



ONE ACRE SITE ON CR 39 FOR DEVELOPMENT

1537 PARTRIDGE BLVD.
ZEPHYRHILLS, FL 33540

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FL #BK510864

Property Summary



OFFERING SUMMARY

Sale Price:	\$135,000
Lot Size:	1 ± Acre
Zoning:	AR
FLU:	RES-1
Utilities:	Power
Market:	East Pasco County
Traffic Count:	13,400 cars per day
Taxes:	\$261 [2020]
APN:	36-26-21-0020-00000-6270 and 36-26-21-0020-00000-6290

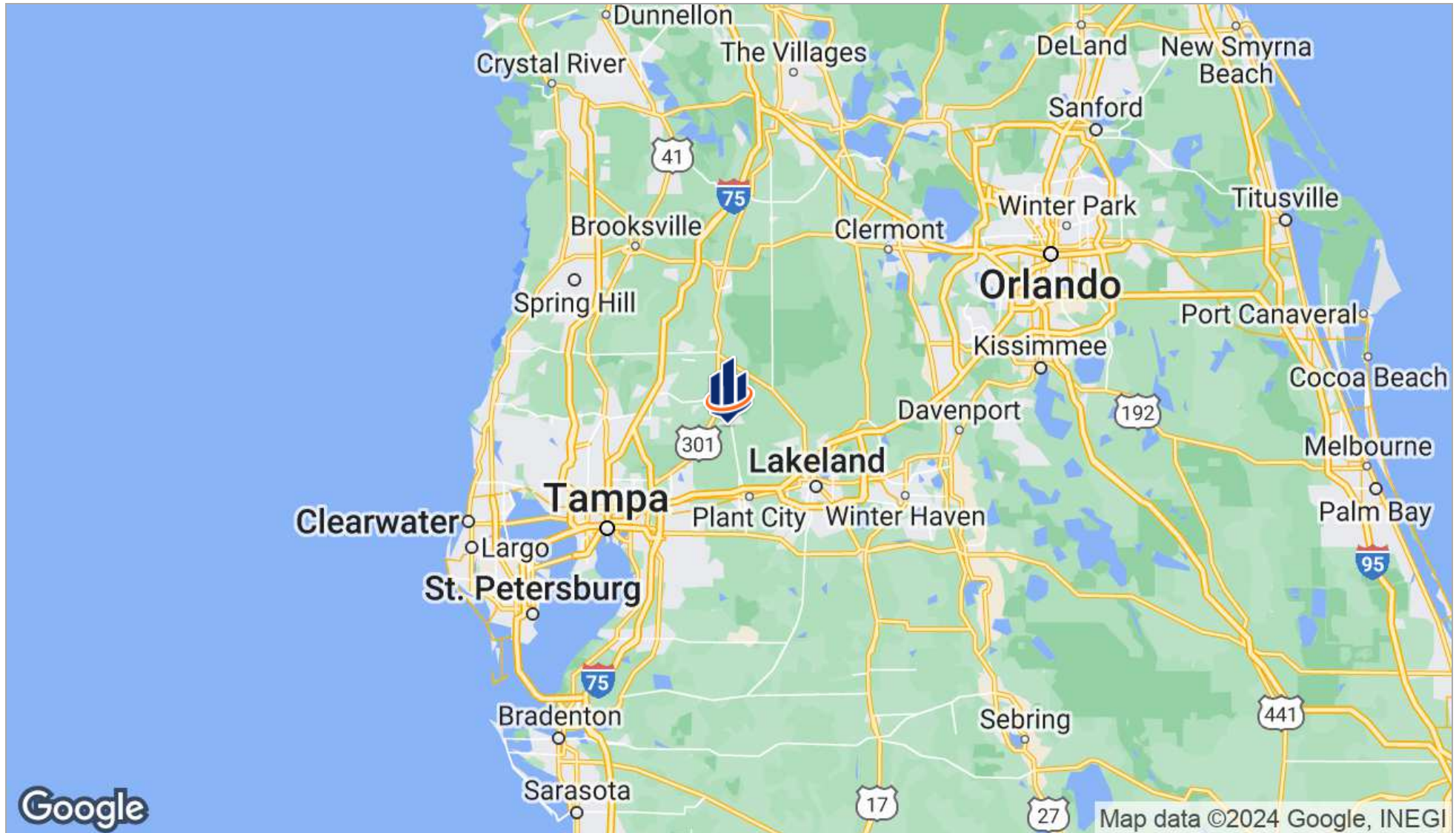
PROPERTY OVERVIEW

One acre site on CR 39 near retail in a growing area, just south of where SR 56 is OK to connect. Though zoned residential, it is near retail and should be rezoned for the 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.

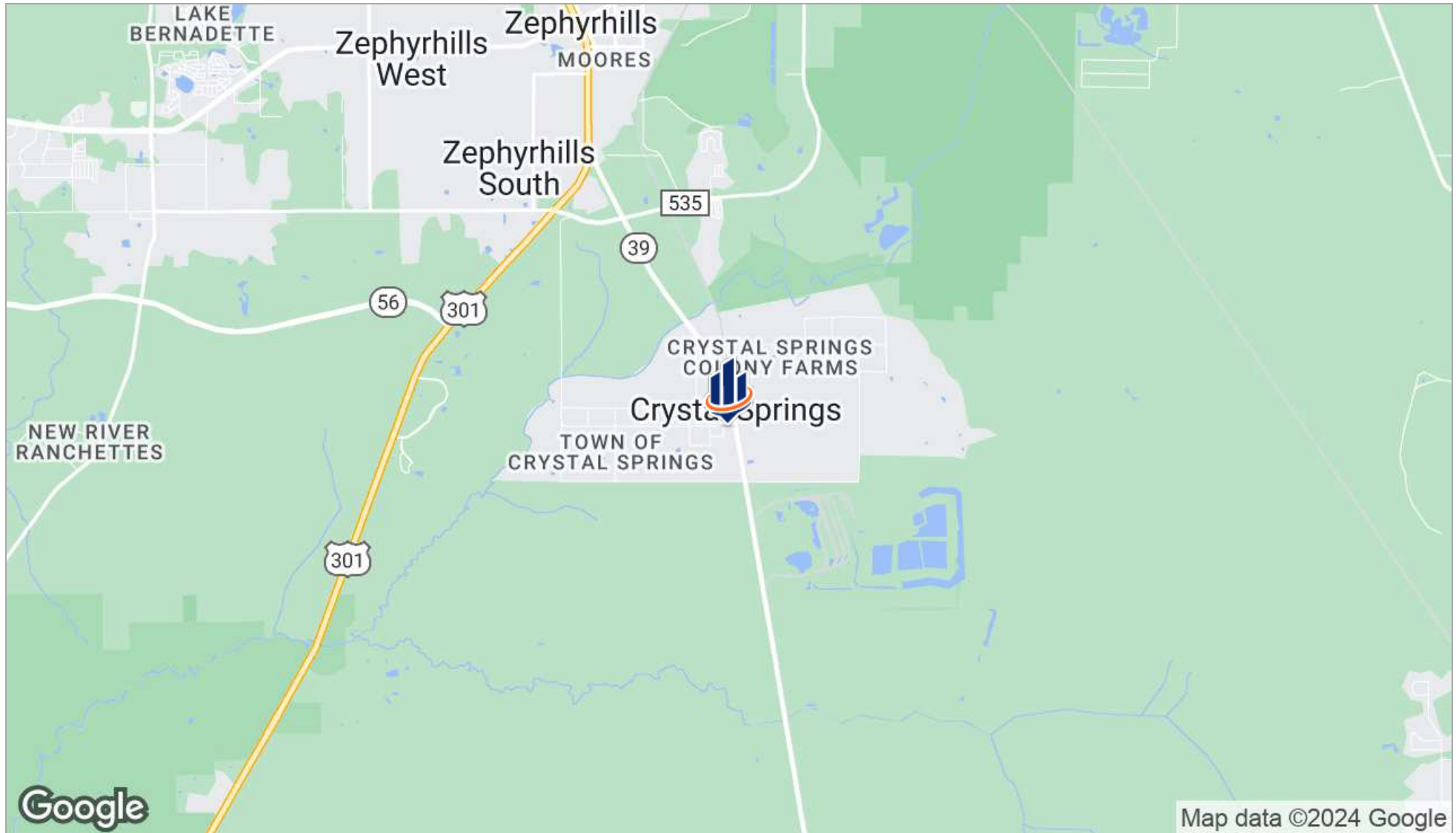
PROPERTY HIGHLIGHTS

- One acre for development
- Excellent visibility and access off CR 39
- Nearby retail sites [could help for rezoning]
- Almost 30,000 people within a 5-mile radius

Regional Map



Location Map



Demographics Map & Report

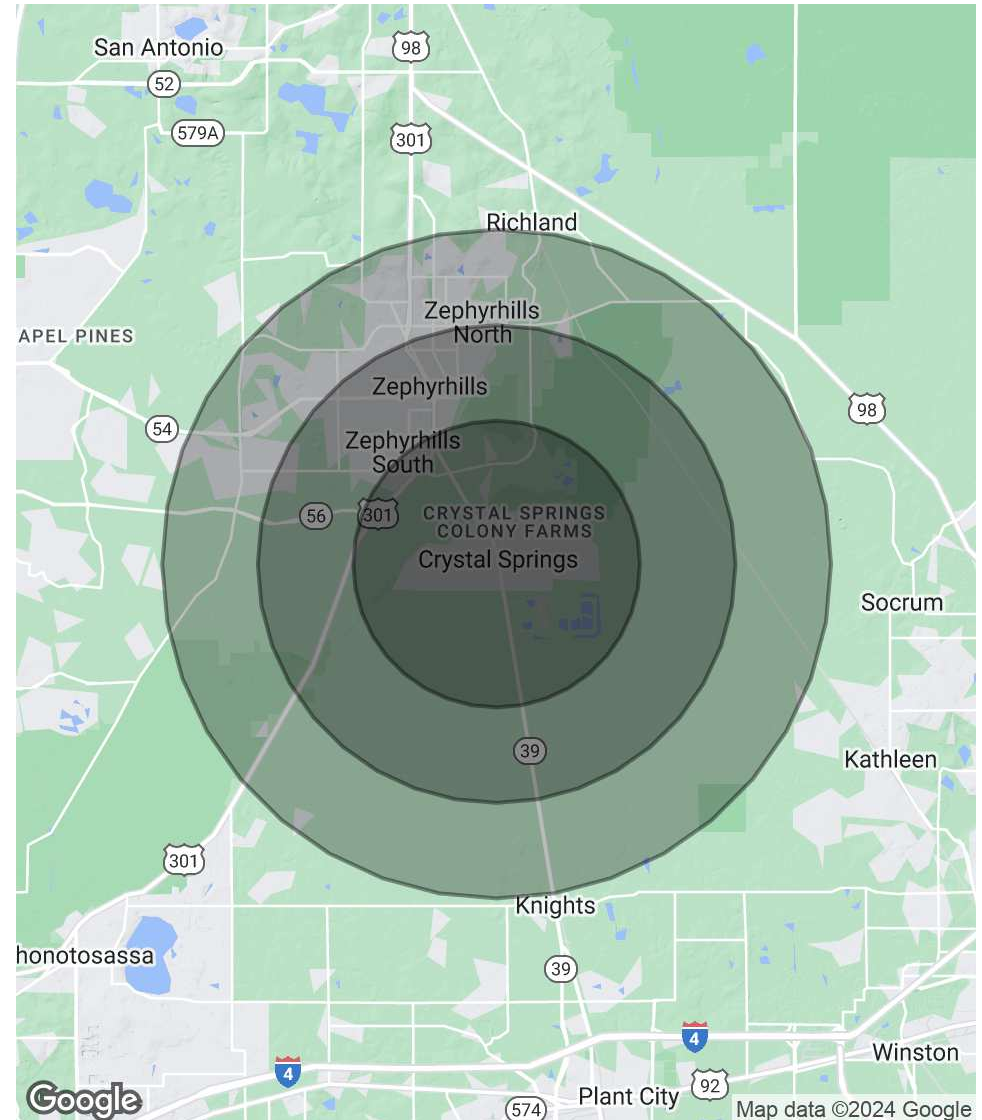
POPULATION

	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 2020 ACS - US Census



Market Area Map



Neighborhood Aerial



Site Aerial





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