

# FOR SALE

1.08 ACRES COMMERCIAL LAND

Gall Blvd. and Rapid River Blvd. Zephyrhills, FL 33540



Brent Nye  
O | 813.973.0214  
brent@nyecommercial.com

Luis Cardenas  
O | 813.973.0214  
luis@nyecommercial.com

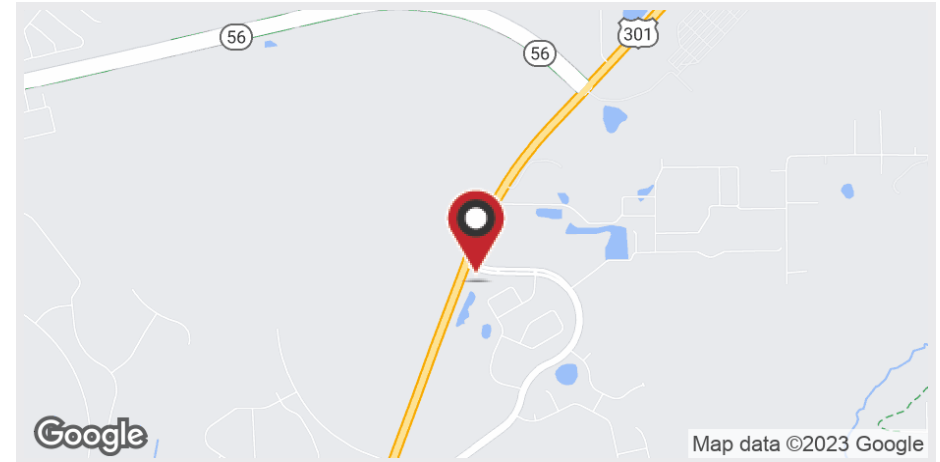


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## OFFERING SUMMARY

Lot Size:	1.08 Acres
Price	\$1,000,000
Zoning:	OPO2
Parcel #	33-26-21-0000-00300-0030

## PROPERTY OVERVIEW

Located at the southeast intersection of US 301 and Rapid River Blvd, this 1.08-acre property offers ideal space for various purposes, including medical facilities, offices, fast-food restaurants, storage facilities, oil businesses, auto parts shops, retail outlets, and more.

This location is situated just outside one of the largest planned residential developments in East Pasco County, as well as multiple commercial developments and residential and multifamily developments.

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Property Type	Land
Property Subtype	Office
Lot Size	1.08 Acres

Shopping, dining, schools, medical facilities, and entertainment venues have all been developed in the area. This general area is now booming with new developments, including parks, sports fields, and nature trails. New and expanded roadways are also located nearby, leading to I-4 and I-75.

- Utilities to Site
- Nearby Amenities include: The Shops at Wiregrass, The Grove at Wesley Chapel, Advent Health, Lower Hillsborough Wilderness Preserve, Tampa Premium Outlets, The Sarah Vande Berg Tennis and Wellness Center, Skydive City, Silverado Golf and Country Club
- Regional Amenities include: Tampa Bay Rays, Tampa Bay Lightning, Tampa Bay Buccaneers, University of South Florida, Tampa Bay Beaches, Busch Gardens, Tampa Zoo, Tampa International Airport, Port of Tampa

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## NEARBY DEVELOPMENT-EISENHOWER PROPERTY GROUP

A Tampa developer has acquired 3,400 acres in southeastern Pasco County, with plans to build thousands of new homes and more than 3 million square feet of commercial space. The Two Rivers assemblage straddles State Road 56 and spans from west of Gall Boulevard to east of Morris Bridge Road. Pasco County commissioners approved plans for the property on September 15, 2023.

Two Rivers is planning, according to county documents:

- 6,400 residential units
- 1.335 million square feet of office space
- 1.355 million square feet of industrial space
- 670,000 square feet of retail space

## LOCATION DETAILS

County	Pasco
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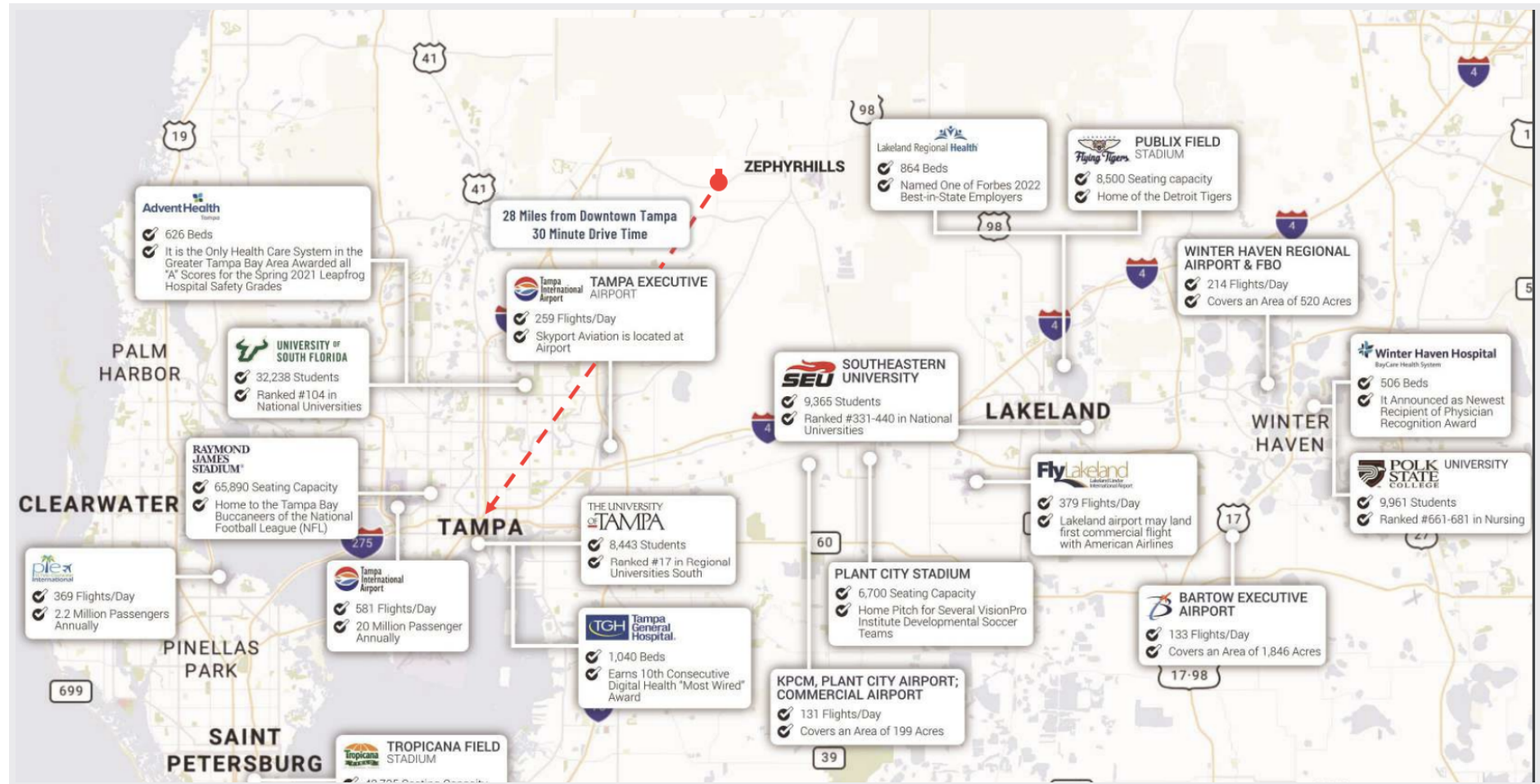
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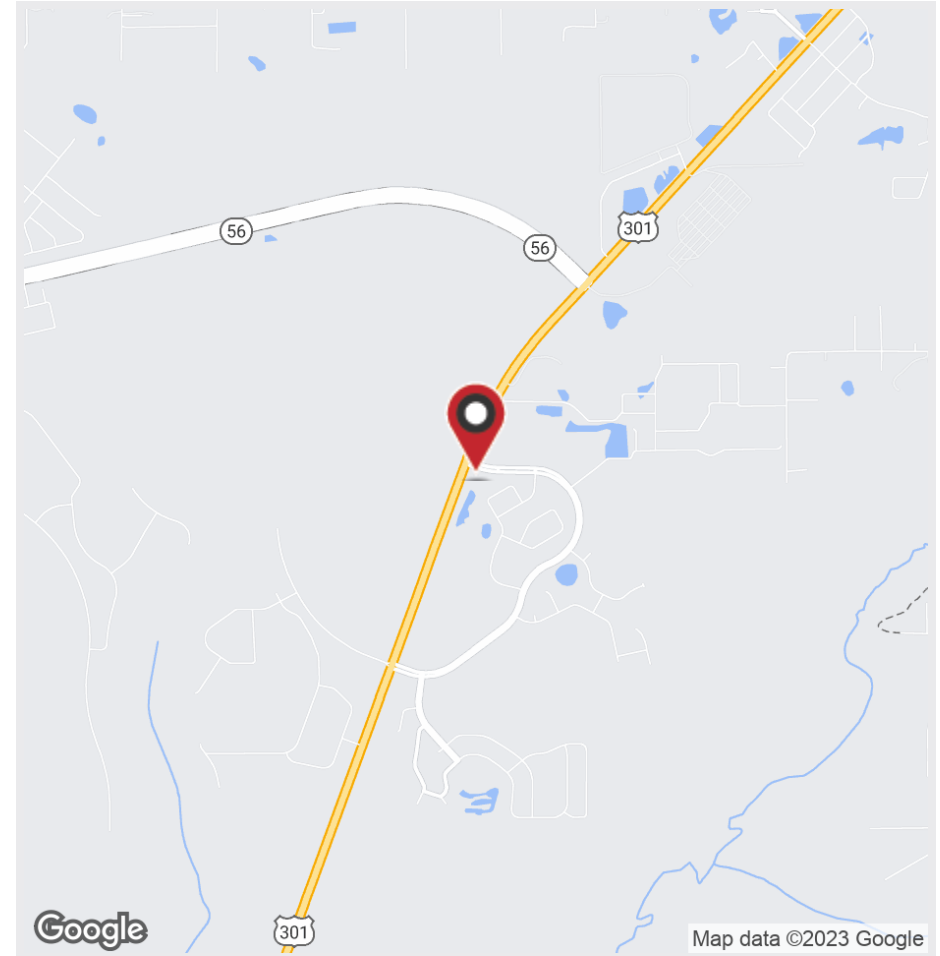
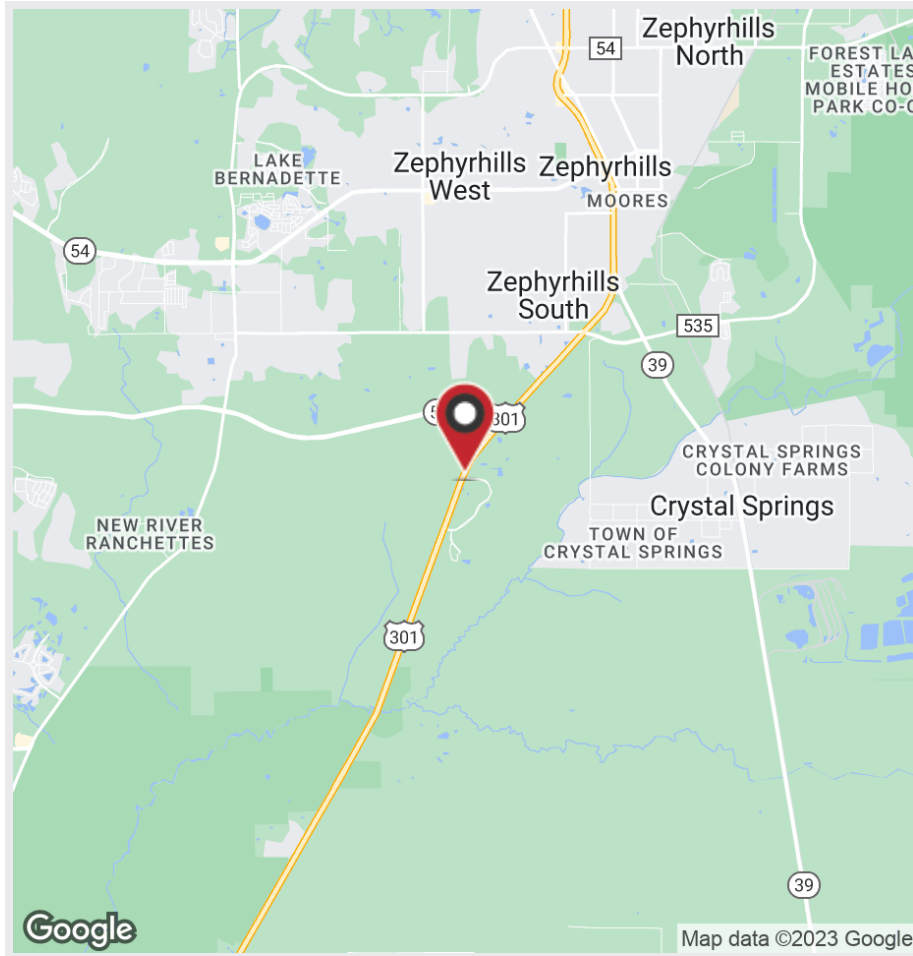


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## AMAZON BUYS 127 ACRES IN PASCO COUNTY FOR A \$150 MILLION WAREHOUSE

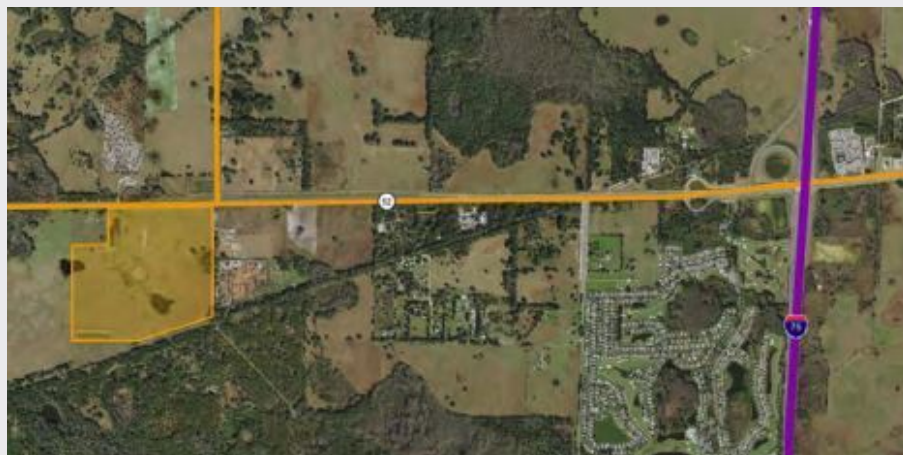
The 127-acre property will be Amazon's second facility in Pasco and will be the site of a 517,220-square-foot robotic sortation center that will employ 500. The industrial park, which is off State Road 52 about two miles from Interstate 75, was part of the county's Ready Site Program. This is a program that, according to the county, prepares "properties for industrial development and create a portfolio of project-ready sites for targeted industries."

<https://www.businessobserverfl.com/article/amazon-pays-dollar150-million-for-127-acres-in-pasco-county>

## WEST PALM BEACH DEVELOPER PAYS \$52 MILLION FOR PASCO LAND

A West Palm Beach developer has purchased 875 acres in Pasco County with preliminary plans to build a primarily commercial district on the property. Columnar Holdings plans to pursue office, retail, and industrial on the site. The residential portion of the project will be multifamily buildings. The land is in Pasco's Connected Cities Stewardship District, where gigabit internet services are available, and the county is looking to attract high-paying jobs.

<https://www.bizjournals.com/tampabay/news/2021/12/22/pasco-landsells-for-52-million.html>



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Double Branch starts work in Pasco - nearly 1,000 acres of mixed use projects at I-75 and SR 52 in Pasco County.



Artists rendering of the Double Branch

## THE MASSIVE MIXED-USE DEVELOPMENT IS UNDERWAY AT INTERSTATE 75 AND STATE ROAD 52.

Double Branch Development Inc. has begun its first phase, which includes 2.5 million square feet of industrial and life sciences development and 100 acres of mixed-use development. When the overall project, previously known as the Pasco Town Center, is completed, it is expected to generate \$600 million in economic impact. The build out cost of the total site is expected to hit \$2B, including 4M SF of industrial space, 725,000 SF of offices, 400,000 SF of retail, 3,500 housing units and 300 hotel beds.

## SR 52 CORRIDOR

It is adjacent to the connected city corridor, a 7,800-acre swath of the county stretching from Wesley Chapel into eastern Pasco. Part of the draw of the connected city district is a planned high-speed internet system to support businesses that locate there. The site is also close to the new SR 52, a four-lane, 7-mile Hwy costing \$82M. Earlier this year, the FDT opened the first two lanes of the new stretch, which provides a direct route from just east of I-75 to U.S. 301 at the southern tip of Dade City.



Double Branch development at Interstate 75 and State Road 52

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## LOCATION DESCRIPTION

The City of Zephyrhills, FL has long been known for its bottled water, crystal clear springs and its above average senior citizen population. Since 2000, the average age of its citizens has dropped from age 65 to 54, showing a new demographic trend. Wesley Chapel's rising home prices to an average of over \$300K for a single family home are driving younger families to Zephyrhills for affordability and easy access to Hillsborough County. As of 2019, more than 75% of residents own their own homes, which is more than 15% above the nation's average.

Zephyrhills is located in East Pasco County just east of bustling Wesley Chapel which was named Tampa Bay's wealthiest community in 2019. Wesley Chapel's monumental growth and increasing home values, has encouraged younger families to begin moving east into Zephyrhills. You will see the growth immensely as you travel east on SR 54, the city's main thoroughfare. It's expansion of major roadways and the addition of new bypass roads, make this city a great location for new businesses and residents.



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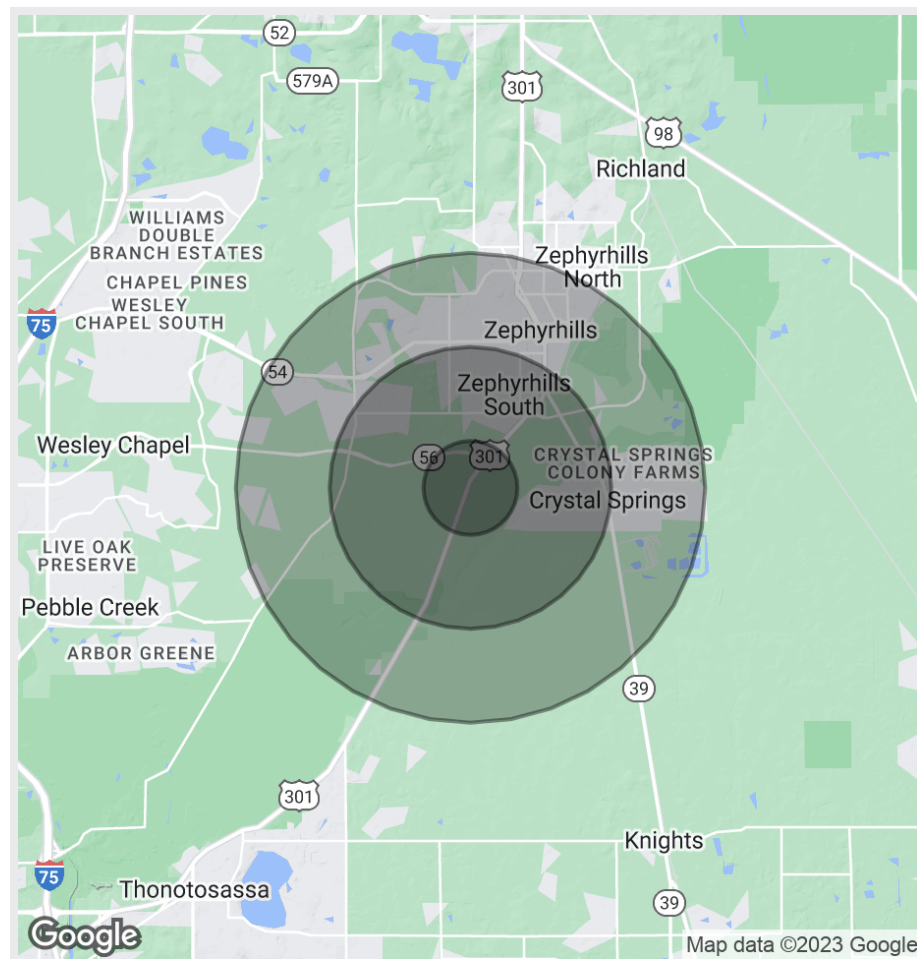
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	666	13,667	50,410
Average Age	60.0	57.8	51.4
Average Age (Male)	58.6	57.5	51.1
Average Age (Female)	63.6	60.4	52.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	338	8,928	28,013
# of Persons per HH	2.0	1.5	1.8
Average HH Income	\$38,580	\$35,483	\$43,915
Average House Value	\$103,639	\$106,556	\$132,170

\* Demographic data derived from 2020 ACS - US Census



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**BRENT NYE**

Executive Director

C: 813.997.3333

brent@nyecommercial.com



**LUIS CARDENAS**

Sales Advisor

C: 813.830.2031

luis@nyecommercial.com

FL #SL3535034

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O | 813.973.0214  
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