



ONE ACRE SITE ON CR 39 FOR DEVELOPMENT

1537 PARTRIDGE BLVD.
ZEPHYRHILLS, FL 33540

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

Property Summary



OFFERING SUMMARY

| | |
|--------------------|---|
| Sale Price: | \$135,000 |
| Lot Size: | 1 ± Acre |
| Price / Acre: | \$135,000 |
| Zoning: | AR |
| FLU: | RES-1 |
| Uplands/Wetlands: | 100% Uplands |
| Market: | East Pasco County |
| Traffic Count: | 13,400 cars per day |
| Taxes: | \$261 [2020] |
| APN: | 36-26-21-0020-00000-6270 and 36-26-21-0020-00000-6200 |

PROPERTY OVERVIEW

One acre site on CR 39 near retail in growing area, just south of where SR 56 is planned to connect. Though zoned residential, it is near retail and should be rezoned for highest and best use. The subject benefits from being in close proximity to Interstate 4 and Interstate 75, [approximately 15 miles from both] two major linkages that bring economic vitality to the corridor.

PROPERTY HIGHLIGHTS

- Power available to the property, all upland, no wetlands
- Excellent visibility and access off CR 39
- Nearby retail sites [could help for rezoning]
- Almost 30,000 people within a 5-mile radius
- Outside the flood zone
- One home per acre per current zoning

Regional Map



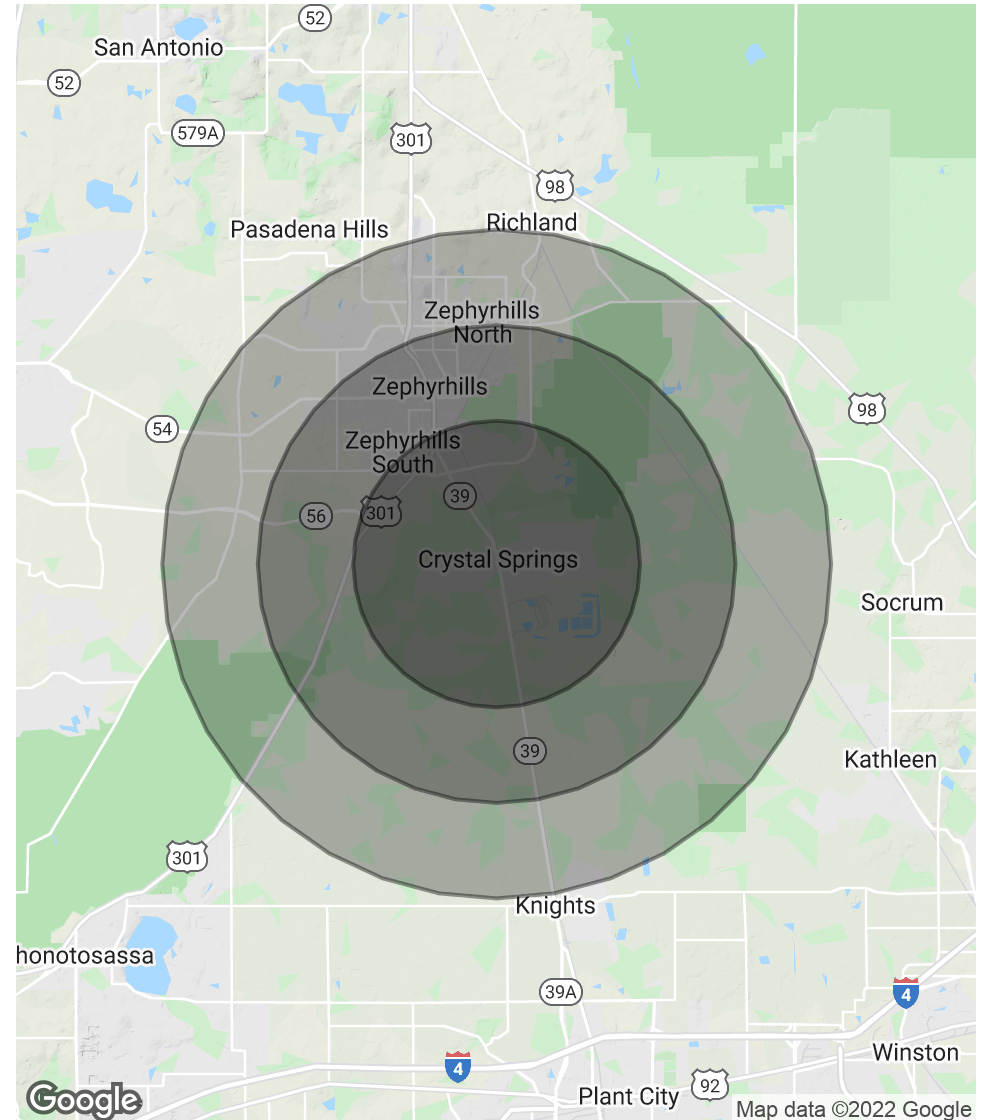
Location Map



Demographics Map & Report

| POPULATION | 3 MILES | 5 MILES | 7 MILES |
|--------------------------------|----------------|----------------|----------------|
| Total Population | 6,095 | 29,590 | 60,001 |
| Average age | 55.5 | 52.9 | 53.5 |
| Average age (Male) | 55.1 | 50.5 | 51.9 |
| Average age (Female) | 55.3 | 54.0 | 54.4 |
| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 7 MILES |
| Total households | 2,710 | 13,324 | 26,492 |
| # of persons per HH | 2.2 | 2.2 | 2.3 |
| Average HH income | \$43,944 | \$41,588 | \$45,924 |
| Average house value | \$197,663 | \$146,236 | \$128,880 |

* Demographic data derived from 2010 US Census



Market Area Map



Neighborhood Aerial



Site Aerial





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