

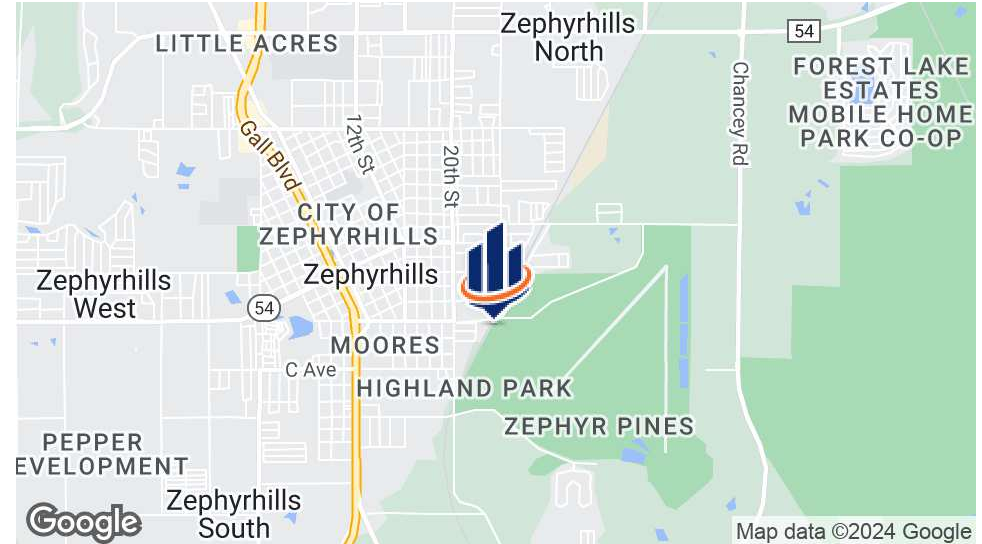
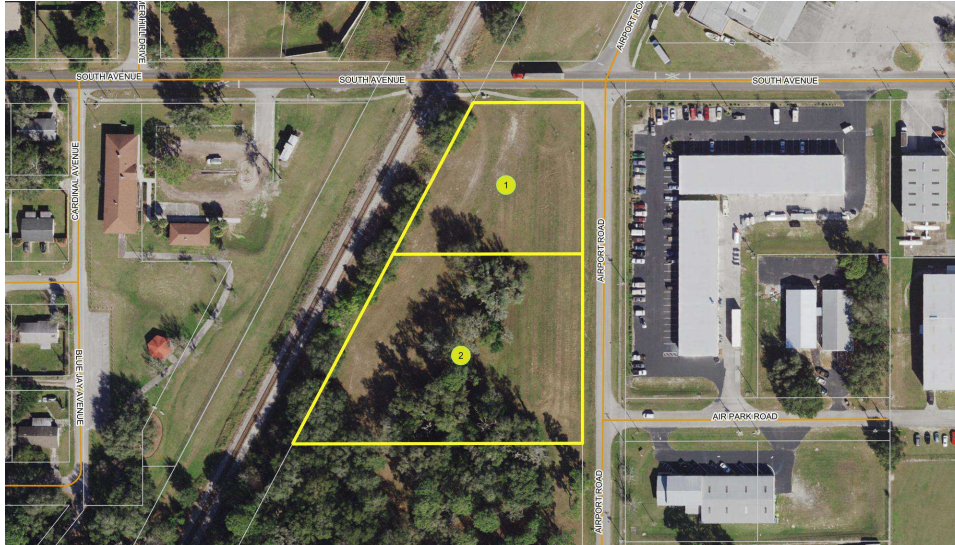


3.04 ACRES FOR WAREHOUSE / INDUSTRIAL / COMMERCIAL DEVELOPMENT

SE CORNER OF AIRPORT ROAD & SOUTH AVENUE
ZEPHYRHILLS, FL 33525

Steve Toner, MBA
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Property Summary



OFFERING SUMMARY

Sale Price:	\$575,000
Lot Size:	3.04 Acres
Price / Acre:	\$189,145
Zoning:	Light Industrial, Commercial,
Market:	North Tampa Bay, FL
Submarket:	East of Wesley Chapel, south of Dade City
APN:	13-26-21-0000-00100- 0031, 13-26-21-0000- 00100-0030

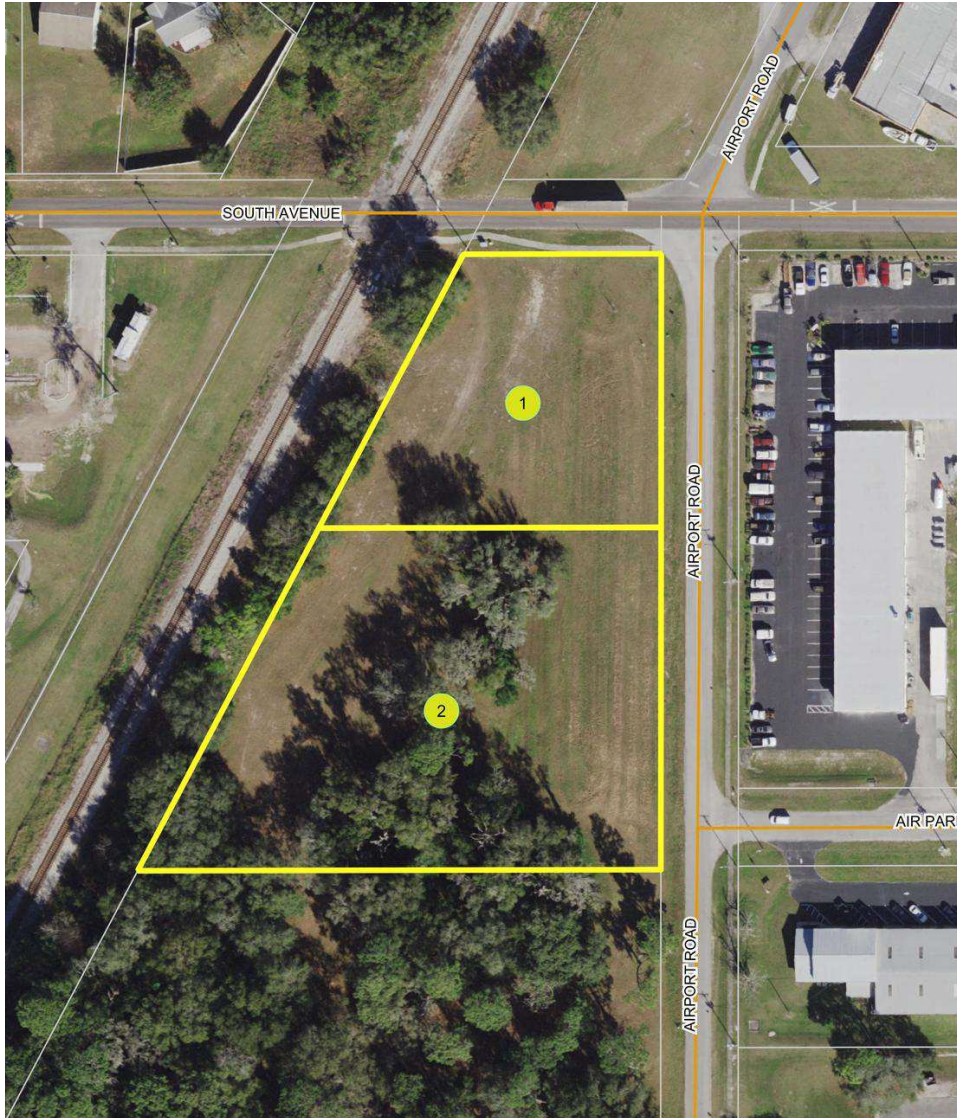
PROPERTY OVERVIEW

3.04 acre site for development as office warehouse or light industrial. Comprised of 2 sites, 1.01 acre and 2.03 acre lots, the seller will sell them together or separate. This site is in close proximity to I-4 and I-75; less than a 30-minute drive.

PROPERTY HIGHLIGHTS

- 3.04 acre site for development as office / warehouse, or light industrial
- Infill area near US 301 and major roadways, on excellent corner location
- Surrounded by the airport, museum, sports park, golf course, and commercial facilities
- Comprised of 2 sites, 1.01 acre and 2.03 acre site, available separately or together
- 1.01 acres: \$225,000
- 2.03 acres: \$400,000
- Both Parcels 3.04 acres: \$575,000
- New US National Guard Base [\$25 ± million] to be built nearby.

Property Description



PROPERTY DESCRIPTION

This is an infill land parcel designated by the city of Zephyrhills as a preferred area of growth. This 3.04 ± parcel is zoned and available for commercial/industrial development.

This property is strategically located near substantial commercial, light industrial and residential developments, and near the Zephyrhills Municipal Airport, that is expanding [1,000 ± FT] one of the runways to serve the growing area. It is also a short drive to US 301, SR 54 and SR 39, as well as the new SR 56 that quickly connect to I-75 [N-S] and I-4 [E-W].

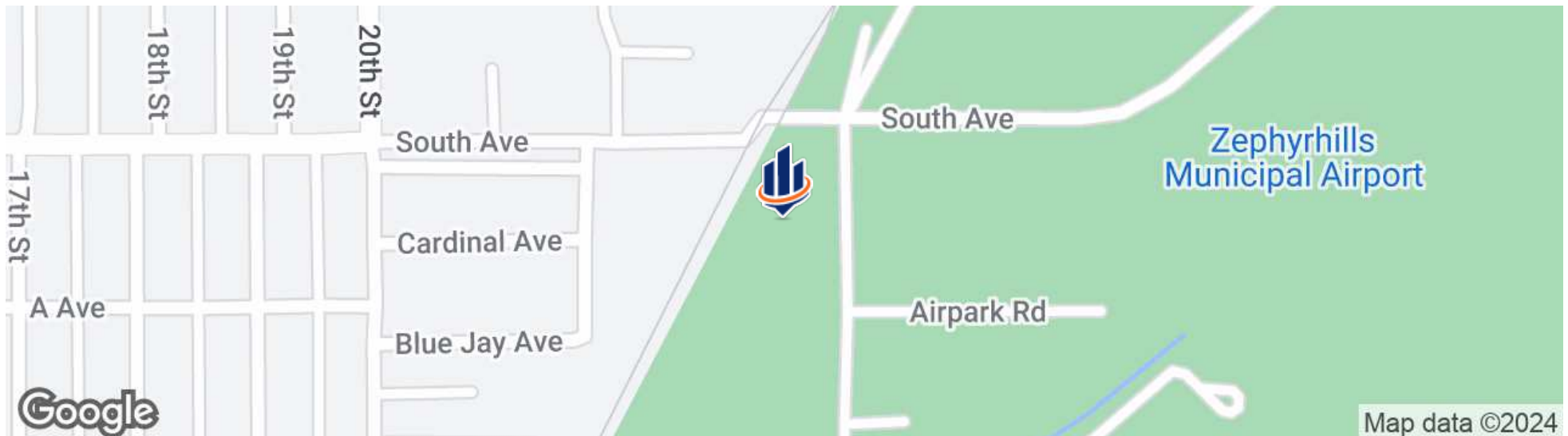
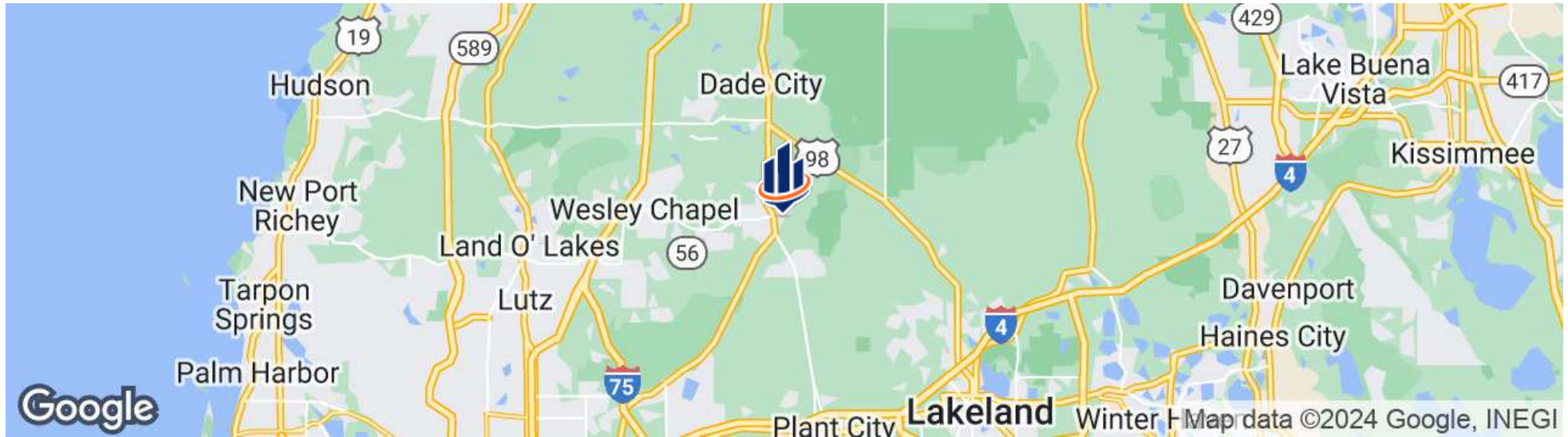
This represents an excellent opportunity for development in the pro-business city of Zephyrhills, Florida.

LOCATION DESCRIPTION

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

- Major highways US 301 and SR 56
- 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]
- New \$25,000,000 National Guard base to be built nearby.

Regional & Location Map



Demographics Map & Report

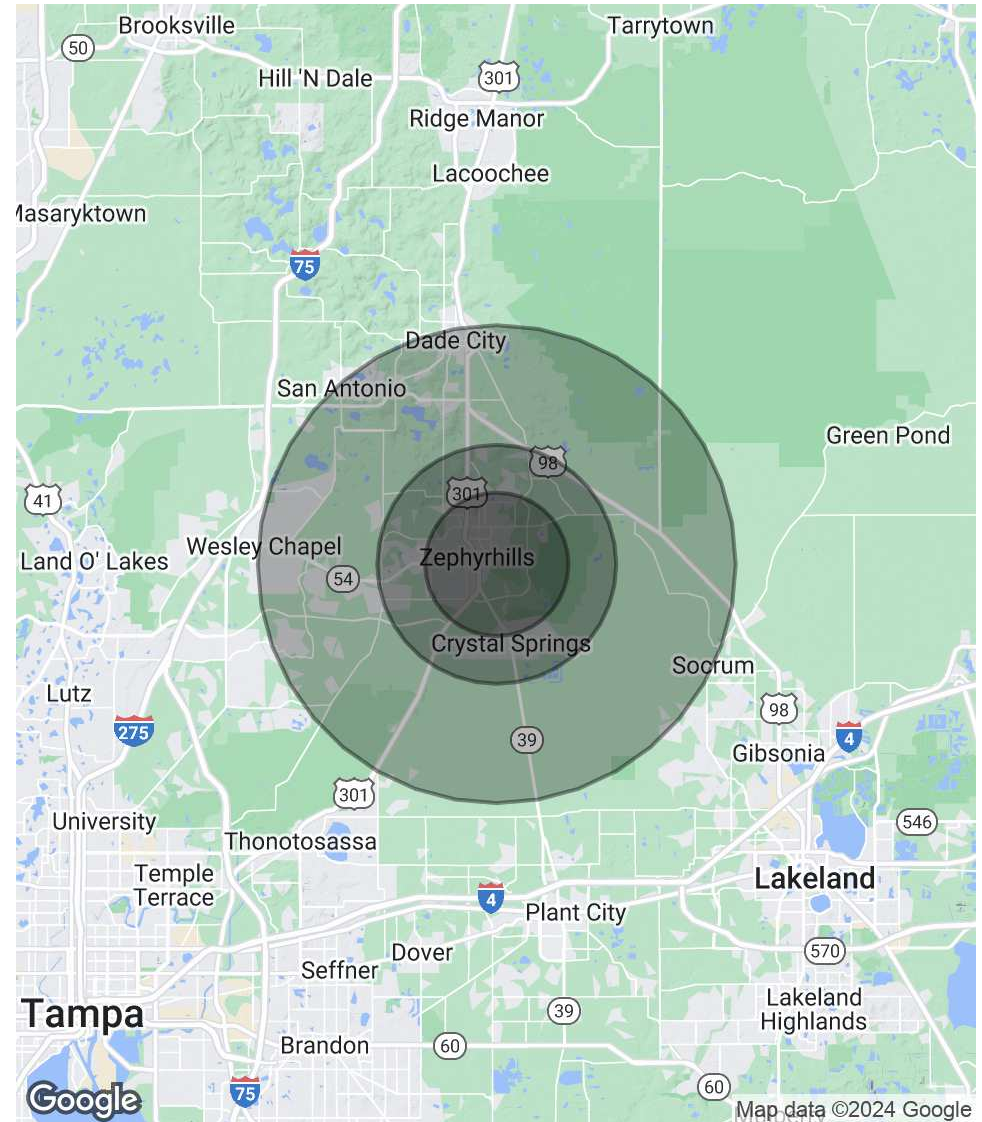
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	33,770	54,981	128,049
Average Age	54.9	54.6	45.2
Average Age (Male)	55.2	54.4	44.5
Average Age (Female)	55.1	54.8	46.2

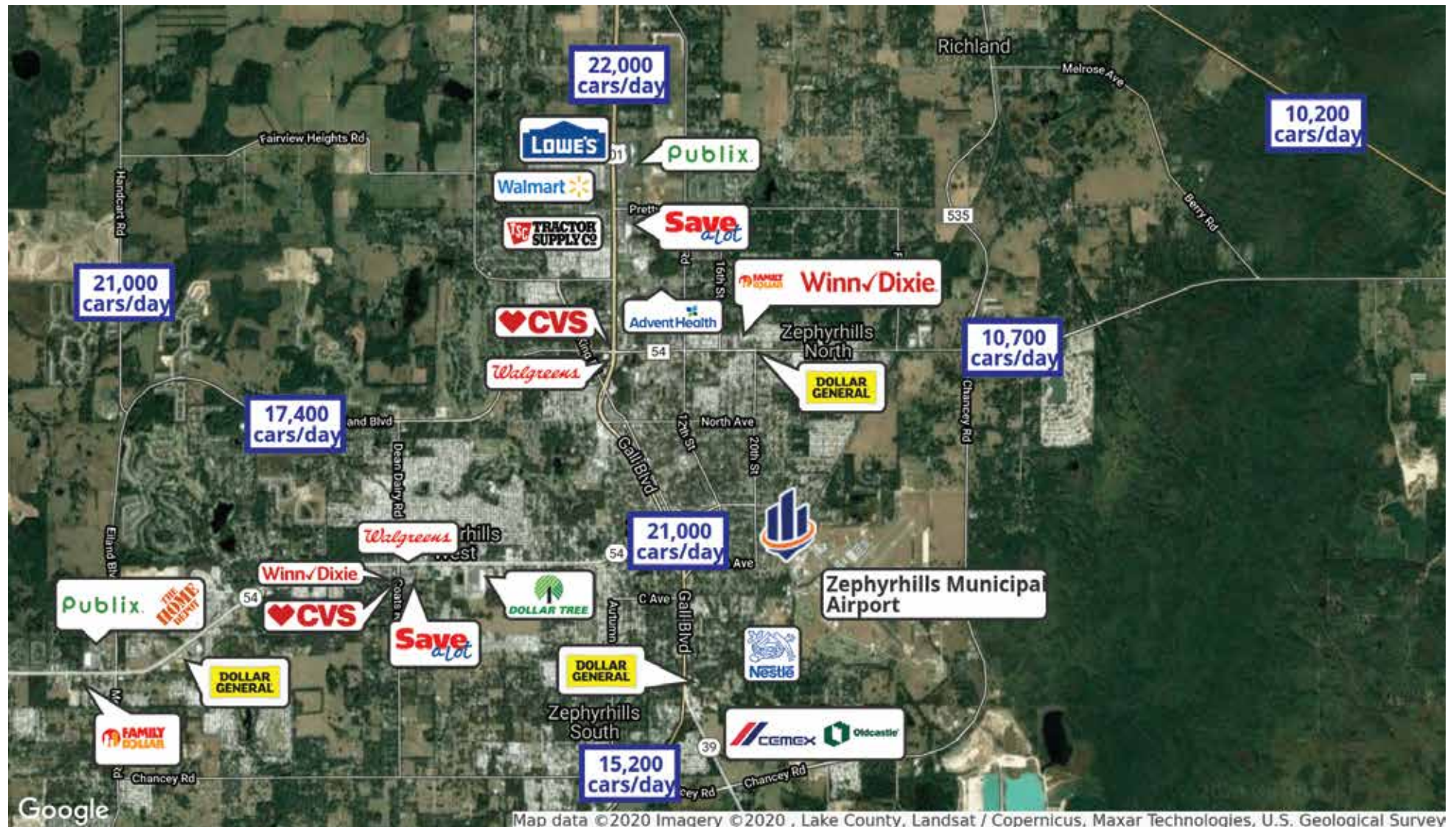
HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	21,104	32,276	58,875
# of Persons per HH	1.6	1.7	2.2
Average HH Income	\$34,474	\$38,923	\$57,642
Average House Value	\$96,413	\$107,647	\$167,995

* Demographic data derived from 2020 ACS - US Census



Market Area



Trade Area



Aerial Photo





STEVE TONER, MBA

Senior Advisor

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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 FGCR, 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 Land for:

- 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.



★ HEADQUARTERS

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863.648.1528

★ ORLANDO

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Orlando, Florida 32801
407.516.4300

★ NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

★ GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

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