



# PROPERTY FOR SALE

111 ACRES NORTH TAMPA BAY INDUSTRIAL PARK

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## EXECUTIVE SUMMARY

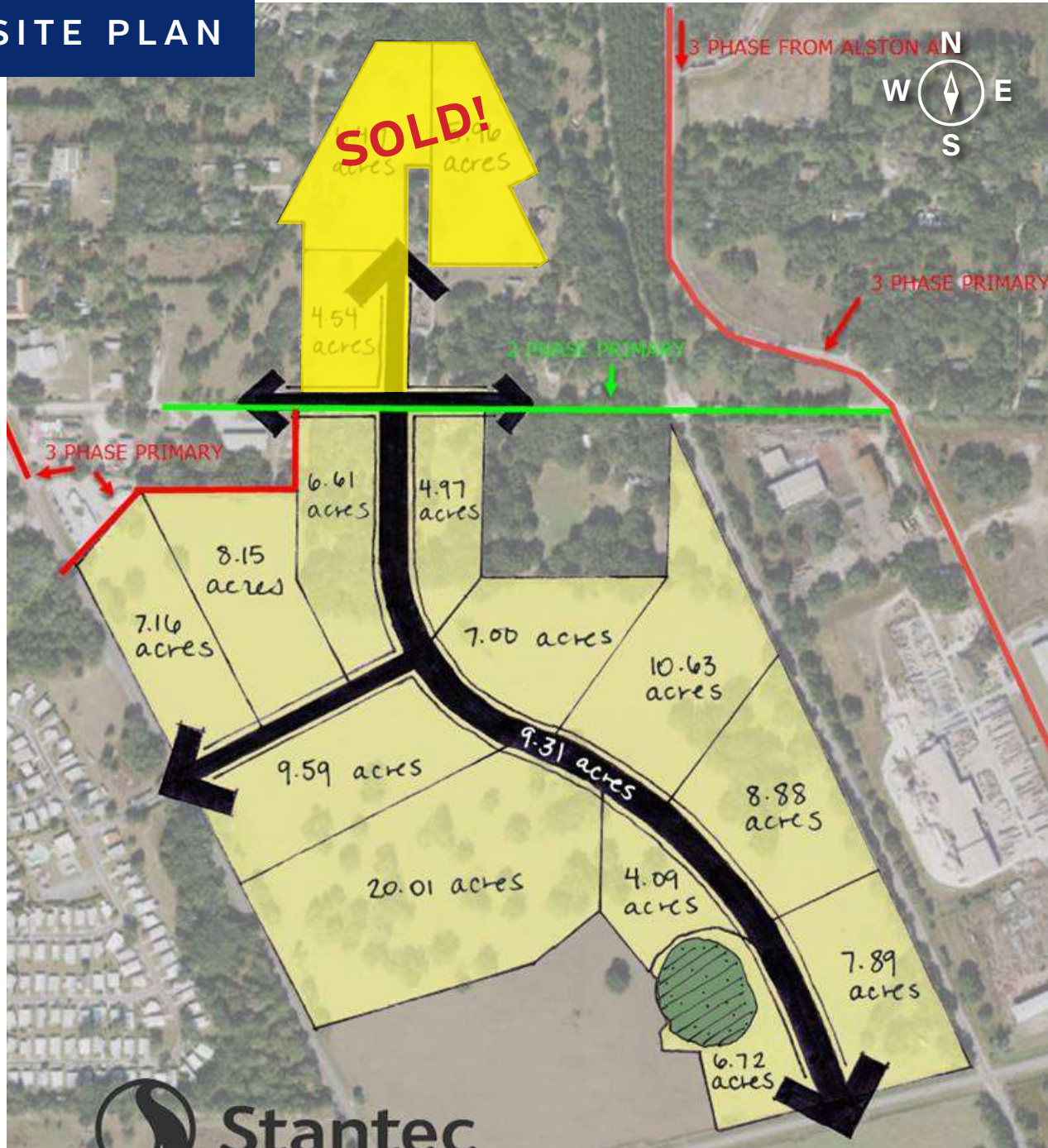
# 111 ACRES NORTH TAMPA BAY INDUSTRIAL PARK

The subject property consists of approximately 111 acres of industrial land in Pasco County. Located within an industrial neighborhood, the location of this property provides easy access to major roadways, a CSX Railway (contiguous to the east side of site), the Zephyrhills Airport, Tampa International Airport, and the Port of Tampa.

<b>Site Address:</b>	NE corner of Paul S. Buchman Hwy (FL-39) & Chancey Rd. (CR 535), Zephyrhills, FL 33542
<b>County:</b>	Pasco
<b>PIN:</b>	14-26-21-0000-04100-0000, 23-26-21-0020-00200-0010, 23-26-21-0020-00200-0000, 14-26-21-0000-04200-0010, 24-26-21-0010-03900-0010, 23-26-21-0020-01300-0020, 14-26-21-0000-04600-0000
<b>Land Size:</b>	128.02 ± Total Acres 111.05 ± Available Acres
<b>Property Use:</b>	Light Industrial/Commercial
<b>Utilities:</b>	Electric: Progress Energy / Duke (on Chancey Road) Water: City of Zephyrhills (on Chancey Road) Wastewater: City of Zephyrhills (on Chancey Road) Natural Gas: TECO Peoples Gas (on Chancey Road)
<b>Zoning:</b>	Light Industrial (LI) - Zephyrhills
<b>Taxes:</b>	\$1,590.09 [2019]
<b>Asking Price:</b>	\$9,730,000
<b>Property Video:</b>	<a href="https://youtu.be/npovieb7PDc">https://youtu.be/npovieb7PDc</a>



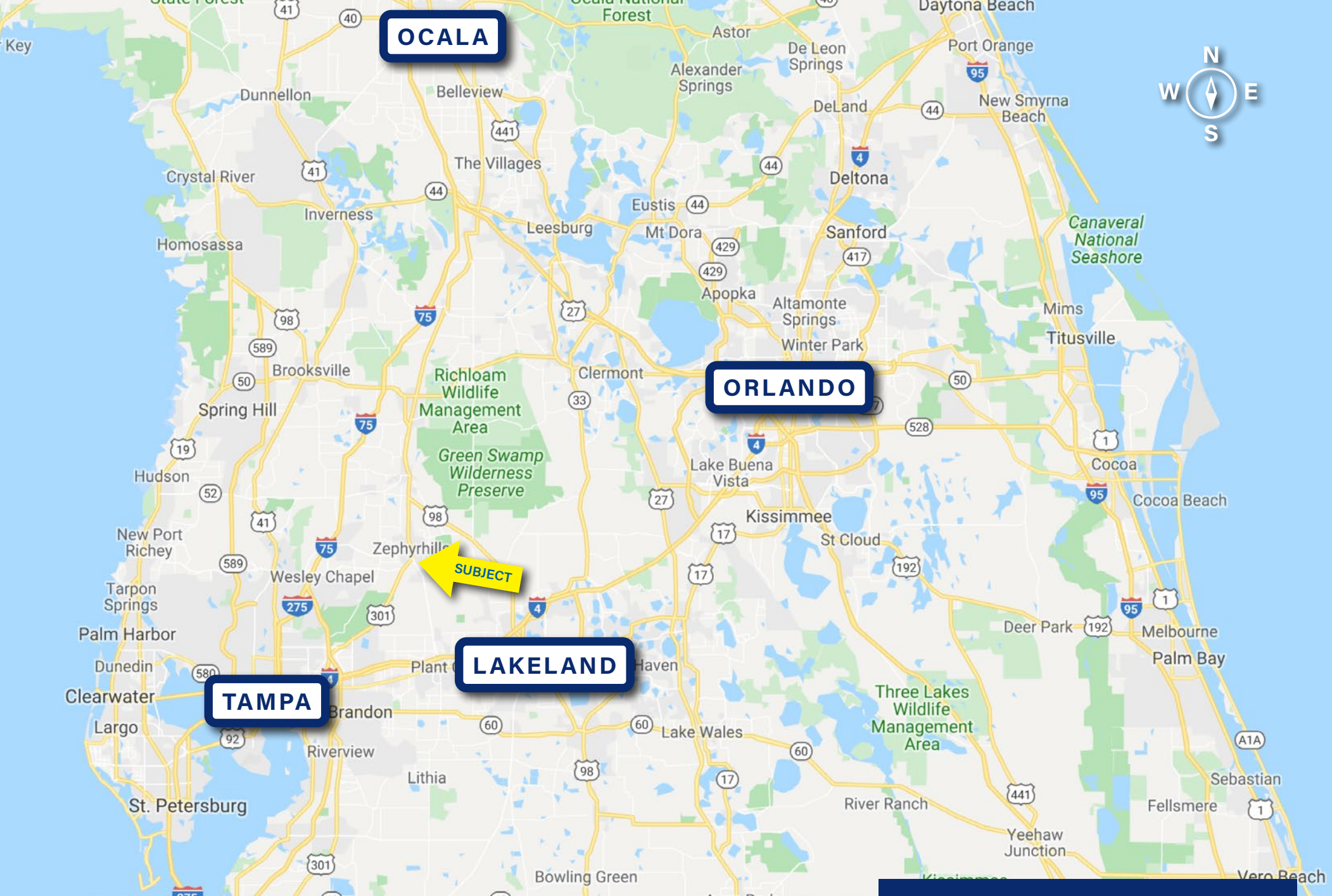
# SITE PLAN



## Conceptual Site Plan on the NE Corner of Paul S. Buchman Hwy and Chancey Rd., Zephyrhills, FL

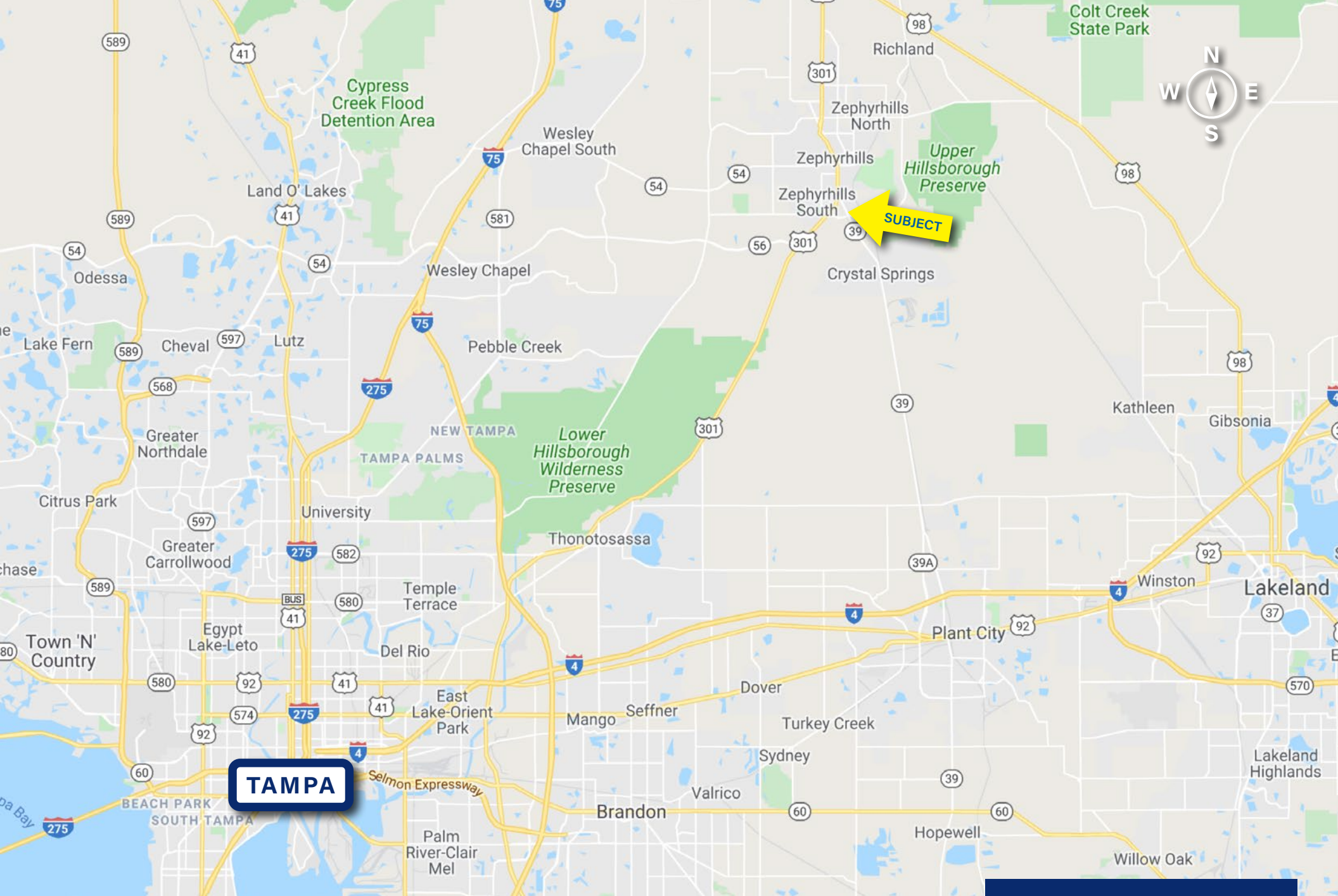
There is a preliminary site plan for this property that consists of 14 lots that range from 3.9 to 11.9 acres.

2 and 3 Phase power lines surround the property.



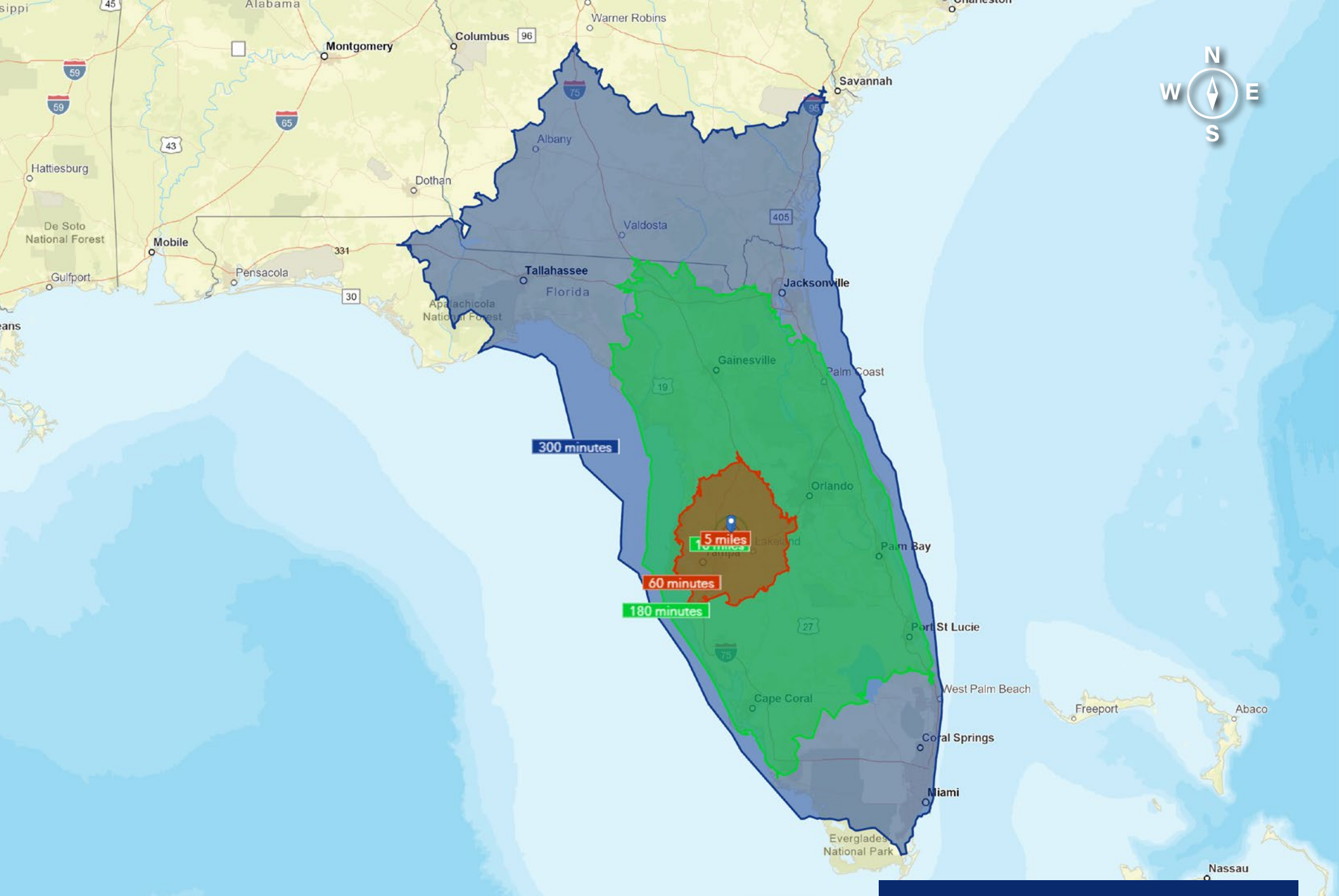
Located in the Tampa-St. Petersburg-Clearwater MSA.

**REGIONAL LOCATION**



Located along SR 39 near US 301.

LOCATION MAP



5, 10 mile radius  
1, 3, 5 hour drive time

**DEMOGRAPHICS MAP**

# BENCHMARK DEMOGRAPHICS

	5 Miles	10 Miles	1 Hour	3 Hours	5 Hours	Pasco	FL	US
Population	52,808	135,188	3,007,732	12,261,049	21,199,923	536,023	21,239,528	332,417,793
Households	23,775	51,744	1,159,593	4,895,345	8,262,161	213,800	8,299,404	125,168,557
Families	14,831	35,894	753,793	3,163,285	5,358,728	142,068	5,366,533	82,295,074
Average Household Size	2.17	2.58	2.55	2.46	2.52	2.48	2.51	2.59
Owner Occupied Housing Units	18,266	40,570	748,864	3,343,550	5,345,013	155,741	5,375,035	79,459,278
Renter Occupied Housing Units	5,510	11,174	410,729	1,551,795	2,917,147	58,059	2,924,369	45,709,279
Median Age	58.7	44.6	40.2	44.0	42.3	46.0	42.5	38.5
<b>Income</b>								
Median Household Income	\$40,917	\$55,921	\$54,070	\$53,256	\$53,606	\$52,607	\$54,238	\$60,548
Average Household Income	\$55,571	\$75,372	\$75,788	\$75,795	\$77,490	\$70,839	\$78,335	\$87,398
Per Capita Income	\$24,937	\$28,869	\$29,319	\$30,356	\$30,287	\$28,320	\$30,703	\$33,028
<b>Trends: 2015 - 2020 Annual Growth Rate</b>								
Population	1.22%	1.86%	1.57%	1.54%	1.33%	1.52%	1.37%	0.77%
Households	1.05%	1.59%	1.48%	1.47%	1.28%	1.34%	1.31%	0.75%
Families	0.95%	1.55%	1.42%	1.42%	1.22%	1.28%	1.26%	0.68%
Owner HHs	1.38%	1.84%	1.78%	1.76%	1.57%	1.61%	1.60%	0.92%
Median Household Income	2.56%	2.28%	2.29%	2.21%	2.36%	2.06%	2.37%	2.70%

There are more than 21,000,000 people within a 5 hour drive-time which makes this a great site for manufacturing and/or distribution.

There are more than 135,000 people within a 10 mile radius which provides an end-user for a vast employable workforce population.



# BENCHMARK DEMOGRAPHICS

5 Miles 10 Miles 60 Miles 180 Miles 300 Miles Pasco FL US

## Households by Income

<\$15,000	12.80%	9.30%	11.20%	10.80%	11.50%	10.50%	11.10%	10.70%
\$15,000 - \$24,999	15.20%	10.80%	9.90%	10.40%	10.20%	11.70%	10.10%	9.00%
\$25,000 - \$34,999	14.40%	10.10%	10.00%	10.30%	10.10%	10.40%	10.10%	8.90%
\$35,000 - \$49,999	16.00%	13.30%	14.60%	14.90%	14.50%	14.40%	14.40%	12.40%
\$50,000 - \$74,999	20.80%	20.40%	18.90%	19.00%	18.40%	19.90%	18.50%	17.50%
\$75,000 - \$99,999	9.40%	13.20%	12.60%	12.30%	12.10%	11.90%	12.30%	12.60%
\$100,000 - \$149,999	7.40%	13.50%	12.80%	12.40%	12.70%	13.10%	12.80%	15.10%
\$150,000 - \$199,999	2.20%	5.10%	4.90%	4.70%	4.90%	4.60%	5.00%	6.50%
\$200,000+	1.90%	4.50%	5.00%	5.10%	5.60%	3.60%	5.70%	7.30%

## Population by Age

0 - 4	3.50%	5.50%	5.70%	5.10%	5.30%	5.10%	5.20%	6.00%
5 - 9	3.70%	5.60%	5.80%	5.20%	5.40%	5.30%	5.40%	6.10%
10 - 14	3.80%	5.70%	5.90%	5.40%	5.60%	5.50%	5.60%	6.30%
15 - 19	3.60%	5.20%	5.80%	5.50%	5.60%	5.20%	5.60%	6.30%
20 - 24	3.60%	4.90%	6.30%	6.00%	6.10%	4.90%	6.10%	6.70%
25 - 34	8.40%	11.90%	13.70%	12.70%	13.30%	11.30%	13.30%	14.00%
35 - 44	8.30%	11.70%	12.40%	11.20%	11.70%	11.40%	11.70%	12.60%
45 - 54	10.00%	12.00%	12.60%	12.10%	12.40%	12.70%	12.50%	12.50%
55 - 64	15.10%	13.20%	13.10%	14.00%	13.60%	14.30%	13.70%	13.10%
65 - 74	20.00%	13.20%	10.70%	12.70%	11.60%	13.40%	11.70%	9.70%
75 - 84	14.50%	8.20%	5.70%	7.10%	6.50%	7.70%	6.50%	4.70%
85+	5.60%	2.90%	2.30%	2.90%	2.80%	3.20%	2.80%	2.00%

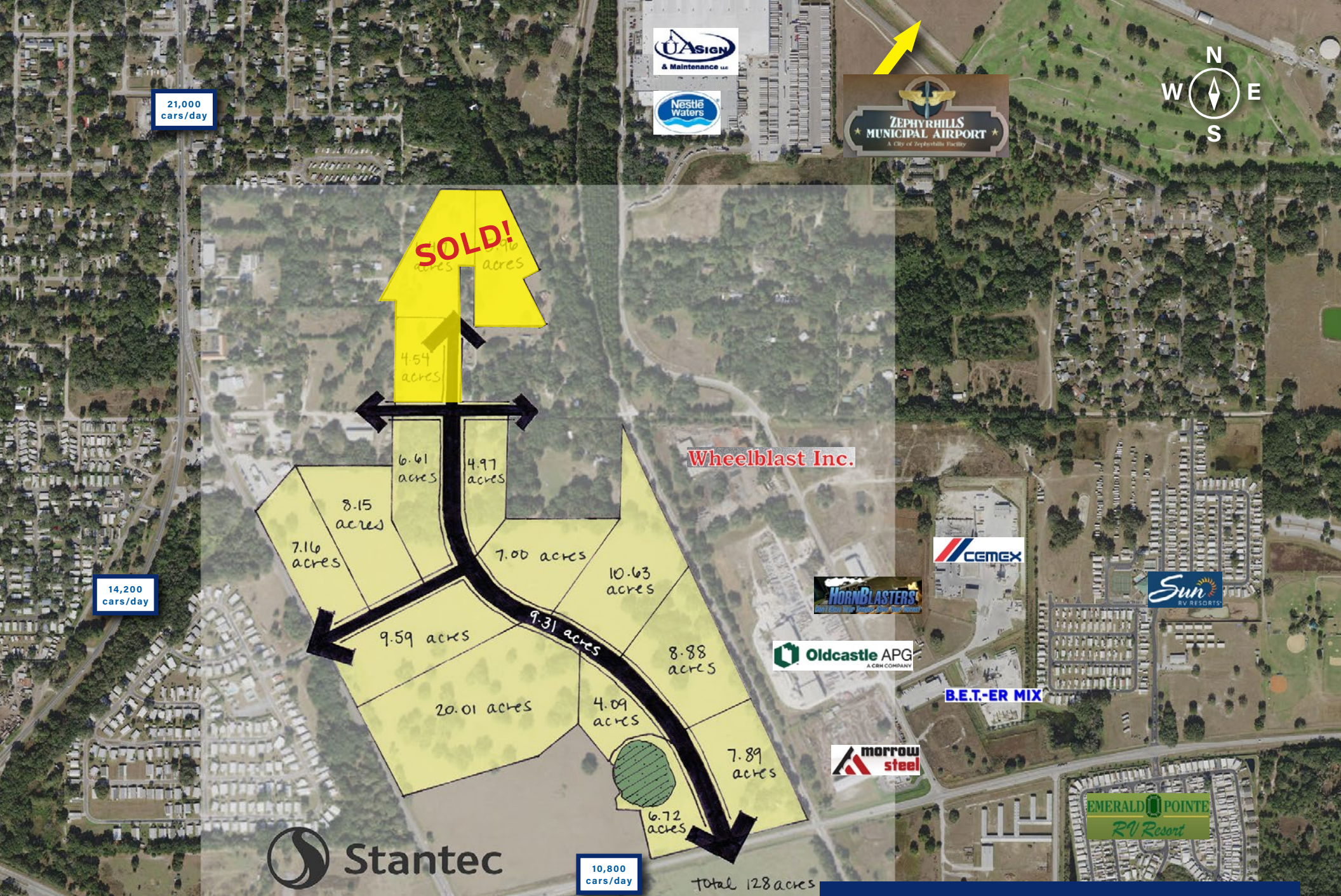
## Race and Ethnicity

White Alone	88.70%	77.60%	73.30%	75.40%	71.70%	84.10%	72.70%	69.60%
Black Alone	5.00%	10.30%	13.70%	12.90%	17.50%	6.30%	16.50%	12.90%
American Indian Alone	0.40%	0.40%	0.40%	0.40%	0.40%	0.40%	0.40%	1.00%
Asian Alone	1.30%	4.20%	3.50%	2.90%	2.80%	2.60%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	2.50%	4.10%	5.50%	5.20%	4.50%	3.60%	4.50%	7.00%
Two or More Races	2.20%	3.40%	3.40%	3.10%	3.00%	3.10%	3.10%	3.50%
Hispanic Origin (Any Race)	10.40%	18.40%	24.20%	20.70%	26.50%	16.30%	26.60%	18.60%



The property location provides easy access to major road systems such as US 301, I-75, and I-4.

## MARKET AREA MAP



Located just Southwest of Zephyrhills Municipal Airport, withn an industrial neighborhood.

# NEIGHBORHOOD AERIAL



The subject property consists of parcels located on the North and South sides of Tucker Rd.

**SITE AERIAL**

Aerial view looking onto Chancey Rd  
and Paul S Buchman Hwy



Aerial view with  
property boundaries

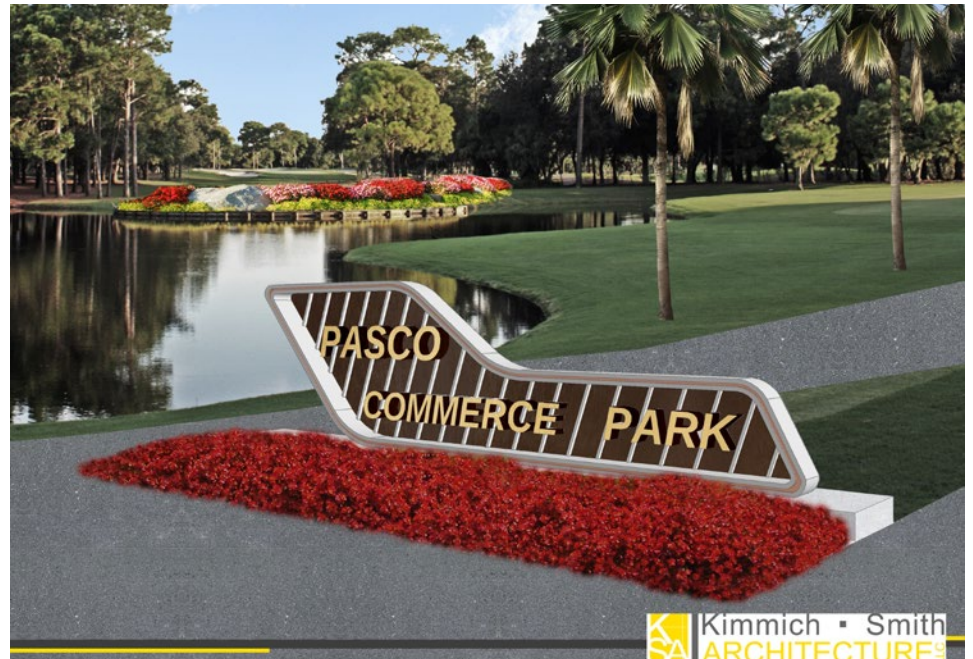




CSX Railway



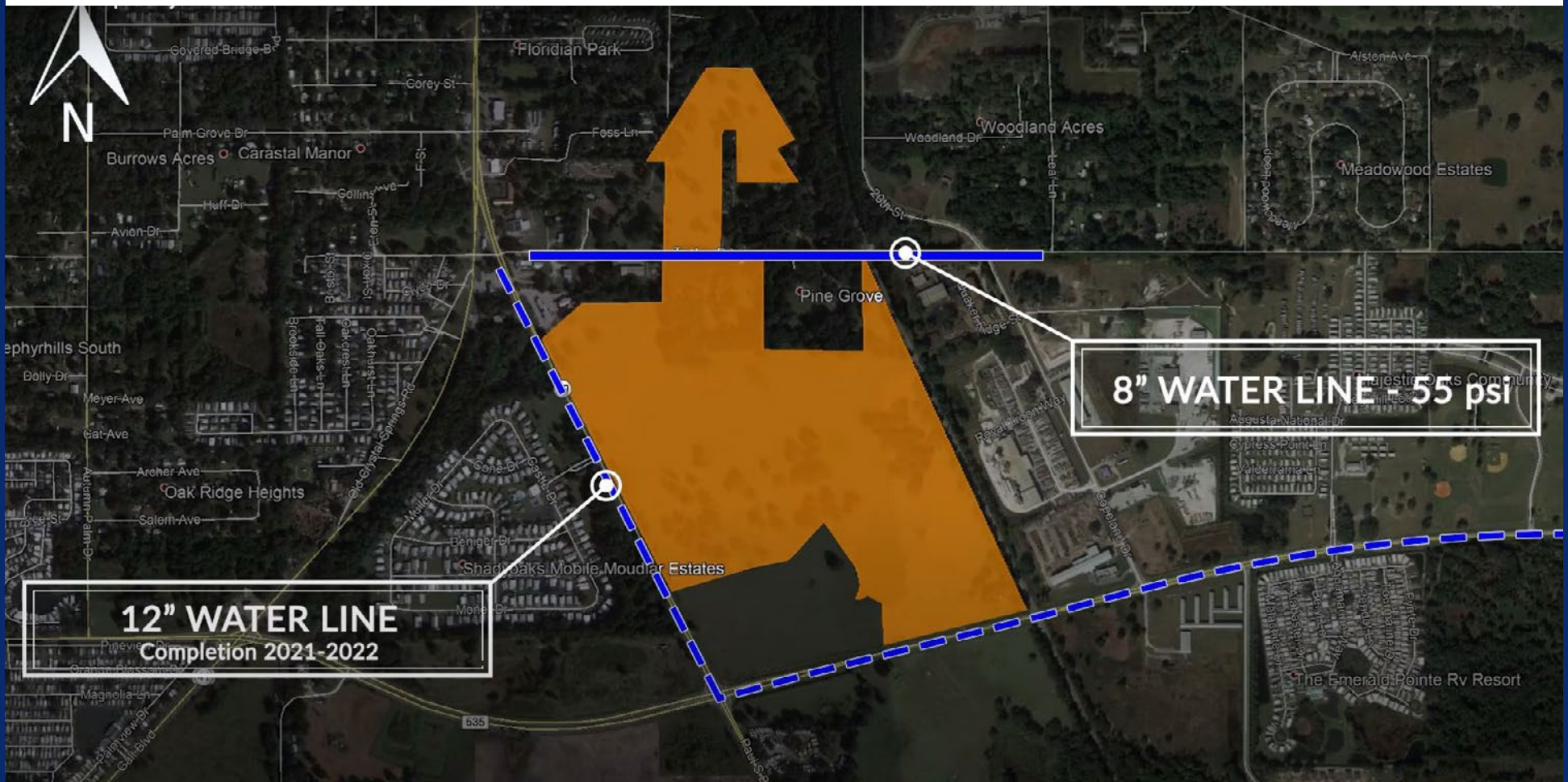
Aerial view looking south



Paul S Buchman Hwy

 Kimmich • Smith  
ARCHITECTURE

# Water Lines

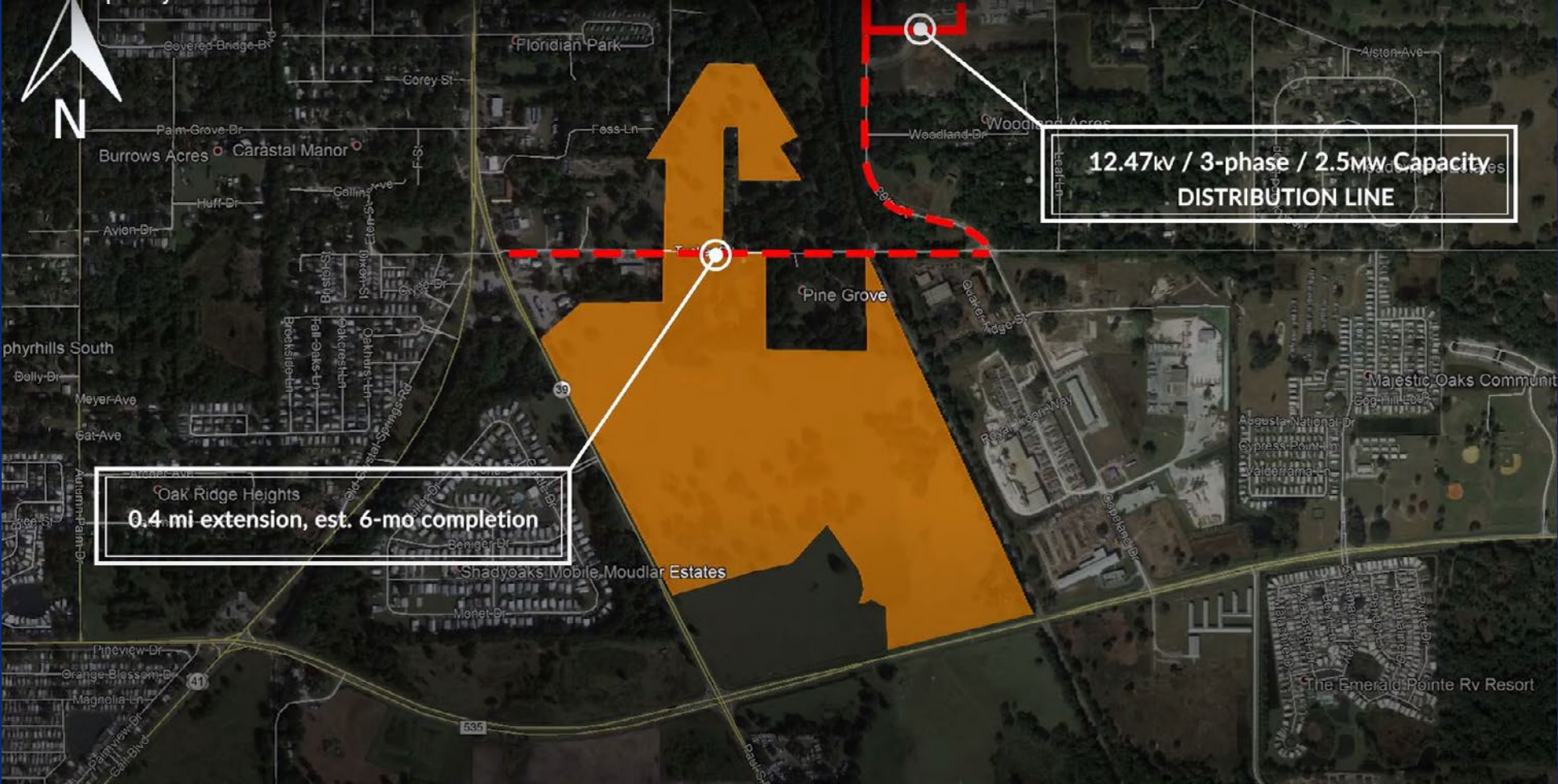


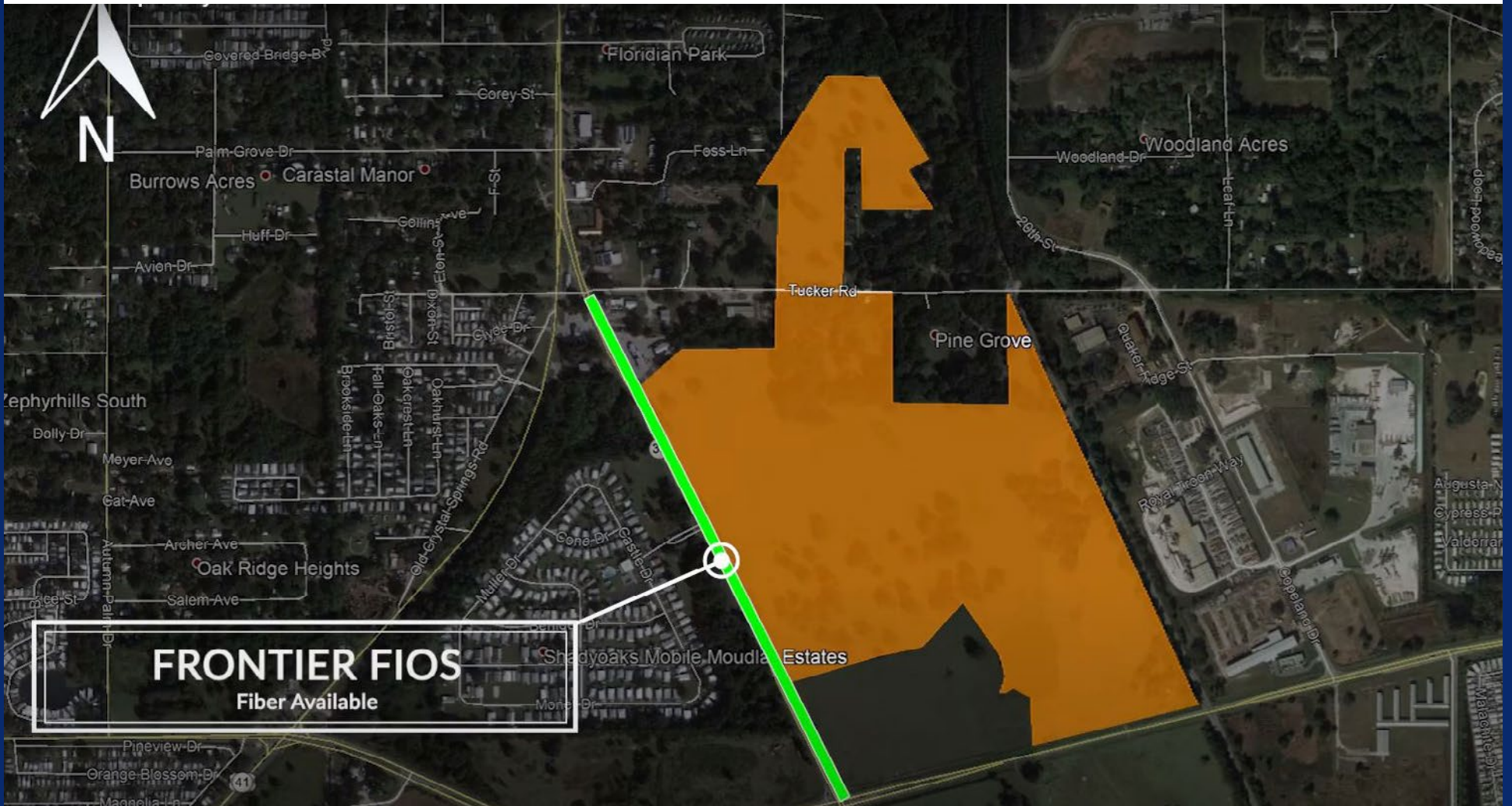


# CSX Railroad Accessibility

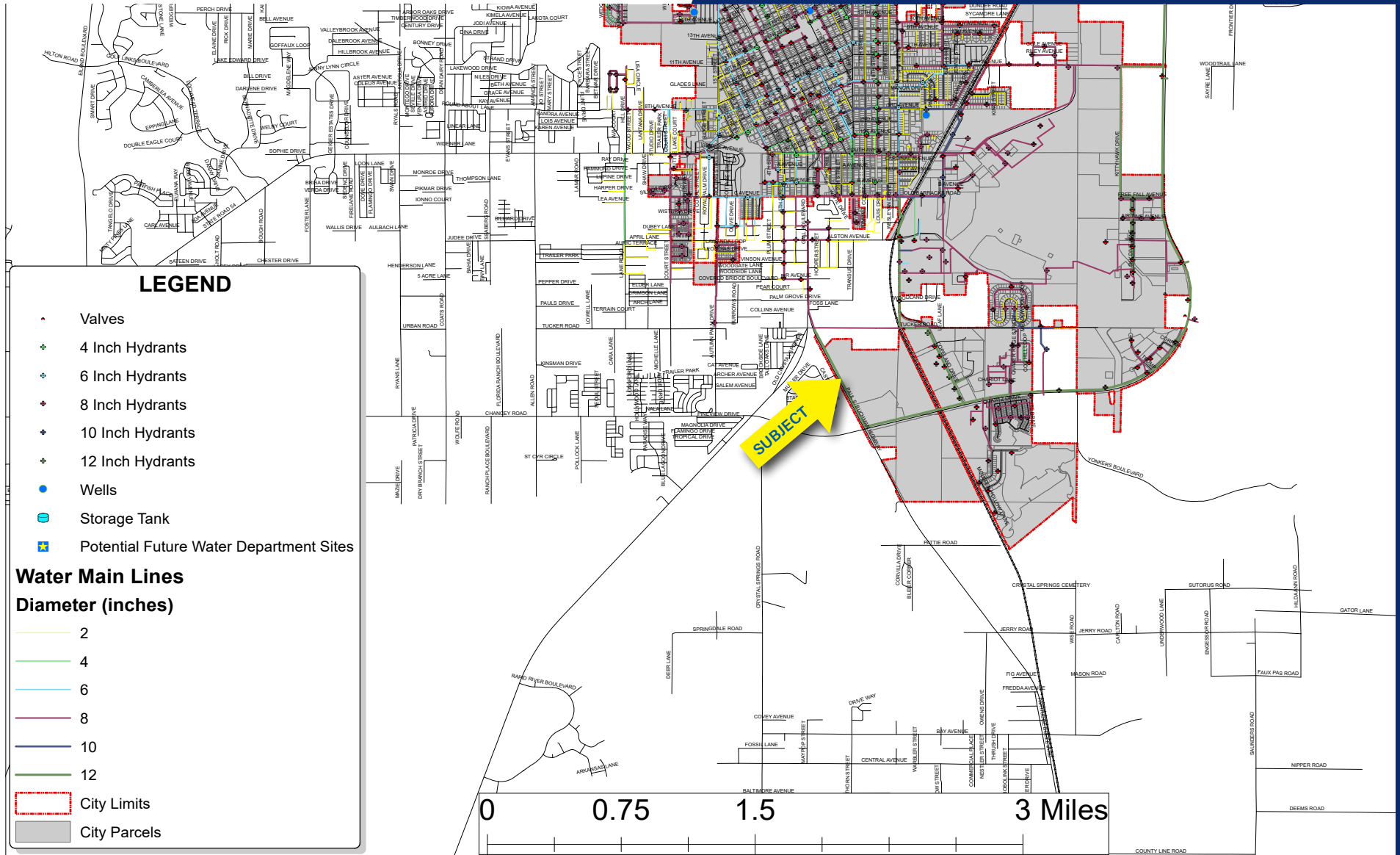


# Road Improvements

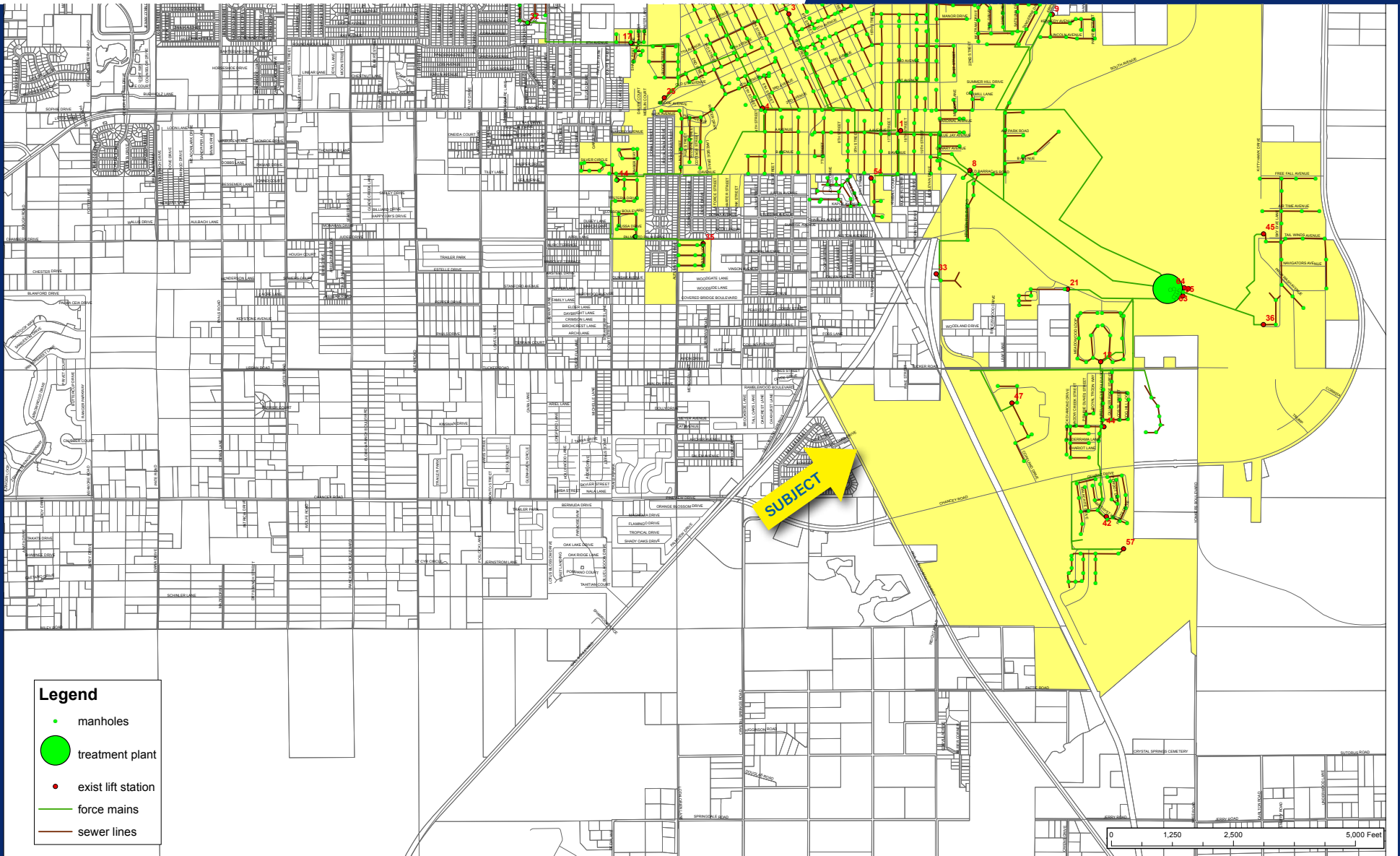




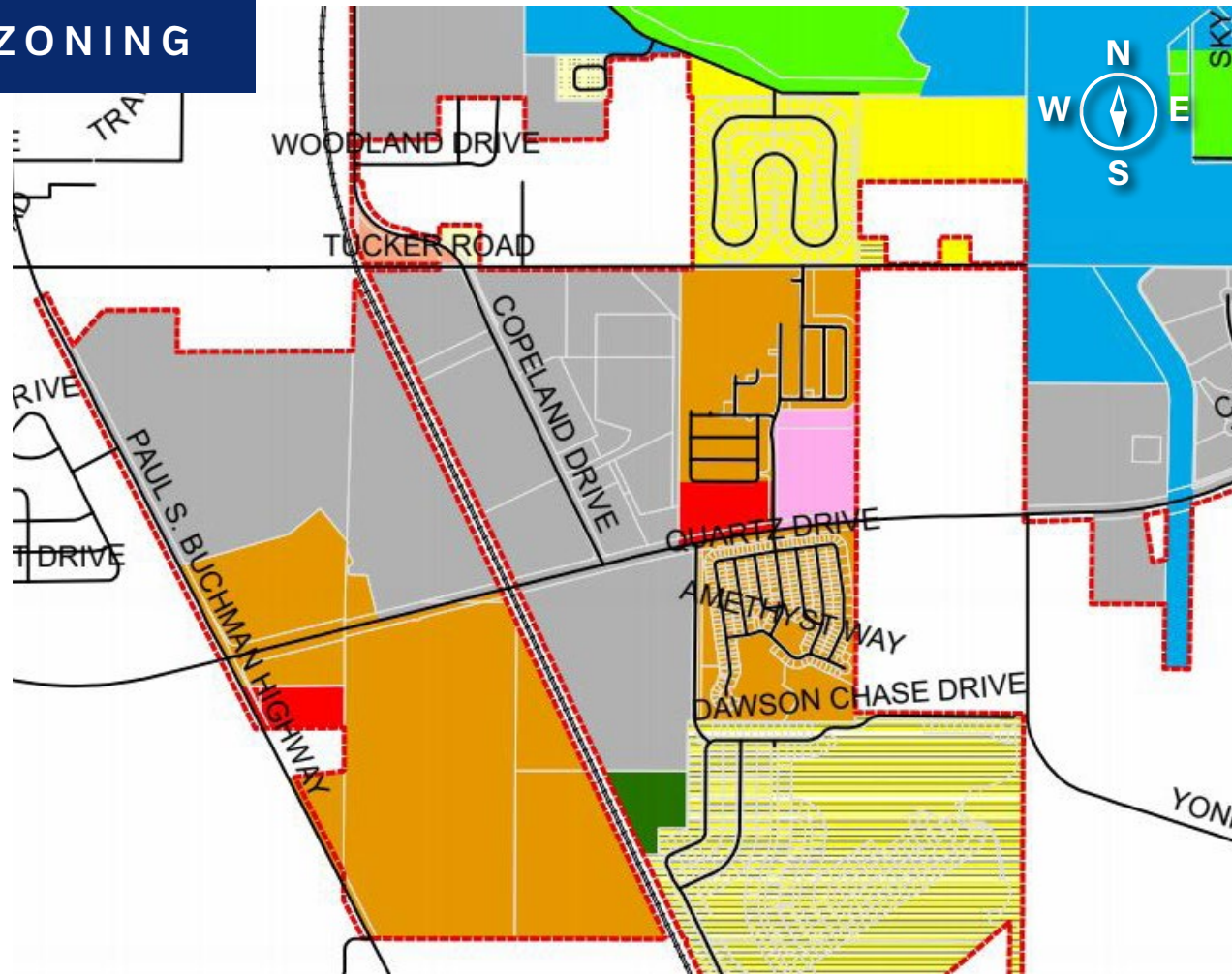
# City of Zephyrhills Potable Water Distribution System Map (February 2018)



# Aerial view looking onto Chancey Rd and Paul S Buchman Hwy











# ZONING



## Light Industrial (LI)

The purpose of the I-1 Light Industrial Park District is to provide areas for the establishment of uses necessary for the development of a sound and diversified economic base and to encourage the development of these uses in a manner which will be compatible with the overall area in which located while prohibiting such uses which would interfere with the development of industrial uses or which would adversely affect the surrounding area.

-  LI
-  AP1
-  AP2
-  R2
-  OP
-  C2
-  RC
-  PUD



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