

2.33 ACRE SITE FOR COMMERCIAL DEVELOPMENT

SR 39 PAUL S BUCHMAN HWY
CRYSTAL SPRINGS, FL 33524

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Property Summary



Neighboring Property



OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	2.33 Acres
Price / Acre:	\$128,755
Zoning:	C-2 Pasco County
Market:	Tampa Bay
Traffic Count:	14,000 Cars/Day

PROPERTY HIGHLIGHTS

- 2.33 ± Acres of Vacant Commercial
- Zoned for Commercial Development
- Zoning: C-2 (Pasco County)
- 99% upland
- Mostly cleared, level
- Traffic Count: 13,400 Cars/Day on Paul S. Buchman Hwy.
- Located with nice commercial facilities

Property Description



PROPERTY DESCRIPTION

This 2.33 ± acre site is vacant commercial land; level, partly cleared, 99% upland, with immediate highway access on SR 39, that leads south to Tampa (on I-4) and north to Zephyrhills in just 1 mile. The parcel's location is highlighted by the proximity to several nice office buildings, including Cross Environmental, Orlins Stucco and K Mart. It is zoned for commercial development per Pasco County code.

In just a mile or two north is the Nestle Bottling Plant, Zephyrhills Airport, golf course, the tennis court stadium, as well as numerous schools, medical facilities, shopping and dining venues. There is an excellent mix of commercial, industrial, and residential users within the market area that provide good synergy for commercial development.

Lakeland
25 ± Minutes

Tampa
25 ± Minutes



Location

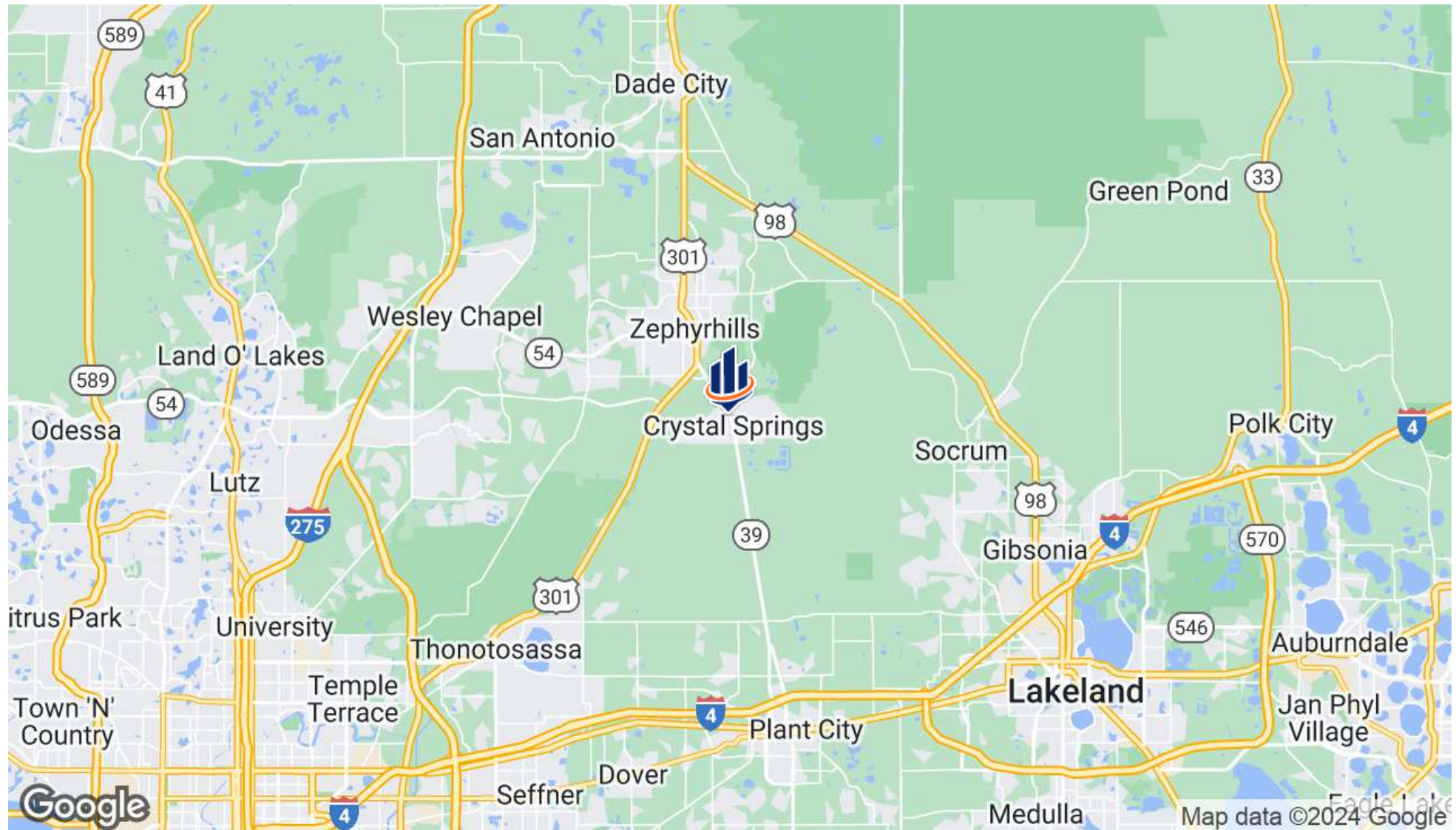


LOCATION & DRIVING DIRECTIONS

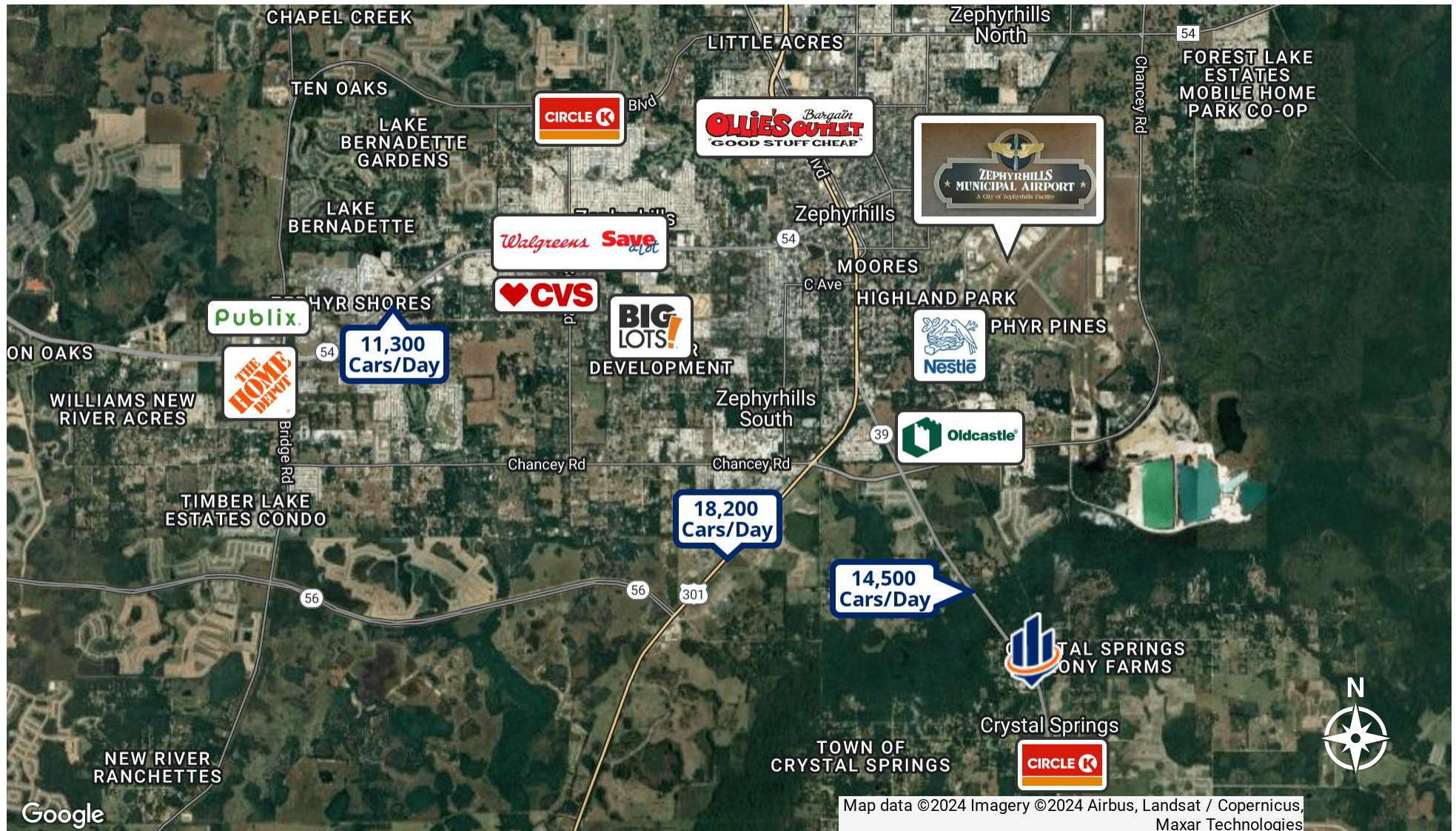
Parcel:	36-26-21-0020-01300-0560
GPS:	28.1846213, -82.1592866
Driving Directions:	In Zephyrhills, From SR 39 & Chancey, drive south for 2 miles.
Showing Instructions:	Drive by or call the listing broker.



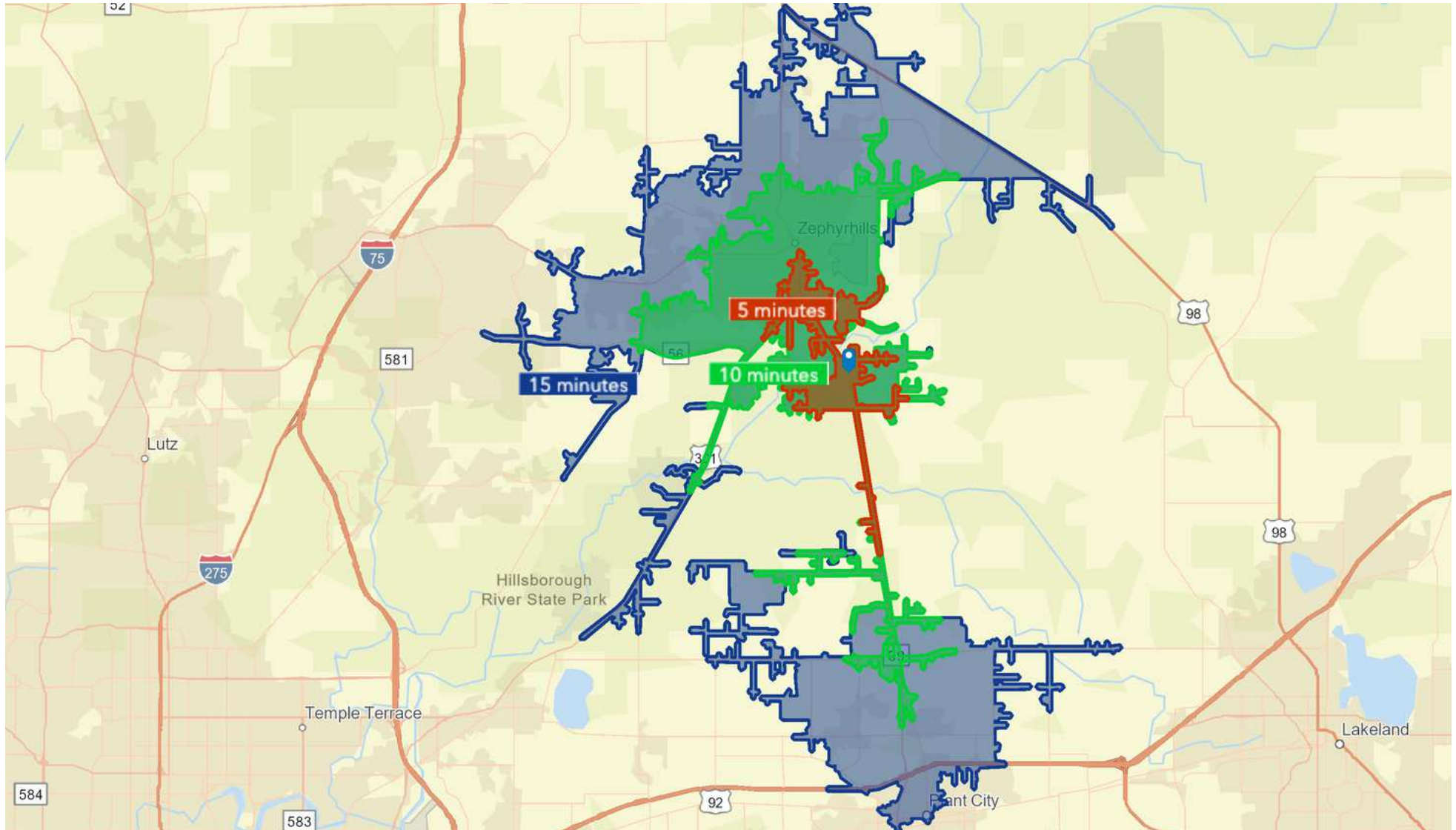
Location Map



Retailer Map



Drive Times



Benchmark Demographics

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Crystal Springs	Pasco County	FL	US
Population	827	7,816	33,185	4,469	29,321	77,294	1,282	598,484	22,381,338	337,470,185
Households	286	3,238	15,527	1,983	13,525	33,580	478	239,709	8,909,543	129,917,449
Families	185	2,095	9,365	1,279	8,018	21,090	345	158,226	5,732,103	83,890,180
Average Household Size	2.89	2.31	2.09	2.22	2.11	2.27	2.68	2.46	2.46	2.53
Owner Occupied Housing Units	222	2,652	12,055	1,610	10,037	25,624	372	180,730	5,917,802	84,286,498
Renter Occupied Housing Units	64	586	3,472	373	3,488	7,956	106	58,979	2,991,741	45,630,951
Median Age	47.1	57.8	60.9	57.7	60.1	56.60	47.8	45.9	42.9	39.1
Income										
Median Household Income	\$52,834	\$41,873	\$41,872	\$42,051	\$40,451	\$46,742	\$53,471	\$61,689	\$65,081	\$72,603
Average Household Income	\$63,295	\$55,669	\$58,361	\$55,656	\$56,608	\$67,581	\$63,103	\$91,023	\$97,191	\$107,008
Per Capita Income	\$24,727	\$24,160	\$27,435	\$24,316	\$26,417	\$29,476	\$23,528	\$36,487	\$38,778	\$41,310
Trends: 2023 - 2028 Annual Growth Rate										
Population	8.56%	2.31%	0.58%	2.55%	0.63%	1.89%	8.11%	1.34%	0.63%	0.30%
Households	8.75%	2.32%	0.59%	2.41%	0.64%	1.72%	8.11%	1.27%	0.77%	0.49%
Families	8.33%	2.11%	0.45%	2.20%	0.50%	1.61%	7.40%	1.23%	0.74%	0.44%
Owner HHs	10.76%	2.86%	0.88%	3.01%	0.97%	2.32%	9.66%	1.68%	0.93%	0.66%
Median Household Income	1.45%	3.08%	3.32%	3.38%	3.24%	3.21%	1.12%	3.31%	3.34%	2.57%

Over 77,000 people with a median age of 56.60 within a 15-minute drive from the property.

Median household income of over \$52,000 within a 1-mile radius from the property.

Benchmark Demographics

1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Crystal Springs Pasco County FL US

Households by Income

<\$15,000	24.80%	17.00%	15.00%	16.30%	15.80%	13.60%	22.80%	10.20%	9.70%	9.50%
\$15,000 - \$24,999	4.50%	10.80%	13.10%	11.30%	14.00%	11.50%	2.90%	8.40%	7.80%	7.10%
\$25,000 - \$34,999	8.70%	11.90%	12.50%	12.70%	12.50%	11.70%	10.50%	8.10%	8.40%	7.40%
\$35,000 - \$49,999	7.00%	18.70%	17.20%	17.50%	17.10%	15.90%	8.40%	12.70%	11.80%	10.80%
\$50,000 - \$74,999	27.30%	22.00%	21.20%	22.50%	20.70%	19.70%	25.70%	18.80%	17.80%	16.50%
\$75,000 - \$99,999	14.70%	9.80%	8.60%	10.20%	8.40%	10.10%	16.50%	12.10%	13.10%	12.80%
\$100,000 - \$149,999	5.90%	6.50%	8.10%	6.50%	7.20%	10.60%	6.70%	15.20%	15.90%	16.90%
\$150,000 - \$199,999	5.20%	2.00%	2.60%	1.90%	2.70%	3.90%	5.00%	7.40%	7.00%	8.60%
\$200,000+	1.70%	1.20%	1.70%	1.20%	1.50%	3.00%	1.50%	7.10%	8.40%	10.60%

Population by Age

0 - 4	4.80%	3.30%	3.20%	3.60%	3.40%	3.80%	4.10%	4.90%	5.00%	5.70%
5 - 9	5.60%	3.50%	3.40%	4.00%	3.60%	4.10%	5.90%	5.30%	5.30%	6.10%
10 - 14	5.60%	3.70%	3.60%	4.20%	3.80%	4.30%	5.60%	5.50%	5.50%	6.30%
15 - 19	5.40%	3.80%	3.40%	3.90%	3.40%	4.00%	5.60%	5.30%	5.60%	6.30%
20 - 24	4.10%	4.10%	3.40%	3.80%	3.50%	3.80%	4.50%	4.80%	5.90%	6.40%
25 - 34	11.00%	8.90%	8.40%	8.60%	8.60%	9.20%	10.90%	11.30%	13.10%	13.70%
35 - 44	10.90%	9.30%	8.40%	9.00%	8.60%	9.10%	10.50%	11.80%	12.10%	13.10%
45 - 54	12.90%	9.70%	8.60%	9.40%	8.80%	9.70%	12.00%	11.90%	11.70%	11.90%
55 - 64	15.60%	15.30%	14.20%	15.70%	14.30%	14.50%	16.30%	13.70%	13.30%	12.70%
65 - 74	16.30%	21.20%	21.70%	21.50%	21.10%	19.40%	16.90%	14.10%	12.60%	10.60%
75 - 84	6.40%	13.70%	16.30%	13.10%	15.70%	13.60%	6.50%	8.30%	7.30%	5.30%
85+	1.30%	3.40%	5.20%	3.30%	5.20%	4.60%	1.20%	2.90%	2.70%	1.90%

Race and Ethnicity

White Alone	85.10%	81.40%	81.10%	81.60%	80.00%	75.90%	84.60%	73.40%	57.10%	60.60%
Black Alone	1.80%	4.50%	4.80%	4.10%	5.10%	5.40%	2.30%	6.10%	15.00%	12.50%
American Indian Alone	0.40%	0.60%	0.50%	0.60%	0.50%	0.50%	0.30%	0.40%	0.50%	1.10%
Asian Alone	0.50%	0.80%	0.80%	0.80%	0.90%	1.70%	0.70%	3.20%	3.10%	6.20%
Pacific Islander Alone	0.00%	0.00%	0.10%	0.00%	0.10%	0.10%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	4.70%	4.30%	4.10%	4.40%	4.50%	5.70%	4.90%	4.90%	7.60%	8.70%
Two or More Races	7.50%	8.30%	8.60%	8.50%	9.00%	10.80%	7.20%	11.90%	16.70%	10.60%
Hispanic Origin (Any Race)	12.00%	13.30%	13.10%	13.30%	14.00%	17.50%	13.30%	17.20%	27.00%	19.40%



Subject

This is an aerial photograph of a car wash facility. A yellow arrow points to a road that runs vertically through the center of the image. To the left of the road is a large parking lot filled with many cars. To the right of the road is a large industrial building with a grey roof. The surrounding area is mostly green with trees and some other buildings in the background.

**14,500 ±
Cars/Day**

Advisor Biography



STEVE TONER, MBA

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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.

Prior to working with SVN Saunders, Steve owned the commercial brokerage firm, Coastal Strategies and Investments [CSI], where he practiced commercial real estate and conducted 21 international trade and investment missions to and from Europe, Latin America and Canada. Before CSI, he served as an International Vice President for a national commercial real estate firm, was the Director of Business Development for Belcan Corp, an engineering firm in Cincinnati, and was Director of Development and Alumni at his state university, NKU.

Steve specializes in land for:

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

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