



PROPERTY FOR SALE

2.84 ACRES FOR COMMERCIAL DEVELOPMENT

877.518.5263 | SVNsaunders.com | 114 N. Tennessee Ave. Lakeland, FL 33801

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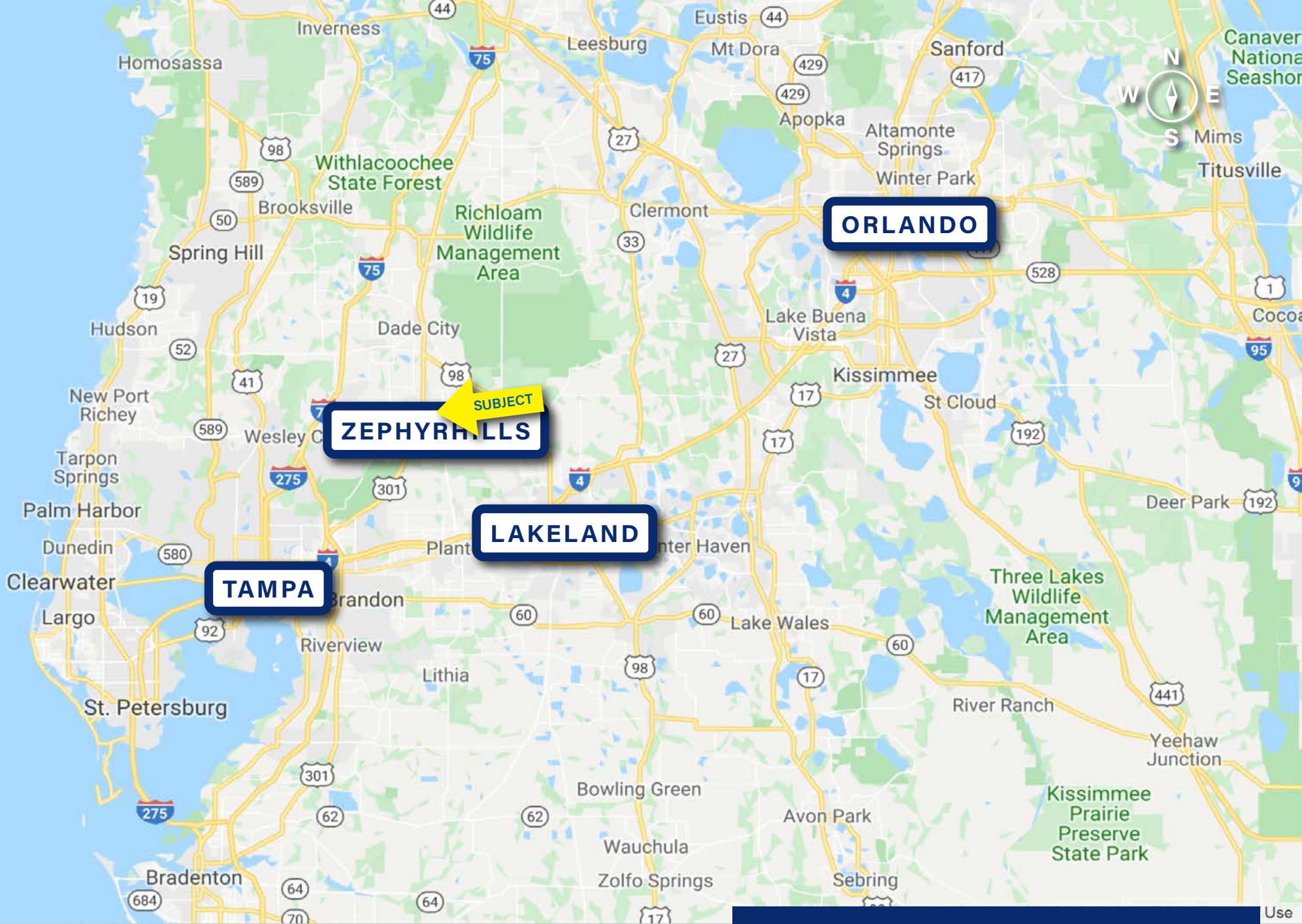
EXECUTIVE SUMMARY

NORTH AVENUE ZEPHYRHILLS, FL 33542

Located within the heart of Zephyrhills, this 2.84 +/- acre property is located 2 blocks from the main N-S corridor, US 301 near CR 41 and CR 54. Surrounded by medical facilities, schools and commerce, this property is an area of growth with 42,000 people within 3 miles and over 58,000 within 5 miles.

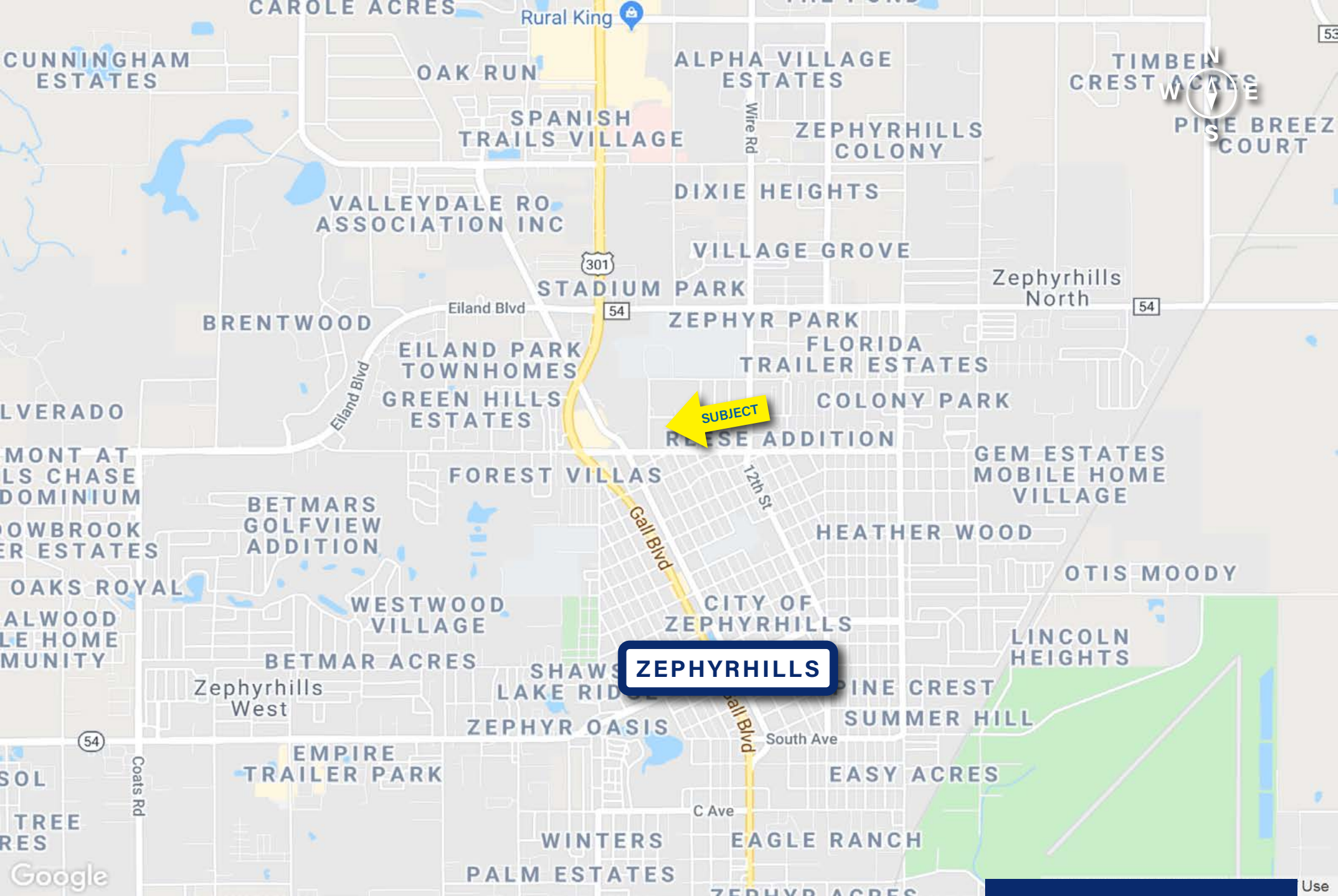
The market area encompasses industrial businesses such as Oldcastle Coastal, Cemex and BET-ER MIX. Familiar retailers include Walmart, Tractor Supply Co., Walgreens, Big Lots and many more.

Site Address:	N Avenue, Zephyrhills, FL 33542
County:	Pasco
PIN (Property Identification Number):	02-26-21-0080-00A00-0130
Land Size:	2.84 +/- Acres
Property Use:	Vacant Commercial
Utilities:	Duke Energy Electric City of Zephyrhills Water and Sewer
Zoning:	R3: Medium Density Residential OP: Office/Professional [City of Zephyrhills]
Taxes:	\$1,671 [2019]
Traffic Count:	7,500 cars/day on North Avenue
Price:	\$225,000



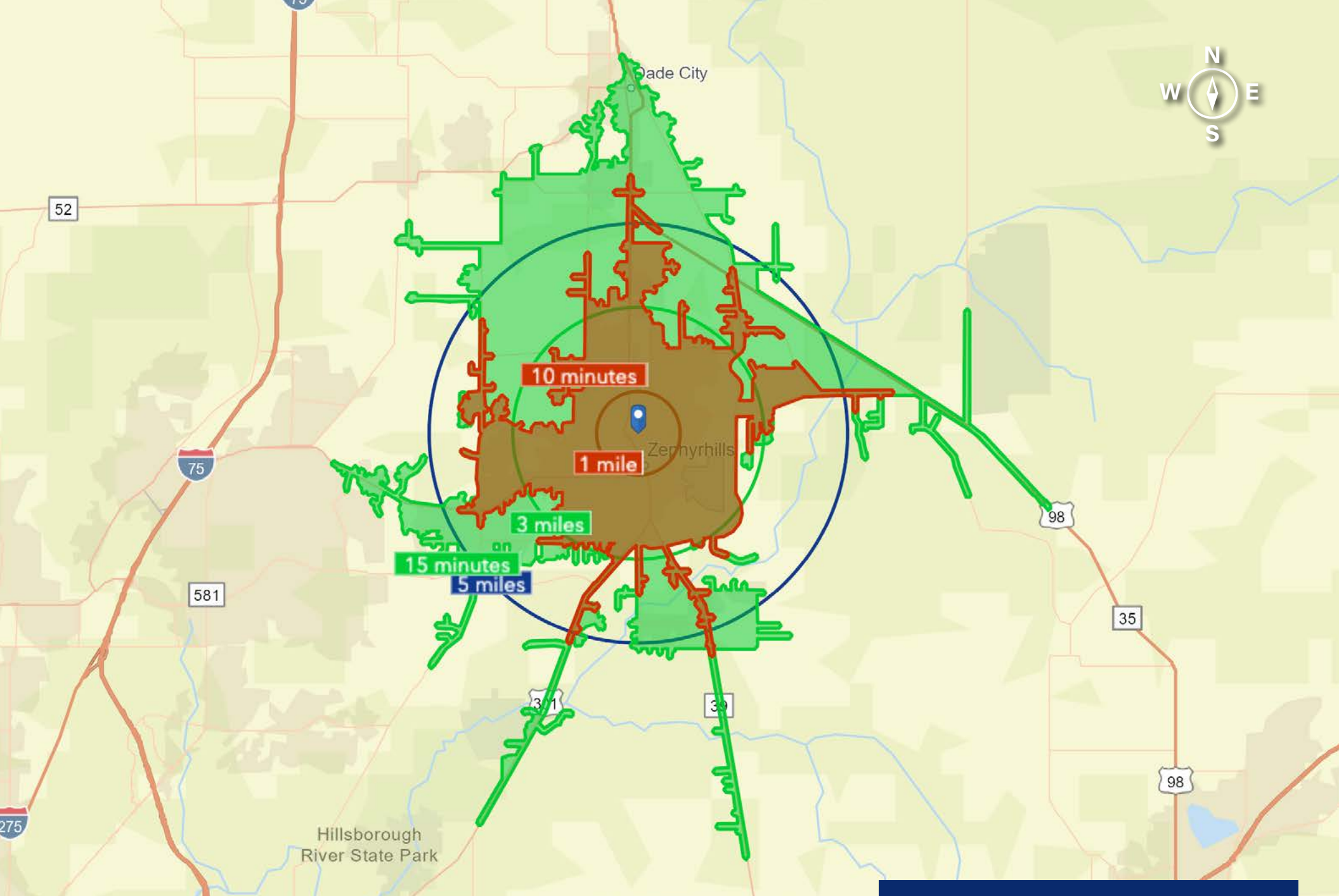
Located within the heart of Zephyrhills in a high growth area.

REGIONAL LOCATION MAP



Subject property is east of US 301 and Fort King Road
along North Avenue near CR 41 and CR 54

LOCATION MAP



1, 3, 5 mile radius
10, 15 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Min	15 Min	Pasco	Tampa	FL	US
Population	8,882	41,944	58,366	45,324	64,149	536,023	3,160,627	21,239,528	332,417,793
Households	4,019	19,098	25,882	20,621	28,670	213,800	1,283,312	8,299,404	125,168,557
Families	2,262	11,749	16,335	12,775	18,073	142,068	791,803	5,366,533	82,295,074
Average Household Size	2.14	2.16	2.22	2.16	2.21	2.48	2.42	2.51	2.59
Owner Occupied Housing Units	2,430	14,258	19,921	15,546	21,663	155,741	830,532	5,375,035	79,459,278
Renter Occupied Housing Units	1,589	4,840	5,961	5,075	7,007	58,059	452,780	2,924,369	45,709,279
Median Age	51.5	57.8	57.5	57.5	56.6	46.0	43.0	42.5	38.5
Income									
Median Household Income	34,706	39,661	42,344	40,542	42,599	52,607	53,970	54,238	60,548
Average Household Income	48,974	54,684	57,491	55,932	57,610	70,839	77,199	78,335	87,398
Per Capita Income	22,356	24,675	25,450	25,153	25,402	28,320	31,415	30,703	33,028
Trends: 2019 - 2024 Annual Growth Rate									
Population	0.74%	1.22%	1.33%	1.25%	1.31%	1.52%	1.33%	1.37%	0.77%
Households	0.63%	1.03%	1.13%	1.06%	1.10%	1.34%	1.21%	1.31%	0.75%
Families	0.42%	0.93%	1.04%	0.97%	1.01%	1.28%	1.16%	1.26%	0.68%
Owner HHs	0.96%	1.40%	1.47%	1.41%	1.44%	1.61%	1.46%	1.60%	0.92%
Median Household Income	2.66%	2.41%	2.69%	2.54%	2.74%	2.06%	2.40%	2.37%	2.70%

Excellent population density in the area with nearly 42,000 people within 3 miles and over 58,000 within 5 miles.

BENCHMARK DEMOGRAPHICS

1 Mile 3 Miles 5 Miles 10 Min 15 Min Pasco Tampa FL US

Households by Income

<\$15,000	18.50%	13.50%	12.40%	13.10%	12.60%	10.50%	11.00%	11.10%	10.70%
\$15,000 - \$24,999	18.40%	15.20%	14.50%	15.00%	14.30%	11.70%	10.50%	10.10%	9.00%
\$25,000 - \$34,999	13.40%	14.90%	14.10%	14.70%	13.90%	10.40%	10.20%	10.10%	8.90%
\$35,000 - \$49,999	14.70%	16.40%	15.80%	16.10%	15.60%	14.40%	14.30%	14.40%	12.40%
\$50,000 - \$74,999	18.50%	20.00%	20.60%	20.10%	20.50%	19.90%	18.40%	18.50%	17.50%
\$75,000 - \$99,999	7.10%	9.00%	9.80%	9.20%	9.90%	11.90%	12.40%	12.30%	12.60%
\$100,000 - \$149,999	6.40%	6.80%	8.20%	7.50%	8.70%	13.10%	12.80%	12.80%	15.10%
\$150,000 - \$199,999	1.30%	2.20%	2.60%	2.40%	2.60%	4.60%	5.10%	5.00%	6.50%
\$200,000+	1.70%	2.00%	2.00%	2.00%	1.90%	3.60%	5.40%	5.70%	7.30%

Population by Age

0 - 4	4.80%	3.70%	3.70%	3.80%	3.90%	5.10%	5.20%	5.20%	6.00%
5 - 9	4.60%	3.80%	3.80%	3.90%	4.00%	5.30%	5.30%	5.40%	6.10%
10 - 14	4.60%	4.00%	4.00%	4.10%	4.20%	5.50%	5.50%	5.60%	6.30%
15 - 19	4.00%	3.70%	3.80%	3.80%	4.00%	5.20%	5.50%	5.60%	6.30%
20 - 24	4.10%	3.80%	3.80%	3.80%	4.00%	4.90%	6.00%	6.10%	6.70%
25 - 34	10.60%	8.80%	8.70%	8.80%	9.00%	11.30%	13.00%	13.30%	14.00%
35 - 44	10.20%	8.40%	8.50%	8.60%	8.60%	11.40%	11.90%	11.70%	12.60%
45 - 54	10.90%	10.00%	10.20%	10.00%	10.20%	12.70%	12.80%	12.50%	12.50%
55 - 64	14.20%	14.90%	15.10%	14.80%	15.00%	14.30%	14.00%	13.70%	13.10%
65 - 74	14.80%	18.80%	19.50%	19.00%	18.80%	13.40%	11.60%	11.70%	9.70%
75 - 84	11.30%	14.30%	13.70%	14.00%	13.20%	7.70%	6.40%	6.50%	4.70%
85+	5.90%	5.80%	5.20%	5.60%	5.10%	3.20%	2.90%	2.80%	2.00%

Race and Ethnicity

White Alone	86.70%	88.80%	88.00%	88.20%	86.90%	84.10%	75.70%	72.70%	69.60%
Black Alone	5.60%	4.50%	5.20%	4.90%	5.60%	6.30%	12.70%	16.50%	12.90%
American Indian Alone	0.30%	0.30%	0.40%	0.40%	0.40%	0.40%	0.40%	0.40%	1.00%
Asian Alone	1.30%	1.40%	1.40%	1.50%	1.40%	2.60%	3.60%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	3.40%	2.50%	2.70%	2.60%	3.30%	3.60%	4.30%	4.50%	7.00%
Two or More Races	2.80%	2.40%	2.30%	2.40%	2.40%	3.10%	3.30%	3.10%	3.50%
Hispanic Origin (Any Race)	14.20%	10.80%	11.10%	11.00%	12.20%	16.30%	20.60%	26.60%	18.60%



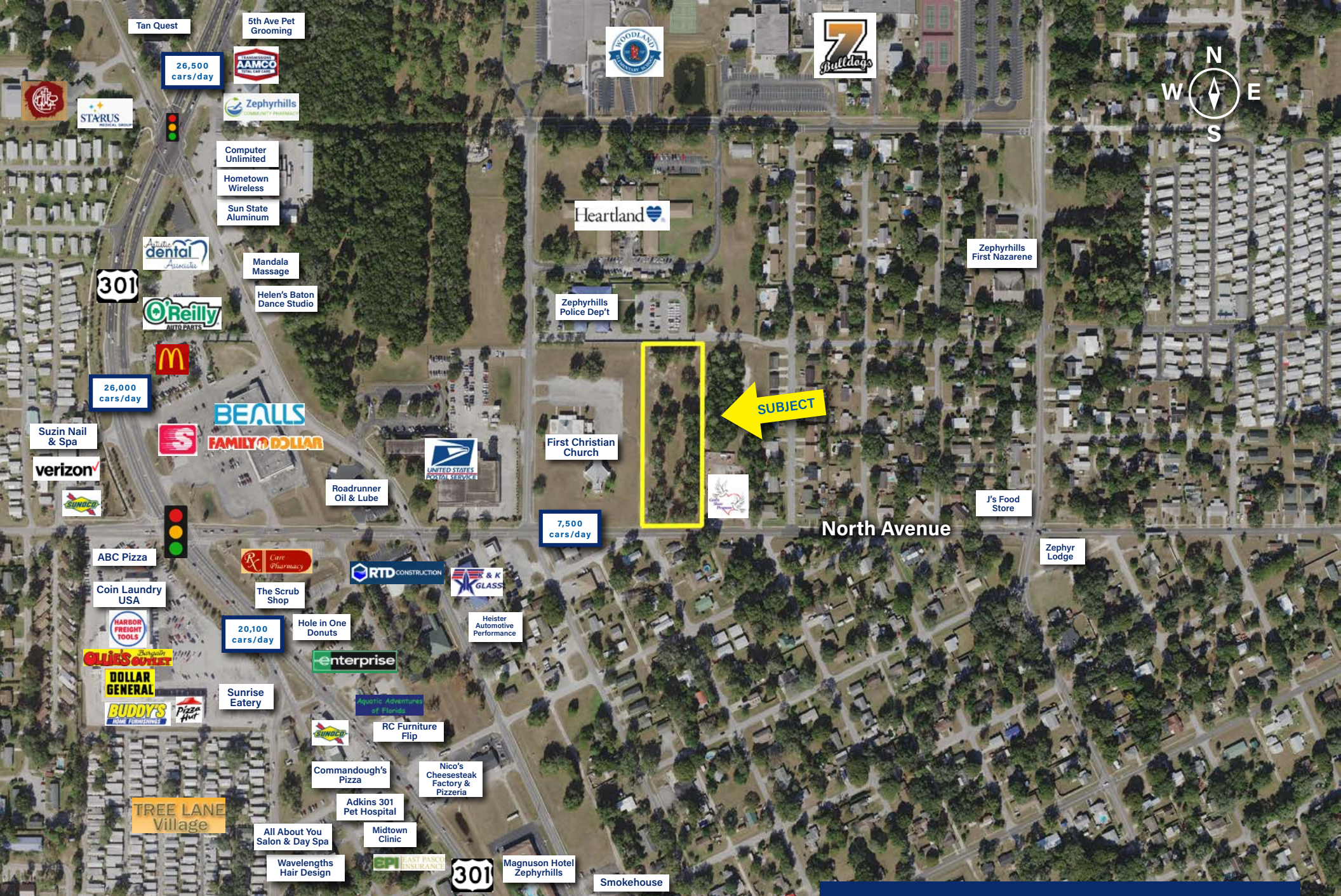
The Market Area encompasses industrial businesses such as Oldcastle Coastal, Cemex and BET-ER MIX.

Familiar retailers include Walmart, Tractor Supply Co., Walgreens, Big Lots and many more.

MARKET AREA MAP



TRADE AREA MAP



Nearby commercial retailers include Verizon, Bealls, Ollie's Bargain Outlet and Enterprise among others

NEIGHBORHOOD AERIAL



There is approximately 206 ft of road frontage on North Avenue and 18th Street

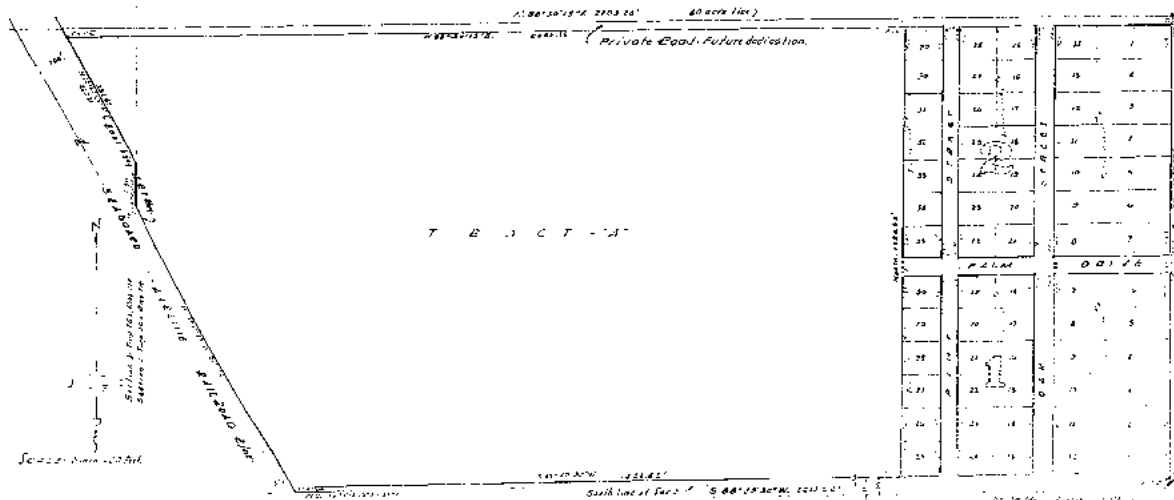
The site neighbors Zephyrhills Police Department and the United States Post Office.

SITE AERIAL

Platform for Subdivision from Pasco County

TYSON SUBDIVISION

BEING A SUB-DIVISION OF ALL THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP-26S, RANGE-21E, AND ALL THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION -3 - TOWNSHIP-26S, RANGE-21E, PASCO COUNTY, FLORIDA, ALL LYING EAST OF THE SEABOARD AIR LINE RAILROAD EIGHTH OF WAY, LESS THE EAST-33FT. FOR ROAD PURPOSES.

[illegible]

3. *Proof.* See [40] or [10] for proof in the $\mathcal{P}(\mathbb{R}^n)$ case. \square

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
I, _____, a duly qualified and sworn Justice of the Peace for and within the County of San Diego, State of California, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of San Diego, State of California, and that the same is a true and correct copy of the original as the same appears in the records of the County of San Diego, State of California.

des communes, sur un territoire, $t = 1, \dots, T$; N les N communes. W la matrice de poids de l'espace

SECRETARY'S CERTIFICATE Showing entry of this 20 1958 Stereo, negative was accepted and an "EXHIBIT" was set in the index and subject
 copies and prints are retained

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-07-01 BY 60322

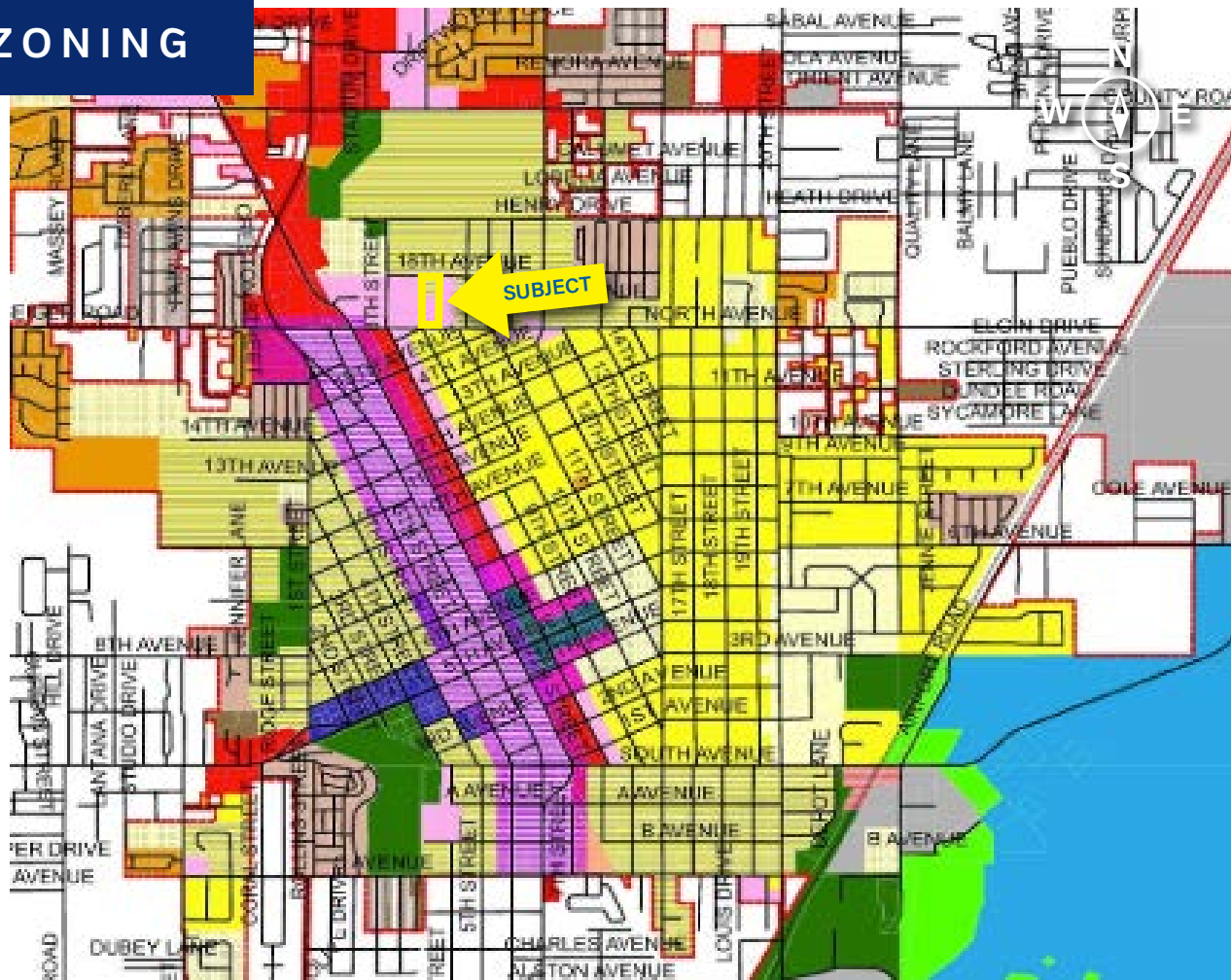
ELE-65-704 is the file number of the report dated 1965.

$x^2 + 4x + 4 = (x + 2)^2$ $x^2 + 4x + 4 = (x + 2)^2$

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ZONING



ER
R1
R2
✓ R3

M1
M2
M3
C1

C2
C3
LI
✓ OP

Medium Density Residential (R-3)

This category is established to identify areas of the city appropriate for medium density mixed single-family and duplex development. The maximum density shall be seven single-family detached or 10.5 duplex dwelling units per gross acre with a maximum of 60% impervious area.

Office/Professional (OP)

This category is established to identify areas of the city appropriate for professional services and related commercial activities, which produce minimal conflict with a residential environment. The gross floor area of a nonresidential building(s) shall not exceed 50% of the land area of the site upon which the building(s) is/are erected. Multi-family residential development in an OP district permitted as a conditional use shall comply with all requirements of the R-4 district.



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