

LAND FOR SALE

# ZEPHYRHILLS MULTIFAMILY/ COMMERCIAL ACREAGE

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39735 CHANCEY ROAD

Zephyrhills, FL 33542

**PRESENTED BY:**

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FL #BK510864





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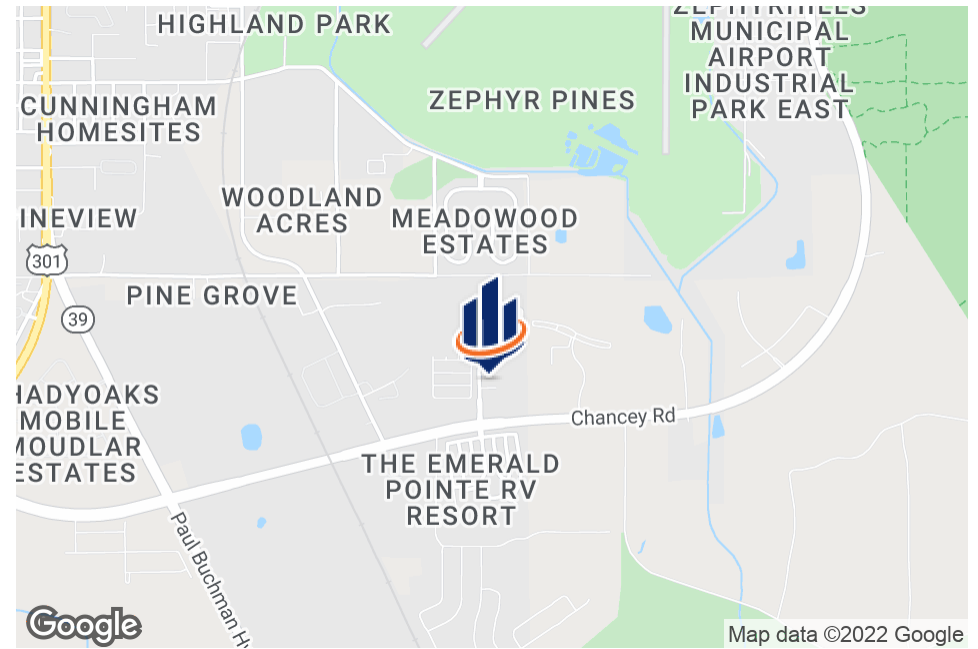
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SECTION 1

PROPERTY  
INFORMATION





## OFFERING SUMMARY

SALE PRICE:	\$4,200,000
LOT SIZE:	10 Acres
PRICE / ACRE:	\$420,000
ZONING:	OOOP [for Multifamily Residential Development or Commercial Development]
MARKET:	Tampa Bay
SUBMARKET:	Zephyrhills / E Wesley Chapel
TRAFFIC COUNT:	11,000
APN:	24-26-21-0000-00100-0050

## PROPERTY HIGHLIGHTS

- excellent opportunity for development of multifamily residential (up to 20 units per acre)
- contiguous to the beautiful 101 acre Samuel W Pasco County Recreation Park.
- all utilities
- infill location
- significant buildings in good condition
- pro-development city government
- Energy available through Duke Energy



## PROPERTY DESCRIPTION

Zephyrhills Multifamily/Commercial Acreage is an excellent opportunity for multifamily, residential (up to 20 units per acre), or commercial development. The property consists of 10 acres in an ideal infill location in the booming area of SE Pasco County. Just 1.5 miles off US 301 (Gall Blvd), the property is in a major north-south commercial corridor and is just a mile north of the new SR 56 leading to I-75.

All utilities are available to the site, which is level and mostly wide open, with a few trees. Several structures have been used for classrooms and church functions. It is fenced on all sides and contiguous to the beautiful 101-acre Samuel W Pasco County Recreation Park, adding significant value to any development.

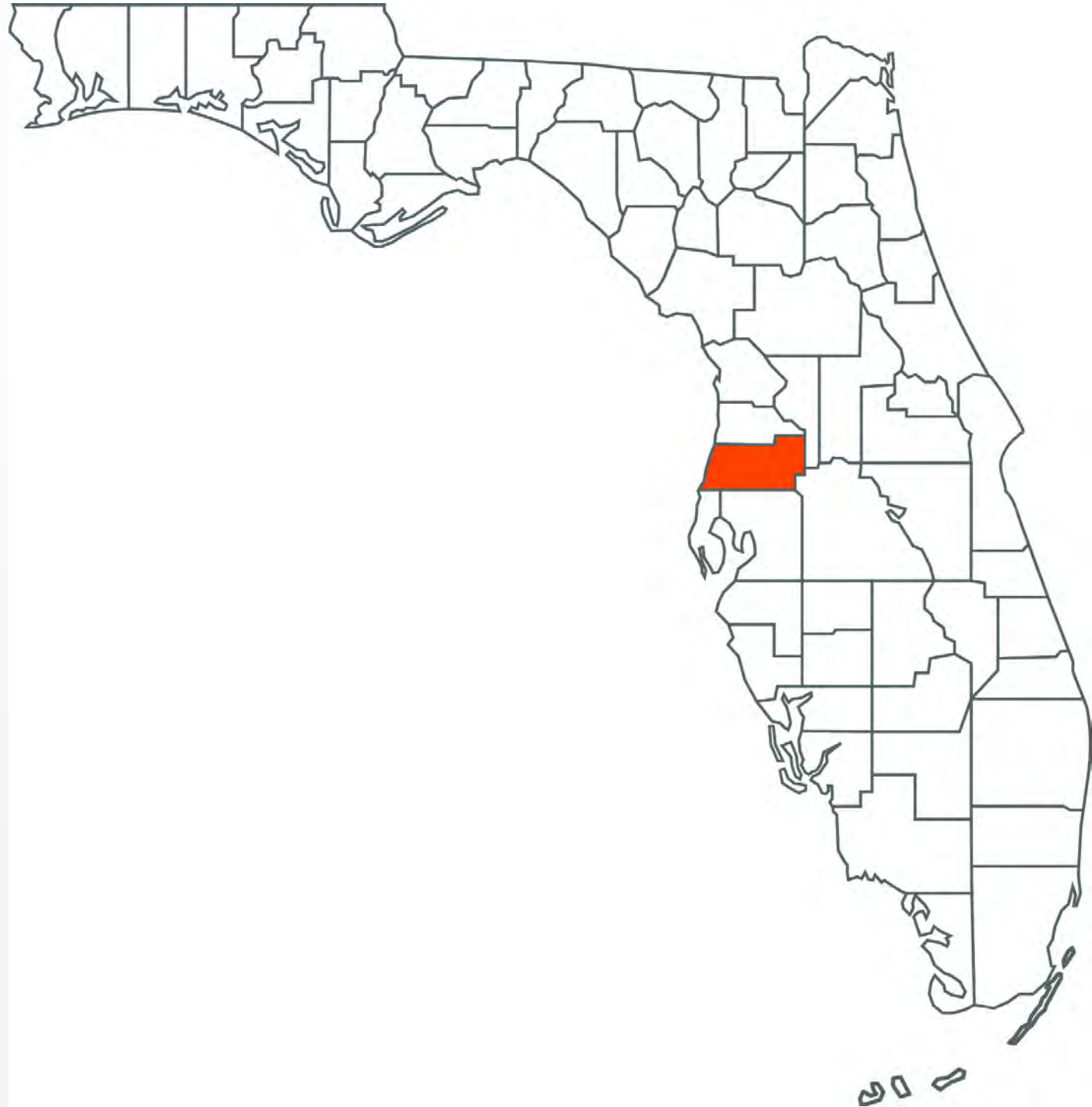
This 10-acre site includes double-wide trailers in good condition built out as classrooms and offices. All of the classrooms are insured for \$85,000 each and there are restrooms in each. Nine have a certificate of occupancy. Ten of the classrooms are 24' x 48', and three are 24' x 40'. The auditorium is a 30-year-old triple wide mobile home and the annex is single-wide. All buildings are connected to city water, and only the auditorium has a septic tank.

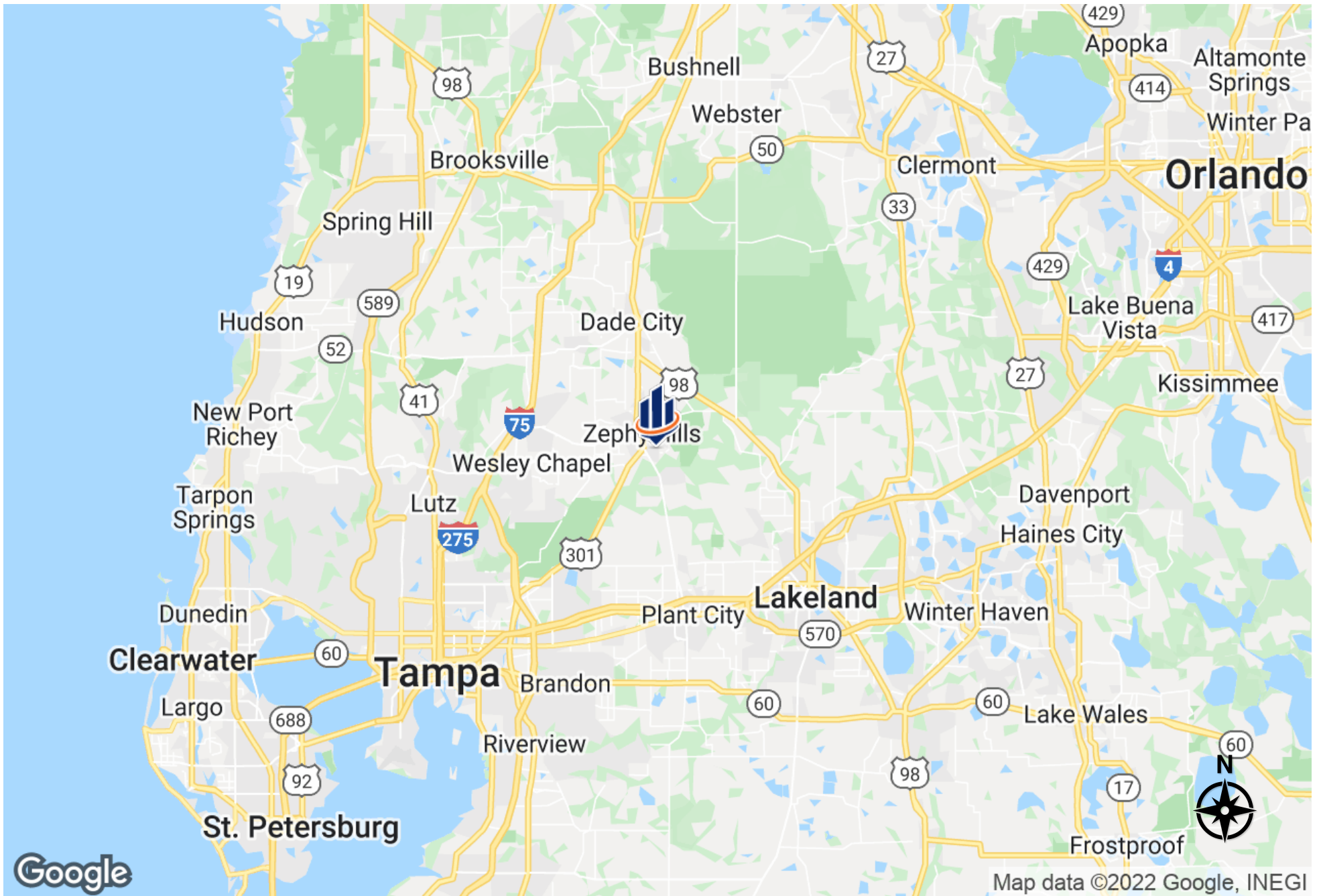
The neighboring Samuel W Pasco Community Park consists of 101 acres. The park has sports fields for soccer, baseball, softball, and football for youth and adults, which also have two-story press boxes with a concession and restrooms. There are basketball courts, a playground and picnic shelter with picnic tables and charcoal grills throughout the park. This park is an incredible amenity!

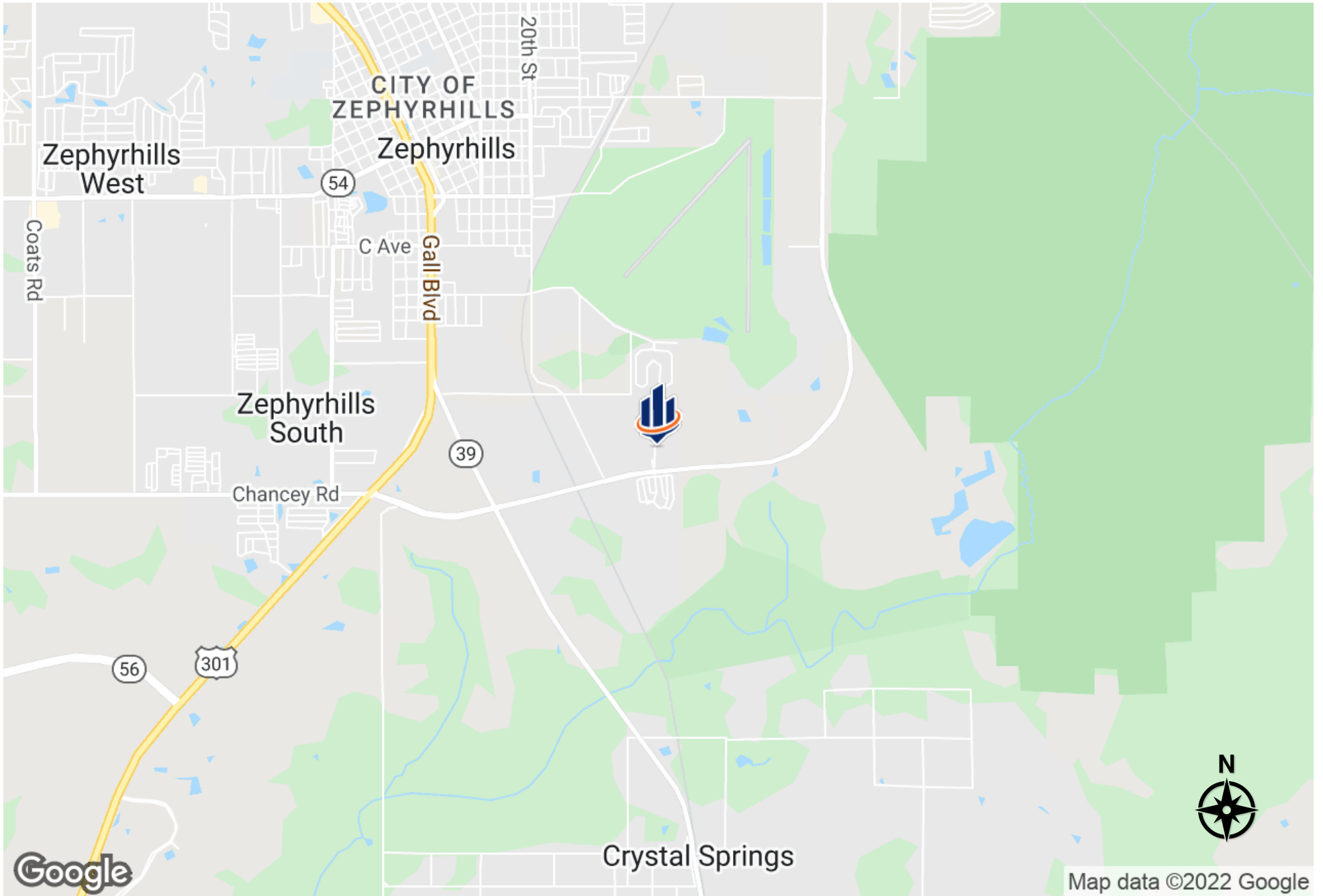
A land survey, tree survey, and significant engineering work have been completed and are available to prospective buyers.

SECTION 2

LOCATION  
INFORMATION









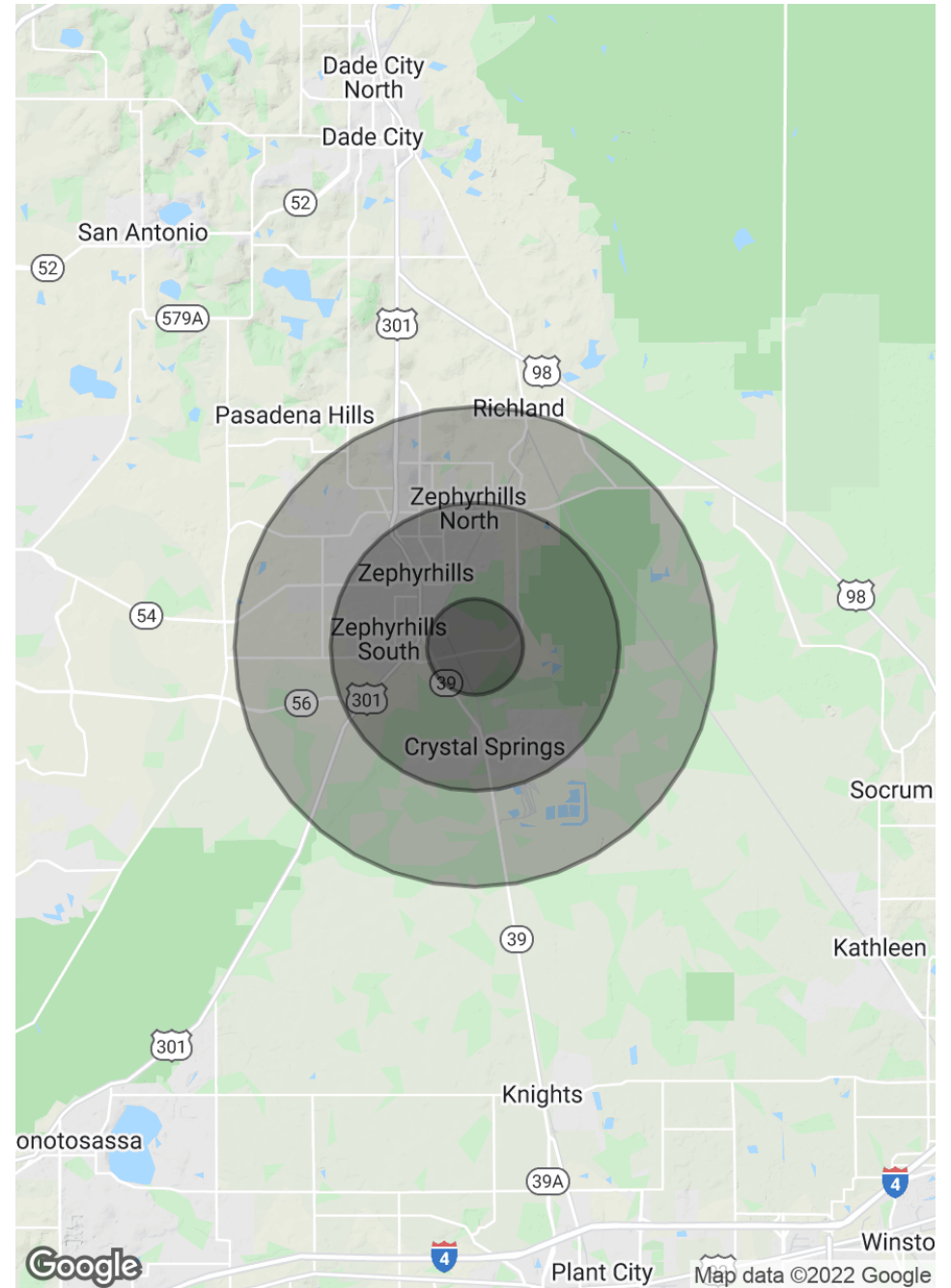
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	578	19,992	46,996
AVERAGE AGE	58.0	52.9	54.2
AVERAGE AGE (MALE)	57.8	49.8	52.4
AVERAGE AGE (FEMALE)	57.8	54.5	55.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	269	9,262	21,277
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$43,706	\$38,238	\$43,780
AVERAGE HOUSE VALUE	\$95,909	\$96,146	\$111,438

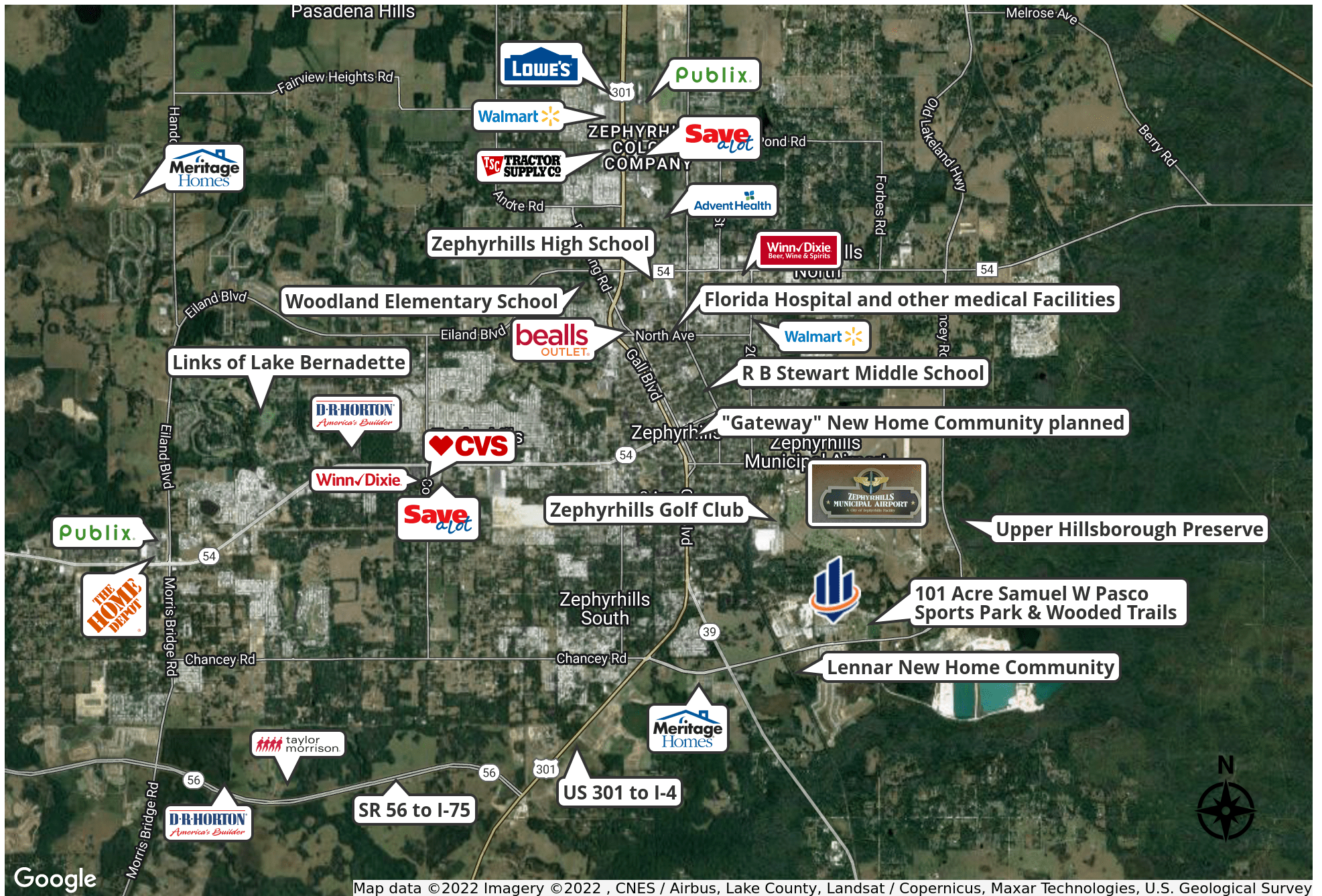
\* Demographic data derived from 2010 US Census

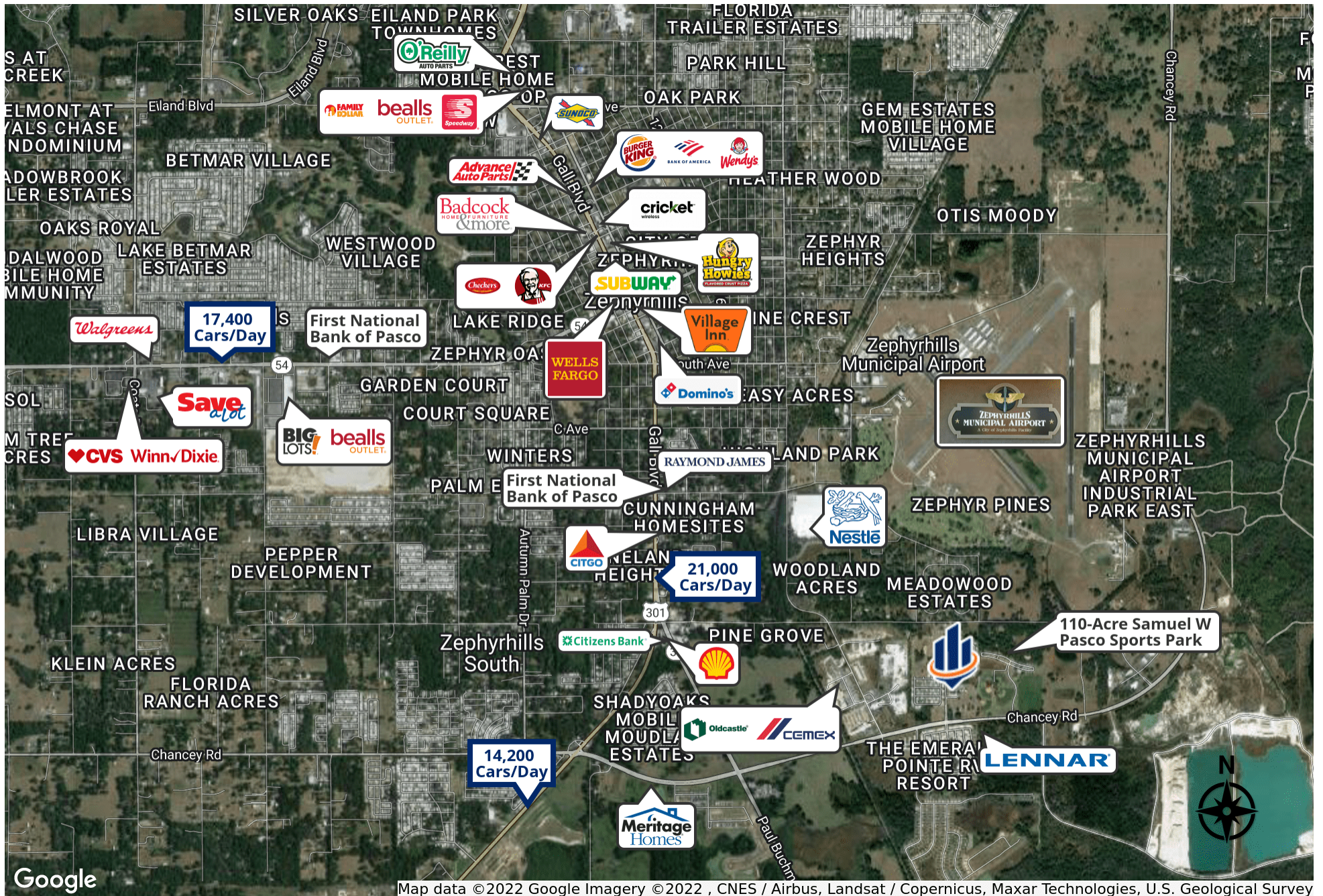


SECTION 3

# MAPS AND PHOTOS



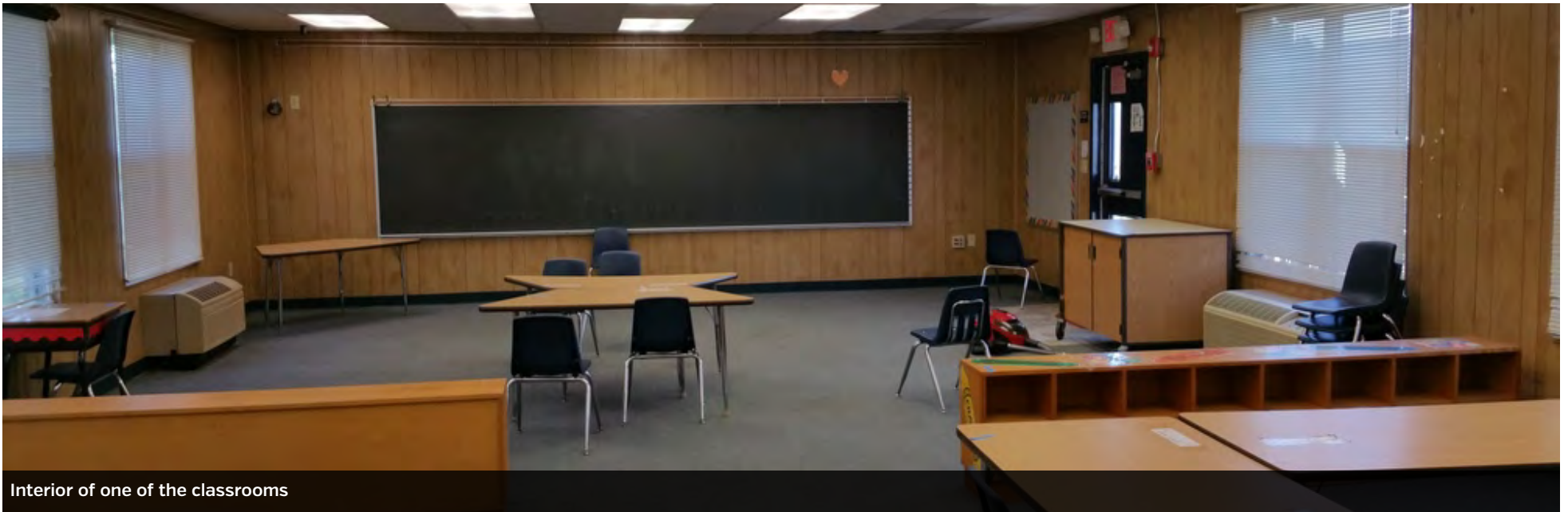








Current Structures: Doublewides currently being used as classrooms and offices



Interior of one of the classrooms



Neighboring 101-acre sport complex



Neighboring 101-acre sport complex

SECTION 4

AGENT AND  
COMPANY







## STEVE TONER, MBA

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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 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].

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