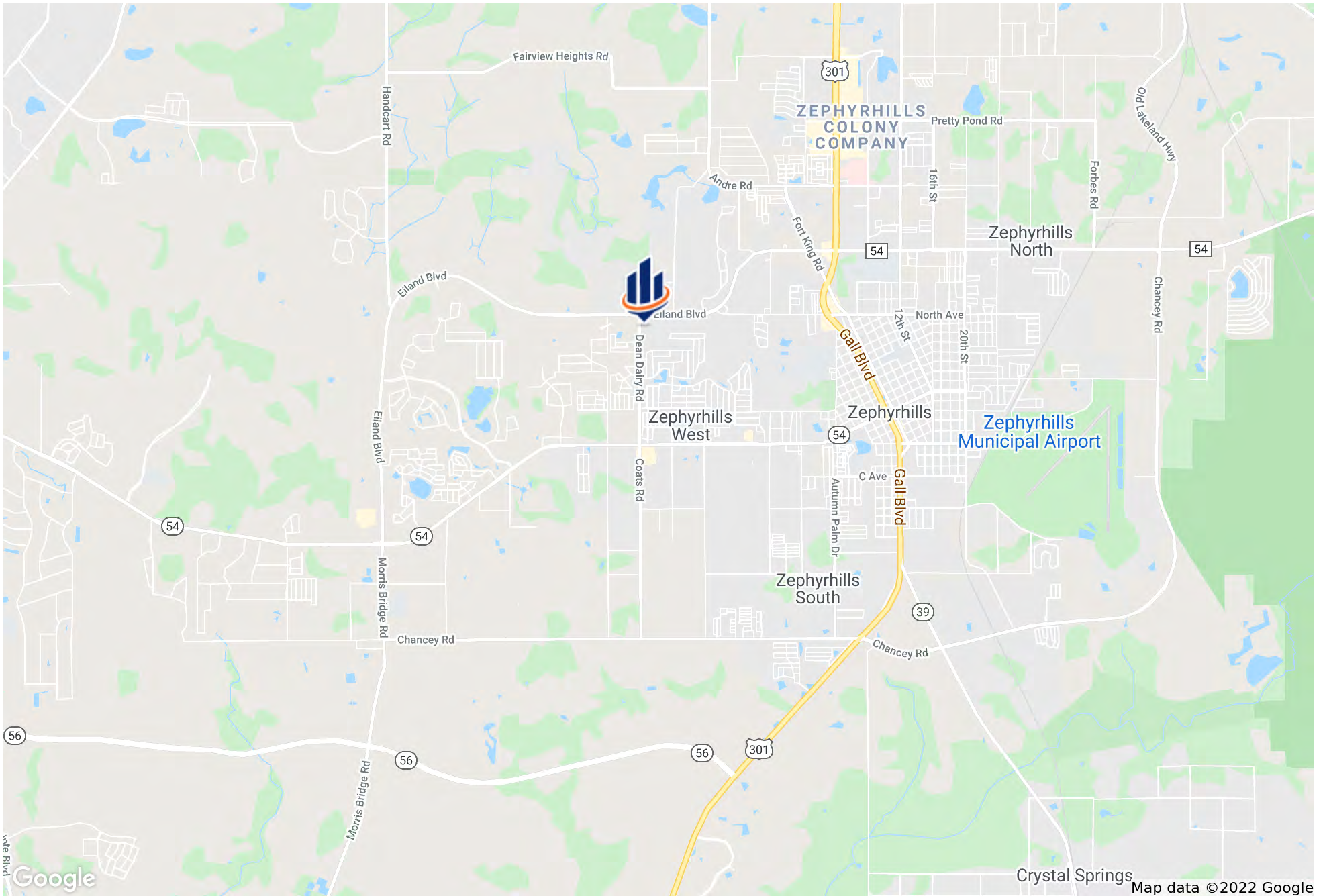
- Electric: Duke Energy
- Water: Pasco County
- Waste Water: Pasco County

SECTION 2

LOCATION
INFORMATION







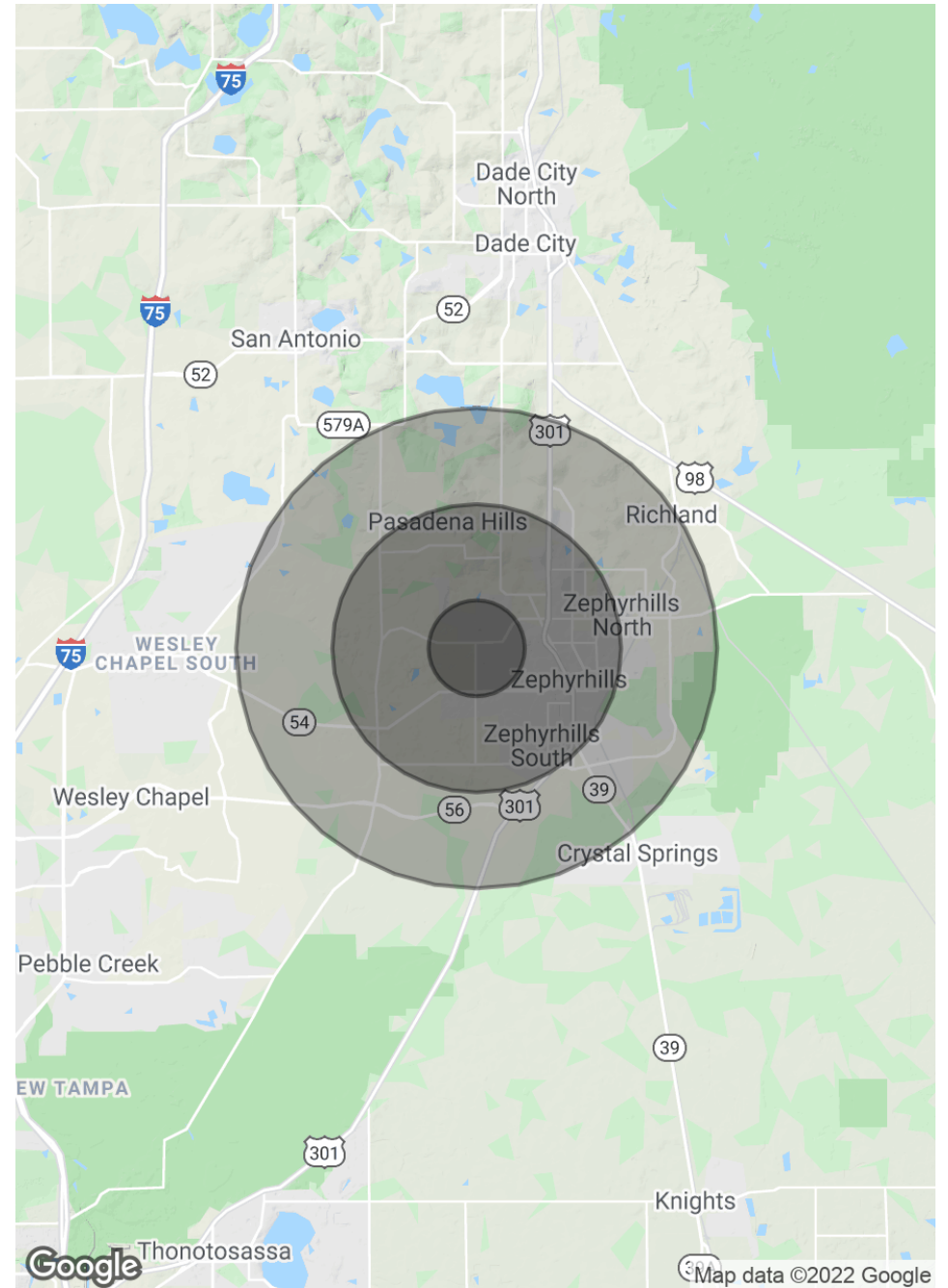
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,840	36,701	59,333
AVERAGE AGE	59.8	54.2	52.1
AVERAGE AGE (MALE)	59.2	52.4	50.3
AVERAGE AGE (FEMALE)	60.6	55.2	53.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,278	16,564	26,026
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$44,896	\$43,991	\$45,937
AVERAGE HOUSE VALUE	\$111,949	\$116,156	\$121,273

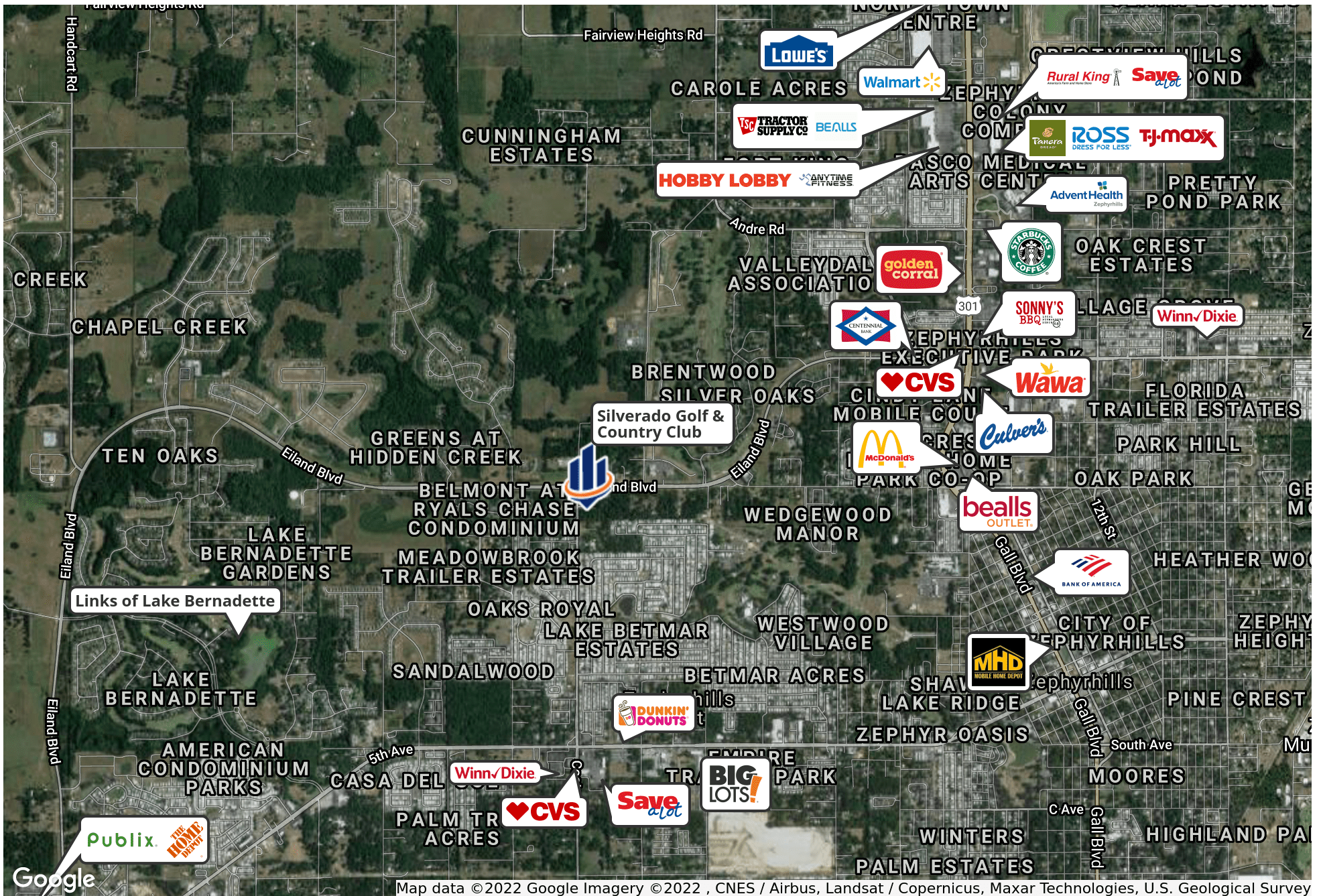
* Demographic data derived from 2010 US Census



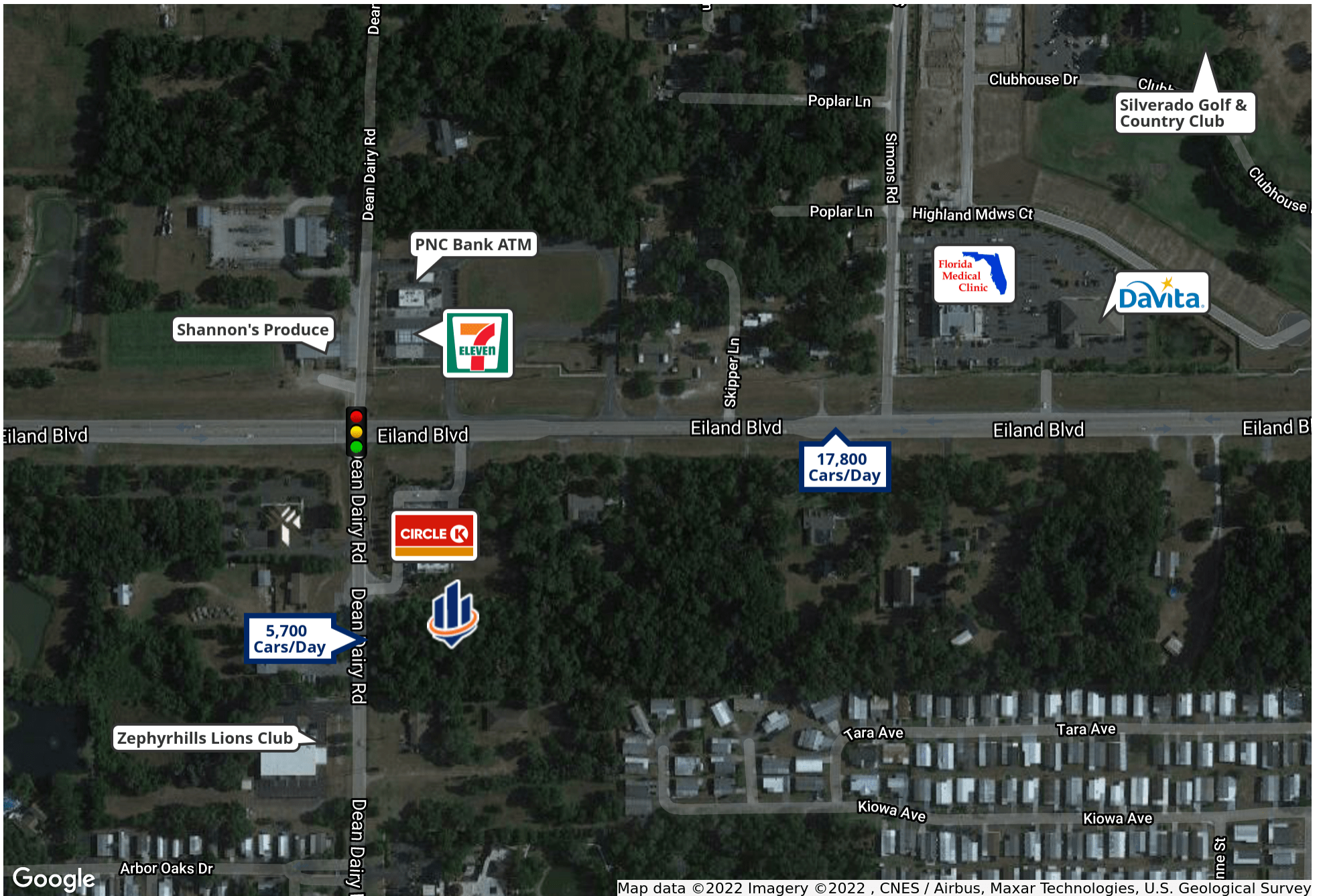
SECTION 3

MAPS AND
PHOTOS





Map data ©2022 Google Imagery ©2022 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey





SECTION 4

AGENT AND
COMPANY





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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 5th 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 National Association of Realtors [NAR], and Certified Commercial Investment Member [CCIM].

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