

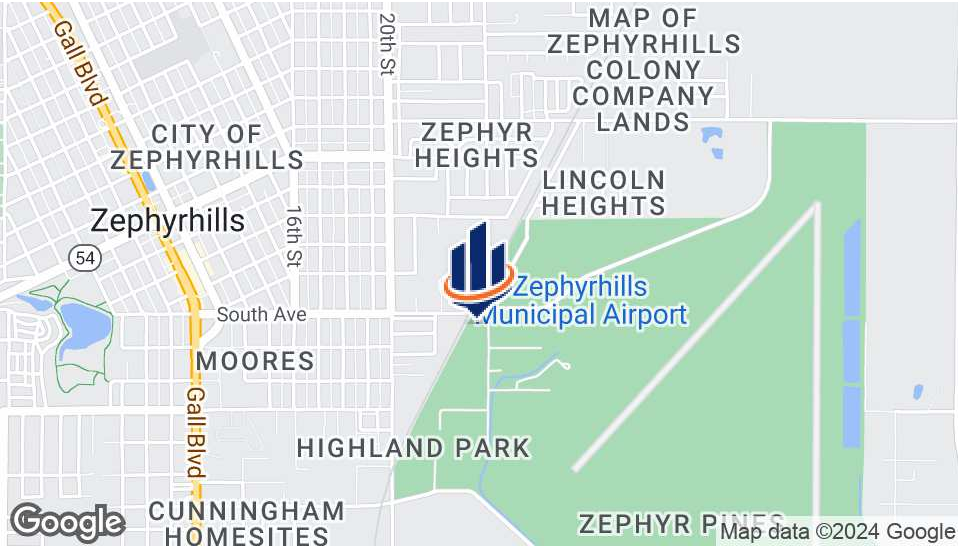


1.01 ACRES FOR LIGHT INDUSTRIAL / COMMERCIAL DEVELOPMENT

SW CORNER SOUTH AVE AND
AIRPORT ROAD
ZEPHYRHILLS, FL 33542

Steve Toner, MBA
Senior Advisor
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Property Summary



Sale Price	\$225,000
OFFERING SUMMARY	
Lot Size:	1.01 Acres
Price / Acre:	\$222,772
Zoning:	Commercial / Light Industrial
Market:	Tampa Bay region
Submarket:	Pasco County
Traffic Count:	4,800
APN:	13-26-21-0000-00100-0031

PROPERTY HIGHLIGHTS

- One of the 2 parcels are available, individually or together in any combination
- Infill area near US 301 and major roadways
- Surrounded by the airport, museum, sports park, golf course, and commercial facilities
- Level, upland ground with street frontage and utilities
- 1.01 ac: and 2.03 acre parcel.

Property Description



PROPERTY OVERVIEW

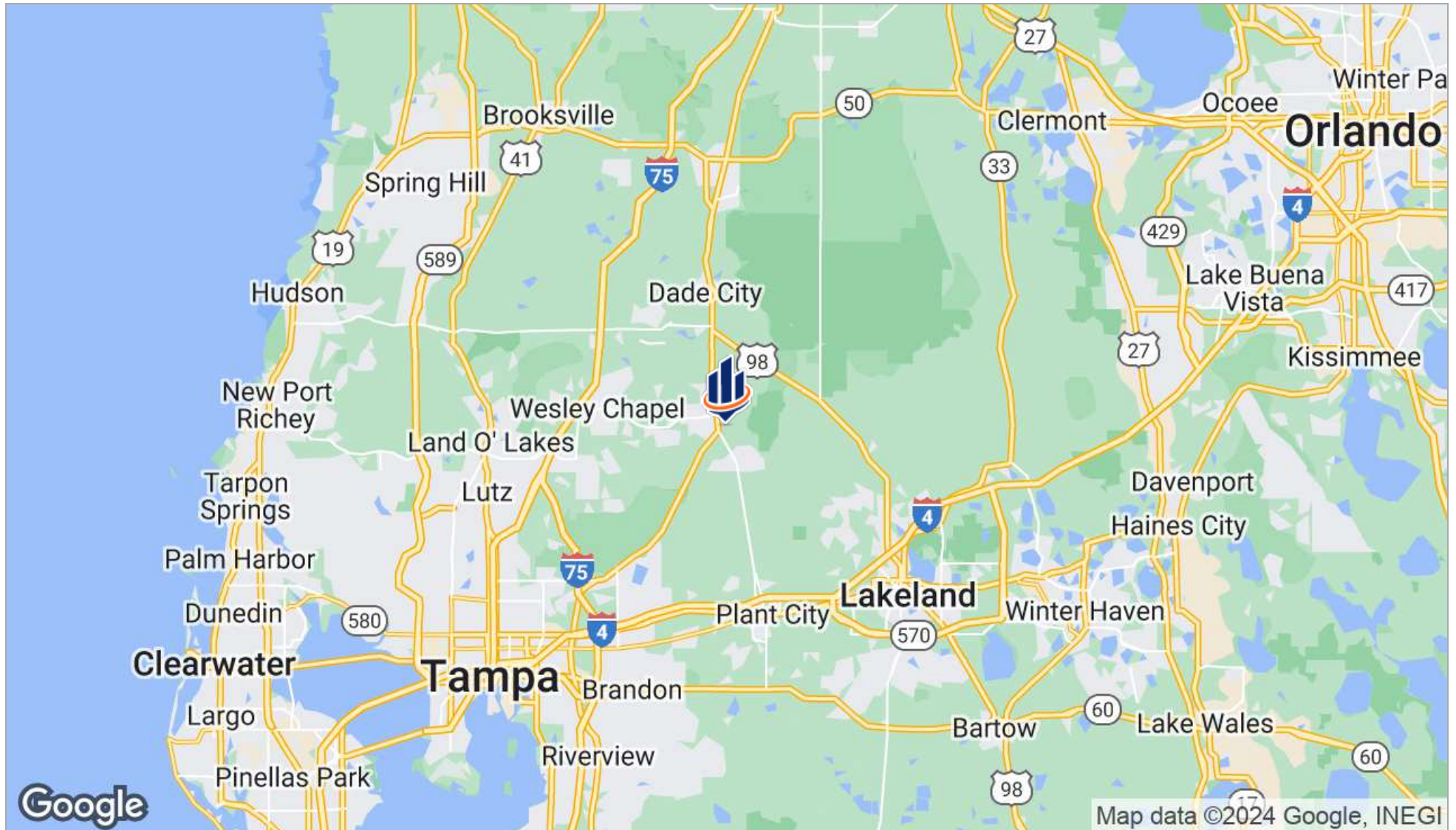
This is an infill land parcel designated by the city of Zephyrhills as a preferred area of growth. This 1.01 +/- acre parcel is available for commercial/industrial development. This parcel is not only available to be sold individually but also with the additional 3 parcels directly adjacent to the south of this parcel. This is strategically located near substantial commercial, light industrial and residential developments, and near the Zephyrhills Municipal Airport, that is expanding one of the runways to serve the growing area. It is also a short drive to US 301, SR 54 and CR 39, as well as the new CR 56 that quickly connect to I-75 [N-S] and I-4 [E-W]. This represents an excellent opportunity for development in the pro-business city of Zephyrhills, Florida. It offers excellent access to the booming Marketplace.

LOCATION OVERVIEW

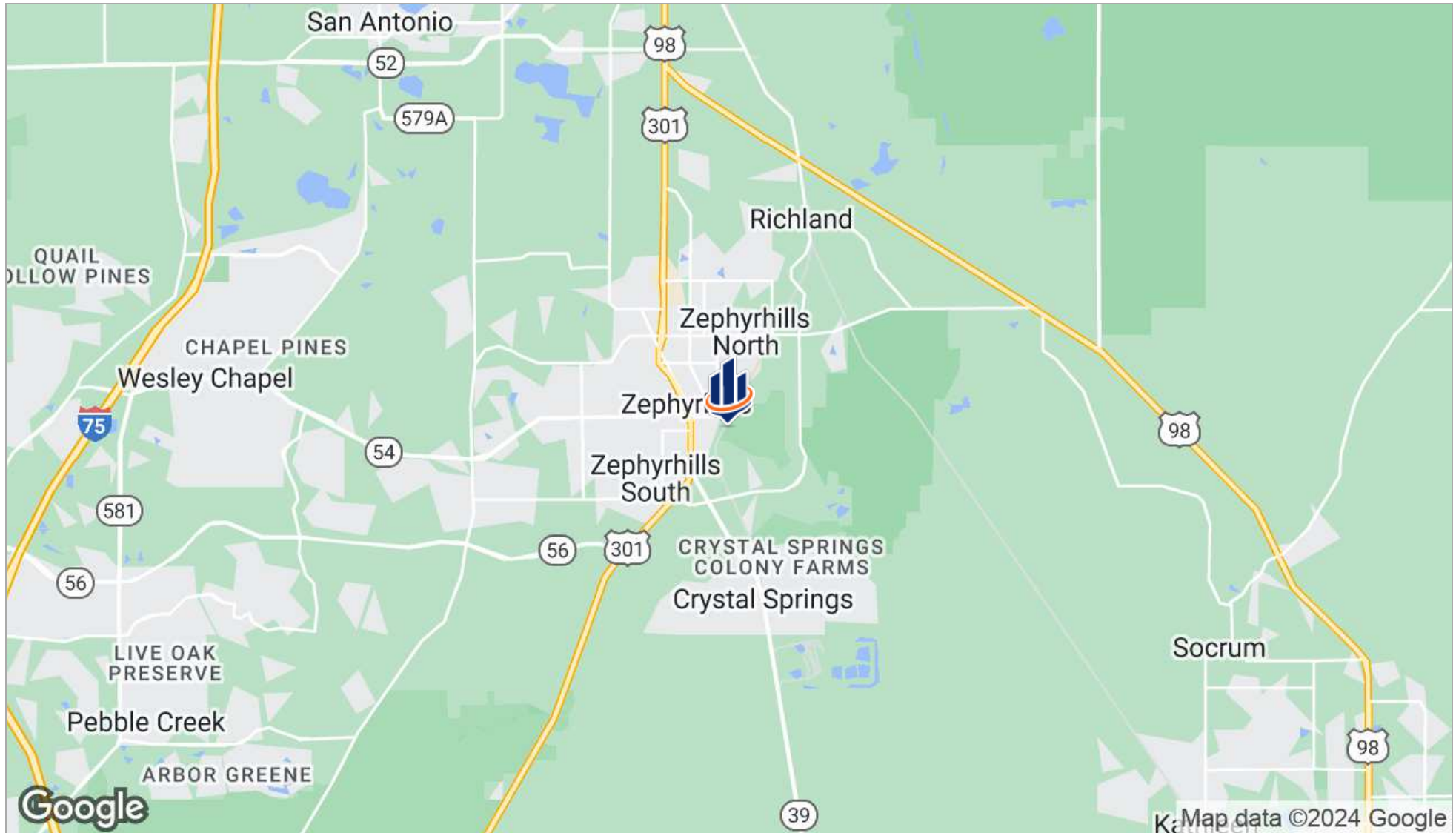
Located on the east side of Zephyrhills with excellent access to the booming Marketplace via:

- Major highways
- CSX Railway (2500 ± FT of rail with a rail spur on the property)
- The executive Zephyrhills Municipal Airport
- The Tampa International Airport
- The Port of Tampa. (29 ± miles to the south of this site via I-75 and I-4)

Regional Map



Location Map



Demographics Map & Report

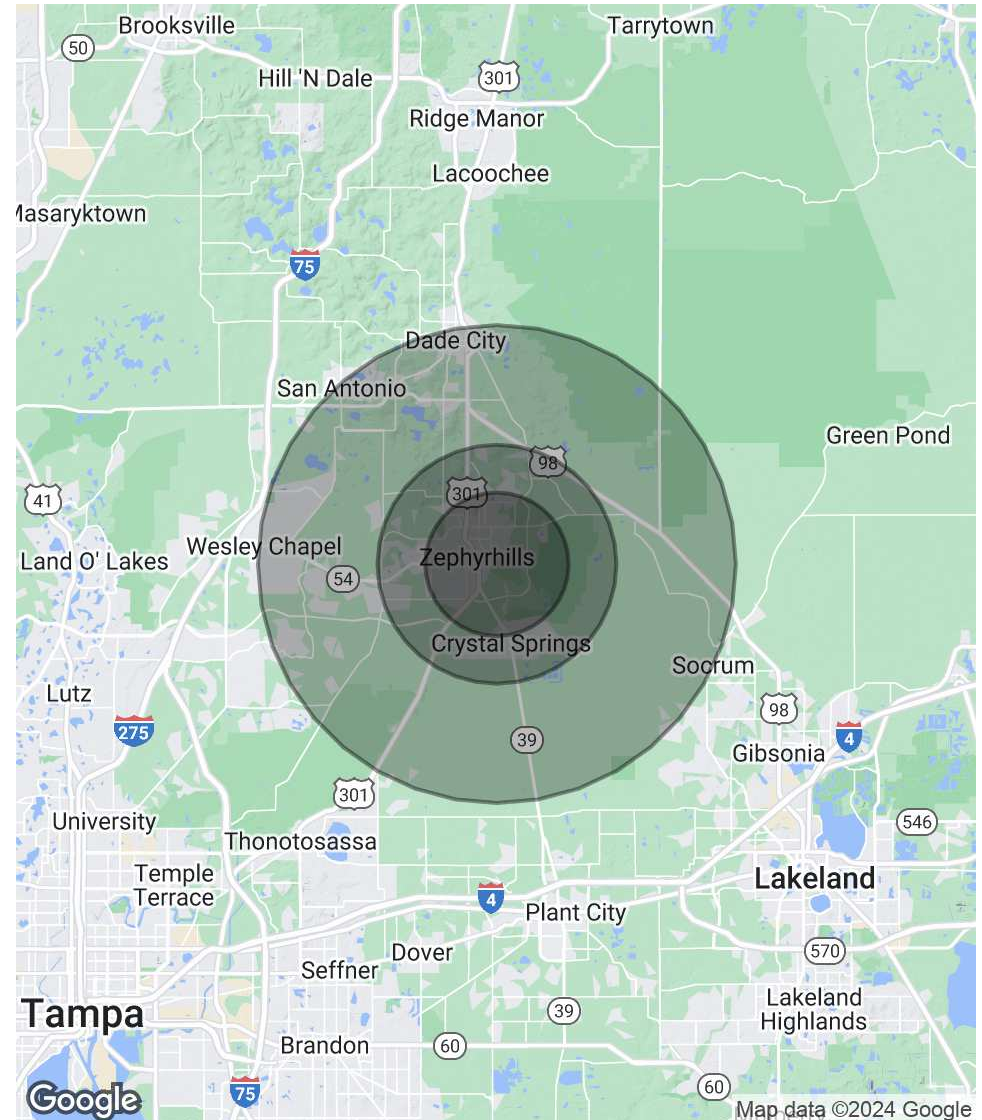
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	33,752	55,200	131,009
Average age	55.1	54.6	44.9
Average age (Male)	55.1	54.4	44.3
Average age (Female)	55.3	54.9	46.0

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	21,223	32,426	59,839
# of persons per HH	1.6	1.7	2.2
Average HH income	\$34,405	\$38,830	\$58,589
Average house value	\$95,243	\$108,155	\$170,354

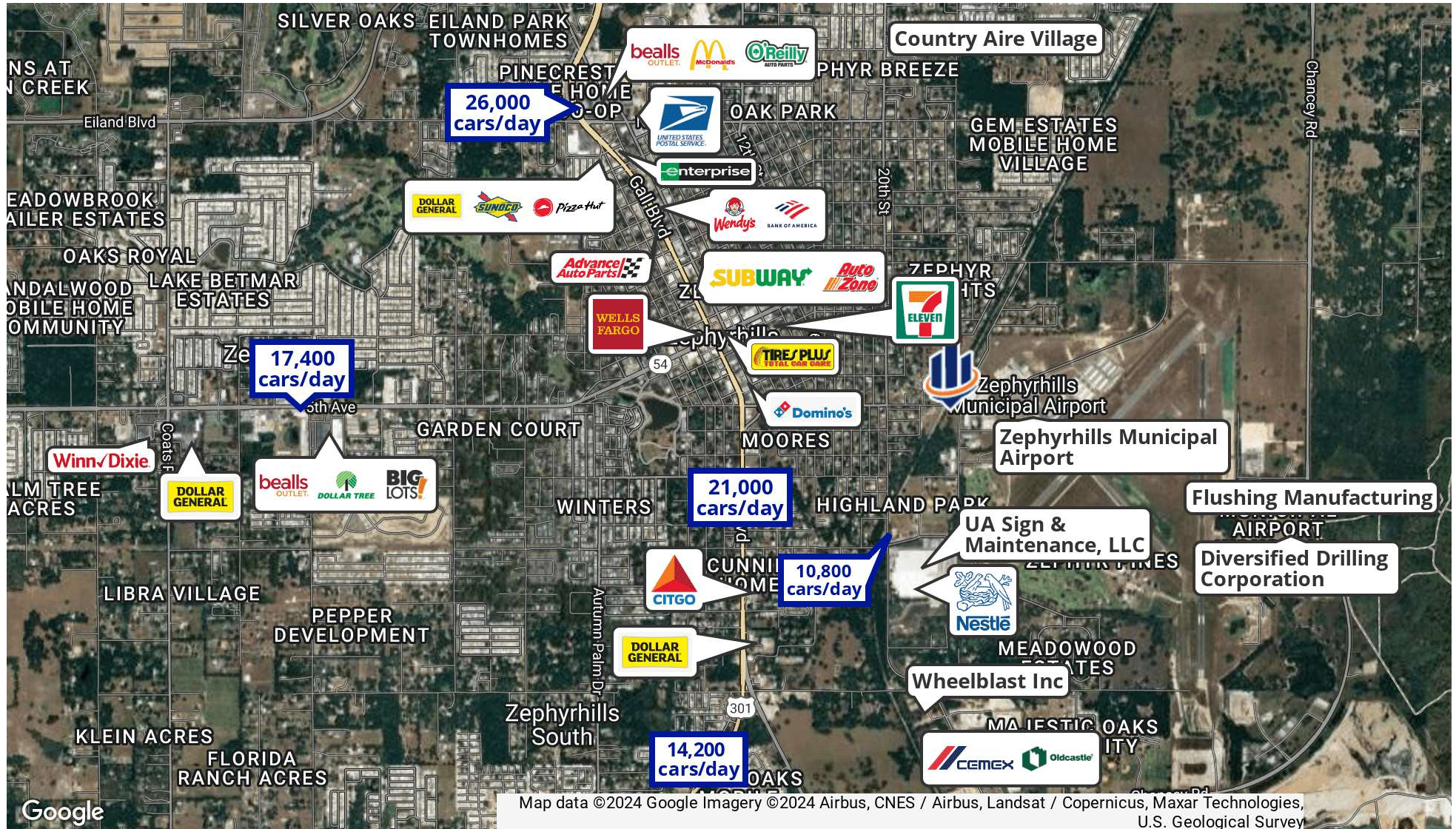
* Demographic data derived from 2020 ACS - US Census



Market Area Map



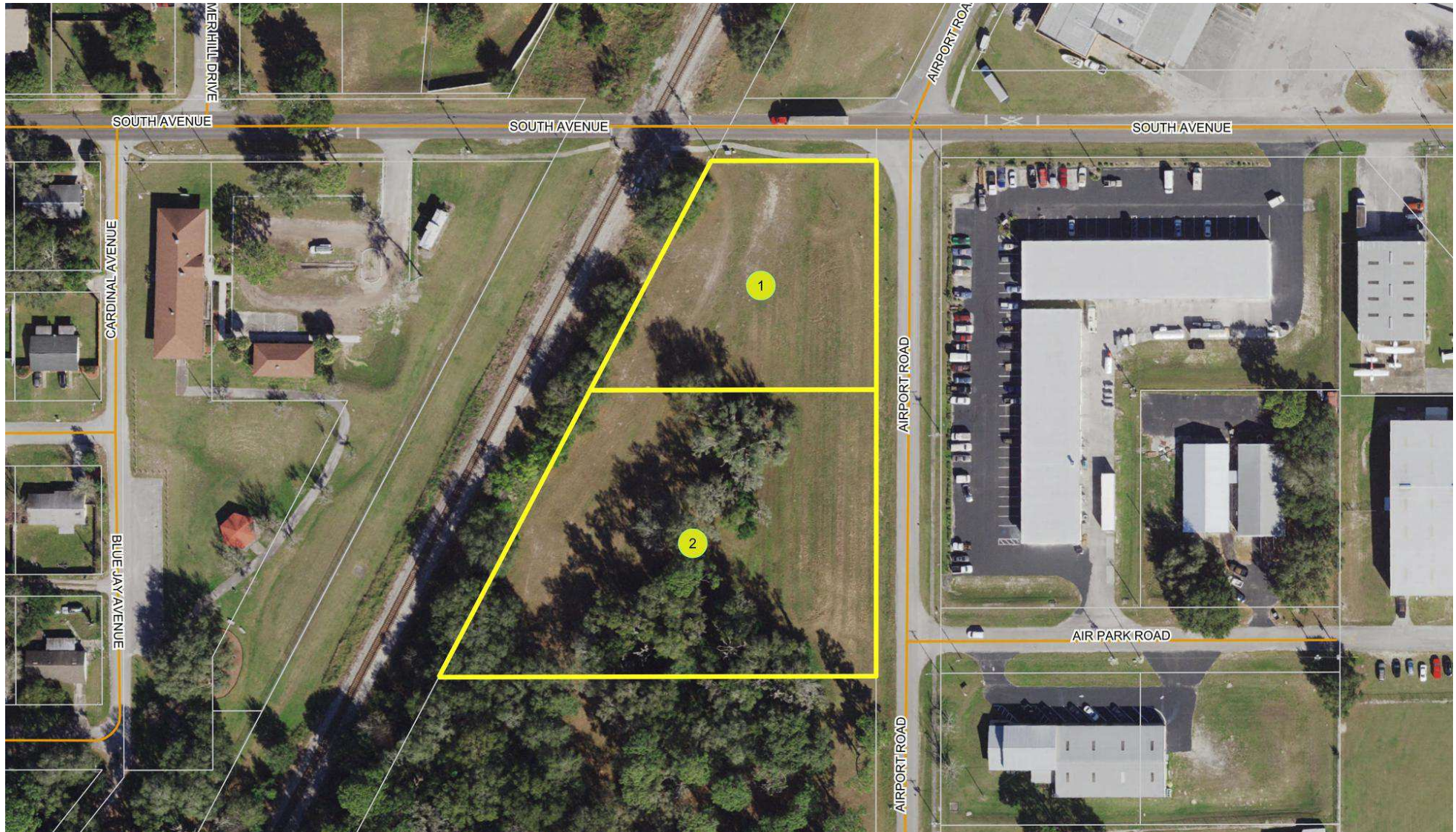
Trade Area



Site Aerial



Total 2 Parcels Available [3.04 ± Acres]





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PROFESSIONAL BACKGROUND

Steve Toner, MBA is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Steve [Broker License BK 510864] has been recognized as a Certified Land Specialist by SVN International, with a specialty in Florida land for development. He holds the 2021 SVN Presidents Circle Award [18 sales, \$14,000,000], and the SVN 2020 Achiever Award. In the Fall of 2021, he was rated 5th in the USA at SVN. Steve 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.

Steve has been an active member in CCIM and FGCAR, ICSC, and the Land Council of SVN. He has contributed to his community and profession in the following roles:

- 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 also 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 / US SBA.

Steve specializes in:

- Residential Development
- Commercial Development
- Industrial Development
- Investment and International Commerce

Advisor & Office **LOCATIONS**

Our company includes over 70 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 11 Certified Commercial Investment Member (CCIM) designees and 9 Accredited Land Consultant (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.



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For more information visit SVNsaunders.com

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