

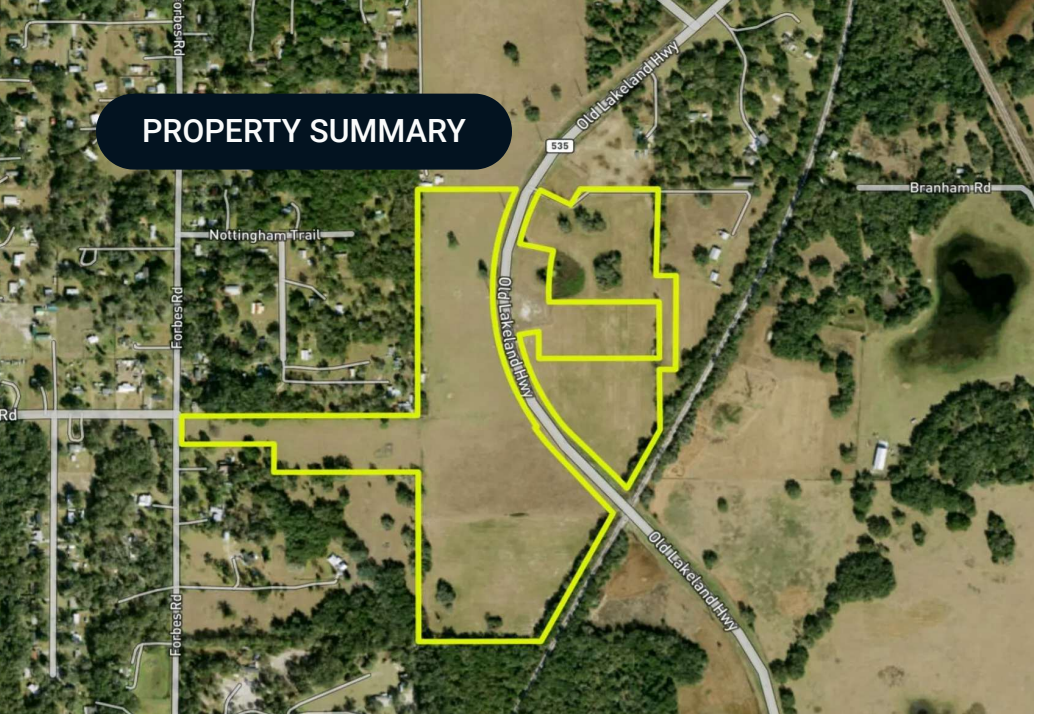
SAUNDERS LAND

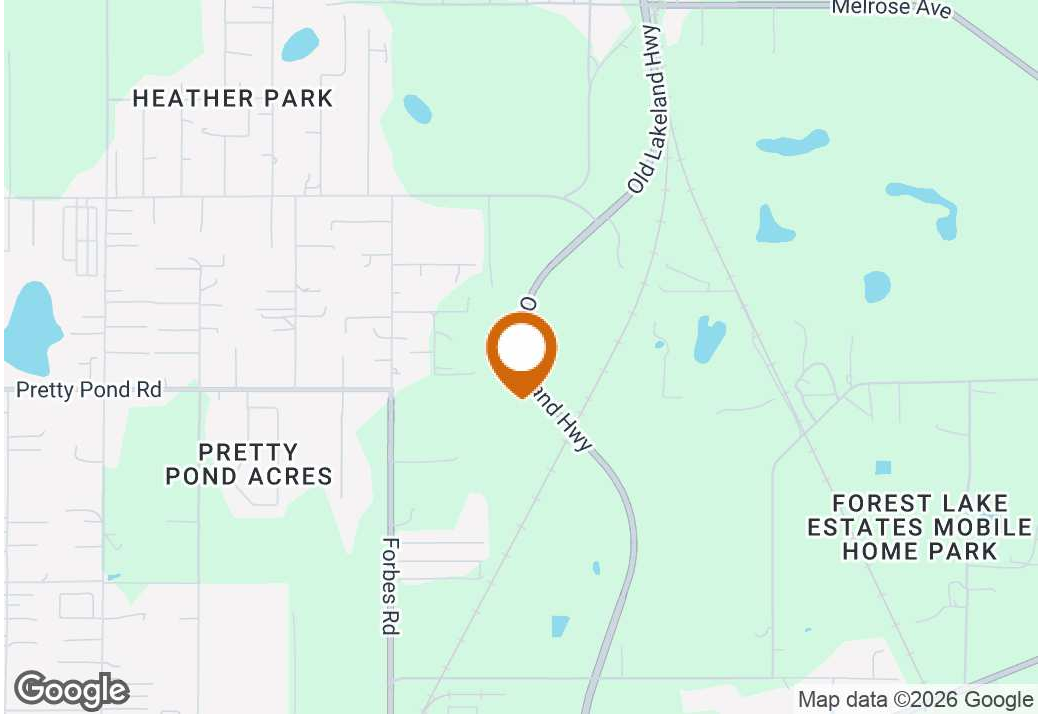
67 Acres for SF Residential Development or Light Industrial Development

Old Lakeland Highway, Dade City, Zephyrhills, Pasco County, Florida 33540

Steve Toner, MBA
813-391-0302
Steve@SaundersRealEstate.com

***Concept Rendering S.T. / A.I.**
(Rendering for East Side with 5 Acre Sites)





Sale Price	$4,690,000

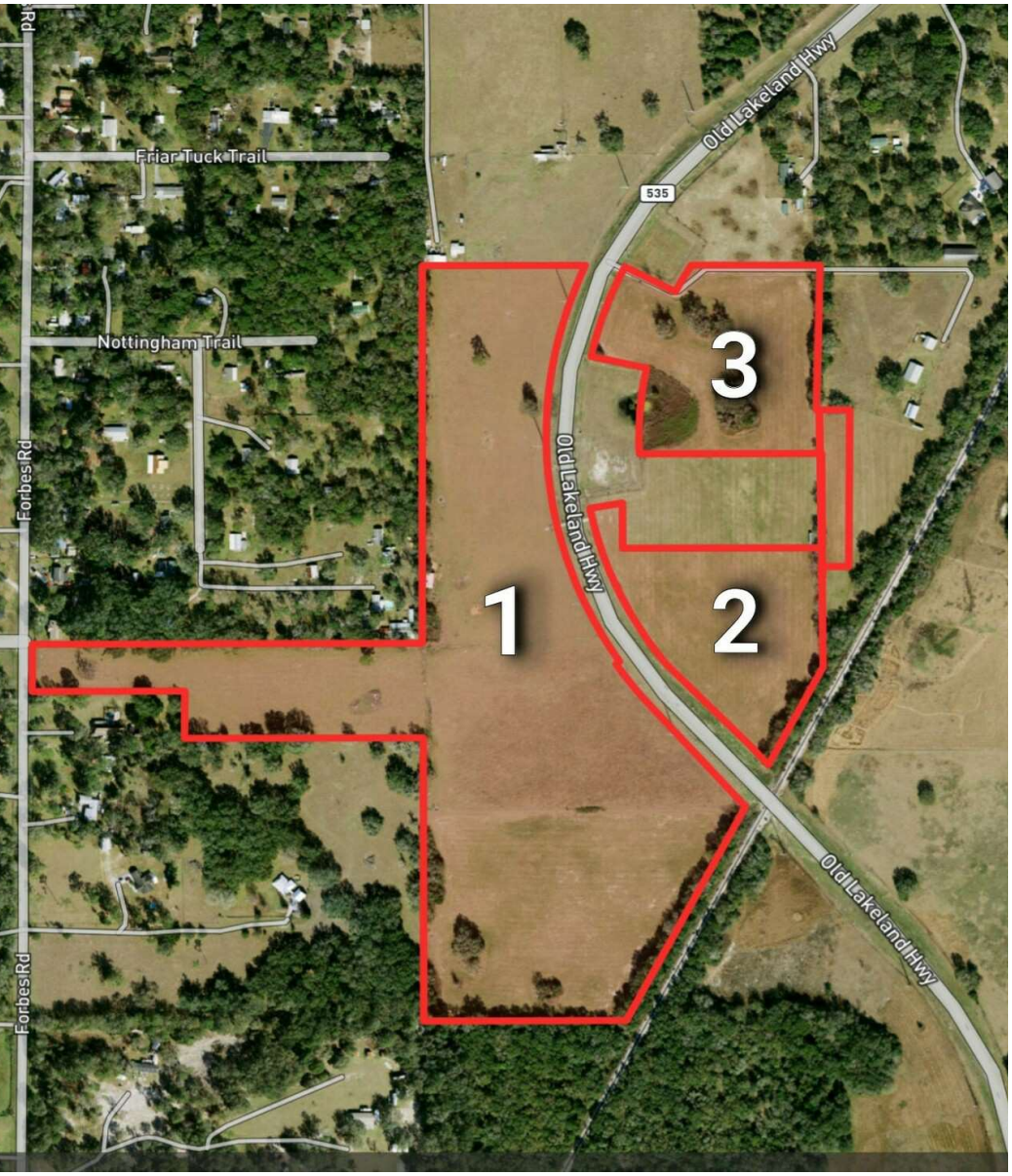
Offering Summary

Lot Size:	67 Acres
Price/Acre:	$70,000
Zoning:	AC // FLU: The FLU is changing under the new county plan to “RDR”, allowing 2.9 homes per acre. This is scheduled to be voted upon by the county board and goes into effect 2/1/27
Submarket:	Southeast Pasco County
Traffic Count:	10,900 ± Cars/Day
APN:	31-25-22-0000-01500-0000, 31-25-22-0000-01500-0030, 31-25-22-0000-01500-0040

Property Highlights

- 67 ± Acres in 4 Parcels in fast-growing area of SE Pasco County
- Best use: single-family residential development or light industrial development
- 4,800 ± FT of frontage on Old Lakeland Highway
- Power on site on Old Lakeland Highway
- Water on site on Old Lakeland Highway (12-inch water main)
- Sewer on site on Old Lakeland Highway
- Located just 2 ± miles South of US 98, South of Dade City and, and on the East side of Zephyrhills
- Near Publix, Walmart, commerce, schools, and Advent Health medical facilities
- Cleared, upland, and ready for development
- New school planned for site immediately north of the subject
- Near US 301, US 98, I-4, and I-75

PARCEL MAP



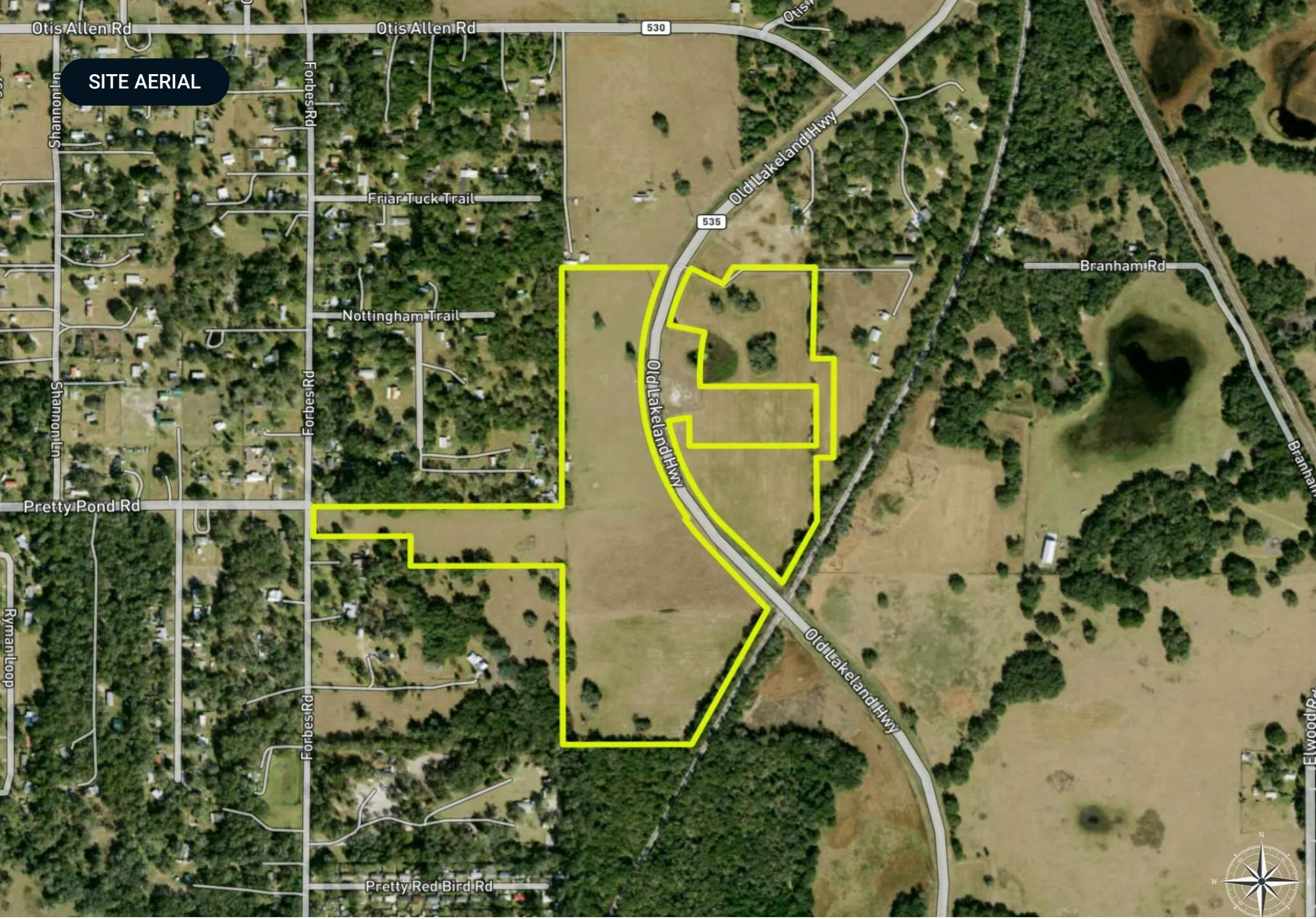
Parcels:

31-25-22-0000-01500-0000 (Parcel 1 - 48.31 Acres)

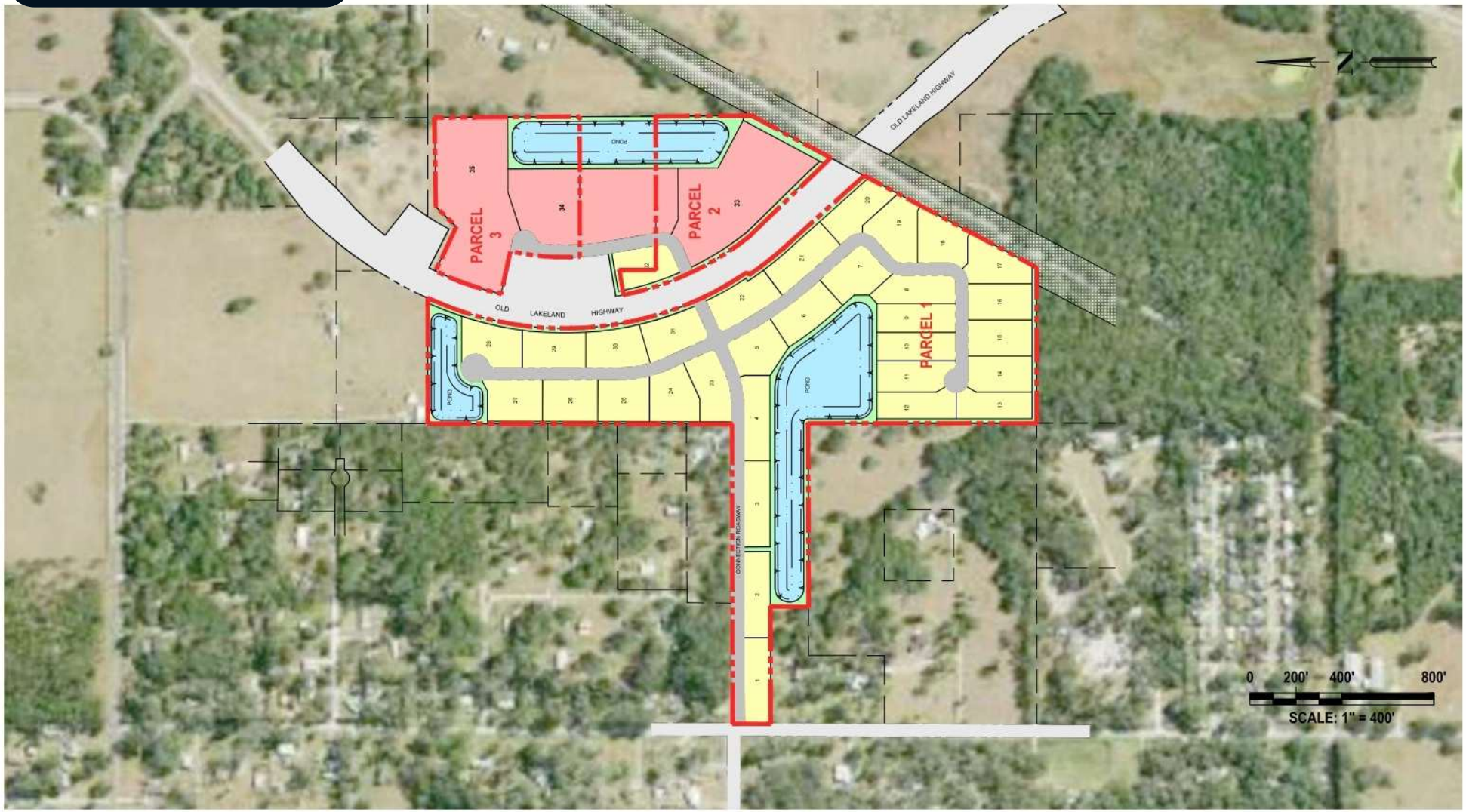
31-25-22-0000-01500-0030 (Parcel 2 - 8.53 Acres)

31-25-22-0000-01500-0040 (Parcel 3 - 9.28 Acres)

***Additional 100 foot strip of land connecting the 8.53 acre parcel and the 9.28 acre parcel is being added.**


SITE AERIAL
Otis Allen Rd
Otis Allen Rd
530
Shannon Ln
Forbes Rd
Friar Tuck Trail
Old Lakeland Hwy
535
Branham Rd
Nottingham Trail
Old Lakeland Hwy
Shannon Ln
Forbes Rd
Pretty Pond Rd
Old Lakeland Hwy
Rymani Loop
Forbes Rd
Pretty Red Bird Rd
N
W

CONCEPTUAL SITE PLAN



BGE, Inc.
5426 Bay Center Dr., Suite 100
Tampa, FL 33609
Tel: 813-848-0901 • www.bgeinc.com
FBPE Firm No. 32116

67 ACRES FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT
OR LIGHT INDUSTRIAL DEVELOPMENT

OLD LAKELAND HIGHWAY, DADE CITY,
ZEPHYRHILLS, PASCO COUNTY, FLORIDA 33540

AC // FLU Res-1 or R-1 MH

PARCELS:
31-25-22-0000-01500-0000 (Parcel 1 - 48.31 Acres)
31-25-22-0000-01500-0030 (Parcel 2 - 8.53 Acres)
31-25-22-0000-01500-0040 (Parcel 3 - 9.28 Acres)

RANCHETTE DEVELOPMENT

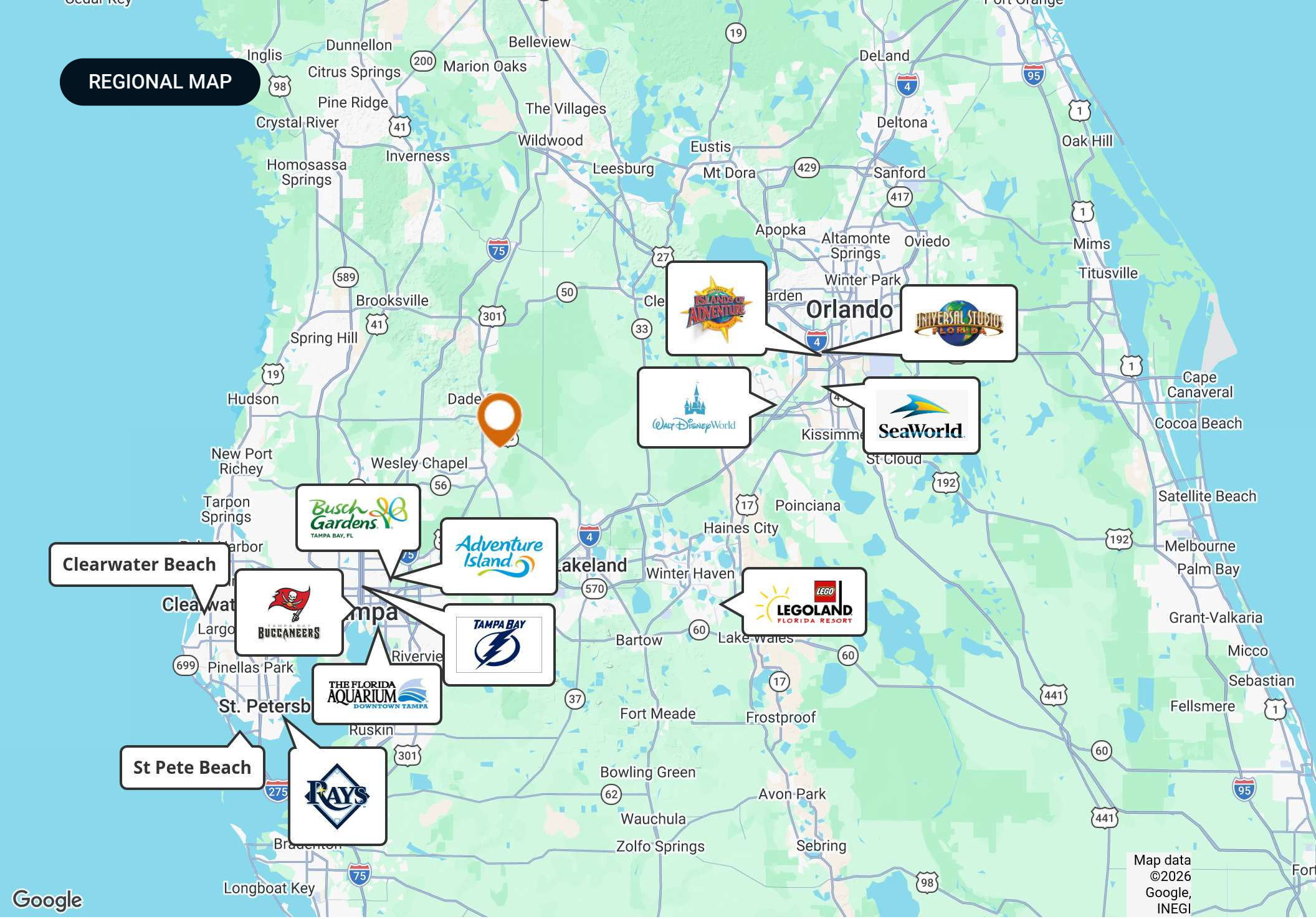
1 ACRE LOTS

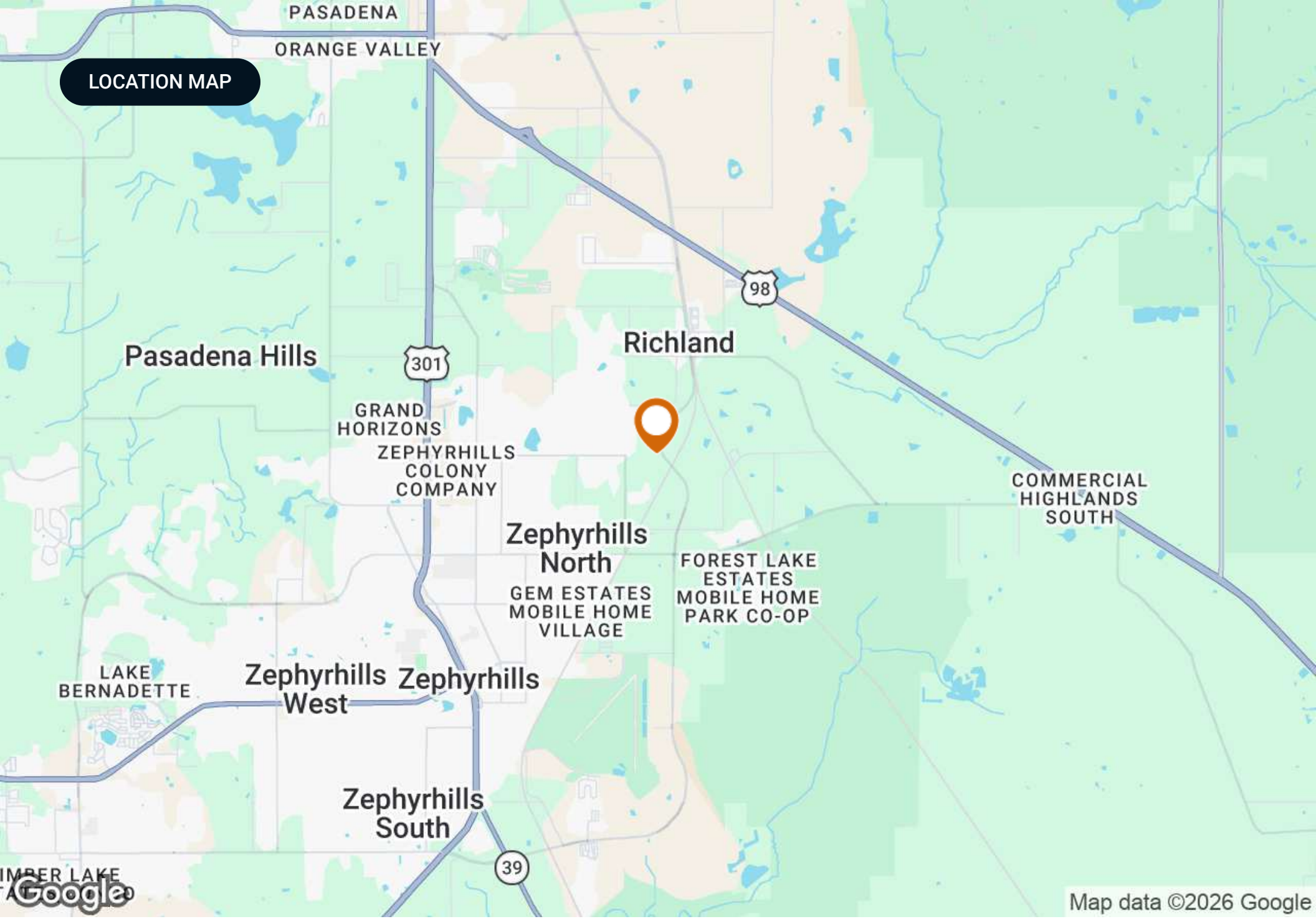
5 ACRE LOTS

Steve Toner, MBA
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SAUNDERS LAND

Concept Site Plan by BGE Engineering


REGIONAL MAP
Clearwater Beach
St Pete Beach
Busch Gardens
TAMPA BAY, FL
Adventure Island
BUCCANEERS
TAMPA BAY
THE FLORIDA AQUARIUM
DOWNTOWN TAMPA
RAYS
Island of Adventure
Universal Studios
FLORIDA
Walt Disney World
SeaWorld
LEGOLAND
FLORIDA RESORT
Orlando
Tampa
Lakeland
Clearwater
St. Petersb
Brooksville
Spring Hill
Hudson
New Port Richey
Tarpon Springs
Wesley Chapel
Dade
Inglis
Dunnellon
Citrus Springs
Marion Oaks
Belleview
Pine Ridge
Crystal River
Inverness
Homosassa Springs
The Villages
Wildwood
Leesburg
Eustis
Mt Dora
DeLand
Deltona
Sanford
Oak Hill
Apopka
Altamonte Springs
Oviedo
Winter Park
Mims
Titusville
Cape Canaveral
Cocoa Beach
Satellite Beach
Melbourne
Palm Bay
Grant-Valkaria
Micco
Sebastian
Fellsmere
Kissimmee
St Cloud
Poinciana
Haines City
Winter Haven
Bartow
Lake Wales
Fort Meade
Frostproof
Bowling Green
Avon Park
Wauchula
Zolfo Springs
Sebring
Pinellas Park
Ruskin
Largo
Longboat Key
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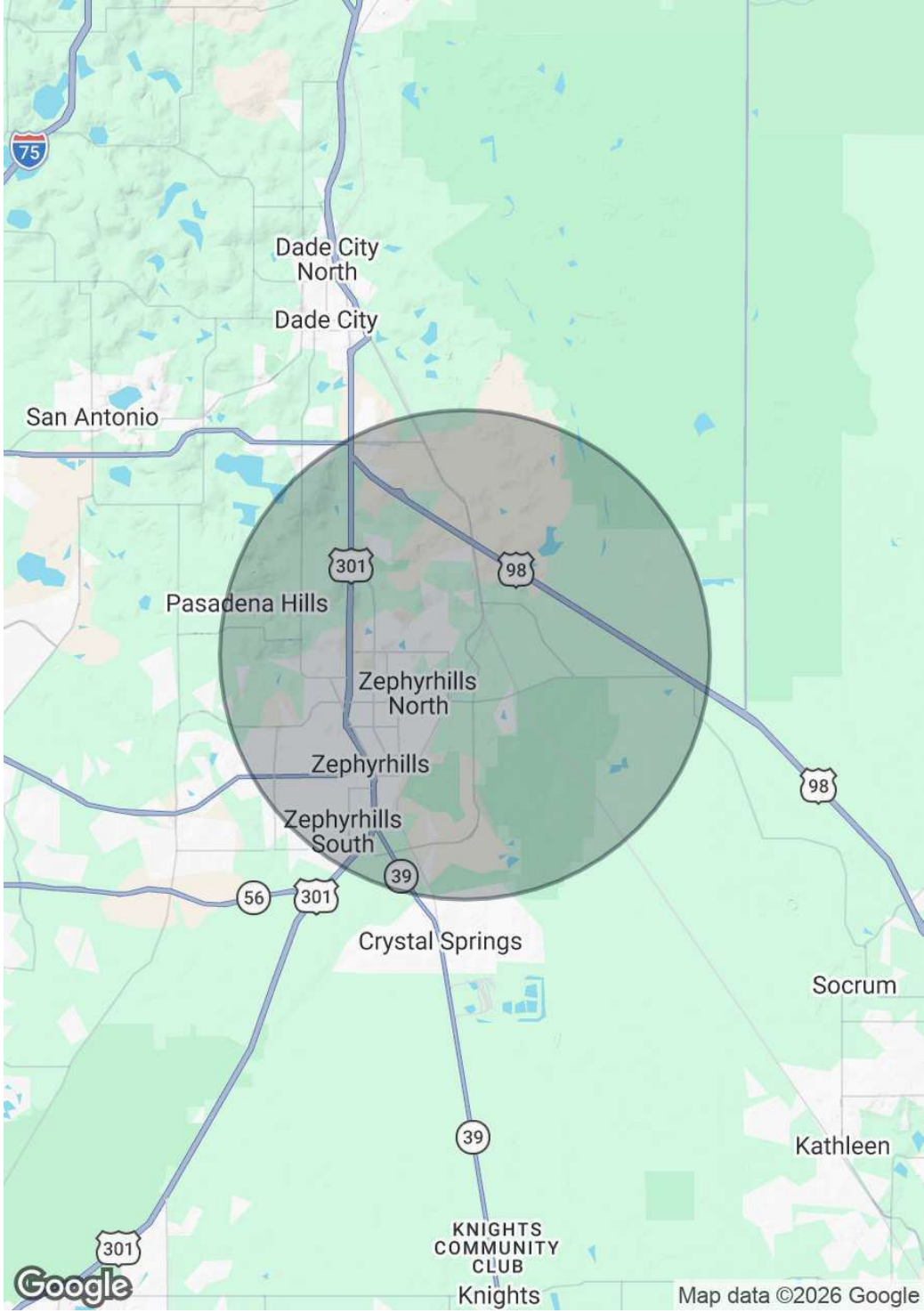

LOCATION MAP
PASADENA
ORANGE VALLEY
98
Pasadena Hills
301
Richland
GRAND HORIZONS
ZEPHYRHILLS COLONY COMPANY
COMMERCIAL HIGHLANDS SOUTH
Zephyrhills North
GEM ESTATES MOBILE HOME VILLAGE
FOREST LAKE ESTATES MOBILE HOME PARK CO-OP
LAKE BERNADETTE
Zephyrhills West
Zephyrhills
Zephyrhills South
39
Google
Map data ©2026 Google

DEMOGRAPHICS MAP & REPORT

Population	5 Miles
Total Population	67,707
Average Age	52.6
Average Age (Male)	50.5
Average Age (Female)	53.9

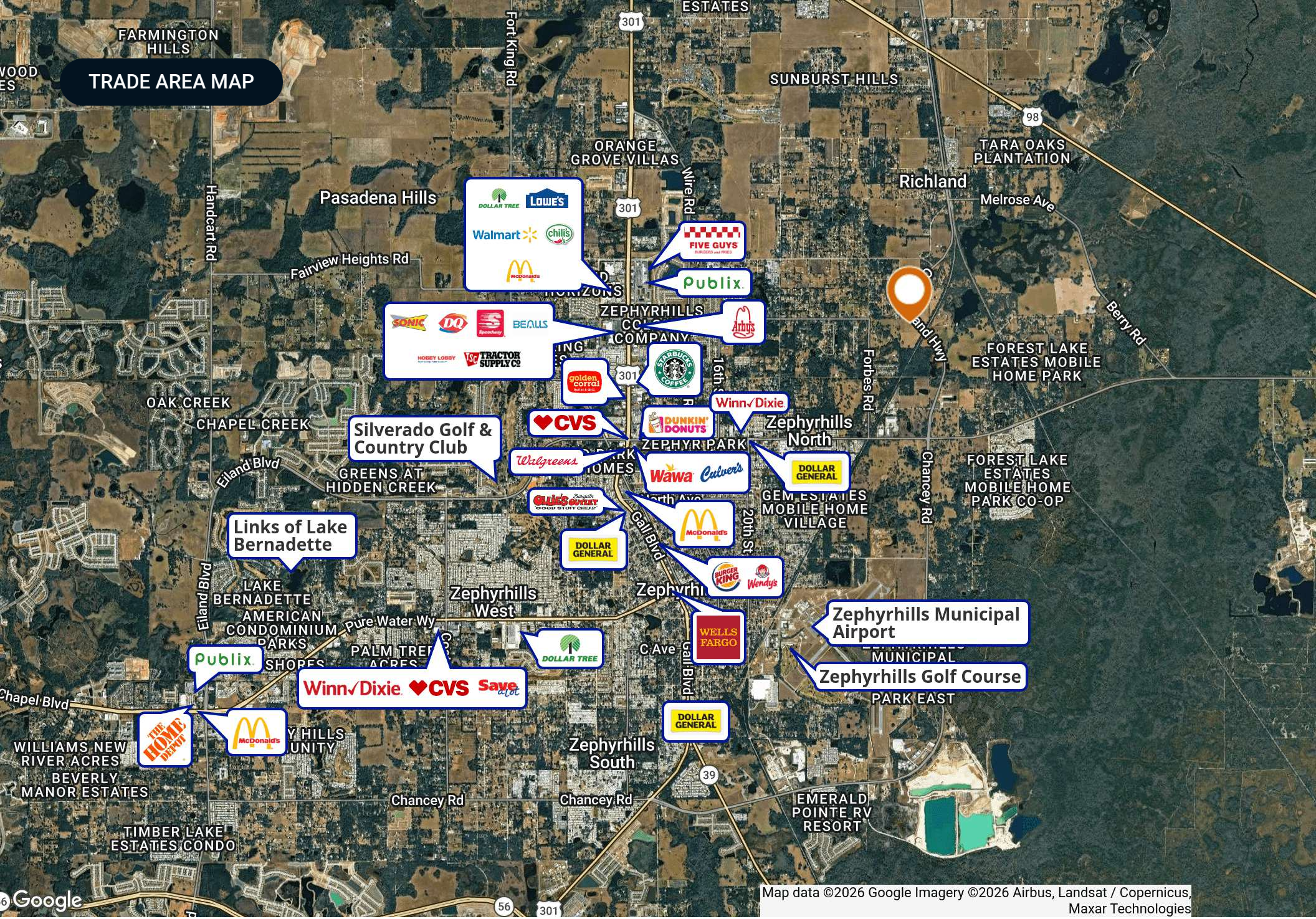
Households & Income	5 Miles
Total Households	28,800
# of Persons per HH	2.2
Average HH Income	$68,781
Average House Value	$331,000

2023 American Community Survey (ACS)




MARKET AREA MAP
AUSTIN WOODS
Dade City
CARVER HEIGHTS
ORANGE CREEK ACRES
SAINT LEO UNIVERSITY
AdventHealth Dade City
Walmart
San Antonio
HICKORY HILL ACRES
PASADENA
HILLCREST PRESERVE
ORANGE VALLEY
Publix
AdventHealth
Mirada by Metro Places
Lakeside Oaks
Centennial Elementary School
22,000 Cars/Day
HOMESTEADS OF SADDLEWOOD
22,000 Cars/Day
Publix
Richland
7,600 Cars/Day
Wesley Chapel District Park
HOLLOW PINES
Walmart
WATERGRASS
COMMERCIAL HIGHLANDS SOUTH
Wesley Chapel High School
AdventHealth
20,000 Cars/Day
Publix
CHAPEL PINES
Rancho Bonito Springs
Wesley Chapel
VILLAGE
24,000 Cars/Day
39,500 Cars/Day
Einstein Learning School
Forest Lake Village
Walmart
NEW RIVER LAKES
Bauducco
Zephyrhills South
Publix
Country Walk Club House
MiTek
DOLLAR GENERAL
Southport Springs Golf Course
CRYSTAL SPRINGS COLONY FARMS
Crystal Springs
THE LAKES AT NORTHWOOD
MEADOW POINTE
NEW RIVER RANCHETTES
LIVE OAK PRESERVE
Google
Map data ©2026


ZEPHYRHILLS RESIDENTIAL MARKET
Meritage Homes
Stonebrook Villas @ Watergrass
WaterGrass - Taylor Morrison
K. Hovnanian Homes
Lennar at Silverado
Highland Homes
Silverado by D.R. Horton
Oaks of Pasco by Pulte Homes
D R Horton-Greens At Hidden
Zephyr Ridge - Express Homes
Zephyr Ridge by D.R. Horton
Suncrest Homes
Titan Factory Direct by Champion Homes
Taylor Morrison Homes
Two Rivers
KB Homes
MI Homes
Meritage Homes
Lennar at Hidden River
Tree Lane Village Mobile Home Park
Wood Dale Mobile Home Park
Hillside Mobile Home Park
Mockingbird Mobile Home Park
Pasadena Hills
Richland
Zephyrhills North
Zephyrhills West
Zephyrhills South
Fairview Heights Rd
Wesley Chapel Blvd
Chancey Rd
North Ave
C Ave
Gall Blvd
Wire Rd
Forbes Rd
16th St
20th St
Eiland Blvd
Morris Bridge Rd
Curley Rd
Berry Rd
Melrose Ave
GRAND HORIZONS
ZEPHYRHILLS COLONY COMPANY
FORT KING ACRES
OAK CREEK
HIDDEN CREEK
GEM ESTATES MOBILE HOME VILLAGE
FOREST LAKE ESTATES MOBILE HOME PARK
FOREST LAKE ESTATES MOBILE HOME PARK CO-OP
ZEPHYRHILLS MUNICIPAL AIRPORT INDUSTRIAL PARK EAST
ZEPHYR SHORES
WILLIAMS NEW RIVER ACRES
BEVERLY MANOR ESTATES
TIMBER LAKE ESTATES CONDO
CRYSTAL SPRINGS COLONY FARMS
ORANGE GROVE VILLAS
TARA OAKS PLANTATION
301
39
56
Google
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TRADE AREA MAP
FARMINGTON HILLS
Fort King Rd
301
ESTATES
SUNBURST HILLS
98
ORANGE GROVE VILLAS
Wire Rd
TARA OAKS PLANTATION
Richland
Melrose Ave
Handcart Rd
Pasadena Hills
Fairview Heights Rd
DOLLAR TREE
LOWE'S
Walmart
chili's
FIVE GUYS
Publix
ZEPHYRHILLS CC COMPANY
SONIC
DQ
BEALLS
HOBBY LOBBY
TRACTOR SUPPLY CO
Arby's
golden corral
STARBUCKS COFFEE
16th St
Forbes Rd
Berry Rd
FOREST LAKE ESTATES MOBILE HOME PARK
OAK CREEK
CHAPEL CREEK
Silverado Golf & Country Club
CVS
DUNKIN' DONUTS
Winn-Dixie
Zephyrhills North
ZEPHYR PARK
Walgreens
Wawa
Culver's
DOLLAR GENERAL
Eiland Blvd
GREENS AT HIDDEN CREEK
GILLIG'S OUTLET
Gall Blvd
20th St
GEM ESTATES MOBILE HOME VILLAGE
Chancey Rd
FOREST LAKE ESTATES MOBILE HOME PARK CO-OP
Links of Lake Bernadette
McDonald's
DOLLAR GENERAL
BURGER KING
Wendy's
LAKE BERNADETTE
AMERICAN CONDOMINIUM PARKS
Pure Water Wy
Zephyrhills West
Zephyrhills
WELLS FARGO
Zephyrhills Municipal Airport
Publix
DOLLAR TREE
C Ave
Gall Blvd
MUNICIPAL
Zephyrhills Golf Course
Winn-Dixie
CVS
Save a lot
PARK EAST
Chapel Blvd
THE HOME DEPOT
McDonald's
DOLLAR GENERAL
WILLIAMS NEW RIVER ACRES
BEVERLY MANOR ESTATES
Zephyrhills South
39
Chancey Rd
Chancey Rd
EMERALD POINTE RV RESORT
TIMBER LAKE ESTATES CONDO
56
301
Google
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ADDITIONAL PHOTOS







ADVISOR BIOGRAPHY



Steve Toner, MBA, MPA

Senior Advisor
Steve@SaundersRealEstate.com
Cell: **813-391-0302**
FL #BK510864

Professional Background

Steve Toner, MBA, MPA is a Senior Advisor at Saunders Real Estate.

Steve (Broker License BK 510864) has been recognized as a Certified Land Specialist, with a specialty in Florida land for development. He has extensive experience with land development (residential, commercial, and industrial), working with builders, developers, and corporate site selection managers in the growing Tampa Bay region, to the Gulf of America. From 2021 to 2024 Steve has earned, for his sale of large land tracts, the “Top Producer Award”, “Pinnacle Award”, “Star Award”, and the “President’s Circle Award”.

Steve has been an active member of CCIM, FGCAR, and ICSC. He has contributed to his community and profession as:
• Marketing Chair for the Realtor Land Institute
• 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

Steve is a candidate for the CCIM and ALC, having completed all necessary courses. 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 in Ohio. He completed his undergraduate work at the University of Kentucky and NKU. He also holds the Certificate of International Trade from USF / US SBA. Steve also holds the certificate for Cyber Strategies from the Executive Program at Harvard University, Boston, MA.

Prior to working with Saunders Real Estate, Steve owned Coastal Strategies and Investments (CSI), a commercial brokerage firm, where he practiced commercial real estate and conducted 21 international trade and investment missions to and from Europe, Turkey, Japan, South Korea, Latin America, and Canada, traveling over 40 countries. Before CSI, Steve served as the International Vice President for a national commercial real estate firm, where he drafted the strategic plan and led the firm into new countries. He was the Director of Business Development for Belcan Corp, an engineering firm in Cincinnati, where he led the firm from 80 personnel to over 700. Previously, he was Director of Development and Alumni at his state university, NKU, where he created the key programs that support the university to this day.

Steve specializes in:
• Land for Residential, Commercial, and Industrial Development
• Investment and International Commerce

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SAUNDERS LAND

SAUNDERS COMMERCIAL

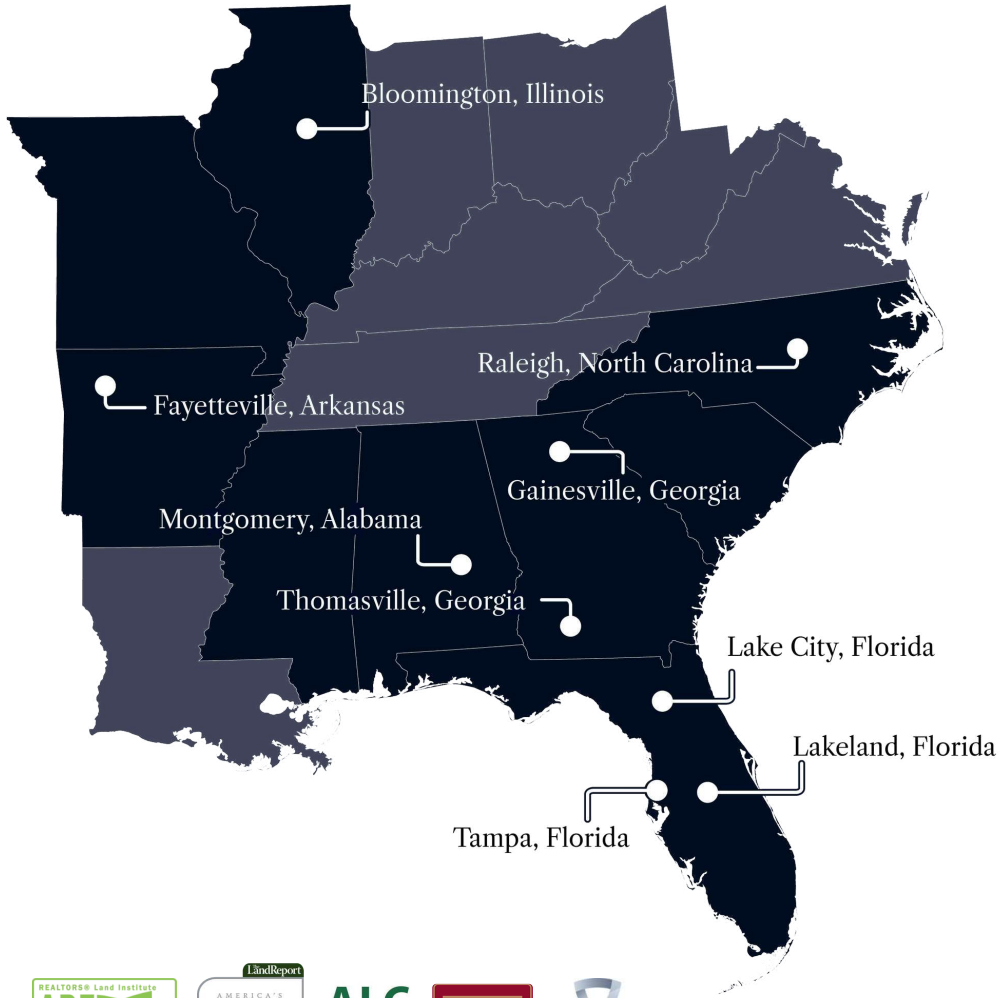
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SAUNDERS VALUATIONS

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